

Sachse Park and Recreation Commission
Minutes of April 9, 1998 Special Meeting
Held at 7:00 pm Sachse City Hall

Members Present:

Tina Boyd
Kelley Felix
Paul Head
Stephen Stanley
Donnie Thomas

Other Officials in Attendance:

Jo Ann London, City Manager

Members Absent:

Karen Gaul
Cindi Klement

Published Agenda:

1. Consider a proposed park in Park Lake Estates, Phase II
2. Adjourn

Action:

1. Copies of a letter dated April 9, 1998 from Hunter Associates Texas, Ltd. (J. Travis Roberts) and concerning the proposed park were distributed to the board. Key areas addressed included lack of engineering details for the proposed detention pond, the location of Block J Lot 6, size and location of a proposed relocated sewer lift station, a Railroad Commission requirement for a barrier between Miles Road traffic and the proposed lake, make up water requirements, and depth/drop off from the proposed shore line.

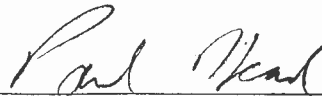
Paul D. McCracken with Ike Harris & Co. presented the need for a detention pond in their proposed development to handle drainage requirements. Brett Pedigo with Carter & Burgess, Inc. was also in attendance. The park (with pond) will cover nearly 2.8 acres and cost the developer an estimated \$88,746.90. Park dedication fees in lieu of the proposal have been calculated to be \$18,565.50. The depth of the pond should be 2 feet out 15 feet from shore with the deepest point being approximately 8 feet. When the city takes over maintenance after the first year, make up water to maintain desired level could cost between \$2500 and \$3000 per year. Pictures of proposed picnic tables and benches were distributed.

How the proposed park conforms to the city's Community Park and Open Space Plan as well as various safety issues were discussed. Emilee Head from the audience spoke in favor of the plan.

A motion was made by Tina Boyd to accept, in concept, the proposed park in Park Lake Estates Phase II as presented by Ike Harris & Co., taking into consideration increasing the trail width to at least 6 feet along the Miles Road side as well as safety issues, lighting issues, a guard rail and/or fence, and parking in the neighborhood. The motion was seconded by Kelley Felix. Approved unanimously.

2. Motion to adjourn made by Stephen Stanley. Seconded by Donnie Thomas. Approved.

Cindi Klement, Chairman


Paul Head, Secretary

SPECIAL MEETING
OF THE
PARK AND RECREATION COMMISSION
OF THE CITY OF SACHSE
THURSDAY, APRIL 9, 1998
7:00 P.M.
SACHSE CITY HALL

The Park and Recreation Commission of the City of Sachse will hold a Special Meeting on Thursday, April 9, 1998 at 7:00 p.m. at the Sachse City Hall 5560 Highway 78, to discuss the following items of business:

1. Consider a proposed park in Park Lake Estates, Phase II-----Staff
2. Adjourn-----Chairman

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.

Dated: April 3, 1998

Terry Smith, City Secretary

Memo

To: Park Board
From: Jo Ann London, Asst. City Manager
CC:
Date: 04/03/98
Re: Proposed Park Plan

The attached park plan is being proposed by Ike Harris & Co. for Park Lake Estates – Phase II. The park would include some city property and becomes part of the drainage plan for this development.

P & Z requested that the Park Board look at this to see if the park is a part of the city's master plan and would be needed, required and/or wanted by the Park Board.

Attached is a letter from Ike Harris concerning his proposed plan. Staff asked him to provide the plan and cost of that plan. You have this in your packet.

Park dedication fees for this development have been calculated to be \$18,565.50.

If you have questions before the meeting please let me know,.

Thanks!

IKE HARRIS & CO.

Real Estate Investments

2711 LBJ FREEWAY

DALLAS, TEXAS 75234

SUITE 530

TELEPHONE (972) 247-7711

FAX (972) 247-7920

March 10, 1998

Mr. Lloyd Henderson
City Manager
City of Sachse
3033 Sixth Street
Sachse, Texas 75048

Re: Park Lake Estates Phase 2

Dear Mr. Henderson:

Enclosed please find a copy of the preliminary plat being submitted today for the above referenced project. This letter summarizes certain proposals related to this project that we have discussed with you in the past. We propose the following:

1. We will dedicate additional land to the existing City property reserved for a park as shown on the enclosed plat. This will increase the park acreage from approximately 2.0 to 2.8 acres. In addition, we will construct within the park area a pond with a "constant" water surface that will serve as an amenity as well as provide necessary detention for our project. We will further develop the park by grading, grassing, planting trees, providing benches, constructing an irrigation system and constructing sidewalks. After the maintenance period is complete for the improvements, the City will provide perpetual ownership, maintenance, and upkeep for the park. The park will be for the use and enjoyment of all residents of Sachse and will serve particularly well the residents of Park Lake Estates, both the existing phase and our development, and development that will occur on the future property immediately south of our tract.

