



Sachse, Texas

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

Meeting Agenda - Final City Council

Monday, April 21, 2014

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, April 21, 2014, at 7:30 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Invocation and Pledges of Allegiance to U.S. and Texas Flags.

A. Pledge of Allegiance to the Flag of the United States of America: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.

B. Pledge of Allegiance to the Texas State Flag: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

1. CONSENT AGENDA.

1.a 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.

14-2171 Consider approval of the minutes of the April 7, 2014, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Attachments: Minutes.04.07.14.pdf

14-2175 Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering.

Executive Summary

This contract will enable the traffic engineering consultant, Lee Engineering, to begin engineering services related to a Study of Pedestrian Crossing and Traffic Signal Warrants on Miles Road in

the City of Sachse.

Attachments: [EXHIBIT A PDF](#)

[51Sachse RESO approving LEE ENG Agreement for Professional Services](#)

[SACHSE LEE ENG AGREEMENT PDF](#)

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

3. CITIZEN INPUT.

The public is invited at this time to address the Council. The Mayor will ask you to come to the Microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments.

The City Council is prohibited from discussing any item not on the posted agenda according to the Texas Open Meetings Act.

4. REGULAR AGENDA ITEMS.

- 14-2119 Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Attachments: [CD - WB SOUTH FLUM CC - PRESENTATION.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 7.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 8.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD.pdf](#)

14-2122

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

Attachments: [CD - WB SOUTH MTP CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 2.pdf](#)
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[CD - WB SOUTH MTP CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH MTP CC - DRAFT ORD.pdf](#)
[CD - WB SOUTH MTP CC - PRESENTATION.pdf](#)

14-2124

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 an Agricultural District (AG) to a Planned Development District (PD)

on an approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

Attachments: [CD WB SOUTH PD CC - PRESENTATION.pdf](#)
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14-2180

Conduct a public hearing and consider an ordinance of the City Council of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 10, "Utilities" by amending Section 10-7 "Water Conservation and Drought Contingency and Water Emergency Response Plan"; by adopting the May 2014 Water Conservation Plan and the May 2014 Water Resource Management Plan and providing for enforcement provisions; providing for the delayed effective date for the May 2014 Water Conservation and Water Resource Management Plan; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.

Executive Summary

North Texas Municipal Water District (NTMWD) has requested that member and customer cities update their Water Conservation Plan and Water Resource Management Plan as required by the Texas Commission on Environmental Quality (TCEQ). This required update occurs every 5 years.

Attachments: [Ordinance Amending Chapter 10 Re Adopting May 2014 Water Conservation Pl](#)
[Exhibit A 2014 Water Conservation Plan PDF](#)
[Exhibit A-2 2014 Water Conservation Plan Appendix PDF](#)
[Exhibit B 2014 Water Resource and Emergency Management Plan PDF](#)
[Exhibit B-2 2014 Water Resource and Emergency Management Plan Appendix](#)

14-2174

Discuss and consider a recipient for the City of Sachse \$1,000 scholarship.

Executive Summary

This is the first year that the City of Sachse is offering a \$1,000 scholarship to those young men and young women who are currently enrolled at the 12th grade level and live in the City of Sachse. The City Council and City Staff will be reviewing the applications and selecting the recipient of the scholarship which will be awarded at the May 5, 2014, City Council Meeting.

Attachments: [Webscholarshipapplication](#)
[Scholarship Scoring Sheet](#)

5. ADJOURNMENT.

Vision Statement: Sachse is a friendly, vibrant community offering a safe and enjoyable quality of life to all who call Sachse home.

The City of Sachse reserves the right to reconvene, recess or realign the regular session or called Executive Session or order of business at any time prior to adjournment. Note: The Sachse City Council reserves the right to convene into Executive Session pursuant to the Texas Government Code, Title 5, Chapter 551 regarding posted items on the regular meeting agenda.

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: April 17, 2014; 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 #: 14-2171 **Version:** 1 **Name:** Consider approval of the minutes of the April 7, 2014, regular meeting.
Type: Agenda Item **Status:** Agenda Ready
File created: 4/9/2014 **In control:** City Council
On agenda: 4/21/2014 **Final action:**
Title: Consider approval of the minutes of the April 7, 2014, regular meeting.

Executive Summary
Minutes from the recent Council meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [Minutes.04.07.14.pdf](#)

Date	Ver.	Action By	Action	Result
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Title

Consider approval of the minutes of the April 7, 2014, regular meeting.

Executive Summary

Minutes from the recent Council meeting.

Background

Minutes from a recent Council meeting on April 7, 2014, for review and approval.

Policy Considerations

Not applicable.

Budgetary Considerations

Not applicable.

Staff Recommendations

Approval of the minutes of the April 7, 2014, regular meeting, as a Consent Agenda Item.

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

APRIL 7, 2014

The City Council of the City of Sachse held a Regular Meeting on Monday, April 7, 2014 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 Charles Ross
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, Cathy Cade, Administrative Assistant, Community Development Interim Director Michael Spencer, Police Chief Dennis Veach, Human Resources Manager Laura Morrow, Parks and Recreation Director Lance Whitworth, Library Manager Mignon Morse, City Engineer Greg Peters, Public Works Director Joe Crase, Finance Director Teresa Savage and 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 Boy Scout Troop # 100.

1. Consent Agenda:

Mayor Pro Tem Adams moved to approve the Consent Agenda consisting of: 14-2106 Consider approval of the minutes of the March 17, 2014, regular Meeting; 14-2117 Consider receiving the Monthly Revenue and Expenditure Report for the period ending February 28, 2014; 14-2109 Resolution No. 3576 of the City Council of the City of Sachse, Texas, approving the terms and conditions of an agreement, by and between the City of Sachse and BrooksCardiel, PLLC, to provide auditing services for the City's financial statements for the fiscal year ending September 30, 2014, authorizing its execution by the City Manager; and providing for an effective date; 14-2120 Resolution No. 3577 of the City Council of the City of Sachse, Texas, approving the terms and conditions of a Cooperative Purchase Agreement by and between the City of Sachse and the City of Fort Worth; 14-2127 Resolution No. 3578 of the City Council of the City of Sachse, Texas, authorizing the City Manager to execute an easement and right-of-way to Oncor Electric Delivery Company, LLC.; 14-2138 Resolution No. 3579 of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Prime Time Group, Incorporated; 14-2128 Resolution No. 3580 of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Maddox Surveying & Mapping, Inc.; and

14-2110 Resolution No. 3581 of the City Council of the City of Sachse, Texas, approving an extension of the Bank Depository Service Agreement between the City and American National Bank for a period of one year from October 1, 2014, and continuing through September 30, 2015; and providing for an effective date. The motion was seconded by Councilman King and passed unanimously.

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

14-2145 Employee Recognition.

14-2099 Presentation of Texas Municipal Library Directors Association 2013 Achievement of Excellence Award to the Sachse Public Library.

14-2098 Proclamation recognizing National Library Week for the Sachse Public Library.

14-2100 Staff Briefing: Library Department Update

Councilman Bickerstaff noted that during National Library Week the Sachse Library will waive fines for donations made to the animal shelter.

Councilman Franks noted the upcoming Easter bunny events sponsored by the Parks Department: Saturday at 10:00 a.m. is the Easter egg scramble; 7:30 p.m. is the doggie bone hunt and 8:15 p.m. is the flashlight hunt. The event is a lot of fun.

Mayor Felix stated that on Saturday was a very successful Cleanup day and Arbor Day event. He thanked the hundreds of volunteers that participated. He noted the upcoming events: May 2nd is the Relay for Life at 6 pm at Schaffer Stadium in Wylie and also on May 2nd is the Men Who Cook event at 6:30 p.m. at Woodbridge Golf Club.

3. Citizen Input:

No comments were made.

4. Regular Agenda Items:

14-2105 Administer Oath of Office to the newly appointed TIF Board Members:

Mayor Felix administered the Oath to Frank Millsap and Troy Riner and Robert Corbin on the TIF Board of Directors

14-2121 Discuss proposed updates to the Water Conservation Plan and the Water Resource Management Plan:

Public Works Director Joe Crase discussed the matter with the City Council. Following discussion, no formal Council action was taken.

5. Adjournment:

There being no further business, Mayor Pro Tem Adams moved to adjourn. The motion was seconded by Councilman Ronnau and carried unanimously. The meeting adjourned at 8:24 p.m.

ATTEST:

APPROVED:

CITY SECRETARY

MAYOR



Legislation Details (With Text)

File #:	14-2175	Version:	1	Name:	Consider a resolution authorizing the City Manager of Sachse to execute a contract
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/11/2014	In control:		In control:	City Council
On agenda:	4/21/2014	Final action:		Final action:	

Title: Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering.

Executive Summary

This contract will enable the traffic engineering consultant, Lee Engineering, to begin engineering services related to a Study of Pedestrian Crossing and Traffic Signal Warrants on Miles Road in the City of Sachse.

Sponsors:

Indexes:

Code sections:

Attachments: [EXHIBIT A PDF](#)
[51Sachse RESO approving LEE ENG Agreement for Professional Services](#)
[SACHSE LEE ENG AGREEMENT PDF](#)

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 terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering.

Executive Summary

This contract will enable the traffic engineering consultant, Lee Engineering, to begin engineering services related to a Study of Pedestrian Crossing and Traffic Signal Warrants on Miles Road in the City of Sachse.

Background

The traffic on and across Miles Road near Sachse High School is a mix of school related and non-school related transportation activity, creating a dynamic situation during morning and evening hours of peak activity.

Staff desires to engage Lee Engineering to complete a study of the pedestrian and motor vehicle movements on and across Miles Road at Hunters Ridge Drive and Haverhill Lane. The study will include a warrant analysis for a traffic signal, along with an analysis and recommendations regarding pedestrian traffic. The study will be used by the City of Sachse Engineering Department to identify future transportation infrastructure needs in the area. An

exhibit showing the limits of the three projects is attached as Exhibit "A".

Policy Considerations

The project may identify future transportation infrastructure needs on and across Miles Road, that could be considered by the City Council for inclusion in the Capital Improvement Plan of a future fiscal year budget.

Budgetary Considerations

The consultant fee is \$5,400.00 for the basic services included in the proposal. Additional services may be requested by the City of Sachse as listed in the proposal, and will be completed on an hourly rate basis. The study will be funded through the annual Engineering Department professional services budget portion of the General Fund.

Staff Recommendations

Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering as a Consent Agenda Item.

PROJECT LOCATION



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SACHSE, TEXAS, AND LEE ENGINEERING; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed Agreement for Professional Services (herein the “Agreement”) between the City of Sachse, Texas, and Lee Engineering for engineering services related to a study of pedestrian crossings and traffic signal warrants, and being further described in Exhibit “A” attached hereto; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

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

SECTION 1. The terms, provisions, and conditions of the Agreement for Professional Services, a copy of which is attached hereto as Exhibit “A”, be and the same are hereby approved.

SECTION 2. The City Manager is hereby authorized to execute the Agreement for Professional Services on behalf of the City, and any amendments or other instruments related thereto.

SECTION 3. This Resolution shall take effect immediately from and after its passage, and it is, accordingly, so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas,
this ____ day of _____, 2014.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Terry Smith, City Secretary

Exhibit “A”
Agreement for Professional Services
(to be attached)

STATE OF TEXAS §
§ AGREEMENT FOR PROFESSIONAL SERVICES
COUNTY OF DALLAS §

This agreement (“Agreement”) is made by and between the City of Sachse, Texas (“City”) and Lee Engineering (the “Professional”) (each a “Party” and collectively the “Parties”), acting by and through their authorized representatives.

Recitals:

WHEREAS, City desires to engage the services of Professional as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, Professional desires to render professional surveying services for the City of Sachse, as set forth in Exhibit “A”, (the “Project”) in accordance with the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

Article I
Term

1.1 This term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and continue until completion of the services provided herein.

1.2 Either party may terminate this Agreement by giving thirty (30) days prior written notice to the other party. In the event of such termination, Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II
Scope of Services

2.1 Professional shall provide the services specifically set forth in Exhibit “A.”

2.2 The Parties acknowledge and agree that any and all opinions provided by Professional represent the best judgment of Professional.

2.3 Preliminary design documents, specifications, estimates, and other documents, including those in electronic form, prepared by Professional and its consultants, agents, representatives, and/or employees in connection with the Project are intended for the use and benefit of the City. Professional and its consultants, agents, representatives, and/or employees shall

be deemed the authors of their respective part of said Project documents. Notwithstanding, City shall own, have, keep and retain all rights, title and interest in and to all Project documents, including all ownership, common law, statutory, and other reserved rights, including copyrights, in and to all such Project documents, whether in draft form or final form, which are produced at its request and in furtherance of this Agreement or the Project. City shall have full authority to authorize the Contractor, Subcontractors, Sub-subcontractors, City consultants, and material or equipment suppliers to reproduce applicable portions of the Project documents to and for use in their execution of the work or for any other purpose. All materials and reports prepared by Professional in connection with this Agreement are “works for hire” and shall be the property of the City. City shall have the right to publish, disclose, distribute and otherwise use such materials and reports in accordance with the Engineering Practice Act of the State of Texas. Professional shall upon completion of the services, or earlier termination, provide the City with reproductions of all materials reports, and exhibits prepared by Professional pursuant to this Agreement, and in electronic format if requested by the City.

Article III Schedule of Work

Professional agrees to commence services upon written direction from City and to complete the required services in accordance with the schedule set forth in Exhibit “A” (the “Work Schedule”).

Article IV Compensation and Method of Payment

4.1 City shall compensate Professional for Task 1, 2, and 3 as set forth in Exhibit “A” in a total amount not to exceed Fifty Four Hundred Dollars (\$5,400).

4.2 If Task 4 and Task 5 are requested in writing by the City and completed by the Professional, the City shall compensate Professional for Task 4 and 5 on an hourly rate basis as set forth in Exhibit “A”.

4.3 Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.

Article V Devotion of Time; Personnel; and Equipment

5.1 Professional shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should the City require additional services not included under this Agreement, Professional shall make reasonable efforts to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by the City, and without decreasing the effectiveness of the performance of services required under this Agreement.

5.2 To the extent reasonably necessary for Professional to perform the services under this Agreement, Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that Professional may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by Professional.

5.3 Professional shall furnish the facilities, equipment, telephones, facsimile machines, email facilities, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VI Relationship of Parties

It is understood and agreed by and between the parties that in satisfying the conditions of this Agreement, Professional is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. As such, City shall not: train Professional, require Professional to complete regular oral or written reports, require that Professional devote its full-time services to the City, or dictate Professional's sequence of work or location at which Professional performs its work.

Article VII Insurance

- (a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) policy of automobile liability insurance covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$2,000,000.00 per claim and \$2,000,000.00 in the aggregate.

- (b) All policies of insurance shall be endorsed and contain the following provisions: (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability; and (2) provide for at least thirty (30) days prior written notice to the City for cancellation of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability Insurance. Professional shall provide written notice to the City of any material change of or to the insurance required herein.
- (c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.
- (d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services and upon written request of the City.

Article VIII Miscellaneous

8.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings, written or oral agreements between the parties with respect to this subject matter.

8.2 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement.

8.3 Assignment. Professional may not assign this Agreement in whole or in part without the prior written consent of City. In the event of an assignment by Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

8.4 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

8.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

8.6 Amendments. This Agreement may be amended by the mutual written agreement of the parties.

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

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

8.9 Recitals. The recitals to this Agreement are incorporated herein.

8.10 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

William K. George
City Manager
City of Sachse, Texas
3915-B Sachse Road
Sachse, Texas 75048

With Copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 North Akard
Dallas, Texas 75201

If intended for Professional:

Joseph T. Short
President
Lee Engineering
3030 LBJ Freeway, Suite 1660
Dallas, Texas 75234

8.11 Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

8.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

8.13 Indemnification. **CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST City, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN**

THIS SECTION AS “City”) FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF City. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS City FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS’ FEES AND COSTS OF INVESTIGATION) AND ACTIONS BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY PROFESSIONAL’S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO SOLE NEGLIGENCE OF THE CITY). IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST City IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, PROFESSIONAL, ON NOTICE FROM City, SHALL DEFEND SUCH ACTION OR PROCEEDINGS AT PROFESSIONAL’S EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO City. PROFESSIONAL’S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

8.14 Audits and Records. Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Professional’s records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

8.15 Conflicts of Interests. Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

[Signature page to follow]

EXECUTED this _____ day of _____, 2014.

City of Sachse, Texas

By: _____
William K. George, City Manager

Approved as to form:

By: _____
Joseph J. Gorfida Jr., City Attorney
(02-26-14/64967)

EXECUTED this _____ day of _____, 2014.

Lee Engineering

By: _____
Joseph T. Short, President

EXHIBIT "A"

SCOPE OF SERVICES



March 14, 2014

Mr. Greg Peters, P.E.
City Engineer
City of Sachse
3815-B Sachse Road
Sachse, TX 7504

Re: Proposal for Traffic Engineering Services - Hunters Ridge Dr. and Haverhill Ln Pedestrian Crossing and Signal Warrant Study

Dear Mr. Peters:

Lee Engineering is pleased to submit this proposal to perform specialized traffic engineering review services for the City of Sachse. If accepted, this letter will serve as an agreement between the City of Sachse (CITY) and Lee Engineering, LLC (LEE) to perform the services outlined below.

PROJECT UNDERSTANDING:

It is our understanding that the City would like to perform a traffic signal warrant study at the intersection of Hunters Ridge Drive and Miles Road adjacent to Sachse High School. Additionally, the City would like a review of the two pedestrian crossings that provide access between Sachse High School and the neighborhood east of Miles Road.

The Scope of Services below describes the tasks that will be completed for this study.

TASK 1 – PEDESTRIAN CROSSING STUDY

Task 1.1 - Confirm Study Parameters

LEE will confirm with the City the desirable pedestrian operation with respect to crossing locations and the roadway intersections on the east side of Miles Road. Lee will also confirm with the City the location of any crossing guards, police control, or other City actions that may alter pedestrian and motorist behavior in the vicinity of Sachse High School.

Task 1.2: Traffic and pedestrian counts

LEE will perform a site visit to document existing traffic operations at the crossings during the

AM peak hour as well as a PM school dismissal peak hour. LEE will collect 4 hours of pedestrian count data at the two existing intersections on a typical school day.

Task 1.3: Crossing Operations Review & Documentation

LEE will analyze the crossing locations and determine the appropriate level of traffic control necessary to facilitate pedestrian movements at the locations. Preliminary findings will be submitted to the City for review and comment prior to inclusion in our report.

TASK 2 – TRAFFIC SIGNAL WARRANT STUDY

LEE will collect 24-hour approach counts at the Miles Road intersections with Hunters Ridge Dr and Haverhill Ln. LEE will collect AM and PM School peak hour turning movement counts at the Hunters Ridge Dr and Haverhill Ln intersections with Miles Road.

As part of task 1.2, LEE will visit the intersection to observe posted speed limits, existing intersection lane configurations, existing traffic control, and any other features of the intersection that may impact the evaluation of traffic signal warrants.

LEE will collect any available crash data from the City of Sachse Police Department for the study intersection over the previous 36-month period.

LEE will evaluate the warrants for the installation of a traffic signal presented in the latest edition of the *Texas Manual on Uniform Traffic Control Devices*.

TASK 3 – DOCUMENTATION

Lee will document the pedestrian and traffic signal warrant study in a report. The report will document our data collection, field visit and observations, the results of the pedestrian crossing analysis and signal warrant studies, and any recommendations we may have to improve safety or efficiency of the study intersections.

LEE will provide a draft report to you for review and comment. After making minor editorial changes we will provide a final signed/sealed copy of the report.

TASK 4 – ESTIMATED CONSTRUCTION COSTS OF RECOMMENDED IMPROVEMENTS.

If requested by the City of Sachse, Lee Engineering will prepare an estimated construction cost of any improvements recommended in this study. LEE will also include an estimated cost for any final engineering necessary to develop PS&E for the recommended improvements.

TASK 5 - MEETINGS AND ADDITIONAL SERVICES

We will be available to attend any meetings concerning this project with City staff or other interested parties at your request. All meeting attendance will be billed on an hourly basis according to our attached terms and conditions. Any additional analyses or report revisions resulting from these meetings will be performed as additional services.

FEE AND SCHEDULE

LEE will perform the items outlined in Task 1 through Task 3 for a lump sum fee of \$5,400. The draft report will be submitted to you for your review within 25 working days of notice to proceed. We will incorporate any minor editorial comments you have on the report and deliver a final signed and sealed plan report within 3 days of the receipt of your comments.

Upon your request, LEE will perform the work outlined in Task 4 and develop cost estimate for construction of recommended improvements along with an estimated cost for engineering services necessary to prepare final design plans for those improvements. Any work on Task 4 will be performed on an hourly basis according to our attached terms and conditions and will not exceed \$1,500 without your prior approval.

Any work on Task 5 will be performed on an hourly basis according to our attached terms and conditions and will not exceed \$2,000 without your prior approval.

If you have any questions, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services and look forward to working with you on this project.

Sincerely,



Joseph T. Short, P.E., PTOE
President
Lee Engineering

Accepted:

City of Sachse

Date

Lee Engineering
Terms and Conditions
June 22, 2012

Additional services as authorized by you will be performed at the following rates:

Principal	\$225.00/per hour
Senior Project Manager	\$185.00/per hour
Project Manager	\$155.00/per hour
Senior Program Manager	\$185.00/per hour
Program Manager	\$145.00/per hour
Senior Engineer	\$140.00/per hour
Project Engineer	\$130.00/per hour
Sr. Engineering Designer	\$115.00/per hour
ITS System Designer	\$160.00/per hour
Engineering Designer	\$ 90.00/per hour
Technician	\$ 85.00/per hour
Administrative Assistant	\$ 75.00/per hour
Secretarial	\$ 50.00/per hour
Highway travel	IRS Allowable Rate
Meals, lodging, air fares	out-of-pocket costs
Other Direct Expenses	at cost

TERMS AND CONDITIONS:

1. Invoices will be submitted monthly.
2. Invoices are due and payable when received.
3. Interest at the rate of 1.5% per month will be applied to invoices not paid within 30 days of initial billing date.
4. We reserve the right to cease work on delinquent accounts.
5. Contracting party is responsible for paying all fees and expenses associated with all activities related to an engagement. Credit will be given for payments received directly from clients of the contracting party or from others.
6. The retainer fee will be credited against fee with the final invoice.
7. In addition to invoices rendered and interest thereon, contracting party agrees to pay any and all legal fees and costs incurred in collecting overdue accounts.
8. Rates are subject to change annually. Work performed in subsequent years will be charged at the adjusted rates.
9. Extra copies of reports will be billed at \$10.00 per copy.
10. All contracts shall be subject to the laws of the State of Arizona.

S:\standard rate2011.doc



Legislation Details (With Text)

File #: 14-2119 **Version:** 1 **Name:** CD - WB SOUTH FLUM CC
Type: Agenda Item **Status:** Agenda Ready
File created: 4/1/2014 **In control:** City Council
On agenda: 4/21/2014 **Final action:**
Title: Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

Executive Summary

The applicant is requesting a change in the Future Land Use Plan designation for the property from Rural Residential to Low Density Residential. The impetus for the requested change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WB SOUTH FLUM CC - PRESENTATION.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 7.pdf](#)
[CD - WB SOUTH FLUM CC - ATTACHMENT 8.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH FLUM CC - DRAFT ORD.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 Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

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change is that the Future Land Use designation is not consistent with the proposed zoning designation that is part of a companion zoning request. Since the Zoning designation must be consistent with the Future Land Use designation, the Future Land Use change must be considered prior to the Zoning change.

Background

The 155-acre subject property is located at the northeast corner of Pleasant Valley Road and Ben Road and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map). The applicant is requesting to amend the Future Land Use Map designation of the subject property from Rural Residential to Low Density Residential (See Attachment 2 for a citywide Future Land Use Map and Attachment 3 for a larger scale view showing the subject property).

The development/land uses adjacent to the subject property are as follows:

- North: Pinnacle Oaks subdivision located on lots approximately one acre or larger in area. Also to the north is existing City of Sachse property currently occupied by Public Works and the Animal Shelter.
- South: Undeveloped property owned by Garland Independent School District and the Muddy Creek Preserve Nature Trails.
- East: Existing homesteads and agricultural uses.
- West: Existing homesteads.

Planning and Zoning Commission voted to recommend denial by a vote of 7-0 at their March 10, 2014 meeting.

City Council voted to postpone this item by a vote of 6-1 at their March 17, 2014 meeting.

Policy Considerations

The proposed amendment to the Future Land Use Map (FLUM) is necessitated by the companion zoning request. In this companion zoning request, the applicant is requesting to rezone the subject property from an Agricultural Zoning District to a Planned Development zoning district with single family lots at an approximate density of 3.1 units per gross acre (3.4 units per gross acre for the 155-acre portion of the property subject to the FLUM request). The proposed zoning change is not consistent with the FLUM designation; therefore, the FLUM amendment is required. Since the zoning designation must be consistent with the FLUM designation, the FLUM amendment must be considered prior to the zoning change.

With respect to process for amending the FLUM, the only guideline offered to amending the Future Land Use Plan is contained in Chapter 3 (page 3-10) of the Comprehensive Plan.

Below is the language taken directly from this page of the Comprehensive Plan:

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.

The presence of this statement indicates that when the Plan was adopted, it was recognized that Future Land Use Plan modifications and refinements would be necessary in the future. The evaluation criteria for such changes are not as clearly articulated. Therefore, the evaluation of this Future Land Use Plan change will be conducted with standard measures assessed in light of existing Goals and Policies in the Comprehensive Plan.

All elements of Comprehensive Plan are integrally linked and none can be modified without impacting others. For instance, a change in the Future Land Use map would have clear impacts on such components as Transportation and Community Facilities. The evaluation in this staff report will focus largely on the Land Use element of the Comprehensive Plan; however, other elements will also be considered as well.

The Comprehensive Plan offers the following Land Use Goal in Chapter 3 of the Plan:

Land Use Goal - Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

This intent of this statement is clear and self-evident. The City of Sachse desires to preserve its diverse use of land, ranging from higher intensity commercial and multifamily uses to lower density rural residential uses.

A survey of the FLUM viewed concurrently with existing land uses reveals that Sachse has developed consistent with the intent of the FLUM and the aforementioned "Land Use Goal". In fact, there are no clearly evident instances where the zoning of a property and subsequent development has occurred inconsistently with the FLUM adopted in 2001.

An evaluation of Future Land Use Maps prior to the 2001 Comprehensive Plan adoptions shows that the City of Sachse did not differentiate between Rural Residential and Low

Density Residential land uses; only Low Density Residential Land Uses are portrayed on these Maps. Therefore, it can be ascertained that the designation of Rural Residential land uses in much of the general area south of Sachse Road and east of Merritt Road was purposeful in order to protect the rural character of these existing land uses. The greatest prevalence of large-lot ranchette-style homes is located in this region of the City.

The Land Use element of the Comprehensive Plan (Attachment 4) has a number of Policies and Goals. The Policy categories directly related to this request are detailed below.

General

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

Residential Uses

- Neighborhoods should be buffered from major and minor arterial streets.
- Residential and commercial areas may be adjacent if separated by a buffer.
- Residences should be close to schools, parks and community facilities.
- Homes should have direct access to residential streets, but not to primary streets.
- Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- Residential areas should generally not be next to industrial areas.
- Residential areas should not be adjacent to major arterials.

Parks and Open Space

- Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- There should be linkages between parks, schools, employment centers and residential areas.
- Parks are a desirable use for floodplain areas.

- Parks and open space may be used to buffer incompatible land uses.
- Natural features should be preserved in parks and open space areas.

Community Facilities

- Major facilities should be centrally located together in easily accessible areas within the community.
- Additional public safety facilities should be dispersed in appropriate service areas.
- Community facilities should be located adjacent to major streets to accommodate traffic.
- Community facilities should be accessible by trails and sidewalks.

In general, the request does meet the intent of many of the above Policies. Of the above policies, two are of concern (see below).

- Neighboring land uses should not detract from the enjoyment or value of properties (General).
- Additional public safety facilities should be dispersed in appropriate service areas (Community Facilities).

The first of these Policies has been the sentiment of many of the responses received from surrounding property owners associated with this request (See Attachment 5). It should be noted that the attached response from the homeowners include both the Master Thoroughfare Plan Request and the Future Land Use Plan request.

The second policy has not been evaluated to determine the response time this would be for public safety. The only evaluation done shows the area to be approximately 3.6 - 4.0 miles from Fire Station #1, depending upon the route used.

The Land Use Goals, Objectives and associated Actions were also evaluated. The most relevant instance (see below) was examined

Land Use Goal: Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

The proposed FLUM amendment is contrary to the general intent of this Goal. Specifically, it deviates from “Action 1” and “Action 3” items. Action 2” is generally not related to the request at hand. With regard to “Action 1,” since the Plan’s adoption in 2001, the City has used the Future Land Use Plan as a guide in making its decisions. With regard to “Action 3,” development has adhered to the density categories in the Future Land Use Plan. It should be noted that zoning designations have been amended in various areas of the City to allow for higher density residential development, but these amendments have been within the range contemplated by the Future Land Use Plan designation.

In summary, staff does agree that the FLUM amendment does meet the intent of many the overall City Policies. However, the property that is subject to this amendment request is part of a larger existing rural area within the City. It is staff’s opinion that this request is premature at this time without a larger evaluation of this region as a whole, both within the City and adjacent to the City. A Land Use Amendment of this nature would amend a portion of land to be surrounded by Rural Residential uses. Therefore, staff is recommending denial of this request.

The applicant has submitted a brief letter stating the intent of the Future Land Use Plan change (Attachment 6).

Although notification of a Future Land Use Map change to surrounding properties is not required, staff did send out letters to all property owners within 1,000 feet to seek feedback. These responses were largely all opposed to the amendment and are included in Attachment 7.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial of an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land

Use Plan Acreage of the Sachse Comprehensive Plan.



CITY COUNCIL

APRIL 21, 2014

REQUEST

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 3-3 Future Land Use Plan of the Sachse Comprehensive Plan; amending Table 3-2 Future Land Use Plan Acreage of the Sachse Comprehensive Plan.

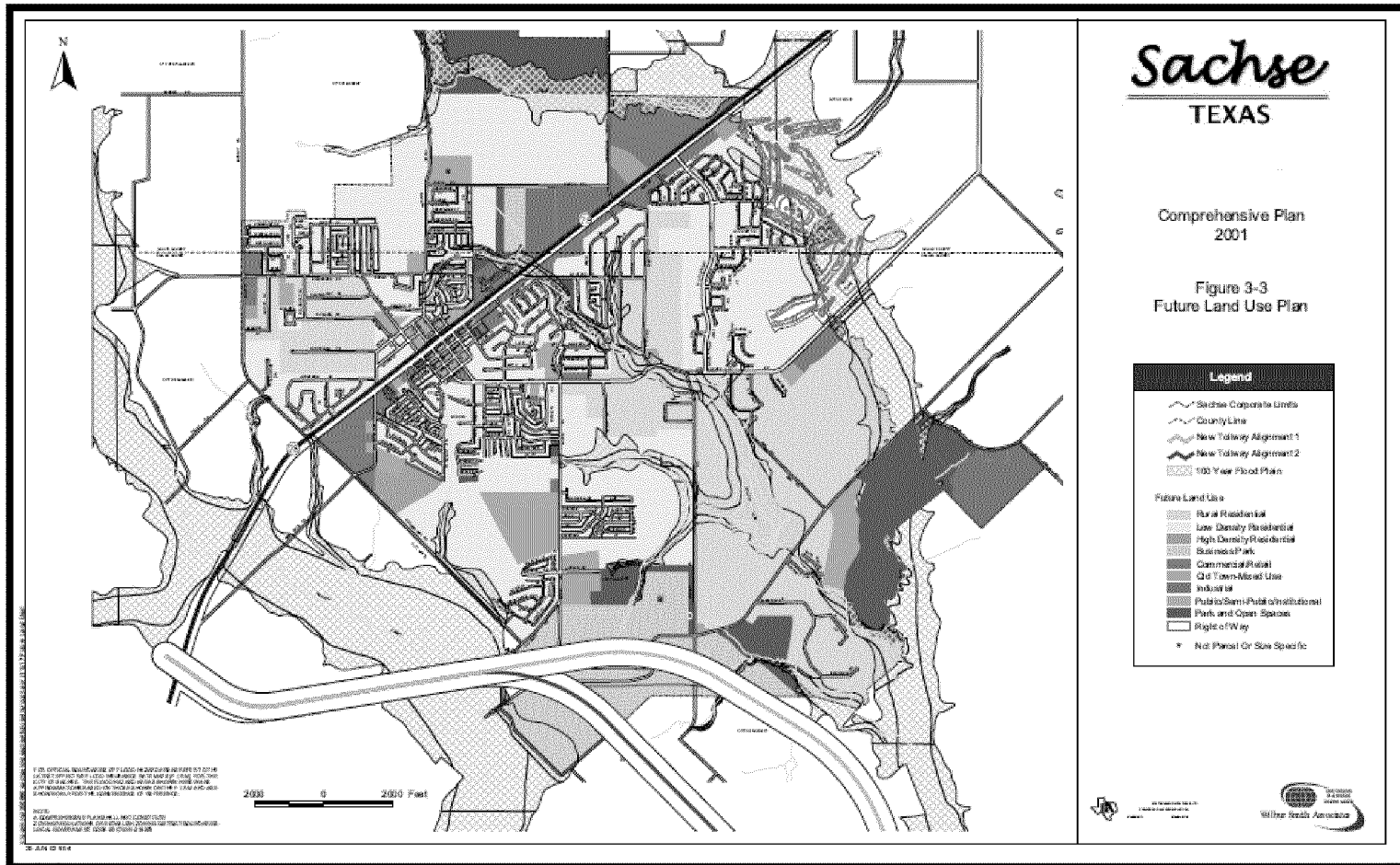
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 155 acres
- ❑ Existing Future Land Use designation: Rural Residential
- ❑ Proposed Future Land Use designation: Low Density Residential

BACKGROUND

FLU PLAN AMENDMENTS

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.

POLICY CONSIDERATIONS

LAND USE GOAL

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

POLICY CONSIDERATIONS

LAND USE POLICIES – GENERAL

- Neighboring land uses should not detract from the enjoyment or value of properties.
- Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

POLICY CONSIDERATIONS

LAND USE POLICIES – RESIDENTIAL USES

- Neighborhoods should be buffered from major and minor arterial streets.
- Residential and commercial areas may be adjacent if separated by a buffer.
- Residences should be close to schools, parks and community facilities.
- Homes should have direct access to residential streets, but not to primary streets.
- Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- Residential areas should generally not be next to industrial areas.
- Residential areas should not be adjacent to major arterials.

POLICY CONSIDERATIONS

LAND USE POLICIES – PARKS & OPEN SPACE

- Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- There should be linkages between parks, schools, employment centers and residential areas.
- Parks are a desirable use for floodplain areas.
- Parks and open space may be used to buffer incompatible land uses.
- Natural features should be preserved in parks and open space areas.

POLICY CONSIDERATIONS

LAND USE POLICIES – COMMUNITY FACILITIES

- Major facilities should be centrally located together in easily accessible areas within the community.
- Additional public safety facilities should be dispersed in appropriate service areas.
- Community facilities should be located adjacent to major streets to accommodate traffic.
- Community facilities should be accessible by trails and sidewalks.

POLICY CONSIDERATIONS

LAND USE POLICIES

General

- Neighboring land uses should not detract from the enjoyment or value of properties.

Community Facilities

- Additional public safety facilities should be dispersed in appropriate service areas.

POLICY CONSIDERATIONS

LAND USE GOAL

Land Use Goal – Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

POLICY CONSIDERATIONS

LAND USE GOAL

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

EXHIBIT C

Sachse TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

- Sachse Corporate Limits
- County Line
- New Tollway Alignment 1
- New Tollway Alignment 2
- 100 Year Flood Plain

Future Land Use

- Rural Residential
- Low Density Residential
- High Density Residential
- Business Park
- Commercial/Retail
- Old Town-Mixed Use
- Industrial
- Public/Semi-Public/Institutional
- Park and Open Spaces
- Right of Way

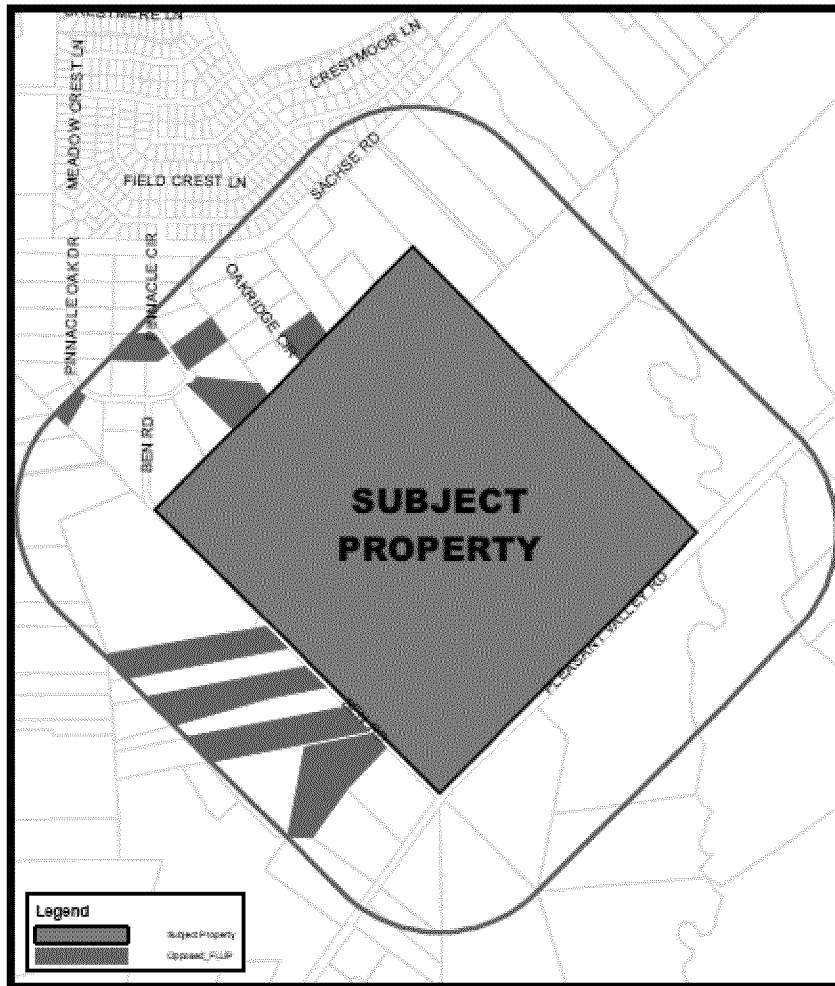
* Not Parcel Or Size Specific

0 9 2000 Feet

NOTES:
1. A DASHED BOUNDARY LINE SHALL NOT CONSTITUTE AN ADJUDICATION OF THE LOCATION OF ANY PROPERTY BOUNDARIES.
2. LAND USE ZONING IS TO BE USED IN ACCORDANCE WITH THE LOCAL GOVERNMENT CODE AND/OR OTHER APPLICABLE LAWS.

WATER RIGHTS ASSOCIATION

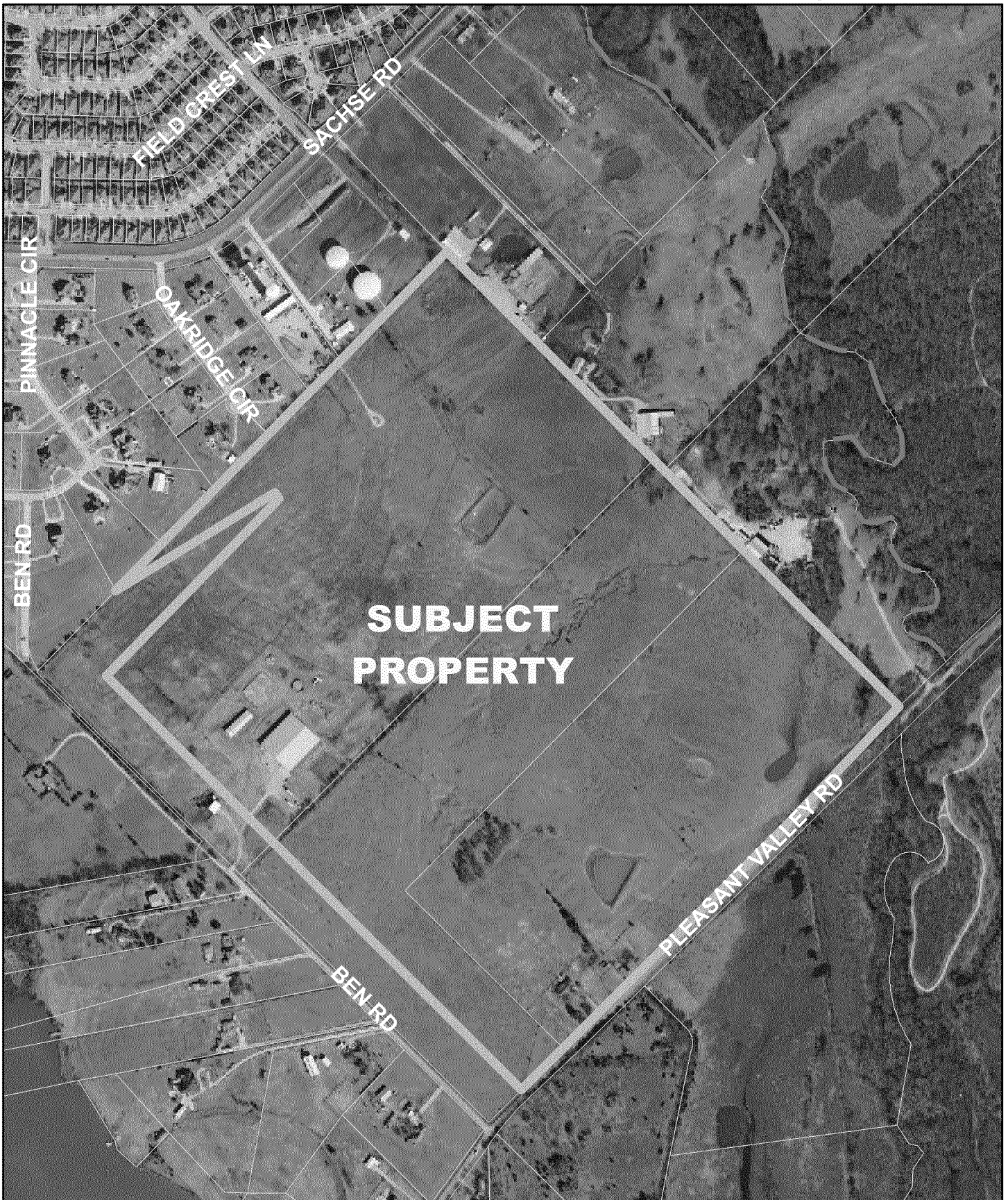
PUBLIC NOTIFICATION MAP



STAFF RECOMMENDATION

Staff recommends denial of the Future Land Use Map Amendment request.

Planning and Zoning Commission voted to recommend denial by a vote of 7-0 at their March 10, 2014 meeting.



**SUBJECT
PROPERTY**



0 300 600 1,200
Feet

AERIAL LOCATION MAP

*Woodbridge South / Pleasant Valley & Ben Road
Future Land Use Map Amendment
Map Created: March 4, 2014*

Sachse

TEXAS

Comprehensive Plan 2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

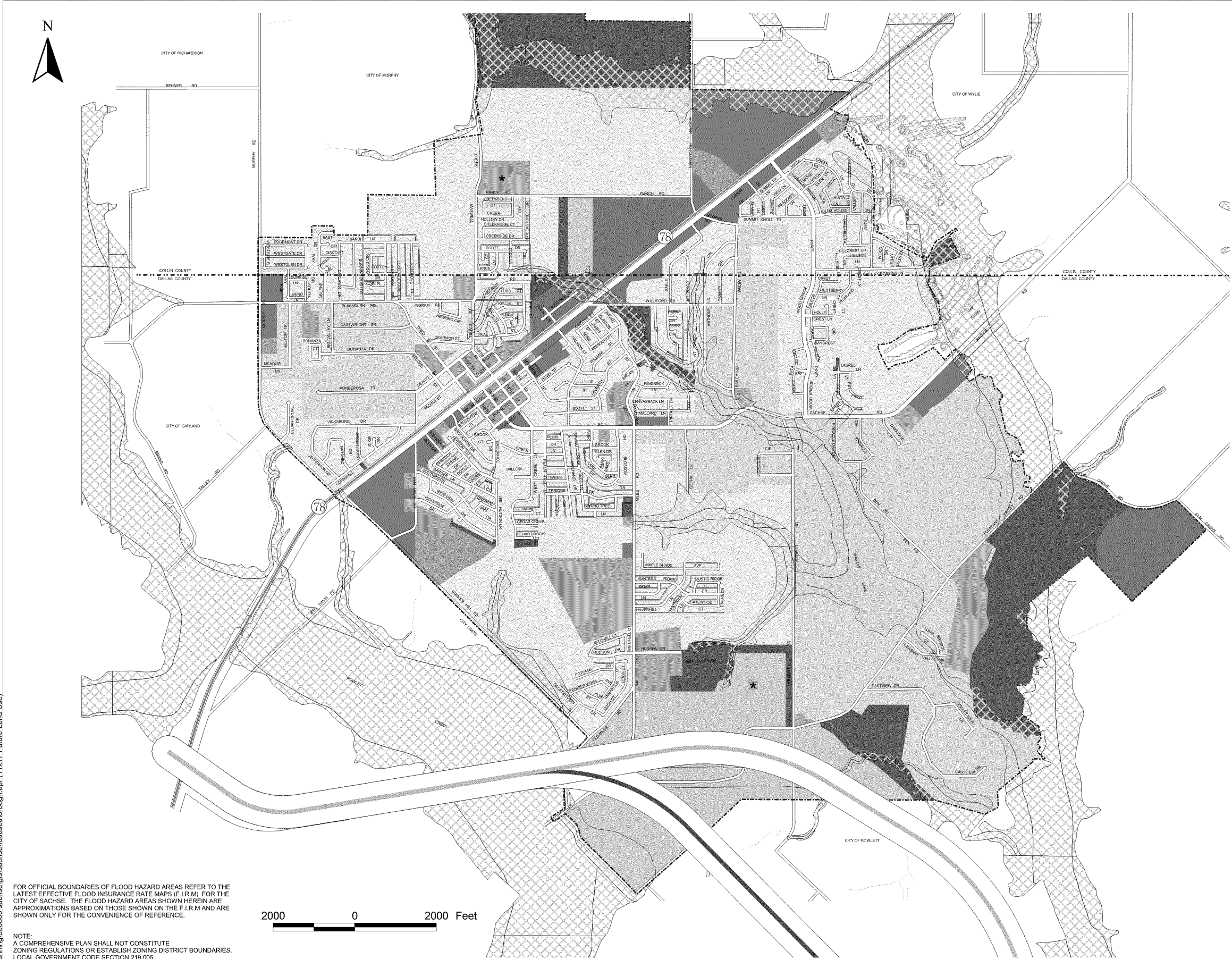
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

* Not Parcel Or Size Specific



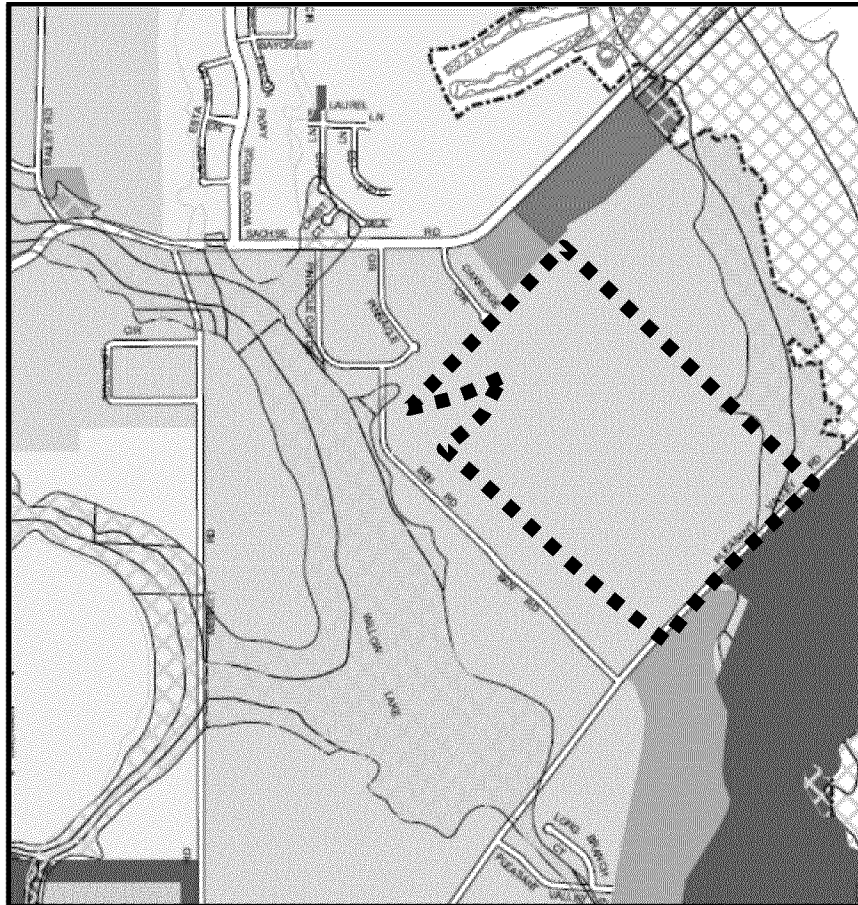
FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



HEATER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-369-9771 512-456-6716





Legend

- Sachse Corporate Limits
- County Line
- New Tollway Alignment 1
- New Tollway Alignment 2
- 100 Year Flood Plain

Future Land Use

- Rural Residential
- Low Density Residential
- High Density Residential
- Business Park
- Commercial/Retail
- Old Town-Mixed Use
- Industrial
- Public/Semi-Public/Institutional
- Park and Open Spaces
- Right of Way

* Not Parcel Or Size Specific



Land Use

Sachse Comprehensive Plan

The Land Use Element, a primary part of the City of Sachse's Comprehensive Plan, is the basis for guiding development and future redevelopment. This element begins with an examination of the existing land uses, and then outlines future land use requirements and defines them in the new Future Land Use Plan. The future land use designations and distribution patterns are based on the desire to retain the City's rural residential character, while balancing the need for the appropriate commercial development to supplement the fiscal demands to maintain the expected quality of life.

Located in the northeast area of the rapidly expanding Dallas-Fort Worth Metroplex, Sachse is surrounded by the cities of Garland, Richardson, Murphy, Wylie, and Rowlett, cities which are experiencing similar if not the same urbanization pressures. In the first town meeting and in subsequent neighborhood meetings, the citizens of Sachse were vocal in expressing their desire for their city to have the specific identity as a wonderful place to live with good community services, proximity to work, but removed from the pressures of higher density urban developments.

EXISTING LAND USE

Over the years, Sachse developed as a choice location for homes and families. In 2000, the majority of land use is residential, both in rural residential and planned development neighborhoods. The next highest use of land is currently agricultural or vacant land and road rights-of-way.

By identifying historic and current land uses and the physical characteristics of the City in terms of type, scale, density and location of land uses on the **Figure 3-1 - Existing Land Use Plan, 2000**, a desired pattern of future land use can be visualized. The Future Land Use Plan can then display the potential locations of where development is likely to occur in the next twenty years. Previous plans and studies, analyses of existing conditions, and development of projections and forecasts were used in determining future land uses within the City. Careful consideration must also be given to the Thoroughfare Plan, as the relationship between the Future Land Use Plan and the Thoroughfare Plan is reciprocal; one affects the other.

An inventory of land parcels was conducted within the city limits in the spring of 2000. In each area of the City the current arrangement of land use types and patterns were identified and mapped. The Existing Land Use Plan displays how the land is being used and relationships between uses. It is also used to identify urban problems and opportunities.

Land Use

Sachse Comprehensive Plan

EXISTING LAND USE CLASSIFICATIONS

The existing land use inventory for the City of Sachse, conducted in the spring of 2000, is shown on **Figure 3-1 – Existing Land Use Plan, 2000**. This map and **Table 3-1 – Existing Land Use Acreage, 2000** depict the various land uses as they are currently utilized in the City. The existing land uses are not always consistent with established zoning districts, as they may have existed prior to the initiation of the Zoning Ordinance. It should be emphasized here that the Existing Land Use Plan is not a zoning map but rather a record of the current uses. The following uses are shown on the Existing Land Use Plan:

- ✧ Single Family Residential (Yellow) – Conventional detached dwellings
- ✧ Two Family Residential (Gold) – Two family attached dwellings
- ✧ Multiple Family Residential (Orange) – Tri-plexes, four-plexes and apartment buildings
- ✧ Public (light blue) – Public buildings and offices, facilities
- ✧ Semi- Public (dark blue) – Semi-public facilities including schools, churches, hospitals
- ✧ Commercial (red) – Offices and office buildings, general retail, wholesale
- ✧ Industrial (gray) – Light industrial office warehousing and assembly and manufacturing
- ✧ Parks and Open Space (green) – Public parks and public golf courses
- ✧ Agriculture (light green) – cultivated cropland, pastures, orchards, vineyards
- ✧ Vacant (beige) – Undeveloped with no current use

The following table indicates how many acres are in each current land use classification.

