



City of Sachse, Texas

Meeting Agenda

City Council

Monday, December 4, 2017

7:30 PM

Council Chambers

The Mayor and Sachse City Council request that all cell phones be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond or to conduct a phone conversation.

The City Council of the City of Sachse will hold a Regular Meeting on Monday, December 4, 2017, at 7:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

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.

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

[17-4081](#) Approve the minutes of the November 6, 2017 workshop meeting.

Attachments: [11.06.17 Minutes Workshop](#)

[17-4082](#) Approve the minutes of the November 6, 2017 regular meeting.

Attachments: [11.06.17 Minutes](#)

[17-4083](#) Approve the minutes of the November 14, 2017 special meeting.

Attachments: [11.14.17 Minutes Special](#)

[17-4053](#) Reschedule the January 15, 2018 City Council Workshop and Meeting to Tuesday, January 16, 2018.

[17-4054](#) Cancel the January 1, 2018 City Council Workshop and Meeting.

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

[17-4095](#) Recognition of service to the City for Mignon Morse.

[17-4076](#) Administer Oath of Office to Board and Commission member(s).

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. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement.

4. REGULAR AGENDA ITEMS.

[17-4088](#) Receive presentation from Ron Hobbs regarding public input received for the Community Center.

[17-4091](#) Conduct a public hearing and consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by repealing Section 12 titled "MX- Mixed Use Regulations" and reserving Section 12 for future use by adding a new Section 15 titled "Old Town Zoning District".

Attachments: [Staff Presentation](#)
[Proposed Old Town Zoning District](#)
[Location Map](#)
[Final Legal Ordinance](#)

[17-4092](#) Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and map to grant a zoning change on approximately 160 acres of land, generally located along and to the north and south of SH 78, Fifth Street, Sachse Road, Billingsley Road, Boone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, Seventh Street, Floyd Street, Dewitt Street, and Sachse Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.

Attachments: [Staff Presentation](#)
[Proposed Ordinance](#)
[Proposed Old Town Zoning District](#)
[Location Map](#)

[17-4089](#) Consider approval of a resolution dedicating funds collected from the City of Sachse Municipal Development District and the imposition of a sales and use tax of a quarter cent be used solely towards the financing of Park and Recreation Development projects within the City of Sachse.

Attachments: [Resolution](#)

[17-4079](#) Discuss possible creation of a Sachse Special Needs Advisory Committee.

- [17-4078](#) Consider appointment(s) of Council liaisons to the City's Boards and Commissions.

5. EXECUTIVE SESSION.

- [17-4094](#) The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation of the purchase, sale and license of real property generally located in the mid-west part of the City of Sachse.

Consider any action as a result of Executive Session.

6. 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.

As authorized by Section 551.072(2) of the Texas Government Code, this meeting may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

Posted: December 1, 2017; 5:00 p.m.

Michelle Lewis Sirianni, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact Michelle Lewis Sirianni, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4081 **Version:** 1 **Name:** November 6, 2017 Council workshop minutes.
Type: Agenda Item **Status:** Agenda Ready
File created: 11/13/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Approve the minutes of the November 6, 2017 workshop meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [11.06.17 Minutes Workshop](#)

Date	Ver.	Action By	Action	Result
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Title
November 6, 2017 workshop minutes.

Background
Minutes of the November 6, 2017 workshop meeting.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Approve the minutes of the November 6, 2017 workshop meeting.

CITY COUNCIL OF THE CITY OF SACHSE
WORKSHOP MEETING MINUTES
NOVEMBER 6, 2017

The City Council of the City of Sachse held a workshop meeting on Monday, November 6, 2017 at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Paul Watkins, Council Members Brett Franks, Charlie Ross, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Development Services Director, Dusty McAfee; Parks and Recreation Director, Lance Whitworth; Director of Public Works and Engineering, Greg Peters; Human Resources Director, Melinda Walter; EDC Director, Leslyn Blake; Police Lieutenant, Marty Cassidy, and Fire Chief, Marty Wade.

Mayor Felix opened the meeting to order at 6:30 p.m.

OLD TOWN ZONING: Receive and discuss presentation from Gateway Planning on the proposed Old Town zoning.

Mrs. Nash stated that Gateway Planning will be presenting elements of the draft regarding the proposed zoning for Old Town. Staff is seeking feedback and direction.

Kelsey Berry with Gateway Planning presented the draft zoning district. Mrs. Berry stated the vision from the Comprehensive Plan adopted in March, 2017 was to have a walkable mixed-use destination. Mrs. Berry referenced the green infrastructure integration, residential infill examples, and downtown commercial examples. Implementation goals were outlined which included a downtown destination, drainage and storm water facilities used as amenities, such as open space and trails, a community branding initiative, reinforcing streetscape and lighting and landscaping standards, and to promote infill development and redevelopment. Mrs. Berry noted minor modification that would be allowed, the development process, and the four character areas within the new zoning district. Development and use types were summarized touching on the development standards, sign standards, architectural and design guidelines, and schedule of uses for example uses.

Council discussed addressing the minor modifications and the process of determining a major versus minor modification, and architectural standards. Council preferred to see a higher standard just like the rest of the City. Councilman Ross asked what if any similarities there are regarding the multi-unit versus multi-family and can they regulate how much of a particular type within the development. Council also discussed the four character areas within the zoning district and what they would like to see within those as well as the regulating plan. Council had a few suggested changes regarding the downtown north and neighborhood transitions.

Mrs. Nash stated that the Planning and Zoning Commission will conduct a workshop with public feedback on this item on November 13 and will make changes based on feedback received. The public Hearing for the Planning and Zoning Commission is scheduled for November 27 and the public hearing for the City Council is scheduled for December 4.

ADJOURNMENT:

At 7:26 p.m. Mayor Felix adjourned the meeting.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4082 **Version:** 1 **Name:** November 6, 2017 Council minutes.
Type: Agenda Item **Status:** Agenda Ready
File created: 11/13/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Approve the minutes of the November 6, 2017 regular meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [11.06.17 Minutes](#)

Date	Ver.	Action By	Action	Result
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Title
November 6, 2017 regular minutes.

Background
Minutes of the November 6, 2017 regular meeting.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Approve the minutes of the November 6, 2017 regular meeting.

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

NOVEMBER 6, 2017

The City Council of the City of Sachse held a regular meeting on Monday, November 6, 2017 at 7:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Paul Watkins, Council Members Brett Franks, Charlie Ross, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Attorney, Joe Gorfida; City Secretary, Michelle Lewis Sirianni; Human Resources Director, Melinda Walter; Public Works and Engineering Director, Greg Peters; Finance Director, Teresa Savage; Parks and Recreation Director, Lance Whitworth; Parks and Recreation Supervisor, Cynthia Wiseman; Development Services Director, Dusty McAfee; Police Lieutenant, Marty Cassidy, and Fire Chief, Marty Wade.

Mayor Felix opened the meeting at 7:42 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND STATE FLAG: The invocation was offered by Councilman King and the pledges by Councilman Franks.

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

17-4032 - Approve the minutes of the October 9, 2017 joint meeting.

17-4038 – Approve the minutes of the October 16, 2017 workshop meeting.

17-4039 - Approve the minutes of the October 16, 2017 regular meeting.

17-4051 – Approve a resolution authorizing the purchase of one (1) Medix Specialty Vehicles Inc. 2018 Ford F450 Cab/Chassis, 6.7 Diesel, Type I Ambulance from Southwest Ambulance through the Houston Galveston Area Council (HGAC) purchasing program not to exceed the budgeted funds of one hundred eighty two thousand seven hundred and five dollars (\$182,705.00) for the City of Sachse Fire-Rescue.

17-4057 - Approve a preliminary plat application for The Enclave from Greg Edwards, generally located at the southeast corner of Woodbridge Parkway and Laurel Crest, within city limits.

17-4063 - Accept the Monthly Revenue and Expenditure Report for the period ending September 30, 2017.

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman King announced the Veteran's Day ceremony on Saturday, November 11 at 11:00 a.m. at the Sachse Historical Society and noted that the North Pointe Church of Christ amateur radio system and how they are aiding CERT.

Councilman Ross noted the following upcoming events at the Library: November 7 at 6:00 p.m. Five Years of Curiosity – Roving on Mars; November 14 at 6:00 p.m. Celebrate Native American History Month; November 20 at 2:00 p.m. the movie Cars 3; November 21 at 2:00 p.m. Teen/Tween Rock Painting; November 28 at 6:00 p.m. A Night of Star Gazing; and, on Wednesday, November 22, the Library will be closing at 5:00 p.m.

Mayor Pro Tem Watkins encouraged everyone to visit the new website and thanked staff for its easier navigation.

Councilman Adams congratulated the SHS Football team and they remain undefeated.

Mayor Felix announced the following upcoming events: November 25 SHS Turkey Trot; November 23 and November 24 City offices will be closed for the Thanksgiving Holiday; December 2 Pancakes with Santa at Fire Station #1; and December 6 the Christmas Extravaganza with the parade starting at 6:00 p.m. followed by the tree lighting and other fun activities.

17-4061 – Recognize the 2017 Recycle Art Contest Winners.

Mayor Felix recognized the winners from the art contest held at Cheri Cox Elementary.

- Kindergarten winner: Maddie Dixon
- First Grade winner: Lyla Fontenot
- Second Grade winner: Seya Rivera
- Third Grade winner: Aryn Thompson
- Honorable mention: John Frank Domaleski II

17-4060 – Proclamation declaring November 15, 2017 as America Recycles Day.

Mayor Felix presented the Parks and Recreation Department a Proclamation celebrating America Recycles Day.

CITIZENS INPUT:

Bobby Tillman, 6314 Ben Road, invited everyone to the Veteran's Day ceremony being held at the Sachse Historical Society museum on Saturday, November 11 at 11:00 a.m.

REGULAR AGENDA ITEMS:

17-4036 Consider appointments to the City's Boards and Commissions.

Planning and Zoning Commission: Councilman Adams made a motion to appoint Jeanie Marten, Chance Linsey, and Travis Mondok to the Planning and Zoning Commission. Councilman King seconded that motion. The motion was approved with a 6-1 vote. Councilman Ross voting in opposition.

Economic Development Corporation: Councilman Bickerstaff made a motion to appoint Michelle Howarth, Niloufer Watkins, Marcia Harris-Daniel, and Jeff Bickerstaff to the Economic Development Corporation. Councilman King seconded that motion and the motion was unanimously approved.

Board of Adjustments: Councilman Franks made a motion to appoint Masha Taruntayeva, Rick Smith, and Todd Condiff to Board of Adjustments, and moving Beverly Miller from alternate to full. Mayor Pro Tem Watkins seconded that motion and the motion was unanimously approved.

Library Board: Councilman Ross made a motion to appoint Dixie Scogin, Amy Brooks, Billy Ketner, and Kyle Graves to the Library Board. Councilman Franks seconded that motion. The motion was approved with a 6-1 vote. Councilman Adams voting in opposition.

Parks and Recreation Board: Councilman Franks made a motion to appoint Lindsay Buhler, Terry Bennett, Jermaine McDaniel, and Butch Kemper to the Parks and Recreation Board. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

Animal Shelter Board: Councilman King made a motion to appoint Jim Mathis, Barbara Johnson, Addis Gonte, and Kirk Wood to the Animal Shelter Board. Councilman Franks seconded that motion. The motion was approved with a 6-1 vote. Mayor Pro Tem Watkins voting in opposition.

17-4062 Consider a resolution approving the terms and conditions of a three year agreement between the City of Sachse, Texas, and Pyro Shows of Texas for a fireworks display on July 3, 2018, 2019 and 2020, at Heritage Park in the amount of \$20,800 for each year; and providing for an effective date.

Mrs. Nash introduced this item stating that last year was the first year Sachse used Pyro Shows of Texas for the Red, White, and Blue Blast event. Council will have opportunity to continue using them for the next three years if they choose to do so.

Mr. Whitworth stated that last year Pyro Shows of Texas was able for the first time to provide for this event a digital presentation, choreographed soundtrack, and a fireworks presentation that layered the sky with 3” -8” shells. The proposed three year agreement would lock the City into a rate of \$20,800 for three consecutive years. This is an increase of 4% from the 2017 show, which was \$20,000.

Councilman Adams asked if they were planning on having the show simulcast. Mr. Whitworth responded that they researched having the show simulcast and it is a lot more expensive than he anticipated, but can bring back costs to Council if requested.

Mayor Felix and Councilman Franks thanked Michael Walden of Pyro Shows of Texas for such a great fireworks display and for their safety measures they have in place for the event.

Mayor Pro Tem Watkins made a motion to approve a three year agreement between the City of Sachse, Texas, and Pyro Shows of Texas for a fireworks display on July 3, 2018, 2019 and 2020, at Heritage Park in the amount of \$20,800 for each year. Councilman Franks seconded that motion and the motion was unanimously approved.

17-4052 Consider a resolution casting its vote(s) for the Collin Central Appraisal District Board of Directors.

Mrs. Lewis Sirianni introduced this item stating at the October 2 meeting, Council nominated Mr. Wayne Mayo for the CCAD Board of Directors. This year Council has 12 votes that they may cast to one candidate or divide up between the nominees.

Councilman King made a motion to cast all 12 votes to Wayne Mayo. Councilman Bickerstaff seconded that motion. The motion was approved with a 6-1 vote. Councilman Franks voting in opposition.

17-4056 Consider a resolution casting its vote for the fourth member of the Board of Directors of the Dallas Central Appraisal District.

Mrs. Lewis Sirianni introduced this item stating at the October 2 meeting, Council nominated Councilman Franks to be considered. Council only has one vote to be cast for the suburban cities portion of the Board of Directors.

Councilman Adams made a motion to cast Sachse's vote for Brett Franks for the fourth member of the Board of Directors of the Dallas Central Appraisal District. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

17-4058 Conduct a public hearing to consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by replacing Section 14 titled "Sachse Turnpike Overlay District Standards" with a new Section 14 titled "PGBT Zoning District".

Mrs. Nash introduced this item stating Kelsey Berry with Gateway Planning will be presenting to Council this evening. This item is also a public hearing with Council considering the zoning district for the PGBT.

Mrs. Berry presented Council a review of PGBT Zoning District, which included minor and major modifications, the Turnpike Commercial areas (TC), the Turnpike Mixed Use areas (TMU), and the Turnpike Transition area (TT). Mrs. Berry also provided overviews for the architectural standards and design guidelines, the street and streetscape design standards, landscape standards, signage, detention pond standards, use charts, and use criteria for residential.

Mayor Felix opened the public hearing.

Jim Campbell, 4126 Merritt Road, stated his concern is the size of the town houses and how many apartments can be built. He would like to see the town homes zoned unattached and a restriction of how many apartments are built.