In exchange for the additional park acreage and improvements, we request that park fees be waived for our development.

2. We will replace the existing lift station serving the area with a completely new lift station. It has been reported that the existing lift station is ready for replacement due to age and reliability concerns. As part of the lift station replacement, we propose moving the lift station to the southeast corner of the park area closer to Miles Road. This should provide easier access to the lift station as well as reduce conflict with park uses and activities.

In exchange for replacing the lift station, we request a reduction in the sewer related impact fees in an amount that offsets our cost of designing and constructing the new lift station.

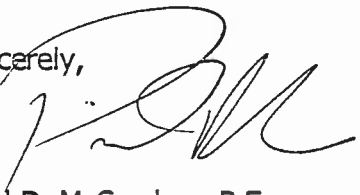
Mr. Lloyd Henderson
March 10, 1998
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3. We will provide street trees and an irrigation system in the Miles Road Parkway between the road and the screening wall. After the maintenance period has expired, we proposed that perpetual ownership and maintenance be provided by the City.

I do not expect these proposals to be considered as part of the preliminary plat or zoning approvals. However, if the proposals can be reviewed by the City staff while the preliminary plat is being processed, then perhaps they will be ready for consideration at the time of final platting.

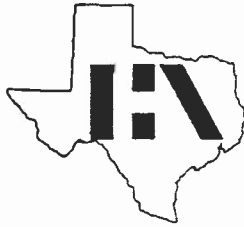
Thank you for the assistance you and your staff have provided us in our planning thus far. We look forward to working with all of you in the coming months.

Sincerely,



Paul D. McCracken, P.E.

Carter & Burgess, Inc.



HUNTER ASSOCIATES TEXAS, LTD.

ENGINEERS/PLANNERS/SURVEYORS

8140 WALNUT HILL LANE • ONE GLEN LAKES • SUITE 500 • DALLAS, TEXAS 75231-4350 • 214/369-9171 • FAX 214/996-3795
1106 CLAYTON LANE • SUITE 410E • AUSTIN TEXAS 78723-1033 • 512/454-8710 • FAX 512/454-2433

April 9, 1998

Mr. Lloyd Henderson
City Manager
City of Sachse
5560 Highway 78
Sachse, TX 75048

Re: Park Lake Estates, Phase 2
Concept Plan
Sachse, Texas

Dear Mr. Henderson:

As requested, we have reviewed the data submitted on the above referenced project. Our comments are as follows:

1. The plan submitted for the proposed park facilities in the Park lake Estates is adjacent to Miles Road. The plan identifies a park area of approximately 240 feet in width by 480 feet long. This area is approximately 2.6 acres. Within this area, the proposed pond or lake is about 2± acres.
2. Reference has been made to using this pond as a detention pond. No engineering details are available for this concept.
3. The limits of the 100 year flood plain line is identified. This is the area which will be subject to flooding and will have limited use for park improvements. The fringe area around the flood line will allow for some useable park space.
4. We are real concerned about the location of Block J Lot 6 relative to the proposed park. This lot should be considered for park purposes, if this is to be a useable park. Except for a trail system around an open hole of water, without Lot 6 there is little benefit.
5. There is a proposed relocated sewer lift station to be constructed on this property. The relative size of this site will require about 30 feet by 30 feet in area. The scale shown on the plan is about 50% of the required area.
6. The area adjacent to Miles Road must be protected from a car running off of Miles Road into the lake. This is required under a Railroad Commission legal requirement.

April 9, 1998

Park lake Estates, Phase 2

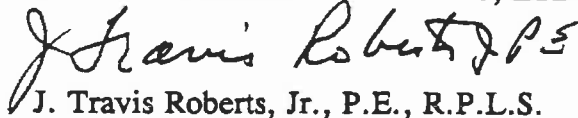
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7. If the park is constructed, then it will be a need for a trail system.
8. The City will need to determine the amount of make up water required to keep the lake full. The annual rate of evaporation in this area is around 24" per year.
9. The actual construction of the lake area must not have radical drop off on the shore line.

This concludes our review of the data submitted on the above referenced project. Should you have any questions, or require additional information, please feel free to contact us.

Sincerely,

HUNTER ASSOCIATES TEXAS, LTD.



J. Travis Roberts, Jr., P.E., R.P.L.S.
President

JTR/le

cc: Terry Smith, City of Sachse
Carter & Burgess
Ike Harris & Co.