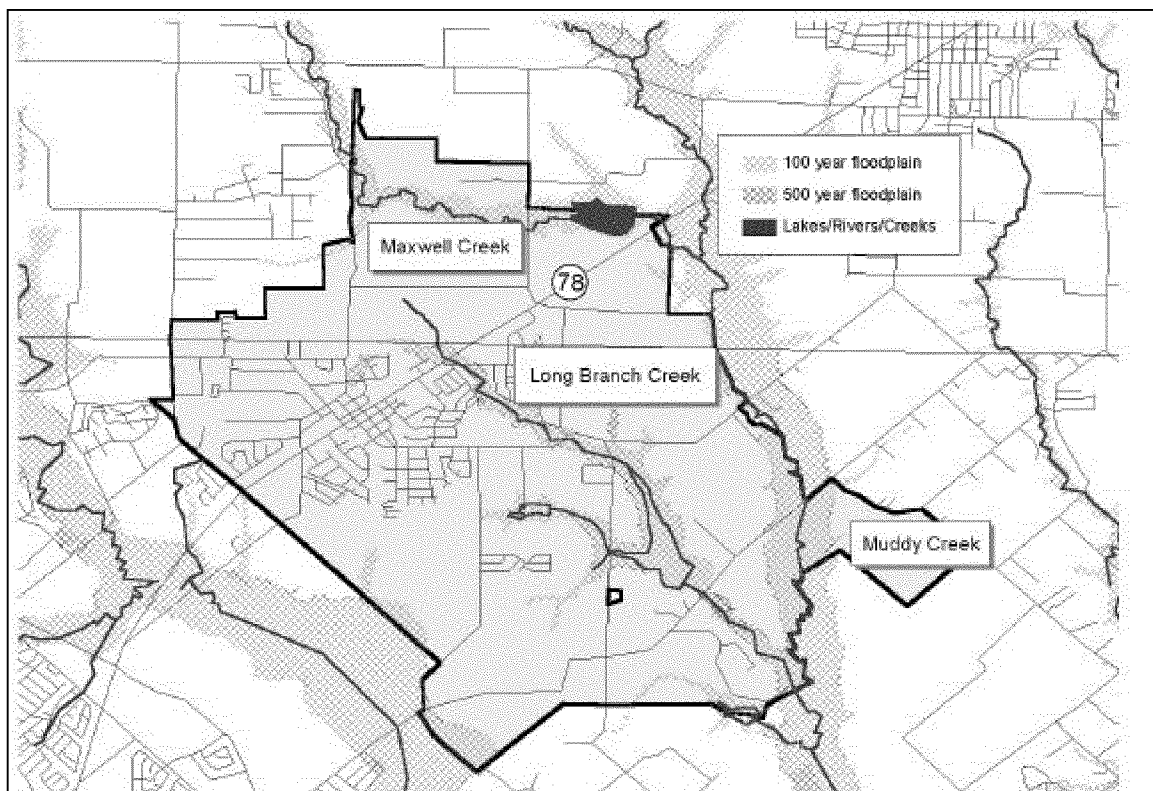
**TABLE 3-1
EXISTING LAND USE ACREAGE, 2000**

CATEGORY	ACRES	PERCENT
Single Family Residential	1561.932	25.19%
Two Family Residential	16.901	0.28%
Multi-Family	9.149	0.15%
Commercial	26.899	0.44%
Industrial	90.054	1.47%
Public	33.320	0.53%
Semi-Public/Institutional	68.866	1.12%
Parks	83.521	1.34%
Agriculture	932.547	15.14%
ROW	645.083	10.43%
Vacant	2721.786	43.91%
Total	6200.029	100.00%

ENVIRONMENTAL CONSIDERATIONS

Physical and environmental characteristics impose constraints and limitations on future growth and development in the City. As a result, these characteristics must be taken into account in determining appropriate future land uses within the City. The floodplain areas in Sachse are illustrated in **Figure 3-2 - Floodplains**. As displayed, Maxwell, Long Branch and Muddy Creeks as well as Willow Lake are in or are surrounded by the 100-year and 500-year floodplains. Floodplain areas are where rising waters will directly and frequently impact development. The floodplain areas are also illustrated on **Figure 3-3 - Future Land Use Plan**.

**FIGURE 3-2
FLOODPLAINS**



Source: Flood Insurance Rate Map (FIRM) Federal Emergency Management Agency

Land Use**Sachse Comprehensive Plan**

LAND USE POLICIES

Policies serve as a guide for decision-making and the development of goals and objectives. They should be a continual reference for city officials and city staff, and should be used to assure that goals, objectives and actions are addressed when reviewing new development and redevelopment that require zoning classification changes or amendment to the Future Land Use Plan. The following policies were considered by the Steering Committee in the development of land use considerations:

General

- ✧ Neighboring land uses should not detract from the enjoyment or value of properties.
- ✧ Potential land use impacts should be considered (noise, odor, pollution, excessive light, traffic, etc.).
- ✧ Transportation access and circulation should be provided for uses that generate large numbers of trips such as schools and large commercial areas, but should not infringe upon neighborhoods.
- ✧ Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices.
- ✧ Environmentally sensitive areas should be protected, including wildlife habitat areas and floodplains.

Residential Uses

- ✧ Neighborhoods should be buffered from major and minor arterial streets.
- ✧ Residential and commercial areas may be adjacent if separated by a buffer.
- ✧ Residences should be close to schools, parks and community facilities.
- ✧ Homes should have direct access to residential streets, but not to primary streets.
- ✧ Neighborhoods should have good access to major streets, but major streets should not divide a neighborhood.
- ✧ Residential areas should generally not be next to industrial areas.
- ✧ Residential areas should not be adjacent to major arterials.

Commercial Uses

- ✧ Buffers should separate commercial and residential areas.
- ✧ Commercial uses should be convenient to residential areas.
- ✧ Local businesses should be located at intersections of major and minor arterial streets.
- ✧ Larger commercial centers and office buildings should be located along major thoroughfares that are designed and constructed to accommodate heavy traffic.
- ✧ Commercial parcels should be large enough to accommodate intended uses with adequate parking and suitable landscaping.
- ✧ Commercial uses should include a variety of neighborhood stores, shopping centers, office and technology complexes, and freestanding commercial sites (restaurants and gasoline stations).

Industrial Uses

- ✧ Industrial uses should not be directly adjacent to residential areas.
- ✧ There should be good access to major and minor arterials and the toll road truck routes, hazardous material routes and railroads.
- ✧ Industrial locations should be targeted in selected industrial development areas.

- ✧ Landscaping and other buffers should separate industrial uses from other uses.
- ✧ Outdoor storage should be screened along street frontages and where visible from residential areas.

Parks and Open Space

- ✧ Parks should be evenly dispersed throughout the city and include larger community parks and smaller neighborhood parks.
- ✧ There should be linkages between parks, schools, employment centers and residential areas.
- ✧ Parks are a desirable use for floodplain areas.
- ✧ Parks and open space may be used to buffer incompatible land uses.
- ✧ Natural features should be preserved in parks and open space areas.

Community Facilities

- ✧ Major facilities should be centrally located together in easily accessible areas within the community.
- ✧ Additional public safety facilities should be dispersed in appropriate service areas.
- ✧ Community facilities should be located adjacent to major streets to accommodate traffic.
- ✧ Community facilities should be accessible by trails and sidewalks.

GOALS, OBJECTIVES AND ACTIONS

Goals, objectives and actions form the basis of the Comprehensive Plan. The following goal, objectives and actions should serve as a foundation for guiding future land use within the City. They are based on accepted planning principles to encourage an orderly and well-managed community now and in the future.

To develop the appropriate future land uses in the City of Sachse, the Comprehensive Plan Steering Committee reviewed the existing land uses then worked through a series of land use map scenarios to determine what uses were really needed to ensure that Sachse would be a viable community both in the near term and long range future. Their input and the comments received at the Town Meeting and neighborhood meetings formed the basis for the development of a new land use goal with objectives and actions to achieve that goal.

Land Use Goal: Ensure a balanced and diverse use of land within the City while maintaining desirable rural residential character.

Objective A: Encourage the continued development of compatible land uses by avoiding incompatible uses in close proximity to each other.

Action 1: Use the Future Land Use Plan in making development decisions to ensure compatibility between uses.

Action 2: Review and update the zoning map and development related ordinances to ensure incompatible uses are not in close proximity to each other.

Action 3: Discourage redevelopment of current low-density residential properties to higher density uses by adhering strictly to the zoning ordinance.

Land Use**Sachse Comprehensive Plan**

Objective B: Ensure adequate areas for local commercial development.

Action 1: Encourage and retain existing commercial uses, especially along major thoroughfares.

Action 2: Ensure infrastructure serving commercial land uses is provided.

Objective C: Provide adequate locations for new and larger regional commercial development along major thoroughfares and buffered from residential uses.

Action 1: Locate commercial uses along the Highway 78 and the proposed extension of the President George Bush Turnpike.

Action 2: Create a new “old town Sachse” in the vicinity of the original town site through zoning and business incentives.

Objective D: Ensure adequate areas for schools and other public facilities.

Action 1: Ensure infrastructure serving public facilities is provided.

Action 2: Work with the school district to locate schools at appropriate locations in terms of traffic and infrastructure extensions.

Action 3: Designate areas for new City facilities

Objective E: Designate as well as maintain appropriate industrial areas.

Action 1: Minimize impacts on residential areas through transitional buffering and visual screening.

Action 2: Provide adequate infrastructure in identified industrial areas.

Action 3: Encourage redevelopment and improvements in the existing industrial park.

Objective F: Increase accessibility of parks and open space areas to all members of the community.

Action 1: Ensure that there is adequate acreage of parks needed for the community to meet National Parks and Recreation Association standards for future population.

Action 2: Identify suitable land for future parks.

Action 3: Use areas along creeks, floodways and Muddy Creek Reserve for walking and riding trails.

Action 4: Link existing and future parks through sidewalks and trails.

Action 5: Continue partnerships with School Districts to develop parks adjacent to school sites.

Action 6: Provide areas for community facilities, which are accessible and appropriately located.

Objective G: Continue to put emphasis on procedural administration and enforcement of development codes and ordinances.

FUTURE LAND USE PLAN

The Future Land Use Plan reflects the desired pattern of growth over the planning period and is intended to guide public and private decision making about future land use and development within the community. This plan will aid in ensuring that development occurs in an orderly and efficient manner contributing to the quality of life in Sachse. In determining the future land use, the existing uses, environmental considerations and appropriate land use guidelines and policies were considered. The Future Land Use Plan is consistent with the stated goals, objectives and policies. It is a conceptual plan and although the delineation of the uses tends to follow streets and other divisions, it is not intended to be parcel specific.

The categories for **Figure 3-3 - Future Land Use Plan** are as follows:

- ✧ Rural residential (light green) – Rural, larger lot neighborhoods.
- ✧ Low Density Residential (yellow) – Neighborhoods with conventional detached dwellings.
- ✧ High Density Residential (gold) – Tri-plexes, four-plexes, apartment buildings and assisted living centers.
- ✧ Public (blue) – Public buildings and offices, semi-public facilities including public and private schools, churches, and historical buildings.
- ✧ Original Town Site-Mixed Use (orange) – Residences and small businesses in residential type buildings compatible with the older areas.
- ✧ Commercial (red) – General retail, wholesale and office buildings.
- ✧ Business Park (peach) – Offices and office buildings, technology centers, restaurants and specialty retail.
- ✧ Industrial (gray) – Light industrial office, warehousing and assembly, and manufacturing.
- ✧ Parks and Open Space (green) – Public and private parks, trails, floodways and public golf courses.

The following table shows the amount of acreage for each land use classification of Future Land Use Plan.

Land Use

Sachse Comprehensive Plan

**TABLE 3-2
FUTURE LAND USE PLAN ACREAGE**

CATEGORY	ACRES*	PERCENT
Rural Residential	1358.935	21.93%
Low Density Residential	2301.088	37.11%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
Total	6200.029	100.00%

* Note: Acreages are approximate.

In keeping with the desire of the citizens to retain the rural residential character of the City, most of the currently undeveloped areas in the City are shown in the new land use classification. Older, large lot areas are also classified as rural residential in order to preclude subdivision into smaller lots.

Commercial development is encouraged in the business and office park classifications along the proposed routes for the extension of the President George Bush Turnpike to provide additional tax base as well as provide new workplaces in Sachse. Other commercial areas are encouraged to remain and expand along Highway 78. Considering the potential for redevelopment in the older areas and original town site, a mix of residences and businesses is encouraged to provide additional commercial that will not infringe on the current residential uses.

Adequate areas should be provided for public facilities including City facilities and those for future schools (elementary, middle and high school). It should be noted that schools, parks and other public facilities are permitted uses in residential zoning districts in the current zoning ordinance.

Industrial uses remain along the railroad with a new industrial area on the far east side of the City. Additional landscape buffering should be provided in areas where industrial uses are adjacent to or front residential areas.

New park development is indicated in several areas on the northwest side of Highway 78, with the largest being the area of the closed landfill. The separate Parks Master Plan details the proposed park development as well as the proposed trail system.

RELATIONSHIP OF LAND USE TO ZONING

Zoning is a form of land use control permitted by both the federal and state governments. The applicable statutes for municipal land use and zoning are found in Section 211 of the *Texas Local Government Code*. This statute includes the requirement that zoning be in conformance with the Comprehensive Plan. When a zoning change is requested, the first step in considering the change is to see what the Future Land Use Plan has determined as the appropriate use of the property. If the use is not in conformance, the request may be denied. To grant the requested change would require that the Future Land Use Plan be amended before the zoning change could occur. This requires careful consideration to be sure that the change is in accordance with the principles, goals and objectives of the Land Use Element of the Comprehensive Plan. The use of the Future Land Use Plan in decision making relating to zoning and subdivision approvals is to ensure that development and redevelopment are consistent with the City's Comprehensive Plan. Each new development or redevelopment should be reviewed for general compliance to the plan, but this does not automatically preclude a use not identified in an area from being located there.

IMPLEMENTATION

The Future Land Use Plan is a very general plan for future land use and development. It bridges the gap between existing and future development. In using land use principles and policies it is available to guide new projects so that they may better blend into the community. The Plan is not to be considered etched in stone or viewed as zoning. The areas shown on the map are considered to be the best use of the property at the time the map was developed. The map does not attempt to predetermine the use of each individual tract, but seeks to establish a logical framework for future land use and development decisions.

The implementation tools of a Comprehensive Plan are the Zoning Ordinance, the Subdivision Regulations and the Capital Improvements Program.

The **Zoning Ordinance** and the zoning map should not to be confused with land use, nor are the maps for zoning and land use interchangeable. While the Future Land Use Plan expresses the desirable land use, the zoning map indicates the permitted use of the property in accordance with the Zoning Ordinance for the district in which it is located. In some cases the current use of the property is not a permitted use, having been in existence prior to the adoption of the Zoning Ordinance. In such cases, the non-conforming use is "grandfathered" as

Land UseSachse Comprehensive Plan

long as it continues in operation. However, should the non-conforming use cease for a specified period of time, the property use must be in compliance with the permitted uses in the zoning districts and in accordance with the land use map.

The **Subdivision Regulations** govern the division of land and the platting process. Plat requirements should conform to the zoning district in which the new subdivision is located. The Subdivision Regulations also work with the **Capital Improvements Program** to guide general development and the expenditures for infrastructure needs. Easements, rights-of-way, and the location of parks and public facilities are included in the requirements of both of these tools. Other implementation tools are the new landscape ordinance and the Building Code.

AMENDMENTS TO THE FUTURE LAND USE PLAN

It is recognized that circumstances will change in the future and the Comprehensive Plan will require modifications and refinements to be kept up-to-date and current. Needed adjustments and changes to the Future Land Use Plan and other components of the Land Use element should be carefully considered as part of the annual Plan updates and five-year major Plan revisions. Amendments to the Future Land Use Plan should be subject to the same scrutiny and considered through the same public processes and procedures required in any ordinance change.



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I'm 100% in favor. Mr. Dan Herzog is a trustworthy developer. We have great confidence in this man. This will be a win-win for us & for Sachse.

SIGNATURE: JoAnn Dixon "Property Owner"
 PRINTED NAME: JoAnn Dixon
 ADDRESS: 1617 Windsor Dr Mesquite, TX, 75149

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 5

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Daniel S. Chen MD

DANIEL S. CHEN

4001 Pleasant Valley, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: *Have been here for 34 yrs. Strongly paid our taxes without fail. Don't want to deal with the traffic + crime rate that it will bring*

SIGNATURE: *Louis Lopez*
PRINTED NAME: *Louis Lopez*
ADDRESS: *4503 Pleasant Valley Rd.
 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

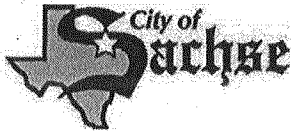
COMMENTS: *Bring new growth to the city of Sachse and very pleased that Herzog Development is the purchaser of said property.*
SIGNATURE: *Rich Rutherford Judy Cook*
PRINTED NAME: *Rich Rutherford Judy Cook*
ADDRESS: *4401 Pleasant Valley Rd Sachse, TX 75048*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
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EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
to remove Ben Road from Thoroughfare
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
rural to residential

COMMENTS: Not making Ben Rd. a road will protect
the neighborhood from increased traffic & noise.
I am against changing the zoning from rural to residential

SIGNATURE: Melody Acord
PRINTED NAME: Melody Acord
ADDRESS: 5404 Oakridge Circle

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
Department**

NOTICE OF PUBLIC HEARING

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

COMMENTS: I support the current future land use plan
I see no reason to change to low density residential just
so a developer can make an even larger profit margin

SIGNATURE: Manuel L. Jackson
PRINTED NAME: MANUEL L. JACKSON
ADDRESS: 5517 PINNACLE OAK DR. SACHSE TX

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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If you have any questions concerning this request, please contact the Community Development Department. Phone: (469) 429-4781 Email: mkurbansade@cityofsachse.com	RETURN BY FAX OR MAIL City of Sachse Community Development Dept. 3815-B Sachse Road, Sachse, Texas 75048 FAX: (972) 675-9812
--	---



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I AM OPPOSED TO THE
ZONING CHANGE BUT IN FAVOR OF
BEN ROAD BEING CLOSED

SIGNATURE: Joel Dean
 PRINTED NAME: JOEL W. DEAN
 ADDRESS: 5603 PINNACLE OAK DR.

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 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

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 DATE: February 11, 2014
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* ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

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

COMMENTS: Opposing Zoning Change

* In favor of removing Ben Road from the Master Thoroughfare Plan
 SIGNATURE: Sheral Baxter
 PRINTED NAME: Sheral Baxter
 ADDRESS: 5604 Pinnacle Circle Sachse, Tx

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City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
March 3, 2014 1:23:33 PM CST

REMOTE CSID
972 781 7142

DURATION
124

ATTACHMENT 5

PAGES
2

STATUS
Received

Mar 03 2014 1:20PM

GARLAND FMO

972-781-7142

page 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS: I do NOT want the added traffic going thru our neighborhood!

SIGNATURE: Thomas C. Mahan
PRINTED NAME: Thomas C. Mahan
ADDRESS: 1510 Plomade Oak
Sachse, TX.

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3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED February 23, 2014 2:14:00 PM CST	REMOTE CSID 972 675 2645	DURATION 69
Feb 23 14:02:12p	Michael & Kellie Aragon	972-675-2645

ATTACHMENT 5

STATUS Received
p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS: YES TO REMOVE BEN ROAD !!
NO TO LOW DENSITY; NEED DIVERSITY (LARGER LOTS
TO KEEP SACHSE SACHSE;

SIGNATURE: *Michael Aragon*
PRINTED NAME: MICHAEL ARAGON
ADDRESS: 5612 PENNACLE CIR

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 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED
March 5, 2014 8:01:01 AM CST

REMOTE CSID
972-583-1859

DURATION
42

ATTACHMENT 5

PAGES
1

STATUS
Received

05-Mar-2014 08:00 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

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

COMMENTS: I am in favor of removing Ben Roads. But I am against adding more Low Density Residential. Sachse needs variety & rural would be preferred.
SIGNATURE: Michael J. Kellam
PRINTED NAME: Michael J. Kellam
ADDRESS: 5619 Vinnard Cr. Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 8815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-B Sachse Road, Sachse, Texas.

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Phone: (469) 429-4781
Email: mkurbansadc@cityofsachse.com

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City of Sachse Community Development Dept.
8815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

COMMENTS: My desire is to make sure Ben Rd cannot be connected through to Pleasant Valley from Pinnacle Oaks regardless of the rezoning.

SIGNATURE: Glenn F. Schmidt
 PRINTED NAME: Glenn F. Schmidt
 ADDRESS: 5707 Pinnacle Circle, Sachse, TX. 75048

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Community Development Department

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

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: Burt Hesson

PRINTED NAME: Burt Hesson

ADDRESS: 5716 Pinnacle Circle Sachse TX 75048

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Email: mkurbansadc@cityofsachse.com

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



FEB 21 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS: - Opposed to future land use plan
- in favor of removing Ben Rd from
master thoroughfare plan

SIGNATURE: E. Donnelly

PRINTED NAME: EMILY DOWNELLY

ADDRESS: 6302 BEN RD SACHSE TX 75048

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RETURN BY FAX OR MAIL

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 5

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: While I am willing to support the request to remove Ben Road from the Master Thoroughfare Plan, I oppose the zoning change from Rural to Low Density.

SIGNATURE: [Signature]

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN ROAD SACHSE, TX 75048

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED

February 24, 2014 6:25:13 PM CST

REMOTE CSID

972 463 6483

DURATION

152

PAGES

2

STATUS

Received

Dec 22 10 09:47p

WILLIAM HEMPEL

972-463-6483

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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- ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I AM OK WITH THE LAND USE AS LONG AS I HAVE A GUARANTEE FROM THE DEVELOPER AND

THE CITY THAT ALL COSTS TO CONNECT TO THE FUTURE SEWER LINE IS PAID BY THE CITY AND DEVELOPER. TO INCLUDE IMPACT FEE, CONNECTION FEE AND

SIGNATURE: [Signature]

PRINTED NAME: WILLIAM E HEMPEL

ADDRESS: 6318 BEN RD SACHSE TX

THE COST OF THE LATERAL FROM MY HOUSE TO STREET AND IF A LIFT PUMP IS NEEDED THAT IS COVERED TOO

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Community Development Department

NOTICE OF PUBLIC HEARING

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

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

COMMENTS: *Rural is what makes Sachse beautiful and attracts many business owners like myself. Therefore, keep this part of our city rural and beautiful.*

SIGNATURE: 

PRINTED NAME: Steven T. Le

ADDRESS: 6401 Eastview Drive

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3815-B Sachse Road, Sachse, Texas 75048

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**Community Development
Department**

NOTICE OF PUBLIC HEARING

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

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

COMMENTS: THIS IS A DOUBLE-EDGED AMENDMENT. IF WE VOTE TO REMOVE BEN RD. FROM MASTER THOROUGHFARE PLAN AS COLLECTOR THOROUGHFARE THEN APPROVING LOW DENSITY WHICH WE ARE AGAINST.
SIGNATURE: JUDY + LANNY GOUGE
PRINTED NAME: JUDY + LANNY GOUGE
ADDRESS: 6408 BEN RD., SACHSE, TX.

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, March 10, 2014**. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at **7:30pm on Monday, March 17, 2014**. 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, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED

February 20, 2014 5:22:32 AM CST

REMOTE CSID

9726619255

DURATION

66

ATTACHMENT 5

PAGES

2

STATUS

Received

Feb. 20. 2014 5:21AM

copart inc hq

No. 1058

P. 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS:

*Change will drive too much traffic down
existing Country Club Drive*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Rory Seiden

6415 Meadowcrest Ln 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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, Texas 75048

FAX: (972) 675-9812

JAN 24 2014

**HERZOG DEVELOPMENT CORPORATION
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081**

January 17, 2014

Mr. Marc Kurbansade
Director of Community Development
City of Sachse
3815 Sachse Road
Building B
Sachse, Texas 75048

Dear Mr. Kurbansade,

This letter is to express our intent to develop approximately 174.82 acres of land in the Thomas R. Goodwin Survey, Abstract No. 502, located at the northeast corner of Pleasant Valley Road and Ben Road. The current Comprehensive Plan has this property shown as rural residential. The intent is to retain the rural residential land use on approximately 24 acres and develop the remaining portion of the property with a low density residential land use designation.

The rural residential land use area is being retained to provide a buffer for the existing rural residential land southwest of and adjacent to Ben Road and on the northwest which is the Pinnacle Oaks Subdivision. The low density residential land use area will extend eastward from the rural residential land use area to the city limits. The concept allows for a diversity of residential product types within the development that will help the short term and long term viability of the project and the City of Sachse. These land use designations are consistent with the desire of the City of Sachse to retain the City's rural residential character while providing for the necessary rooftops to attract commercial development to support the shopping needs of the residential development and increase the commercial tax base in the City. The land use designations for the proposed development are shown on the attached Exhibit "A"

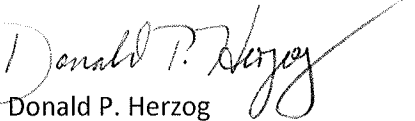
This land use pattern for the proposed development is the same as was approved for Woodbridge; a master planned residential development where the existing rural residential land use along Bailey Road is buffered with larger low density residential lots with a transition of various low density residential lot types to the city limits. The planned development concept will be used to ensure the proposed development contains the same land use principles, development standards and environmental considerations which have been implemented in Woodbridge and are important to the City.

The development of Woodbridge as low density residential over the past 15 years has provided a sufficient number of homes to attract the interest of commercial development at the SH78/Woodbridge Parkway intersection. Likewise the low density residential use for the proposed development will assist in attracting commercial development to the SH190 corridor between Merritt Road and Miles Road.

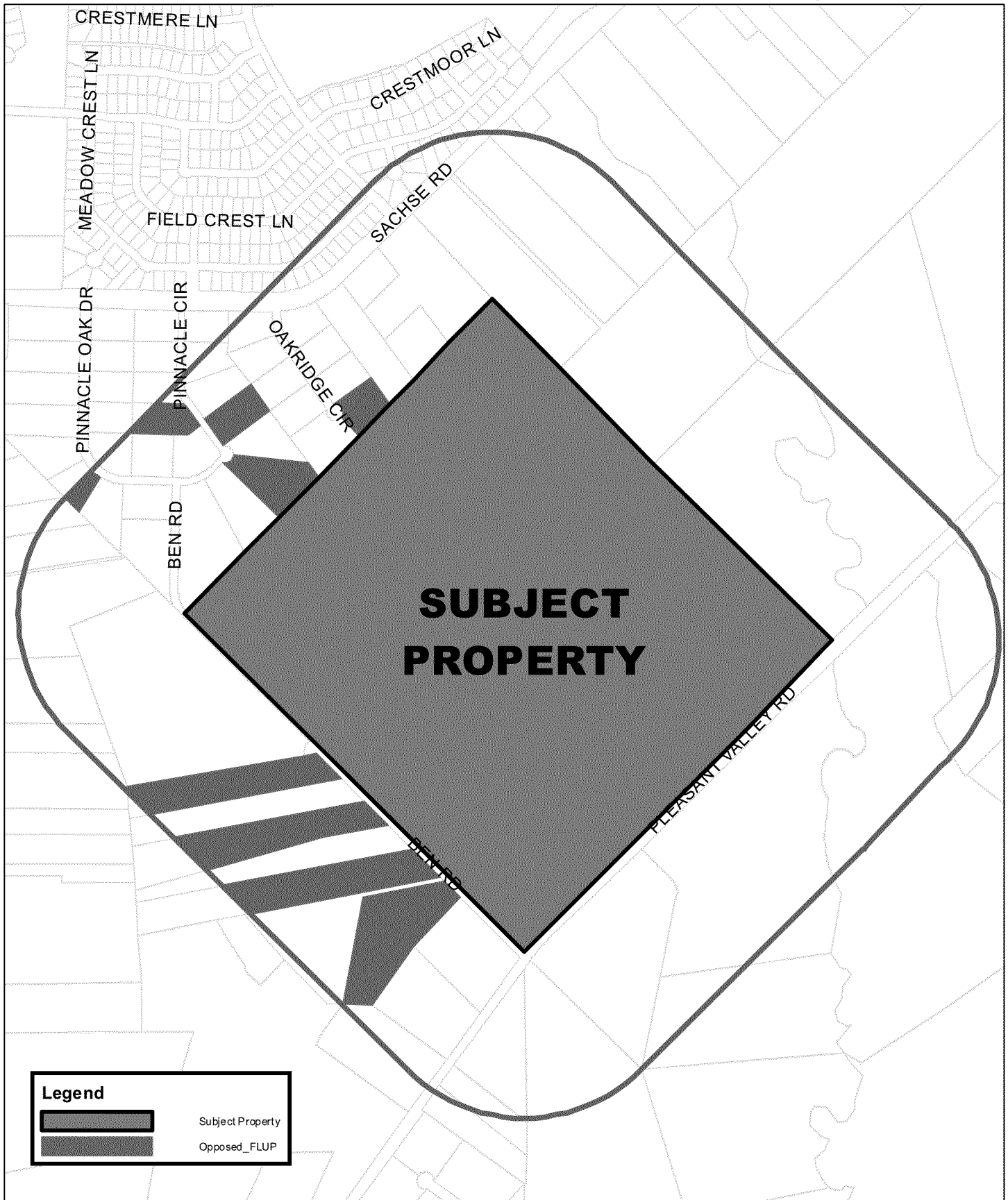
The development of Pinnacle Oaks has satisfied the need for acreage lots in Sachse since October, 1997 as there has not been a final plat of one acre or greater lots platted since then. Base on the absorption rate of Pinnacle Oaks over the years, the rural residential lots in the proposed development will probably satisfy the residential market for acreage lots for the next 8 years.

We respectfully request the Comprehensive Plan or Land Use Plan be amended accordingly.

Sincerely,

A handwritten signature in cursive script, reading "Donald P. Herzog". The signature is written in dark ink and is positioned above the printed name.

Donald P. Herzog
President



20% OPPOSITION MAP

*Woodbridge South PD
Future Land Use Amendment
Map Created: March 3, 2014*

**HERZOG DEVELOPMENT CORPORATION
800 E. CAMPBELL ROAD, SUITE 130
RICHARDSON, TEXAS 75081**

March 11, 2014

Mr. Marc Kurbansade
Director of Community Development
City of Sachse
3815 Sachse Road
Building B
Sachse, Texas 75048

RE: 174.82 Acre Tract of Land on Pleasant Valley Road at Ben Road

Dear Mr. Kurbansade,

This letter is to request the City Council postpone any action scheduled for the March 17th Council meeting pertaining to the amendment of the Future Land Use Plan and the Thoroughfare Plan pertaining to the above referenced property until the public hearing for the zoning of the property is scheduled before the Council.

Sincerely,

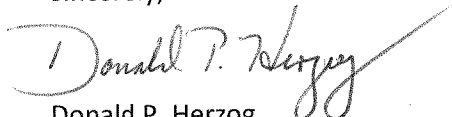

Donald P. Herzog

EXHIBIT A
155 ACRE ZONING DESCRIPTION
PLEASANT VALLEY

BEING A 155 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND A PORTION OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 155 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 12 MINUTES EAST ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 259.5 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 16 MINUTES WEST, OVER AND ACROSS SAID 45.32 ACRE TRACT OF LAND, AT AN APPROXIMATE DISTANCE OF 1587 FEET PASSING THE NORTHWESTERLY LINE OF SAID 45.32 ACRE TRACT OF LAND SAME BEING THE SOUTHEASTERLY LINE OF SAID 79.4965 ACRE TRACT OF LAND, CONTINUING OVER AND ACROSS SAID 79.4965 ACRE TRACT OF LAND IN ALL FOR A TOTAL DISTANCE OF 2673.8 FEET;

THENCE CONTINUING OVER AND ACROSS SAID 79.4965 ACRE TRACT OF LAND, THE FOLLOWING:

NORTH 44 DEGREES 18 MINUTES EAST, A DISTANCE OF 154.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3696.0 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES FOR AN ARC LENGTH OF 777.0 FEET;

NORTH 34 DEGREES 34 MINUTES, A DISTANCE OF 141.0 FEET;

SOUTH 58 DEGREES 24 MINUTES, A DISTANCE OF 639.4 FEET TO THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT AN APPROXIMATE DISTANCE OF 1402 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502;

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

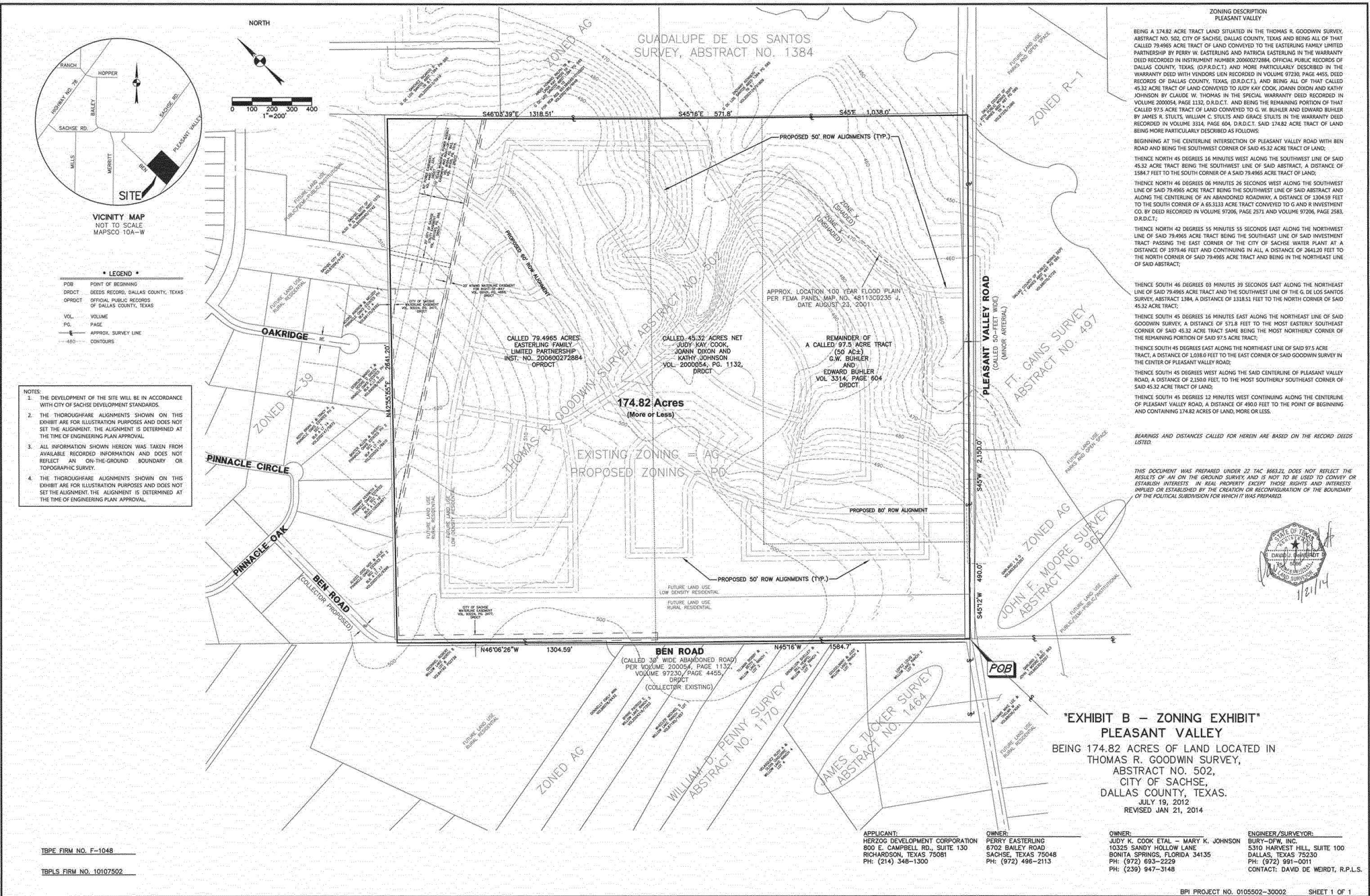
THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1,038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2,150.0 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 230.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 155 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



ZONING DESCRIPTION
PLEASANT VALLEY

BEING A 174.82 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 174.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 16 MINUTES WEST ALONG THE SOUTHWEST LINE OF SAID 45.32 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT, A DISTANCE OF 1584.7 FEET TO THE SOUTH CORNER OF A SAID 79.4965 ACRE TRACT OF LAND;

THENCE NORTH 46 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT AND ALONG THE CENTERLINE OF AN ABANDONED ROADWAY, A DISTANCE OF 1304.59 FEET TO THE SOUTH CORNER OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT A DISTANCE OF 1979.46 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID ABSTRACT;

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2150.0 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 490.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 174.82 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 8663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



"EXHIBIT B - ZONING EXHIBIT"
PLEASANT VALLEY

BEING 174.82 ACRES OF LAND LOCATED IN
THOMAS R. GOODWIN SURVEY,
ABSTRACT NO. 502,
CITY OF SACHSE,
DALLAS COUNTY, TEXAS.

JULY 19, 2012
REVISED JAN 21, 2014

APPLICANT:
HERZOG DEVELOPMENT CORPORATION
800 E. CAMPBELL RD., SUITE 130
RICHARDSON, TEXAS 75081
PH: (214) 348-1300

OWNER:
PERRY EASTERLING
6702 BAILEY ROAD
SACHSE, TEXAS 75084
PH: (972) 496-2113

OWNER:
JUDY K. COOK ETAL - MARY K. JOHNSON
10325 SANDY HOLLOW LANE
BONITA SPRINGS, FLORIDA 34135
PH: (972) 693-2229
PH: (239) 947-3148

ENGINEER/SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL, SUITE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.

TBPE FIRM NO. F-1048

TBPLS FIRM NO. 10107502

Sachse

TEXAS

Comprehensive Plan
2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

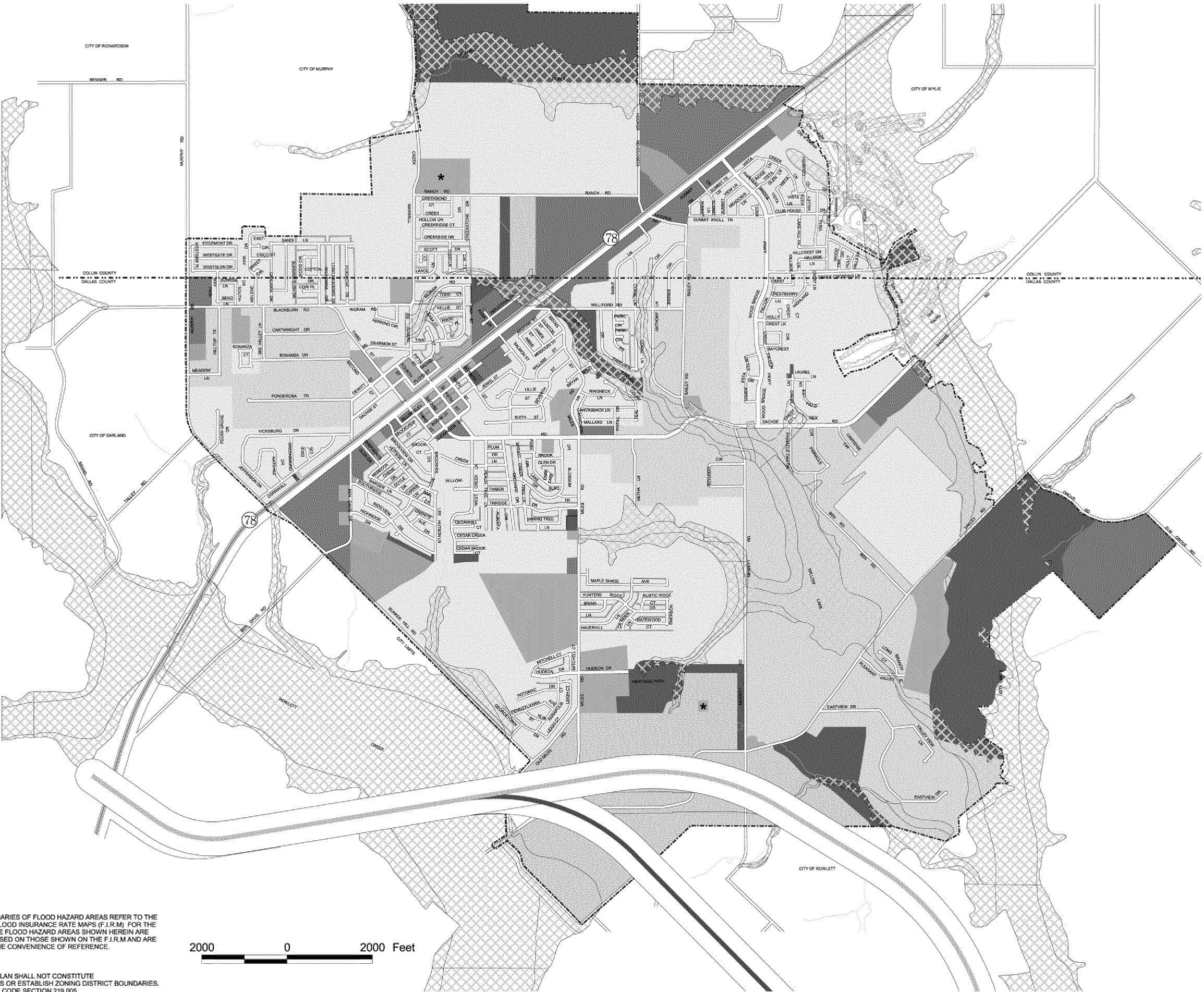
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M. AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



HARTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/ECONOMISTS
214-388-9171 972-424-8718



**TABLE 3-2
FUTURE LAND USE PLAN ACREAGE**

CATEGORY	ACRES*	PERCENT
Rural Residential	1358.935	19.42%
Low Density Residential	2301.088	39.61%
High Density Residential	63.053	1.02%
Commercial	251.369	4.05%
Old Town	22.412	0.36%
Business Park	529.522	8.54%
Industrial	188.532	3.04%
Public, Semi-Public/Institutional	263.177	4.24%
Parks	631.237	10.18%
ROW	590.704	9.53%
Total	6200.029	100.00%

*Note: Acreages are approximate.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING FIGURE 3-3 FUTURE LAND USE PLAN OF THE SACHSE COMPREHENSIVE PLAN; AMENDING TABLE 3-2 FUTURE LAND USE PLAN ACREAGE OF THE SACHSE COMPREHENSIVE PLAN; 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 City of Sachse Comprehensive Plan is intended to capture the policy direction and priorities of the City; and

WHEREAS, the Land Use Section of the Comprehensive Plan, including the Future Land Use Plan, serves as a general guide for long range growth and development of the community's land uses; and

WHEREAS, an updated Future Land Use Plan is necessary for accommodating growth estimates of the City and for the orderly development of the community.

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

SECTION 1. That the Comprehensive Plan and Future Land Use Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in Future Land Use designation from Rural Residential to Low Density Residential on an approximately 155-acre tract of land generally located on the northeast corner of Pleasant Valley Road and Ben 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 Figure 3-3 of the Sachse Comprehensive Plan, the Future Land Use Plan, is hereby amended as shown on Exhibit "C," attached hereto and incorporated herein by reference.

SECTION 3. That Table 3-2 of the Sachse Comprehensive Plan, the Future Land Use Plan Acreage, is hereby amended as shown on Exhibit "D," attached hereto and incorporated herein by reference.

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 Plan 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.

Duly PASSED by the City Council of the City of Sachse, Texas on the ____ day of _____, 2014.

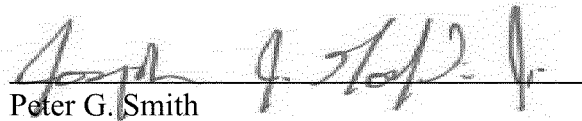
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(03-03-14/65012)



Legislation Details (With Text)

File #: 14-2122 **Version:** 1 **Name:** CD - WB SOUTH MTP CC
Type: Agenda Item **Status:** Agenda Ready
File created: 4/1/2014 **In control:** City Council
On agenda: 4/21/2014 **Final action:**
Title: Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

Sponsors:

Indexes:

Code sections:

Attachments: [CD - WB SOUTH MTP CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 7.pdf](#)
[CD - WB SOUTH MTP CC - ATTACHMENT 8.pdf](#)
[CD - WB SOUTH MTP CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH MTP CC - DRAFT ORD.pdf](#)
[CD - WB SOUTH MTP CC - PRESENTATION.pdf](#)

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

Title

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Executive Summary

The adjacent property owners are requesting that Ben Road, both an existing and proposed collector thoroughfare, be removed from the Thoroughfare Plan as a collector thoroughfare.

Background

The request for this amendment is one part of a three-part request being made by the adjacent property owners. The other two parts of the request being made are a Future Land Use Plan amendment and a Zoning District amendment.

The subject right-of-way is Ben Road, which is located at the eastern edge of the City of Sachse and directly connects to Pleasant Valley Road (See Attachment 1). The earliest identification of Ben Road as a Collector thoroughfare was on the March 1991 Thoroughfare Plan. In this Plan, Ben Road was identified as a 4-lane undivided thoroughfare directly linking Pleasant Valley Road and Sachse Road.

In the April 2000 Thoroughfare Plan, Ben Road is still identified as a 4-lane undivided thoroughfare; however, the road intersects with Pinnacle Oaks Drive and does not directly intersect with Sachse Road. In the Thoroughfare Plan that was included in the 2001 Comprehensive Plan, the same configuration is maintained, but an additional Collector thoroughfare is shown farther to the east. Finally, in March 2010, an amendment was made to the Thoroughfare Plan; however, this did not impact either of the alignments for the two aforementioned Collector thoroughfares (See Attachment 2 for the latest version of this Thoroughfare Plan).

Planning and Zoning Commission recommended approval by a vote of 6-1 at their March 10, 2014 meeting.

City Council voted to postpone this item by a vote of 7-0 at their March 17, 2014 meeting.

Policy Considerations

The Plan Amendment process for the Thoroughfare Plan is described on page 4-9 of the Comprehensive Plan (See Attachment 3 for a copy of the entire Transportation Element of the Comprehensive Plan); however, the amendment criteria are not succinctly defined. In order to evaluate this amendment, staff considered whether the proposed removal of the thoroughfare (Ben Road) would not adversely impact other existing and proposed thoroughfares as shown in the proposed Thoroughfare Plan. In short, would the one remaining collector between Sachse Road and Pleasant Valley Road be capable of absorbing all of the traffic in this area that was accounted for by two collectors? It should be noted that this analysis is based on ultimate build-out and incorporates the density increase included with the proposed Future Land Use Amendment.

The analysis provided by the applicant (See Attachment 4), substantiates the removal of Ben Road as a Collector thoroughfare.

The City Engineer has analyzed these results and provided a memorandum detailing his agreement with the methodology and findings (See Attachment 5).

Additional tools in the evaluation of the proposed amendment are the Goal and associated

Objectives outlined in the Transportation Element (see below).

Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

Objective B: Alternative transportation modes should be available to the residents of the City.

Action 1: Provide designated on and off street bike routes.

Action 2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

Objective C: Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

Action 1: Downgrade the functional classifications of roads traversing Sachse to discourage their use by larger vehicles.

Action 2: Adopt designated enforceable truck routes.

Action 3: Establish Hazardous Material Routing.

Action 4: Provide better enforcement of traffic regulations, especially for trucks.

Action 5: Provide signage for truck traffic movement through and within the Sachse area.

Of the three above Objectives, Objectives B and C are not entirely applicable; however, Objective A is applicable, specifically the “Action 1” item. The recommendation of approval made by staff is largely based on adherence to this item. As explained in the consultant’s report, the removal of Ben Road from the Thoroughfare plan will be able to be accounted for in the one Collector thoroughfare connecting Sachse Road and Pleasant Valley Road.

Public Notification of this request was sent to all property owners within 1,000 feet of the subject property. While not required, staff used this as an opportunity to seek feedback. This feedback request sheet was combined with the companion Future Land Use Element. It should be noted that the majority of respondents were in favor of the removal of Ben Road from the Thoroughfare Plan, while remaining opposed to the companion Future Land Use

amendment. Refer to Attachment 6 for a list of responses and Attachment 7 for a map of these responses.

Budgetary Considerations

This item is on the 10-year Capital Improvements Plan, and estimated to cost \$2,967,900 in order to construct; however, this is not a funded project. Removal of this thoroughfare from the Thoroughfare Plan would in effect remove the construction of this road from the Capital Improvements Plan.

Staff Recommendations

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4 -1, Thoroughfare Plan of the Sachse Comprehensive Plan.

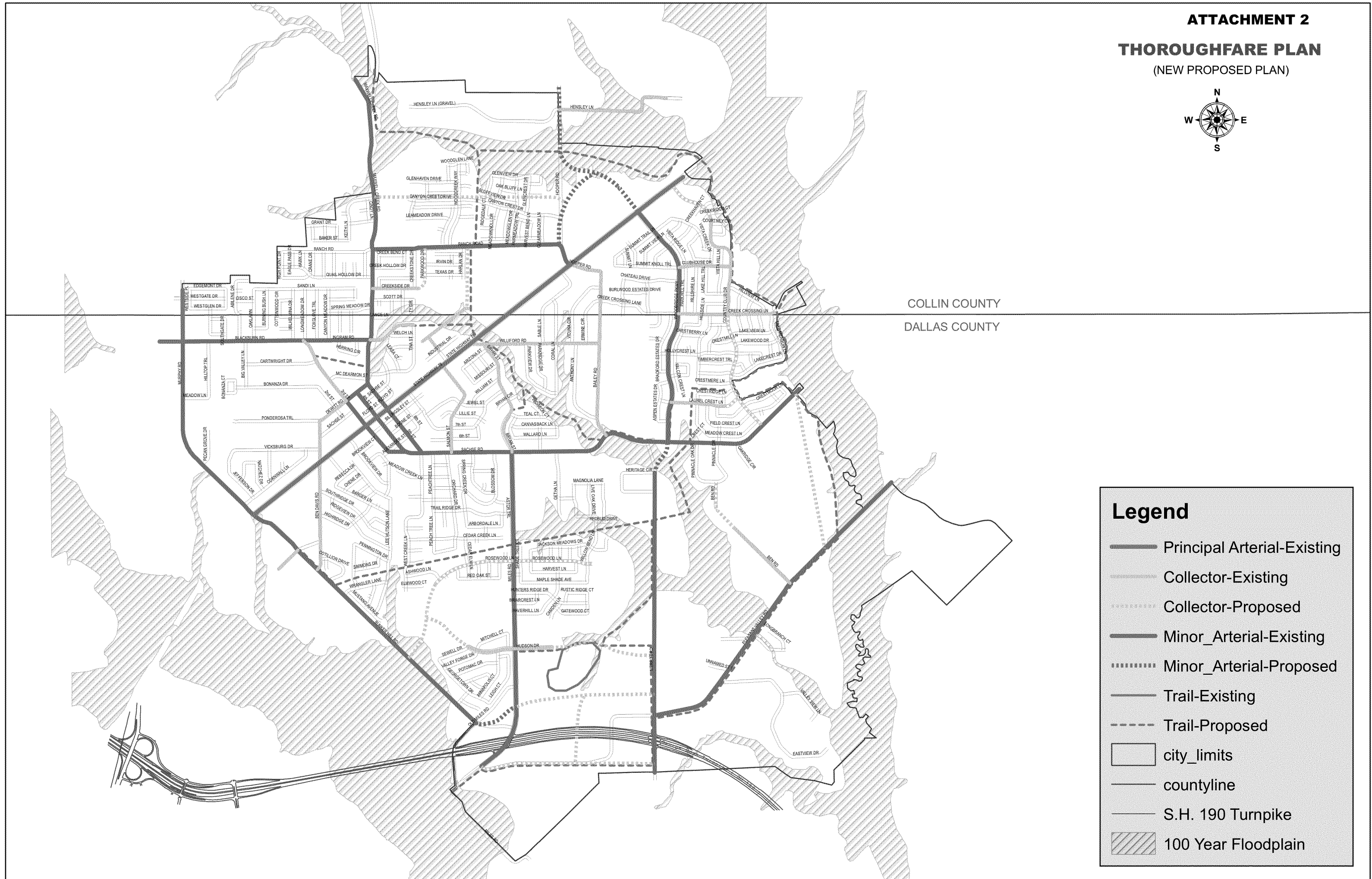
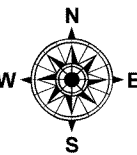


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LOCATION MAP

*NEC Pleasant Valley Road & Ben Road
Master Thoroughfare Plan
Map Created: March 5, 2014*

(NEW PROPOSED PLAN)





Transportation

Sachse Comprehensive Plan

The Transportation Element of the Sachse Comprehensive Plan provides a framework for planning and guiding the rational and orderly development of the area's thoroughfare system, including Expressways, Arterials, Collectors and Local Streets. This element includes a review of previous transportation plans and studies, overview of existing transportation facilities and services, analysis of travel characteristics and development of the thoroughfare system plan for the City of Sachse. It covers the same geographic area, within the city limits, as other elements of the Comprehensive Plan. The planning area boundary is illustrated in **Figure 4-1 - Thoroughfare Plan**.