Jeanie Marten, 4908 Maple Shade, stated she appreciates being part of the process and looking forward to the development. She is in favor of this item.

Marcia Harris-Daniel, 5612 Creek Crossing Lane, commented that the City is looking at everything being good in the commercial area(s) and is in favor of this item.

Lisa Ford, 5107 Yarbrough Street, stated her concern is the size of the commercial area and how this could increase criminal activity. She would like to retain the small town atmosphere. She expressed liking the mixed-use areas versus having large box commercial businesses.

Kathy Cobb, 3820 Sixth Street, had concerns with some of the language within the ordinance including who the designee is and the review process. She questioned why the document is so detailed.

Councilman Adams made a motion to close the public hearing. Councilman Franks seconded that motion and the motion was unanimously approved.

Mrs. Nash addressed some of the citizen's concerns stating staff has the ability to have a plan and provide what's predictable to developers. It is extremely detailed for the PGBT area due to providing a better understanding of standards and more opportunities. Mrs. Nash added that town homes unattached are permitted and town homes attached are permitted under certain conditions.

Scott Polikov with Gateway Planning added that the City initiated zoning allows for multi-owners to create value together. The market will determine how the area will develop.

Councilman King asked if there was any modifications from the Planning and Zoning Commission.

Mayor Pro Tem Watkins asked how high the buildings can be built. In a mixed-use area the maximum height is five (5) stories and in the Turnpike Commercial (TC) there is no max height, but there are setback requirements.

Councilman Franks asked in regards to the Transition zone, allowing single-family dwellings, and if a maximum number was ever discussed. Councilman Franks stated he also does not want any big box commercial or one of anything plan.

Councilman Adams stated that the landowners spoke at the Planning and Zoning Commission meeting and made recommendations. The land owners showed cooperation and Gateway Planning listened and made changes based on all the feedback received from the numerous meetings held.

Mayor Pro Tem Watkins made a motion to approve an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by replacing Section 14 titled "Sachse Turnpike Overlay District Standards" with a new Section 14 titled "PGBT Zoning District". Councilman Franks seconded that motion and the motion was unanimously approved.

17-4059 Conduct a public hearing to consider an ordinance amending the comprehensive zoning ordinance and map of the City of Sachse, as heretofore amended, to grant a change of zoning on approximately 611 acres of land, generally located at the intersection of Miles Road, Merritt Road, Pleasant Valley Road, and Bunker Hill Road and near and along the PGBT Turnpike, City of Sachse, Dallas County, Texas, from Agriculture (AG), Commercial 2 (C-2), Planned Development - 22 (PD 22), Planned Development – 25 (PD-25), Planned Development – 28 (PD-28), and Planned Development 34 (PD-34) Districts with Turnpike Overlay District, to PGBT zoning district.

Mr. McAfee stated the previous item approved adopts regulations by ordinance and this item will rezone the area. The Planning and Zoning Commission recommended approval at their October 23 meeting. Staff recommends approval.

Mayor Felix opened the public hearing.

No comments were made.

Councilman Adams made a motion to close the public hearing. Councilman Franks seconded that motion and the motion was unanimously approved.

Councilman Bickerstaff made a motion to approve an ordinance amending the comprehensive zoning ordinance and map of the City of Sachse, as heretofore amended, to grant a change of zoning on approximately 611 acres of land, generally located at the intersection of Miles Road, Merritt Road, Pleasant Valley Road, and Bunker Hill Road and near and along the PGBT Turnpike, City of Sachse, Dallas County, Texas, from Agriculture (AG), Commercial 2 (C-2), Planned Development - 22 (PD 22), Planned Development – 25 (PD-25), Planned Development – 28 (PD-28), and Planned Development 34 (PD-34) Districts with Turnpike Overlay District, to PGBT zoning district. Councilman King seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 9:14 p.m.

MIKE J FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4083 **Version:** 1 **Name:** November 14, 2017 Council minutes.
Type: Agenda Item **Status:** Agenda Ready
File created: 11/14/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Approve the minutes of the November 14, 2017 special meeting.
Sponsors:
Indexes:
Code sections:
Attachments: [11.14.17 Minutes Special](#)

Date	Ver.	Action By	Action	Result
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Title
November 14, 2017 special meeting minutes.

Background
Minutes of the November 14, 2017 special meeting.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Approve the minutes of the November 14, 2017 special meeting.

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

NOVEMBER 14, 2017

The City Council of the City of Sachse held a special meeting on Tuesday, November 14, 2017 at 7:30 a.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Paul Watkins, Council Members Brett Franks, Charlie Ross, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash and City Secretary, Michelle Lewis Sirianni.

Mayor Felix opened the meeting at 7:31 a.m.

CANVASS SPECIAL ELECTION: Consider an ordinance canvassing the returns and declaring the results of the Special Election held on November 7, 2017.

Mrs. Lewis Sirianni commented that in order to make the results final, Council must canvass the results. The following results of the Election were announced as follows.

EARLY VOTING VOTES CAST	ELECTION DAY VOTES CAST	TOTAL VOTES CAST
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Proposition A: Authorizing the creation of the City of Sachse Municipal Development District and the imposition of a sales and use tax at the rate of one-fourth (1/4) of one percent for the purpose of financing development projects beneficial to the district.

“FOR”	419	332	751 (58.90%)
“AGAINST”	231	293	524 (41.10%)

Proposition B: The legal sale of all alcoholic beverages for off-premise consumption only.

“FOR”	464	419	883 (68.61%)
“AGAINST”	191	213	404 (31.39%)

Councilman King made a motion to approve an ordinance canvassing the returns and declaring the results of the Special Election held on November 7, 2017. Councilman Adams seconded that motion and the motion was unanimously approved.

ADJOURNMENT:

Mayor Felix adjourned the meeting at 7:35 a.m.

ATTEST:

MIKE J FELIX, MAYOR

Michelle Lewis Sirianni, City Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4053	Version:	1	Name:	Reschedule January 2018 Council Workshop and Meeting.
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/23/2017	In control:		In control:	City Council
On agenda:	12/4/2017	Final action:		Final action:	
Title:	Reschedule the January 15, 2018 City Council Workshop and Meeting to Tuesday, January 16, 2018.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title

January 2018 Council Workshop and Meeting

Background

Due to the Martin Luther King Day Holiday being the third Monday of January, the City Council will need to reschedule this regularly scheduled meeting. Last year, the City Council rescheduled this meeting to the Tuesday following the Monday holiday, which would be Tuesday, January 16, but may choose another date if preferred.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Reschedule the January 15, 2017 City Council Workshop and Meeting to Tuesday, January 16, 2017.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4054 **Version:** 1 **Name:** Canceling the January 1, 2018 Council meetings.
Type: Agenda Item **Status:** Agenda Ready
File created: 10/23/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Cancel the January 1, 2018 City Council Workshop and Meeting.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title

Cancelling the January 1, 2018 City Council Workshop and Meeting.

Background

Due to the City Council's first meeting in January falling on New Year's Day and the shorter time frame after the December 18, 2017 meeting due to the Christmas holiday, staff is recommending cancelling the January 1, 2018 workshop and meeting.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Cancel the January 1, 2018 City Council Workshop and Meeting.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4095 **Version:** 1 **Name:** Mignon Morse Retirement
Type: Agenda Item **Status:** Agenda Ready
File created: 11/28/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Recognition of service to the City for Mignon Morse.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Recognition of service to the City for Mignon Morse.

Background
Ms. Morse is retiring as the Library Manager after serving in the Library field for over 30 years, including her last six years with the City of Sachse. This item is to recognize her contributions and commitment to the City of Sachse.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Recognize Ms. Mignon Morse on her retirement.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4076 **Version:** 1 **Name:** Administer Oath of Office - Board/Commissions
Type: Agenda Item **Status:** Agenda Ready
File created: 11/9/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Administer Oath of Office to Board and Commission member(s).

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Administer Oath of Office to Board and Commission member(s).

Background

The City Council recently made appointments and re-appointments to various Boards and Commissions at the November 6, 2017 meeting. The City Council may administer their Oath of Office to each Board and Commission member(s) appointed.

Planning and Zoning Commission

- * Jeanie Marten
- * Chance Lindsey
- * Travis Mondok

Economic Development Corporation

- * Michelle Howarth
- * Niloufer Watkins
- * Marcia Harris-Daniel
- * Jeff Bickerstaff

Zoning Board of Adjustments

- * Masha Taruntayeva
- * Rick SMith
- * Todd Condiff

Library Board

- * Dixie Scogin

- * Amy Brooks
- * Billy Ketner
- * Kyle Graves

Parks and Recreation Board

- * Lindsay Buhler
- * Terry Bennett
- * Jermaine McDaniel
- * Butch Kemper

Animal Shelter Board

- * Jim Mathis
- * Barbara Johnson
- * Addis Gonte
- * Kirk Wood

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Administer Oath of Office to the newly appointed board members.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4088 **Version:** 1 **Name:** Ron Hobbs Presentation
Type: Agenda Item **Status:** Agenda Ready
File created: 11/30/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Receive presentation from Ron Hobbs regarding public input received for the Community Center.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Sachse Community Center.

Background
On September 18, 2017, the Sachse City Council considered and approved an ordinance authorizing the issuance and sale of City of Sachse, Texas, Combination Tax and Limited Surplus Revenue Certificates of Obligations. Several projects on the Capital Improvement Plan (CIP) were discussed to use the remaining proceeds from the Series 2017A Certificates of Obligation and among those projects was the building of a Sachse Community Center. On November 6, Council approved a Professional Services agreement between the City of Sachse, Texas and Ron Hobbs Architecture and Interior Design, LLP, for the design of the Sachse Community Center. Ron Hobbs and his staff hosted a Town Hall meeting on November 8 in the City Hall Courtroom to gather public input on the community center. Ron Hobbs staff also attended the November 9, Parks and Recreation Board meeting to receive public input and board input on the community center.

Ron Hobbs, owner and architect at Ron Hobbs Architecture and Interior Design, LLP, is here to present comments and input received from the public and the Parks and Recreation Board during the November meetings. Mr. Hobbs and his staff are here tonight to receive additional input from Council. Mr. Hobbs and his team will use all the information gathered from the public, Parks and Recreation Board and the City Council to develop a design that meets the needs for the citizens of Sachse for a Community Center. Mr. Hobbs will be back to the City Council on specific design concepts at the January 16 City Council Meeting.

Policy Considerations
No policy considerations.

Budgetary Considerations
No budgetary considerations.

Staff Recommendations

No staff recommendations. This is a discussion item only.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4091	Version:	1	Name:	Old Town Zoning District
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/22/2017	In control:		In control:	City Council
On agenda:	12/4/2017	Final action:		Final action:	
Title:	Conduct a public hearing and consider an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by repealing Section 12 titled "MX- Mixed Use Regulations" and reserving Section 12 for future use by adding a new Section 15 titled "Old Town Zoning District".				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Old Town Zoning District Location Map Final Legal Ordinance				

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing to consider and act on revisions to Chapter 11 (Zoning) of the Code of Ordinances, to repeal the Mixed Use district and adopt the proposed Old Town zoning district.

Background

Two (2) public hearings are scheduled for tonight. The first is for the adoption of the Old Town zoning district regulations into Chapter 11 (Zoning) of the Code of Ordinances. The second is for the city-initiated rezoning of the land within the Old Town area to the new Old Town zoning district.

City Council held a work session discussion for the Old Town zoning on November 6th, and the Planning & Zoning Commission held a work session discussion along with an open town hall meeting for the public on November 13th.

Tonight, following a presentation by Gateway Planning, the City Council will conduct two (2) public hearings for the Old Town zoning project.

Policy Considerations

Do the proposed Old Town zoning district regulations match the vision outlined in the 2017 Comprehensive Plan for the area?

On November 27th, 2017, the Planning & Zoning Commission recommended approval (5-1)

of the proposed Old Town zoning district.

Budgetary Considerations

N/A

Next Steps

- City Council work session (11-06-17)
- P&Z work session & open town hall (11-13-17)
- Public hearing by P&Z (11-27-17)
- Public hearing by City Council (12-04-17)

Recommendations

Approve an ordinance amending the Code of Ordinances by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "Districts" by repealing Section 12 titled "MX- Mixed Use Regulations" and reserving Section 12 for future use by adding a new Section 15 titled "Old Town Zoning District".



OLD TOWN ZONING PROJECT

CITY COUNCIL

DECEMBER 4, 2017

OVERVIEW

- The City Council adopted the 2017 Comprehensive Plan on March 6th
- The Plan listed as an immediate priority the correction of the regulatory framework and entitlements for Old Town
- Zoning amendments for Old Town would be in conformance with the vision as outlined in the Plan
- The vision for Old Town was established through the extensive public input process during formulation of the 2017 Comprehensive Plan

PUBLIC OUTREACH

- Meetings have been posted on the City's website, social media, newspaper, and a press release picked up by the Dallas Morning News (11-13-17)
- Open Town Hall meeting (11-13-17)
- Approximately 1,150 letters mailed out to all property owners within and 1,000 feet adjacent to Old Town, in accordance with zoning law
- 2 work sessions (P&Z and City Council)
- 2 nights of public hearings (P&Z and City Council)

CITY COUNCIL WORK SHOP

After the presentation on 11-06-17, the consultants received input on the following items:

- Boundaries for Old Town
- The preferred architecture for various districts
- Residential in-fill in surrounding neighborhoods, including home conversions
- Commercial downtown areas
- Checks & Balances (the City Council retains final approval authority over all Major Modifications and other disputes)
- Grandfathering of existing single-family residential

PUBLIC TOWN HALL & P&Z WORK SHOP (11-13-17)

- The majority of attendees vocalized support for the vision of a new downtown
- The goals of the Neighborhood character district were affirmed
- Home conversion for professional office uses was well-received
- Historic looking siding was supported for the surrounding neighborhood architecture
- The preferred brand of “Old Town” was endorsed

P&Z PUBLIC HEARING

- Nearly 20 people spoke at the public hearing on 11-27-17
- Most had questions and concerns regarding traffic, taxes, the vision, the project pace, notifications, and grandfathering
- No specific recommendations or suggestions were made for substantive content changes
- P&Z recommended approval (5-1)

COMMON CONCERNS

- Concern that the City will force people out of their homes
- Some residents were unaware of the Old Town zoning project, its webpage, and its associated timelines
- The vision for a new downtown area was not necessarily familiar to everybody
- Concern over reduction in property values and/or higher property taxes
- Questions about the ability to remodel or expand one's home
- Questions over traffic, lack of pedestrian connectivity, and associated CIP projects (5th Street reconstruction)

NEXT STEPS

- Two public hearings are scheduled for tonight
- The first is for the adoption of the Old Town zoning regulations into Chapter 11 of the Code of Ordinances
- The second is for the city-initiated rezoning of the land within the Old Town area to the new Old Town zoning district
- Staff recommends approval of the proposed zoning

1. Purpose and Intent

- 1.1. *Generally.* The purpose of the Old Town Zoning District, hereafter known as the OT District, is to facilitate the redevelopment and preservation of the Old Town Area into a walkable, mixed-use and infill environment with restaurants, neighborhood amenities, employment, infill housing and open spaces. Development within this District shall implement the vision adopted in the Comprehensive Plan, adopted March 2017.
- 1.2. *Establish Specific Development Standards.* The Old Town Zoning District Regulating Plan (Appendix 1), hereafter known as the Regulating Plan, establishes the Character Areas. The respective Character Areas determine which specific development standards apply. Creation of different Character Areas within the Old Town District enables specific site and locational standards to be applied. Graphic standards are provided for location, height and building elements.

