

**CITY COUNCIL OF THE CITY OF SACHSE
MARCH 3, 2025, MEETING MINUTES**

The City Council of the City of Sachse held a regular meeting on Monday, March 3, 2025, at 6:30 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmember Michelle Howarth, Councilmember Chance Lindsey, Councilmember Lindsay Buhler, Councilmember Matt Prestenberg.

Those absent were: Councilmember Frank Millsap.

A. Meeting Opening

1. Call to Order: The City Council of the City of Sachse will hold a regular meeting on Monday, March 3, 2025, at 6:30 PM to consider the following items of business:

Mayor Bickerstaff called the meeting to order at 6:30 PM.

2. Invocation and Pledges of Allegiance.

Councilmember Howarth offered the invocation and Councilmember Lindsey led the pledges.

B. Recognition

1. Present a proclamation recognizing National Surveyors Week.

Mayor Bickerstaff presented a proclamation to Land Surveyors, Christopher Bentle and Marcus Madrid, to recognize National Surveyors Week.

2. Present a proclamation recognizing March 29, 2025, as Arbor Day in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Leisure Services Coordinator Jordan Beaulieu and Recreation Manager Cynthia Wiseman in recognition of Arbor Day.

3. Present a proclamation recognizing March 29, 2025, as Keep America Beautiful - Great American Cleanup Day in the City of Sachse.

Mayor Bickerstaff presented a proclamation to Leisure Services Coordinator Jordan Beaulieu and Recreation Manager Cynthia Wiseman in recognition of Keep America Beautiful - Great American Cleanup Day in Sachse.

4. Present a proclamation recognizing the City of Sachse Finance Department's efforts for achieving the Distinguished Budget Presentation Award from the Government Finance Officers Association.

Mayor Bickerstaff presented a proclamation to Finance Director David Baldwin to recognize the Finance Department's efforts in achieving the Distinguished Budget Presentation Award.

C. Public Comment

The public is invited to address Council regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

No public comments were offered.

D. Council/Staff Reports and Updates

1. Mayor and City Council announcements regarding special events, current activities, and local achievements.

Councilmember Prestenberg introduced the featured pet, Josh, and noted that Odin, the featured pet from the previous meeting, had been adopted. Mayor Pro Tem Franks announced that the Michael J. Felix Community Center has a free class week when the public may try classes without obligation. The first pop-up park will be on March 6. Spring break camps' sign-ups are open, the family arcade and fun drive will be on March 21. Admission for a family is a new pack of socks for kids or teens. He also invited volunteers to sign up for the Arbor Day Jubilee happening March 29.

Ms. Nash welcomed new employees, Margaret Trask, PT Library Assistant, and Garrett Payne, Sewer Maintenance Technician I. She also congratulated Mark Samano on his promotion to Parks Maintenance Technician II and Kayla Callaway, who was promoted from Police Officer to Sergeant. Sachse Fire Rescue had an annual swearing-in ceremony for four Firefighter/Paramedics: Brian Le, Jonathan Hughes, Scott Castillo, and Braxton Gomez.

Mayor Bickerstaff mentioned that information regarding the May 3 election is on the website. The public may also contact City Secretary Leah Granger (lgranger@cityofsachse.com) with questions. Applications for the Sachse Scholarship are open until March 25. One graduating student will receive \$1,000 towards secondary education. He also announced that the Police Department will perform house checks over Spring Break for those who submit a request on the website.

E. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Council meeting, and/or do not warrant discussion. Council will act upon these items with one motion. There will be no separate discussion of these items unless a Councilmember requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Approve the February 17, 2025, meeting minutes.
2. Approve the February 25, 2025, special meeting minutes.
4. Accept the Quarterly Budget and Investment Reports for the quarter ending December 31, 2024.

Councilmember Buhler requested item number three be removed from the Consent Agenda. Councilmember Howarth made a motion to approve items one, two, and four of the Consent Agenda. Councilmember Prestenberg seconded the motion, and it carried 6 - 0. None voted against.

F. Action Items

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

3. Accept the monthly revenue and expenditure report for the period ending January 31, 2025.

Councilmember Buhler requested item number three be removed from the Consent agenda. She expressed appreciation for the Finance Department's addition of notes to the report. Councilmember Buhler made a motion to approve the item as presented. Councilmember Howarth seconded the motion, and it carried 6 - 0. None voted against.

1. Conduct a public hearing to consider approval of an ordinance amending the Comprehensive Zoning Ordinance and map, to grant a change of zoning from Residential-5 District (R-5) to a Neighborhood Shopping District (C-1) on an approximately 1.81± acre tract of land of the Church of Christ addition lot 1, block 1 subdivision, City of Sachse, Dallas County, Texas, more particularly described in Exhibit "A" and located at 5206 Ben Davis Road; providing a conflicts resolution clause;

providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and providing for an effective date.