AUTHORITY FOR PLANNING AND REGULATING THOROUGHFARES

Under the provisions of Article XI, Section 5 of the Texas Constitution and Title 7, Chapter 212 of the Texas Local Government Code, the City of Sachse may require that development plans and subdivision plats must conform to "...the general plan of the municipality and its current and future streets..." and, "...the general plan for extension of the municipality and its roads, streets and public highways within the municipality and its extraterritorial jurisdiction.....". Requirements for right-of-way dedication and construction of street improvements should apply to all subdivision of land within the City's incorporated area.

PREVIOUS PLANS AND STUDIES

There are a number of related plans and studies that address transportation improvement needs for the City of Sachse, Dallas and Collin Counties and the Metroplex, which are being reviewed and considered in the development of the Comprehensive Plan.

- ❖ *Comprehensive Plan Update, 1986 as amended*
- ❖ *North Central Texas Metropolitan Planning Organization Regional Transportation Plan—Mobility 2025*

EXISTING TRANSPORTATION SYSTEM

The development of the Transportation Element for the Comprehensive Plan includes analysis and evaluation of the City of Sachse's existing transportation system. The existing roadway and traffic conditions of the highway and street network have been identified and analyzed to assist in determining long-range needs for thoroughfare system development. Physical conditions of the roadway system and characteristics of existing travel patterns are based upon available information obtained through the City of Sachse, Dallas and Collin Counties, North Central Texas Metropolitan Planning Organization (MPO), Texas Department of Transportation (TxDOT), and other governmental agencies. Other transportation modes, facilities and services have also been identified and analyzed.

Sachse's transportation system is served by three modes: automobile, rail and non-motorized. The automobile travel mode, the predominant mode, is served through a utilitarian roadway network of state highways and local roads and streets. Sachse's solitary state highway is State Highway (SH) 78, which connects northeastern Dallas County with eastern Collin County and Fannin County. Through Sachse, Highway 78 is a four-lane divided facility that traverses the city from southwest to northeast. The remainder of Sachse's roadway network is comprised of local roads and streets. It should be noted that the planned extension of the President George Bush Turnpike (Highway 190) might pass through southern Sachse.

The rail mode in Sachse is accommodated by a track owned by Union Pacific that runs adjacent to SH 78 across the city. Because of its proximity to SH 78, this track contains numerous at-grade crossings. In addition, this track causes a significant geometric constraint where crossing roads intersect SH 78.

Although there are currently few facilities dedicated to the non-motorized travel mode, there is a demand for such facilities. As a result, the city is planning the future construction of a trail system designed to accommodate pedestrians, bicycles, and equestrians.

Major Traffic Generators

The location and character of land uses that generate large numbers of trips have a major influence on traffic volumes and flow patterns. Major traffic generators are identified and considered in reviewing the transportation system and developing the Transportation Element. At this time, there are a number of small local businesses and activities in the area. Since the area is expected to grow in both residential and commercial developments, future major traffic generators in the area may include the industrial park, the new Sachse High School and the eventual commercial development near the proposed turnpike.

THOROUGHFARE PLAN

Thoroughfare System Planning is the process used by cities and other governmental entities to assure development of the most efficient and appropriate street system to meet existing and future travel needs. The purpose is to ensure orderly and progressive development of the streets to serve mobility and access needs of the public. Thoroughfare planning is interrelated with other components of comprehensive planning and urban development such as land use, housing, environment and public utilities.

It is a common misconception that a Thoroughfare Plan is a blueprint for capital improvements, that once a street or road is shown on a Thoroughfare Plan, it must be improved to the minimum standards shown on the Plan. However, this is not the purpose of a Thoroughfare

Plan. Its purpose is to identify how streets and roads operate and are intended to operate, to provide guidance to local officials and property owners in the decision making process and to help ensure the construction of a logical, complete and functional roadway network. Through the use of typical cross-sections defined for each functional classification, the Thoroughfare Plan provides a uniform and consistent design for all new or improved roadway facilities, which helps provide guidance to motorists with respect to utility, speed and land use. While the Thoroughfare Plan does not identify who is responsible for funding and/or building proposed thoroughfare improvement, including new roadways, it shall be considered to be standard operating procedure that **developers are responsible for constructing and/or improving that portion of all roadways within or adjacent to their development, regardless of functional classification.** While the Thoroughfare Plan does identify how streets and roads are intended to operate, it **does not mandate that an existing functionally classified street or road must be improved to the specifications shown**, except where adjacent to or traversing a new development. In other words, just because an existing street or road is shown as a particular functional classification does not mean it must be improved to conform to the cross-section shown for that particular classification where it is not adjacent to or traversing a new development.

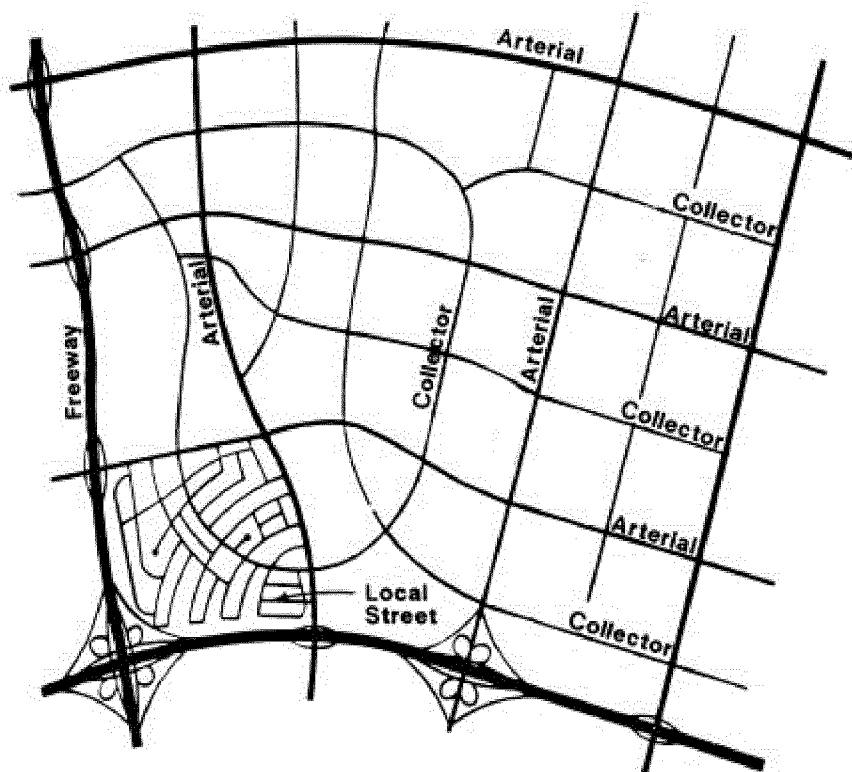
A Thoroughfare Plan is just that, a plan. It is important to recognize that the alignments shown for proposed facilities represent desired corridors and are merely illustrative. In other words, the alignments shown are general alignments. Because of geographical and other constraints, actual alignments may vary. The approximate alignments and right-of-way requirements for planned thoroughfares shown on the Plan should be considered in platting of subdivisions, right-of-way dedication and construction of major roadways.

The Sachse Thoroughfare Plan classifies every road and street within the corporate limits into one of five categories (listed from highest functional classification to lowest): Tollway, Principal Arterial, Minor Arterial, Collector and Local Street. The Sachse Thoroughfare Plan is represented graphically in **Figure 4-1 - Thoroughfare Plan**. While the Plan does show future alignments for those facilities assigned a functional classification of Collector or higher, it does not show future alignments for new Local Streets, because these streets function principally to provide access to adjacent land and their future alignments may vary depending upon specific development plans. Local Street alignments should be determined by the City, in cooperation with developers, as part of all planning for new development.

FUNCTIONAL CLASSIFICATION OF THOROUGHFARES

Thoroughfares are grouped into functional classes according to the type of service they are intended to provide. Thoroughfares are classified according to their functional role in terms of *movement* and *access*. The higher classifications emphasize movement over access, while the lower classifications emphasize access over movement. The functional classification of a thoroughfare normally does not change as traffic increases and improvements are made unless the intended use of that roadway changes. Functional classification is not necessarily related to the number of lanes, although higher classes tend to be multi-lane roadways. However, two-lane roadways can and do function as Principal Arterials in many areas. A graphical representation of the functional classification hierarchy is shown in **Figure 4-2 - Relationship of Functional Classes**.

FIGURE 4-2
RELATIONSHIP OF FUNCTIONAL CLASSES



Source: Wilbur Smith Associates

FUNCTIONAL CLASSIFICATIONS

As stated previously, each of Sachse's streets and roads, existing and future, has been assigned one of the following classifications: Tollway, Principal Arterial, Minor Arterial, Collector and Local Street, with the Tollway being the highest classification, and the Local Street the lowest.

Tollways and Freeways are devoted entirely to traffic movement with little or no direct land service function. They are multi-lane divided highways with full access control, meaning that all intersections are grade separated and the main lanes provide no direct access to adjoining properties. Full access control is what distinguishes a Tollway or a Freeway from other classes of roadways. Tollways and Freeways serve large volumes of high-speed traffic and are primarily intended to serve long trips, including both vehicles entering and leaving the urban area, as well as major circulation movements within the urban area. In the Sachse area, currently no roadway facilities function as a tollway or a freeway, although the future extension of the President George Bush Turnpike (the extension of Highway 190) will pass through extreme southern Sachse. For Tollway and Freeway facilities with frontage roads, the main lanes are typically classified separately from the frontage roads, with the frontage roads being assigned a lower Arterial designation.

Principal Arterials are streets and highways that provide a high degree of mobility, serve relatively high traffic volumes, have high operational speeds and serve a significant portion of through-travel or long-distance trips. Freeways and Principal Arterials together typically accommodate about 30 to 40 percent of a region's travel on 5 to 10 percent of the total roadway network. Principal Arterials serve as primary routes through a region and between regions. They are continuous over long distances (greater than five miles) and accommodate both intraregional and interregional travel. These facilities generally serve high-volume travel corridors that connect major generators of traffic, such as the central business district, other large employment centers, suburban commercial centers, industrial centers, major residential communities and other major activity centers within the urban area. Highway 78 and Murphy Road north of Blackburn Road are classified as Principal Arterials and shown in purple on the Thoroughfare Plan.

Principal Arterials typically operate between 40 to 55 MPH. In order to expedite the movement of traffic, access to adjacent properties is restricted, on-street parking is prohibited and signals are spaced at not less than ½ mile intervals and are typically limited to only those intersections where the intersecting street is of a classification of Minor Arterial. Where two Principal Arterials intersect, a grade separation should be used. At an interchange of a Principal Arterial and a Tollway or Freeway, a cloverleaf or similar indirect ramping system is desirable to

minimize the impedance of through-traffic. Where intersections on Principal Arterials are installed, they are typically designed to limit speed differentials between turning vehicles and other traffic to no more than 10 to 15 MPH.

Minor Arterials are similar in function to Principal Arterials, except that their primary function is to accommodate only intraregional mobility. Minor Arterials are from one to five miles in length, operate at lower speeds (30 to 40 MPH), and provide more direct access to adjacent properties and the local street network. Signals and driveways are more frequent on Minor Arterials, with signals every block in heavily urbanized districts. Unlike Regional Arterials, on-street parking is permitted on Minor Arterials. Minor Arterials that are currently in use (or will be designated) include Maxwell Creek, Blackburn/Ingram, Ranch, Sachse, Merritt and Miles (south of Sachse Road, Pleasant Valley and Bunker Hill Roads and Wood Bridge Parkway. They are shown in red on the Thoroughfare Plan.

Principal and Minor Arterials are generally spaced at one mile intervals in an alternating grid pattern. The integrated system formed by Principal Arterials and Minor Arterials typically includes 15 to 25 percent of the total roadway network and serves 40 to 60 percent of total motor vehicle travel in the area.

Collectors are the connectors between Arterials and Local Streets, which serve to collect traffic and distribute it to the Arterial network. Collectors also serve to provide direct access to a wide variety of residential, commercial and other land uses, and their design involves site-specific considerations. They provide direct service to neighborhoods and other local areas, and may border or traverse neighborhood boundaries. Parking is generally permitted on Collectors. Sachse' Collectors are Clubhouse, Hooper, Bailey, Miles (north of Sachse Road), Salmon, Industrial and Ben Davis Roads. They are shown in green on the Thoroughfare Plan.

Since Collectors are used for short distance trips between Local Streets and Arterials, they should be continuous in the spaces between Arterials. However, Collectors should never be more than a mile in length and should not extend across an Arterial, as such an extension will promote the misuse of the Collector as an Arterial. To provide efficient traffic circulation and preserve amenities of neighborhoods, Collectors should desirably be spaced at about one-quarter to one-half mile intervals. Subdivision street layout plans should include Collectors as well as Local Streets in order to provide efficient traffic access and circulation.

Since Collectors generally carry higher traffic volumes than Local Streets, they require a wider roadway cross section. A Collector should be designed to accommodate two travel lanes and two parking lanes. A Collector should never be designed to accommodate more than two travel

lanes throughout its length, as such a design will encourage the misuse of the Collector as an Arterial. A Collector should be designed for an operating speed of 30 MPH. Collectors typically make up about 5 to 10 percent of the total street system.

Collectors serve an important role in collecting and distributing traffic between Arterials and Local Streets. Their identification is essential in planning and managing traffic ingress/egress and movement within residential neighborhoods as well as commercial and industrial areas. Existing Collectors are delineated on the Thoroughfare Plan and planned new Collectors are shown as general alignments that should be considered and incorporated in subdivision platting and development planning.

Local Streets include all other streets and roads that are not included in higher classes. They include internal and access streets that allow direct access to residential and commercial properties and similar traffic destinations. Direct access to abutting land is their primary role, for all traffic originates from or is destined to abutting land. Through-traffic and excessive speeds should be discouraged by using appropriate geometric designs, traffic control devices, curvilinear alignments and discontinuous streets. On-street parking is generally permitted. Trip lengths on Local Streets are short, volumes are low and speeds are slow, typically 25-30 MPH. A typical local street can accommodate one travel lane and two parking lanes, although narrower cross-sections are acceptable. Local Streets typically comprise about 65 to 80 percent of the total street system in urban areas. Local streets are shown in black on the Thoroughfare Plan.

TRANSPORTATION GOAL, OBJECTIVES AND ACTIONS:

The Transportation Goal, with its Objectives and Actions form the basis of the transportation plan. They serve as a framework for guiding future transportation growth and improvements within the City of Sachse. For the Sachse Transportation Element these are based upon input from the Steering Committee as well as from comments received from residents at a community meeting held in May 2000. Also taken into consideration were the goals and objectives from the previous plans. The Transportation Plan is based upon the following goal, objectives and actions:

Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.

Objective B: Alternative transportation modes should be available to the residents of the City.

Action 1: Provide designated on and off street bike routes.

Action 2: Provide trails, sidewalks and crosswalks on all arterial and collector streets.

Objective C: Larger vehicles should utilize major transportation routes around the City to minimize negative impact on residential neighborhoods.

Action 1: Downgrade the functional classifications of roads traversing Sachse to discourage their use by larger vehicles.

Action 2: Adopt designated enforceable truck routes.

Action 3: Establish Hazardous Material Routing.

Action 4: Provide better enforcement of traffic regulations, especially for trucks.

Action 5: Provide signage for truck traffic movement through and within the Sachse area.

IMPLEMENTATION OF THE THOROUGHFARE PLAN

Implementation of thoroughfare system improvements occurs in stages over time as the City grows and, over many years, builds toward the ultimate thoroughfare system shown in the Thoroughfare Plan. The fact that a planned thoroughfare is shown in the plan does not represent a commitment to a specific time frame for construction, nor that the City will build the roadway improvement. Individual thoroughfare improvements may be constructed by a variety of implementing agencies including the City of Sachse, Dallas and Collin Counties and Texas Department of Transportation (TxDOT), as well as private developers and land owners for sections of roadways located within or adjacent to their property.

The City of Sachse, Dallas and Collin Counties, TxDOT, as well as residents, land owners and developers, can utilize the Thoroughfare Plan in making decisions relating to the planning, coordination and programming of future development and transportation improvements. Review by the City of preliminary and final plats for proposed subdivisions in accordance with the Subdivision Ordinance should include consideration of compliance with the Thoroughfare Plan, in order to ensure consistency and availability of sufficient right-of-way for the general roadway alignments shown in the plan. By identifying thoroughfare locations where right-of-way is needed, land owners and developers can consider the roadways in their subdivision planning, dedication of public right-of-way and provision of set backs for new buildings, utility

lines, and other improvements located along the rights-of-way for existing and planned thoroughfares.

The Thoroughfare Plan will have long reaching effects on the growth and development in the Sachse area, since it guides the reservation of rights-of-way needed for future thoroughfare improvements. The plan has important influence on the pattern of movement and the desirability of areas as locations for development and land use. While other elements of the Comprehensive Plan look at foreseeable changes and needs over a 20-year period, thoroughfare planning requires an even longer-range perspective extending into the very long-term future. Future changes in transportation technology, cost structure, service demands for the transportation system and resulting long-term shifts in urban growth and development patterns require a farsighted and visionary approach to thoroughfare planning decisions.

PLAN AMENDMENT PROCESS

It will be necessary to periodically consider and adopt proposed amendments to the Thoroughfare Plan to reflect changing conditions and new needs for thoroughfare system improvement and development. A systematic procedure should be followed for making plan amendments, including a set schedule for annually inviting and considering proposed changes.

The process for amending the Thoroughfare Plan should be established in the City's Subdivision Ordinance. Typically, plan amendment requests may originate from landowners, civic groups, neighborhood associations, developers, other governmental agencies, City staff, and other interested parties. Proposed revisions should be analyzed by the Planning and Development Department, Public Works Director, City Engineer and other City staff and the proposed changes and staff recommendations should then be considered by the Planning and Zoning Commission. The Planning and Zoning Commission should conduct a public hearing on proposed plan amendments, including required 15-day public notice in advance of the hearing. Proposed amendments should be considered in a fair, reasonable and open process. The burden for proving compelling reasons for and public benefit of any proposed changes should rest with the requesting parties. Decisions and determinations should represent the best interests of the public.

The revised Thoroughfare Plan, including any approved plan amendments, should be adopted by the Planning and Zoning Commission and submitted by the Commission for adoption by the City Council. The amended plan becomes effective upon adoption by the City Council.

March 5, 2014

Mr. Donald Herzog
Herzog Development Corporation
800 East Campbell Road, Suite 130
Richardson, Texas 75081

Re: Capacity Analysis
Woodbridge Pleasant Valley – Sachse, Dallas County, Texas

Dear Mr. Herzog:

The purpose of this report is to summarize the findings of the roadway capacity analysis performed by Bury-AUS, Inc. (Bury), for the proposed Woodbridge Pleasant Valley Development. The site is to be located on the northeast corner of Pleasant Valley Road and Ben Road in Sachse, Dallas County, Texas. A Site Location Map of the proposed development and the Proposed Site Plan has been included as *Exhibit 1*. The proposed development shall include approximately 545 dwelling units of single-family as well as the utility infrastructure and various roadways to support the subdivision. As part of the development, a Collector Roadway will be constructed to connect Pleasant Valley Road to Sachse Road.

Per the City of Sachse's Thoroughfare Plan (Plan) dated March 1, 2010, the existing Ben Road is planned to be connected to the northern half of Ben Road which ties into Pinnacle Oak Circle. Additionally, the Plan identifies an additional Collector Roadway to be constructed connecting Pleasant Valley Road and Sachse Road just east of Ben Road. With the construction of the Woodbridge Pleasant Valley Subdivision, Ben Road will not be connected, and the additional Collector Roadway shall be constructed. The purpose of this analysis is to determine if a single Collector Roadway between Pleasant Valley Road and Sachse Road will provide adequate capacity not only for the development itself, but its ability to support any existing traffic that may utilize the new roadway as well.

DATA COLLECTION

Manual turning movement counts (TMC) were performed for Merritt Road at Sachse Road, and Merritt Road at Pleasant Valley Road intersections between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. in March 2014 in order to determine the distribution for the proposed Collector Roadway. For the purposes of this analysis, we have taken into consideration only the PM peak period since it generates more traffic and thus, a conservative approach. All the TMC data is included as *Exhibit 2*.

ASSUMPTIONS

Since the roadway does not exist we have assumed that 50% of the northbound right-turning existing traffic at the Merritt Road/Sachse Road intersection will, in the future, perform a northbound right turn at the Merritt Road/Pleasant Valley Road intersection to go north on the proposed Collector Roadway. Similarly, also assumed that 50% of the westbound left-turning existing traffic at the Merritt

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Dallas
Houston
Temple

Road/Sachse Road intersection will, in the future, perform a westbound left turn at the proposed Collector Roadway at Sachse Road to go south on Merritt Road.

Additionally, Merritt Road is classified as a Minor Arterial, but is currently only a 2-lane road. The roadway will be expanded to a 4-lane divided roadway similar to Miles Road which shall serve as another major north/south connector between Sachse Road and Pleasant Valley Road. This analysis has taken this into consideration and assumed that 50 percent of the traffic traveling north/south between Sachse Road and Pleasant Valley Road will utilize Merritt Road to do so in addition to the proposed Collector Roadway.

BACKGROUND TRAFFIC

Background traffic is the traffic generated by other proposed developments to be constructed during or before the time period of the proposed developments surrounding the study area. Within the vicinity of the Woodbridge Pleasant Valley development, the only known development expected to occur in the timeframe of this development is the Dominion of Pleasant Valley which is zoned for 975 Dwelling Units. This site is located just northeast of the Woodbridge Pleasant Valley development near the intersection of Pleasant Valley Road and Elm Grove Road. The development will have frontage along both Sachse Road and Pleasant Valley Road.

Based on the site plan provided, there will not be any cross access between the two proposed subdivisions and therefore, the background traffic is not foreseen to be using the proposed collector to travel between Sachse Road and Pleasant Valley Road; the background traffic will traverse between the roadways via its internal roadway system within the subdivision. Those residents who want to ultimately want to travel to George Bush Tollroad will be able to access Pleasant Valley Road via internal roadway. It is this reason that this development will not utilize the Woodbridge Pleasant Valley Collector Roadway as a north/south connector.

TRIP GENERATION

The Woodbridge Pleasant Valley development will consist of 545 dwelling units (DU) of Single Family Detached Housing which will be constructed by 2016. The proposed land use and intensity can be seen within **Table 1**. The Site Plan for the proposed development has been included within the Appendix of this report as *Exhibit 1*.

AM and PM peak hour trips were derived from the proposed site generated trips based on the area of the site. Site generated trips were estimated using the microcomputer program "Trip Generation" by Microtrans Corporation (Buttke, Microtrans Corporation). The program generates trips based on recommendations and data contained in the Institute of Transportation Engineers' (ITE) report Trip Generation (Trip Generation, ITE). The proposed project will generate approximately 4,948 unadjusted daily trips, 391 trips in the AM peak hour, and 484 trips in the PM peak hour. **Table 1** below provides a detailed summary of trip generation for the proposed land use and its size. The trip generation output is included as *Exhibit 3* within the report.

TABLE 1 – SUMMARY OF UNADJUSTED DAILY AND PEAK HOUR TRIP GENERATION

Proposed Land Use	Size	Unit	24-Hour Two-Way Volume	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	545	du	4,948	98	293	391	305	179	484
Total Development			4,948	98	293	391	305	179	484

DISTRIBUTION

The distribution for the site traffic was based on the AM and PM peak hour existing turning movement counts collected at these two intersections. These data provided the basis for the directional distribution of traffic approaching and departing the project site as well as applying engineering judgment for the projected traffic. The trip distribution is summarized in Table 2 below.

TABLE 2 – OVERALL DIRECTIONAL DISTRIBUTION

Direction	% of Site Traffic
West Sachse Road	25%
East Sachse Road	35%
East Pleasant Valley Road	10%
South Merritt Road	30%

TRIP ASSIGNMENT

New site generated trips were assigned to the roadway network in accordance with the trip distribution patterns identified in the Table 2 above. Trips to and from the site were assigned to the proposed collector and study intersections. The existing trips, which were captured in March 2014, were increased using a conservative growth factor of 1.0 percent based on conversations with the City of Sachse Staff. All traffic generated by the proposed Woodbridge Pleasant Valley development was distributed to the proposed collector and study intersections and added to the forecasted condition PM Peak Hour Volume. This Site+Forecasted PM Peak hour will be the proposed volume used for the capacity analysis.

ANALYSIS

The roadway to be constructed as part of the development shall be constructed to meet the City of Sachse's standards for a Collector Roadway, which provides a 36 foot pavement section. The Collector will serve as a connection between Sachse Road and Pleasant Valley Road which are both classified as Minor Arterials. For the purposes of this analysis, the speed limit for the Collector is assumed to be 30 mph. Additionally, for the purposes of this analysis, the Collector was analyzed a two (2) lane undivided road that will run in the north-south direction within the development.

The 2010 Highway Capacity Manual (HCM) provides Density (D) in passenger cars per mile per lane (pc/mi/ln) and its associated level of service (LOS) for Highway Segments (Exhibit 14-4, Page 14-4 of HCM) for various Free Flow Speeds (FFS). **Table 3** describes Density in relation to LOS for various FFS for roadway segments.

TABLE 3 - ROADWAY LOS VS. DENSITY FOR FFS (HCM 2010)

LOS	FFS (mi/h)	Density (pc/mi/ln)
A	All	>0-11
B	All	>11-18
C	All	>18-26
D	All	>26-35
E	60	>35-40
	55	>35-41
	50	>35-43
	40	>35-45
F	60	>40
	55	>41
	50	>43
	45	>45

The existing trips derived from the assumptions above will be forecasted with 1 percent growth rate to 2016 since the build out year for the proposed development is 2016.

For the roadway capacity analysis, only the PM peak hour volumes were utilized since the peak occurs during PM period; thus, it is a conservative approach of determining the capacity for the worst case scenario. The 484 trips in the PM peak hour from the proposed development were added to the 2016 forecasted volume mentioned above and used in the capacity analysis.

Based on HCM methodology, the first step was to calculate Free-Flow Speed (FFS) using Equation 14-1 found on page 14-10 of the HCM. The calculated FFS is 24 miles per hour (mph) for the proposed condition. Step 2 was to determine demand flow rate (v) using the Equation 14-3 found on page 14-13 of the HCM for the proposed Site+Forecasted trips. The demand flow rate was determined to be 819 pc/h/ln.

Finally, the density was computed using Equation 14-5 found on page 14-18 of the HCM, which used the demand flow rate calculated in step 2. The density was calculated to be 34 pc/mi/ln for the Site+Forecasted volume.

Once the FFS and density was determined, the corresponding LOS was obtained using the Table 3. Per Table 3, LOS D for the calculated density is achieved. All the calculated values are summarized in the Table 4 below. Please see *Exhibit 4* attached for the full calculations.

**TABLE 4 - DENSITY AND CAPACITY LOS FOR PROPOSED COLLECTOR ROAD
BETWEEN SACHSE ROAD AND PLEASANT VALLEY ROAD**

Roadway segment	Analysis period	Volume (vph or pcph)	FFS (mi/h)	Demand Flow Rate (v) (pc/h/ln)	Density (pc/mi/ln)	LOS
Proposed Collector Roadway Between Sachse Road and Pleasant Valley Road	Proposed Site+Forecasted Trips	753	24	819	34	D

FINDINGS AND RECOMMENDATIONS

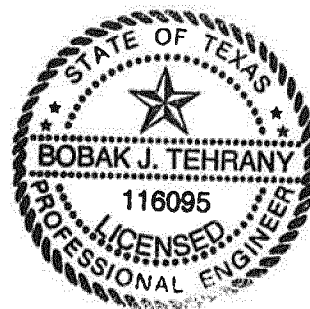
From the analysis, it has been determined that the proposed Collector Roadway will perform at an acceptable level of service with the site generated trips from 545 DU of Single Family Detached Housing. Additionally, the proposed Collector Roadway will have adequate capacity remaining to serve existing traffic utilizing the Collector to connect to and from Pleasant Valley Road and Sachse Road as well as future traffic; therefore there is not a need to connect Ben Road to Pinnacle Oak Circle.

We appreciate your office's review of this document and look forward to working with you. If you should have any questions please do not hesitate to contact us at 512.328.0011.

Sincerely,



Bobak J. Tehrany, P.E.
PROJECT MANAGER



Summary of Multi-Use Trip Generation
Average Weekday Driveway Volumes
January 20, 2014

Land Use	Size	24 Hour	AM Pk Hour		PM Pk Hour	
		Two-Way Volume	Enter	Exit	Enter	Exit
Single Family Detached Housing						
	545 Dwelling Units	4948	98	293	305	179
Total Driveway Volume		4948	98	293	305	179
Total Peak Hour Pass-By Trips			0	0	0	0
Total Peak Hour Vol. Added to Adjacent Streets			98	293	305	179

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

Summary of Multi-Use Trip Generation
Saturday and Sunday Driveway Volumes
January 20, 2014

Land Use	Size	Saturday			Sunday		
		24 Hr	Peak Hour		24 Hr	Peak Hour	
		2-Way Vol.	Enter	Exit	2-Way Vol.	Enter	Exit
Single Family Detached Housing	545 Dwelling Units						
		5302	262	232	4804	232	206
Total Driveway Volume		5302	262	232	4804	232	206
Total Peak Hour Pass-By Trips			0	0			
Total Pk Hr Vol Added to Adjacent Streets			262	232			

Note: A zero indicates no data available.

TRIP GENERATION BY MICROTRANS

STEP 1	
Equation 14-1, Pg 14-10	Determine FFS (Free Flow Speed)
	FFS=BFFS-fLW-fLC-fM-fA
	BFFS 30 mph
	fLW (Lane Adjustment) 1.9 mi/h
	LC(Rt)-EB 0 ft
	LC(Lt)-WB 0 ft
	TLC (Total Lateral Clearance) 0 ft
	fLC (Adjustment for TLC) 0 mi/h
	fM (Adjustment for Median) 1.6 mi/h
	fA (Adjustment for Access Points) 2.5 mi/h
Applying the values into	Equation 14-1, FFS=BFFS-fLW-fLC-fM-fA
	$FFS = 30 - 1.9 - 1.6 - 2.5 - 0 = 24$ mi/h

Land Use	Size	Unit	AM Peak Hour		PM Peak Hour	
Single Family Detached Housing	545	DU	24 Hour 2-Way Volume	Enter	Exit	Enter
			4948	98	293	305
			Total Peak Volume	391		484

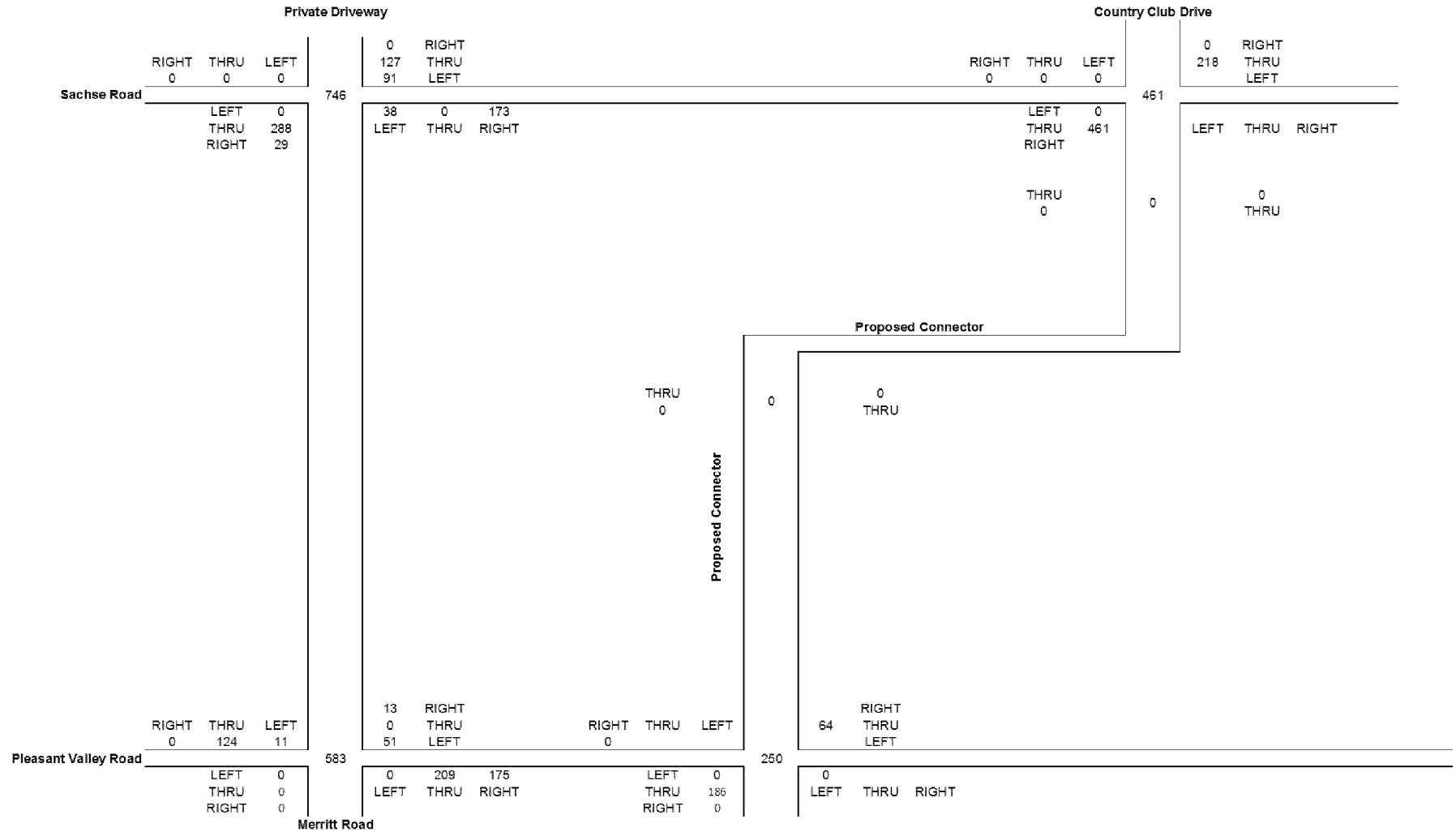
STEP 2	
Determine v (Demand Flow Rate)	
	Growth % 1%
	Forecast Year = 2016-2014 = 2
	Growth = $(1 + .01)^2 = 1.02$
	V (Existing Volume)-2014 264 veh/h
	V (Forecasted Volume)@2016 = $264 * 1.02 = 269$ veh/h
	V (SiteVolume) Proposed = PM Pk Hour Trips = 484 veh/h
	Total V(Site+Forecasted) = $269 + 484 = 753$ veh/h
	Average PHF 0.920
	N (# of lanes in one direction) 1
	fHV (Adjustment for Heavy Vehicles) 1 Since no %HV, or RV
	fp (Adjustment for Driver Population) 1 for Regular users Pg 14-18
Applying the values into	Equation 14-3, $v = V / (PHF * N * fHV * fp)$
	$v = 753 / (0.92 * 1 * 1 * 1) = 818$ pc/h/ln

STEP 3	
Determine D (Density)	
Equation 14-5 (Pg14-18)	$D = v / S$
Calculated Above v (Demand Flow Rate)	818 pc/h/ln
Used FFS calculated above as Mean Speed S (Mean Speed)	24 mi/h
Applying the values into the	Equation 14-5 (Pg14-18), $D = v / S$
	$D = 818 / 24 = 34$ pc/mi/ln

Based on the table shown, with a FFS of 24 mi/h, and a Density of 34 pc/mi/ln, the LOS is D

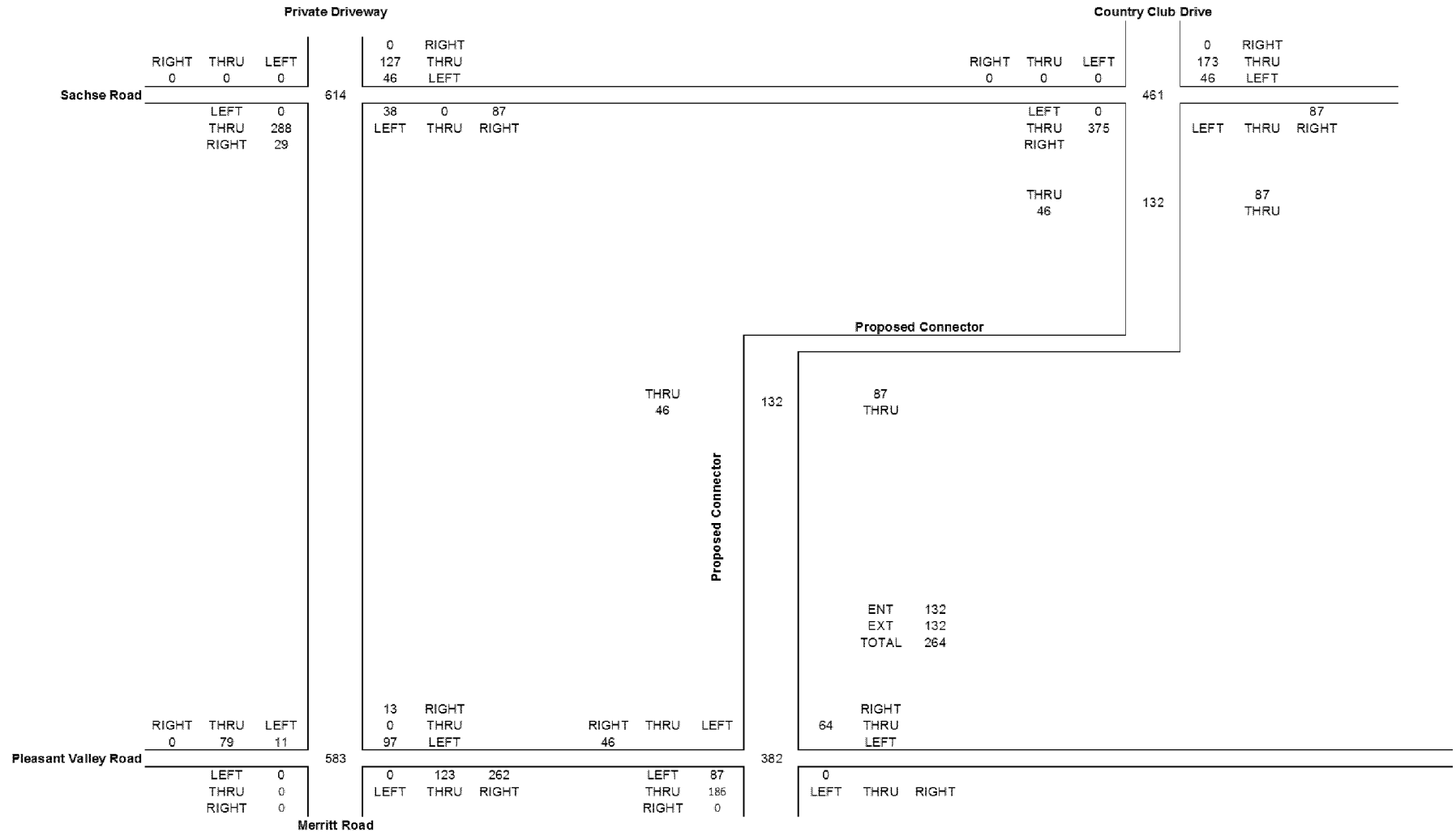
LOS	FFS (mi/h)	Density (pc/mi/ln)
A	All	>0-11
B	All	>11-18
C	All	>18-26
D	All	>26-35
E	60	>35-40
	55	>35-41
	50	>35-43
	40	>35-45
F	60	>40
	55	>41
	50	>43
	45	>45

WOODBIDGE PLEASANT VALLEY CAPACITY ANALYSIS EXISTING TRAFFIC VOLUMES



WOODBIDGE PLEASANT VALLEY CAPACITY ANALYSIS FUTURE TRAFFIC VOLUMES

ATTACHMENT 4



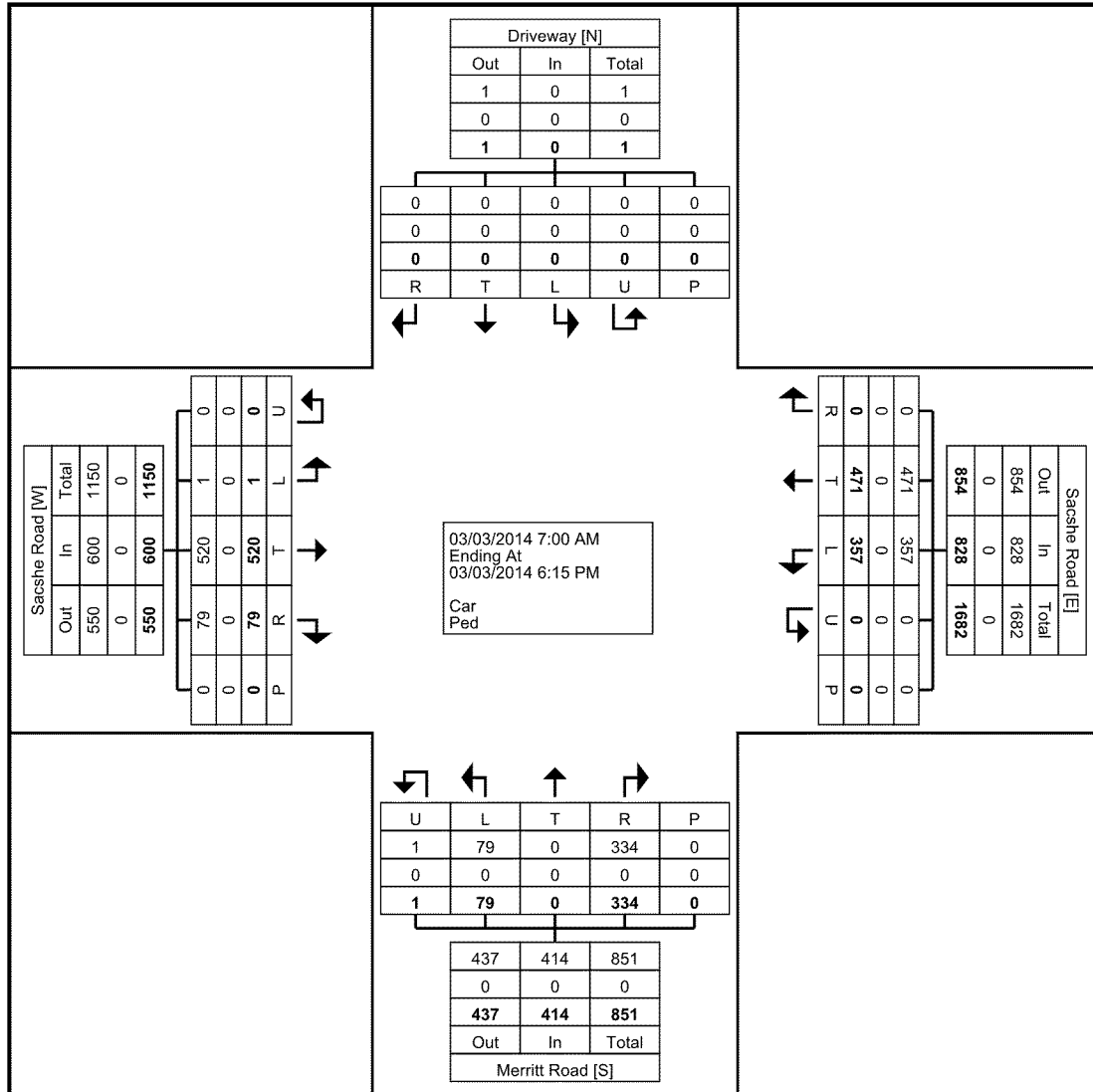
Count Name: Merritt Road at
Sacshé Road
Site Code: 1
Start Date: 03/03/2014
Page No: 1

Start Time	Driveway Southbound						Sacsho Road Westbound						Merritt Road Northbound						Sacsho Road Eastbound						Int. Total
	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	
7:00 AM	0	0	0	0	0	0	29	25	0	0	0	54	0	0	5	0	0	5	0	3	1	0	0	4	63
7:15 AM	0	0	0	0	0	0	20	33	0	0	0	53	3	0	4	0	0	7	0	3	1	0	0	4	64
7:30 AM	0	0	0	0	0	0	28	19	0	0	0	47	2	0	3	0	0	5	0	5	1	0	0	6	58
7:45 AM	0	0	0	0	0	0	27	26	0	0	0	53	1	0	6	0	0	7	0	3	2	0	0	5	65
Hourly Total	0	0	0	0	0	0	104	103	0	0	0	207	6	0	18	0	0	24	0	14	5	0	0	19	250
8:00 AM	0	0	0	0	0	0	24	31	0	0	0	55	3	0	7	0	0	10	0	2	1	0	0	3	68
8:15 AM	0	0	0	0	0	0	24	35	0	0	0	59	1	0	8	0	0	9	0	10	1	0	0	11	79
8:30 AM	0	0	0	0	0	0	18	29	0	0	0	47	3	0	7	0	0	10	0	14	2	0	0	16	73
8:45 AM	0	0	0	0	0	0	19	25	0	0	0	44	3	0	9	0	0	12	0	4	3	0	0	7	63
Hourly Total	0	0	0	0	0	0	85	120	0	0	0	205	10	0	31	0	0	41	0	30	7	0	0	37	283
9:00 AM	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
4:00 PM	0	0	0	0	0	0	22	37	0	0	0	59	7	0	25	0	0	32	0	37	4	0	0	41	132
4:15 PM	0	0	0	0	0	0	13	24	0	0	0	37	7	0	24	1	0	32	1	49	11	0	0	61	130
4:30 PM	0	0	0	0	0	0	18	29	0	0	0	47	8	0	30	0	0	38	0	50	11	0	0	61	146
4:45 PM	0	0	0	0	0	0	23	31	0	0	0	54	3	0	33	0	0	36	0	52	12	0	0	64	154
Hourly Total	0	0	0	0	0	0	76	121	0	0	0	197	25	0	112	1	0	138	1	188	38	0	0	227	562
5:00 PM	0	0	0	0	0	0	24	29	0	0	0	53	13	0	42	0	0	55	0	59	9	0	0	68	176
5:15 PM	0	0	0	0	0	0	17	35	0	0	0	52	10	0	35	0	0	45	0	81	7	0	0	88	185
5:30 PM	0	0	0	0	0	0	26	33	0	0	0	59	7	0	45	0	0	52	0	79	7	0	0	86	197
5:45 PM	0	0	0	0	0	0	24	30	0	0	0	54	8	0	51	0	0	59	0	69	6	0	0	75	188
Hourly Total	0	0	0	0	0	0	91	127	0	0	0	218	38	0	173	0	0	211	0	288	29	0	0	317	746
6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	357	471	0	0	0	828	79	0	334	1	0	414	1	520	79	0	0	600	1842
Approach %	NaN	NaN	NaN	NaN	-	-	43.1	56.9	0.0	0.0	-	-	19.1	0.0	80.7	0.2	-	-	0.2	86.7	13.2	0.0	-	-	-
Total %	0.0	0.0	0.0	0.0	-	0.0	19.4	25.6	0.0	0.0	-	45.0	4.3	0.0	18.1	0.1	-	22.5	0.1	28.2	4.3	0.0	-	32.6	-
Car	0	0	0	0	-	0	357	471	0	0	-	828	79	0	334	1	-	414	1	520	79	0	-	600	1842
% Car	-	-	-	-	-	-	100.0	100.0	-	-	-	100.0	100.0	-	100.0	100.0	-	100.0	100.0	100.0	100.0	-	-	100.0	100.0
Ped	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-
% Ped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



C. J. Hensch & Associates Inc.
5215 Sycamore Ave.
Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 2

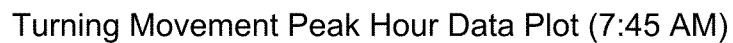


Turning Movement Data Plot

Count Name: Merritt Road at
Sacsho Road
Site Code: 1
Start Date: 03/03/2014
Page No: 3

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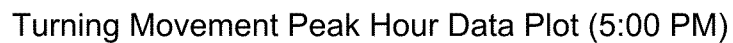
Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 4



Count Name: Merritt Road at
Sacshé Road
Site Code: 1
Start Date: 03/03/2014
Page No: 5

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Count Name: Merritt Road at
Sacshe Road
Site Code: 1
Start Date: 03/03/2014
Page No: 6





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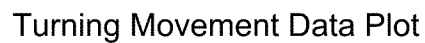
Pasadena, Texas, United States 77503
(281) 487-5417

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 1

Turning Movement Data

Start Time	Merritt Road Southbound						Pleasant Valley Road Westbound						Merritt Road Northbound						Pleasant Valley Road Eastbound						Int. Total	
	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total	Left	Thru	Right	U-Turn	Peds	App.Total		
7:00 AM	0	36	0	0	0	36	18	0	0	0	0	18	0	3	1	0	0	0	4	0	0	0	0	0	0	58
7:15 AM	0	24	0	0	0	24	26	0	1	0	0	27	0	7	3	0	0	0	10	0	0	0	0	0	0	61
7:30 AM	0	33	0	0	0	33	19	0	0	0	0	19	0	5	2	0	0	0	7	0	0	0	0	0	0	59
7:45 AM	0	31	0	0	0	31	18	0	1	0	0	19	0	9	2	0	0	0	11	0	0	0	0	0	0	61
Hourly Total	0	124	0	0	0	124	81	0	2	0	0	83	0	24	8	0	0	0	32	0	0	0	0	0	0	239
8:00 AM	1	35	0	0	0	36	13	0	0	0	0	13	0	9	5	0	0	0	14	0	0	0	0	0	0	63
8:15 AM	0	23	0	0	0	23	18	0	2	0	0	20	0	9	6	0	0	0	15	0	0	0	0	0	0	58
8:30 AM	0	27	0	0	0	27	26	0	0	0	0	26	0	5	1	0	0	0	6	0	0	0	0	0	0	59
8:45 AM	1	25	0	0	0	26	17	0	0	0	0	17	0	12	6	0	0	0	18	0	0	0	0	0	0	61
Hourly Total	2	110	0	0	0	112	74	0	2	0	0	76	0	35	18	0	0	0	53	0	0	0	0	0	0	241
9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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4:15 PM	0	26	0	0	0	26	23	0	1	0	0	24	0	33	30	0	0	0	63	0	0	0	0	0	0	113
4:30 PM	3	27	0	0	0	30	28	0	2	0	0	30	0	41	34	0	0	0	75	0	0	0	0	0	0	135
4:45 PM	2	27	0	0	0	29	19	0	1	0	0	20	0	48	34	0	0	0	82	0	0	0	0	0	0	131
Hourly Total	6	106	0	0	0	112	87	0	6	0	0	93	0	156	129	0	0	0	285	0	0	0	0	0	0	490
5:00 PM	5	38	0	0	0	43	15	0	4	0	0	19	0	47	35	0	0	0	82	0	0	0	0	0	0	144
5:15 PM	4	22	0	0	0	26	8	0	5	0	0	13	0	46	48	0	0	0	94	0	0	0	0	0	0	133
5:30 PM	1	36	0	0	0	37	14	0	2	0	0	16	0	58	48	0	0	0	106	0	0	0	0	0	0	159
5:45 PM	1	28	0	0	0	29	14	0	2	0	0	16	0	58	44	0	0	0	102	0	0	0	0	0	0	147
Hourly Total	11	124	0	0	0	135	51	0	13	0	0	64	0	209	175	0	0	0	384	0	0	0	0	0	0	583
Grand Total	19	464	0	0	0	483	293	0	23	0	0	316	0	424	330	0	0	0	754	0	0	0	0	0	0	1553
Approach %	3.9	96.1	0.0	0.0	-	-	92.7	0.0	7.3	0.0	-	-	0.0	56.2	43.8	0.0	-	-	NaN	NaN	NaN	NaN	-	-	-	-
Total %	1.2	29.9	0.0	0.0	-	31.1	18.9	0.0	1.5	0.0	-	20.3	0.0	27.3	21.2	0.0	-	48.6	0.0	0.0	0.0	0.0	-	0.0	-	-
Car	19	464	0	0	-	483	293	0	23	0	-	316	0	424	330	0	-	754	0	0	0	0	-	0	-	1553
% Car	100.0	100.0	-	-	-	100.0	100.0	-	100.0	-	-	100.0	-	100.0	100.0	-	-	100.0	-	-	-	-	-	-	-	100.0
Ped	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-
% Ped	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 2



Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 3

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Count Name: Merritt Road at
Pleasant Valley Road
Site Code: 2
Start Date: 03/03/2014
Page No: 4



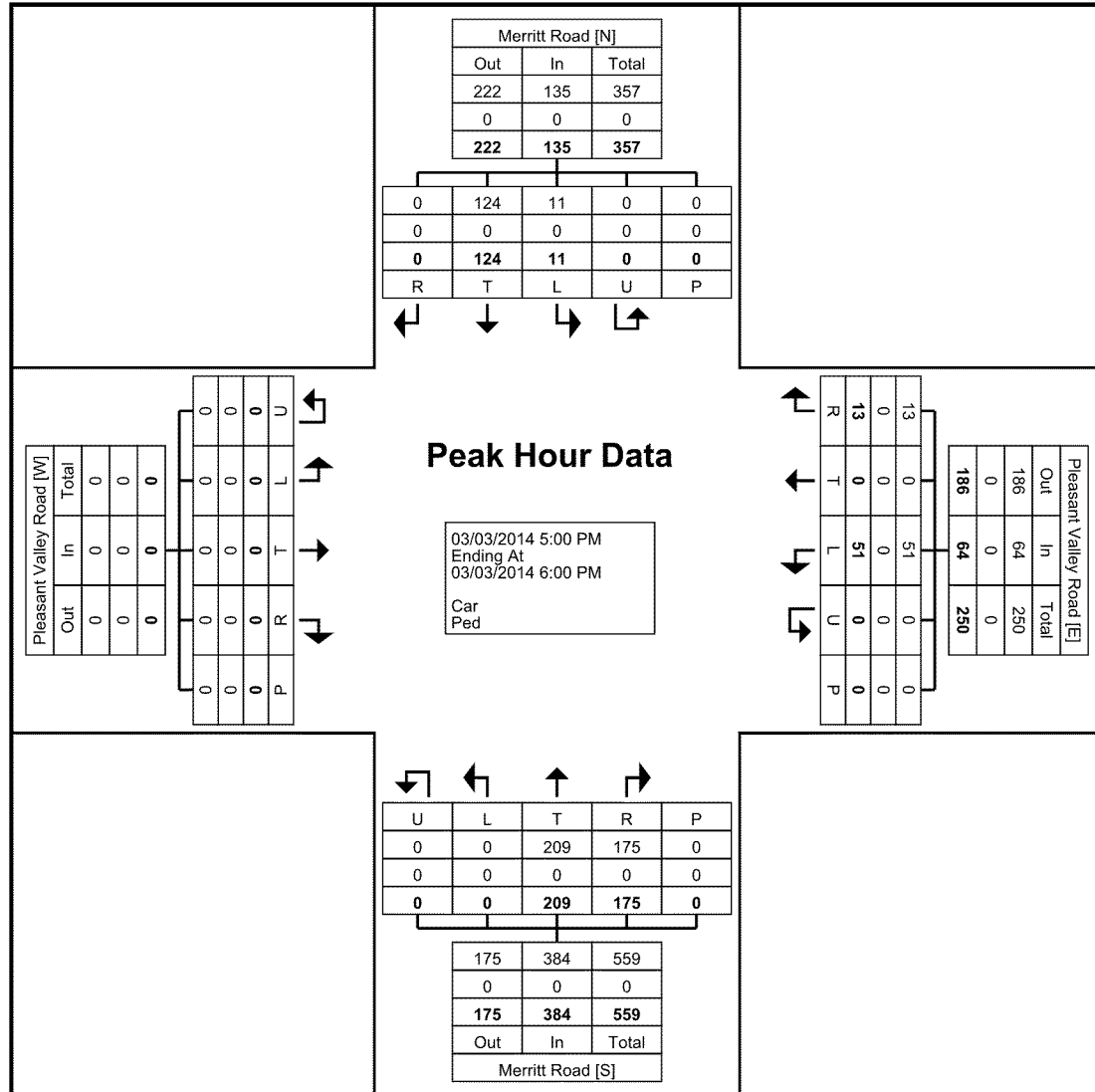
Count Name: Merritt Road at
Pleasant Valley Road
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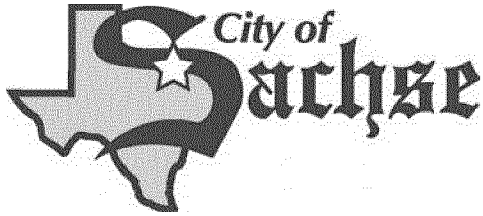


C. J. Hensch & Associates Inc.
5215 Sycamore Ave.
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(281) 487-5417

Count Name: Merritt Road at
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Site Code: 2
Start Date: 03/03/2014
Page No: 6



Turning Movement Peak Hour Data Plot (5:00 PM)

**Engineering
Department**

Greg A. Peters, P.E., LEED AP
City Engineer
City of Sachse
March 6, 2014

**Results of the Capacity Analysis for the Proposed Collector Road between
Sachse Road and Pleasant Valley Road**

The City of Sachse Engineering Department has reviewed the capacity analysis report for the proposed extension of a collector road between Sachse Road and Pleasant Valley Road as provided by Bury-AUS, Inc. and dated March 5, 2014. The intent of the analysis was to determine if a single north-south collector road would provide adequate traffic capacity between Sachse Road and Pleasant Valley Road, East of Merritt Road. Currently, the City of Sachse Thoroughfare Plan shows two collector roads to function in this capacity:

- Ben Road (future connection to Pinnacle Oak Circle)
- Unnamed Collector Road east of Ben Road

Summary of the analysis received from Bury-AUS, Inc.