2. Component of the Code

- 2.1. *Applicability of other City Ordinances.* This section governs the Old Town Zoning District except where others are referenced or where other ordinances of Sachse's Code of Ordinances apply and are not in conflict with the Old Town District.
- 2.2. *Old Town District Regulating Plan.* The Old Town District Regulating Plan (Appendix 1) establishes the Character Areas, recommended civic/open spaces, and setback ranges for the District.
 - 2.2.1. *Character Areas Established.* The Old Town District Regulating Plan establishes four (4) Character Areas:
 - i. *Downtown South (DTS).* The center of cultural entertainment and family life in Sachse taking advantage of trail connectivity throughout the City and the region. The character of DTS shall be garden-esque, walkable and eclectic.
 - ii. *Downtown North (DTN).* A mixed-use destination of small scale commercial and urban residential. Its character should embrace its historic context, focusing on transitions to the surrounding neighborhood.
 - iii. *Neighborhood (NBR).* A mixed residential transition from Downtown North and Downtown South respectively adjacent to the existing neighborhoods.
 - iv. *SH 78 Commercial (SHC).* Takes advantage of the regional commuter traffic while complementing the adjacent character of Downtown North and Downtown South respectively.
 - 2.2.2. *Setback Ranges Established.* Building setback ranges are established on the Regulating Plan (Appendix 1) for street frontages where denoted.
- 2.3. *Development Standards.* The Code enumerates the development and design standards for the Character Areas.

3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Old Town District. The intent is to ensure that all development is consistent with the provisions of this Code. All sections of this Code shall be applied during the review process.

- 3.1. *Using this Code.* The following steps should be followed to determine the uses and the development standards applicable on the property within the Old Town District:
 - 3.1.1. Locate the subject property on the Old Town District Regulating Plan.

- 3.1.2. Identify (1) the Character Area in which the property is located and (2) the setback range required for the property.
- 3.1.3. Review the Schedule of Uses by Character Area as listed in Table 4.1.
- 3.1.4. Refer to Section 5 for Development Standards.
- 3.1.5. Refer to Section 6 for Parking Standards.
- 3.1.6. Refer to Section 7 for Street and Streetscape Design Standards.
- 3.1.7. Refer to Section 8 for Signage.
- 3.1.8. Refer to Section 9 for Architectural Standards and Design Guidelines.
- 3.2. *Development Process.* If a site plan or site development permit is submitted that is in conformance with this Code and the Regulating Plan, the City Manager or Designee may approve the site plan or site development permit application administratively. If the site plan or site development permit application is denied, then the applicant shall have the right to appeal the City Manager or designee's decision to the Planning Commission and then the City Council.
- 3.3. *Development Plan Approval Standards.* If a development plan conforms to the standards set forth in this Code, the Regulating Plan and other applicable City regulations not in conflict with this Code, the development plan shall be approved. Upon request by the Applicant, the authority charged with approving the development plan shall certify the reason(s) for an action taken.
- 3.4. *City Manager or Designee.* The City Manager or designee shall be responsible for the following:
 - 3.4.1. Reviewing development plan applications for compliance and giving approval for applications within the Old Town District.
 - 3.4.2. Making determinations on the applications and interpretations of standards in this Code.
 - 3.4.3. Approving revisions to previously approved development plans that comply with this Code and all applicable City ordinances.
 - 3.4.4. Reconciling any potential ambiguities or conflicts between other City codes and this Code.
 - 3.4.5. Approving any minor modifications to the approved Regulating Plan per Section 3.5.
 - 3.4.6. Determining if a proposed use is within the intent of permitted uses in the Code so that it may also be deemed permitted.
- 3.5. *Minor Modifications.* The City Manager or designee shall have the authority to approve a request for minor modifications to the Code that:
 - 3.5.1. Does not materially change the circulation on the site;
 - 3.5.2. Does not materially change the walkable relationship between the buildings and the street;
 - 3.5.3. Does not allow a use otherwise authorized in this Code, unless substantially similar to a use already permitted; or
 - 3.5.4. Does not allow greater height of any building except for non-habitable architectural features.
 - 3.5.5. Alternative building placements and/or parking locations may be considered for administrative approval if the alternative proposal contextually is consistent with the intent of walkability and urbanity of the code and the character area within which the development is proposed. If the administrative approval request is not granted, the applicant may seek a Major Modification.

The City Manager or designee shall have the authority to approve minor modifications per Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall follow the process below:

- 1) *Initiation of Appeal.* The applicant may appeal a decision of the City Manager or designee. The written request to appeal shall be submitted to the City Manager or designee within 14 calendar days following the denial decision.
- 2) *Appeal to Planning and Zoning Commission.* The Commission shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Modification. The Commission may affirm, modify or reverse the previous decision by simple majority vote.
- 3) *Appeal to City Council.* The applicant or the City Manager may appeal the Commission's decision by submitting a written notice of appeal to the City Manager or designee within 14 calendar days following the Commission's decision. The City Council shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. The City Council may affirm, modify or reverse the Commission's decision by simple majority vote. The decision of the City Council is final.

Any City Council denials of Minor Modifications or any changes beyond those that meet the criteria in Section 3.5 and the thresholds established in Table 3.1, shall be processed as an amendment to this Code.

TABLE 3.1 MINOR MODIFICATIONS ALLOWED

Standard	Minor Modification Allowed	Comments
Any Numerical Modification		• Shall be no more than a 10% (increase or decrease) modification
Area/Boundary of Character Areas	No more than a 15% change (increase or decrease) in any Character Area (aggregate or per block)	• Shall not eliminate any Character Area. • 15% measurement shall be based on the total area of that Character Area within the entire Old Town District.
Building Frontage	No more than a 30% reduction in the required building frontage along each block	• Should also allow for conditions such as utility easements; large, existing trees; or other physical/topographical constraints.
Street Screen	Waiver of Street Screen requirement	• In no case shall any portion of the surface parking have frontage along a street without a required street screen.
Landscaping	Alternative landscaping in terms of quantity, species type, and/or location may be submitted for consideration.	• Detailed landscape concept plan shall be submitted for review in order to be accepted as an alternative.

Architecture	Alternative architectural concepts that meet the spirit and intent of the Code may be considered, such as modified storefronts or uniquely themed users.	Detailed architectural plan and/or elevations shall be submitted for review in order to be accepted as an alternative.
Infrastructure and ROW	Alternate design standards	Shall be based on principles of context sensitive design and further the overall spirit and intent of Old Town District.

3.6. *Major Modifications.* A request for a modification of any of the standards of this Code other than minor modifications permitted under Section 3.5, such as a change in use or major spatial modification, shall be reviewed and processed as a Major Modification.

3.6.1. Major Modifications are intended to allow applicants development flexibility to address specific market opportunities. An application for a Major Modification shall be in the same manner as a Minor Modification and shall be considered by the City Council after the Planning Commission has made a recommendation. The City Manager or designee reviews, makes recommendations on any Major Modifications and shall forward all applications to the Planning Commission for recommendations to the City Council. In evaluating a Major Modification, City Council shall consider the extent to which the application meets any of the following:

- i. Provides an alternative Master Plan approach by consolidating multiple properties to create a predictable, market responsive development;
- ii. Fits the adjoining context by providing appropriate transitions; or
- iii. Maintains the overall intent of the Comprehensive Plan and the Old Town Zoning District.

3.7. *Parking.* All off-street parking requirements may be modified through alternative parking plans, shared parking agreements or other similar mechanisms to advance the goals of walkability and connectivity if approved by the City Manager or designee.

3.8. *Non-Conforming Uses.* All non-conforming uses shall be governed by the Sachse Code of Ordinances and applicable State law.

3.9. *Non-Complying Structures and Sites.* A noncomplying structure or site may be altered or enlarged, provided that such alteration or enlargement shall neither create any new non-conformity, nor shall increase the degree of the existing non-conformity of all or any part of such structure or site; with the exception of single family structures, which may be modified creating new non-compliance as long as the original structure of the building is maintained and the new non-compliance is associated only with a single family use.

Regardless of transfer of ownership, non-complying structures that are utilized for single family residential or houses of worship may continue in that use in perpetuity if utilized solely for that purpose even if destroyed by Act of God and reconstructed.

4. Schedule of Uses

4.1. *Schedule of Uses.* Due to the emphasis of urban form over land uses, general use categories have been identified by Character Area. Uses not listed on the following schedule, but that are substantially similar, may be permitted upon approval by the City Manager or designee.

TABLE 4.1 SCHEDULE OF USES

Character Area	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)
Land Use				
Commercial Uses (Office, Retail, Sales and Service Uses)				
Retail Sales or Service	P	P	P	NP
Professional Office	P	P	P	P/C
Light Industrial, including manufacturing, data centers, research laboratory headquarters, laboratories and associated facilities	NP	NP	P	NP
Heavy Industrial	NP	NP	NP	NP
Food Service Uses (full-service restaurants, cafeterias, bakeries, snack bars, QSRs, café seating within a public or private sidewalk area with no obstruction of the pedestrian realm)	P	P	P	NP
Brewery	P	P	P	NP
Any use with a drive through	NP	NP	P/C	NP
Auto-Related Uses	NP	NP	P/C	NP
Storage Facilities	NP	NP	P/C	NP
Arts, Entertainment and Recreation Uses				
Art galleries, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	NP
Theater, cinema, dance, music or other entertainment establishment	P	P	P	NP
Museums and other special purpose recreational institutions	P	P	P	NP
Fitness, recreational sports, gym or athletic club	P	P	P	NP
Outdoor Entertainment Venue	P	P	NP	NP
Parks, greens, plazas, squares and playgrounds	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses				
Child Daycare and Preschools	P	P	P	NP
Schools, Libraries and Community Halls	P	P	P	NP
Hospital/Medical Office Buildings	P	P	P	NP

Old Town District I DRAFT
November 30, 2017

Civic Uses	P	P	P	NP
Religious Institutions	P	P	P	NP
Residential Uses				
Single Family Detached – Low Density	NP	NP	NP	P
Single Family Detached – Medium Density	NP	NP	NP	P
Garden Style Multifamily Residential	NP	NP	NP	NP
Urban Living Residential	P/C	P/C	P/C	NP
Townhome	P/C	P/C	NP	P/C
Home Occupations	P	P	NP	P
Live/Work Unit	P	P	NP	P
Multi-Unit (up to 8 units per structure)	P/C	P/C	NP	P/C
Accessory Dwelling Unit	P	P	NP	P
Assisted Living Facilities	NP	NP	NP	NP
Other Uses				
Municipal Facilities	P	P	P	P
Hotels	P	P	P	NP
Parking, Surface (Primary Use of Property)	P/C	P/C	P/C	NP
Parking, Surface (Accessory Use of Property)	P	P	P	NP
Parking, Structured	P	P	P	NP
Private Attached Garage	P	P	NP	P
Private Detached Garage	P	P	NP	P
Sales from Kiosks	P	P	NP	NP
Veterinary Clinic	P	P	P	NP

P = Permitted

NP = Not Permitted

P/C = Permitted with Design Criteria per Table 4.2

- 4.2. *Use Criteria.* All uses listed as P/C in Table 4.1 shall also meet the following standards.

TABLE 4.2 USE CRITERIA

Use	Zone	Location + Design Criteria
Professional Office	Neighborhood	- Existing homes shall be permitted to be converted to professional office. - Shall follow signage requirements as established in Section 8.1. - Parking:

		○ Shall be accommodated as on-street parking and shall be angled or parallel to the curb, or ○ Shall be accommodated to the side or rear of the structure, accessible through a driveway. • Ground-oriented signage that is decorative and ornamental, no more than four (4) feet high and non-electronic is permitted.
Any Permitted with a Drive Through	SH 78 Commercial	• Drive through areas shall be screened by a four (4) foot high street screen.
Auto-Related Uses	SH 78 Commercial	• Gas pumps and canopies shall not be located at the corners of the facility's lot.
Storage Facilities	SH 78 Commercial	• Storage uses shall be a maximum of three (3) stories. • Shall be 100% indoor access and climate controlled.
Urban Living Residential	Downtown South Downtown North SH 78 Commercial	• Ground floor retail, commercial or other non-residential required for each Urban Living Residential project. • Urban Living Residential shall be either 100% studio/convertible, one (1) and two (2) bedroom units, residential lofts or flats, or condos. • Two (2) bedroom units shall have similar sized bedrooms, bathrooms and closets. • Any shared wall, floor or ceiling shall be insulated. • Surface parking shall be designed to facilitate a pedestrian-oriented site. • Shall be no more than two (2) stories within 50 feet of the property line adjacent to existing single family residential.
Townhome	Downtown South Downtown North Neighborhood	• Units shall be at least 12 units an acre. • Lots shall be a minimum of 22 feet wide, maximum of 30 feet wide, and alley-loaded. • Shall be either attached or detached. • The following additional conditions shall apply to townhomes within properties either owned or formerly owned by the Sachse EDC. The townhome use shall be consistent with, but not limited to: ○ Overall positive tax base

		○ Reinforcing neighborhood commercial uses ○ Creating live-work-play context ○ Limited infill context that is not the predominant use of a block
Multi-Unit	Downtown South Downtown North	• Shall have ground floor retail or commercial for each project. • Shall be no more than two (2) stories within 50 feet of the property line adjacent to existing single family residential.
Parking, Surface (Primary Use of Property)	Downtown South Downtown North SH 78 Commercial	• Required to be temporary use of property as part of phasing strategy or appropriately screened and landscaped by incorporating one (1) tree per every 15 spaces planted within parking islands. • To be reviewed by City Manager or designee.

5. Development Standards

The following table shall establish the development standards for the four (4) different zones in the Old Town Zoning District.