Development Services Director Matt Robinson presented the zone change request for 5206 Ben Davis Road to Council. The primary reason for the request is to adjust the height of the building. He noted that law allows churches to exceed the maximum height as long as they increase the setback accordingly. Staff recommends approval of the change request. He noted that the Planning and Zoning Commission recommended denial of the request primarily due to concerns regarding traffic and parking.

Ms. Nash clarified some of the concerns received from residents regarding traffic and parking, especially related to emergency services. Councilmembers asked about current parking and traffic conditions. Mayor Bickerstaff asked for clarification related to the zoning and the number of stories. He asked about standard requirements for each step the applicant will have to take if approved. Mr. Robinson clarified that there are multiple steps in the process and that standards must be met in order to move forward. After some discussion, the lot owner's representative, Adel Yaseen from Amy Designers, addressed Council. He noted that part of the reason for the zone change request is to utilize more of the property for parking.

The Mayor opened the public hearing at 7:10 PM. The following Sachse residents addressed the Council:

- Mr. Michael Jones regarding a plot plan for the property and parking
- Mr. Mark Tatum regarding traffic, privacy, and lighting
- Mr. Peter Czajkowski regarding the height of the building, heavy traffic during events and safety
- Mr. Robert Guess regarding the safety of the neighborhood, traffic, and privacy
- Mr. Jim Cox regarding petition signatures, traffic, and urged the Council to deny the request
- Ms. Jayne Reed regarding usage of the subject property and a property on Third Street
- Ms. Denise Johnson regarding traffic and parking during events
- Ms. Norma Martinez regarding traffic safety

The Mayor acknowledged receipt of comments from Macy Jones that were distributed to Councilmembers.

The public hearing was closed at 7:33 PM.

Mayor Pro Tem Franks refocused the discussion on the zone rather than the building use. Councilmember Howarth asked why this was a rezone request rather than Planned Development. Mr. Yaseen explained that the plan is to demolish the building to the north and use it for parking. The owner would like the extra story for offices. If the rezoning is not approved, the parking problem cannot be fixed. Councilmember Lindsey asked the City Attorney about building use. Mr. Gorfida noted that this first step does not address the building, only the zoning district. Mayor Pro Tem Franks reiterated that this is not a site plan but a zoning case. Mayor Bickerstaff clarified that current statutes allow on-street parking. Councilmember Prestenberg summarized that there are five areas to consider in this decision: compatibility with the area, traffic and safety concerns, property value impact, hardship with current status, and public opposition.

Mayor Pro Tem Franks made a motion to deny the item as presented. Councilmember Prestenberg seconded the motion, and it failed 3 - 3. Mayor Bickerstaff, Councilmember Buhler, and Councilmember Prestenberg voted against the motion.

Councilmember Howarth made a motion to approve the item as presented. Councilmember Prestenberg seconded the motion, and it failed 2 - 4. Mayor Pro Tem Franks, Councilmember Howarth, Councilmember Lindsey, and Councilmember Prestenberg voted against the motion. The rezoning request was denied.

G. Discussion Items

These items are for Council and staff to discuss as needed. Comments on Discussion Items should be addressed in the

Public Comment Section of this meeting.

1. Receive the City's Annual Comprehensive Financial Report (ACFR) and Federal Single Audit Report for the fiscal year ending September 30, 2024.

Mishal Mejewski, CPA with Pattillo, Brown & Hill, presented an overview of the audit process and a summary of the results. She explained that the City earned a clean, unmodified opinion.

H. Executive Session

1. The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel Matters: regarding the annual review of the Municipal Judge.
2. The City Council shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of a project generally located along Ranch Road and Hwy 78, for Project Yellowstone.

Mayor Bickerstaff adjourned the Council to Executive Session at 8:06 PM.
The Council returned to Regular Session at 8:55 PM.

I. Action Resulting from Executive Session

Action items are for Council discussion and consideration for action. **The Mayor will invite comments before the Council votes.** A Public Comment Card should be given to the City Secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session regarding the annual review of the Municipal Judge.

Councilmember Prestenberg made a motion to reappoint Municipal Judge Robert Beasley for a two-year term, effective March 9, 2025, to authorize the Mayor to execute an amended and restated agreement for municipal judge services, amending section 4.2(b) compensating the Judge with \$100 per warrant review and per prisoner arraignment. Mayor Pro Tem Franks seconded the motion, and it carried 6 - 0. None voted against.

2. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yellowstone.

Sachse resident, Matthew Holboke, addressed the Council regarding the benefits of the project.

Councilmember Buhler made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an economic development agreement for Project Yellowstone and any amendments and instruments related thereto substantially in accordance with the terms discussed in the executive session. Councilmember Lindsey seconded the motion, and it carried 5 - 1. Mayor Pro Tem Franks voted against.

J. Adjournment

Mayor Bickerstaff adjourned the meeting at 8:58 PM.

ATTEST:


Leah K Granger, TRMC, City Secretary




Jeff Bickerstaff, Mayor