The analysis provided by Bury-AUS, Inc. included the following assumptions:

- PM peak period traffic data was used for analysis due to the higher volumes
- 50% of existing traffic northbound on Merritt Road will make a right turn on Pleasant Valley and then a left turn onto the proposed collector road instead of continuing north on Merritt Road
- 50% of traffic headed west on Sachse Road will make a left turn onto the proposed collector road instead of continuing on to Merritt Road to head south.
- 50% of north-south traffic will utilize the proposed collector road, and 50% will utilize Merritt Road
- Traffic from the City of Wylie's new residential development to the east, The Dominion of Pleasant Valley (975 Single Family properties), contains a direct connection to Pleasant Valley Road, and thus will not utilize the proposed collector road to travel to the President George Bush Turnpike.
- A 1% growth rate for the area was utilized in calculations

Bury-AUS, Inc. also performed a manual turning movement count at two locations, Merritt Road at Sachse Road, and Merritt Road at Pleasant Valley Road during morning and evening peak traffic times. The data collected during these counts were utilized in making the assumptions listed above.

Bury-AUS, Inc. used an industry standard computer program, "Trip Generation" by MicroTrans Corp., to complete the computational analysis of the proposed traffic conditions. The results of the analysis show that the proposed future collector road would operate with a density of 34 passenger cars per mile per lane. The vehicle density is used to determine the functionality of the road system.

The Highway Capacity Manual is a document prepared by the Transportation Research Board that is regularly updated as a reference for the analysis and design of roadway systems in the United States. The Highway Capacity Manual utilizes "Level of Service" to explain the functionality of roadways. The range is from A to F, and is determined primarily by the vehicle density projected for the roadway. The highest level of service, LOS-A, indicates free flowing traffic at or above the posted speed limit, while LOS-F indicates forced flow – in other words, a traffic jam.

The resulting "Level of Service" (LOS) for the proposed roadway density was found to be LOS - D.

For the proposed collector roadway, LOS-D indicates that the roadway will have speeds just below the speed limit with traffic volumes above normal with cars spaced at roughly 150 feet apart. A typical example of this level of service is a roadway along a busy retail area.

Staff Findings

- **Turning Movements**

The assumptions made by Bury-AUS, Inc. regarding turning movements are conservative, which is good. Staff believes that the future widening of Sachse Road, Merritt Road, and Pleasant Valley Road to 4-lane divided roadways will significantly impact the choices motorists make as they travel to and from the President George Bush Turnpike. It is important to note that while Sachse/Merritt/Pleasant Valley Road are all shown in the City of Sachse 10-year CIP to be widened, the funding for the majority of the improvements has not yet been determined. All three corridors will likely be improved through a partnership between the City of Sachse and Dallas County. Thus, the proposed collector may be constructed well in advance of the completion of improvements to Sachse/Merritt/Pleasant Valley.

- **Traffic Volume**

The analysis prepared by Bury-AUS, Inc. does take into account the large single family development planned to begin this year in the City of Wylie. The analysis also takes into account the additional traffic volume that would be created by the approval of the companion Future Land Use Amendment. The 1% annual growth assumed in the analysis seems reasonable for the surrounding rural residential areas in Sachse.

- **Level of Service**

The analysis shows a proposed vehicle density of 34 passenger cars per mile per lane. This density is based upon peak traffic volume during afternoon rush hour,

and results in a level of service, LOS-D. In fact, at this density, it is very close to LOS-E. However, the high density is a result of the assumption that 50% of vehicles on the intersecting arterial roadways will make the turning movement onto the proposed collector road.

Staff Conclusion

Staff has determined that the proposed single north-south collector road will provide adequate traffic capacity between Sachse Road and Pleasant Valley Road, East of Merritt Road. Therefore, the second collector road, currently shown as Ben Road, is not required. If the proposed collector road is constructed prior to any improvements being made to Sachse/Merritt/Pleasant Valley, it is expected that traffic volumes will be at peak levels on the collector shortly after construction. During this time, the collector road would operate at the lower end of LOS-D. Traffic volumes on the proposed collector would then be anticipated to decrease as future improvements are made to the surrounding minor arterial roads. Once the surrounding arterial roads are improved, staff anticipates that the majority of traffic would remain on the 4-lane divided roadways, Sachse/Merritt/Pleasant Valley. The collector road would then be utilized primarily by motorists that live on local streets adjacent to the proposed collector road and existing collector road north off Sachse Road (Country Club Drive). Therefore, the long term LOS for the roadway would be in the higher range of LOS-D.

It is also important to note that a Traffic Impact Analysis (TIA) will be required as a part of any land development project in this area. The TIA will provide more detailed information on intersections and turning movements as a result of a development. If a land development project in the area is submitted, City staff will review the required TIA and utilize the data in the TIA to determine requirements for turn lanes, traffic signals, and other intersection improvements required for the development.

Sincerely,



Greg A. Peters, P.E., LEED AP
City Engineer

CC: City of Sachse – Billy George
City of Sachse – Wes Lawson
City of Sachse – Marc Kurbansade
City of Sachse – Michael Spencer



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I'm 100% in favor. Mr. Dan Herzog is a trustworthy developer. We have great confidence in this man. This will be a win-win for us & for Sachse.

SIGNATURE: JoAnn Dixon Property Owner

PRINTED NAME: JoAnn Dixon

ADDRESS: 1617 Windsor Dr Mesquite, TX, 75149

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

Phone: (469) 429-4781

Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 6**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Daniel S. Chen MD

DANIEL S. CHEN

4001 Pleasant Valley, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: *Have been here for 34 yrs. Strongly paid our taxes without fail. Don't want to deal with the traffic + crime rate that it will bring*

SIGNATURE: *Louis Lopez*
PRINTED NAME: *Louis Lopez*
ADDRESS: *4503 Pleasant Valley Rd.
 Sachse, Tx. 75048*

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 Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

COMMENTS:

Bring new growth to the city of Sachse and very pleased that Herzog Development is the purchaser of said property.

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Rick Rutherford Judy Cook
 Rick Rutherford Judy Cook
 4401 Pleasant Valley Rd 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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

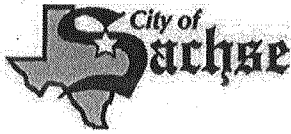
Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
to remove Ben Road from Thoroughfare
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:
rural to residential

COMMENTS: Not making Ben Rd. a road will protect
the neighborhood from increased traffic & noise.
I am against changing the zoning from rural to residential

SIGNATURE: Melody Acord
PRINTED NAME: Melody Acord
ADDRESS: 5404 Oakridge Circle

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS: I support the current future land use plan
I see no reason to change to low density residential just
so a developer can make an even larger profit margin

SIGNATURE: Manuel L. Jackson

PRINTED NAME: MANUEL L. JACKSON

ADDRESS: 5517 PINNACLE OAK DR. SACHSE TX

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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, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

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

COMMENTS: I AM OPPOSED TO THE
ZONING CHANGE BUT IN FAVOR OF
BEN ROAD BEING CLOSED

SIGNATURE: Joel Dean
 PRINTED NAME: JOEL W. DEAN
 ADDRESS: 5603 PINNACLE OAK DR.

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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* ☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

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

COMMENTS: Opposing Zoning Change

* In favor of removing Ben Road from the Master Thoroughfare Plan
 SIGNATURE: Sheral Baxter
 PRINTED NAME: Sheral Baxter
 ADDRESS: 5604 Pinnacle Circle Sachse, Tx

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
March 3, 2014 1:23:33 PM CST

REMOTE CSID
972 781 7142

DURATION
124

ATTACHMENT 6

PAGES
2

STATUS
Received

Mar 03 2014 1:20PM

GARLAND FMO

972-781-7142

page 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS:

I do NOT want the added traffic going thru our neighborhood!

SIGNATURE:

Thomas C. Mahan

PRINTED NAME:

Thomas C. Mahan

ADDRESS:

*1510 Plomade Oak
Sachse, TX.*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED

February 23, 2014 2:14:00 PM CST

REMOTE CSID

972 675 2645

DURATION PAGES

69 1

STATUS

Received

Feb 23 14:02:12p

Michael & Kellie Aragon

972-675-2645

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: YES TO REMOVE BEN ROAD !!
NO TO LOW DENSITY; NEED DIVERSITY (LARGER LOTS
TO KEEP SACHSE SACHSE;

SIGNATURE: Michael Aragon
PRINTED NAME: MICHAEL ARAGON
ADDRESS: 5612 PENNACLE CIR

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED
March 5, 2014 8:01:01 AM CST

REMOTE CSID
972-583-1859

DURATION
42

ATTACHMENT 6

PAGES
1

STATUS
Received

05-Mar-2014 08:00 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

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

COMMENTS:

I am in favor of removing Ben Roads. But I am against adding more Low Density Residential. Sachse needs variety & rural would be preferred.

SIGNATURE:

PRINTED NAME:

ADDRESS:

*Michael J. Kellam
5619 Vinnard Cr. Sachse, TX 75048*

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 8815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-B Sachse Road, Sachse, Texas.

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

RETURN BY FAX OR MAIL
City of Sachse Community Development Dept.
8815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
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- ☒ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☐ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: My desire is to make sure Ben Rd cannot be connected through to Pleasant Valley from Pinnacle Oaks regardless of the rezoning.

SIGNATURE: Glenn F. Schmidt
 PRINTED NAME: Glenn F. Schmidt
 ADDRESS: 5707 Pinnacle Circle, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: Burt Hesson

PRINTED NAME: Burt Hesson

ADDRESS: 5716 Pinnacle Circle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

Phone: (469) 429-4781

Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



FEB 21 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: - Opposed to future land use plan
 - in favor of removing Ben Rd from
 master thoroughfare plan

SIGNATURE: E. Donnelly

PRINTED NAME: EMILY DOWNELLY

ADDRESS: 6302 BEN RD 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 6

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: While I am willing to support the request to remove Ben Road from the Master Thoroughfare Plan, I oppose the zoning change from Rural to Low Density.

SIGNATURE: [Signature]

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN ROAD 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED

February 24, 2014 6:25:13 PM CST

REMOTE CSID

972 463 6483

DURATION

152

PAGES

2

STATUS

Received

Dec 22 10 09:47p

WILLIAM HEMPEL

972-463-6483

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road (A location map depicting the location of the requested amendments is attached.)

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

COMMENTS: I AM OK WITH THE LAND USE AS LONG AS I HAVE A GUARANTEE FROM THE DEVELOPER AND

THE CITY THAT ALL COSTS TO CONNECT TO THE FUTURE SEWER LINE IS PAID BY THE CITY AND DEVELOPER. TO INCLUDE IMPACT FEE, CONNECTION FEE AND

SIGNATURE: [Signature]

PRINTED NAME: WILLIAM E HEMPEL

ADDRESS: 6318 BEN RD SACHSE TX

THE COST OF THE LATERAL FROM MY HOUSE TO STREET AND IF A LIFT PUMP IS NEEDED THAT IS COVERED TOO

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: *Rural is what makes Sachse beautiful and attracts many business owners like myself. Therefore, keep this part of our city rural and beautiful.*

SIGNATURE: 

PRINTED NAME: Steven T. Le

ADDRESS: 6401 Eastview Drive

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: THIS IS A DOUBLE-EDGED AMENDMENT. IF WE VOTE TO REMOVE BEN RD. FROM MASTER THOROUGHFARE PLAN AS COLLECTOR THOROUGHFARE THEN APPROVING LOW DENSITY WHICH WE ARE AGAINST.
SIGNATURE: JUDY + LANNY GOUGE
PRINTED NAME: JUDY + LANNY GOUGE
ADDRESS: 6408 BEN RD., SACHSE, TX.

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, March 10, 2014**. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at **7:30pm on Monday, March 17, 2014**. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED
February 20, 2014 5:22:32 AM CST

REMOTE CSID
9726619255

DURATION
66

ATTACHMENT 6
PAGES
2
STATUS
Received

Feb. 20. 2014 5:21AM copart inc hq

No. 1058 P. 1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

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

COMMENTS:

*change will drive too much traffic down
existing country club drive*

SIGNATURE:

PRINTED NAME:

RORY SEIDENI

ADDRESS:

6415 meadowcrest ln sachse TX 75048

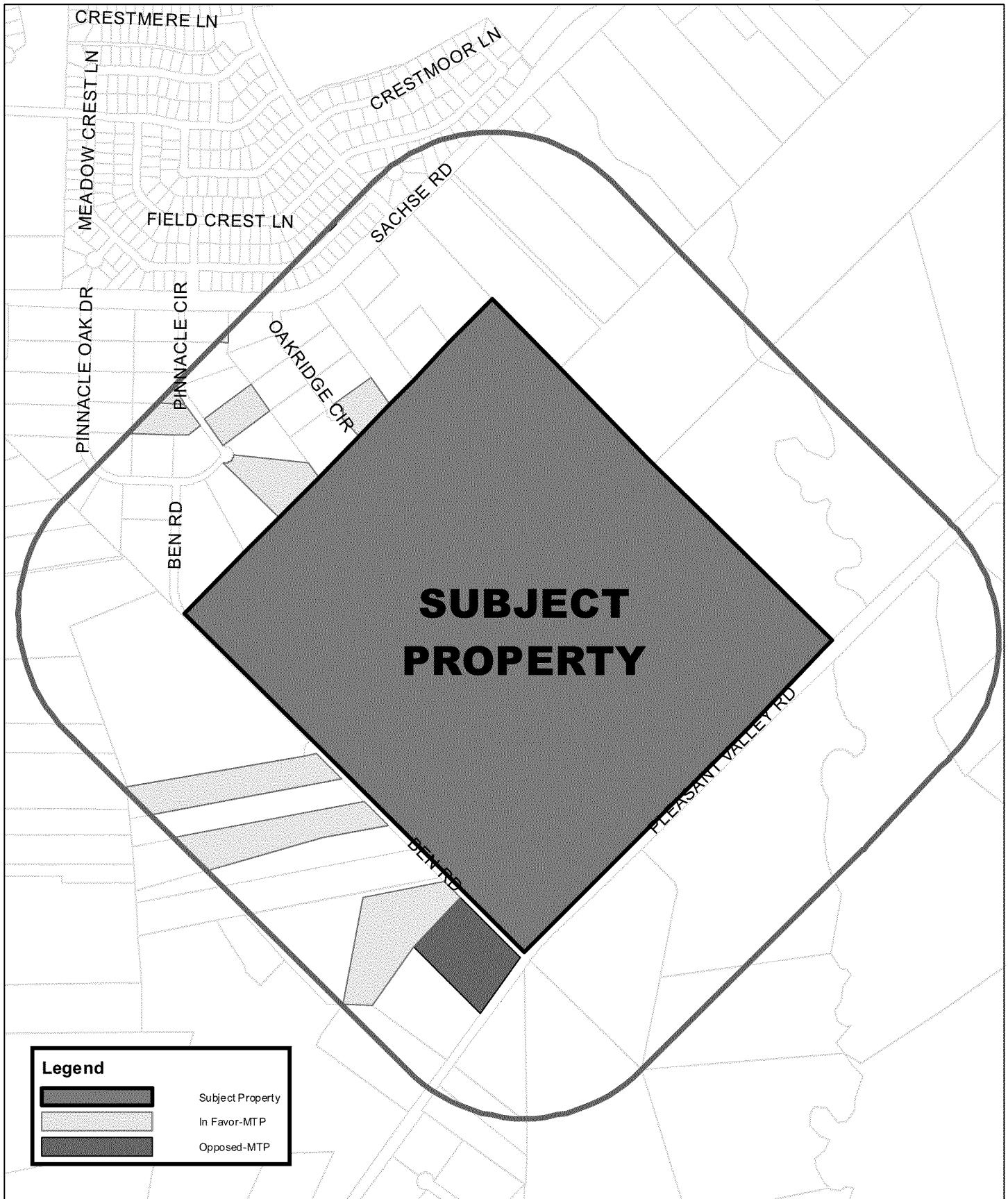
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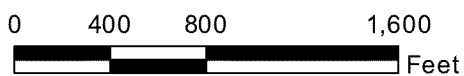
RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Legend

- | | |
|---|------------------|
|  | Subject Property |
|  | In Favor-MTP |
|  | Opposed-MTP |



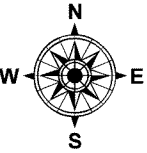
20% OPPOSITION MAP

*Woodbridge South PD
Transportation Plan
Map Created: March 3, 2014*

EXHIBIT A

THOROUGHFARE PLAN

(NEW PROPOSED PLAN)



COLLIN COUNTY

DALLAS COUNTY

March 17, 2014

Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
- city_limits
- countyline
- S.H. 190 Turnpike
- 100 Year Floodplain

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING FIGURE 4-1, THOROUGHFARE PLAN OF THE SACHSE COMPREHENSIVE PLAN; 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, an effective and efficient transportation system for the movement of people, goods and services is an essential component of a municipality; and,

WHEREAS, thoroughfare planning ensures an adequate transportation system for the future of the community; and,

WHEREAS, the Transportation Section of the Comprehensive Plan, including the Thoroughfare Plan, serves as a general guide for long range growth and development of the community's roadway system; and

WHEREAS, the Thoroughfare Plan must be adapted periodically to new patterns of development and changes in existing or expected conditions; and,

WHEREAS, a potential residential development in the vicinity of the area generally described as the northeast corner of Pleasant Valley Road and Ben Road has been proposed resulting in a need to reassess future thoroughfares within this area.

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

SECTION 1. That Figure 4-1 of the Sachse Comprehensive Plan, the Thoroughfare Plan, is hereby amended as shown on Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 2. 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 3. 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 Plan as a whole.

SECTION 4. 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 5. . That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in 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 6. 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 _____, 2014.

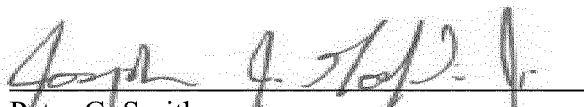
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:



Peter G. Smith
City Attorney
(03-03-14/65013)



CITY COUNCIL

APRIL 21, 2014

REQUEST

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.



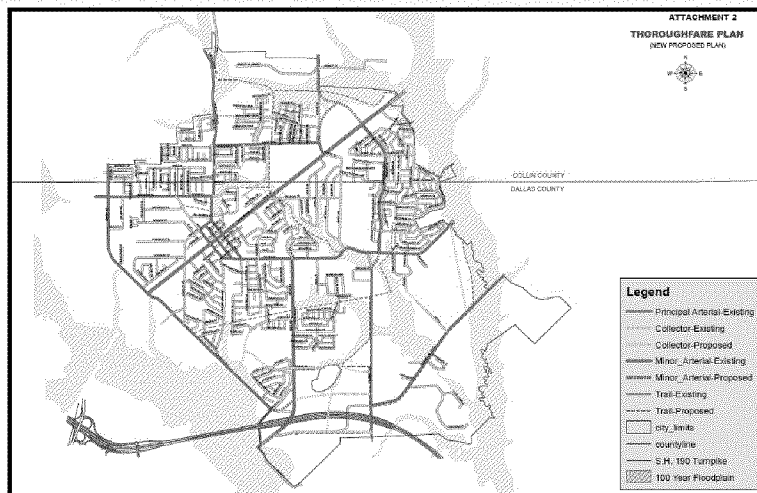
BACKGROUND

AERIAL LOCATION MAP



BACKGROUND

EXISTING THOROUGHFARE PLAN



BACKGROUND

EXISTING THOROUGHFARE PLAN



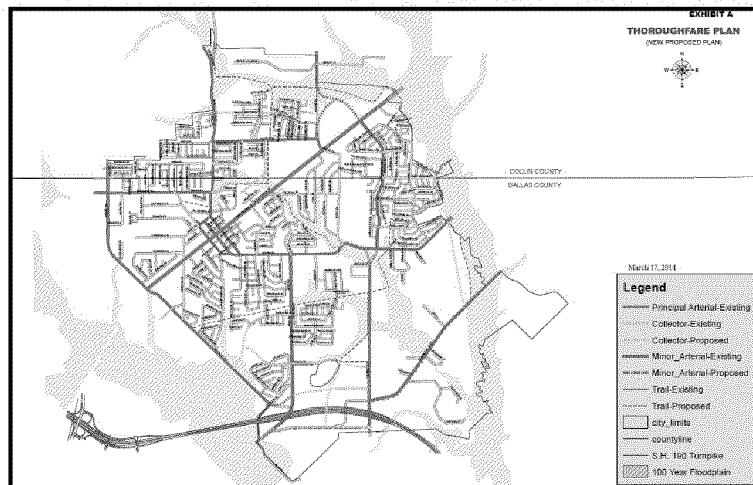
Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
- city_limits
- countyline
- S.H. 190 Turnpike



POLICY CONSIDERATIONS

PROPOSED THOROUGHFARE PLAN



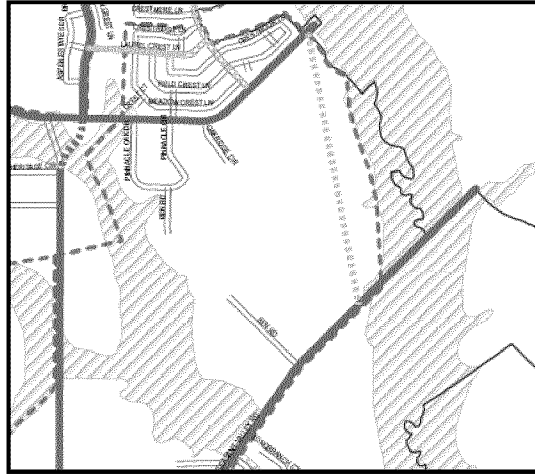
March 17, 2014

Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
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- countyline
- S.H. 190 Turnpike
- 100 Year Floodplain



POLICY CONSIDERATIONS PROPOSED THOROUGHFARE PLAN



Legend

- Principal Arterial-Existing
- Collector-Existing
- Collector-Proposed
- Minor_Arterial-Existing
- Minor_Arterial-Proposed
- Trail-Existing
- Trail-Proposed
- city_limits
- countyline
- S.H. 190 Turnpike



POLICY CONSIDERATIONS TRANSPORTATION GOAL

Transportation Goal: Provide access to neighborhoods and businesses while serving overall mobility needs of residents and businesses.



POLICY CONSIDERATIONS

TRANSPORTATION OBJECTIVE 1

Objective A: Ensure the road system in the City provides appropriate access for residents while discouraging commercial traffic in neighborhoods.

Action 1: Use the Thoroughfare Plan to determine where arterial and collector streets are needed in new residential and commercial developments.

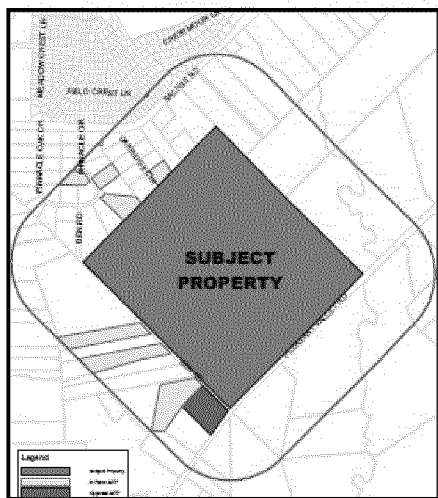
Action 2: Use city funds on streets to benefit the community as a whole.

Action 3: Improve traffic signal timings to enhance progressive movement along Hwy 78 and other major thoroughfares.



PUBLIC NOTIFICATION

MAP



STAFF RECOMMENDATION

Staff recommends approval of an Ordinance of the City of Sachse, Texas, amending Figure 4-1, Thoroughfare Plan of the Sachse Comprehensive Plan.

Planning and Zoning Commission recommended approval by a vote of 6-1 at their March 10, 2014 meeting.





Legislation Details (With Text)

File #:	14-2124	Version:	1	Name:	CD - WB SOUTH PD CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	4/1/2014	In control:		In control:	City Council
On agenda:	4/21/2014	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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".				

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

Sponsors:

Indexes:

Code sections:

Attachments: [CD WB SOUTH PD CC - PRESENTATION.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 1.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 2.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 3.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 4.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 5.pdf](#)
[CD - WB SOUTH PD CC - ATTACHMENT 6.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT A.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT B.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT C.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD - EXHIBIT D.pdf](#)
[CD - WB SOUTH PD CC - DRAFT ORD.pdf](#)

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

Title

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Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with typical lot sizes ranging from 6,000 square feet to one acre.

Background

The 174.82-acre subject property is located at the northeast corner of Pleasant Valley Road and Ben Road and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Planned Development (PD) zoning district.

The development/land uses adjacent to the subject property are as follows:

- North: Pinnacle Oaks subdivision located on lots approximately one acre or larger in area. Also to the north is existing City of Sachse property currently occupied by Public Works and the Animal Shelter.
- South: Undeveloped property owned by Garland Independent School District and the Muddy Creek Preserve Nature Trails.
- East: Existing homesteads and agricultural uses.
- West: Existing homesteads.

The Future Land Use designation for the subject property is Rural Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Rural Residential as “rural, larger lot neighborhoods”. The single-family residential uses associated with the proposed Planned Development rezoning request contain lots ranging in size from 6,000 square feet to one acre. Only the one-acre lots are consistent with the Future Land Use Plan; therefore, concurrent with this zoning request, the property owner is requesting an amendment to the Future Land Use Map for the lots that are less than one acre.

Planning and Zoning Commission voted to recommend for denial by a vote of 7-0 at their March 10, 2014 meeting.

City Council voted to postpone this item by a vote of 6-1 at their March 17, 2014 meeting.

Policy Considerations

The zoning request is to rezone the subject property from its existing Agricultural (AG) zoning designation to a Planned Development (PD) zoning designation. The proposed Planned Development would be comprised of single-family residential lots and associated Homeowner's Association amenity area lots.

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 545 single-family residential units would be permitted pursuant to the Planned Development Regulations. Of these 545 units proposed, the lot breakdown would be as follows:

- R-43.5 (43,560 square foot minimum): 19 lots
- R-15.0 (15,000 square foot minimum): 39 lots
- R 10.0 (10,000 square foot minimum): 34 lots
- R-7.2 (7,200 square foot minimum): 178 lots
- R-6.0 (6,000 square foot minimum): 275 lots

The main access proposed to the site will be via two entrances on Pleasant Valley Road. Access along Ben Road is proposed for nine R-43.5 lots. It should be noted that as part of a concurrent request, the applicant is proposing to remove Ben Road from the Master Thoroughfare Plan. It should be noted that this concept will perpetuate the existing over-length cul-de-sac. Per the City Subdivision Ordinance, culs-de-sac shall not be more than 600 feet in length; the proposed cul-de-sac is 1,700 feet in length. The Concept Plan shows a turnaround at the midway point of the street; however, this does not satisfy the requirements of the City Subdivision Ordinance.

The westernmost thoroughfare connecting to Pleasant Valley Road will be a Collector thoroughfare and the other will simply be a residential street. The applicant is also pursuing another access point to the site via a connection to the north to Sachse Road. This connection has not been finalized at the time that this zoning request was brought forward; however, the Concept Plan indicates a potential future connection should the extension occur at a later date. The proposed access for this plan meets the City access requirements without the potential future northern connection to Sachse Road.

There are other items where the applicant has requested to deviate from minimum standards set forth in the Zoning Ordinance. The first is minimum lot size where the applicant has request for 81 lots to be less than 2,000 square feet, which is the minimum lot size for the City's smallest zoning district of R-10.

The other deviation is with respect to landscaping. The applicant has requested to provide four (4) trees on the R-43.5 lots, three (3) trees on the R-15.0 and R-10.0 lots and two (2) trees on the R-7.2 and R-6.0 lots. This is less than the required four trees per lot required in the Landscaping 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. As of Friday, March 7, 2014, 21 responses were returned, 4 in favor and 20 opposed to the zoning request. See Attachment 4 for returned responses. Also refer to Attachment 5 and Attachment 6 for opposition responses within 200-feet and 1,000-feet, respectively. At the time this agenda item was published, City staff received opposition from 23.8% of the property owners within 200 feet of the subject property. Since this opposition is in excess of 20%, pursuant to Section 211.006 of the Texas Local Government Code, three-fourths of all members of City Council must vote in favor to approve this zoning request. It should be noted that the "three-fourths" pertains to all members of the City Council not just those present (i.e., six affirmative votes are needed in order for this request to be approved).

In summary, due to the fact that the proposed zoning request is not consistent with the Future Land Use category of Rural Residential, staff is recommending denial of this request. For reasons also stated in the companion Future Land Use Plan amendment, staff feels that an amendment at this time is premature without evaluating this region as a whole.

Should a recommendation of approval be made, staff requests that the following condition of approval be incorporated:

1. The Concept Plan (Exhibit D) be modified to remove the over-length cul-de-sac, reducing it to a maximum of 600-feet.
2. The minimum home size shall be 2,000 square feet for all proposed dwelling units.
3. In accordance with the City of Sachse Landscaping regulations, all residential lots shall be required to provide a minimum of four shade/canopy trees.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends denial 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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 174.82-acre tract of land, more particularly described in Exhibit "A" and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit "B"; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan approved as Exhibit "D".



CITY COUNCIL

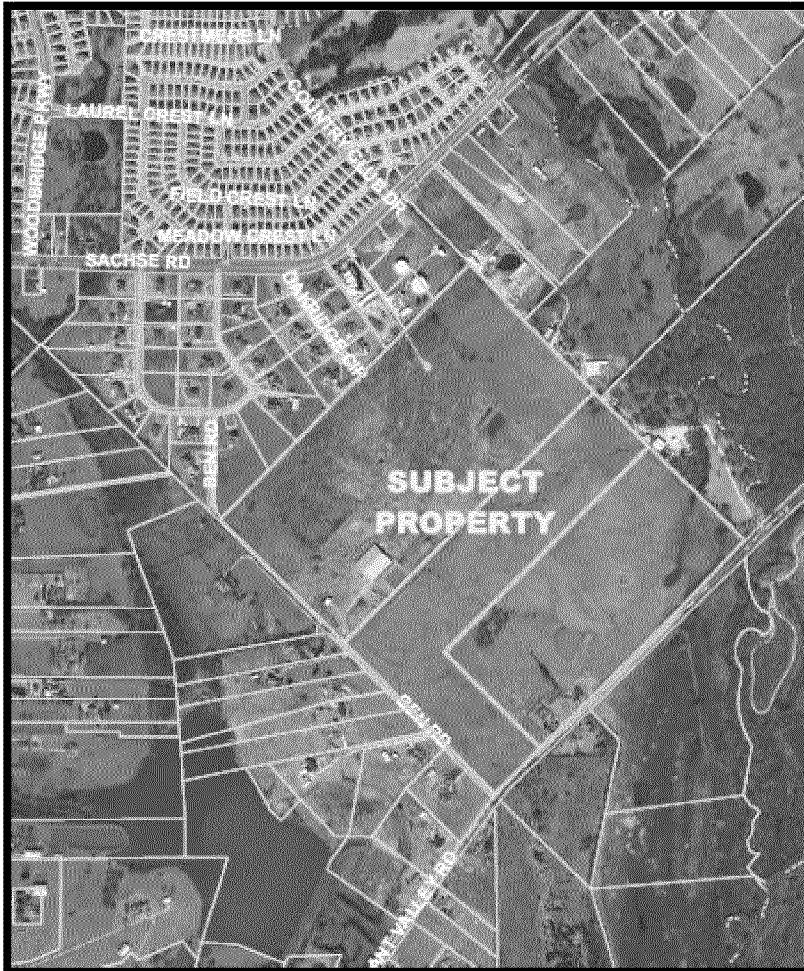
APRIL 21, 2014

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 an Agricultural District (AG) to a Planned Development District (PD) on an approximately 174.82-acre tract of land, more particularly described in Exhibit “A” and located on the northeast corner of Pleasant Valley Road and Ben Road, City of Sachse, Dallas County, Texas; providing for the approval of the Zoning Exhibit attached as Exhibit “B”; providing for the approval of Development Standards attached as Exhibit “C”; providing for the approval of the Zoning Concept Plan approved as Exhibit “D”.

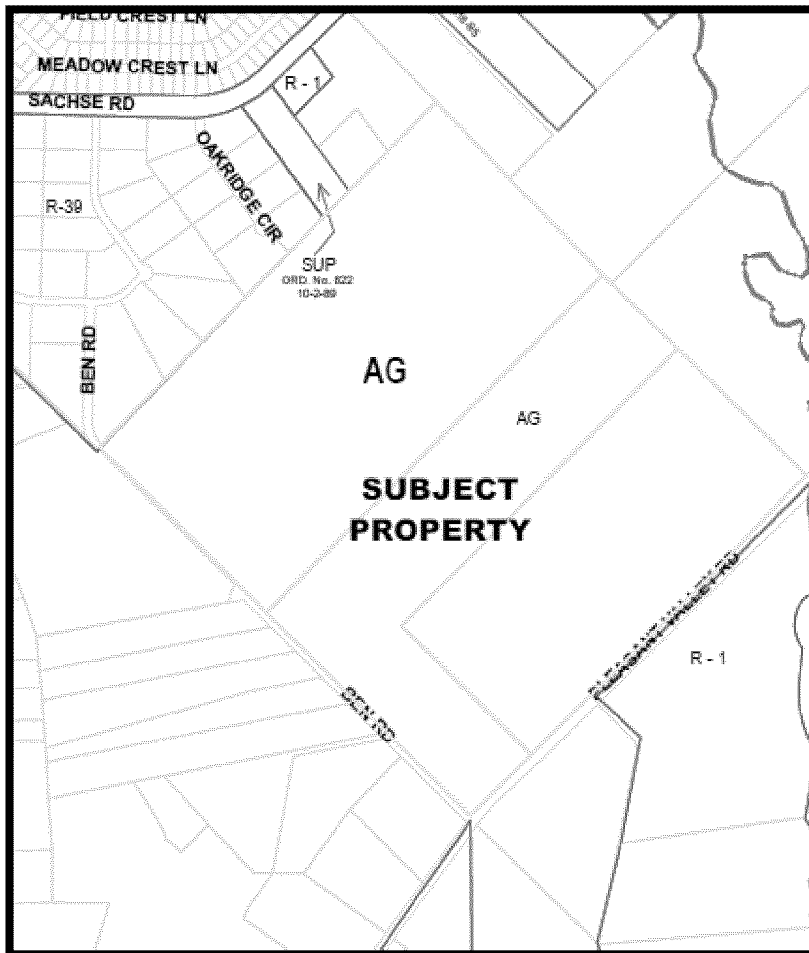
BACKGROUND

AERIAL LOCATION MAP



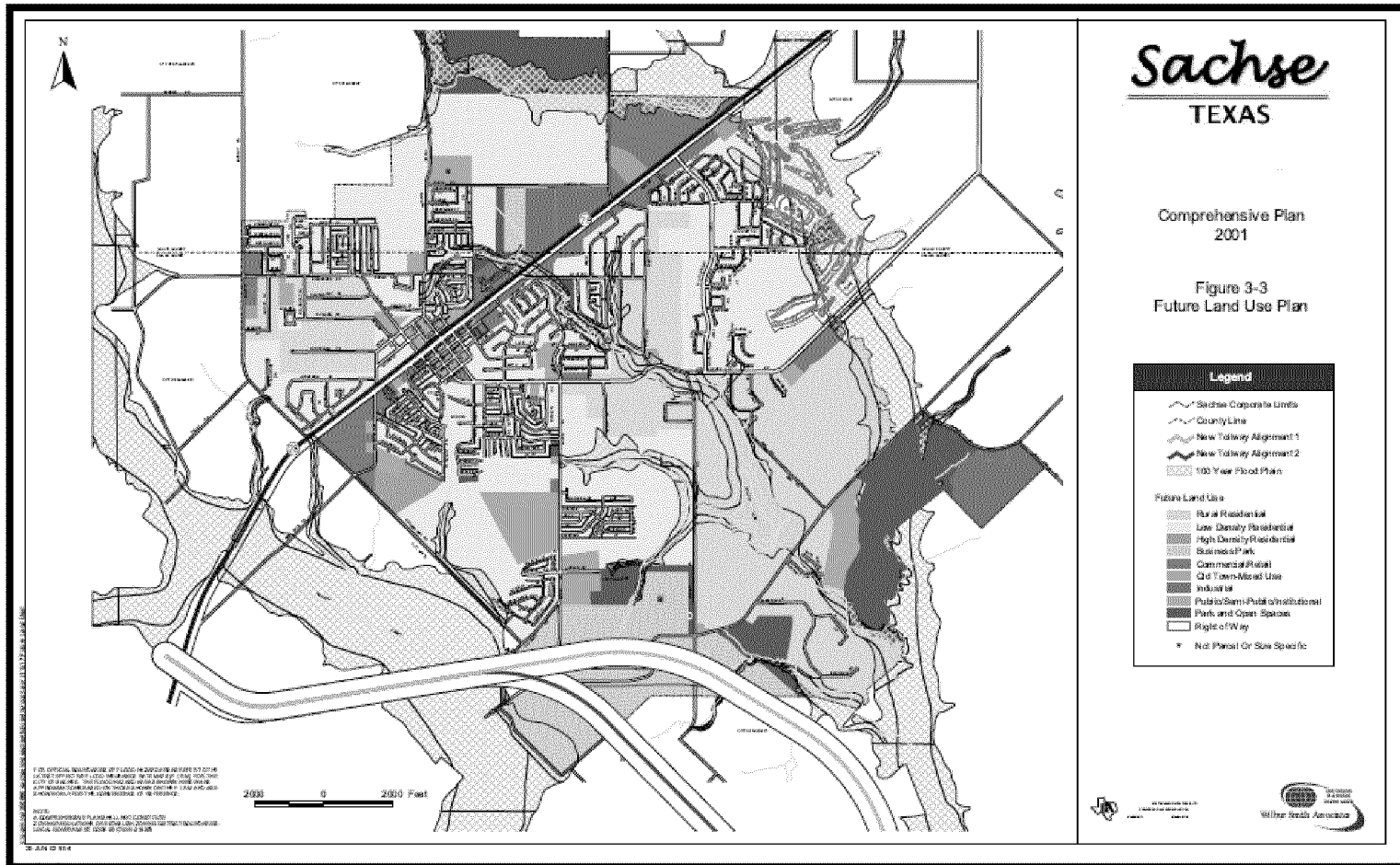
BACKGROUND

ZONING MAP



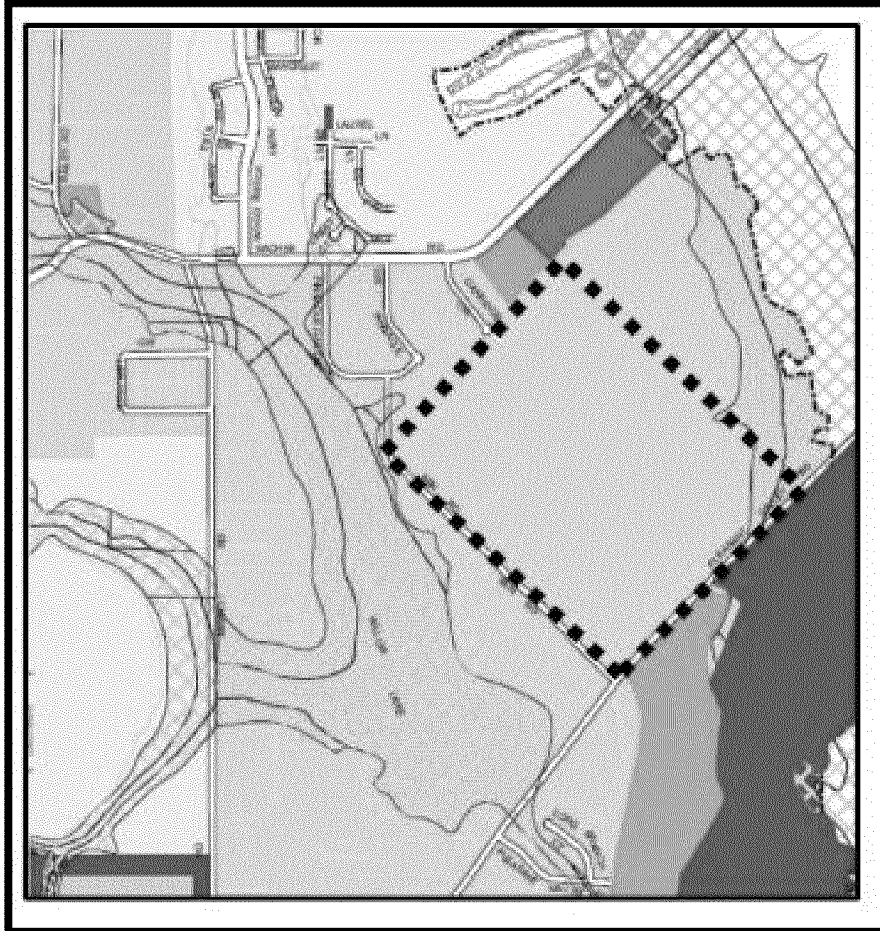
BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

SITE INFORMATION

- ❑ Site Area: 174.82 acres
- ❑ Existing Future Land Use designation: Rural Residential
- ❑ Proposed Future Land Use designation: Low Density Residential & Rural Residential
- ❑ Existing Zoning designation: Agricultural
- ❑ Proposed Zoning designation: Planned Development for Single Family Uses

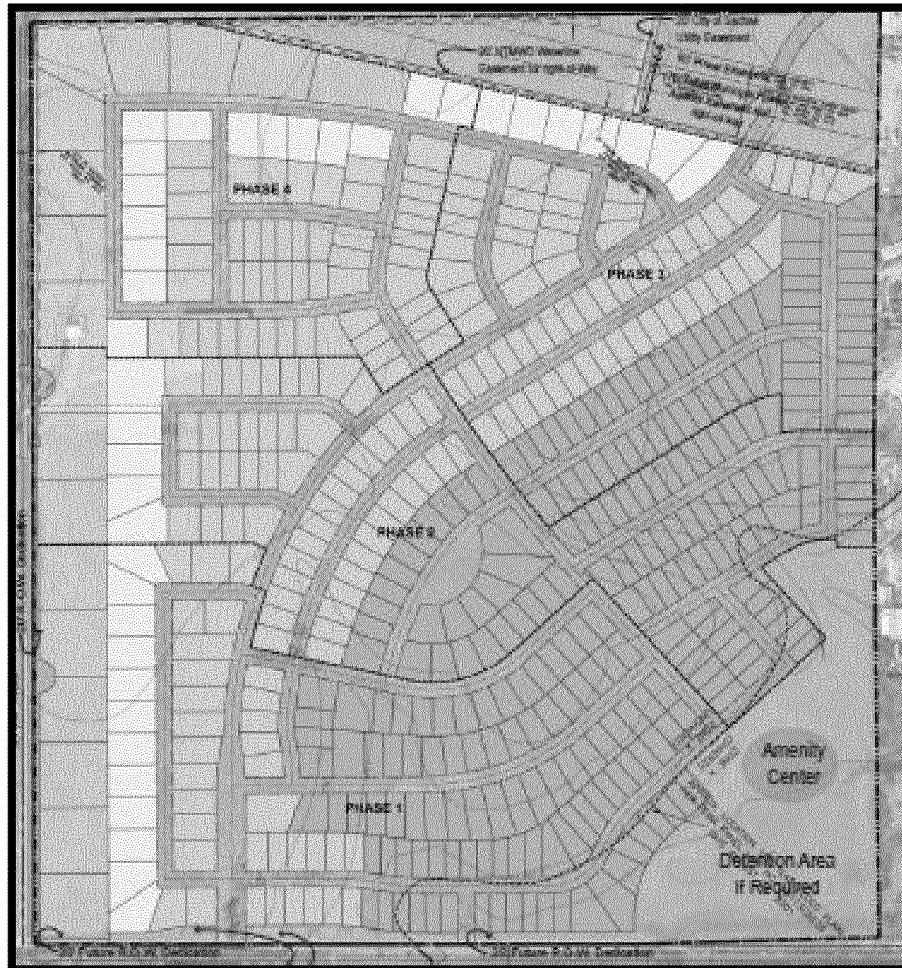
BACKGROUND

FLU PLAN AMENDMENT

Companion Future Land Use Plan amendment because the proposed zoning designation is not consistent with the Future Land Use Plan designation.