TABLE 5.1 DEVELOPMENT STANDARDS

Standard	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)
Setback Range	Setback Ranges shall be established in the Old Town District Regulating Plan			
	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	N/A	N/A
Heights				
Building Height	Shall be no more than three (3) stories for the entire Old Town Zoning District.			
First Floor	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)
Buildable Area	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 80% of the lot area may be covered by any building footprint	A maximum of 75% of the lot area may be covered by any building footprint

Building Frontage	Min. of 70% of the building façade along 5 th Street and Sachse Road shall be built within the setback range	Min. of 70% of the building façade along 3rd Street shall be built within the setback range	N/A	Min. of 50% of the building façade shall be built within the setback range.
	Min. of 50% of the building facades along all other streets shall be built to the setback range.	Min. of 50% of the building facades along all other streets shall be built to the setback range.		
Encroachments	Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of eight (8) feet. In no case shall an encroachment be located over an on-street parking or travel lane.			
Streetscape Standards				
Sidewalks	6 Feet (Min.)	6 Feet (Min.)	N/A	6 Feet (Min.)
Street Trees	30 Feet on center along all public street frontages (except alleys)	30 Feet on center along all public street frontages (except alleys)	N/A	30 Feet on center along all public street frontages (except alleys)
	Minimum caliper three (3) inches and 12 feet high (min.) at planting	Minimum caliper three (3) inches and 12 feet high (min.) at planting	N/A	Minimum caliper three (3) inches and 12 feet high (min.) at planting
Lot and Block Standards				
Lot Width	N/A	N/A	N/A	N/A
Lot Coverage	90%	90%	80%	75%

6. Parking

- 6.1. *Applicable to All Character Areas.* Off-street parking requirements for any and all uses permitted in the District may be waived or altered subject to a shared parking agreement or a coordinated parking plan approved by the City Manager and his/her designee, subject to appeal to the City Council.
- 6.1.1. *Parking Location.* Parking shall only be located behind the principal building; or on the side if no more than one (1) double-loaded bay and screened at the street with masonry or fence no taller than four (4) feet.
- 6.1.2. *Off-Street Parking.* For any parking lot permitted along the side of buildings on lot adjacent to 5th Street or Sachse Road, it shall be no wider than 65 feet and a street screen shall be provided such that the side of the parking bays closest to the street shall be screened by a wall or landscape three (3) feet in height.
- 6.1.3. *Entertainment, Retail and Restaurant.* The number of off-street spaces required for retail services, retail goods sales; pharmacies; dry cleaners; art, antique, furniture or electronics studios (retail, repair or fabrication); restaurants, cafes, delis or coffee shops; and retail bakeries shall be waived for the first 1,500 square feet of retail floor space (excluding kitchen, administrative and storage space) for a particular use.

- 6.1.4. *Residential.* A minimum of one (1) off-street parking space shall be required for each residential unit, unless a waiver is approved by the City Manager or designee pursuant to a mixed-use shared parking plan, subject to appeal to the City Council. For lots 50 feet or less, parking shall be rear entry, side, or pull through.
- 6.1.5. *Non-Residential Uses.* A minimum of one (1) off-street parking space per 300 square feet of gross space shall be required for each non-residential unit.

7. Street and Streetscape Design Standards

- 7.1. *Generally.* Streets in the Old Town District shall support the overall goal of a mixed-use, compact, pedestrian-oriented neighborhood. Streets should balance all forms of mobility while maximizing convenience for residents and visitors.
- 7.2. *Streetscape and Landscape Standards.* Streetscape standards shall apply to all streets within the Old Town District. Streetscape standards shall address all elements between the building face and the edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities and materials. All dedicated public ROW and landscaping within the ROW shall be maintained by the City of Sachse.
- 7.3. **Street Trees and Landscaping (within the Pedestrian Easement)**
 - 7.3.1. Street trees shall be required on all Old Town District streets (except alleys).
 - 7.3.2. Street trees shall be planted per best practices and based on urban tree species and consistent with a pedestrian zone along the street.
 - 7.3.3. Spacing shall be an average of 30 feet on center (measured per block face) along all streets except alleys.
 - 7.3.4. The minimum caliper size for each tree shall be three (3) inches and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 square feet. However, the tree well area may be no smaller than 25 feet.
 - 7.3.5. All living landscape shall be maintained in a healthy and growing manner, replaced when diseased or dead, and receive irrigation.
- 7.4. **Streetscape Amenities within Commercial Areas**
 - 7.4.1. Pedestrian-scale lighting shall be required along all Old Town District streets (except on alleys). They shall be no taller than 20 feet.
 - 7.4.2. Street lights shall be placed on average 40 feet on center, approximately three (3) feet behind the curb lines unless another placement facilitates a pedestrian zone along the street.
 - 7.4.3. The light standard selected shall be compatible with the design of the street and the design of the buildings.
 - 7.4.4. Trash receptacles and bike racks shall be required along all streets. A minimum of one (1) per each block face shall be required.
 - 7.4.5. All street furniture shall be located in such a manner as to allow a clear sidewalk passageway and a minimum of six (6) feet.
 - 7.4.6. Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance; pavers are discouraged in neighborhood retail/entertainment centers as a primary surface in order to facilitate walkability.
- 7.5. **Commercial Frontages**

7.5.1. Where a commercial frontage is at the ground level to a street, paved hardscape within the setback range shall be flush with the sidewalk up to the front door at a minimum and match the material of the sidewalk adjacent.

7.5.2. Where there is residential frontage, landscaping is permitted within the setback.

7.6. Existing Infrastructure

7.6.1. New development shall install new infrastructure subject to City regulations. However, infill residential uses, including allowed home conversions and excluding Urban Living Residential and other non-residential uses, may utilize existing infrastructure or alternative design standards, subject to Minor Modifications approval, for sidewalks, drainage, paving, access and utilities.

7.7. Rights-of-Way (ROW)

7.7.1. Any newly dedicated ROW shall be sufficient to accommodate a street cross section approved by Minor Modification that generally provides 24 feet wide concrete paving, allows for on-street parking and other needed infrastructure, such as drainage, utilities, and sidewalks. Existing ROW may be reduced via the platting or construction permit process, subject to Minor Modification approval.

8. Signage

TABLE 8.1 SIGN STANDARDS

Sign Type	DTS/DTN	NBR	SHC	Standard
Building Signs	P	NP	P	- For all commercial uses fronting on SH 78: One (1) sign per tenant space; area not to exceed 50 SF on the façade with the highway frontage. - For all commercial uses (retail, office, and restaurant): One (1) sign per tenant space; area not to exceed 24 SF along each public frontage. - Second floor commercial uses may be permitted one (1) second floor wall sign per tenant space per public street frontage; area not to exceed 24 SF on the second-floor façade along that public street.
Monument Signs	NP	NP	P	One (1) monument sign per street frontage (no more than two (2) per lot separated by at least 300 feet) limited to a maximum of 50 SF per sign face and shall not exceed six (6) feet in height above grade.
Window Signs	P	NP	P	- Limited to 10% of window area - The following shall be exempt: - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs.

				▪ Mannequins and storefront displays of merchandise sold. ▪ Interior directory signage identifying shopping aisles and merchandise display areas.
Blade Signs	P	NP	P	• Shall be permitted for all non-residential uses. • Six (6) SF maximum per sign face. • May encroach a maximum of two (2) feet onto a sidewalk. • Blade signs shall be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of eight (8) feet from the sidewalk. • SH 78: Permitted if building is built up to the minimum setback range.
Fold-Up Signs	P	P	NP	• Permitted only for retail, service or restaurant uses. • Limited to eight (8) square feet per storefront. • Sign may not exceed two (2) feet in width or four (4) feet in height. • A minimum of four (4) feet of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. • Signs shall be removed every day after the business is closed.
Directory Signs	P	NP	P	• Shall be allowed for all multi-tenant buildings only. • One (1) directory sign shall be integral to the façade on which the sign is affixed.
Neon Signs	P	NP	P	• Shall be limited to no more than 50% of the permitted window or building sign area. • Shall be permitted for restaurants, entertainment uses, and retail shopfronts. • Artistic neon signs shall be permitted.
LED Cabinets	NP	NP	NP	• Not permitted within the Old Town Zoning District.

P = Permitted

NP = Not Permitted

9. Architectural Standards and Design Guidelines

The Architectural Standards and Design Guidelines for the Old Town District shall establish a coherent urban character and encourage enduring, attractive and sustainable development. New and infill construction in the District shall reflect the character of the District.

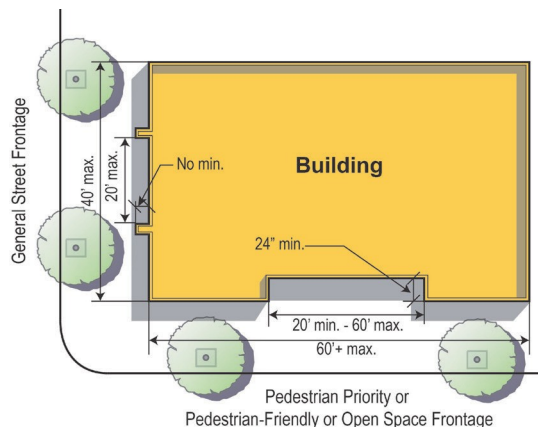
The key design principles establish essential goals for development in the Old Town District to ensure the preservation, sustainability and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces in a garden-esque environment. The key design principles are:

- New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm with transitions into human-scaled private places, with connectivity to adjacent neighborhoods and trail systems.
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- Building facades shall include appropriate architectural details and ornaments to create variety and interest; and
- Open space(s) shall be incorporated to provide public areas integral to the urban environment.

9.1. General to All Character Areas

9.1.1. Building Orientation

- i. Buildings shall be oriented toward the major street front with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



- ii. At intersections, building located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the District. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.
- iii. Residential uses shall address the primary street unless configured as a courtyard building.
- iv. Garages shall be located on alleys; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than 12 feet wide and set back at least 10 feet from the face of

the main structure closest to the garage or rotated 90 degrees with windows on the wall facing the street. Front loaded garages on residential lots less than 50 feet shall not be allowed. Townhomes and courtyard units shall utilize rear-loaded garages.

9.1.2. Pedestrian-Friendly Building Massing and Scale

- i. A building's massing shall serve to define entry points and help orient pedestrians.
- ii. Buildings and/or facades shall emphasize and frame or terminate important vistas.
- iii. Non-residential and mixed-use buildings in the Old Town District, to the extent practicable, shall maintain a 25 foot to 35-foot building façade width or multiples thereof.
- iv. Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- v. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- vi. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback range provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

9.1.3. Architectural Elements and Storefronts

- i. Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style.
- ii. An expression line or equivalent architectural element shall delineate divisions between floors of all buildings.
- iii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements shall be compatible with the architectural style, materials, colors and details of the building as a whole.
- iv. Ground floor building heights shall be at least 12 feet in height.

9.1.4. Building Materials

- i. At least 70% of each exterior elevation shall be brick and stone, when mixed, stone shall be used as a base or foundation material and brick used above the stone. Up to 30% may be stucco, architectural split-face block, or colored and stamped/scored tilt wall. This applies to townhomes, multi-unit buildings, retail, restaurants, SH 78 Commercial, Downtown North and Downtown South Character Areas.
- ii. Single Family Detached structures, including professional garden office conversions, may utilize cementitious fiber board to achieve a lap siding appearance.

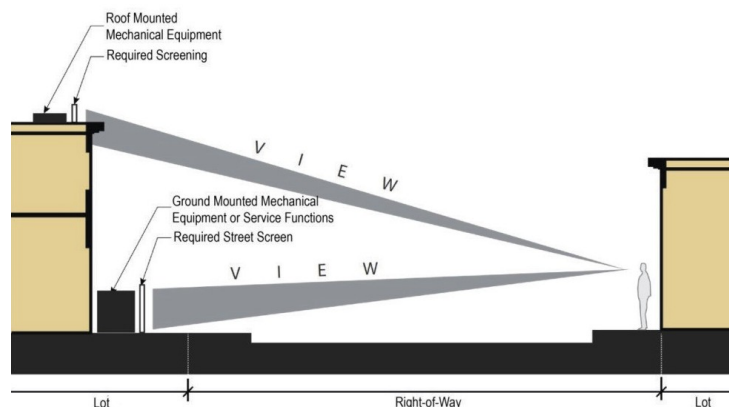
- iii. Retail storefronts may utilize alternative materials for the first floor entry veneer so long as the primary construction type is masonry.
- iv. Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces a residential alley or is not viewable from a public street, ROW, or public area of a non-residential use.

9.1.5. Driveways, Alleys and Service Areas

- i. Unless otherwise specified, driveways and off-street loading and unloading may be located with access along a primary street frontage if the property have no access to either an alley or joint use easement to an adjoining property.
- ii. Driveway spacing shall be limited to two (2) driveways per each block face or per 200 feet of block face, unless approved by the City Manager or designee when pedestrian design is used to mitigate the additional driveway crossings.
- iii. Service and loading/unloading shall be screened per standards in Section 9.1.6.
- iv. Unless required to meet minimum fire access or service access standards all commercial and mixed-use driveways/alleys shall be a minimum of 20 feet in width. Service driveways/alleys shall be a maximum of 32 feet in width garage to garage.

9.1.6. Mechanical and Service Screening

- i. All buildings shall be designed such that no mechanical equipment (HVAC, etc.) except vents or stacks is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.
- ii. The screening material uses shall be the same as the primary exterior building material used and raised at least one (1) foot above the top of the mechanical equipment per City standards.



Appendix 1: Regulating Plan



Appendix 2: Definitions

In addition to the Definitions in Chapter 11, Article 3, Section 14 of the Sachse City Code of Ordinances, the following terms shall have the corresponding interpretations:

Alley means the right-of-way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

Auto-Related Uses means an establishment that provides retail sales and services related to automobiles, including but not limited to tires, batteries, gasoline, etc. Includes car wash, auto repair, gas stations and passenger vehicle leasing, but excludes vehicle sales unless located within the interior of a building, truck and trailer leasing.

Block Face Dimensions means the linear dimension of a block along one (1) of its street frontages.

Building Frontage means the percentage of a building's front façade that is required to be located at the front setback range as a proportion of that lot's frontage along the public street. Parks, plazas, squares, and pedestrian passages shall be considered as buildings for the calculation of a building's frontage.

Character Area means an area within the Old Town District that creates a distinct urban form different from other areas within the Old Town District. Character Areas are identified in the Regulating Plan.

Civic/Open Space means the publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches and balconies may also be considered as Civic/Open Space for the purposes of this Code. Building facades facing a Civic/Open Space shall be treated as a primary frontage.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback or public ROW, or above a height limit.

Garden Style Multifamily Residential means multifamily structures that have fewer units in two or more stories. Often called suburban-style apartments or residential units.

Home Occupation means a non-residential use conducted within a residential dwelling or permitted accessory building by a permanent resident of the building.

Living Screen means a street screen composed of landscaping in the form of vegetation.

