

# **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