POLICY CONSIDERATIONS

DEVELOPMENT PLAN



19	R-43.5	- 1 Acre Lots
39	R-15.0	- 15,000 Sf Lots
34	R-10.0	- 10,000 Sf Lots
178	R-7.2	- 7,200 Sf Lots
275	R-6.0	- 6,000 Sf Lots
545 Lots		

POLICY CONSIDERATIONS

TYPICAL LOT SIZES

- ❑ R-43.5 (43,560 square foot minimum): 19 lots
- ❑ R-15.0 (15,000 square foot minimum): 39 lots
- ❑ R 10.0 (10,000 square foot minimum): 34 lots
- ❑ R-7.2 (7,200 square foot minimum): 178 lots
- ❑ R-6.0 (6,000 square foot minimum): 275 lots

POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-43.5)

- ❑ Lot Area: 43,560 square feet (1 acre)
- ❑ Typical Setbacks
 - Front Yard: 50-ft
 - Side Yard (interior): 25-ft
 - Side Yard (street): 30-ft
 - Rear Yard: 50-ft
- ❑ Dwelling Size
 - 100% of the dwellings: 3,000 square feet

POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-15.0)

- ❑ Lot Area: 15,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 25-ft (20-ft for side-entry garages)
 - Side Yard (interior): 10-ft
 - Side Yard (street): 20-ft
 - Rear Yard: 20-ft
- ❑ Dwelling Size
 - 25% of the dwellings: 2,800 square feet
 - 50% of the dwellings: 2,600 square feet
 - 25% of the dwellings: 2,400 square feet

POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-10.0)

- ❑ Lot Area: 10,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 10-ft
 - Side Yard (street): 20-ft
 - Rear Yard: 25-ft (20-ft adj. to open space)
- ❑ Dwelling Size
 - 25% of the dwellings: 2,600 square feet
 - 50% of the dwellings: 2,400 square feet
 - 25% of the dwellings: 2,200 square feet

POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-7.2)

- ❑ Lot Area: 7,200 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 5-ft
 - Side Yard (street): 15-ft
 - Rear Yard: 20-ft (15-ft adj. to open space)
- ❑ Dwelling Size
 - 15% of the dwellings: 2,600 square feet
 - 70% of the dwellings: 2,200 square feet
 - 15% of the dwellings: 1,700 square feet

POLICY CONSIDERATIONS

DEVELOPMENT STANDARDS (R-6.0)

- ❑ Lot Area: 6,000 square feet
- ❑ Typical Setbacks
 - Front Yard: 20-ft
 - Side Yard (interior): 0-3 ft & 7-10 ft
 - Side Yard (street): 15-ft
 - Rear Yard: 20-ft (15-ft adj. to open space)
- ❑ Dwelling Size
 - 10% of the dwellings: 2,400 square feet
 - 70% of the dwellings: 2,000 square feet
 - 20% of the dwellings: 1,700 square feet

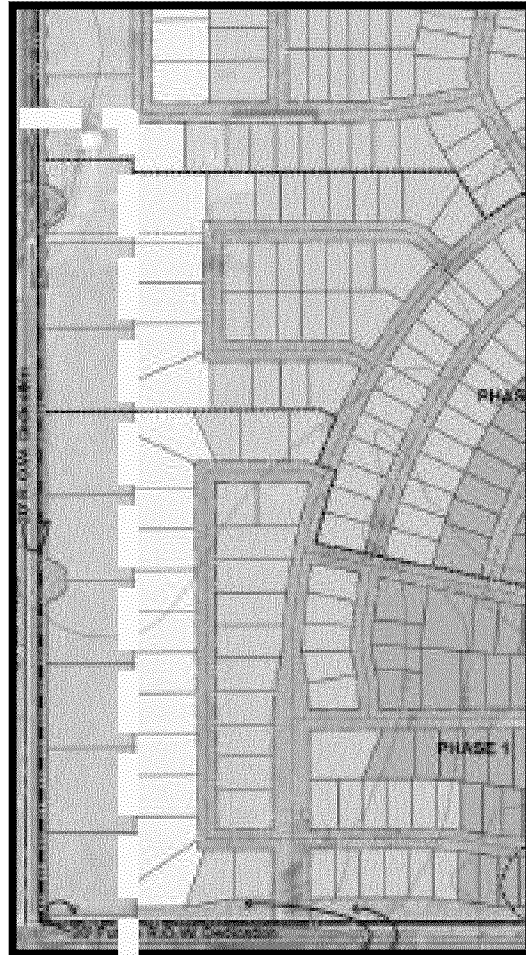
POLICY CONSIDERATIONS

LANDSCAPING

- ❑ R-43.5: 4 trees
- ❑ R-15.0 and R-10.0: 3 trees
- ❑ R-7.2 and R-6.0: 2 trees

POLICY CONSIDERATIONS OVER-LENGTH CUL-DE-SAC

~1,700 feet

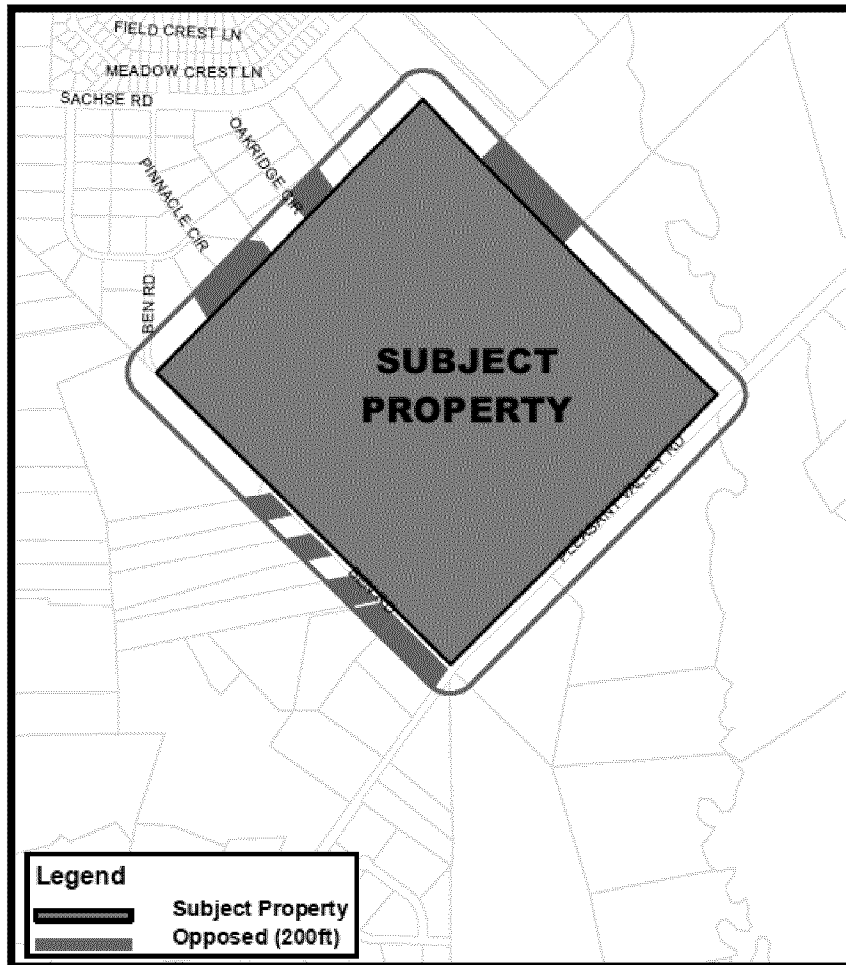


PUBLIC NOTIFICATION

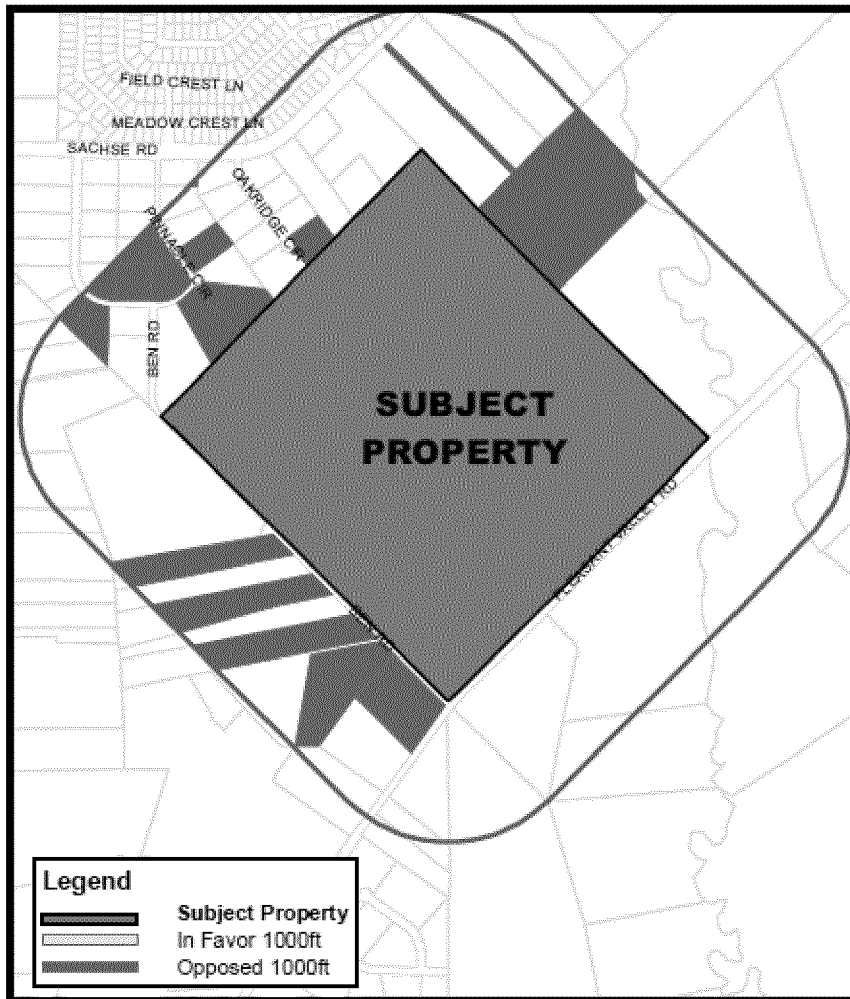
FEEDBACK

- 100 Property Owners within 1,000-feet notified
 - 4 – in favor
 - 20 - opposed

PUBLIC NOTIFICATION MAP (200-FT OPPOSED)



PUBLIC NOTIFICATION MAP (1,000-FT OPPOSED)

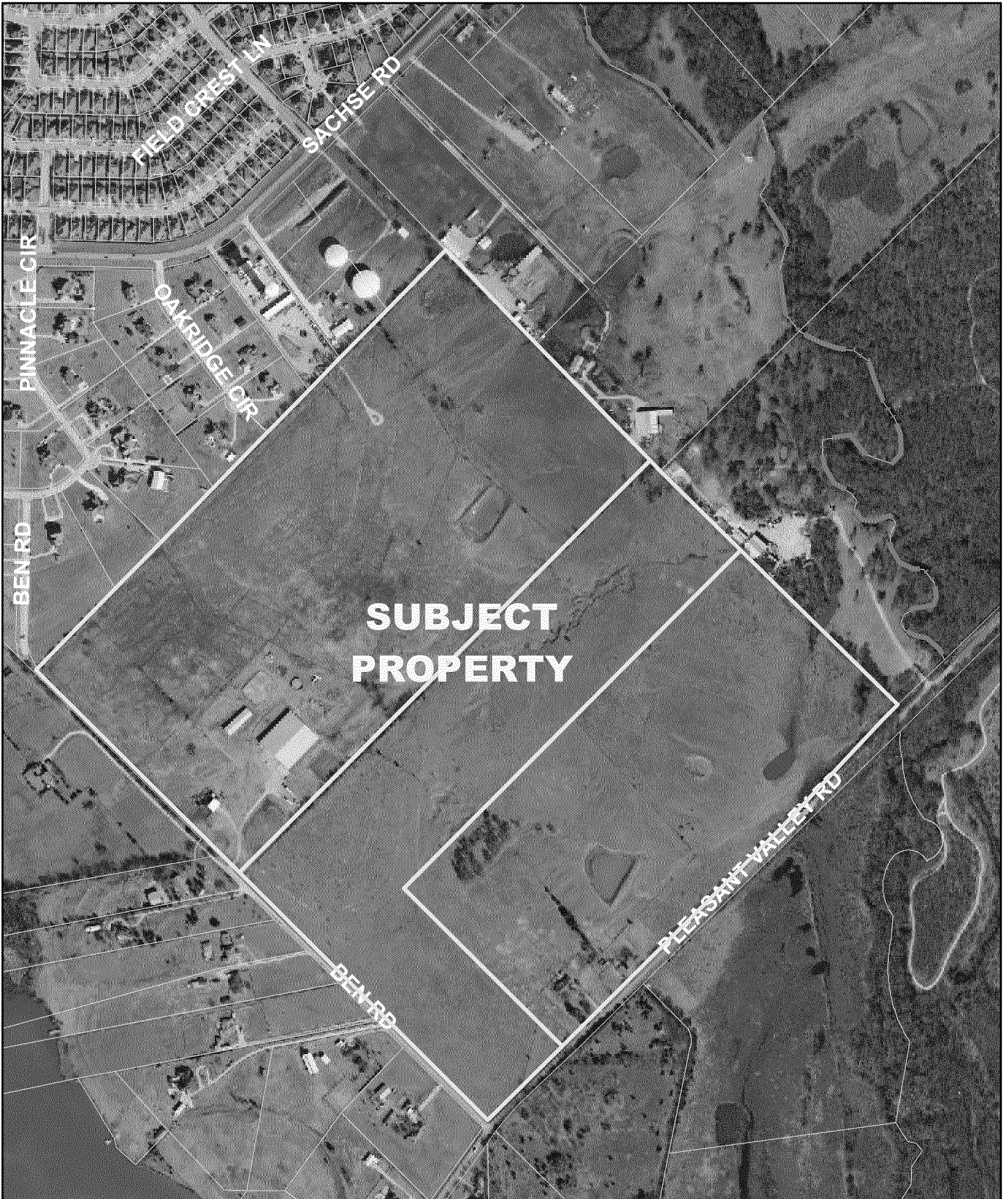


STAFF RECOMMENDATION

Staff recommends denial of the zoning request.

Should a recommendation of approval be made, staff requests that the following condition of approval be incorporated:

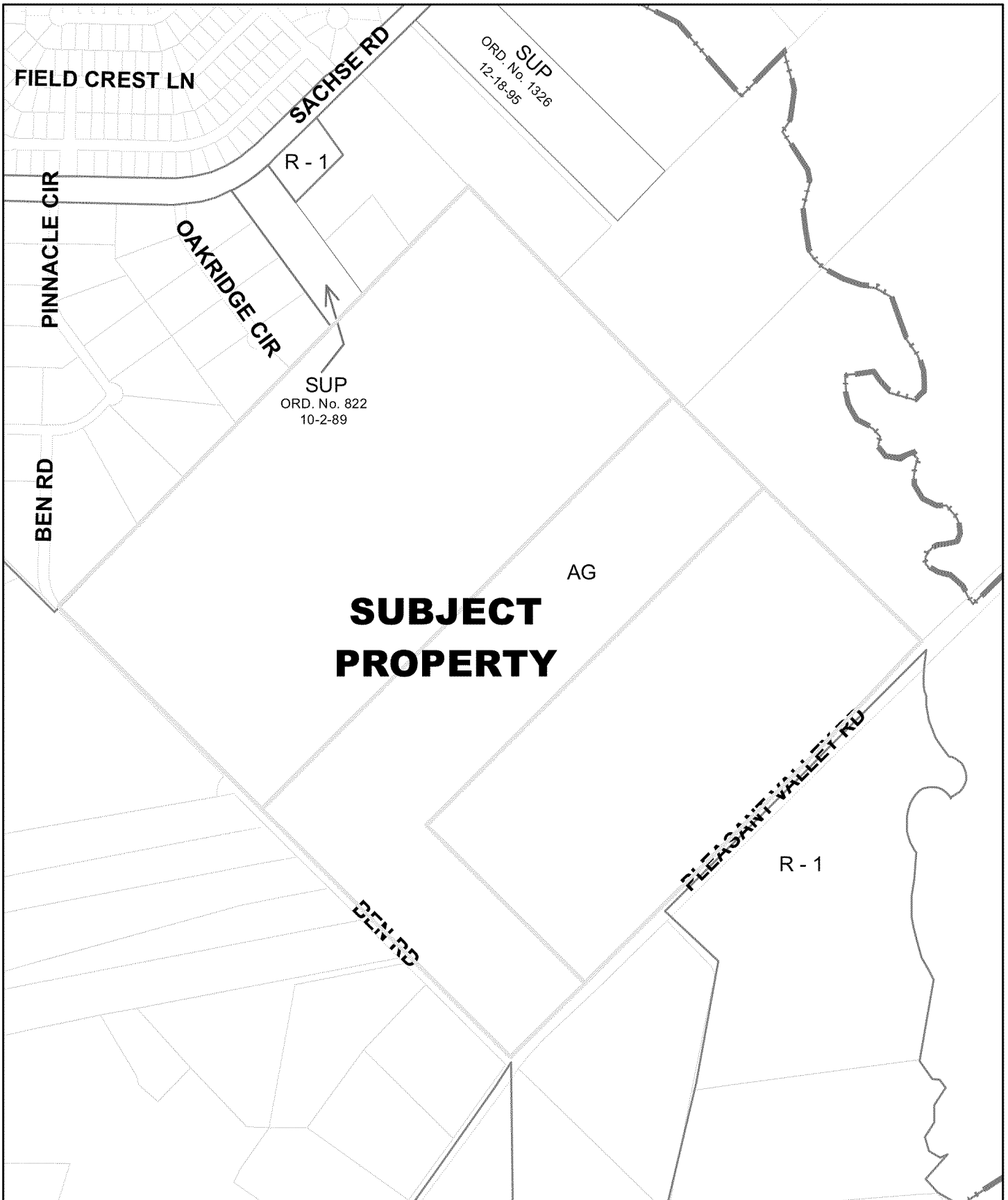
- 1. The Concept Plan (Exhibit D) be modified to remove the over-length cul-de-sac, reducing it to a maximum of 600-feet.*
- 2. The minimum home size shall be 2,000 square feet for all proposed dwelling units.*
- 3. In accordance with the City of Sachse Landscaping regulations, all residential lots shall be required to provide a minimum of four shade/canopy trees.*



0 300 600 1,200
Feet

AERIAL LOCATION MAP

*Woodbridge South / Pleasant Valley & Ben Road
Rezoning (Z014-01)
Map Created: March 5, 2014*



**SUBJECT
PROPERTY**

AG

R - 1



0 300 600 1,200
Feet

ZONING IDENTIFICATION MAP

*Woodbridge South / Pleasant Valley & Ben Road
Rezoning (Z014-01)*

Map Created: March 5, 2014

Sachse

TEXAS

Comprehensive Plan 2001

Figure 3-3
Future Land Use Plan

Legend

Sachse Corporate Limits

County Line

New Tollway Alignment 1

New Tollway Alignment 2

100 Year Flood Plain

Future Land Use

Rural Residential

Low Density Residential

High Density Residential

Business Park

Commercial/Retail

Old Town-Mixed Use

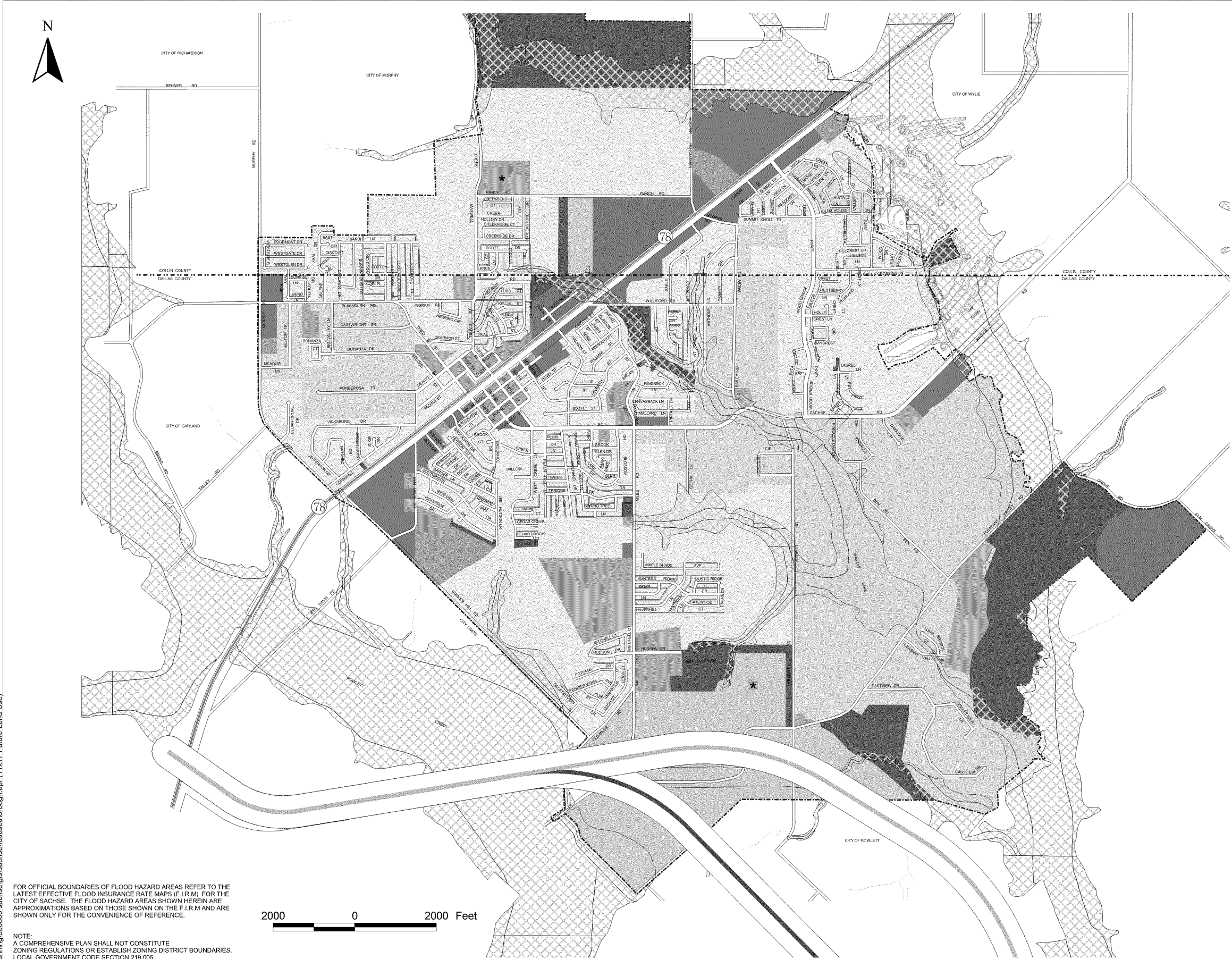
Industrial

Public/Semi-Public/Institutional

Park and Open Spaces

Right of Way

Not Parcel Or Size Specific



FOR OFFICIAL BOUNDARIES OF FLOOD HAZARD AREAS REFER TO THE LATEST EFFECTIVE FLOOD INSURANCE RATE MAPS (F.I.R.M.) FOR THE CITY OF SACHSE. THE FLOOD HAZARD AREAS SHOWN HEREIN ARE APPROXIMATIONS BASED ON THOSE SHOWN ON THE F.I.R.M AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE:
A COMPREHENSIVE PLAN SHALL NOT CONSTITUTE
ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES.
LOCAL GOVERNMENT CODE SECTION 219.005



HEATER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
214-360-9171 512-456-6716



TIME RECEIVED
February 28, 2014 2:23:57 PM CST

REMOTE CSID
9724426152

DURATION
75

ATTACHMENT 4

Received

02/28/2014 16:06 FAX 9724426152

COLDWELLBANKERJANEHENRY

001



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

COMMENTS: *This is a win for Sachse. Large increase in Revenue Taxes. The lovely homes he builds will increase in value over time - More money for*
Jocann Dixon "Property Owner" Sachse.
SIGNATURE: *Jocann Dixon*
PRINTED NAME: *Jocann Dixon*
ADDRESS: *1617 Windsor Dr, Mesquite, TX 75149*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. 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, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED February 14, 2014 4:59:14 PM CST	REMOTE CSID 9726908641	DURATION 67	PAGES 2	STATUS Received
02/14/2014 18:06 FAX 9726908641		DANIEL S CHEN MD		001/002



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

COMMENTS: _____

SIGNATURE: Daniel S. Chen M.D.
 PRINTED NAME: DANIEL S. CHEN
 ADDRESS: 4001 Pleasant Valley, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

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

COMMENTS:

*It will increase crime
rate + traffic. We moved out here
to have seclusion for our privacy.*

SIGNATURE:

PRINTED NAME:

ADDRESS:

Viola Lopez
Viola Lopez
4503 Pleasant Valley Rd.
Sachse TX 75048

*34 yrs.
of seclusion
seclusion*

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

COMMENTS: Bring new growth to the city of Sachse and very pleased that Heritage Development is the purchaser of said property.

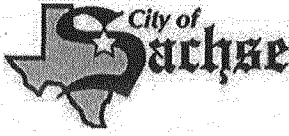
SIGNATURE: Rich Rutherford
PRINTED NAME: Rich Rutherford, Judy Cook
ADDRESS: 4401 Pleasant Valley Rd Sachse, TX 75048

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

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

COMMENTS: No more housing in area 1) Already under water restriction 2) It would increase traffic 3) Power Grid is already strained... more non weather power outages & surges than ever before 4) 15-20 years from now they will be rentals & we will be like Garland. 5. Sachse is losing the "small town country feel" which attracted us.

SIGNATURE: Melody Acord
 PRINTED NAME: Melody Acord
 ADDRESS: 5404 Oakridge Circle

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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(A location map depicting the 1,000 feet notification area is attached for reference)

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

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

COMMENTS: 6,000 sq. feet is WAY TOO SMALL. If anything is done then Ben Road should stay a dead end and any houses of lots should continue the style and size of this neighborhood.

SIGNATURE: _____
 PRINTED NAME: Christopher L Voss
 ADDRESS: 5412 Pinnacle Oak 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

Phone: (469) 429-4781

Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request

LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 4



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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

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

COMMENTS: I am very opposed to this request. I
will agree to Rural development 1 acre & larger.

SIGNATURE: [Signature]

PRINTED NAME: Greg Travis

ADDRESS: 5513 Pinnacle Oak Dr.

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



MAR 05 2014

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: More traffic on already overcrowded streets & roads,
Loss of Green Space, City does not maintain the streets it has &
would be added maintenance, would cause my property to be less valuable

SIGNATURE: Manuel L. Jackson

PRINTED NAME: MANUEL L. JACKSON

ADDRESS: 5517 PINNACLE OAK DR SACHSE TX

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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

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

COMMENTS:

See Attachment

SIGNATURE:

Sheryl Baxter

PRINTED NAME:

Sheryl Baxter

ADDRESS:

5604 Pinnacle Circle

Sachse, Tx

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

Opposition to Land Development – Part 3

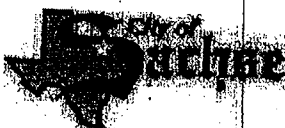
- Is there REALLY a difference between 500+ homes (new proposition) and 600+ homes (old proposition)?
- Why do we HAVE to develop every open space in our city? We don't HAVE to be like Wylie.
- I chose to live here for the quiet and peacefulness this area provides; it is the ULTIMATE in city/country living
- Developer isn't a Sachse resident. Why is he allowed to ruin our city? Money can never replace the gorgeous view I have in the morning when the sun is rising or there's fog covering the pasture. Money can't replace the stars I see at night or the wonderful opportunity to hear wildlife in its own element. I love that I can step out my back door and hear cows, horses, donkeys, owls, coyotes, dove...and even some sounds I can't quite identify.
- Developer doesn't and won't live in this neighborhood and will never see it again.
- The people who buy these homes will not live there forever BUT I WILL. This is my FOREVER home.
- Once developed, this open space is gone forever
- Road repairs/conditions/increased traffic
- Noise and pollution levels
- We've been on Level 3 water restrictions all summer; what effect will this many homes have on our lakes
- Crime rate will rise. I have a car shop with valuable cars and equipment. There will be no privacy when the large doors are open and the people living in this development can see into the shop. I fully expect to have items stolen.
- Will have to hire more police/fire. As of Dec. 1, Sachse PD was understaffed by 5 officers and I understand there are no plans to hire additional officers for all the new land developments. Where is the closest fire station and why doesn't a neighborhood this size have proper number of safety personnel?
- Subdivisions – we have PLENTY (Grand Homes off Sachse Road, Richfield Estates (Miles Road), Woodbridge on Sachse Road, Heritage Park and Woodbridge 14. Let's concentrate on bringing businesses to 78 and 190 and leave what little country is left ALONE.
- Drainage/watershed issues since the back of my property is higher than the front
- Sachse High School is full/where will the student go?
- Loss in my property value with cookie cutter homes in clear view
- What is the capacity of the landfill? Will I soon have to pay to have my refuse driven to a remote site?
- Will feel like I no longer live in Sachse, TX; might as well be called Woodbridge, TX. I can see a Woodbridge division from the front of my home and if this development is approved, I'll have Woodbridge in my BACK view. If I wanted to live in Woodbridge, I would have BOUGHT in Woodbridge.
- Developer says "the market" shows that people who buy homes like these don't want yards YET this the type home for young single people, newly married or retirees. Newly married couples

ATTACHMENT 4

with have children and retirees will have grandchildren. Don't tell me that these people don't want yards where the children can play safely.

- Your decision affects the rest of my life. Put yourself in my place – would you want to have this happen to you?

THANK YOU



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 foot notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: We chose this location for our home, because
of our cul-de-sac and having little traffic on our street!

SIGNATURE: Cynthia K. Mahan

PRINTED NAME: Cynthia K. Mahan

ADDRESS: 1510 Pinnacle Oak
Sachse, TX.

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Phone: (469) 429-4781
Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED

February 23, 2014 2:18:00 PM CST

REMOTE CSID

972 675 2645

DURATION

61

PAGES

1

STATUS

Received

Feb 23 14:02:17p

Michael & Kellie Aragon

972-675-2645

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

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

COMMENTS: DESIRE ACRE MON

SIGNATURE: Michael Aragon

PRINTED NAME: RICHARD ARAGON

ADDRESS: 5612 PENNACLE CIR

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RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
March 5, 2014 8:02:53 AM CST

REMOTE CSID
972-583-1859

DURATION 41
PAGES 1
STATUS Received

ATTACHMENT 4

05-Mar-2014 08:02 Ericsson 972-583-1859

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

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

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

COMMENTS: *I believe it would be to Sachse's benefit to target more acreage development in this area.*

SIGNATURE: *Michael J. Kellan*

PRINTED NAME: Michael J. Kellan

ADDRESS: 5619 Pinnack Cr.

Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 8815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 8815-B Sachse Road, Sachse, Texas.

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Email: mkurbaysade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

8815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

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 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 feet notification area is attached for reference)

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

COMMENTS: *I want firm confirmation that Large Lot (1 acre) will be mandated along the perimeter along Ben Rd and facing Pinnacle Estates as well as Ben Rd blocked with an alternative thoroughfare before I approve.*

SIGNATURE: Glenn F. Schmidt
PRINTED NAME: Glenn F. Schmidt
ADDRESS: 5707 Pinnacle Circle, 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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RETURN BY FAX OR MAIL
 City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED
February 23, 2014 11:15:05 AM CST

REMOTE CSID
HESSON

DURATION PAGES
64 2

ATTACHMENT 4
STATUS
Received

2014-02-23 15:48

HESSON

9725305335 >> City of Sachse

P 1/2



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

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

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

COMMENTS: Not sure our streets can handle
many more houses pleasant valley already not
in good shape, also it will connect to Sachse Rd. which
we all know can't handle with more traffic
SIGNATURE: Bruce Hesson
PRINTED NAME: Bruce Hesson
ADDRESS: 5316 Pinnacle Circle

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RETURN BY FAX OR MAIL.
City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812

ATTACHMENT 4**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Future Land Use Plan and Master Thoroughfare Plan Amendments
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road *(A location map depicting the location of the requested amendments is attached.)*

EXPLANATION OF REQUEST: The applicant is requesting a Future Land Use Plan Amendment from Rural Residential to Low Density Residential. In addition, the applicant is request to remove Ben Road from the Master Thoroughfare Plan as a Collector thoroughfare.

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

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

COMMENTS: I Do Not Want Ben Road to be connected

SIGNATURE: Burt Hesson

PRINTED NAME: Burt Hesson

ADDRESS: 5716 Pinnacle Circle 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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Amendment to the Comprehensive Plan Future Land Use Plan and Master Thoroughfare Plan at 7:30pm on Monday, March 17, 2014. 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

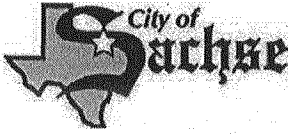
Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



FEB 21 2014

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
 DATE: February 11, 2014
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

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

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

COMMENTS: Roads, city services cannot
support this # of additional houses

SIGNATURE: E. Donnelly

PRINTED NAME: EMILY DONNELLY

ADDRESS: 6302 BEN RD, SACHSE, TX 75048

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

Phone: (469) 429-4781

Email: mkurbansade@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

ATTACHMENT 4

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: February 11, 2014
RE: Zoning Application for a Change in Zoning Request
LOCATION: Northeast Corner of Pleasant Valley Road and Ben Road

(A location map depicting the 1,000 foot notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to Planned Development (PD). The proposed Planned Development would be comprised of a maximum of 545 single-family residential lots with typical lot sizes ranging from 6,000 square feet to one-acre.

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

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

COMMENTS: IT IS AGRICULTURAL ~~INTEREST~~ TO PLANNED
DEVELOPMENT INSTEAD OF RURAL RESIDENTIAL. TOO MANY
HOUSES INVOLVED

SIGNATURE: Michael S. Wheeler
PRINTED NAME: MICHAEL S. WHEELER
ADDRESS: 6310 BEN ROAD

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

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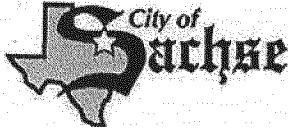
Phone: (469) 429-4781

Email: mkurbansadc@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

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

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

COMMENTS: Sachse is a small city but beautiful. It's beautiful due to the fact that it has both rural and density residential such as Woodbridge and Jackson Hill. Rural is what attracted many families like mine to the City of Sachse. Therefore, please keep our city beautiful.

SIGNATURE: [Signature]

PRINTED NAME: Steven T. Le

ADDRESS: 16401 Eastview Drive

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, March 10, 2014. The City Council will hold a public hearing and consider approval of an Ordinance for the Planned Development at 7:30pm on Monday, March 17, 2014. Both meetings will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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**Community Development
Department**

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

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

COMMENTS: THIS WILL ADVERSELY EFFECT
OUR PROPERTY VALUES. I AM IN FAVOR OF
LEAVING ZONING AS IS.

SIGNATURE: Judy + Lanny Gouge
PRINTED NAME: JUDY + LANNY GOUGE
ADDRESS: 6408 BEN RD, SACHSE

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Community Development Department

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

COMMENTS: _____

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Rony Seidens
 6415 Meadowcrest Ln Sachse TX 75048

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City of Sachse Community Development Dept.
 3815-B Sachse Road, Sachse, Texas 75048
 FAX: (972) 675-9812

TIME RECEIVED
March 7, 2014 10:05:59 AM CSTREMOTE CSID
2144865555DURATION
108**ATTACHMENT 4**PAGES
2STATUS
Received

2144865555

10:29:43 a.m. 03-07-2014

1 / 2



Community Development Department

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

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

COMMENTS: THE INFRASTRUCTURE CANNOT HANDLE
THAT MUCH MORE LOAD. WE HAVE ENOUGH
WOODBIDGE SUBDIVISIONS IN SACHSE

SIGNATURE: Kenneth Conway
 PRINTED NAME: KENNETH CONWAY
 ADDRESS: 5405 PINNACLE OAK DR, SACHSE

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TIME RECEIVED
March 7, 2014 11:11:44 AM CSTREMOTE CSID
18664008599DURATION
70PAGES
2STATUS
Received

03/07/14 11:10AM CST -> Community Dev. Dept

9726759812 Pg 1/2



Community Development Department

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

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

COMMENTS: It is Agricultural instead of Planned Development instead of Rural Residential. Too many houses involved

SIGNATURE: Michael S. Wheeler

PRINTED NAME: MICHAEL S. WHEELER

ADDRESS: 6310 BEN ROAD

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

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

COMMENTS:

Will be at meeting

SIGNATURE: Linda Aralis
 PRINTED NAME: Linda Aralis
 ADDRESS: 6500 Sachse

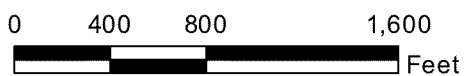
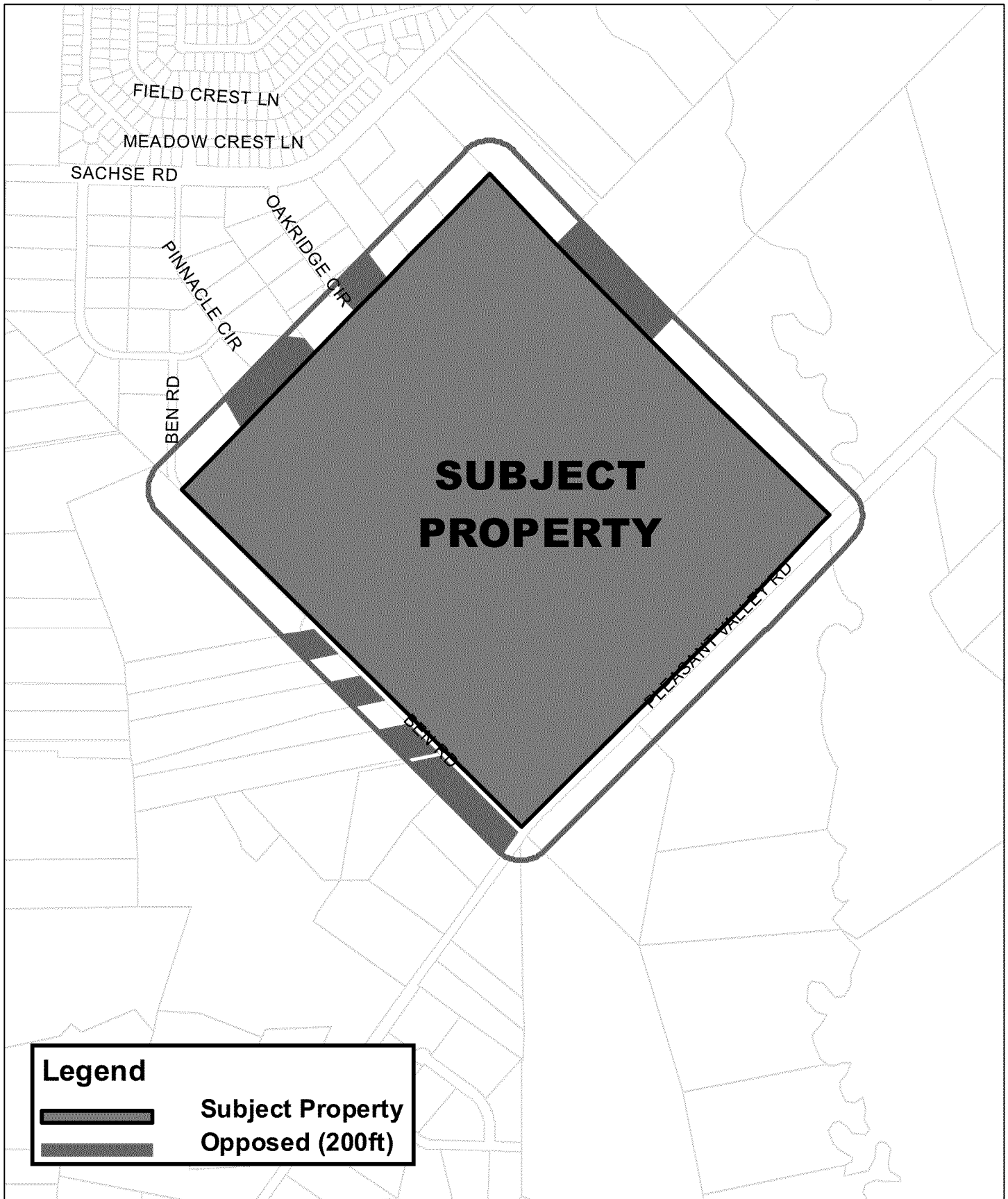
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3815 Sachse Road, Building B, Sachse, Texas 75048 Phone: (469) 429-4781 Fax: (972) 675-9812

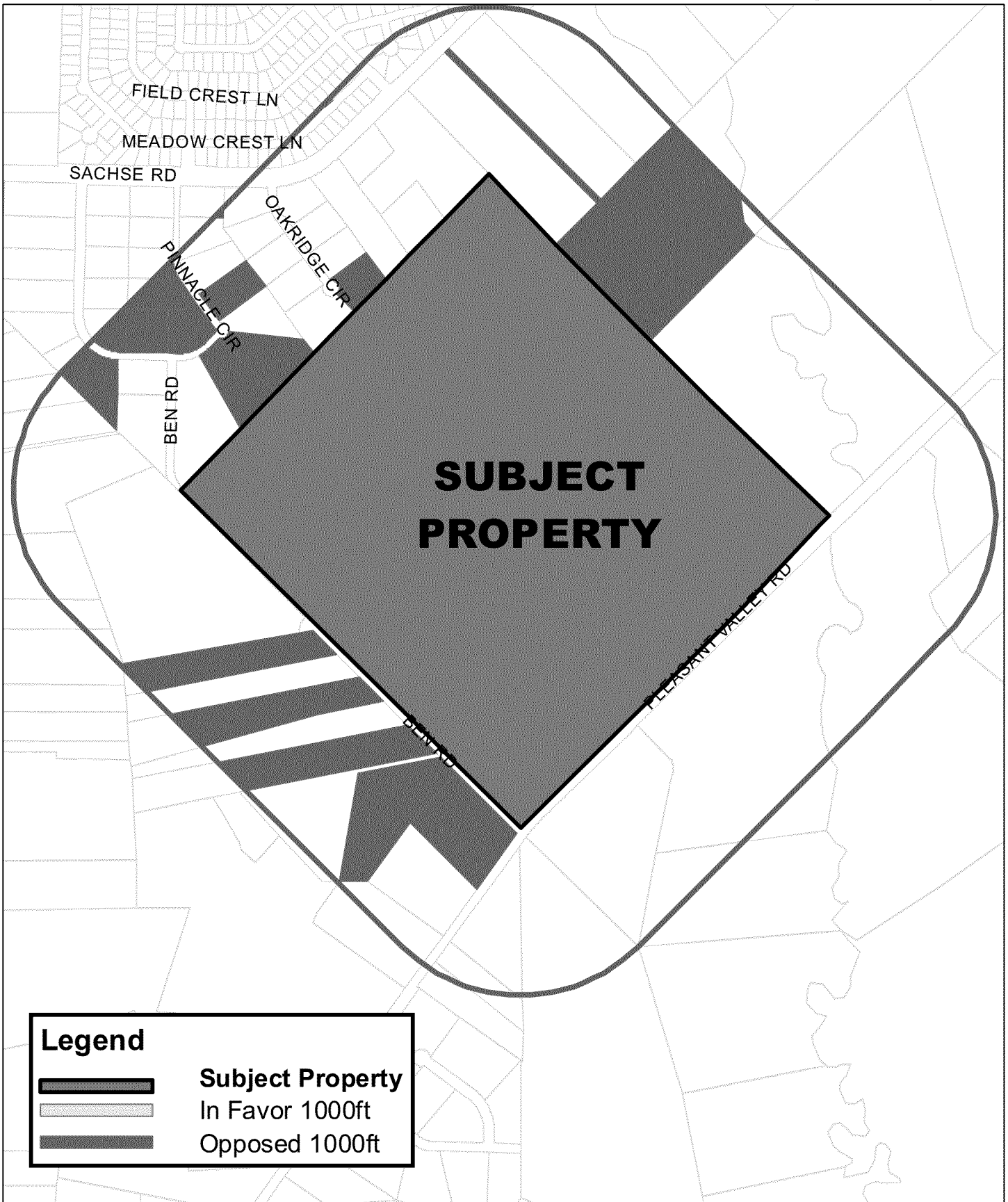


20% OPPOSITION MAP

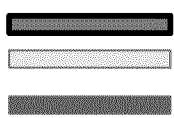
Woodbridge South PD

Zoning (Z14-01)

Map Created: March 3, 2014



Legend



Subject Property
 In Favor 1000ft
 Opposed 1000ft



0 400 800 1,600
 Feet

20% OPPOSITION MAP

Woodbridge South PD

Zoning (Z14-01)

Map Created: March 3, 2014

EXHIBIT A
PLEASANT VALLEY
ZONING DESCRIPTION

BEING A 174.82 ACRE TRACT LAND SITUATED IN THE THOMAS R. GOODWIN SURVEY, ABSTRACT NO. 502, CITY OF SACHSE, DALLAS COUNTY, TEXAS AND BEING ALL OF THAT CALLED 79.4965 ACRE TRACT OF LAND CONVEYED TO THE EASTERLING FAMILY LIMITED PARTNERSHIP BY PERRY W. EASTERLING AND PATRICIA EASTERLING IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200600272884, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 97230, PAGE 4455, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING ALL OF THAT CALLED 45.32 ACRE TRACT OF LAND CONVEYED TO JUDY KAY COOK, JOANN DIXON AND KATHY JOHNSON BY CLAUDE W. THOMAS IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2000054, PAGE 1132, D.R.D.C.T. AND BEING THE REMAINING PORTION OF THAT CALLED 97.5 ACRE TRACT OF LAND CONVEYED TO G. W. BUHLER AND EDWARD BUHLER BY JAMES R. STULTS, WILLIAM C. STULTS AND GRACE STULTS IN THE WARRANTY DEED RECORDED IN VOLUME 3314, PAGE 604, D.R.D.C.T. SAID 174.82 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD WITH BEN ROAD AND BEING THE SOUTHWEST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE NORTH 45 DEGREES 16 MINUTES WEST ALONG THE SOUTHWEST LINE OF SAID 45.32 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT, A DISTANCE OF 1584.7 FEET TO THE SOUTH CORNER OF A SAID 79.4965 ACRE TRACT OF LAND;

THENCE NORTH 46 DEGREES 06 MINUTES 26 SECONDS WEST ALONG THE SOUTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHWEST LINE OF SAID ABSTRACT AND ALONG THE CENTERLINE OF AN ABANDONED ROADWAY, A DISTANCE OF 1304.59 FEET TO THE SOUTH CORNER OF A 65.3133 ACRE TRACT CONVEYED TO G AND R INVESTMENT CO. BY DEED RECORDED IN VOLUME 97206, PAGE 2571 AND VOLUME 97206, PAGE 2583, D.R.D.C.T.;

THENCE NORTH 42 DEGREES 55 MINUTES 55 SECONDS EAST ALONG THE NORTHWEST LINE OF SAID 79.4965 ACRE TRACT BEING THE SOUTHEAST LINE OF SAID INVESTMENT TRACT PASSING THE EAST CORNER OF THE CITY OF SACHSE WATER PLANT AT A DISTANCE OF 1979.46 FEET AND CONTINUING IN ALL, A DISTANCE OF 2641.20 FEET TO THE NORTH CORNER OF SAID 79.4965 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID ABSTRACT;

EXHIBIT A

THENCE SOUTH 46 DEGREES 03 MINUTES 39 SECONDS EAST ALONG THE NORTHEAST LINE OF SAID 79.4965 ACRE TRACT AND THE SOUTHWEST LINE OF THE G. DE LOS SANTOS SURVEY, ABSTRACT 1384, A DISTANCE OF 1318.51 FEET TO THE NORTH CORNER OF SAID 45.32 ACRE TRACT;

THENCE SOUTH 45 DEGREES 16 MINUTES EAST ALONG THE NORTHEAST LINE OF SAID GOODWIN SURVEY, A DISTANCE OF 571.8 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT SAME BEING THE MOST NORTHERLY CORNER OF THE REMAINING PORTION OF SAID 97.5 ACRE TRACT;

THENCE SOUTH 45 DEGREES EAST ALONG THE NORTHEAST LINE OF SAID 97.5 ACRE TRACT, A DISTANCE OF 1,038.0 FEET TO THE EAST CORNER OF SAID GOODWIN SURVEY IN THE CENTER OF PLEASANT VALLEY ROAD;

THENCE SOUTH 45 DEGREES WEST ALONG THE SAID CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 2,150.0 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 45.32 ACRE TRACT OF LAND;

THENCE SOUTH 45 DEGREES 12 MINUTES WEST CONTINUING ALONG THE CENTERLINE OF PLEASANT VALLEY ROAD, A DISTANCE OF 490.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 174.82 ACRES OF LAND, MORE OR LESS.

BEARINGS AND DISTANCES CALLED FOR HEREIN ARE BASED ON THE RECORD DEEDS LISTED.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

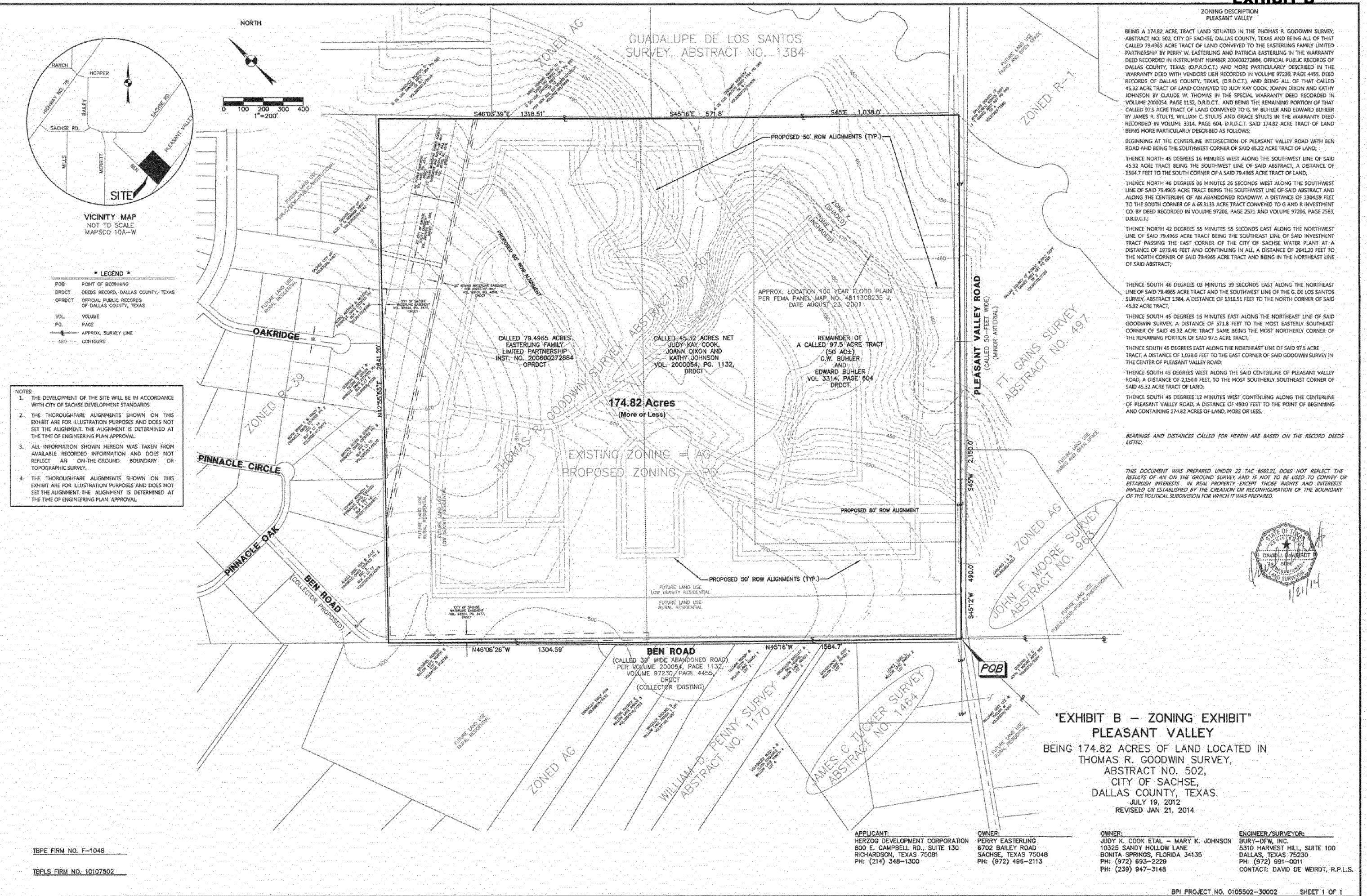


EXHIBIT "C"
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT STANDARDS
CITY OF SACHSE, TEXAS

1.0 PLANNED DEVELOPMENT DISTRICT

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

2.0 PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL

2.01 General Description: The single family residential development is intended to accommodate a variety of single family residential uses and day/child care facilities. Development standards for each of the housing categories are outlined within this text.

2.02 Permitted Uses: Land uses permitted within residential areas described in Exhibit "B" are as follows:

- a. Residential units as described herein.
- b. Uses permitted as references in Article 3, Section 2.2 of the City of Sachse Zoning Ordinance, Ordinance No. 1255, as it currently exists.
- c. Private recreation facilities shall include only those that are owned by the HOA and not available to anyone other than the residents of the development.
- d. Churches/rectories, but not including mission or revival tents.
- e. Day/Child Care Facility.
- f. Utility distribution lines and facilities.
- g. Parks, linear greenbelt areas, trails and walkways/bike paths, playgrounds and neighborhood recreation facilities, including any applicable maintenance facility, associated homeowner association uses, including, but not limited to office, swimming pools, clubhouse facilities, open space areas and tennis courts.
- h. Fire stations and public safety facilities.

- i. Real estate sales offices and model homes during development and marketing of the housing units.
- j. Private streets, which shall be permitted only if approved at the time of preliminary platting.
- k. Electronic security facilities including gatehouse and control counter.
- l. Accessory buildings which are not a part of a main building, including one private garage, or accessory buildings which are a part of a main building, including one private garage customarily incidental to the permitted uses.
- m. Temporary buildings (construction yard and field office), temporary signs, and uses incidental to construction work on the premises, which shall be removed upon completion.
- n. Parking lot required serving the uses permitted in this district. All single family dwelling districts shall have concrete surface required for all driveways.
- o. Concrete batch plant, temporary during construction when permitted by code enforcement.
- p. Operation of equestrian activities including the stabling of horses.

2.03 Density: The overall maximum allowed residential units shall not exceed 545 lots. The numbers of lots by type are as follows:

R-43.5	19 lots
R-15.0	39 lots
R 10.0	34 lots
R-7.2	178 lots
R-6.0	275 lots

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

- a. Two (2) off-street parking spaces shall be provided on the same lot as the main structure. In addition with this requirement, a two (2) car garage shall be provided for each unit. Garage parking shall be front entry and shall be behind the front building line. The entrance to any attached or detached front entry lot shall be allowed to face any street subject to paragraph 2.04(c) below. Any garage structure shall have a minimum of twenty (20) feet from the front or side property line to the closed garage door.
- b. No drive way entrances shall be allowed to be constructed on the side or rear lot line adjacent to any thoroughfare having a width of sixty (60) foot or one hundred (100) foot right-of-way.

2.05 Building Materials: The building material requirements shall be as follows:

- a. One hundred percent (100%) of the total exterior wall surfaces of all main buildings shall have the exterior finish of stone, brick, or other masonry veneer.
- b. Detached, free standing garages, whether attached to the main building by a covered walkway or not, shall have one hundred percent (100%) of the total exterior wall surface be of the same masonry material as the residence.

2.06 R-43.5 Single Family: R-43.5 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

- a. Minimum Dwelling Size: The minimum area of the main building, exclusive of porches, patios garages, breezeways and porticos is 3,000 square feet.
- b. Lot Area: The minimum area of any lot shall be one (1) acre or forty three thousand five hundred sixty (43,560) square feet.
- c. Lot Coverage: In no case shall more than twenty five percent (25%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be two hundred (200) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of one hundred fifty (150) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be two hundred (200) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred fifty (150) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be twenty five (25) feet. A side yard adjacent to a street shall be a minimum of thirty

(30) feet. The side yard setback shall be equal to the front setback for key lots.

- h. Rear Yard: The minimum depth of the rear yard shall be fifty (50) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half ($2\frac{1}{2}$) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half ($2\frac{1}{2}$) stories on either the front elevation or the rear elevation and a maximum of three and one-half ($3\frac{1}{2}$) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.07 R-15.0 Single Family: R-15.0 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

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

25% of the dwellings	2,800 square feet
50% of the dwellings	2,600 square feet
25% of the dwellings	2,400 square feet
- b. Lot Area: The minimum area of any lot shall be fifteen thousand (15,000) square feet.
- c. Lot Coverage: In no case shall more than thirty five percent (35%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be one hundred (100) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of seventy five (75) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred twenty five (125) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.