Live/Work Unit means a dwelling unit that is also used for work purposes, provided that the work component is restricted to the uses of professional office, artist's workshop, studio or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The "live" component may be located on the street level (behind the work component) or any other level of the building. Live/Work Unit is distinguished from a home occupation otherwise defined by this Code in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Minor Modification means any changes to the Old Town District Code that meet the threshold criteria established in Section 3 and Table 3.1.

Multi-Unit Residential means a residential building that has eight (8) residential units or less, including duplexes, triplexes, quadplexes, etc. Multi-unit residential buildings can appear as a large home from the exterior, but function as a multi-unit building on the interior. Buildings typically have

one main front door, but may also have side and rear entries. Parking is accessed from an alley or a driveway to the rear of the lot. Parking does not face a public right of way.

Duplex is a small- to medium-sized structure that consists of two (2) side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single family home and is appropriately scaled to fit within primarily single family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and promoting walkability.

Plaza means a formal space created within more urban areas for civic purposes and commercial activity. Building frontages typically define these spaces and landscaping is primarily hardscape. Casual seating, along with tables and chairs, is typically provided.



Professional Office means a home that has been converted into a commercial use or office. An individual may also live within the home as well. Similar to a live/work unit.

Regulating Plan means the Zoning Map attached herein that shows the Character Areas, Civic/Open Spaces, Streets and other requirements applicable to the PGBT Area subject to the standards in this Code.

Residential Loft means a residential unit that is built to retail ready standards and adapted for residential uses.

Retail Ready means space constructed at a minimum ground floor height as established in each character area, which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Retail Ready space, the space must comply with all building and construction codes for that use. The intent of the Retail Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Setback Range means the distance in which a building must be constructed from property line. Publicly accessible and activated people spaces, such as outdoor cafes, patios and plazas

differentiated from the sidewalk shall be allowed to be included in the building façade delineation for purposes of meeting a build-to or setback range requirement.



Sign, Blade means an attached sign oriented perpendicular to the face of the building which projects (vertically or horizontally) more than 12 inches beyond the surface of the building to which it is affixed or supported.



Sign, Directory means a permanent on-site attached wall sign providing direction to or identifying the buildings/suites in the development.

Signs, Fold-Up means a portable sign consisting of two (2) panels of equal size, which are hinged at the top and/or a single panel placed on the ground or pavement so as to be self-supporting.

Single Family Detached – Medium Density means single family homes located on smaller lots in traditional or mixed-use neighborhoods. Types can include patio homes, cottage courts, etc.

Patio Homes means single family detached homes located on a small lot that has at least some private yard space, generally in the back and/or side yards, but also possibly a small front yard. These types of homes may also be called “villa” or “zero lot line” homes if the homes are located on one of the side property lines.



Street Screen means a freestanding wall or living screen built along the setback range or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



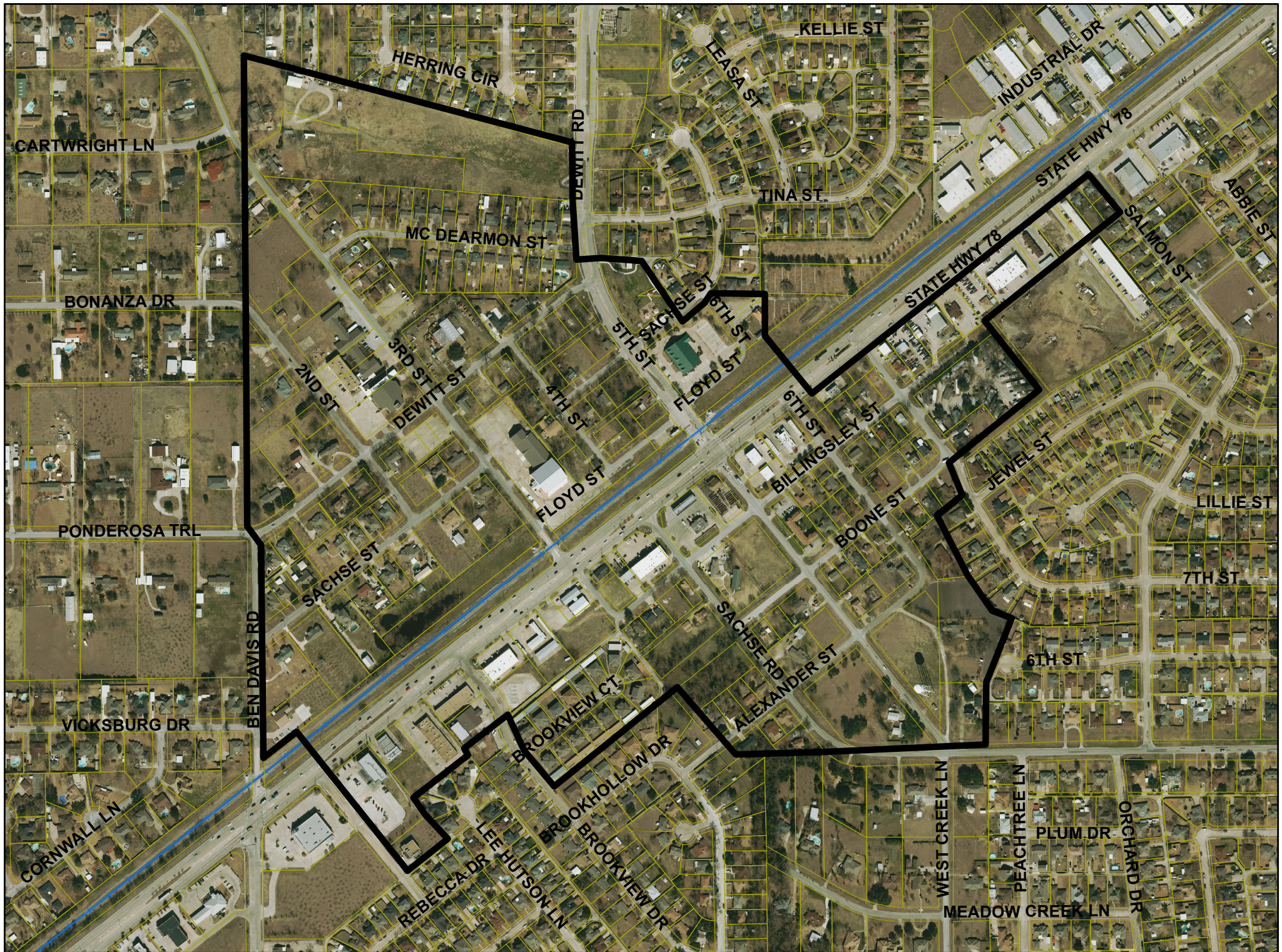
Townhome means a small- to medium-sized attached or detached structure that consists of two (2) to eight (8) houses placed side-by-side. This type of residential building is typically located in a location that transitions from a primarily single family neighborhood into a commercial corridor. This building type enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and walkability.



Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Urban Living Residential means multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Can include studio, one (1) and two (2) bedroom units, residential lofts or flats, and condos.

Urban Tree means a tree specifically selected for its ability to withstand harsh urban conditions, its upright branching habit and its non-invasive root system.



Downtown District Plan Draft

NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 11 TITLED "ZONING ORDINANCE" BY AMENDING EXHIBIT 1 BY AMENDING ARTICLE 3 TITLED "[DISTRICTS]" BY REPEALING SECTION 12 TITLED "MX-MIXED USE REGULATIONS" AND RESERVING SECTION 12 FOR FUTURE USE; BY ADDING A NEW SECTION 15 TITLED "OLD TOWN ZONING DISTRICT"; PROVIDING FOR A CONFLICTS CLAUSE; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That the City of Sachse Code of Ordinances is amended by amending Chapter 11 titled "Zoning Ordinance" by amending Exhibit 1 by amending Article 3 titled "[Districts]" by repealing Section 12 titled "MX-Mixed Use Regulations" in its entirety and reserving Section 12 for future use; by adding a new Section 15 titled "Old Town Zoning District", to read as follows:

"Chapter 11

ZONING ORDINANCE

...

EXHIBIT I

...

ARTICLE 3. [DISTRICTS]

...

Sec. 12. Reserved.

...

Sec. 15. Old Town Zoning District.

15.1 *Purpose and intent.*

- A. *Generally.* The purpose of the Old Town Zoning District, hereafter known as the OT District, is to facilitate the redevelopment and preservation of the Old Town Area into a walkable, mixed-use and infill environment with restaurants, neighborhood amenities, employment, infill housing and open spaces. Development within this District shall implement the vision adopted in the Comprehensive Plan, adopted March 2017.
- B. *Establish specific development standards.* The Old Town Zoning District Regulating Plan (Appendix 1), hereafter known as the Regulating Plan, establishes the Character Areas. The respective Character Areas determine which specific development standards apply. Creation of different Character Areas within the Old Town District enables specific site and locational standards to be applied. Graphic standards are provided for location, height and building elements.

15.2 *Components of the Code.*

- A. *Applicability of Other City Ordinances.* This section governs the Old Town Zoning District except where others are referenced or where other ordinances of Sachse's Code of Ordinances apply and are not in conflict with the Old Town District.
- B. *Old Town District Regulating Plan.* The Old Town District Regulating Plan (Appendix 1) establishes the Character Areas, recommended civic/open spaces, and setback ranges for the District.
 - 1. *Character Areas Established.* The Old Town District Regulating Plan establishes four (4) Character Areas:
 - a. *Downtown South (DTS).* The center of cultural entertainment and family life in Sachse taking advantage of trail connectivity throughout the City and the region. The character of DTS shall be garden-esque, walkable and eclectic.
 - b. *Downtown North (DTN).* A mixed-use destination of small scale commercial and urban residential. Its character should embrace its historic context, focusing on transitions to the surrounding neighborhood.
 - c. *Neighborhood (NBR).* A mixed residential transition from Downtown North and Downtown South respectively adjacent to the existing neighborhoods.
 - d. *SH 78 Commercial (SHC).* Takes advantage of the regional commuter traffic while complementing the adjacent

character of Downtown North and Downtown South respectively.

2. *Setback Ranges Established.* Building setback ranges are established on the Regulating Plan (Appendix 1) for street frontages where denoted.
- C. *Development Standards.* The Code enumerates the development and design standards for the Character Areas.

15.3 *Administration.* This section sets forth the provisions for reviewing and approving development applications within the Old Town District. The intent is to ensure that all development is consistent with the provisions of this Code. All sections of this Code shall be applied during the review process.

- A. *Using this Code.* The following steps should be followed to determine the uses and the development standards applicable on the property within the Old Town District:
 1. Locate the subject property on the Old Town District Regulating Plan.
 2. Identify (1) the Character Area in which the property is located and (2) the setback range required for the property.
 3. Review the Schedule of Uses by Character Area as listed in Table 15.4.1.
 4. Refer to Section 15.5 for Development Standards.
 5. Refer to Section 15.6 for Parking Standards.
 6. Refer to Section 15.7 for Street and Streetscape Design Standards.
 7. Refer to Section 15.8 for Signage.
 8. Refer to Section 15.9 for Architectural Standards and Design Guidelines.
- B. *Development Process.* If a site plan or site development permit is submitted that is in conformance with this Code and the Regulating Plan, the City Manager or Designee may approve the site plan or site development permit application administratively. If the site plan or site development permit application is denied, then the applicant shall have the right to appeal the City Manager or designee's decision to the Planning Commission and then the City Council.

- C. *Development Plan Approval Standards.* If a development plan conforms to the standards set forth in this Code, Regulating Plan and other applicable City regulations not in conflict with this Code, the development plan shall be approved. Upon request by the Applicant, the authority charged with approving the development plan shall certify the reason(s) for an action taken.
- D. *City Manager or Designee.* The City Manager or designee shall be responsible for the following:
1. Reviewing development plan applications for compliance and giving approval for applications within the Old Town District.
 2. Making determinations on the applications and interpretations of standards in this Code.
 3. Approving revisions to previously approved development plans that comply with this Code and all applicable City ordinances.
 4. Reconciling any potential ambiguities or conflicts between other City codes and this Code.
 5. Approving any minor modifications to the approved Regulating Plan per Section 15.3(E).
 6. Determining if a proposed use is within the intent of permitted uses in the Code so that it may also be deemed permitted.
- E. *Minor Modifications.* The City Manager or designee shall have the authority to approve a request for minor modifications to the Code that:
1. Does not materially change the circulation on the site;
 2. Does not materially change the walkable relationship between the buildings and the street;
 3. Does not allow a use otherwise authorized in this Code, unless substantially similar to a use already permitted;
 4. Does not allow greater height of any building except for non-habitable architectural features; or
 5. Alternative building placements and/or parking locations may be considered for administrative approval if the alternative proposal contextually is consistent with the intent of walkability and urbanity of the code and the character area within which the development is proposed. If the administrative approval request is not granted, the

applicant may seek a Major Modification.

The City Manager or designee shall have the authority to approve minor modifications per Table 15.3.1. Any appeals to the decisions of the City Manager on minor modifications shall follow the process below:

- a. *Initiation of an Appeal.* The applicant may appeal a decision of the City Manager or designee. The written request to appeal shall be submitted to the City Manager or designee within 14 calendar days following the denial decision.
- b. *Appeal to Planning and Zoning Commission.* The Commission shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. At this meeting, new information may be presented and considered, if available, that might alter the previous decision to deny the Minor Modification. The Commission may affirm, modify or reverse the previous decision by simple majority vote.
- c. *Appeal to City Council.* The applicant or the City Manager may appeal the Commission's decision by submitting a written notice of appeal to the City Manager or designee within 14 calendar days following the Commission's decision. The City Council shall consider the appeal at an open meeting no later than 30 calendar days after the date on which the notice of appeal is submitted to the Director of Development Services. The City Council may affirm, modify or reverse the Commission's decision by simple majority vote. The decision of the City Council is final.

Any City Council denials of Minor Modifications or any changes beyond those that meet the criteria in Section 15.3 and the thresholds established in Table 15.3.1, shall be processed as an amendment to this Code.

TABLE 15.3.1 MINOR MODIFICATIONS ALLOWED

Standard	Minor Modification Allowed	Comments
Any Numerical Modification		• Shall be no more than a 10% (increase or decrease) modification
Area/Boundary of Character Areas	No more than a 15% change (increase or decrease) in any Character Area (aggregate or per block)	• Shall not eliminate any Character Area. • 15% measurement shall be based on the total area of that Character Area within the entire Old Town District.
Building Frontage	No more than a 30% reduction in the required building frontage along each block	• Should also allow for conditions such as utility easements; large, existing trees; or other physical/topographical constraints.
Street Screen	Waiver of Street Screen requirement	• In no case shall any portion of the surface parking have frontage along a street without a required street screen.
Landscaping	Alternative landscaping in terms of quantity, species type, and/or location may be submitted for consideration.	• Detailed landscape concept plan shall be submitted for review in order to be accepted as an alternative.
Architecture	Alternative architectural concepts that meet the spirit and intent of the Code may be considered, such as modified storefronts or uniquely themed users.	• Detailed architectural plan and/or elevations shall be submitted for review in order to be accepted as an alternative.
Infrastructure and ROW	Alternate design standards	• Shall be based on principles of context sensitive design and further the overall spirit and intent of Old Town District.