- f. Front Yard: The minimum depth of the front yard shall be twenty five (25) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.08 R-10.0 Single Family: R-10.0 Single Family units are single family detached housing units having frontage on a public street with access from the front of the lot. Building and area requirements are as follows:

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

25% of the dwellings	2,600 square feet
50% of the dwellings	2,400 square feet
25% of the dwellings	2,200 square feet
- b. Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.
- c. Lot Coverage: In no case shall more than forty percent (40%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be seventy (70) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of sixty (60) feet at the building line provided all other requirements of this section are fulfilled.

The lot width will be measured as length of the curve for front building lines with a curve.

- e. Lot Depth: The minimum depth of any lot shall be one hundred fifteen (115) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet, except for side entry garages which shall have a minimum depth of the front yard of twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be ten (10) feet. A side yard adjacent to a street shall be a minimum of twenty (20) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty five (25) feet and twenty (20) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.09 R-7.2 Single Family: R-7.2 Single Family units are single family detached housing units having frontage on a public or private street with access from the front of the lot. Building and area requirements are as follows:

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

15% of the dwellings	2,600 square feet
70% of the dwellings	2,200 square feet
15% of the dwellings	1,700 square feet
- b. Lot Area: The minimum area of any lot shall be seven thousand two hundred (7,200) square feet.
- c. Lot Coverage: In no case shall more than forty five percent (45%) of the total lot area be covered by the combined area of the first floor area of the

main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.

- d. Lot Width: The minimum width of any lot shall be sixty (60) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty (50) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred fifteen (115) feet except, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet and fifteen (15) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half (2 ½) stories on either the front elevation or the rear elevation and a maximum of three and one-half (3 ½) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

2.10 R-6.0 Single Family: R-6.0 Single Family units may be single family detached or garden homes (homes in which the unit is sided on, or adjacent to, one of the side lot lines) having frontage on a public or private street with access from the front of the lot. Building and area requirements for single family detached units and garden homes are as follows:

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

10% of the dwellings	2,400 square feet
70% of the dwellings	2,000 square feet

20% of the dwellings 1,700 square feet

- b. Lot Area: The minimum area of any lot shall be six thousand (6,000) square feet.
- c. Lot Coverage: In no case shall more than forty five percent (45%) of the total lot area be covered by the combined area of the first floor area of the main building and accessory buildings. Swimming pools, spas, decks, patios, driveways, walks and other paved areas shall not be included in determining maximum lot coverage.
- d. Lot Width: The minimum width of any lot shall be fifty (50) feet at the front building line, except lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty five (45) feet at the building line provided all other requirements of this section are fulfilled. The lot width will be measured as length of the curve for front building lines with a curve.
- e. Lot Depth: The minimum depth of any lot shall be one hundred ten (110) feet, except a lot at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum depth of one hundred (100) feet provided all other requirements of this section are fulfilled.
- f. Front Yard: The minimum depth of the front yard shall be twenty (20) feet.
- g. Side Yard: The minimum side yard on each side of the lot shall be five (5) feet. For garden homes the side yard shall be zero (0) feet to three (3) feet on one side (the zero side), and seven (7) to ten (10) feet on the opposite side. A minimum separation of ten (10) feet is required between structures. A side yard adjacent to a street shall be a minimum of fifteen (15) feet. The side yard setback shall be equal to the front setback for key lots.
- h. Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet and fifteen (15) feet if adjacent to open space, parks or amenity centers.
- i. Maximum Building Height: Buildings shall be a maximum of two and one-half ($2\frac{1}{2}$) stories not to exceed forty (40) feet. Split level homes shall have a maximum of two and one-half ($2\frac{1}{2}$) stories on either the front elevation or the rear elevation and a maximum of three and one-half ($3\frac{1}{2}$) stories on the elevation which begins at the lowest grade, not to exceed forty five (45) feet.

- j. **Garden Home Maintenance Easement:** A maintenance easement to provide access to an adjacent garden home of not less than four (4) feet or more than seven (7) feet in width extending along the entire side lot line shall be established on each lot adjacent to a garden home and shown on the final plat. The maintenance easement shall be maintained as an open space. Fences and horizontal construction at grade level, such as a deck not exceeding twelve (12) inches above grade, or paved surfaces in the maintenance easement are allowed providing it does not impede the use of the easement for drainage and the maintenance of the adjoining structure.

3.0 General Requirements:

3.01 Curvilinear Streets: Existing topographic and physical site features allow for curvilinear streets to be constructed within any phase of development of a residential tract. This does not mandate all residential streets be curvilinear or that all residential tracts or plats will incorporate the use of curvilinear streets.

3.02 Outside Storage: Provisions allowing for outside storage within the tracts covered by this ordinance are as follows:

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

3.03 Landscaping: The front yard of each home will be sodded and shall be irrigated by an automatic irrigation system. A landscaping package consisting of four (4) trees on the R-43.5 lots, three (3) trees on the R-15.0 and R-10.0 lots and two(2) trees on the R-7.2 and R-6.0 lots. All trees shall be of a three (3) inch minimum caliper. All lots shall have a minimum of twelve (12) shrubs. The trees will be selected from the following list:

Pecan	Yaupon Holly	Southern Magnolia
Bur Oak	Chinkapin Oak	Shumard Oak
Texas Red Oak	Live Oak	Oaks (all others not listed)
Bald Cypress	American Elm	Cedar Elm
Chinese Pistache	Bradford Pear	

A minimum of one-third of the trees listed above and all shrubs required to be planted on each lot shall be drought-tolerant species. These drought-tolerant species shall be chosen from those noted as such in the Approved Plant List in Chapter 3, Article 4, Section 11.9 of the Code of Ordinances.

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

Lot Types	% of Units	Minimum Dwelling Size	No. of units
R-43.5	100% @	3,000 square feet	19
R-15.0	25% @	2,800 square feet	10
	50% @	2,600 square feet	20
	25% @	2,400 square feet	9
R-10.0	25% @	2,600 square feet	9
	50% @	2,400 square feet	17
	25% @	2,200 square feet	8
R-7.2	15 % @	2,600 square feet	27
	70 % @	2,200 square feet	125
	15 % @	1,800 square feet	26
R-6.0	10 % @	2,400 square feet	28
	70 % @	2,000 square feet	192
	20 % @	1,700 square feet	55

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

3,000 square feet	19
2,800 square feet	10
2,600 square feet	56
2,400 square feet	54
2,200 square feet	133
2,000 square feet	192
1,800 square feet	26
1,700 square feet	<u>55</u>
Total	545

- 3.05 Screening Walls:** a six (6) foot screening wall will be constructed along thoroughfares where the rear lot line of homes is adjacent to a thoroughfare having a right-of-way width of sixty (60) feet and one hundred (100) feet respectively and adjacent to Pleasant Valley Road. The screening wall will be located in a strip of land dedicated to the homeowners association having a minimum width of two and one-half (2.5) feet. The screening wall will be maintained by the homeowners association. A minimum five (5) foot wide screening wall maintenance easement will be required within residential lots that abut the masonry screening wall. The screening wall maintenance easement shall be dedicated to the homeowners association.

4.0 Planned Development – General Conditions:

- 4.01 Conformance to the Sachse Zoning Ordinance:** Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Sachse Zoning Ordinance No. 1255, as it presently exists as of the date of the approval of this Planned Development Ordinance.
- 4.02 Procedures of the Planned Development District:**
- a. Zoning Exhibit: A zoning exhibit is attached hereto as Exhibit “B” and made a part of the approval for this Planned Development District and sets forth an overall property boundary description.
 - b. Conceptual Plan: The Conceptual Plan for residential development is attached hereto as Exhibit “D”.
- 4.03 Corner Visibility Easements:** A corner visibility easement shall be maintained at the intersection of streets. This easement shall be kept clear of all structures or other visual obstructions located between two (2) feet six (6) inches and six (6) feet in height above the top of curb of the adjacent street. The easement is defined by a line connecting two points on perpendicular or perpendicularly adjacent lot lines, said points being located twelve (12) feet on one street and sixty (60) feet on the adjoining street from the intersecting lot corner in both directions.
- 4.04 Maintenance of Common Facilities:** Prior to the issuance of any building permits in each phase of development, a Supplementary Declaration will be filed for the respective phase making the phase subject to the then current Covenants, Conditions and Restrictions for Woodbridge.

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

- a. The grass and shrub areas of all medians and parkways on thoroughfares shall be irrigated except for Pleasant Valley Road where only the parkway adjacent to the developed lots will be irrigated. The parkway for the developed lots along Ben Road will not be irrigated.
- b. The grass and shrub areas of the subdivision entrances shall be irrigated.

4.06 Sidewalks/Park Trails and Handicap Ramps: Sidewalks/Park Trails and handicap ramps adjacent to thoroughfare streets shall be constructed with the installation of the thoroughfare. Sidewalks and handicap ramps adjacent to residential streets shall be constructed by the builder at the time of home construction.

	19 R-43.5 – 1 Acre Lots
	39 R-15.0 – 15,000 Sf Lots
	34 R-10.0 – 10,000 Sf Lots
	178 R-7.2 – 7,200 Sf Lots
	275 R-6.0 – 6,000 Sf Lots
545 Lots	

- Notes:**
1. The thoroughfare alignments shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of Engineering Plan approval.
 2. Deviations from current development standards/regulations may require a hearing/approval by the Zoning Board of Adjusment (BOA).
 3. All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Zoning District Development Regulations.

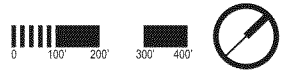


Exhibit 'D' - Zoning Concept

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 AN AGRICULTURAL DISTRICT (AG) TO A PLANNED DEVELOPMENT DISTRICT (PD) ON AN APPROXIMATELY 174.82-ACRE TRACT OF LAND, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” AND LOCATED ON THE NORTHEAST CORNER OF PLEASANT VALLEY ROAD AND BEN ROAD, CITY OF SACHSE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE APPROVAL OF THE ZONING EXHIBIT ATTACHED AS EXHIBIT “B”; PROVIDING FOR THE APPROVAL OF DEVELOPMENT STANDARDS ATTACHED AS EXHIBIT “C”; PROVIDING FOR THE APPROVAL OF THE ZONING CONCEPT PLAN ATTACHED AS EXHIBIT “D”; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in zoning from Agricultural (AG) to Planned Development (PD) on an approximately 174.82-acre tract of land located on the northeast corner of Pleasant Valley Road and Ben 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. The property described in Exhibit “A”, shall be developed in accordance with the following exhibits, each of which are attached hereto and incorporated herein:

Exhibit “C” - Development Regulations; and,

Exhibit “D” - Zoning Concept Plan.

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 _____, 2014.

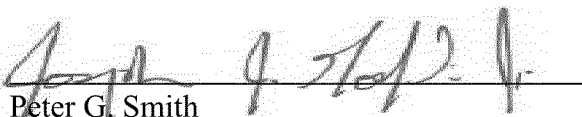
APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

Terry Smith
City Secretary

APPROVED AS TO FORM:


Peter G. Smith
City Attorney
(03-02-14/65006)



Legislation Details (With Text)

File #:	14-2180	Version:	1	Name:	Conduct a public hearing and consider an ordinance amending the Sachse Code of Ordinances by adopting the 2014 Water Conservation Plan and the 2014 Water Resource Management Plan
Type:	Agenda Item	Status:			Agenda Ready
File created:	4/16/2014	In control:			City Council
On agenda:	4/21/2014	Final action:			
Title:	Conduct a public hearing and consider an ordinance of the City Council of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 10, "Utilities" by amending Section 10-7 "Water Conservation and Drought Contingency and Water Emergency Response Plan"; by adopting the May 2014 Water Conservation Plan and the May 2014 Water Resource Management Plan and providing for enforcement provisions; providing for the delayed effective date for the May 2014 Water Conservation and Water Resource Management Plan; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.				

Executive Summary

North Texas Municipal Water District (NTMWD) has requested that member and customer cities update their Water Conservation Plan and Water Resource Management Plan at required by the Texas Commission on Environmental Quality (TCEQ). This required update occurs every 5 years.

Sponsors:

Indexes:

Code sections:

Attachments: [Ordinance Amending Chapter 10 Re Adopting May 2014 Water Conservation Plan and Water Exhibit A 2014 Water Conservation Plan PDF](#)
[Exhibit A-2 2014 Water Conservation Plan Appendix PDF](#)
[Exhibit B 2014 Water Resource and Emergency Management Plan PDF](#)
[Exhibit B-2 2014 Water Resource and Emergency Management Plan Appendix PDF](#)

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing and consider an ordinance of the City Council of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 10, "Utilities" by amending Section 10-7 "Water Conservation and Drought Contingency and Water Emergency Response Plan"; by adopting the May 2014 Water Conservation Plan and the May 2014 Water Resource Management Plan and providing for enforcement provisions; providing for the delayed effective date for the May 2014 Water Conservation and Water Resource Management Plan; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.

Executive Summary

North Texas Municipal Water District (NTMWD) has requested that member and customer

cities update their Water Conservation Plan and Water Resource Management Plan at required by the Texas Commission on Environmental Quality (TCEQ). This required update occurs every 5 years.

Background

The City of Sachse is a customer city of the North Texas Municipal Water District and promotes the responsible use of water and to enforce the conservation of water. The Water Conservation Plan and the Water Resource Management Plan are updated every 5 years as required by the Texas Commission on Environmental Quality (TCEQ). The Water Conservation Plan is attached as Exhibit A. The Water Resource Management Plan is attached as Exhibit B.

The objectives of the Water Conservation Plan are:

- Reduce the loss and waste of water
- Improve efficiency in the use of water
- Encourage efficient outdoor water use
- Extend the life of current water supplies

The objectives of the Water Resource Management Plan are:

- Conserve the available water supply in times of drought and emergency
- Maintain supplies for domestic water use, sanitation, and fire protection
- Protect and preserve public health, welfare, and public safety
- Minimize the adverse impacts of water supply shortages and emergency water supply conditions

The NTMWD provides member and customer cities with a model plan for both the Water Conservation Plan and the Water Resource Management Plan. The model plans are used by cities to develop their own individual plans. Staff prepared the city-specific versions of the Water Conservation Plan and the Water Resource Management Plan. The draft plans were presented by the Public Works Director and reviewed and discussed by City Council at the April 7, 2014 council meeting.

Policy Considerations

City Council approved the previous updates to the Water Conservation Plan and Water Resource Management Plan in 2009. Staff received feedback from the City Council on the 2014 updates to the Water Conservation Plan and the Water Resource Management Plan at the April 7, 2014 council meeting. This agenda item is for City Council to conduct a public hearing and consider adoption of the final Water Conservation Plan and Water Resource Management Plan.

Budgetary Considerations

None.

Staff Recommendations

Staff recommends the City Council Conduct a public hearing and approve an ordinance of

the City Council of the City of Sachse, Texas, amending the Code of Ordinances by amending Chapter 10, "Utilities" by amending Section 10-7 "Water Conservation and Drought Contingency and Water Emergency Response Plan"; by adopting the May 2014 Water Conservation Plan and the May 2014 Water Resource Management Plan and providing for enforcement provisions; providing for the delayed effective date for the May 2014 Water Conservation and Water Resource Management Plan; providing a repealing clause; providing a severability clause; providing a savings clause; providing for a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for an effective date.

ORDINANCE # 2014-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 10, "UTILITIES" BY AMENDING SECTION 10-7 "WATER CONSERVATION AND DROUGHT CONTINGENCY AND WATER EMERGENCY RESPONSE PLAN"; BY ADOPTING THE MAY 2014 WATER CONSERVATION PLAN AND THE MAY 2014 WATER RESOURCE MANAGEMENT PLAN AND PROVIDING FOR ENFORCEMENT PROVISIONS; PROVIDING FOR THE DELAYED EFFECTIVE DATE FOR THE MAY 2014 WATER CONSERVATION AND WATER RESOURCE MANAGEMENT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the City of Sachse, Texas (the "City"), recognizes that the amount of water available to its water customers is limited; and,

WHEREAS, the City recognizes that due to natural limitations, drought conditions, system failures and other acts of God which may occur, the City cannot guarantee an uninterrupted water supply for all purposes at all times; and,

WHEREAS, the Texas Water Code and the regulations of the Texas Commission on Environmental Quality (the "Commission") require that the City adopt a Drought Contingency Plan; and,

WHEREAS, the City Council has reviewed the proposed City of Sachse Water Conservation Plan and Water Resource Management Plan and finds it is in the best interest of the City to adopt said plans;

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

SECTION 1. That the May 2014 City of Sachse Water Conservation Plan and Water Resource Management Plan attached as Exhibits "A" and "B", respectively, and incorporated herein by reference as if fully set forth in full, copies of which are on file in the office of the City Secretary, are hereby adopted; provided, however, the May 2014 City of Sachse Water Conservation Plan and Water Resource Management Plan shall not become effective until the City Manager has ordered implementation of Stage 1 or Stage 2 under the May 2014 Water Resource Management Plan as a result of a recommendation of the North Texas Municipal Water District.

SECTION 2. That effective on the date the City Manager has ordered implementation of Stage 1 or Stage 2 of the May 2014 City of Sachse Water Resource Management Plan as a result of a recommendation of the North Texas Municipal Water District, Chapter 10 “Utilities” of the City of Sachse Code of Ordinances be, and the same is hereby amended by amending Section 10-7 “Drought Contingency Plan” to read as follows:

**“Chapter 10
UTILITIES**

...

Sec. 10-7. Water Conservation Plan and Water Resource Management Plan.

A. *Water Conservation Plan and Water Resource Management Plans.* The May 2014 City of Sachse Water Conservation Plan and Water Resource Management Plan incorporated herein by reference as if fully set forth in full, copies of which are on file in the office of the City Secretary are hereby adopted.

B. *Enforcement:*

- (1) It is unlawful for any person to violate the provisions of the City of Sachse Water Conservation Plan and Water Resource Management Plan.
- (2) For a first violation of any provision of the Water Conservation Plan and/or the Water Resource Management Plan or this section, the city shall issue a letter and provide educational materials on water conservation, including a copy of the relevant provisions of this section, to the water user violating the provisions of this section. The city shall give the water user a reasonable time to correct the violation.
- (3) For a second violation of any provision of the Water Conservation Plan and/or the Water Resource Management Plan or this section, the city shall issue the water user a citation and upon conviction shall be subject to a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00).
- (4) The city's current five-tier level conservation rate structure is in effect year-round to encourage ongoing water conservation. Additional rate surcharges may be established when it is required to meet the reduction goal in each respective stage of this section.”

SECTION 3. That the City Manager or designee is hereby directed to file a copy of the City Plan and this Ordinance with the TCEQ in accordance with Title 30, Chapter 288, of the Texas Administrative Code.

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 _____, 2014.

APPROVED:

Mike Felix
Mayor

DULY ENROLLED:

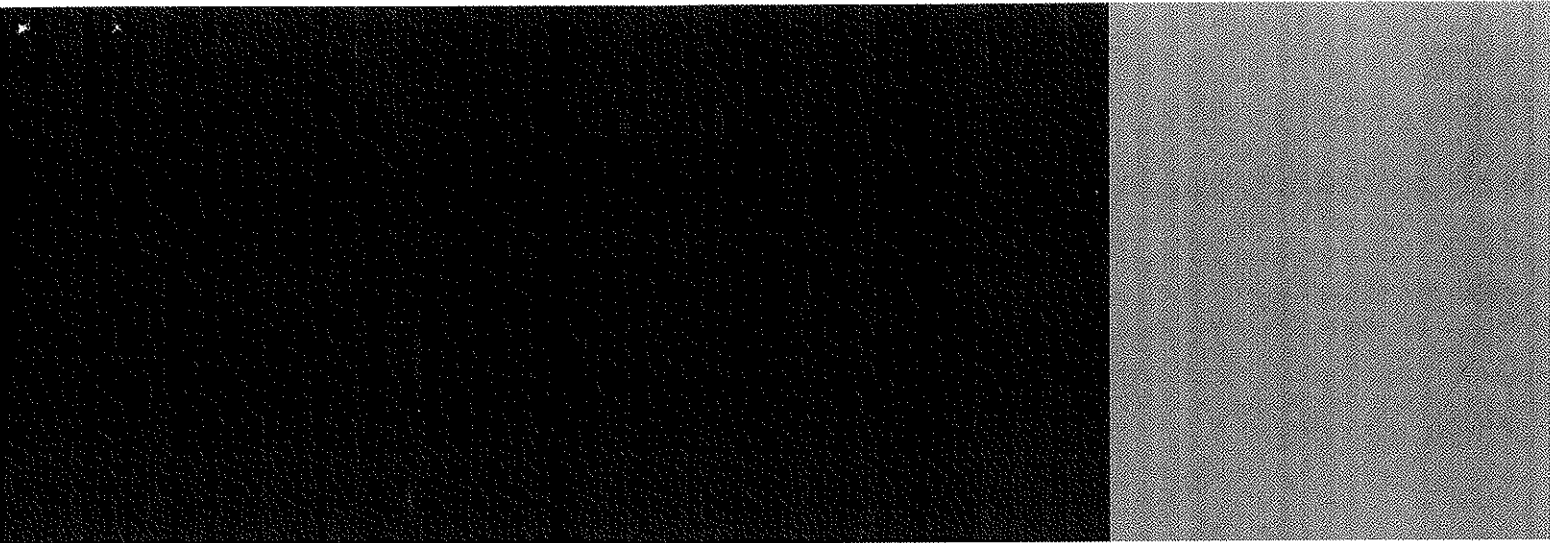
Terry Smith
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(04-14-14/65680)

EXHIBIT “A”
MAY 2014 WATER CONSERVATION PLAN

EXHIBIT “B”
MAY 2014 WATER RESOURCE MANAGEMENT PLAN



WATER CONSERVATION PLAN CITY OF SACHSE

APRIL 2014

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APPENDICES

APPENDIX A List of References

APPENDIX B Texas Commission on Environmental Quality Rules on Municipal Water Conservation Plans

- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule §288.1 – Definitions (Page B-1)
- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule §288.2 – Water Conservation Plans for Municipal Uses by Public Water Suppliers (Page B-4)

APPENDIX C TCEQ Water Utility Profile

APPENDIX D NTMWD Member City and Customer Annual Water Conservation Report

APPENDIX E Considerations for Landscape Water Management Regulations

APPENDIX F Letters to Region C and Region D Water Planning Groups

APPENDIX G Adoption of Water Conservation Plan

- Municipal Ordinance Adopting Water Conservation Plan

APPENDIX H TCEQ Water Conservation Implementation Report

1. INTRODUCTION AND OBJECTIVES

Water supply has always been a key issue in the development of Texas. In recent years, the increasing population and economic development of North Central Texas have led to growing demands for water supplies. At the same time, local and less expensive sources of water supply are largely already developed. Additional supplies to meet future demands will be expensive and difficult to secure. Severe drought conditions in recent years have highlighted the importance of efficient use of our existing supplies to make them last as long as possible. This will delay the need for new supplies, minimize the environmental impacts associated with developing new supplies, and delay the high cost of additional water supply development.

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) has developed guidelines and requirements governing the development of water conservation and drought contingency plans for wholesale water suppliers². The TCEQ guidelines and requirements for wholesale suppliers are included in Appendix B. The North Texas Municipal Water District (NTMWD) has developed this water conservation plan pursuant to TCEQ guidelines and requirements. The best management practices established by the Water Conservation Implementation Task Force³ were also considered in the development of the water conservation measures.

This water conservation plan includes measures that are intended to result in ongoing, long-term water savings. This plan replaces the previous plans dated August 2004, April 2006 and March 2008⁴.

The objectives of this water conservation plan are as follows:

- To reduce water consumption from the levels that would prevail without conservation efforts.
- To reduce the loss and waste of water.
- To improve efficiency in the use of water.
- Encourage efficient outdoor water use.
- To document the level of recycling and reuse in the water supply.
- To extend the life of current water supplies by reducing the rate of growth in demand.

In order to adopt this plan, The City of Sachse will need to do the following:

- Complete the water utility profile (provided in Appendix C).
- Complete the annual water conservation implementation report (in Appendix J).
- Set five-year and ten-year goals for per capita water use.
- Adopt an ordinance approving the plan.

The final adopted version of this plan will be provided to NTMWD, as well as TCEQ. This plan includes all of the elements required by TCEQ. Some elements of this plan go beyond TCEQ requirements.

¹ Superscripted numbers match references listed in Appendix A.

2. DEFINITIONS

1. **ATHLETIC FIELD** means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools, professional sports, or sanctioned league play.
2. **COOL SEASON GRASSES** are varieties of turf grass that grow best in cool climates primarily in northern and central regions of the U.S. Cool season grasses include perennial and annual rye grass, Kentucky blue grass and fescues.
3. **CUSTOMERS** include those entities to whom NTMWD provides water on a customer basis that are not members of NTMWD.
4. **EVAPOTRANSPIRATION** abbreviated as ET represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidity.
5. **ET/SMART CONTROLLERS** are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspiration.
6. **EXECUTIVE DIRECTOR** means the Executive Director of the North Texas Municipal Water District and includes a person the Director has designated to administer or perform any task, duty, function, role, or action related to this plan or on behalf of the Executive Director.
7. **INSTITUTIONAL USE** means the use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.
8. **MEMBER CITIES** include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royce City, and Wylie, Texas.
9. **MULTI-FAMILY PROPERTY** means a property containing five or more dwelling units.

10. MUNICIPAL USE means the use of potable water provided by a public water supplier as well as the use of treated wastewater effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.
11. RECLAIMED WATER means reclaimed municipal wastewater that has been treated to a quality that meets or exceeds the minimum standards of the 30 Texas Administrative Code, Chapter 210 and is used for lawn irrigation, industry, or other non-potable purposes.
12. REGULATED IRRIGATION PROPERTY means any property that uses 1 million gallons of water or more for irrigation purposes in a single calendar year or is greater than 1 acre in size.
13. RESIDENTIAL GALLONS PER CAPITA PER DAY (Residential GPCD) the total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.
14. TOTAL GALLONS PER CAPITA PER DAY (Total GPCD) The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in TAC 288.1 shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.
15. WATER CONSERVATION PLAN means this water conservation plan approved and adopted by the NTMWD Board of Directors in 2014

3. REGULATORY BASIS FOR WATER CONSERVATION PLAN

3.1 TCEQ Rules Governing Conservation Plans

The TCEQ rules governing development of water conservation plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code, which is included in Appendix B. For the purpose of these rules, a water conservation plan is defined as “A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water².” The elements in the TCEQ water conservation rules covered in this conservation plan are listed below.

Minimum Conservation Plan Requirements

The minimum requirements in the Texas Administrative Code for Water Conservation Plans for Public Water Suppliers are covered in this report as follows:

- 288.2(a)(1)(A) – Utility Profile – Section 4 and Appendix C
- 288.2(a)(1)(B) – Specification of Goals – Section 5
- 288.2(a)(1)(C) – Specific, Quantified Goals – Section 5
- 288.2(a)(1)(D) – Accurate Metering – Section 6.1.1
- 288.2(a)(1)(E) – Universal Metering – Section 6.1.2
- 288.2(a)(1)(F) – Determination and Control of Water Loss – Section 6.1.3
- 288.2(a)(1)(G) – Public Education and Information Program – Section 6.2
- 288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 7.1
- 288.2(a)(1)(I) – Reservoir System Operation Plan – Section 6.3
- 288.2(a)(1)(J) – Means of Implementation and Enforcement – Section 8
- 288.2(a)(1)(K) – Coordination with Regional Water Planning Group – Section 6.4 and Appendix F
- 288.2(c) – Review and Update of Plan – Section 9

Conservation Additional Requirements (Population over 5,000)

- The Texas Administrative Code includes additional requirements for water conservation plans for drinking water supplies serving a population over 5,000
- 288.2(a)(2)(A) – Leak Detection, Repair, and Water Loss Accounting – Sections 6.1.4
- 288.2(a)(2)(B) – Record Management System – Section 6.1.5
- 288.2(a)(2)(C) – Requirement for Water Conservation Plans by Wholesale Customers – Section 6.6

Additional Conservation Strategies

The TCEQ requires that a water conservation implementation report be completed and submitted on an annual basis. The template for this report is included in Appendix H.

In addition to the TCEQ required water conservation strategies, the NTMWD also requires the following strategy to be included in the Member City and Customer plans:

- 288.2(a)(3)(F) – Considerations for Landscape Water Management Regulations – Section 7.5 and Appendix E

TCEQ rules also include optional, but not required, conservation may be adopted by suppliers. The NTMWD recommends that the following strategies be included in the Member City and Customer water conservation plans:

- 288.2(a)(3)(A) – Conservation Oriented Water Rates – Section 7.1
- 288.2(a)(3)(B) – Ordinances, Plumbing Codes or Rules on Water-Conserving Fixtures – Section 7.2
- 288.2(a)(3)(C) – Replacement or Retrofit of Water-Conserving Plumbing Fixtures – Section 7.6
- 288.2(a)(3)(D) – Reuse and Recycling of Wastewater – Section 7.3
- 288.2(a)(3)(F) – Considerations for Landscape Water Management Regulations – Section 7.4, 7.5 and Appendix E
- 288.2(a)(3)(G) – Monitoring Method – Section 7.7
- 288.2(a)(3)(H) – Additional Conservation Ordinance Provisions – Section 7.6

3.2 Guidance and Methodology for Reporting on Water Conservation and Water Use

In addition to TCEQ rules regarding water conservation, this plan also incorporates elements of the Guidance and Methodology for Reporting on Water Conservation and Water Use developed by TWDB and TCEQ, in consultation with the Water Conservation Advisory Council (the "Guidance"). The Guidance was developed in response to a charge by the 82nd Texas Legislature to develop water use and calculation methodology and guidance for preparation of water use reports and water conservation plans in accordance with TCEQ rules.

4. WATER UTILITY PROFILE

Appendix C to this water conservation plan is a water utility profile based on the format recommended by the TCEQ. In adopting this water conservation plan, the City of Sachse will provide a current water utility profile to NTMWD.

5. SPECIFICATION OF WATER CONSERVATION GOALS

TCEQ rules require the adoption of specific water conservation goals for a water conservation plan. As part of plan adoption, the City of Sachse must develop 5-year and 10-year goals for per capita municipal use. These goals should be submitted to NTMWD. The goals for this water conservation plan include the following:

- Maintain the total and residential per capita water use below the specified amount in gallons per capita per day in a dry year, as shown in the completed Table 5-1.
- Maintain the water loss percentage in the system below 12 percent annually in 2013 and subsequent years, as discussed in Section 6.1.3.
- Implement and maintain a program of universal metering and meter replacement and repair, as discussed in Section 6.1.2.
- Increase efficient water usage through a water conservation ordinance, order or resolution as discussed in Section 7.5 and Appendix E. (This ordinance is required by the NTMWD.)
- Decrease waste in lawn irrigation by implementation and enforcement of landscape water management regulations, as discussed in Section 7.6. (These landscape water management regulations are recommended but are not required.)
- Raise public awareness of water conservation and encourage responsible public behavior by a public education and information program, as discussed in Section 6.2.
- Develop a system specific strategy to conserve water during peak demands, thereby reducing the peak use.

Table 5-1 Five-Year and Ten-Year Per Capita Water Use Goals (gpcd)

Description	Current Average (gpcd)	5-Year Goal (gpcd)	10-Year Goal (gpcd)
Current 5-Year Average Total Per Capita Use with Credit for Reuse	148		
Current 5-Year Average Residential Per Capita Use	100		
Water Loss (GPCD) ¹	26	18	18
Water Loss (Percentage) ²	19	12	12
Expected Reduction due to Low-Flow Plumbing Fixtures		1	3
Projected Reduction Due to Elements in this Plan		5	8
Water Conservation Goals (with credit for reuse)		142	137

1. Water Loss GPCD = (Total Water Loss ÷ Permanent Population) ÷ 365

2. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

6. BASIC WATER CONSERVATION STRATEGIES

6.1 Metering, Water Use Records, Control of Water Loss, and Leak Detection and Repair

One of the key elements of water conservation is tracking water use and controlling losses through illegal diversions and leaks. It is important to carefully meter water use, detect and repair leaks in the distribution system and provide regular monitoring of real losses.

6.1.1 Accurate Metering of Treated Water Deliveries from NTMWD

Water deliveries from NTMWD are metered by NTMWD using meters with accuracy of $\pm 2\%$. These meters are calibrated on an annual basis by NTMWD to maintain the required accuracy.

6.1.2 Metering of Customer and Public Uses and Meter Testing, Repair, and Replacement

The provision of water to all customers, including public and governmental users, shall be metered. All customer meters should be replaced on a minimum of a 15-year cycle.

6.1.3 Determination and Control of Water Loss

Total water loss is the difference between water delivered to the City of Sachse from NTMWD and metered water sales to customers plus authorized for use but not sold. (Authorized for use but not sold would include use for fire fighting, releases for flushing of lines, uses associated with new construction, etc.) Total water loss includes three categories:

- Apparent Losses – including inaccuracies in customer meters. (Customer meters tend to run more slowly as they age and under-report actual use.) Losses due to illegal connections and theft. (Ordinance No. 468 addresses unlawful use of water) Accounts which are being used but have not yet been added to the billing system.
- Real Losses – includes physical losses from the system or mains, reported breaks and leaks, storage overflow.
- Unidentified Water Losses – (System Input - Total Authorized - Apparent Losses - Real Losses)

Measures to control water loss are part of the routine operations of the City of Sachse. Maintenance crews and personnel should look for and report evidence of leaks in the water distribution system. A leak detection and repair program is described in Section 6.1.4 below. Meter readers should watch for and report signs of illegal connections, so they can be quickly addressed.

Total water loss should be calculated in accordance with the provisions of Appendix H. With the measures described in this plan, the City of Sachse should maintain water loss percentage below 12 percent in 2013 and subsequent years. If total water loss exceeds this goal, the City of Sachse will implement a more intensive audit to determine the source(s) of and reduce the water loss. The annual conservation report described below is the primary tool that should be used to monitor water loss.

6.1.4 Leak Detection and Repair

As described above, city crews and personnel should look for and report evidence of leaks in the water distribution system. Areas of the water distribution system in which numerous leaks and line breaks occur should be targeted for replacement as funds are available.

6.1.5 Record Management System

As required by TAC Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2(a)(2)(B), a record management system should allow for the separation of water sales and uses into residential, commercial, public/institutional, and industrial categories. This information should be included in an annual water conservation report, as described in Section 7.7 below.

6.2 Continuing Public Education and Information Campaign

The continuing public education and information campaign on water conservation includes the following elements:

- Utilize the “Water IQ: Know Your Water” and other public education materials produced by the NTMWD.
- Insert water conservation information with water bills. Inserts will include material developed by the City of Sachse staff and material obtained from the TWDB, the TCEQ, and other sources.

- Encourage local media coverage of water conservation issues and the importance of water conservation.
- Notify local organizations, schools, and civic groups that the City of Sachse staff and staff of the NTMWD are available to make presentations on the importance of water conservation and ways to save water.
- Promote the *Texas Smartscape* web site (www.txsmartscape.com) and provide water conservation brochures and other water conservation materials available to the public at City Hall, Library, and other public places.
- Make information on water conservation available on www.cityofsachse.com and include links to the "Water IQ: Know Your Water" website, *Texas Smartscape* website and to information on water conservation on the TWDB and TCEQ web sites and other resources.
- NTMWD is an EPA Water Sense Partner and participates in the EPA Water Sense sponsored "Fix a Leak Week." NTMWD encourages all member cities and customers to become EPA Water Sense Partners.
- Utilize the Water My Yard website and encourage customers to sign-up to receive weekly watering advice.

6.3 NTMWD System Operation Plan

The City of Sachse purchases treated water from NTMWD. The City of Sachse does not have surface water supplies for which to implement a system operation plan. NTMWD operates multiple sources of water supply as a system. The operation of the reservoir system is intended to optimize the use of the District's sources (within the constraints of existing water rights) while minimizing energy use cost for pumping, maintaining water quality, minimizing potential impacts on recreational users of the reservoirs and fish and wildlife.

6.4 Coordination with Regional Water Planning Group and NTMWD

Appendix F includes a letter sent to the Chair of the Region C and Region D water planning group with this water conservation plan. Each Member City and Customer will send a copy of their ordinance(s) or regulation(s) implementing the plan and their water utility profile to NTMWD. The adopted ordinance(s) or regulation(s) and the adopted water utility profile will be sent to the Chair of the appropriate Water Planning Group and to NTMWD.

6.5 Requirement for Water Conservation Plans by Wholesale Customers

Every contract for the wholesale sale of water by the City of Sachse that is entered into, renewed, or extended after the adoption of this water conservation plan will include a requirement that the wholesale customer and any wholesale customers of that wholesale customer develop and implement a water conservation plan meeting the requirements of Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code. The requirement will also extend to each successive wholesale customer in the resale of the water.

7. ENHANCED WATER CONSERVATION STRATEGIES

7.1 Water Rate Structure

The City of Sachse has an increasing block rate water structure that is intended to encourage water conservation and discourage excessive use and waste of water. The water rate structure is as follows:

Water Usage / Fees Meter Rates

- 5/8" meters - \$8.56 plus tier rate
- 1" meters - \$13.54 plus tier rate
- 1.5" meters - \$21.87 plus tier rate
- 2" meters - \$31.85 plus tier rate

Water Tiers

Tier	Water Usage (Gallons)	Fee (Per 1000 Gallons)
Tier 1	0 - 10,000	\$2.96
Tier 2	10,001 - 15,000	\$3.69
Tier 3	15,001 - 20,000	\$4.44
Tier 4	20,001 - 30,000	\$5.18
Tier 5	30,001 and up	\$5.92

7.2 Ordinances, Plumbing Codes, or Rules on Water-Conserving Fixtures

The state has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.5 gallons per minute (gpm) for faucets, 2.5 gpm for showerheads, and 1.6 gallons per flush for toilets. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures. Rebate programs to encourage replacement of older fixtures with water conservation programs are discussed in Section 7.6.

7.3 Reuse and Recycling of Wastewater

The City of Sachse does not own and operate its own wastewater treatment plant. The City's wastewater is treated by the City of Garland. NTMWD currently has the largest wastewater reuse program in the state. NTMWD has water rights allowing reuse of up to 71,882 acre-feet per year of this treated wastewater through Lavon Lake for municipal purposes. In addition, NTMWD has also developed the East Fork Raw Water Supply Project which can divert up to 157,393 acre-feet per year based on treated wastewater discharges by the NTMWD. When fully developed, these two reuse projects will provide up to 44 percent of the NTMWD's currently permitted water supplies. NTMWD also provides treated effluent from its wastewater treatment plants available for direct reuse for landscape irrigation and industrial use.

7.4 Interactive Weather Stations / Water My Yard Program

NTMWD has developed the Water My Yard program to install weather stations throughout its service area to provide consumers with a weekly e-mail and information through the Water My Yard website in determining an adequate amount of supplemental water that is needed to maintain healthy grass in specific locations. This service represents the largest network of weather stations providing ET-based irrigation recommendations in the State of Texas, and provides the public advanced information regarding outdoor irrigation needs, thereby reducing water use. Through a series of selections on the type of irrigation system a consumer has, a weekly email is provided that will determine how long (in minutes) that an irrigation system needs to run based on the past seven days of weather. This recommendation provides the actual amount of supplemental water that is required for a healthy lawn based on research of

the Texas A&M Agrilife Extension Service and proven technologies. This innovative program has been available to those within the NTMWD service area since May 2013.

7.5 Compulsory Landscape and Water Management Measures

The following landscape water management measures are required by the NTMWD for this plan. These measures represent minimum measures to be implemented and enforced in order to irrigate the landscape appropriately, and are to remain in effect on a permanent basis unless water resource management stages are declared.

1. Landscape Water Management Measures

- Limit landscape watering with sprinklers or irrigation systems at each service address to no more than two days per week (April 1 – October 31), with education that less than twice per week is usually adequate. Additional watering of landscape may be provided by hand-held hose with shutoff nozzle, use of dedicated irrigation drip zones, and/or soaker hose provided no runoff occurs.
- Limit landscape watering with sprinklers or irrigation systems at each service address to no more than one day per week beginning November 1 and ending March 31 of each year, with education that less than once per week is usually adequate.
- Prohibit lawn irrigation watering from 10 AM to 6 PM (April 1 – October 31).
- Prohibit the use of irrigation systems that water impervious surfaces. (Wind driven water drift will be taken into consideration.)
- Prohibit outdoor watering during precipitation or freeze events.
- Prohibition of use of poorly maintained sprinkler systems that waste water.
- Prohibit excess water runoff or other obvious waste.
- Require rain and freeze sensors and/or ET or Smart controllers on all new irrigation systems. Rain and freeze sensors and/or ET or Smart controllers must be maintained to function properly.
- Prohibit overseeding, sodding, sprigging, broadcasting or plugging with cool season grasses or watering cool season grasses, except for golf courses and athletic fields.

- Require that irrigation systems be inspected at the same time as initial backflow preventer inspection.
- Requirement that all new irrigation systems be in compliance with state design and installation regulations (TAC Title 30, Part 1, Chapter 344).
- Require the owner of a regulated irrigation property to obtain an evaluation of any permanently installed irrigation system on a periodic basis. The irrigation evaluation shall be conducted by an licensed irrigator in the state of Texas and be submitted to your local water provider (i.e., city, water supply corporation).

2. Additional Water Management Measures

- Prohibit the use of potable water to fill or refill residential, amenity, and any other natural or manmade ponds. A pond is considered to be a still body of water with a surface area of 500 square feet or more.
- Non –commercial car washing can be done only when using a water hose with a shut-off nozzle.
- Hotels and motels shall offer a linen reuse water conservation option to customers.
- Restaurants, bars, and other commercial food or beverage establishments may not provide drinking water to customers unless a specific request is made by the customer for drinking water.

Appendix E is a summary of considerations for landscape water management regulations adopted as part of the development of this water conservation plan. These regulations are intended to minimize waste in landscape irrigation. Appendix E includes the required landscape water measures in this section.

7.6 Additional Water Conservation Measures (Not Required)

NTMWD also urges its Member Cities and Customers to consider including the following additional water conservation measures from the NTMWD Model Water Conservation Plan in their plans: Member Cities and Customers are responsible for developing regulations, ordinances, policies, or procedures for enforcement of water conservation guidelines.

1. Landscape Water Management Regulations

- Requirement that all existing irrigation systems be retrofitted with rain and freeze sensors and/or ET or Smart controllers capable of multiple programming. Rain and freeze sensors and/or ET or Smart controllers must be maintained to function properly.
- Requirement that all new athletic fields be irrigated by a separate irrigation system from surrounding areas.
- Implementation of other measures to encourage off-peak water use.

2. Landscape Ordinance

- Landscape ordinances are developed by cities to guide developers in landscaping requirements for the city. A sample landscape ordinance is provided in Appendix I and is intended as a guideline for adopting a landscape ordinance to promote water efficient landscape design.
- Native, drought tolerant or adaptive plants should be encouraged.
- Drip irrigation systems should be promoted.
- ET/Smart controllers that only allow sprinkler systems to irrigate when necessary should be promoted.

3. Water Audits

- Water audits are useful in finding ways in which water can be used more efficiently at a specific location. NTMWD recommends that Member Cities and Customers offer water audits to customers.

4. Rebates

- In addition to the conservation measures described above, the NTMWD also recommends the following water conservation incentive programs for consideration by Member Cities and Customers:
 - Low-flow toilet replacement and rebate programs,
 - Rebates for rain/freeze sensors and/or ET or Smart controllers,
 - Low-flow showerhead and sink aerators replacement programs or rebates,
 - Water efficient clothes washer rebates,
 - Pressure reducing valve installation programs or rebates,
 - Rain barrel rebates,
 - Pool covers,
 - On-demand hot water heater rebates, and/or
 - Other water conservation incentive programs.

7.7 Monitoring of Effectiveness and Efficiency - Annual Water Conservation Report

Appendix D is a form that shall be used in the development of an annual water conservation report by the City of Sachse. This form shall be completed by March 31 of the following year and used to monitor the effectiveness and efficiency of the water conservation program and to plan conservation-related activities for the next year. The form records the water use by category, per capita municipal use, and total water loss for the current year and compares them to historical values. As part of the development of Appendix D, the City of Sachse will complete the tracking tool by March 31 of the following year and submit them to NTWMD. The annual water conservation report shall be sent to NTMWD, which will monitor water conservation trends.

7.8 Water Conservation Implementation Report

Appendix H includes the TCEQ-required water conservation implementation report. The report is due to the TCEQ by May 1 of every year. This report lists the various water conservation strategies that have been implemented, including the date the strategy was implemented. The report also calls for the five-year and ten-year per capita water use goals from the previous

water conservation plan. The reporting entity must answer whether or not these goals have been met and if not, why not. The amount of water saved is also requested.

8. IMPLEMENTATION AND ENFORCEMENT OF THE WATER CONSERVATION PLAN

Appendix G contains a draft ordinance, order, or resolution which may be tailored to meet Member or Customer City needs and be adopted by the City Council or governing board regarding the model water conservation plan. The ordinance, order, or resolution designates responsible officials to implement and enforce the water conservation plan. Appendix E, the considerations for landscape water management regulations, also includes information about enforcement.

9. REVIEW AND UPDATE OF WATER CONSERVATION PLAN

TCEQ requires that the water conservation plans be updated prior to May 1, 2014. The plans are required to be updated every five years thereafter. The plan will be updated as required and as appropriate based on new or updated information.

APPENDIX A
LIST OF REFERENCES

APPENDIX A

LIST OF REFERENCES

1. Texas Commission on Environmental Quality Annual Report.
http://www.tceq.texas.gov/permitting/water_rights/conserve.html#imple
2. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter A, Rules 288.1 and 288.5, and Subchapter B, Rule 288.22, downloaded from
[http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288),
June 2013.
3. Water Conservation Implementation Task Force: "Texas Water Development Board Report 362, Water Conservation Best Management Practices Guide," prepared for the Texas Water Development Board, Austin, November 2004.
4. Water Conservation Advisory Council: Guidance and Methodology for Reporting on Water Conservation and Water Use, December 2012
5. Freese and Nichols, INC.: Model Water Conservation Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, November 2013.
6. Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012.
http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf
7. Definition from City of San Antonio Water Conservation Ordinance adopted 2005.
http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf
8. Definition developed by Freese and Nichols Inc.
9. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council. "DRAFT Guidance and Methodology for Water Conservation Reporting."
10. Freese and Nichols Inc., Alan Plummer and Associates, CP & Y Inc. and Cooksey Communications. "2011 Region C Regional Water Plan"

APPENDIX B

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES ON MUNICIPAL WATER CONSERVATION PLANS

SUBCHAPTER A: WATER CONSERVATION PLANS

§§288.1 - 288.7

Effective December 6, 2012

§288.1. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) Agricultural or Agriculture--Any of the following activities:

(A) cultivating the soil to produce crops for human food, animal feed, or planting seed or for the production of fibers;

(B) the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or non-soil media by a nursery grower;

(C) raising, feeding, or keeping animals for breeding purposes or for the production of food or fiber, leather, pelts, or other tangible products having a commercial value;

(D) raising or keeping equine animals;

(E) wildlife management; and

(F) planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure.

(2) Agricultural use--Any use or activity involving agriculture, including irrigation.

(3) Best management practices--Voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

(4) Conservation--Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

(5) Commercial use--The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residences or agricultural, industrial, or institutional users.

(6) Drought contingency plan--A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).

(7) Industrial use--The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, and the development of power by means other than hydroelectric, but does not include agricultural use.

(8) Institutional Use--The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

(9) Irrigation--The agricultural use of water for the irrigation of crops, trees, and pastureland, including, but not limited to, golf courses and parks which do not receive water from a public water supplier.

(10) Irrigation water use efficiency--The percentage of that amount of irrigation water which is beneficially used by agriculture crops or other vegetation relative to the amount of water diverted from the source(s) of supply. Beneficial uses of water for irrigation purposes include, but are not limited to, evapotranspiration needs for vegetative maintenance and growth, salinity management, and leaching requirements associated with irrigation.

(11) Mining use--The use of water for mining processes including hydraulic use, drilling, washing sand and gravel, and oil field repressuring.

(12) Municipal use--The use of potable water provided by a public water supplier as well as the use of sewage effluent for residential, commercial, industrial, agricultural, institutional, and wholesale uses.

(13) Nursery grower--A person engaged in the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or nonsoil media, who grows more than 50% of the products that the person either sells or leases, regardless of the variety sold, leased, or grown. For the purpose of

this definition, grow means the actual cultivation or propagation of the product beyond the mere holding or maintaining of the item prior to sale or lease, and typically includes activities associated with the production or multiplying of stock such as the development of new plants from cuttings, grafts, plugs, or seedlings.

(14) Pollution--The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety, or welfare, or impairs the usefulness or the public enjoyment of the water for any lawful or reasonable purpose.

(15) Public water supplier--An individual or entity that supplies water to the public for human consumption.

(16) Residential use--The use of water that is billed to single and multi-family residences, which applies to indoor and outdoor uses.

(17) Residential gallons per capita per day--The total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.

(18) Regional water planning group--A group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, §16.053.

(19) Retail public water supplier--An individual or entity that for compensation supplies water to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants when that water is not resold to or used by others.

(20) Reuse--The authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before that water is either disposed of or discharged or otherwise allowed to flow into a watercourse, lake, or other body of state-owned water.

(21) Total use--The volume of raw or potable water provided by a public water supplier to billed customer sectors or nonrevenue uses and the volume lost during conveyance, treatment, or transmission of that water.

(22) Total gallons per capita per day (GPCD)--The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in this chapter

shall be credited against total diversion volumes for the purposes of calculating GPCD for targets and goals.

(23) Water conservation plan--A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s).

(24) Wholesale public water supplier--An individual or entity that for compensation supplies water to another for resale to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants as an incident of that employee service or tenancy when that water is not resold to or used by others, or an individual or entity that conveys water to another individual or entity, but does not own the right to the water which is conveyed, whether or not for a delivery fee.

(25) Wholesale use--Water sold from one entity or public water supplier to other retail water purveyors for resale to individual customers.

Adopted November 14, 2012

Effective December 6, 2012

§288.2. Water Conservation Plans for Municipal Uses by Public Water Suppliers.

(a) A water conservation plan for municipal water use by public water suppliers must provide information in response to the following. If the plan does not provide information for each requirement, the public water supplier shall include in the plan an explanation of why the requirement is not applicable.

(1) Minimum requirements. All water conservation plans for municipal uses by public water suppliers must include the following elements:

(A) a utility profile in accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total gallons per capita per day (GPCD) and residential GPCD), water supply system data, and wastewater system data;

(B) a record management system which allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the sectors listed in clauses (i) - (vi) of this subparagraph.

Any new billing system purchased by a public water supplier must be capable of reporting detailed water use data as described in clauses (i) - (vi) of this subparagraph;

(i) residential;

(I) single family;

(II) multi-family;

(ii) commercial;

(iii) institutional;

(iv) industrial;

(v) agricultural; and,

(vi) wholesale.

(C) specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use in total GPCD and residential GPCD. The goals established by a public water supplier under this subparagraph are not enforceable;

(D) metering device(s), within an accuracy of plus or minus 5.0% in order to measure and account for the amount of water diverted from the source of supply;

(E) a program for universal metering of both customer and public uses of water, for meter testing and repair, and for periodic meter replacement;

(F) measures to determine and control water loss (for example, periodic visual inspections along distribution lines; annual or monthly audit of the water system to determine illegal connections; abandoned services; etc.);

(G) a program of continuing public education and information regarding water conservation;

(H) a water rate structure which is not "promotional," i.e., a rate structure which is cost-based and which does not encourage the excessive use of water;

(I) a reservoir systems operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin in order to optimize available water supplies; and

(J) a means of implementation and enforcement which shall be evidenced by:

(i) a copy of the ordinance, resolution, or tariff indicating official adoption of the water conservation plan by the water supplier; and

(ii) a description of the authority by which the water supplier will implement and enforce the conservation plan; and

(K) documentation of coordination with the regional water planning groups for the service area of the public water supplier in order to ensure consistency with the appropriate approved regional water plans.

(2) Additional content requirements. Water conservation plans for municipal uses by public drinking water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the next ten years subsequent to the effective date of the plan must include the following elements:

(A) a program of leak detection, repair, and water loss accounting for the water transmission, delivery, and distribution system;

(B) a requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of this chapter.

(3) Additional conservation strategies. Any combination of the following strategies shall be selected by the water supplier, in addition to the minimum requirements in paragraphs (1) and (2) of this subsection, if they are necessary to achieve the stated water conservation goals of the plan. The commission may require that any of the following strategies be implemented by the water supplier if the commission determines that the strategy is necessary to achieve the goals of the water conservation plan:

(A) conservation-oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;

(B) adoption of ordinances, plumbing codes, and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition;

(C) a program for the replacement or retrofit of water-conserving plumbing fixtures in existing structures;

(D) reuse and/or recycling of wastewater and/or graywater;

(E) a program for pressure control and/or reduction in the distribution system and/or for customer connections;

(F) a program and/or ordinance(s) for landscape water management;

(G) a method for monitoring the effectiveness and efficiency of the water conservation plan; and

(H) any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(b) A water conservation plan prepared in accordance with 31 TAC §363.15 (relating to Required Water Conservation Plan) of the Texas Water Development Board and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and the Texas Water Development Board.