- F. *Major Modifications.* A request for a modification of any of the standards of this Code other than minor modifications permitted under Section 15.3(E), such as a change in use or major spatial modification, shall be reviewed and processed as a Major Modification.
1. Major Modifications are intended to allow applicants development flexibility to address specific market opportunities. An application for a Major Modification shall be in the same manner as a Minor Modification and shall be considered by the City Council after the Planning Commission has made a recommendation. The City Manager or designee reviews, makes recommendations on any Major Modifications and shall forward all applications to the Planning Commission for recommendations to City Council. In evaluating a Major Modification, City Council shall consider the extent to which the application meets any of the following:
 - a. Provides an alternative Master Plan approach by consolidating multiple properties to create a predictable, market responsive development;
 - b. Fits the adjoining context by providing appropriate transitions; or
 - c. Maintains the overall intent of the Comprehensive Plan and the Old Town Zoning District.
- G. *Parking.* All off-street parking requirements may be modified through alternative parking plans, shared parking agreements or other similar mechanisms to advance the goals of walkability and connectivity if approved by the City Manager or designee.
- H. *Non-Conforming Uses.* All non-conforming uses shall be governed by the Sachse Code of Ordinances and applicable State law.
- I. *Non-Complying Structures and Sites.* A noncomplying structure or site may be altered or enlarged, provided that such alteration or enlargement shall neither create any new non-conformity, nor shall increase the degree of the existing non-conformity of all or any part of such structure or site, with the exception of single family structures, which may be modified creating new non-compliance as long as the original structure of the building is maintained and the new non-compliance is associated only with a single family use.

Regardless of transfer of ownership, non-complying structures that are utilized for single family residential or houses of worship may continue in that use in perpetuity if utilized solely for that purpose even if destroyed by Act of God and reconstructed.

15.4 Schedule of Uses.

- A. Due to the emphasis on urban form over land uses, general use categories have been identified by Character Area. Uses not listed on the following schedule, but are substantially similar, may be permitted upon approval by the City Manager or designee.

TABLE 15.4.1 SCHEDULE OF USES

Character Area	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)
Land Use				
Commercial Uses (Office, Retail, Sales and Service Uses)				
Retail Sales or Service	P	P	P	NP
Professional Office	P	P	P	P/C
Light Industrial, including manufacturing, data centers, research laboratory headquarters, laboratories and associated facilities	NP	NP	P	NP
Heavy Industrial	NP	NP	NP	NP
Food Service Uses (full-service restaurants, cafeterias, bakeries, snack bars, QSRs, café seating within a public or private sidewalk area with no obstruction of the pedestrian realm)	P	P	P	NP
Brewery	P	P	P	NP
Any use with a drive through	NP	NP	P/C	NP
Auto-Related Uses	NP	NP	P/C	NP
Storage Facilities	NP	NP	P/C	NP
Arts, Entertainment and Recreation Uses				
Art galleries, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	P	NP

Theater, cinema, dance, music or other entertainment establishment	P	P	P	NP
Museums and other special purpose recreational institutions	P	P	P	NP
Fitness, recreational sports, gym or athletic club	P	P	P	NP
Outdoor Entertainment Venue	P	P	NP	NP
Parks, greens, plazas, squares and playgrounds	P	P	NP	P
Educational, Public Administration, Health Care and Other Institutional Uses				
Child Daycare and Preschools	P	P	P	NP
Schools, Libraries and Community Halls	P	P	P	NP
Hospital/Medical Office Buildings	P	P	P	NP
Civic Uses	P	P	P	NP
Religious Institutions	P	P	P	NP
Residential Uses				
Single Family Detached – Low Density	NP	NP	NP	P
Single Family Detached – Medium Density	NP	NP	NP	P
Garden Style Multifamily Residential	NP	NP	NP	NP
Urban Living Residential	P/C	P/C	P/C	NP
Townhome	P/C	P/C	NP	P/C
Home Occupations	P	P	NP	P
Live/Work Unit	P	P	NP	P
Multi-Unit (up to 8 units per structure)	P/C	P/C	NP	P/C
Accessory Dwelling Unit	P	P	NP	P
Assisted Living Facilities	NP	NP	NP	NP
Other Uses				
Municipal Facilities	P	P	P	P
Hotels	P	P	P	NP

Parking, Surface (Primary Use of Property)	P/C	P/C	P/C	NP
Parking, Surface (Accessory Use of Property)	P	P	P	NP
Parking, Structured	P	P	P	NP
Private Attached Garage	P	P	NP	P
Private Detached Garage	P	P	NP	P
Sales from Kiosks	P	P	NP	NP
Veterinary Clinic	P	P	P	NP

P = Permitted

NP = Not Permitted

P/C = Permitted with Design Criteria per Table 15.4.2

- B. *Use Criteria.* All uses listed as P/C in Table 15.4.1 shall also meet the following standards.

TABLE 15.4.1 USE CRITERIA

Use	Zone	Location + Design Criteria
Professional Office	Neighborhood	- Existing homes shall be permitted to be converted to professional office. - Shall follow signage requirements as established in Section 15.8. - Parking: - Shall be accommodated as on-street parking and shall be angled or parallel to the curb, or - Shall be accommodated to the side or rear of the structure, accessible through a driveway. - Ground-oriented signage that is decorative and ornamental, no more than four (4) feet high and non-electronic is permitted.
Any Permitted with a Drive Through	SH 78 Commercial	Drive through areas shall be screened by a four (4) foot high street screen.
Auto-Related Uses	SH 78 Commercial	Gas pumps and canopies shall not be located at the corners of the facility's lot.

Storage Facilities	SH 78 Commercial	• Storage uses shall be a maximum of three (3) stories. • Shall be 100% indoor access and climate controlled.
Urban Living Residential	Downtown South Downtown North SH 78 Commercial	• Ground floor retail, commercial or other non-residential required for each Urban Living Residential project. • Urban Living Residential shall be either 100% studio/convertible, one (1) and two (2) bedroom units, residential lofts or flats, or condos. • Two (2) bedroom units shall have similar sized bedrooms, bathrooms and closets. • Any shared wall, floor or ceiling shall be insulated. • Surface parking shall be designed to facilitate a pedestrian-oriented site. • Shall be no more than two (2) stories within 50 feet of the property line adjacent to existing single family residential.
Townhome	Downtown South Downtown North Neighborhood	• Units shall be at least 12 units an acre. • Lots shall be a minimum of 22 feet wide, maximum of 30 feet wide, and alley-loaded. • Shall be either attached or detached. • The following additional conditions shall apply to townhomes within properties either owned or formerly owned by the Sachse EDC. The townhome use shall be consistent with, but not limited to: - o Overall positive tax base - o Reinforcing neighborhood commercial uses - o Creating live-work-play context - o Limited infill context that is not the predominant use of a block
Multi-Unit	Downtown South Downtown North	• Shall have ground floor retail or commercial for each project. • Shall be no more than two (2) stories within 50 feet of the

		property line adjacent to existing single family residential.
Parking, Surface (Primary Use of Property)	Downtown South Downtown North SH 78 Commercial	- Required to be temporary use of property as part of phasing strategy or appropriately screened and landscaped by incorporating one (1) tree per every 15 spaces planted within parking islands. - To be reviewed by City Manager or designee.

15.5 *Development Standards.* The following table shall establish the development standards for the four (4) different zones in the Old Town Zoning District.

TABLE 15.5.1 DEVELOPMENT STANDARDS

Standard	Downtown South (DTS)	Downtown North (DTN)	SH 78 Commercial (SHC)	Neighborhood (NBR)
Setback Range	Setback Ranges shall be established in the Old Town District Regulating Plan			
	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	Corner lots shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.	N/A	N/A
Heights				
Building Height	Shall be no more than three (3) stories for the entire Old Town Zoning District.			
First Floor	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)	12 Feet (Min.)
Buildable Area	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 90% of the lot area may be covered by any building footprint	A maximum of 80% of the lot area may be covered by any building footprint	A maximum of 75% of the lot area may be covered by any building footprint

Building Frontage	Min. of 70% of the building façade along 5 th Street and Sachse Road shall be built within the setback range	Min. of 70% of the building façade along 3rd Street shall be built within the setback range	N/A	Min. of 50% of the building façade shall be built within the setback range.
	Min. of 50% of the building facades along all other streets shall be built to the setback range.	Min. of 50% of the building facades along all other streets shall be built to the setback range.		
Encroachments	Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of eight (8) feet. In no case shall an encroachment be located over an on-street parking or travel lane.			
Streetscape Standards				
Sidewalks	6 Feet (Min.)	6 Feet (Min.)	N/A	6 Feet (Min.)
Street Trees	30 Feet on center along all public street frontages (except alleys)	30 Feet on center along all public street frontages (except alleys)	N/A	30 Feet on center along all public street frontages (except alleys)
	Minimum caliper three (3) inches and 12 feet high (min.) at planting	Minimum caliper three (3) inches and 12 feet high (min.) at planting	N/A	Minimum caliper three (3) inches and 12 feet high (min.) at planting
Lot and Block Standards				
Lot Width	N/A	N/A	N/A	N/A
Lot Coverage	90%	90%	80%	75%

15.6 *Parking.*

- A. *Applicable to All Character Areas.* Off-street parking requirements for any and all uses permitted in the District may be waived or altered subject to a shared parking agreement or a coordinated parking plan approved by the City Manager and his/her designee, subject to appeal to the City Council.

1. *Parking Location.* Parking shall only be located behind the principal building; or on the side if no more than one (1) double-loaded bay and screened at the street with masonry or fence no taller than four (4) feet.
2. *Off-Street Parking.* For any parking lot permitted along the side of buildings on lot adjacent to 5th Street or Sachse Road, it shall be no wider than 65 feet and a street screen shall be provided such that the side of the parking bays closest to the street shall be screened by a wall or landscape three (3) feet in height.
3. *Entertainment, Retail and Restaurant.* The number of off-street spaces required for retail services, retail goods sales; pharmacies; dry cleaners; art, antique, furniture or electronics studios (retail, repair or fabrication); restaurants, cafes, delis or coffee shops; and retail bakeries shall be waived for the first 1,500 square feet of retail floor space (excluding kitchen, administrative and storage space) for a particular use.
4. *Residential.* A minimum of one (1) off-street parking space shall be required for each residential unit, unless a waiver is approved by the City Manager or designee pursuant to a mixed-use shared parking plan, subject to appeal to the City Council. For lots 50 feet or less, parking shall be rear entry, side, or pull through.
5. *Non-Residential Uses.* A minimum of one (1) off-street parking space per 300 square feet of gross space shall be required for each non-residential unit.

15.7 *Street and Streetscape Design Standards*

- A. *Generally.* Streets in the Old Town District shall support the overall goal of a mixed-use, compact, pedestrian-oriented neighborhood. Streets should balance all forms of mobility while maximizing convenience for residents and visitors.
- B. *Streetscape and Landscape Standards.* Streetscape standards shall apply to all streets within the Old Town District. Streetscape standards shall address all elements between the building face and the edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities and materials. All dedicated public ROW and landscaping within the ROW shall be maintained by the City of Sachse.
- C. *Street Trees and Landscaping (within the Pedestrian Easement)*

1. Street trees shall be required on all Old Town District streets (except alleys).
2. Street trees shall be planted per best practices and based on urban tree species and consistent with a pedestrian zone along the street.
3. Spacing shall be an average of 30 feet on center (measured per block face) along all streets except alleys.
4. The minimum caliper size for each tree shall be three (3) inches and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 square feet. However, the tree well area may be no smaller than 25 feet.
5. All living landscape shall be maintained in a healthy and growing manner, replaced when diseased or dead, and receive irrigation.

D. *Streetscape Amenities within Commercial Areas*

1. Pedestrian-scale lighting shall be required along all Old Town District streets (except on alleys). They shall be no taller than 20 feet.
2. Street lights shall be placed on average 40 feet on center, approximately three (3) feet behind the curb lines unless another placement facilitates a pedestrian zone along the street.
3. The light standard selected shall be compatible with the design of the street and the design of the buildings.
4. Trash receptacles and bike racks shall be required along all streets. A minimum of one (1) per each block face shall be required.
5. All street furniture shall be located in such a manner as to allow a clear sidewalk passageway and a minimum of six (6) feet.
6. Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance; pavers are discouraged in neighborhood retail/entertainment centers as a primary surface in order to facilitate walkability.

E. *Commercial Frontages*

1. Where a commercial frontage is at the ground level to a street, paved hardscape within the setback range shall be flush with the sidewalk

up to the front door at a minimum and match the material of the sidewalk adjacent.

2. Where there is residential frontage, landscaping is permitted within the setback.

F. *Existing Infrastructure*

1. New development shall install new infrastructure subject to City regulations. However, infill residential uses, including allowed home conversions and excluding Urban Living Residential and other non-residential uses, may utilize existing infrastructure or alternative design standards, subject to Minor Modifications approval, for sidewalks, drainage, paving, access and utilities.

G. *Rights-of-Way (ROW)*

1. Any newly dedicated ROW shall be sufficient to accommodate a street cross section approved by Minor Modification that generally provides 24 feet wide concrete paving, allows for on-street parking and other needed infrastructure, such as drainage, utilities, and sidewalks. Existing ROW may be reduced via the platting or construction permit process, subject to Minor Modification approval.

15.8 *Signage.*

TABLE 15.8.1 SIGN STANDARDS

Sign Type	DTS/DTN	NBR	SHC	Standard
Building Signs	P	NP	P	• For all commercial uses fronting on SH 78: One (1) sign per tenant space; area not to exceed 50 SF on the façade with the highway frontage. • For all commercial uses (retail, office, and restaurant): One (1) sign per tenant space; area not to exceed 24 SF along each public frontage. • Second floor commercial uses may be permitted one (1) second floor wall sign per tenant space per public

				street frontage; area not to exceed 24 SF on the second-floor façade along that public street.
Monument Signs	NP	NP	P	One (1) monument sign per street frontage (no more than two (2) per lot separated by at least 300 feet) limited to a maximum of 50 SF per sign face and shall not exceed six (6) feet in height above grade.
Window Signs	P	NP	P	- Limited to 10% of window area - The following shall be exempt: - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. - Mannequins and storefront displays of merchandise sold. - Interior directory signage identifying shopping aisles and merchandise display areas.
Blade Signs	P	NP	P	- Shall be permitted for all non-residential uses. - Six (6) SF maximum per sign face. - May encroach a maximum of two (2) feet onto a sidewalk. - Blade signs shall be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical

				clearance of eight (8) feet from the sidewalk. • SH 78: Permitted if building is built up to the minimum setback range.
Fold-Up Signs	P	P	NP	• Permitted only for retail, service or restaurant uses. • Limited to eight (8) square feet per storefront. • Sign may not exceed two (2) feet in width or four (4) feet in height. • A minimum of four (4) feet of sidewalk shall remain clear. • Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. • Signs shall be removed every day after the business is closed.
Directory Signs	P	NP	P	• Shall be allowed for all multi-tenant buildings only. • One (1) directory sign shall be integral to the façade on which the sign is affixed.
Neon Signs	P	NP	P	• Shall be limited to no more than 50% of the permitted window or building sign area. • Shall be permitted for restaurants, entertainment uses, and retail shopfronts. • Artistic neon signs shall be permitted.
LED Cabinets	NP	NP	NP	• Not permitted within the Old Town Zoning District.