(c) A public water supplier for municipal use shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The public water supplier for municipal use shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

§288.3. Water Conservation Plans for Industrial or Mining Use.

(a) A water conservation plan for industrial or mining uses of water must provide information in response to each of the following elements. If the plan does not provide information for each requirement, the industrial or mining water user shall include in the plan an explanation of why the requirement is not applicable.

(1) a description of the use of the water in the production process, including how the water is diverted and transported from the source(s) of supply, how the water is utilized in the production process, and the estimated quantity of water consumed in the production process and therefore unavailable for reuse, discharge, or other means of disposal;

(2) specific, quantified five-year and ten-year targets for water savings and the basis for the development of such goals. The goals established by industrial or mining water users under this paragraph are not enforceable;

(3) a description of the device(s) and/or method(s) within an accuracy of plus or minus 5.0% to be used in order to measure and account for the amount of water diverted from the source of supply;

(4) leak-detection, repair, and accounting for water loss in the water distribution system;

(5) application of state-of-the-art equipment and/or process modifications to improve water use efficiency; and

(6) any other water conservation practice, method, or technique which the user shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(b) An industrial or mining water user shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The industrial or mining water user shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

Adopted November 14, 2012

Effective December 6, 2012

§288.4. Water Conservation Plans for Agricultural Use.

(a) A water conservation plan for agricultural use of water must provide information in response to the following subsections. If the plan does not provide information for each requirement, the agricultural water user must include in the plan an explanation of why the requirement is not applicable.

(1) For an individual agricultural user other than irrigation:

(A) a description of the use of the water in the production process, including how the water is diverted and transported from the source(s) of supply, how the water is utilized in the production process, and the estimated quantity of water consumed in the production process and therefore unavailable for reuse, discharge, or other means of disposal;

(B) specific, quantified five-year and ten-year targets for water savings and the basis for the development of such goals. The goals established by agricultural water users under this subparagraph are not enforceable;

(C) a description of the device(s) and/or method(s) within an accuracy of plus or minus 5.0% to be used in order to measure and account for the amount of water diverted from the source of supply;

(D) leak-detection, repair, and accounting for water loss in the water distribution system;

(E) application of state-of-the-art equipment and/or process modifications to improve water use efficiency; and

(F) any other water conservation practice, method, or technique which the user shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(2) For an individual irrigation user:

(A) a description of the irrigation production process which shall include, but is not limited to, the type of crops and acreage of each crop to be irrigated, monthly irrigation diversions, any seasonal or annual crop rotation, and soil types of the land to be irrigated;

(B) a description of the irrigation method, or system, and equipment including pumps, flow rates, plans, and/or sketches of the system layout;

(C) a description of the device(s) and/or methods, within an accuracy of plus or minus 5.0%, to be used in order to measure and account for the amount of water diverted from the source of supply;

(D) specific, quantified five-year and ten-year targets for water savings including, where appropriate, quantitative goals for irrigation water use efficiency and a pollution abatement and prevention plan. The goals established by an individual irrigation water user under this subparagraph are not enforceable;

(E) water-conserving irrigation equipment and application system or method including, but not limited to, surge irrigation, low pressure sprinkler, drip irrigation, and nonleaking pipe;

(F) leak-detection, repair, and water-loss control;

(G) scheduling the timing and/or measuring the amount of water applied (for example, soil moisture monitoring);

(H) land improvements for retaining or reducing runoff, and increasing the infiltration of rain and irrigation water including, but not limited to, land leveling, furrow diking, terracing, and weed control;

(I) tailwater recovery and reuse; and

(J) any other water conservation practice, method, or technique which the user shows to be appropriate for preventing waste and achieving conservation.

(3) For a system providing agricultural water to more than one user:

(A) a system inventory for the supplier's:

(i) structural facilities including the supplier's water storage, conveyance, and delivery structures;

(ii) management practices, including the supplier's operating rules and regulations, water pricing policy, and a description of practices and/or devices used to account for water deliveries; and

(iii) a user profile including square miles of the service area, the number of customers taking delivery of water by the system, the types of crops, the

types of irrigation systems, the types of drainage systems, and total acreage under irrigation, both historical and projected;

(B) specific, quantified five-year and ten-year targets for water savings including maximum allowable losses for the storage and distribution system. The goals established by a system providing agricultural water to more than one user under this subparagraph are not enforceable;

(C) a description of the practice(s) and/or device(s) which will be utilized to measure and account for the amount of water diverted from the source(s) of supply;

(D) a monitoring and record management program of water deliveries, sales, and losses;

(E) a leak-detection, repair, and water loss control program;

(F) a program to assist customers in the development of on-farm water conservation and pollution prevention plans and/or measures;

(G) a requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with applicable provisions of this chapter;

(H) official adoption of the water conservation plan and goals, by ordinance, rule, resolution, or tariff, indicating that the plan reflects official policy of the supplier;

(I) any other water conservation practice, method, or technique which the supplier shows to be appropriate for achieving conservation; and

(J) documentation of coordination with the regional water planning groups, in order to ensure consistency with appropriate approved regional water plans.

(b) A water conservation plan prepared in accordance with the rules of the United States Department of Agriculture Natural Resource Conservation Service, the Texas

State Soil and Water Conservation Board, or other federal or state agency and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and that agency.

(c) An agricultural water user shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. An agricultural water user shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

Adopted November 14, 2012

Effective December 6, 2012

§288.5. Water Conservation Plans for Wholesale Water Suppliers.

A water conservation plan for a wholesale water supplier must provide information in response to each of the following paragraphs. If the plan does not provide information for each requirement, the wholesale water supplier shall include in the plan an explanation of why the requirement is not applicable.

(1) Minimum requirements. All water conservation plans for wholesale water suppliers must include the following elements:

(A) a description of the wholesaler's service area, including population and customer data, water use data, water supply system data, and wastewater data;

(B) specific, quantified five-year and ten-year targets for water savings including, where appropriate, target goals for municipal use in gallons per capita per day for the wholesaler's service area, maximum acceptable water loss, and the basis for the development of these goals. The goals established by wholesale water suppliers under this subparagraph are not enforceable;

(C) a description as to which practice(s) and/or device(s) will be utilized to measure and account for the amount of water diverted from the source(s) of supply;

(D) a monitoring and record management program for determining water deliveries, sales, and losses;

(E) a program of metering and leak detection and repair for the wholesaler's water storage, delivery, and distribution system;

(F) a requirement in every water supply contract entered into or renewed after official adoption of the water conservation plan, and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements of this chapter. If the customer intends to resell the water, then the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with applicable provisions of this chapter;

(G) a reservoir systems operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin. The reservoir systems operations plans shall include optimization of water supplies as one of the significant goals of the plan;

(H) a means for implementation and enforcement, which shall be evidenced by a copy of the ordinance, rule, resolution, or tariff, indicating official adoption of the water conservation plan by the water supplier; and a description of the authority by which the water supplier will implement and enforce the conservation plan; and

(I) documentation of coordination with the regional water planning groups for the service area of the wholesale water supplier in order to ensure consistency with the appropriate approved regional water plans.

(2) Additional conservation strategies. Any combination of the following strategies shall be selected by the water wholesaler, in addition to the minimum requirements of paragraph (1) of this section, if they are necessary in order to achieve the stated water conservation goals of the plan. The commission may require by commission order that any of the following strategies be implemented by the water supplier if the commission determines that the strategies are necessary in order for the conservation plan to be achieved:

(A) conservation-oriented water rates and water rate structures such as uniform or increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;

(B) a program to assist agricultural customers in the development of conservation pollution prevention and abatement plans;

(C) a program for reuse and/or recycling of wastewater and/or graywater; and

(D) any other water conservation practice, method, or technique which the wholesaler shows to be appropriate for achieving the stated goal or goals of the water conservation plan.

(3) Review and update requirements. The wholesale water supplier shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. A wholesale water supplier shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

Adopted November 14, 2012

Effective December 6, 2012

§288.6. Water Conservation Plans for Any Other Purpose or Use.

A water conservation plan for any other purpose or use not covered in this subchapter shall provide information where applicable about those practices, techniques, and technologies that will be used to reduce the consumption of water, prevent or reduce the loss or waste of water, maintain or improve the efficiency in the use of water, increase the recycling and reuse of water, or prevent the pollution of water.

Adopted April 5, 2000

Effective April 27, 2000

§288.7. Plans Submitted With a Water Right Application for New or Additional State Water.

(a) A water conservation plan submitted with an application for a new or additional appropriation of water must include data and information which:

(1) supports the applicant's proposed use of water with consideration of the water conservation goals of the water conservation plan;

(2) evaluates conservation as an alternative to the proposed appropriation;
and

(3) evaluates any other feasible alternative to new water development including, but not limited to, waste prevention, recycling and reuse, water transfer and marketing, regionalization, and optimum water management practices and procedures.

(b) It shall be the burden of proof of the applicant to demonstrate that no feasible alternative to the proposed appropriation exists and that the requested amount of appropriation is necessary and reasonable for the proposed use.

APPENDIX C
TCEQ WATER UTILITY PROFILE

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

Fill out this form as completely as possible.
If a field does not apply to your entity, leave it blank.

CONTACT INFORMATION

Name of Utility: City of Sachse

Public Water Supply Identification Number (PWS ID): 0570057

Certificate of Convenience and Necessity (CCN) Number: _____

Surface Water Right ID Number: _____

Wastewater ID Number: 10090-002

Completed By: Jeremy Wiseman Title: P.W. Superintendent

Address: 3815-B Sachse Rd. City: Sachse Zip Code: 75048

Email: jwiseman@cityofsachse.com Telephone Number: 972-495-7600

Date: 03/03/14

Regional Water Planning Group: C Map

Groundwater Conservation District: _____ Map

Check all that apply:

- ☐ Received financial assistance of \$500,000 or more from TWDB
- ☒ Have 3,300 or more retail connections
- ☐ Have a surface water right with TCEQ

Section I: Utility Data

A. Population and Service Area Data

- Current service area size in square miles: 10
(Attach or email a copy of the service area map.)
- Provide historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Service
2013	21,596		21,246
2012	20,800		20,450
2011	20,570		20,220
2010	20,329		19,979
2009	19,840		19,490

- Provide the projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Service
2020	25,000		24,650
2030	28,499		28,149
2040	28,499		28,149
2050	28,499		28,149
2060	28,499		28,149

- Describe the source(s)/method(s) for estimating current and projected populations.

U.S. Census population estimates, NCTCOG population estimates, TWDB population estimates, staff population estimates for population served by wastewater service

D. Projected Demands

1. Estimate the water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demands (gallons)
2014	22,028	1,189,952,560
2015	22,469	1,213,775,380
2016	22,918	1,238,030,360
2017	23,376	1,262,771,520
2018	23,844	1,288,052,880
2019	24,321	1,313,820,420
2020	25,000	1,350,500,000
2021	25,500	1,377,510,000
2022	26,010	1,405,060,200
2023	26,530	1,433,150,600

2. Describe sources of data and how projected water demands were determined. Attach additional sheets if necessary.

Projected 2% population growth. 2020 population estimated to concur with NCTCOG and NTMWD estimates
 Projected demand: Averaged 148 GPCD (previous 5 year avg) from 2014 to 2023

E. High Volume Customers

1. List the annual water use, in gallons, for the five highest volume **RETAIL customers**. Select one of the following water use categories to describe the customer; choose Residential, Industrial, Commercial, Institutional, or Agricultural.

Retail Customer	Water Use Category*	Annual Water Use	Treated or Raw
Sachse High School	Institutional	10,557,300	Treated
Heritage Park	Institutional	6,251,180	Treated
Hudson Middle School	Institutional	4,516,700	Treated
Armstrong Elementary	Institutional	3,590,020	Treated
Sewell Elementary	Institutional	2,842,540	Treated

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

2. If applicable, list the annual water use for the five highest volume **WHOLESALE customers**. Select one of the following water use categories to describe the customer; choose Municipal, Industrial, Commercial, Institutional, or Agricultural.

Wholesale Customer	Water Use Category*	Annual Water Use	Treated or Raw
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One
	Choose One		Choose One

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

F. Utility Data Comment Section

Provide additional comments about utility data below.

Section II: System Data

A. Retail Connections

1. List the active retail connections by major water use category.

Water Use Category*	Active Retail Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Residential – Single Family	7,135		7,135	91%
Residential – Multi-family (units)	380		380	5%
Industrial			0	0%
Commercial	225		225	3%
Institutional	86		86	1%
Agricultural			0	0%
TOTAL	7,826	0	7,826	

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

2. List the net number of new retail connections by water use category for the previous five years.

Water Use Category*	Net Number of New Retail Connections				
	2013	2012	2011	2010	2009
Residential – Single Family	140	136	98	124	141
Residential – Multi-family (units)					
Industrial					
Commercial	4	3	4	2	2
Institutional		2	6		
Agricultural					
TOTAL	144	141	108	126	143

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

B. Accounting Data

For the previous five years, enter the number of gallons of RETAIL water provided in each major water use category.

Water Use Category*	Total Gallons of Retail Water				
	2013	2012	2011	2010	2009
Residential - Single Family	771,688,000	838,176,200	935,110,200	830,360,000	705,555,000
Residential – Multi-family	16,454,000	13,830,000	15,052,800	15,112,000	15,112,000
Industrial					
Commercial	40,603,000	84,026,400	67,080,000	73,031,000	66,261,000
Institutional	33,103,000				
Agricultural					
TOTAL	861,848,000	936,032,600	1,017,243,000	918,503,000	786,928,000

*For definitions on recommended customer categories for classifying customer water use, refer to the online [Guidance and Methodology for Reporting on Water Conservation and Water Use](#).

C. Residential Water Use

For the previous five years, enter the residential GPCD for single family and multi-family units.

Water Use Category*	Residential GPCD				
	2013	2012	2011	2010	2009
Residential - Single Family	110	123	137	118	103
Residential – Multi-family	44	38	45	40	40

D. Annual and Seasonal Water Use

- For the previous five years, enter the gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Retail Water				
	2013	2012	2011	2010	2009
January	35,933,000	44,009,000	46,432,000	41,760,400	52,037,100
February	43,268,000	39,951,000	43,853,000	46,145,500	44,431,600
March	49,382,000	39,570,000	46,358,000	37,060,700	61,540,600
April	50,370,000	47,733,000	77,891,000	55,155,000	53,273,200
May	74,518,000	72,632,000	73,124,000	75,827,200	55,169,800
June	73,550,000	89,203,000	100,912,000	118,106,700	89,276,300
July	99,097,000	110,991,000	162,976,000	128,718,700	119,570,800
August	115,308,000	145,330,000	186,976,000	161,497,600	100,957,000
September	140,578,000	113,135,000	193,110,000	126,061,400	118,776,700
October	80,272,000	88,825,000	100,805,000	89,566,200	51,182,800
November	55,144,000	76,378,000	56,175,000	75,650,500	42,640,900
December	44,428,000	68,277,000	42,303,000	51,835,800	50,177,500
TOTAL	861,848,000	936,034,000	1,130,915,000	1,007,385,700	839,034,300

2. For the previous five years, enter the gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Retail Water				
	2013	2012	2011	2010	2009
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
TOTAL	0	0	0	0	0

3. Summary of seasonal and annual water use.

Water Use	Seasonal and Annual Water Use					Average in Gallons
	2013	2012	2011	2010	2009	
Summer Retail (Treated + Raw)	287,955,000	345,524,000	450,864,000	408,323,000	309,804,100	360,494,020 5yr Average
TOTAL Retail (Treated + Raw)	861,848,000	936,034,000	1,130,915,000	1,007,385,700	839,034,300	955,043,400 5yr Average

E. Water Loss

Provide Water Loss data for the previous five years.

Water Loss GPCD = [Total Water Loss in Gallons ÷ Permanent Population Served] ÷ 365

Water Loss Percentage = [Total Water Loss ÷ Total System Input] x 100

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2013	207,848,000	26	19%
2012	128,432,000	17	12%
2011	150,104,000	20	12%
2010	66,962,000	9	6%
2009	169,981,000	23	16%
5-year average	144,665,400	19	13%

F. Peak Water Use

Provide the Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2013	2,985,000	7,770,000	2.60
2012	2,949,000	7,283,000	2.47
2011	3,547,000	9,539,000	2.69
2010	2,980,000	7,362,000	2.47
2009	2,839,000	6,021,000	2.12

G. Summary of Historic Water Use

Water Use Category	Historic 5-year Average	Percent of Connections	Percent of Water Use
Residential SF	816,177,880	91%	1%
Residential MF	15,112,160	5%	0%
Industrial	0	0%	0%
Commercial	66,200,280	3%	0%
Institutional	6,620,600	1%	0%
Agricultural	0	0%	0%

H. System Data Comment Section

Provide additional comments about system data below.

Under G. Summary of Historic Water Use, the column for Percent of Water Use would not populate correctly.

Section III: Wastewater System Data

If you do not provide wastewater system services then you have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the Water Conservation Plan Checklist to complete your Water Conservation Plan.

A. Wastewater System Data (Attach a description of your wastewater system.)

- Design capacity of wastewater treatment plant(s): _____ gallons per day.
- List the active wastewater connections by major water use category.

Water Use Category*	Active Wastewater Connections			
	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal			0	0%
Industrial			0	0%
Commercial			0	0%
Institutional			0	0%
Agricultural			0	0%
TOTAL	0	0	0	

- What percent of water is serviced by the wastewater system? 98%
- For the previous five years, enter the number of gallons of wastewater that was treated by the utility.

Month	Total Gallons of Treated Wastewater				
	2013	2012	2011	2010	2009
January	54,794,000	95,736,000	86,189,000	79,169,000	35,009,000
February	51,513,000	72,903,000	78,084,000	81,631,000	33,777,000
March	55,695,000	70,953,000	66,276,000	82,671,000	61,305,000
April	52,682,000	59,294,000	85,508,000	55,420,000	55,605,000
May	58,394,000	54,731,000	93,078,000	68,219,000	72,812,000
June	55,570,000	58,313,000	65,623,000	69,471,000	51,422,000
July	49,093,000	54,583,000	60,510,000	55,117,000	50,235,000
August	48,640,000	61,195,000	55,551,000	61,925,000	53,782,000
September	49,606,000	49,760,000	53,830,000	78,778,000	76,435,000
October	55,744,000	53,740,000	63,196,000	54,514,000	89,918,000
November	54,498,000	49,344,000	58,948,000	67,451,000	57,069,000
December	59,079,000	54,935,000	81,028,000	68,021,000	68,029,000
TOTAL	645,308,000	735,487,000	847,821,000	822,387,000	705,398,000

4. Can treated wastewater be substituted for potable water?

☐

Yes

☒

No

B. Reuse Data

1. Provide data on the types of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Discharge to surface water	
Evaporation pond	
Other	
TOTAL	0

C. Wastewater System Data Comment

Provide additional comments about wastewater system data below.

The City of Sachse contracts with the City of Garland for all Wastewater treatment. The totals above for 2009-2013 are effluent flow totals from 2 flow meters.

You have completed the Utility Profile. Save and Print this form to submit with your Plan. Continue with the Water Conservation Plan Checklist to complete your Water Conservation Plan.

APPENDIX D

NTMWD MEMBER CITY AND CUSTOMER ANNUAL WATER CONSERVATION REPORT

APPENDIX D
NTMWD MEMBER CITY AND CUSTOMER WATER CONSERVATION REPORT
 Due: March 31 of every year

Entity Reporting: City of San Jose
 Filled Out By: Jeremy Wiseman
 Date Completed: 01/24/2014
 Year Covered: 2013
 # of Connections: 7,836

Recorded Deliveries and Sales by Month (in Million Gallons):

Month	Deliveries from NTMWD	Other Supplies	Sales by Category					Total
			Residential	Commercial	Public/ Institutional	Industrial	Wholesale	Other (Irrigation)
January	53,760		32,709	2,303	0,921			
February	52,382		38,164	3,892	1,212			
March	70,729		42,873	4,916	1,593			
April	71,519		46,616	1,720	2,034			
May	99,013		67,535	3,790	3,193			
June	93,842		67,088	3,690	2,772			
July	127,435		92,087	3,455	3,555			
August	133,518		107,201	3,639	4,468			
September	156,074		130,900	4,988	5,290			
October	91,537		72,007	3,378	4,887			
November	65,570		49,737	3,388	2,019			
December	54,377		41,225	2,044	1,159			
TOTAL	1,089,696	0.000	788,142	40,603	33,103	0.000	0.000	0.000
								861,848

Peak Day Usage

Peak Day (MG) 7,770 Total peak day use (Peak day delivery from NTMWD + other supplies)
 Average Day (MG) 2,985 Average day use (Annual deliveries from NTMWD + other supplies / 365 days)
 Peak/Average Day Ratio 2.603 Total peak day use/average day use

Unaccounted Water (Million Gallons):

NTMWD Deliveries 1,089,696 from Table above
 Other Supplies 0.000 from Table above
 Total Supplies 1,089,696 from Table above
 Total Sales 861,848 from Table above
 Estimated Fire Use 2,000 estimated from best available data
 Estimated Line Flushing Use 18,000 estimated from best available data
 Unaccounted Water 207,848
 % Unaccounted 19.07%
 Goal for % Unaccounted 12.00%

Total Use (MG)	1,089,696	from Table above (NTMWD deliveries+ other supplies - wholesale)
Municipal Use (MG)	1,089,696	from Table above (NTMWD deliveries+ other supplies - industrial sales - municipal sales - wholesale - other sales)
Residential Use (MG)	1,015,990	from Table above (NTMWD deliveries+ other supplies - commercial sales - public/institutional sales - industrial sales - municipal sales - wholesale - other sales)

Estimated Population

Total Per Capita Use (gpcd)	138.24
-----------------------------	--------

Municipal Per Capita Use (gpcd)
138.24

Residential Per Capita Use (gpcd) 128.89

5-year Per Capita Goal () 147

10-year Per Capita Goal () 141

Recorded Wholesale Sales by Month (in Million Gallons):

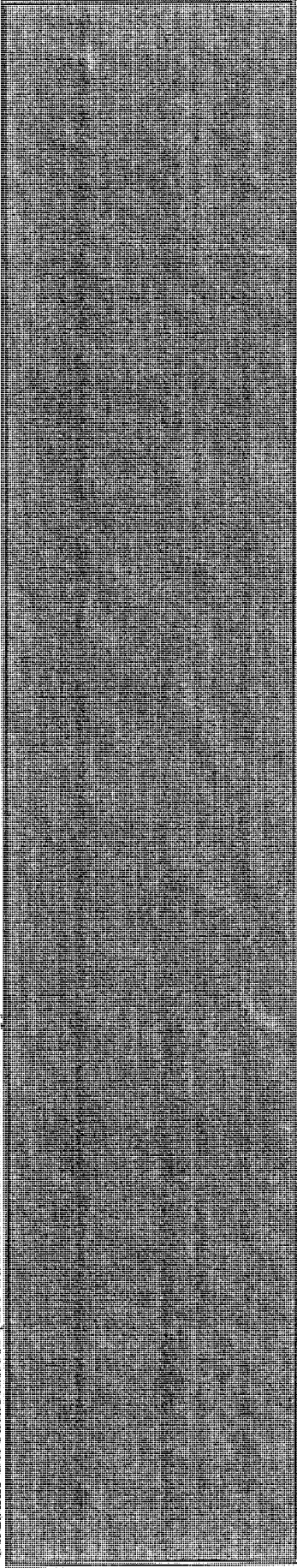
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Information on Wholesale Customers:

Estimated

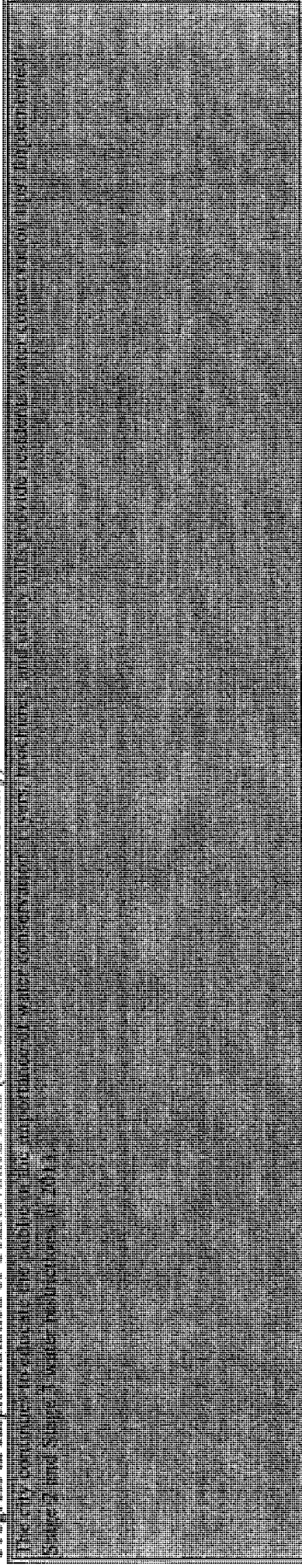
[illegible]

Unusual Circumstances (use additional sheets if necessary):

A large rectangular area that has been completely redacted with a dark, textured pattern.

Progress in Implementation of Conservation Plan (use additional sheets if necessary):

The city continues to educate the public on the importance of water conservation. Many brochures and utility bills provide residents with conservation tips. In September, State 7 and State 3 water restrictions in 2013.

A large rectangular area that has been completely redacted with a dark, textured pattern.

Conservation measures planned for next year (use additional sheets if necessary):

Updating Water Conservation and Water Resource Management plans for 2014. Continued enforcement of water use restrictions.

Assistance requested from North Texas Municipal Water District (use additional sheets if necessary):

Other (use additional sheets if necessary):

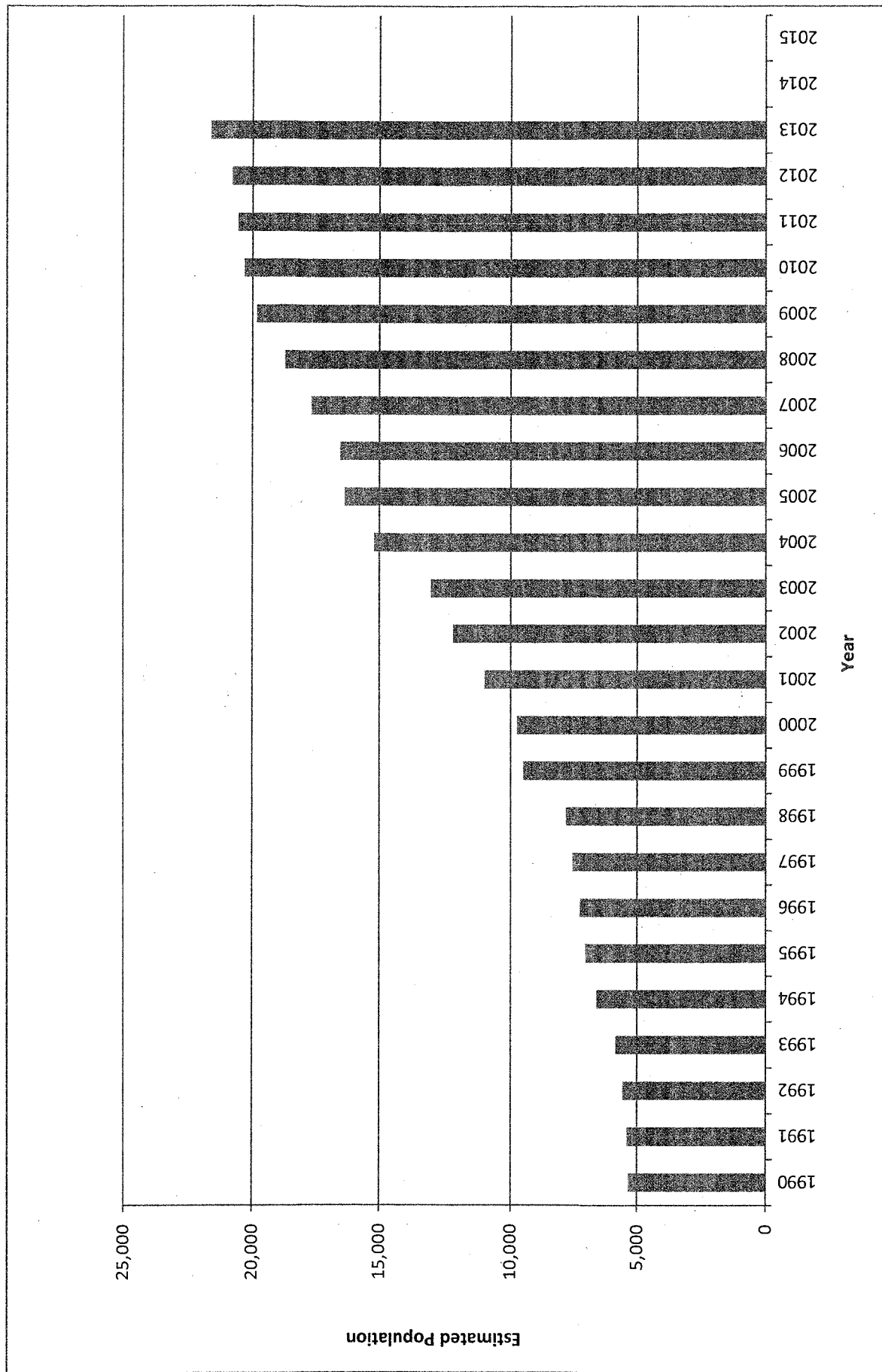
Historical Water Use Data for City of Sachse

Year	Connections	Estimated Population	Deliveries from NTMWD (MG)	Metered Sales by Category (Million Gallons)					Total
				Residential	Commercial	Public/ Institutional	Industrial	Wholesale	Other (Irrigation)
1990		5,346							0.000
1991		5,400							0.000
1992		5,550							0.000
1993		5,830							0.000
1994		6,000							0.000
1995		7,000							0.000
1996	2,477	7,753	121,165						0.000
1997	2,566	7,870	130,580						0.000
1998	2,728	8,840	191,928						0.000
1999	3,379	9,573	338,603						0.000
2000	3,952	9,751	659,715						0.000
2001	4,496	10,978	641,260						0.000
2002	4,742	11,195	167,714						0.000
2003	5,191	13,028	1,018,915						0.000
2004	5,682	15,710	911,359	639,636	39,490				781,181
2005	5,938	16,335	1,090,772	645,701	51,690				762,467
2006	6,209	16,578	1,086,393	818,316	52,723				971,863
2007	6,426	17,630	1,111,171	876,631	55,176				999,542
2008	6,707	18,717	1,157,867	641,565	49,342				738,196
2009	6,731	19,840	1,036,216	300,338	67,271				943,840
2010	7,536	20,379	1,037,945	735,687	66,361				854,222
2011	7,612	20,570	1,294,619	845,432	73,031				1,007,383
2012	7,666	20,800	1,076,466	930,163	67,080				1,130,915
2013	7,826	21,596	1,089,696	802,358	58,959				936,034
2014				788,145	40,603	35,103			861,848
2015									0.000
									0.000

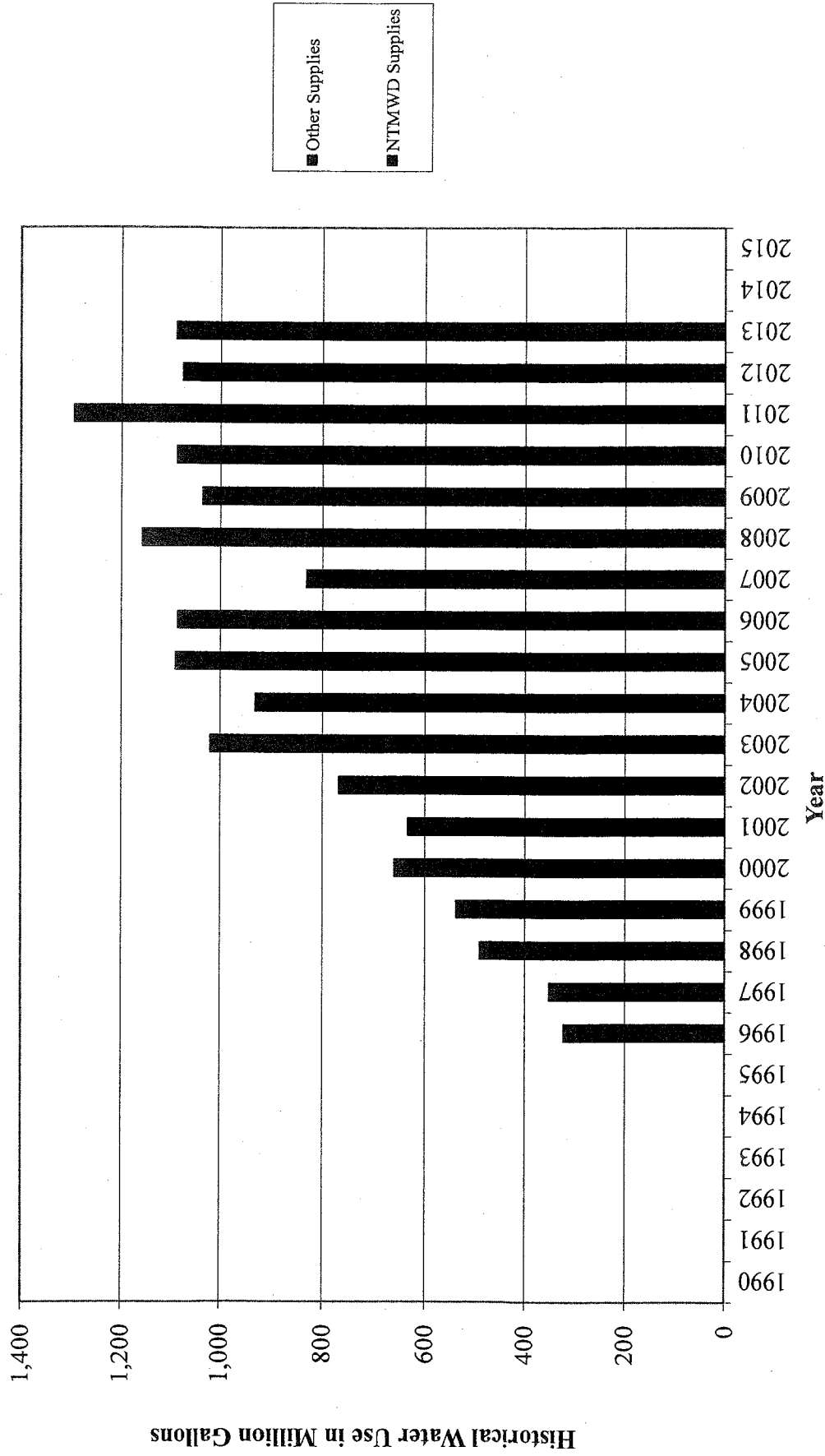
Historical Per Capita Use Data and Unaccounted Water for City of Sachse

Year	Estimated Population	In-City Municipal Use (MG)	Per Capita Municipal Use (gpcd)	Deliveries from NTMWD (MG)	Other Supplies (MG)	Total Metered Sales (MG)	Estimated Fire Use (MG)	Estimated Line Flushing (MG)	Unaccounted Water (MG)	% Unaccounted
1990	5,346	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1991	5,400	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1992	5,550	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1993	5,850	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1994	6,600	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1995	7,000	0.000	0	0.000	0.000	0.000			0.000	#DIV/0!
1996	7,250	321.165	121	321.165	0.000	0.000			321.165	100.00%
1997	7,570	350.580	127	350.580	0.000	0.000			350.580	100.00%
1998	7,840	491.928	172	491.928	0.000	0.000			491.928	100.00%
1999	9,514	538.603	155	538.603	0.000	0.000			538.603	100.00%
2000	9,751	659.245	185	659.245	0.000	0.000			659.245	100.00%
2001	10,975	633.260	158	633.260	0.000	0.000			633.260	100.00%
2002	12,195	767.714	172	767.714	0.000	0.000			767.714	100.00%
2003	13,029	916.821	193	1,018.915	0.000	781.181			237.734	23.33%
2004	15,210	869.484	157	931.559	0.000	762.467			169.092	18.15%
2005	16,335	989.948	166	1,090.772	0.000	971.863			118.909	10.90%
2006	16,518	1,018.910	169	1,086.593	0.000	999.542			87.051	8.01%
2007	17,650	784.082	122	831.171	0.000	738.196			92.975	11.19%
2008	18,717	1,081.851	158	1,157.862	0.000	943.840	1.000	1.000	212.022	18.31%
2009	19,840	968.922	134	1,036.216	0.000	854.222	8.750	18.450	154.794	14.94%
2010	20,329	999.065	135	1,087.945	0.000	1,007.383	1.600	12.000	66.962	6.15%
2011	20,570	1,180.947	157	1,294.619	0.000	1,130.915	1.600	12.000	150.104	11.59%
2012	20,800	1,001.649	132	1,076.466	0.000	936.034	1.000	11.000	128.432	11.93%
2013	21,596	1,089.696	138	1,089.696	0.000	861.848	2.000	18.000	207.848	19.07%
2014	0	0.000	#DIV/0!	0.000	0.000	0.000			0.000	#DIV/0!
2015	0	0.000	#DIV/0!	0.000	0.000	0.000			0.000	#DIV/0!

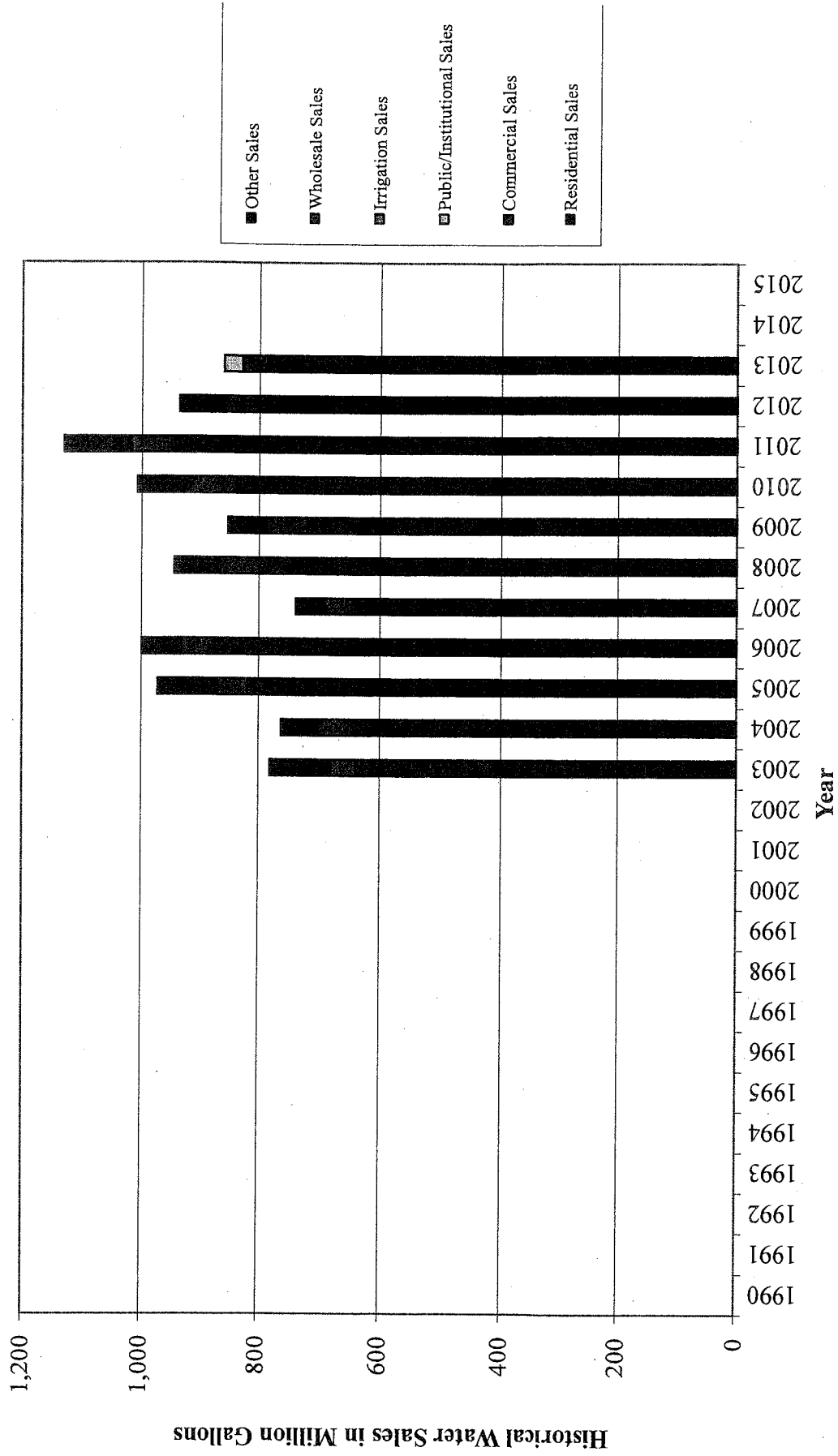
Note: In-city municipal use = total water supplied less sales to industry, wholesale sales and other sales.



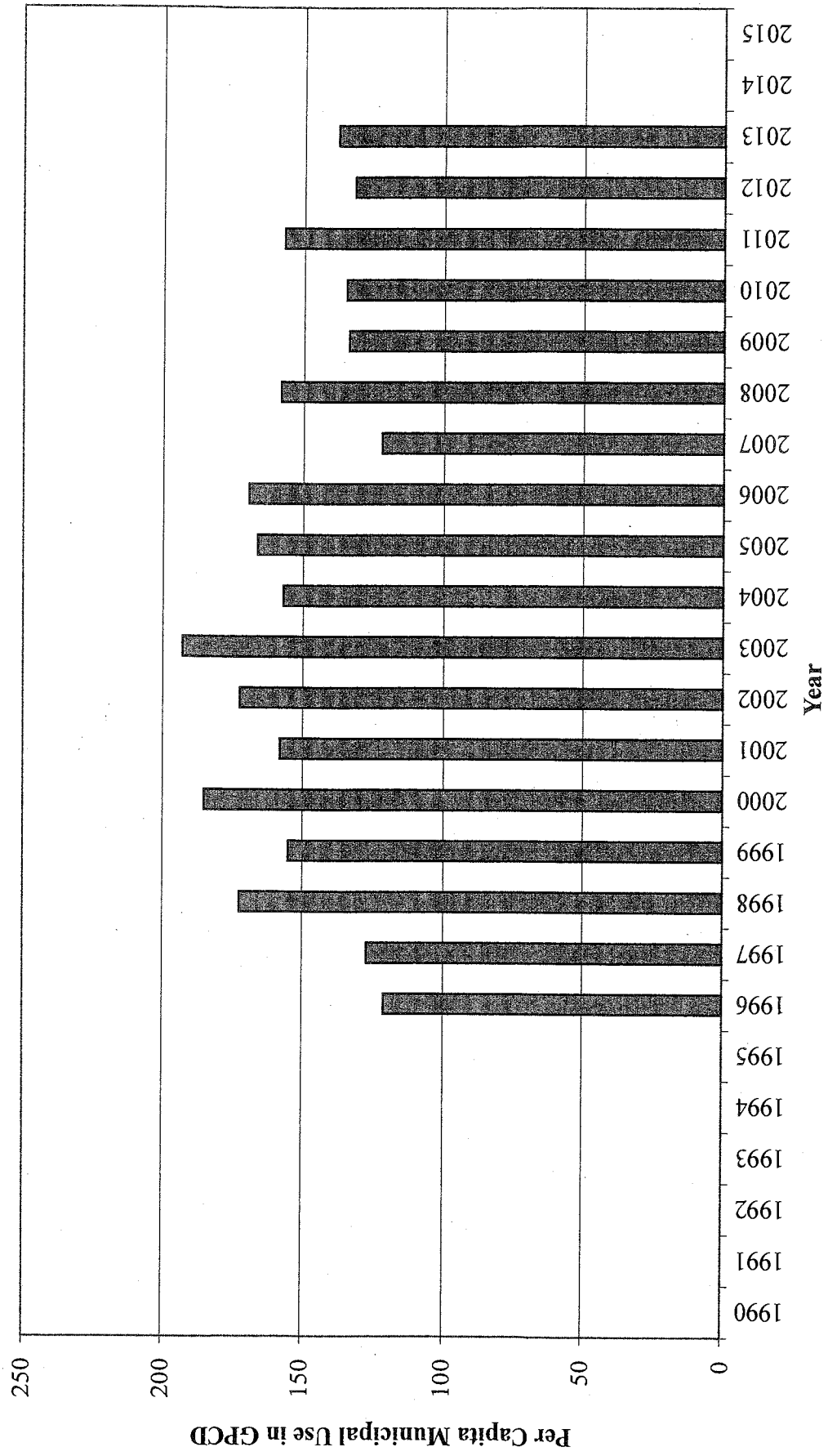
Historical Water Use



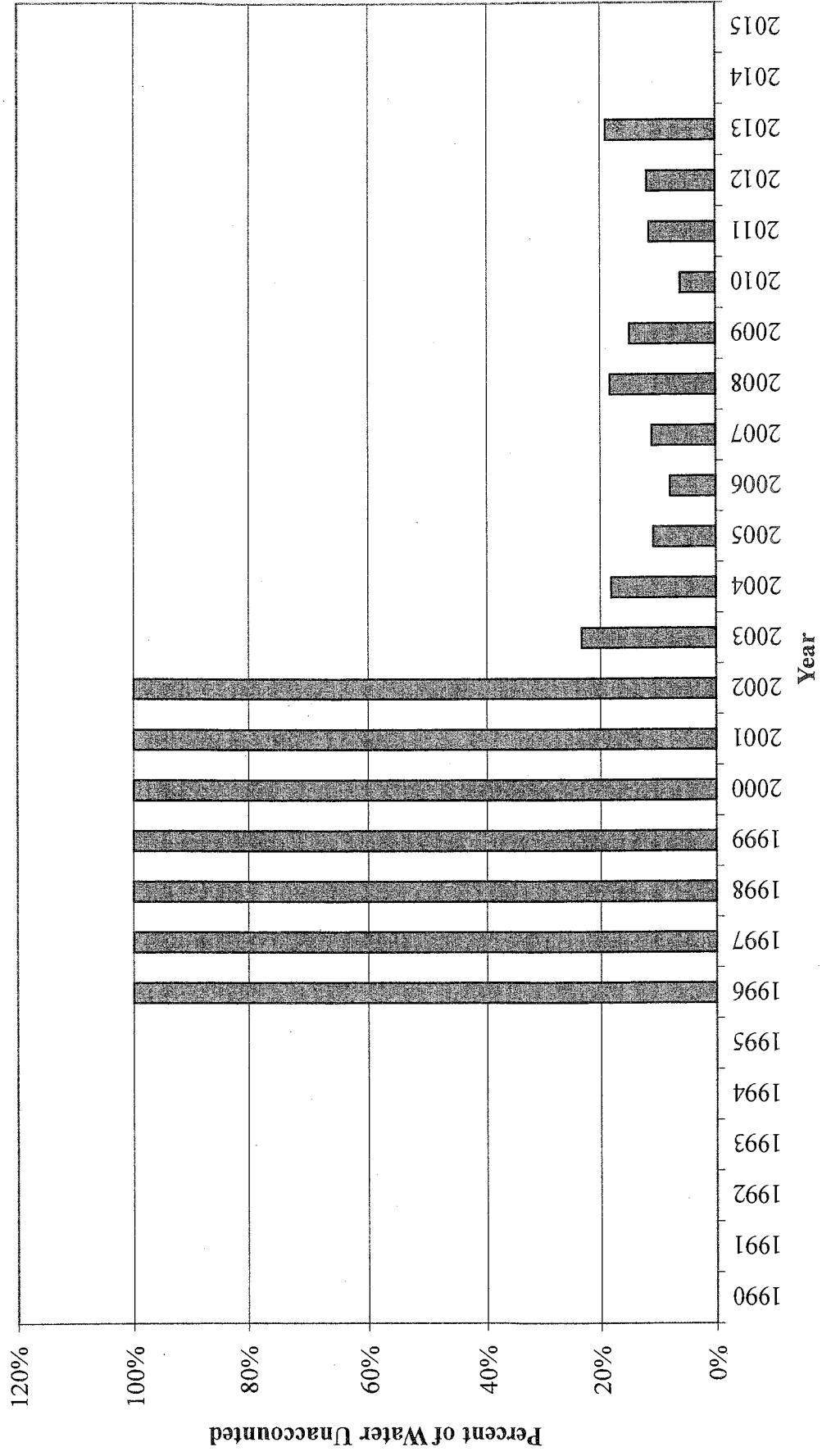
Historical Water Sales by Classification



Historical Per Capita Municipal Use



Historical Percent Unaccounted Water



APPENDIX E
CONSIDERATIONS FOR LANDSCAPE WATER MANAGEMENT
REGULATIONS

APPENDIX E

CONSIDERATIONS FOR LANDSCAPE WATER MANAGEMENT REGULATIONS

A. Purpose

The purpose of these proposed landscape water management regulations is to provide a consistent mechanism for preventing the waste of water resources. To enact these provisions, entities must verify legal authority to adopt such provisions, and must promulgate valid rules, orders, or ordinances.

B. Required Measures

The following landscape water conservation measures are required to be included in the landscape management regulations adopted and enforced in this plan.

1. Lawn and Landscape Irrigation Restrictions

- a. A person commits an offense if the person irrigates, waters, or knowingly or recklessly causes or allows the irrigation or watering of any lawn or landscape located on any property owned, leased, or managed by the person between the hours of 10:00 a.m. and 6:00 p.m. from April 1 through October 31 of any year.
- b. A person commits an offense if the person knowingly or recklessly irrigates, waters, or causes or allows the irrigation or watering of lawn or landscape located on any property owned, leased, or managed by that person in such a manner that causes:
 - 1) over-watering lawn or landscape, such that a constant stream of water overflows from the lawn or landscape onto a street or other drainage area; or
 - 2) irrigating lawn or landscape during any form of precipitation or freezing conditions. This restriction applies to all forms of irrigation, including automatic sprinkler systems; or
 - 3) the irrigation of impervious surfaces or other non-irrigated areas, wind driven water drift taken into consideration.
- c. A person commits an offense if the person knowingly or recklessly allows the irrigation or watering of any lawn or landscape located on any property owned, leased, or managed by the person more than two days per week.

2. Rain and Freeze Sensors and/or ET or Smart Controllers

Any new irrigation system installed on or after November 4, 2004, must be equipped with rain and freeze sensing devices and/or ET or Smart controllers in compliance with state design and installation regulations.

- a. A person commits an offense on property owned, leased or managed if the person:
 - 1) knowingly or recklessly installs or allows the installation of new irrigation systems in violation of Subsection B.2.a; or
 - 2) knowingly or recklessly operates or allows the operation of an irrigation system that does not comply with Subsection B.2.a.

3. Filling or Refilling of Ponds

A person commits an offense if the person knowingly or recklessly fills or refills any natural or manmade pond located on any property owned, leased, or managed by the person by introducing any treated water to fill or refill the pond. This does not restrict the filling or maintenance of pond levels by the effect of natural water runoff or the introduction of well water into the pond. A pond is considered to be a still body of water with a surface area of 500 square feet or more.

4. Washing of Vehicles

A person commits an offense if the person knowingly or recklessly washes a vehicle without using a water hose with a shut-off nozzle on any property owned, leased, or managed by the person.

5. Enforcement

Each entity will develop its own set of penalties for violations of the ordinance, order, or resolution. The ordinance, order, or resolution will designate the responsible official(s) to implement and enforce the landscape water conservation measures.

C. Recommended Measures

1. Lawn and Landscape Irrigation Restrictions

- a. A person commits an offense if the person knowingly or recklessly operates a lawn or irrigation system or device on property that the person owns, leases, or manages that:
 - 1) has broken or missing sprinkler head(s); or
 - 2) has not been properly maintained to prevent the waste of water.

- b. A person commits an offense if the person knowingly or recklessly overseeds a lawn with rye or winter grass on property that the person owns, leases, or manages. Golf courses and public athletic fields are exempt from this restriction.
 - c. All new athletic fields must have separate irrigation systems that are capable of irrigating the playing fields separately from other open spaces.
2. Rain and Freeze Sensors
- a. Existing irrigation systems must be retrofitted with similar rain and freeze sensors and be capable of multiprogramming within 5 years.

D. Variances

1. In special cases, variances may be granted to persons demonstrating extreme hardship or need. Variances may be granted under the following circumstances:
- a. the applicant must sign a compliance agreement agreeing to irrigate or water the lawn and/or landscape only in the amount and manner permitted by the variance; and
 - b. the variance must not cause an immediate significant reduction to the water supply; and
 - c. the extreme hardship or need requiring the variance must relate to the health, safety, or welfare of the person making the request; and
 - d. the health, safety, and welfare of the public and the person making the request must not be adversely affected by the requested variance.
2. A variance will be revoked upon a finding that:
- a. the applicant can no longer demonstrate extreme hardship or need; or
 - b. the terms of the compliance agreement are violated; or
 - c. the health, safety, or welfare of the public or other persons requires revocation.