P = Permitted

NP = Not Permitted

15.9 *Architectural Standards and Guidelines.* The Architectural Standards and Design Guidelines for the Old Town District shall establish a coherent urban character and encourage enduring, attractive and sustainable development. New and infill construction in the District shall reflect the character of the District.

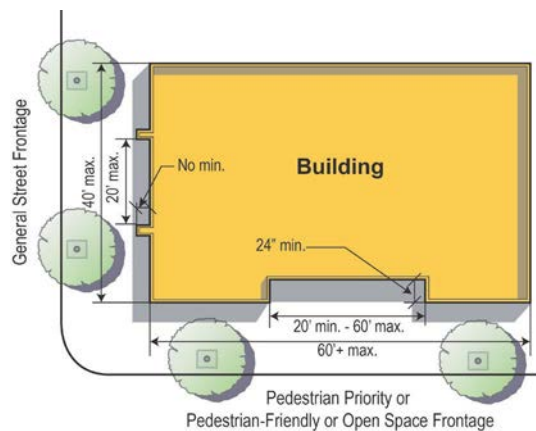
The key design principles establish essential goals for development in the Old Town District to ensure the preservation, sustainability and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces in a garden-esque environment. The key design principles are:

- New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm with transitions into human-scaled private places, with connectivity to adjacent neighborhoods and trail systems;
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity;
- Building facades shall include appropriate architectural details and ornaments to create variety and interest; and
- Open space(s) shall be incorporated to provide public areas integral to the urban environment.

A. *General to All Character Areas*

1. Building Orientation

- a. Buildings shall be oriented toward the major street front with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



- b. At intersections, building located on corner lots shall utilize variations in building massing to emphasize street

intersections as points of interest in the District. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.

- c. Residential uses shall address the primary street unless configured as a courtyard building.
- d. Garages shall be located on alleys; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages are utilized on single-family residential lots, the garages shall be no greater than 12 feet wide and set back at least 10 feet from the face of the main structure closest to the garage or rotated 90 degrees with windows on the wall facing the street. Front loaded garages on residential lots less than 50 feet shall not be allowed. Townhomes and courtyard units shall utilize rear-loaded garages.

2. *Pedestrian-Friendly Building Massing and Scale*

- a. A building's massing shall serve to define entry points and help orient pedestrians.
- b. Buildings and/or facades shall emphasize and frame or terminate important vistas.
- c. Non-residential and mixed-use buildings in the Old Town District, to the extent practicable, shall maintain a 25 foot to 35-foot building façade width or multiples thereof.
- d. Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- e. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- f. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback range provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

3. *Architectural Elements and Storefronts*

- a. A building's massing shall serve to define entry points and help orient pedestrians.
- b. Buildings and/or facades shall emphasize and frame or terminate important vistas.
- c. Non-residential and mixed-use buildings in the Old Town District, to the extent practicable, shall maintain a 25 foot to 35-foot building façade width or multiples thereof.
- d. Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- e. Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- f. Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback range provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.

4. *Building Materials*

- a. At least 70% of each exterior elevation shall be brick and stone, when mixed, stone shall be used as a base or foundation material and brick used above the stone. Up to 30% may be stucco, architectural split-face block, or colored and stamped/scored tilt wall. This applies to townhomes, multi-unit buildings, retail, restaurants, SH 78 Commercial, Downtown North and Downtown South Character Areas.
- b. Single Family Detached structures, including professional garden office conversions, may utilize cementitious fiber board to achieve a lap siding appearance.
- c. Retail storefronts may utilize alternative materials for the first floor entry veneer so long as the primary construction type is masonry.
- d. Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if

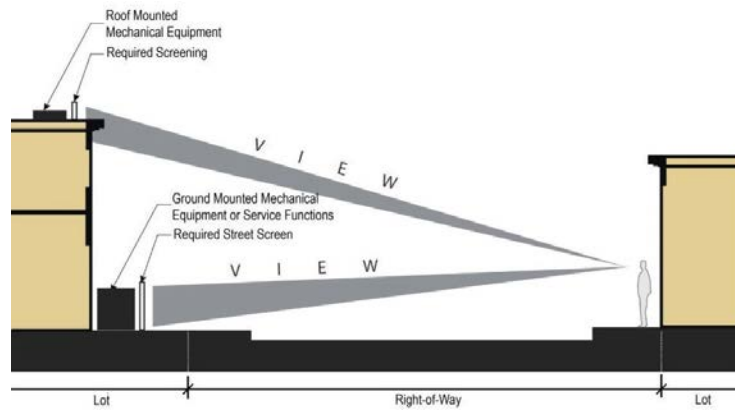
the rear façade faces a residential alley or is not viewable from a public street, ROW, or public area of a non-residential use.

5. *Driveways, Alleys and Service Areas*

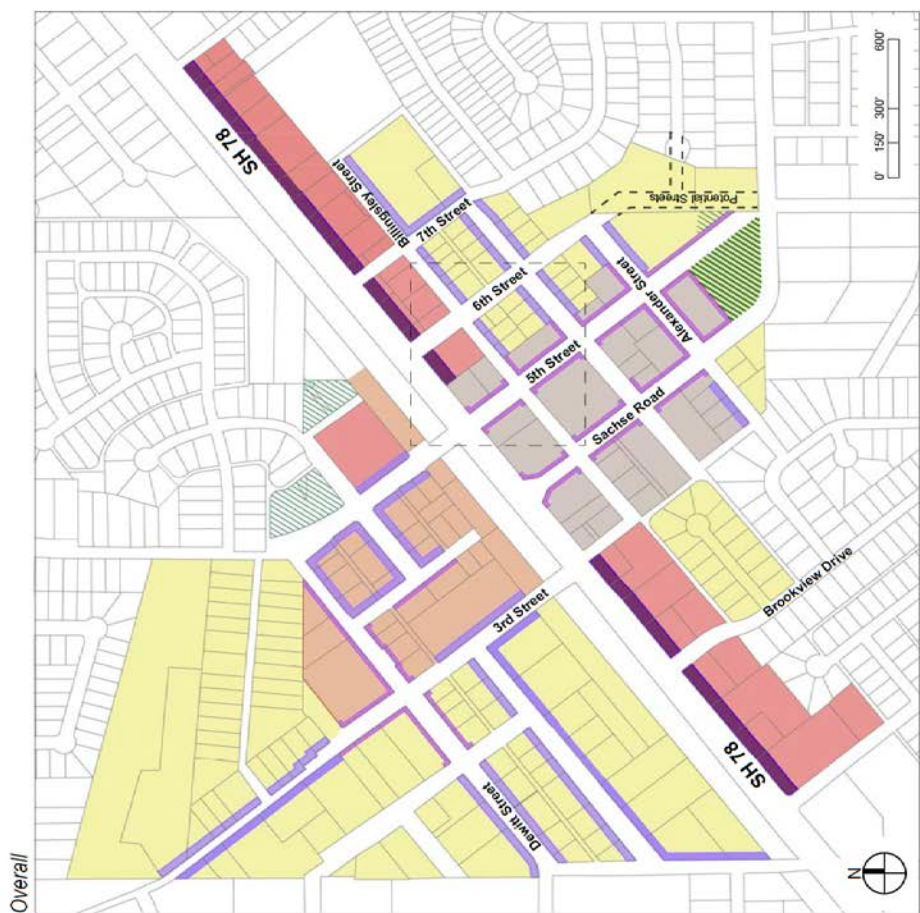
- a. Unless otherwise specified, driveways and off-street loading and unloading may be located with access along a primary street frontage if the property have no access to either an alley or joint use easement to an adjoining property.
- b. Driveway spacing shall be limited to two (2) driveways per each block face or per 200 feet of block face, unless approved by the City Manager or designee when pedestrian design is used to mitigate the additional driveway crossings.
- c. Service and loading/unloading shall be screened per standards in Section 15.9.6.
- d. Unless required to meet minimum fire access or service access standards all commercial and mixed-use driveways/alleys shall be a minimum of 20 feet in width. Service driveways/alleys shall be a maximum of 32 feet in width garage to garage.

6. *Mechanical and Service Screening*

- a. All buildings shall be designed such that no mechanical equipment (HVAC, etc.) except vents or stacks is visible from the public right-of-way or open space, whether the equipment is located on the ground, exterior walls or roof.
- b. The screening material uses shall be the same as the primary exterior building material used and raised at least one (1) foot above the top of the mechanical equipment per City standards.



Appendix 1: Regulating Plan



Appendix 2: Definitions

In addition to the Definitions in Chapter 11, Article 3, Section 14 of the Sachse City Code of Ordinances, the following terms shall have the corresponding interpretations:

Alley means the right-of-way for vehicles and pedestrians within a block that provides access to the rear of buildings, vehicle parking, utility meters, and service areas. An easement for public access is required if the alley is a private right-of-way.

Auto-Related Uses means an establishment that provides retail sales and services related to automobiles, including but not limited to tires, batteries, gasoline, etc. Includes car wash, auto repair, gas stations and passenger vehicle leasing, but excludes vehicle sales unless located within the interior of a building, truck and trailer leasing.

Block Face Dimensions means the linear dimension of a block along one (1) of its street frontages.

Building Frontage means the percentage of a building's front façade that is required to be located at the front setback range as a proportion of that lot's frontage along the public street. Parks, plazas, squares, and pedestrian passages shall be considered as buildings for the calculation of a building's frontage.

Character Area means an area within the Old Town District that creates a distinct urban form different from other areas within the Old Town District. Character Areas are identified in the Regulating Plan.

Civic/Open Space means the publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches and balconies may also be considered as Civic/Open Space for the purposes of this Code. Building facades facing a Civic/Open Space shall be treated as a primary frontage.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback or public ROW, or above a height limit.

Garden Style Multifamily Residential means multifamily structures that have fewer units in two or more stories. Often called suburban-style apartments or residential units.

Home Occupation means a non-residential use conducted within a residential dwelling or permitted accessory building by a permanent resident of the building.

Living Screen means a street screen composed of landscaping in the form of vegetation.

Live/Work Unit means a dwelling unit that is also used for work purposes, provided that the work component is restricted to the uses of professional office, artist's workshop, studio or other similar uses and is located on the street level and constructed as separate units

under a condominium regime or as a single unit. The “live” component may be located on the street level (behind the work component) or any other level of the building. Live/Work Unit is distinguished from a home occupation otherwise defined by this Code in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Minor Modification means any changes to the Old Town District Code that meet the threshold criteria established in Section 15.3 and Table 15.3.1.

Multi-Unit Residential means a residential building that has eight (8) residential units or less, including duplexes, triplexes, quadplexes, etc. Multi-unit residential buildings can appear as a large home from the exterior, but function as a multi-unit building on the interior. Buildings typically have one main front door, but may also have side and rear entries. Parking is accessed from an alley or a driveway to the rear of the lot. Parking does not face a public right of way.

Duplex is a small- to medium-sized structure that consists of two (2) side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single family home and is appropriately scaled to fit within primarily single family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and promoting walkability.

Plaza means a formal space created within more urban areas for civic purposes and commercial activity. Building frontages typically define these spaces and landscaping is primarily hardscape. Casual seating, along with tables and chairs, is typically provided.



Professional Office means a home that has been converted into a commercial use or office. An individual may also live within the home as well. Similar to a live/work unit.

Regulating Plan means the Zoning Map attached herein that shows the Character Areas, Civic/Open Spaces, Streets and other requirements applicable to the Old Town District subject to the standards in this Code.

Residential Loft means a residential unit that is built to retail ready standards and adapted for residential uses.

Retail Ready means space constructed at a minimum ground floor height as established in each character area, which may be used for noncommercial uses and can be converted into retail/commercial use. Prior to the issuance of a certificate of occupancy for a retail/commercial use in a Retail Ready space, the space must comply with all building and construction codes for that use. The intent of the Retail Ready space is to provide the flexibility of occupying a space in accordance with market demand and allowing the use in such space to change to retail/commercial uses accordingly.

Setback Range means the distance in which a building must be constructed from property line. Publicly accessible and activated people spaces, such as outdoor cafes, patios and



plazas differentiated from the sidewalk shall be allowed to be included in the building façade delineation for purposes of meeting a build-to or setback range requirement.

Sign, Blade means an attached sign oriented perpendicular to the face of the building which projects (vertically or horizontally) more than 12 inches beyond the surface of the building to which it is affixed or supported.

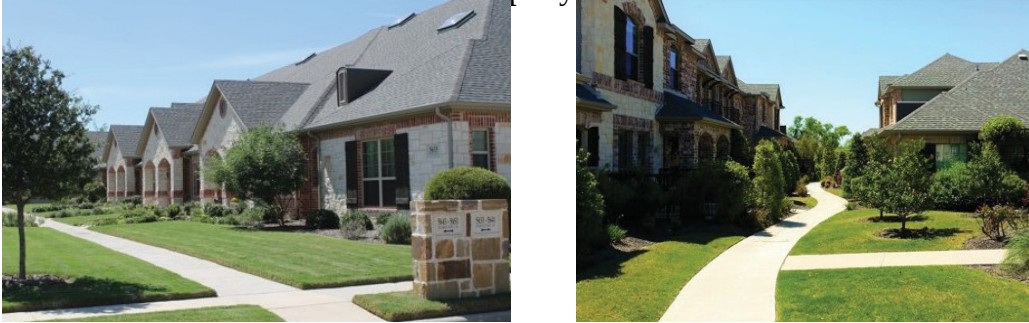


Sign, Directory means a permanent on-site attached wall sign providing direction to or identifying the buildings/suites in the development.

Signs, Fold-Up means a portable sign consisting of two (2) panels of equal size, which are hinged at the top and/or a single panel placed on the ground or pavement so as to be self-supporting.

Single Family Detached – Medium Density means single family homes located on smaller lots in traditional or mixed-use neighborhoods. Types can include patio homes, cottage courts, etc.

Patio Homes means single family detached homes located on a small lot that has at least some private yard space, generally in the back and/or side yards, but also possibly a small front yard. These types of homes may also be called “villa” or “zero lot line” homes if the homes are located on one of the side property lines.



Street Screen means a freestanding wall or living screen built along the setback range or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Townhome means a small- to medium-sized attached or detached structure that consists of two (2) to eight (8) houses placed side-by-side. This type of residential building is typically located in a location that transitions from a primarily single family neighborhood into a commercial corridor. This building type enables appropriately-scaled, well-designed residential infill and is important for providing a broad choice of housing types and walkability.



Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.

Urban Living Residential means multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex. Can include studio, one (1) and two (2) bedroom units, residential lofts or flats, and condos.

Urban Tree means a tree specifically selected for its ability to withstand harsh urban conditions, its upright branching habit and its non-invasive root system.”

SECTION 2. That, to the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

SECTION 3. That all provisions of the Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be and the same are hereby, repealed, and that all other provisions of the Ordinances of the City of Sachse not in conflict with the provisions of this Ordinance shall remain in full force and effect.

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 thereof other than the part thereof decided to be unconstitutional, illegal, or invalid.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Ordinances of the City of Sachse, 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 provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as 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.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2017.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(11-29-2017/93659)



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4092	Version:	1	Name:	Old Town Zoning Change
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/22/2017	In control:		In control:	City Council
On agenda:	12/4/2017	Final action:		Final action:	
Title:	Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and map to grant a zoning change on approximately 160 acres of land, generally located along and to the north and south of SH 78, Fifth Street, Sachse Road, Billingsley Road, Boone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, Seventh Street, Floyd Street, Dewitt Street, and Sachse Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Staff Presentation Proposed Ordinance Proposed Old Town Zoning District Location Map				

Date	Ver.	Action By	Action	Result
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Title

Conduct a public hearing to consider and act on a City-initiated rezoning of Old Town.

Background

Two (2) public hearings are scheduled for tonight. The first is for the adoption of the Old Town zoning district regulations into Chapter 11 (Zoning) of the Code of Ordinances. The second is for the city-initiated rezoning of the land within the Old Town area to the new Old Town zoning district.

City Council held a work session discussion for the Old Town zoning on November 6th, and the Planning & Zoning Commission held a work session discussion along with an open town hall meeting for the public on November 13th.

Tonight, following a presentation by Gateway Planning, the City Council will conduct two (2) public hearings for the Old Town zoning project.

Policy Considerations

Should the new Old Town zoning district regulations be applied to the land in the Old Town area?

On November 27th, 2017, the Planning & Zoning Commission recommended approval (5-1) of the proposed rezoning of Old Town.

Budgetary Considerations

N/A

Next Steps

- City Council work session (11-06-17)
- P&Z work session & open town hall (11-13-17)
- Public hearing by P&Z (11-27-17)
- Public hearing by City Council (12-04-17)

Recommendations

Staff recommends approval of the City-initiated rezoning of approximately 160 acres of land, generally located along and around SH 78, Fifth Street, Sachse Road, Billingsley Road, Boone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, Seventh Street, Floyd Street, Dewitt Street, and Sachse Street, and their respective intersections, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town zoning district.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF SACHSE, AS HERETOFORE AMENDED, TO GRANT A CHANGE OF ZONING ON APPROXIMATELY 160 ACRES OF LAND, GENERALLY LOCATED ALONG AND TO THE NORTH AND SOUTH OF SH-78, FIFTH STREET, SACHSE ROAD, BILLINGSLEY ROAD, BOONE STREET, ALEXANDER STREET, SECOND STREET, THIRD STREET, FOURTH STREET, SIXTH STREET, SEVENTH STREET, FLOYD STREET, DEWITT STREET AND SACHSE STREET, AND THEIR RESPECTIVE INTERSECTIONS, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND AS DEPICTED IN EXHIBIT "A", FROM COMMERCIAL 1 (C1), COMMERCIAL 2 (C2), PLANNED DEVELOPMENT 2 (PD2), RESIDENTIAL 3 (R3), RESIDENTIAL 5 (R5), INDUSTRIAL 2 (I2), AND SPECIAL USE PERMITS #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969 AND #2058 TO OLD TOWN ZONING DISTRICT; PROVIDING A CONFLICTS CLAUSE; 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 on approximately 160 acres of land, generally located along and to the north and south of SH 78, Fifth Street, Sachse Road, Billingsley Road, Boone Street, Alexander Street, Second Street, Third Street, Fourth Street, Sixth Street, Seventh Street, Floyd Street, Dewitt Street and Sachse Street, City of Sachse, Dallas County, Texas, and as depicted in Exhibit "A", attached hereto and incorporated herein by reference, from Commercial 1 (C1), Commercial 2 (C2), Planned Development 2 (PD2), Residential 3 (R3), Residential 5 (R5), Industrial 2 (I2), and Special Use Permits #1024, #1216, #1467, #1594, #1769, #1801, #1959, #1969, and #2058 to Old Town Zoning District.

SECTION 2. To the extent of any irreconcilable conflict with the provisions of this ordinance and other ordinances of the City of Sachse governing the use and development of the Property and which are not expressly amended by this ordinance, the provisions of this ordinance shall be controlling.

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, and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of this ordinance shall remain in full force and effect.

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 not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effected date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, 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 (\$2,000.00) Dollars 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 _____, 2017.

APPROVED:

Mike J. Felix
Mayor

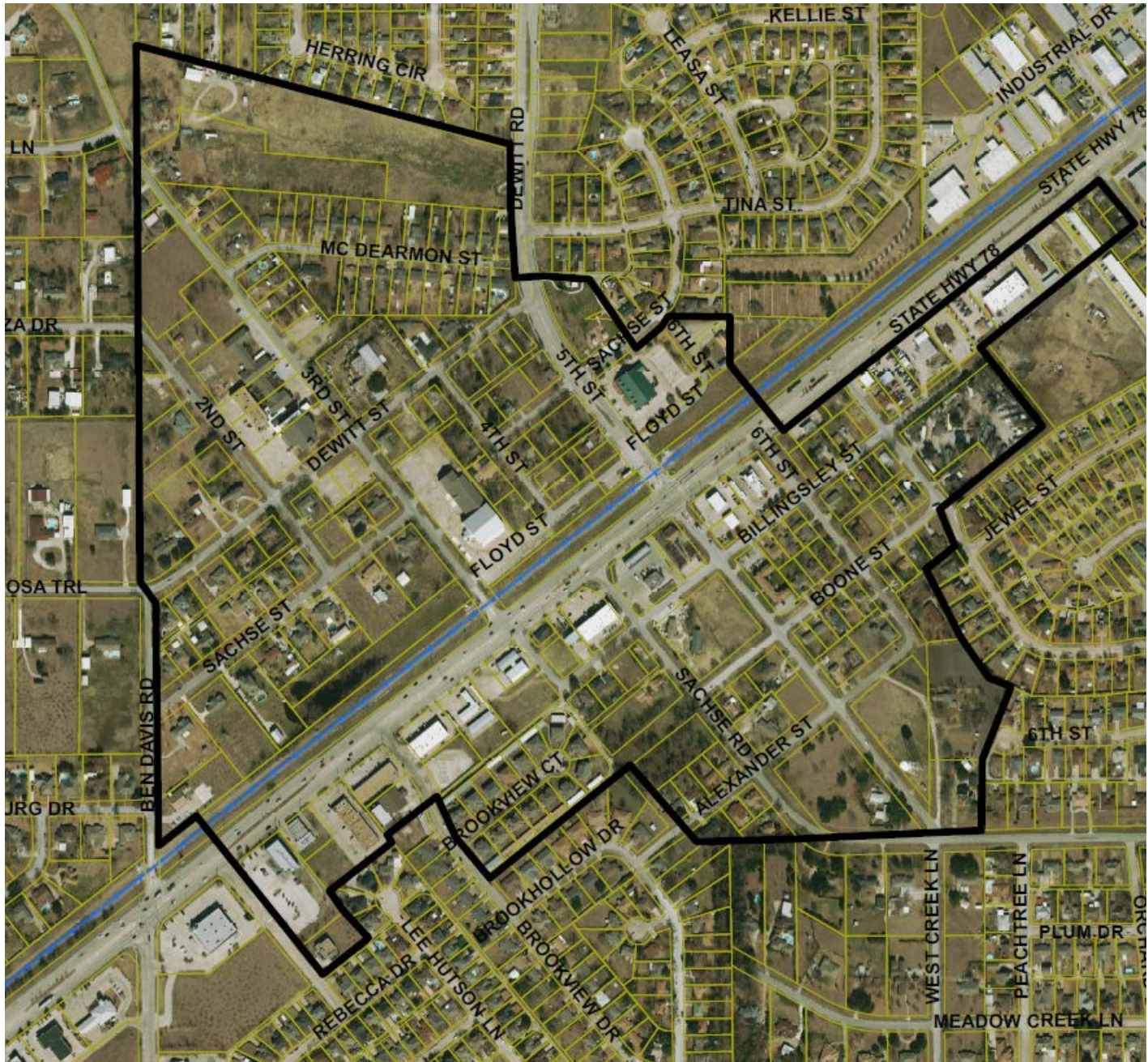
DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Peter G. Smith
City Attorney
(11-21-2017/93525)

EXHIBIT "A"
DEPICTION





City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4089	Version:	1	Name:	Municipal Development District Resolution
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/20/2017	In control:		In control:	City Council
On agenda:	12/4/2017	Final action:		Final action:	
Title:	Consider approval of a resolution dedicating funds collected from the City of Sachse Municipal Development District and the imposition of a sales and use tax of a quarter cent be used solely towards the financing of Park and Recreation Development projects within the City of Sachse.				

Sponsors:

Indexes:

Code sections:

Attachments: [Resolution](#)

Date	Ver.	Action By	Action	Result
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Title

A resolution ordering the dedication of funds collected from the Municipal Development District (MDD) be dedicated to Park and Recreation Development projects.

Background

The 2017 Comprehensive Plan recommended that the City explore allocating its remaining quarter cent sales tax for park and other related projects. Therefore, the City Council, at its June 19th regular meeting, following a detailed presentation and informed discussion, directed staff to proceed in preparing an election order for a Municipal Development District to focus primarily on Park related projects at the November 7 election. On November 7, 2017, voters approved for this remaining quarter cent to be imposed on the sales and use tax.

Policy Considerations

None.

Budgetary Considerations

No budgetary considerations.

Staff Recommendations

Approve a resolution of the City Council dedicating funds collected from the City of Sachse Municipal Development District and the imposition of a sales and use tax of a quarter cent be used solely towards the financing of Park and Recreation Development projects within the City of Sachse and providing for an effective date.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, STATING THE PURPOSE FOR WHICH PROJECT FUNDS COLLECTED FROM THE CITY OF SACHSE MUNICIPAL DEVELOPMENT DISTRICT (“DISTRICT”) AND THE IMPOSITION OF A SALES AND USE TAX OF ONE-FOURTH OF ONE PERCENT BE USED SOLELY TOWARDS THE FINANCING OF PARK AND RECREATION DEVELOPMENT PROJECTS WITHIN THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 377 of the Local Government Code provides that a municipality may call an election on the question of creating a municipal development district to plan, acquire, establish, develop, construct, or renovate one or more development projects beneficial to the district; and

WHEREAS, Chapter 377 of the Local Government Code provides that a municipality may create a municipal development district that includes the incorporated limits of the municipality including the municipality’s extraterritorial jurisdiction; and

WHEREAS, the City Council of the City of Sachse, Texas, herein ordered a called special election to be held on November 7, 2017, for the purpose of creating the City of Sachse Municipal Development District (“District”) and to authorize an additional sales tax at the rate of one-fourth of one percent to fund projects beneficial to the District in accordance with Chapter 377 of the Local Government Code; and

WHEREAS, voters of the City of Sachse, Texas, on November 7, 2017, authorized the creation of the Municipal Development District and the imposition of a sales and use tax at the rate of one-fourth (1/4) of one percent for the purpose of financing development projects that would be beneficial to the District; and

WHEREAS, the City Council of the City of Sachse desires that the funds collected by the District shall be used towards development projects that are specifically related to park and recreation projects within the District.

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

SECTION 1. That the City Council hereby desires that the funds collected by the District shall be used towards development projects that are specifically related to park and recreation projects within the District and that the further development of park and recreation facilities within the District serves a public purpose.

SECTION 2. That this resolution shall become and be effective immediately upon its adoption and publication as required by law, and it is accordingly so Resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas,
this the 20th day of November, 2017.

CITY OF SACHSE, TEXAS

Mike J. Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4079 **Version:** 1 **Name:** Sachse Special Needs Advisory Committee
Type: Agenda Item **Status:** Agenda Ready
File created: 11/9/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Discuss possible creation of a Sachse Special Needs Advisory Committee.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Special Needs Advisory Committee

Background

During recent Board/Commission interviews, the City Council requested for staff to add an agenda item for the City Council to discuss the possible creation of a Special Needs Advisory Committee.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Discuss and provide feedback.



City of Sachse, Texas

Legislation Details (With Text)

File #: 17-4078 **Version:** 1 **Name:** Council Liaisons to Boards and Commissions
Type: Agenda Item **Status:** Agenda Ready
File created: 11/9/2017 **In control:** City Council
On agenda: 12/4/2017 **Final action:**
Title: Consider appointment(s) of Council liaisons to the City's Boards and Commissions.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title

Consider appointment(s) of Council liaisons to the City's Boards and Commissions.

Background

On a yearly basis the Council has reviewed the Council appointed liaisons to each Board or Commission. The current liaison to each Board, Commisison or Committee is as follows:

Mayor Felix	NTTA, NCTCOG
Councilman Ross	TIF Board and Library Board
Councilman Bickerstaff	EDC and GISD
Councilman Franks	Parks and Recreation Board
Councilman King	Animal Shelter Board and Animal Shelter Advisory Committee
Councilman Adams	Planning and Zoning Commission
Councilman Watkins	WISD

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Appoint Council liaisons to the remaining City's Boards and Commissions as appropriate.



City of Sachse, Texas

Legislation Details (With Text)

File #:	17-4094	Version:	1	Name:	Executive Session: Real Property
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	11/27/2017	In control:		In control:	City Council
On agenda:	12/4/2017	Final action:		Final action:	
Title:	The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.072: Deliberation of the purchase, sale and license of real property generally located in the mid-west part of the City of Sachse.				

Consider any action as a result of Executive Session.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Executive Session pursuant to the Texas Government Code, Section §551.072

Background

This agenda item is provided for the City Council to meet in Executive Session to deliberate the purchase, sale, and license of real property generally located in mid-west part of the City, in accordance with Texas Government Code.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Conduct Executive Session and take any action appropriate.