APPENDIX F

LETTERS TO REGION C AND REGION D WATER PLANNING GROUPS

APPENDIX F

LETTERS TO REGION C AND REGION D WATER PLANNING GROUPS

Date

Region C Water Planning Group
North Texas Municipal Water District
P.O. Box 2408
Wylie, TX 75098

Dear Sir:

Enclosed please find a copy of the recently updated Model Water Conservation Plan for the Member Cities and Customers of the North Texas Municipal Water District. I am submitting a copy of this model plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Board of the North Texas Municipal Water District adopted the updated model plan on _____, 2013.

Sincerely,

Jim Parks
North Texas Municipal Water District

Date

Mr. Bret McCoy
Chair, Region D Water Planning Group
700 CR3347 Omaha, TX 75571

Dear Mr. McCoy:

Enclosed please find a copy of the recently updated Model Water Conservation Plan for the Member Cities and Customers of the North Texas Municipal Water District. I am submitting a copy of this model plan to the Region D Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Board of the North Texas Municipal Water District adopted the updated model plan on _____, 2013.

Sincerely,

Jim Parks
Executive Director
North Texas Municipal Water District

APPENDIX G

ADOPTION OF WATER CONSERVATION PLAN

APPENDIX G

ADOPTION OF WATER CONSERVATION PLAN

Municipal Ordinance Adopting Water Conservation Plan

Ordinance No. _____

AN ORDINANCE ADOPTING A WATER CONSERVATION PLAN FOR THE CITY OF _____ TO PROMOTE RESPONSIBLE USE OF WATER AND TO PROVIDE FOR PENALTIES AND/OR THE DISCONNECTION OF WATER SERVICE FOR NONCOMPLIANCE WITH THE PROVISIONS OF THE WATER CONSERVATION PLAN.

WHEREAS, the City of _____, Texas (the "City"), recognizes that the amount of water available to its water customers is limited; and

WHEREAS, the City recognizes that due to natural limitations, drought conditions, system failures and other acts of God which may occur, the City cannot guarantee an uninterrupted water supply for all purposes at all times; and

WHEREAS, the Water Code and the regulations of the Texas Commission on Environmental Quality (the "Commission") require that the City adopt a Water Conservation Plan; and

WHEREAS, the City has determined an urgent need in the best interest of the public to adopt a Water Conservation Plan; and

WHEREAS, pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances necessary to preserve and conserve its water resources; and

WHEREAS, the City Council of the City of _____ desires to adopt the North Texas Municipal Water District (the "NTMWD") Model Water Conservation Plan as official City policy for the conservation of water.

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

Section 1. The City Council hereby approves and adopts the NTMWD Model Water Conservation Plan (the "Plan"), attached hereto as Addendum A, as if recited verbatim herein. The City commits to implement the requirements and procedures set forth in the adopted Plan.

Section 2. Any customer, defined pursuant to 30 Tex. Admin. Code Chapter 291, failing to comply with the provisions of the Plan shall be subject to a fine of up to two thousand dollars (\$2,000.00) and/or discontinuance of water service by the City. Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day a customer fails to comply with the Plan is a

separate violation. The City's authority to seek injunctive or other civil relief available under the law is not limited by this section.

Section 3. The City Council does hereby find and declare that sufficient written notice of the date, hour, place and subject of the meeting adopting this Ordinance was posted at a designated place convenient to the public for the time required by law preceding the meeting, that such place of posting was readily accessible at all times to the general public, and that all of the foregoing was done as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the posting thereof.

Section 4. Should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected.

Section 5. The City Manager or his designee is hereby directed to file a copy of the Plan and this Ordinance with the Commission in accordance with Title 30, Chapter 288 of the Texas Administrative Code.

Section 6. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption of this ordinance as an alternative method of publication provided by law.

Section 7. {If Applicable} Ordinance No. _____, adopted on _____, is hereby repealed.

Passed by the City Council on this ____ day of _____, _____.

Mayor

Attest:

City Secretary

APPENDIX H
TCEQ WATER CONSERVATION IMPLEMENTATION REPORT

Water Conservation Plan Annual Report

Retail Water Supplier

CONTACT INFORMATION

Name of Entity: City of Sachse

Public Water Supply Identification Number (PWS ID): 0570057

Certificate of Convenience and Necessity (CCN) Number: _____

Surface Water Rights ID Number: _____

Wastewater ID Number: _____

Check all that apply:



Retail Water Supplier



Wholesale Water Supplier



Wastewater Treatment Utility

Address: 3815-B Sachse Rd City: Sachse Zip Code: 75048

Email: jwiseman@cityofsachse.com Telephone Number: 972-495-7600

Regional Water Planning Group: C Map

Groundwater Conservation District: _____ Map

Form Completed By: Jeremy Wiseman Title: P.W. Superintendent

Date: 03/06/2014

Reporting Period (check only one):



Fiscal

Period Begin (mm/yyyy) _____ Period End (mm/yyyy) _____



Calendar

Period Begin (mm/yyyy) 01/2013 Period End (mm/yyyy) 12/2013

Check all of the following that apply to your entity:



Receive financial assistance of \$500,000 or more from TWDB



Have 3,300 or more retail connections



Have a water right with TCEQ

SYSTEM DATA

Retail Customer Categories*

- Residential Single Family
- Residential Multi-family
- Industrial
- Commercial
- Institutional
- Agricultural

**Recommended Customer Categories for classifying your customer water use. For definitions, refer to Guidance and Methodology on Water Conservation and Water Use.*

1. For this reporting period, select the category(s) used to classify customer water use:

- | | |
|---|---|
| ☒ Residential Single Family | ☒ Commercial |
| ☒ Residential Multi-family | ☒ Institutional |
| ☐ Industrial | ☐ Agricultural |

2. For this reporting period, enter the gallons of **metered retail water** used by each customer category. If the Customer Category does not apply, enter zero or leave blank.

Retail Customer Category	Number of Connections	Gallons Metered
Residential Single Family	7,135	771,688,000
Residential Multi-family	380	16,454,000
Industrial		
Commercial	225	40,603,000
Institutional	86	33,103,000
Agricultural		
Total Retail Water Metered¹	7,826	861,848,000

1. Residential + Industrial + Commercial + Institutional + Agricultural = Total Retail Water Metered

Water Use Accounting

	Total Gallons During the Reporting Period
Water Produced: Water from permitted sources such as rivers, lakes, streams, and wells. <i>Same as line 14 of the water loss audit.</i>	0
Wholesale Water Imported: Purchased wholesale water transferred into the system. <i>Same as line 15 of the water loss audit.</i>	1,089,696,000
Wholesale Water Exported: Wholesale water sold or transferred out of the system. <i>Same as line 16 of the water loss audit.</i>	0
System Input: Total water supplied to system and available for retail use.	1,089,696,000 Produced + Imported – Exported = System Input
Total Retail Water Metered	861,848,000
Other Authorized Consumption: Water that is authorized for other uses such as the following: This water may be metered or unmetered. <i>Same as the total of lines 19, 20, and 21 of the water loss audit.</i> - back flushing - line flushing - storage tank cleaning - municipal golf courses/parks - fire department use - municipal government offices	20,000,000
Total Authorized Use: All water that has been authorized for use.	881,848,000 Total Retail Water + Other Authorized Consumption = Total Authorized Use
Apparent Losses: Water that has been consumed but not properly measured or billed. <i>Same as line 28 of the water loss audit.</i> <i>(Includes losses due to customer meter accuracy, systematic data discrepancy, unauthorized consumption such as theft)</i>	11,429,775
Real Losses: Physical losses from the distribution system prior to reaching the customer destination. <i>Same as line 29 of the water loss audit.</i> <i>(Includes physical losses from system or mains, reported breaks and leaks, or storage overflow)</i>	2,000,000
Unidentified Water Losses: Unreported losses not known or quantified.	194,418,225 System Input - Total Authorized Use - Apparent Losses - Real Losses = Unidentified Water Losses
Total Water Loss	207,848,000 Apparent + Real + Unidentified = Total Water Loss

Targets and Goals

Provide the **specific and quantified five and ten-year targets** as listed in your current Water Conservation Plan. Target dates and numbers should match your current Water Conservation Plan.

Achieve Date	Target for Total GPCD	Target for Water Loss (expressed in GPCD)	Target for Water Loss Percentage (expressed in percentage)
Five-year target date: 2014	147	17	12
Ten-year target date: 2019	141	17	12

Gallons Per Capita per Day (GPCD) and Water Loss

Provide current GPCD and water loss totals. To see if you are making progress towards your stated goals, compare these totals to the above targets and goals. Provide the population and residential water use of your service area.

Total System Input in Gallons	Permanent Population ¹	Total GPCD
1,089,696,000 Water Produced + Wholesale Imported - Wholesale Exported	21,596	138 (System Input ÷ Permanent Population) ÷ 365

1. Permanent Population is the total permanent population of the service area, including single family, multi-family, and group quarter populations.

Residential Use in Gallons (Single Family + Multi-family)	Residential Population ¹	Residential GPCD
788,142,000	21,596	100 (Residential Use ÷ Residential Population) ÷ 365

1. Residential Population is the total residential population of the service area, including only single family and multi-family populations.

Total Water Loss	Permanent Population	Water Loss	
		GPCD ¹	Percent ²
207,848,000 Apparent + Real + Unidentified = Total Water Loss	21,596	26	19%

1. (Total Water Loss ÷ Permanent Population) ÷ 365 = Water Loss GPCD
 2. (Total Water Loss ÷ Total System Input) x 100 = Water Loss Percentage

Water Conservation Programs and Activities

As you complete this section, review your utility's water conservation plan to see if you are making progress towards meeting your stated goals.

1. What year did your entity adopt or revise the most recent Water Conservation Plan? 2009
2. Does The Plan incorporate Best Management Practices? ☒ Yes ☐ No
3. Using the table below select the types of Best Management Practices or water conservation strategies actively administered during this reporting period and estimate the savings incurred in implementing water conservation activities and programs. Leave fields blank if unknown.

Methods and techniques for determining gallons saved are unique to each utility as they conduct internal effective cost analyses and long-term financial planning. Texas Best Management Practices can be found at TWDB's Water Conservation Best Management Practices [webpage](#). The [Alliance for Water Efficiency Water Conservation Tracking Tool](#) may offer guidance on determining and calculating savings for individual BMPs.

Best Management Practice	Check if Implemented	Estimated Gallons Saved
Conservation Analysis and Planning		
Conservation Coordinator	☐	
Cost Effective Analysis	☐	
Water Survey for Single Family and Multi-family Customers	☐	
Financial		
Wholesale Agency Assistance Programs	☐	
Water Conservation Pricing	☒	
System Operations		
Metering New Connections and Retrofitting Existing Connections	☒	
System Water Audit and Loss Control	☒	
Landscaping		
Landscape Irrigation Conservation and Incentives	☐	
Athletic Fields Conservation	☐	
Golf Course Conservation	☐	
Park Conservation	☐	
Education and Public Awareness		
School Education	☐	
Public Information	☒	
Rebate, Retrofit, and Incentive Programs		
Conservation Programs for ICI Accounts	☐	
Residential Clothes Washer Incentive Program	☐	
Water Wise Landscape Design and Conversion Programs	☐	

Showerhead, Aerator, and Toilet Flapper Retrofit	☐	
Residential Toilet Replacement Programs	☐	
ICI Incentive Programs	☐	
Conservation Technology		
Water Reuse	☐	
New Construction Graywater	☐	
Rainwater Harvesting and Condensate Reuse	☐	
Regulatory and Enforcement		
Prohibition on Wasting Water	☒	
Other, please describe:		
Total Gallons of Water Saved		0

4. For this reporting period, provide the estimated gallons of direct or indirect reuse activities.

Reuse Activity	Estimated Volume (in gallons)
On-site irrigation	
Plant wash down	
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (parks, golf courses)	
Agricultural	
Other, please describe:	
Total Volume of Reuse	0

5. For this reporting period, estimate the savings from water conservation activities and programs.

Gallons Saved/Conserved	Gallons Recycled/Reused	Total Volume of Water Saved ¹	Dollar Value of Water Saved ²
	0	0	

1. Estimated Gallons Saved/Conserved + Estimated Gallons Recycled/Reused = Total Volume Saved

2. Estimate this value by taking into account water savings, the cost of treatment or purchase of water, and deferred capital costs due to conservation.

6. During this reporting period, did your rates or rate structure change? ☐ Yes ☒ No

Select the type of rate pricing structures used. Check all that apply.

☐	Uniform Rates	☐	Water Budget Based Rates	☐	Surcharge - seasonal
☒	Flat Rates	☐	Excess Use Rates	☐	Surcharge - drought
☒	Inclining/Inverted Block Rates	☐	Drought Demand Rates	Other, please describe:	
☐	Declining Block Rates	☐	Tailored Rates		
☐	Seasonal Rates	☐	Surcharge - usage demand		

7. For this reporting period, select the public awareness or educational activities used.

	Implemented	Number/Unit
<i>Example: Brochures Distributed</i>	√	10,000/year
<i>Example: Educational School Programs</i>	√	50 students/month
Brochures Distributed	☐	_____
Messages Provided on Utility Bills	☒	7500
Press Releases	☒	2/year
TV Public Service Announcements	☐	_____
Radio Public Service Announcements	☐	_____
Educational School Programs	☐	_____
Displays, Exhibits, and Presentations	☐	_____
Community Events	☐	_____
Social Media campaigns	☐	_____
Facility Tours	☐	_____
Other :	☐	_____

Leak Detection and Water Loss

1. During this reporting period, how many leaks were repaired in the system or at service connections? 150

Select the main cause(s) of water loss in your system.

- ☒ Leaks and breaks
☐ Un-metered utility or city uses
☐ Master meter problems
☒ Customer meter problems
☐ Record and data problems
☐ Other: _____
☐ Other: _____

2. For this reporting period, provide the following information regarding meter repair:

Type of Meter	Total Number	Total Tested	Total Repaired	Total Replaced
Production Meters	2	2		
Meters larger than 1 ½"				2
Meters 1 ½ or smaller				350

3. Does your system have automated meter reading? ☒ Yes ☐ No

Program Effectiveness and Drought

1. In your opinion, how would you rank the effectiveness of your conservation activities?

Customer Classification	Less Than Effective	Somewhat Effective	Highly Effective	Does Not Apply
Residential Customers	☐	☒	☐	☐
Industrial Customers	☐	☐	☐	☒
Institutional Customers	☐	☒	☐	☐
Commercial Customers	☐	☒	☐	☐
Agricultural Customers	☐	☐	☐	☒

2. During the reporting period, did you implement your Drought Contingency Plan?

☒ Yes

☐ No

If yes, how many days were water use restrictions in effect? 365

If yes, check the reason(s) for implementing your Drought Contingency Plan.



Water Supply Shortage



High Seasonal Demand



Capacity Issues



Equipment Failure



Impaired Infrastructure



Other:

3. Select the areas for which you would like to receive more technical assistance:



Best Management Practices



Drought Contingency Plans



Landscape Irrigation



Leak Detection and Equipment



Rainwater Harvesting



Rate Structures



Educational Resources



Water Conservation Annual Reports



Water Conservation Plans



Water IQ: Know Your Water



Water Loss Audits



Recycling and Reuse

SUBMIT

**WATER RESOURCE AND EMERGENCY
MANAGEMENT PLAN
CITY OF SACHSE**

APRIL 2014

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APPENDICES

APPENDIX A	List of References
APPENDIX B	Texas Commission on Environmental Quality Rules on Drought Contingency Plans • Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, Rule §288.20 – Drought Contingency Plans for Municipal Uses by Public Water Suppliers
APPENDIX C	Letters to Region C and Region D Water Planning Groups
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1. INTRODUCTION AND OBJECTIVES

This document has been prepared as a Model Water Resource and Emergency Management Plan, intended to be available for use by North Texas Municipal Water District (NTMWD) Member Cities and Customers as they develop their own plans. This model plan addresses all of the current TCEQ requirements for a drought contingency plan¹. This model plan will replace the plans dated August 2004, April 2006 and March 2008. The March 2008 model plan shall continue to apply until such time that the drought contingency or water emergency response stage currently in effect under the March 2008 model plan terminates and a less restrictive stage is applicable. At such time, this model plan shall take effect, replacing the March 2008 model plan, and the appropriate water resource management stage as provided in this model plan shall be initiated.

The measures included in this Model Water Resource and Emergency Management Plan are intended to provide short-term water savings during drought or emergency conditions. Water savings associated with ongoing, long-term strategies are discussed in the *Model Water Conservation Plan for North Texas Municipal Water District Member Cities and Customers*.²

The purpose of this model Water Resource and Emergency Management plan is as follows:

- To conserve the available water supply in times of drought and emergency
- To maintain supplies for domestic water use, sanitation, and fire protection
- To protect and preserve public health, welfare, and safety
- To minimize the adverse impacts of water supply shortages
- To minimize the adverse impacts of emergency water supply conditions.

The NTMWD supplies treated potable water to its Member Cities and Customers. This model plan was developed by NTMWD in consultation with its Member Cities and Customers. In order to adopt this model plan, each NTMWD Member City and Customer will need to adopt ordinance(s) or regulation(s) implementing the plan, including the determination of fines and enforcement procedures. The model plan calls for Member Cities and Customers to adopt water resource management stages initiated by NTMWD during a drought or water supply emergency. Member Cities and Customers may also adopt more stringent water resource management stages than NTMWD if conditions warrant.

In the absence of drought response measures, water demands tend to increase during a drought due to increased outdoor irrigation. The severity of a drought depends on the degree of depletion of supplies

and on the relationship of demand to available supplies. The NTMWD considers a drought to end when all of its supply reservoirs refill to the conservation storage pool.

¹ Superscripted numbers match references listed in Appendix A.

2. DEFINITIONS

1. AQUATIC LIFE means a vertebrate organism dependent upon an aquatic environment to sustain its lifeⁱ.
2. ATHLETIC FIELD means a public sports competition field, the essential feature of which is turf grass, used primarily for organized sports practice, competition or exhibition events for schools, professional sports, or sanctioned league playⁱⁱ.
3. COMMERCIAL FACILITY business or industrial buildings and the associated landscaping, but does not include the fairways, greens, or tees of a golf courseⁱ.
4. COMMERCIAL VEHICLE WASH FACILITY means a permanently-located business that washes vehicles or other mobile equipment with water or water-based products, including but not limited to self-service car washes, full service car washes, roll-over/in-bay style car washes, and facilities managing vehicle fleets or vehicle inventoryⁱ.
5. COOL SEASON GRASSES are varieties of turf grass that grow best in cool climates primarily in northern and central regions of the U.S. Cool season grasses include perennial and annual rye grass, Kentucky blue grass and fescuesⁱⁱⁱ.
6. CUSTOMERS include those entities to whom NTMWD provides water on a customer basis that are not members of NTMWD.
7. DESIGNATED OUTDOOR WATER USE DAY means a day prescribed by rule on which a person is permitted to irrigate outdoorsⁱ.
8. DRIP IRRIGATION is a type of micro-irrigation system that operates at low pressure and delivers water in slow, small drips to individual plants or groups of plants through a network of plastic conduits and emitters; also called trickle irrigation. ^{iv}.

ⁱ Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012.
http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf

ⁱⁱ Definition from City of San Antonio Water Conservation Ordinance adopted 2005.
http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf

ⁱⁱⁱ Definition developed by Freese and Nichols, Inc.

9. DROUGHT, for the purposes of this report, means an extended period of time when an area receives insufficient amounts of rainfall to replenish the water supply, causing water supply sources (in this case reservoirs) to be depleted^v.
10. EVAPOTRANSPIRATION abbreviated as ET represents the amount of water lost from plant material to evaporation and transpiration. The amount of ET can be estimated based on the temperature, wind, and relative humidityⁱⁱⁱ.
11. ET/SMART CONTROLLERS are irrigation controllers that adjust their schedule and run times based on weather (ET) data. These controllers are designed to replace the amount of water lost to evapotranspirationⁱⁱⁱ.
12. EXECUTIVE DIRECTOR means the Executive Director of the North Texas Municipal Water District and includes a person the Director has designated to administer or perform any task, duty, function, role, or action related to this plan or on behalf of the Executive Directorⁱⁱⁱ.
13. FOUNDATION WATERING means an application of water to the soils directly abutting the foundation of a building structureⁱ.
14. MEMBER CITIES include the cities of Allen, Farmersville, Forney, Frisco, Garland, McKinney, Mesquite, Plano, Princeton, Richardson, Rockwall, Royce City, and Wylie, Texas.
15. NEW LANDSCAPE means vegetation: installed at the time of the construction of a residential or commercial facility; installed as part of a governmental entity's capital improvement project; installed to stabilize an area disturbed by constructionⁱ.
16. ORNAMENTAL FOUNTAIN means an artificially created structure (up to six feet in diameter) from which a jet, stream, valves and emission devices or flow of water emanates and is not typically utilized for the preservation of aquatic lifeⁱ.

^{iv} Amy Vickers: Handbook of Water Use and Conservation, Amherst Massachusetts, June 2002

^v Freese and Nichols, Inc.: Water Conservation and Drought Contingency and Water Emergency Response Plan, prepared for North Texas Municipal Water District, Fort Worth, March 2008.

17. PERMANANTLY INSTALLED IRRIGATION SYSTEM means a custom-made, site-specific system of delivering water generally for landscape irrigation via a system of pipes or other conduits installed below groundⁱ.
18. RAIN/FREEZE SENSOR means a device designed to stop the flow of water to an automatic irrigation system when rainfall or freeze event has been detectedⁱⁱ.
19. RECLAIMED WATER means reclaimed municipal wastewater that has been treated to a quality that meets or exceeds the minimum standards of the 30 Texas Administrative Code, Chapter 210 and is used for lawn irrigation, industry, or other non-potable purposesⁱ.
20. SOAKER HOSE means a perforated or permeable garden-type hose or pipe that is laid above ground that provides irrigation at a slow and constant rateⁱ.
21. SPRINKLER means an above-ground water distribution device that may be attached to a garden hoseⁱ.
22. SWIMMING POOL means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any pointⁱⁱ.
23. WATER RESOURCE MANAGEMENT PLAN means a strategy or combination of strategies for temporary supply management and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies required by Texas Administrative Code Title 30, Chapter 288, Subchapter B. This is sometimes called a drought contingency planⁱ

3. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES

The TCEQ rules governing development of drought contingency plans for public water suppliers are contained in Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 of the Texas Administrative Code, a current copy of which is included in Appendix B. For the purpose of these rules, a drought contingency plan is defined as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”¹

Minimum Requirements

TCEQ’s minimum requirements for drought contingency plans are addressed in the following subsections of this report:

- 288.20(a)(1)(A) – Provisions to Inform the Public and Provide Opportunity for Public Input – Section 4.1
- 288.20(a)(1)(B) – Provisions for Continuing Public Education and Information – Section 4.2
- 288.20(a)(1)(C) – Coordination with the Regional Water Planning Group – Section 4.6
- 288.20(a)(1)(D) – Criteria for Initiation and Termination of Water Resource Management Stages – Section 4.3
- 288.20(a)(1)(E) – Water Resource Management Stages – Section 4.3
- 288.20(a)(1)(F) – Specific, Quantified Targets for Water Use Reductions – Section 4.3
- 288.20(a)(1)(G) – Water Supply and Demand Management Measures for Each Stage – Section 4.3
- 288.20(a)(1)(H) – Procedures for Initiation and Termination of Water Resource Management Stages – Section 4.3
- 288.20(a)(1)(I) – Procedures for Granting Variances – Section 4.4
- 288.20(a)(1)(J) – Procedures for Enforcement of Mandatory Restrictions – Section 4.5
- 288.20(a)(3) – Consultation with Wholesale Supplier – Sections 1, 4.2, and 4.3
- 288.20(b) – Notification of Implementation of Mandatory Measures – Section 4.3
- 288.20(c) – Review and Update of Plan – Section 4.7

4. WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN

4.1 PROVISIONS TO INFORM THE PUBLIC AND OPPORTUNITY FOR PUBLIC INPUT

Member Cities and Customers will provide opportunity for public input in the development of this Water Resource and Emergency Management Plan by the following means:

- Providing written notice of the proposed plan and the opportunity to comment on the plan by newspaper, posted notice, and notice on the supplier's web site (if available).
- Making the draft plan available on the supplier's web site (if available).
- Providing the draft plan to anyone requesting a copy.
- Holding a public meeting.

4.2 PROVISIONS FOR CONTINUING PUBLIC EDUCATION AND INFORMATION

Member Cities and Customers will inform and educate the public about the Water Resource and Emergency Management Plan by the following means:

- Preparing a bulletin describing the plan and making it available at city hall and other appropriate locations.
- Making the plan available to the public through the supplier's web site (if available).
- Including information about the Water Resource and Emergency Management Plan on the supplier's web site (if available).
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the Water Resource and Emergency Management Plan (usually in conjunction with presentations on water conservation programs).
- At any time that the Water Resource and Emergency Management Plan is activated or the Water Resource and Emergency Management Plan changes, Member Cities and Customers will notify local media of the issues, the water resource management stage (if applicable), and the specific actions required of the public. The information will also be publicized on the supplier's web site (if available). Billing inserts will also be used as appropriate.

4.3 INITIATION AND TERMINATION OF WATER RESOURCE AND EMERGENCY MANAGEMENT STAGES

Initiation of a Water Resource Management Stage

The City Manager, General Manager, Mayor, Chief Executive, or official designee may order the implementation of a water resource management stage when one or more of the trigger conditions for that stage is met. The following actions will be taken when a water resource management stage is initiated:

- The public will be notified through local media and the supplier's web site (if available) as described in Section 4.2.
- Wholesale customers (if any) and the NTMWD will be notified by e-mail with a follow-up letter or fax that provides details of the reasons for initiation of the water resource management stage.
- If any mandatory provisions of the Water Resource and Emergency Management Plan are activated, Member Cities and Customers will notify the Executive Director of the TCEQ and the Executive Director of the NTMWD within 5 business days.
- Water Resource and Emergency Management Plan stages imposed by NTMWD action must be initiated by Member Cities and Customers.
- For other trigger conditions internal to a city or water supply entity, the City Manager, General Manager, Mayor, Chief Executive, or official designee may decide not to order the implementation of a water resource management stage or water emergency even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision should be documented.

Termination of a Water Resource Management Stage

The City Manager, General Manager, Mayor, Chief Executive, or official designee may order the termination of a water resource management stage when the conditions for termination are met or at their discretion. The following actions will be taken when a water resource management stage is terminated:

- The public will be notified through local media and the supplier's web site (if available) as described in Section 4.2.
- Wholesale customers (if any) and the NTMWD will be notified by e-mail with a follow-up letter or fax.
- If any mandatory provisions of the Water Resource and Emergency Management plan that have been activated are terminated, Member Cities and Customers will notify the Executive Director of the TCEQ and the Executive Director of the NTMWD within 5 business days.

The City Manager, General Manager, Mayor, Chief Executive, or official designee may decide not to order the termination of a water resource management stage even though the conditions for termination of the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, or the anticipation of potential changed conditions that warrant the continuation of the water resource management stage. The reason for this decision should be documented.

Water Resource and Emergency Management Plan Stages and Measures

Stage 1

Initiation and Termination Conditions for Stage 1

- The NTMWD has initiated Stage 1, which may be initiated due to one or more of the following:
 - The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 1.
 - Water demand is projected to approach the limit of the permitted supply.
 - The storage in Lavon Lake is less than 55 percent of the total conservation pool capacity.
 - NTMWD's storage in Jim Chapman Lake is less than 55 percent of NTMWD's total conservation pool capacity.
 - The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Mild drought.
 - NTMWD has concern that Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source may be limited in availability in the next 6 months.
 - NTMWD water demand exceeds 95 percent of the amount that can be delivered to customers for three consecutive days.
 - NTMWD water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
 - NTMWD's supply source becomes contaminated.
 - Supply source is interrupted or unavailable due to invasive species.
 - NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's water demand exceeds 95 percent of the amount that can be delivered to customers for three consecutive days.
- Supplier's water demand for all or part of the delivery system equals delivery capacity because delivery capacity is inadequate.
- Supply source becomes contaminated.

- Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's individual plan may be implemented if other criteria dictate.

Stage 1 may terminate when NTMWD terminates its Stage 1 condition or when the circumstances that caused the initiation of Stage 1 no longer prevail.

Goal for Use Reduction and Actions Available under Stage 1

The goal for water use reduction under Stage 1 is a five percent (5%) reduction in the amount of water produced by NTMWD from the previous annual payment period prior to drought restrictions. **If circumstances warrant or if required by NTMWD, the City Manager, General Manager, Mayor, Chief Executive, or official designee can set a goal for greater or lesser water use reduction.** The City Manager, General Manager, Mayor, Chief Executive, or official designee may order the implementation of any or all of the actions listed below, as deemed necessary to achieve a five percent reduction. Measures described as "requires notification to TCEQ" impose mandatory requirements on customers. The supplier must notify TCEQ and NTMWD within five business days if these measures are implemented:

- Continue actions in the water conservation plan.
- Notify wholesale customers of actions being taken and request them to implement similar procedures.
- Initiate engineering studies to evaluate alternatives should conditions worsen.
- Further accelerate public education efforts on ways to reduce water use.
- Halt non-essential city government water use. (Examples include street cleaning, vehicle washing, operation of ornamental fountains, etc.)
- Encourage the public to wait until the current drought or emergency situation has passed before establishing new landscaping.
- All users are encouraged to reduce the frequency of draining and refilling swimming pools.
- **Requires Notification to TCEQ** – Limit landscape watering with sprinklers or irrigation systems at each service address to no more than two days per week on designated days between April 1 – October 31. Limit landscape watering with sprinklers or irrigation systems

at each service address to once every week on designated days between November 1 – March 31. Exceptions are as follows:

- An exception is allowed for landscape associated with new construction that may be watered as necessary for 30 days from the installation of new landscape features.
- An exemption is also allowed for registered and properly functioning ET/Smart irrigation systems and drip irrigation systems from the designated outdoor water use days limited to no more than two days per week. ET/Smart irrigation and drip irrigation systems are however subject to all other restrictions applicable under this stage.
- An exception for additional watering of landscape may be provided by hand held hose with shutoff nozzle, use of dedicated irrigation drip zones, and/or soaker hose provided no runoff occurs.
- Foundations, new landscaping, new plantings (first year) of shrubs, and trees (within a ten foot radius of its trunk) may be watered by a hand-held hose, a soaker hose, or a dedicated zone using a drip irrigation system provided no runoff occurs.
- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over a certain level.
- **Requires Notification to TCEQ** – Landscape watering of parks, golf courses and athletic fields using potable water are required to meet the same reduction goals and measures outlined in this stage. Exception for golf course greens and tee boxes which may be hand watered as needed.

Stage 2

Initiation and Termination Conditions for Stage 2

- The NTMWD has initiated Stage 2, which may be initiated due to one or more of the following:
 - The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 2.
 - Water demand is projected to approach or exceed the limit of the permitted supply.
 - The storage in Lavon Lake is less than 45 percent of the total conservation pool capacity.
 - NTMWD's storage in Jim Chapman Lake is less than 45 percent of NTMWD's total conservation pool capacity.
 - The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Moderate drought. (Measures required by SRA under a Moderate drought designation are similar to those under NTMWD's Stage 2.)
 - The supply from Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source has become limited in availability within the next 3 months.
 - NTMWD water demand exceeds 98 percent of the amount that can be delivered to customers for three consecutive days.
 - NTMWD water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
 - NTMWD's supply source becomes contaminated.
 - NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's water demand exceeds 98 percent of the amount that can be delivered to customers for three consecutive days.
- Supplier's water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- Supply source becomes contaminated.
- Supply source is interrupted or unavailable due to invasive species.

- Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's individual plan may be implemented if other criteria dictate.
- Stage 2 may terminate when NTMWD terminates its Stage 2 condition or when the circumstances that caused the initiation of Stage 2 no longer prevail.

Goals for Use Reduction and Actions Available under Stage 2

The goal for water use reduction under Stage 2 is a reduction of ten percent (10%) in the amount of water obtained from NTMWD from the previous annual payment period prior to drought restrictions. If circumstances warrant or if required by NTMWD, the City Manager, General Manager, Mayor, Chief Executive, or official designee can set a goal for greater or lesser water use reduction. The City Manager, General Manager, Mayor, Chief Executive, or official designee may order the implementation of any or all of the actions listed below, as deemed necessary to achieve a ten percent reduction. Measures described as "requires notification to TCEQ" impose mandatory requirements on customers. The supplier must notify TCEQ and NTMWD within five business days if these measures are implemented:

- Continue or initiate any actions available under Stage 1.
- Notify wholesale customers of actions being taken and request them to implement similar procedures.
- Implement viable alternative water supply strategies.
- All users are encouraged to reduce the frequency of draining and refilling swimming pools.
- **Requires Notification to TCEQ** – Limit landscape watering with sprinklers or irrigation systems at each service address to once per week on designated days between April 1 – October 31. Limit landscape watering with sprinklers or irrigation systems at each service address to once every other week on designated days between November 1 – March 31. Exceptions are as follows:
 - New construction may be watered as necessary for 30 days from the date of the installation of new landscape features. .
 - Foundations, new plantings (first year) of shrubs, and trees (within a ten foot radius of its trunk) may be watered for up to two hours on any day by a hand-held hose, a

dedicated zone using a drip irrigation system and/or soaker hose provided no runoff occurs.

- Public athletic fields used for competition may be watered twice per week.
- Locations using alternative sources of water supply only for irrigation may irrigate without day of the week restrictions provided proper signage is employed. However, irrigation using alternative sources of supply is subject all other restrictions applicable to this stage. If the alternative supply source is a well, proper proof of well registration with the North Texas Groundwater Conservation District or Red River Ground Water Conservation District is required. Other sources of water supply may not include imported treated water.
- An exemption is allowed for registered and properly functioning ET/Smart irrigation systems and drip irrigation systems from the designated outdoor water use day limited to no more than one day per week. ET/Smart irrigation and drip irrigation systems are however subject to all other restrictions applicable under this stage.
- Hand watering with shutoff nozzle, drip lines, and soaker hoses is allowed before 10 am and after 6 pm provided no runoff occurs.
- **Requires Notification to TCEQ** – Prohibit hydro seeding, hydro mulching, and sprigging.
- **Requires Notification to TCEQ** - Initiate a rate surcharge as requested by NTMWD.
- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over a certain level.
- **Requires Notification to TCEQ** – If NTMWD has imposed a reduction in water available to Member Cities and Customers, impose the same percent reduction on wholesale customers.
- **Requires Notification to TCEQ** – Landscape watering of parks and golf courses using potable water are required to meet the same reduction goals and measures outlined in this stage. Exception for golf course greens and tee boxes which may be hand watered as needed.

Stage 3

Initiation and Termination Conditions for Stage 3

- The NTMWD has initiated Stage 3, which may be initiated due to one or more of the following:

- The NTMWD Executive Director, with the concurrence of the NTMWD Board of Directors, finds that conditions warrant the declaration of Stage 3.
 - Water demand is projected to approach or exceed the limit of the permitted supply.
 - The storage in Lavon Lake is less than 35 percent of the total conservation pool capacity.
 - NTMWD's storage in Jim Chapman Lake is less than 35 percent of NTMWD's total conservation pool capacity.
 - The Sabine River Authority has indicated that its Upper Basin water supplies used by NTMWD (Lake Tawakoni and/or Lake Fork) are in a Severe drought or Emergency.
 - The supply from Lake Texoma, the East Fork Raw Water Supply Project, or some other NTMWD source has become severely limited in availability.
 - NTMWD water demand exceeds the amount that can be delivered to customers.
 - NTMWD water demand for all or part of the delivery system seriously exceeds delivery capacity because the delivery capacity is inadequate.
 - NTMWD's supply source becomes contaminated.
 - NTMWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- Supplier's water demand exceeds the amount that can be delivered to customers.
 - Supplier's water demand for all or part of the delivery system seriously exceeds delivery capacity because the delivery capacity is inadequate.
 - Supply source becomes contaminated.
 - Supplier's water supply system is unable to deliver water due to the failure or damage of major water system components.
 - Supplier's individual plan may be implemented if other criteria dictate.
 - Stage 3 may terminate when NTMWD terminates its Stage 3 condition or when the circumstances that caused the initiation of Stage 3 no longer prevail.

Goals for Use Reduction and Actions Available under Stage 3

The goal for water use reduction under Stage 3 is a reduction of whatever amount is necessary in the amount of water obtained from NTMWD from the previous annual payment period prior to drought

restrictions. **If circumstances warrant or if required by NTMWD, the City Manager, General Manager, Mayor, Chief Executive, or official designee can set a goal for greater or lesser water use reduction.**

The City Manager, General Manager, Mayor, Chief Executive, or official designee may order the implementation of any or all of the actions listed below, as deemed necessary. Measures described as “requires notification to TCEQ” impose mandatory requirements on member cities and customers. The supplier must notify TCEQ and NTMWD within five business days if these measures are implemented.

- Continue or initiate any actions available under Stages 1, and 2.
- Notify wholesale customers of actions being taken and request them to implement similar procedures.
- Implement viable alternative water supply strategies.
- **Requires Notification to TCEQ** – Initiate mandatory water use restrictions as follows:
 - Hosing and washing of paved areas, buildings, structures, windows or other surfaces is prohibited except by variance and performed by a professional service using high efficiency equipment.
 - Prohibit operation of ornamental fountains or ponds that use potable water except where supporting aquatic life or water quality.
- **Requires Notification to TCEQ** – Prohibit new sod, hydro seeding, hydro mulching, and sprigging.
- **Requires Notification to TCEQ** – Prohibit the use of potable water for the irrigation of new landscaping.
- **Requires Notification to TCEQ** – Prohibit all commercial and residential landscape watering, except that foundations and trees (within a ten foot radius of its trunk) may be watered for two hours one day per week with a hand-held hose, a dedicated zone using a drip irrigation system and/or soaker hose provided no runoff occurs. ET/Smart irrigation systems and drip irrigation systems are not exempt from this requirement.
- **Requires Notification to TCEQ** – Prohibit washing of vehicles except at commercial vehicle wash facilities.
- **Requires Notification to TCEQ** – Landscape watering of parks, golf courses, and athletic fields with potable water is prohibited. Exception for golf course greens and tee boxes which

may be hand watered as needed. Variances may be granted by the water provider under special circumstances.

- **Requires Notification to TCEQ** – Prohibit the filling, draining and refilling of existing swimming pools, wading pools, Jacuzzi and hot tubs except to maintain structural integrity, proper operation and maintenance or to alleviate a public safety risk. Existing pools may add water to replace losses from normal use and evaporation. Permitting of new swimming pools, wading pools, Jacuzzi and hot tubs is prohibited.
- **Requires Notification to TCEQ** – Prohibit the operation of interactive water features such as water sprays, dancing water jets, waterfalls, dumping buckets, shooting water cannons, or splash pads that are maintained for public recreation.
- **Requires Notification to TCEQ** – Require all commercial water users to reduce water use by a percentage established by the City Manager, General Manager, Mayor, Chief Executive, or official designee.
- **Requires Notification to TCEQ** – If NTMWD has imposed a reduction in water available to Member Cities and Customers, impose the same percent reduction on wholesale customers.
- **Requires Notification to TCEQ** - Initiate a rate surcharge for all water use over normal rates for all water use.

4.4 PROCEDURES FOR GRANTING VARIANCES TO THE PLAN

The City Manager, General Manager, Mayor, Chief Executive, or official designee may grant temporary variances for existing water uses otherwise prohibited under this Water Resource and Emergency Management Plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person or entity requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.
- Variances shall be granted or denied at the discretion of the City Manager, General Manager, Mayor, Chief Executive, or official designee. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioners
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Alternative measures that will be taken to reduce water use
- Other pertinent information.

4.5 PROCEDURES FOR ENFORCING MANDATORY WATER USE RESTRICTIONS

Mandatory water use restrictions may be imposed in Stage 1, Stage 2 and Stage 3 Water Resource and Emergency Management Plan stages. The penalties associated with the mandatory water use restrictions will be determined by each entity.

Appendix D contains potential ordinances, resolutions, and orders that may be adopted by the city council, board, or governing body approving the Water Resource and Emergency Management plan and water response plan, including enforcement of same.

4.6 COORDINATION WITH THE REGIONAL WATER PLANNING GROUP AND NTMWD

Appendix C includes a copy of a letter sent to the Chairs of the Region C Water Planning Group and the North East Texas Water Planning Group with this model Water Resource and Emergency Management plan.

The suppliers will send a draft of its ordinance(s) or other regulation(s) implementing this plan to NTMWD for their review and comment. The supplier will also send the final ordinance(s) or other regulation(s) to NTMWD.

4.7 REVIEW AND UPDATE OF WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN

As required by TCEQ rules, Member Cities and Customers must review the Water Resource and Emergency Management plan every five years. The plan will be updated as appropriate based on new or updated information.

APPENDIX A
LIST OF REFERENCES

APPENDIX A

LIST OF REFERENCES

1. Title 30 of the Texas Administrative Code, Part 1, Chapter 288, Subchapter B, Rules 288.20 and 288.22, downloaded from
[http://info.sos.state.tx.us/pls/pub/readtac\\$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288](http://info.sos.state.tx.us/pls/pub/readtac$ext.ViewTAC?tac_view=4&ti=30&pt=1&ch=288),
June 2013
2. Freese and Nichols, Inc.: Model Water Resource Management Plan for NTMWD Members Cities and Customers, prepared for the North Texas Municipal Water District, Fort Worth, October 2012.
3. Definitions from City of Austin Water Conservation and Drought Contingency Ordinance adopted August 16, 2012.
http://www.austintexas.gov/sites/default/files/files/Water/Conservation/Planning_and_Policy/ProposedCodeRevision_DRAFT_with_watering_schedule-8-15-2012.pdf
4. Definition from City of San Antonio Water Conservation Ordinance adopted 2005.
http://saws.org/conservation/ordinance/docs/Ch34_Ordinance_2009.pdf
5. Definition developed by Freese and Nichols, Inc.
6. Freese and Nichols, Inc.: Water Conservation and Drought Contingency and Water Emergency Response Plan, prepared for North Texas Municipal Water District, Fort Worth, March 2008.
7. Texas Water Development Board, Texas Commission on Environmental Quality, Water Conservation Advisory Council. "Guidance and Methodology for Water Conservation Reporting.", December 2012.
8. Freese and Nichols, Inc., Alan Plummer and Associates, CP &Y Inc., Cooksey Communications, "2011 Region C Water Plan".

APPENDIX B

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES ON
DROUGHT CONTINGENCY PLANS**

APPENDIX B

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES ON DROUGHT CONTINGENCY PLANS

TITLE 30

ENVIRONMENTAL QUALITY

PART 1

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 288

WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS,
GUIDELINES AND REQUIREMENTS

SUBCHAPTER B

DROUGHT CONTINGENCY PLANS

RULE §288.20

Drought Contingency Plans for Municipal Uses by Public Water Suppliers

(a) A drought contingency plan for a retail public water supplier, where applicable, must include the following minimum elements.

(1) Minimum requirements. Drought contingency plans must include the following minimum elements.

(A) Preparation of the plan shall include provisions to actively inform the public and affirmatively provide opportunity for public input. Such acts may include, but are not limited to, having a public meeting at a time and location convenient to the public and providing written notice to the public concerning the proposed plan and meeting.

(B) Provisions shall be made for a program of continuing public education and information regarding the drought contingency plan.

(C) The drought contingency plan must document coordination with the regional water planning groups for the service area of the retail public water supplier to ensure consistency with the appropriate approved regional water plans.

(D) The drought contingency plan must include a description of the information to be monitored by the water supplier, and specific criteria for the initiation and termination of drought response stages, accompanied by an explanation of the rationale or basis for such triggering criteria.

(E) The drought contingency plan must include drought or emergency response stages providing for

the implementation of measures in response to at least the following situations:

- (i) reduction in available water supply up to a repeat of the drought of record;
- (ii) water production or distribution system limitations;
- (iii) supply source contamination; or
- (iv) system outage due to the failure or damage of major water system components (e.g., pumps).

(F) The drought contingency plan must include specific, quantified targets for water use reductions to be achieved during periods of water shortage and drought. The entity preparing the plan shall establish the targets. The goals established by the entity under this subparagraph are not enforceable.

(G) The drought contingency plan must include the specific water supply or water demand management measures to be implemented during each stage of the plan including, but not limited to, the following:

- (i) curtailment of non-essential water uses; and
- (ii) utilization of alternative water sources and/or alternative delivery mechanisms with the prior approval of the executive director as appropriate (e.g., interconnection with another water system, temporary use of a non-municipal water supply, use of reclaimed water for non-potable purposes, etc.).

(H) The drought contingency plan must include the procedures to be followed for the initiation or termination of each drought response stage, including procedures for notification of the public.

(I) The drought contingency plan must include procedures for granting variances to the plan.

(J) The drought contingency plan must include procedures for the enforcement of mandatory water use restrictions, including specification of penalties (e.g., fines, water rate surcharges, discontinuation of service) for violations of such restrictions.

(2) Privately-owned water utilities. Privately-owned water utilities shall prepare a drought contingency plan in accordance with this section and incorporate such plan into their tariff.

(3) Wholesale water customers. Any water supplier that receives all or a portion of its water supply from another water supplier shall consult with that supplier and shall include in the drought contingency

plan appropriate provisions for responding to reductions in that water supply.

(b) A wholesale or retail water supplier shall notify the executive director within five business days of the implementation of any mandatory provisions of the drought contingency plan.

(c) The retail public water supplier shall review and update, as appropriate, the drought contingency plan, at least every five years, based on new or updated information, such as the adoption or revision of the regional water plan.

Source Note: The provisions of this §288.20 adopted to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective October 7, 2004, 29 TexReg 9384

APPENDIX C

LETTERS TO REGION C AND REGION D WATER PLANNING GROUPS

APPENDIX C

LETTERS TO REGION C AND REGION D WATER PLANNING GROUPS

Date

Region C Water Planning Group
c/o North Texas Municipal Water District
P.O. Box 2408
Wylie, TX 75098

Dear Sir:

Enclosed please find a copy of the Model Water Resource and Emergency Management Plan (which is an update to the previous Drought Contingency and Water Emergency Response Plan) for Member Cities and Customers of the North Texas Municipal Water District. I am submitting a copy of this plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Board of the North Texas Municipal Water District adopted the updated model plan on _____, 2013.

Sincerely,

James M. Parks, Executive Director
North Texas Municipal Water District

Date

Mr. Brett McCoy
Chair, Region D Water Planning Group
700 CR3347
Omaha, TX 75571

Dear Mr. McCoy:

Enclosed please find a copy of the recently updated Model Water Resource and Emergency Management Plan for Member Cities and Customers of the North Texas Municipal Water District. I am submitting a copy of this plan to the Region C Water Planning Group in accordance with the Texas Water Development Board and Texas Commission on Environmental Quality rules. The Board of the North Texas Municipal Water District adopted the updated model plan on _____, 2013.

Sincerely,

James M. Parks, Executive Director
North Texas Municipal Water District

APPENDIX D

ADOPTION OF WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN

APPENDIX D
**ADOPTION OF WATER RESOURCE AND EMERGENCY MANAGEMENT
PLAN**

Municipal Ordinance

Adopting Water Resource and Emergency Management Plan

Ordinance No. _____

AN ORDINANCE ADOPTING A WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN FOR THE CITY OF _____ TO PROMOTE RESPONSIBLE USE OF WATER AND TO PROVIDE FOR PENALTIES AND/OR THE DISCONNECTION OF WATER SERVICE FOR NONCOMPLIANCE WITH THE PROVISIONS OF THE WATER RESOURCE AND EMERGENCY MANAGEMENT PLAN.

WHEREAS, the City of _____, Texas (the "City"), recognizes that the amount of water available to its water customers is limited; and

WHEREAS, the City recognizes that due to natural limitations, drought conditions, system failures and other acts of God which may occur, the City cannot guarantee an uninterrupted water supply for all purposes at all times; and

WHEREAS, the Water Code and the regulations of the Texas Commission on Environmental Quality (the "Commission") require that the City adopt a Water Resource and Emergency Management Plan; and

WHEREAS, the City has determined an urgent need in the best interest of the public to adopt a Water Resource and Emergency Management Plan; and

WHEREAS, pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances necessary to preserve and conserve its water resources; and

WHEREAS, the City Council of the City of ____ desires to adopt the North Texas Municipal Water District (the "NTMWD") Model Water Resource and Emergency Management Plan as official City policy for the conservation of water.

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

Section 1. The City Council hereby approves and adopts the NTMWD Model Water Resource and Emergency Management Plan (the "Plan"), attached hereto as Addendum A, as if recited verbatim herein. The City commits to implement the requirements and procedures set forth in the adopted Plan.

Section 2. Any customer, defined pursuant to 30 Tex. Admin. Code Chapter 291, failing to comply with the provisions of the Plan shall be subject to a fine of up to two thousand dollars (\$2,000.00) and/or discontinuance of water service by the City. Proof of a culpable mental state is not required for a conviction of an offense under this section. Each day a customer fails to comply with the Plan is a separate violation. The City's authority to seek injunctive or other civil relief available under the law is not limited by this section.

Section 3. The City Council does hereby find and declare that sufficient written notice of the date, hour, place and subject of the meeting adopting this Ordinance was posted at a designated place convenient to the public for the time required by law preceding the meeting, that such place of posting was readily accessible at all times to the general public, and that all of the foregoing was done as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the posting thereof.

Section 4. Should any paragraph, sentence, clause, phrase or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall not be affected.

Section 5. The City Manager or his designee is hereby directed to file a copy of the Plan and this Ordinance with the Commission in accordance with Title 30, Chapter 288 of the Texas Administrative Code.

Section 6. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption of this ordinance as an alternative method of publication provided by law.

Section 7. {If Applicable} Ordinance No. _____, adopted on _____, is hereby repealed.

Passed by the City Council on this ____ day of _____, _____.

Mayor

Attest:

City Secretary



Legislation Details (With Text)

File #: 14-2174 **Version:** 1 **Name:** City of Sachse Scholarship - Regular Meeting
Type: Agenda Item **Status:** Agenda Ready
File created: 4/11/2014 **In control:** City Council
On agenda: 4/21/2014 **Final action:**
Title: Discuss and consider a recipient for the City of Sachse \$1,000 scholarship.

Executive Summary

This is the first year that the City of Sachse is offering a \$1,000 scholarship to those young men and young women who are currently enrolled at the 12th grade level and live in the City of Sachse. The City Council and City Staff will be reviewing the applications and selecting the recipient of the scholarship which will be awarded at the May 5, 2014, City Council Meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [Webscholarshipapplication](#)
[Scholarship Scoring Sheet](#)

Date	Ver.	Action By	Action	Result
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Title

Discuss and consider a recipient for the City of Sachse \$1,000 scholarship.

Executive Summary

This is the first year that the City of Sachse is offering a \$1,000 scholarship to those young men and young women who are currently enrolled at the 12th grade level and live in the City of Sachse. The City Council and City Staff will be reviewing the applications and selecting the recipient of the scholarship which will be awarded at the May 5, 2014, City Council Meeting.

Background

The City Manager negotiated in the recent Allied Waste contract \$1,000 to be used for a scholarship to a local youth from the City of Sachse.

Policy Considerations

This is the first year for the City of Sachse and Allied Waste scholarship. The Allied Waste contract extension is for five years, making the \$1,000 scholarship available for high school seniors in Sachse through 2019. We received seven applications this year and look to expand and grow the program in future years.

Budgetary Considerations

The \$1,000 is donated by Allied Waste to be used for a Scholarship.

Staff Recommendations

Staff recommends that the City Council choose a scholarship recipient.

Embedded Adobe XML Form

The file <https://sachse.legistar.com/View.ashx?M=F&ID=3043689&GUID=4BFAB81F-EAD7-4641-86C4-6C48D5800657> is an Adobe XML Form document that has been embedded in this document. Double click the pushpin to view.

Applicant Name: _____

Scholarship Applicant Scoring Sheet

	SCORE
1. Section A – Applicant Information	
a. All applicant information completed by student correctly – 4 points	_____
2. Section B – School and Community Involvement (maximum 14 points)	
a. Each activity will be weighted on a sliding scale with more points given when offices are held, special awards or honors have been given – up to 2 points may be given per activity	
b. Employment will be weighted on a sliding scale depending on the number of hours worked per week – up to 2 points may be given per job held	_____
3. Section C – Aspirations and Goals – 4 points	_____
4. Section D – Academic Status in Upcoming Year – (No score given for this section)	
5. Section E – Applicant Academic Information – 12 points	_____
6. Section F – Applicant Evaluation - 5 points	_____
7. Section G – Other Scholarships – No score given for this section	
8. Section H – Personal Statement – Essays will be judged using the SAT scoring guide – 6 Points	_____
9. General - Quality and presentation of the application – 5 points	_____

Reviewer Initials _____

Applicant Name: _____

Essay Scoring Sheet

SCORE

Reviewer comments:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Reviewer Initials _____