City of Sachse, Texas

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

Meeting Agenda

City Council

Monday, October 19, 2015 | **7:30 PM** | **Council Chambers**

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

The City Council of the City of Sachse will hold a Regular Meeting on Monday, October 19, 2015, 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 BY ONE MOTION, THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER OR CITIZEN SO REQUESTS.

15-3067 Approve the minutes of the September 14, 2015 special meeting.

Attachments: 09.14.15 Minutes

15-3068 Approve the minutes of the October 5, 2015 workshop meeting.

Attachments: 10.05.15 Minutes Workshop

15-3085 Consider authorizing the City Manager to execute an Interlocal Agreement with the City of Garland governing access and use as a subscriber participant to the City of Garland's existing 800 MHz radio system and the future P-25 compliant digital trunked radio system.

Attachments: Sachse-Garland Interlocal Radio System Usage Agreement

15-3069 Consider authorizing the City Manager, after review and approval by the City Attorney, to enter into a Memorandum of Understanding (MOU) with the Garland Independent School District regarding the provision of

School Resource Officer (SRO) services to GISD.

Attachments: Sachse-Garland SRO MOU

15-3073 Consider a resolution authorizing the purchase of two (2) 2016 Ford Interceptor Utility police package vehicles from Sam Pack's Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty two thousand dollars ($52,000) for the City of Sachse Police Department; and providing for an effective date.

Attachments: Ford Police Cars

Resolution

15-3075 Consider a resolution authorizing the purchase of two (2) 2016 Chevrolet Impala Limited 4-door police sedans from Freedom Auto Group through Tarrant County Bid not to exceed the budgeted funds of forty one thousand eight hundred dollars ($41,800) for the City of Sachse Police Department; and providing for an effective date.

Attachments: Chevrolet Police Cars

Resolution

15-3076 Consider a resolution authorizing the purchase of one (1) 2016 Ford F-250 Chassis Cab from Sam Pack's Five Star Ford Through Texas Multiple Schedule Contract Program ("TXMAS") not to exceed the budgeted funds of twenty-three thousand five hundred dollars ($23,500) for the City of Sachse Police Department; and providing for an effective date.

Attachments: ACO Truck

Resolution

15-3081 Consider a resolution approving a Clean Fleet Policy for the City of Sachse; and providing for an effective date.

Attachments: Clean Fleet Resolution and Policy

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

3. CITIZEN INPUT.

The public is invited at this time to address the Council. The Mayor will ask you to come to the microphone and state your name and address for the record. If your remarks pertain to a specific Agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker.

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

4. REGULAR AGENDA ITEMS.

15-3080 Consider the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1 - 2, Block A, being a total of

49.654 acres.

Attachments: Mustang Creek Estates Presentation

Attachment 1 - Location Map

Attachment 2 - Aerial Map

Attachment 3 - Zoning Map

Attachment 4 - Preliminary Plat and Concept Engineering Plans

15-3064 Consider authorizing the City Manager to execute a purchase order to Motorola Solutions Incorporated in the amount of $600,361.00 for the purchase and acquisition of equipment and infrastructure related to the P-25 Digital Radio Upgrade.

Attachments: Initial Cost Sheet

15-3087 Consider approval of a Chapter 380 Grant Agreement made by and between the City of Sachse, Texas (the "City") and First Texas Homes, Inc.(the "Company").

Attachments: Presentation

380 Agreement

Sachse Texas Sales vs Use Tax Diagram

15-3031 Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit “A” and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit “C”.

Attachments: Presentation

Zoning Ordinance

Special Conditions

Attachment 1 - Site Plan

Attachment 2 - Building Elevations

Attachment 3 - Notice Responses

Attachment 4 - Ordinance 1476

Attachment 5 - Exhibit A

15-3082 Discuss and consider Friends of Sachse Parks and Recreation request for Sachse area dog park sites that were denied by the Parks and Recreation Board on October 8, 2015, as well as denied by the Parks and Recreation Director. These sites include approximately two acres of 3.18 acres of open space on the Sachse Road side of the Animal Shelter and 1.5 acres of 7.43 acres of dedicated park land at Ingram Rd. to Industrial.

Attachments: Sachse Dog Park Proposal City Council v1

Sachse Dog Park Petition

Sachse Dog Park Comments

5. ADJOURNMENT.

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

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

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time. Therefore, during Citizen Input for example, the Council is prohibited by state law to deliberate or take action on any issues introduced by the public other than to take them under advisement. Posted: October 16, 2015; 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 at the meeting, please contact Michelle Lewis Sirianni, City Secretary, at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3067	**Version:**	1	**Name:**	September 14, 2015 special council minutes
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/10/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Approve the minutes of the September 14, 2015 special meeting.				

Sponsors:

Indexes:

Code sections:

Attachments: 09.14.15 Minutes

Date	Ver.	Action By	Action	Result

Title
Approve the minutes of the September 14, 2015 special meeting.

Executive Summary
Minutes of the September 14, 2015 special meeting.

Background
Minutes of the September 14, 2015 special meeting.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Approve the minutes of the September 14, 2015 special meeting.

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CITY COUNCIL OF THE CITY OF SACHSE

SPECIAL MEETING MINUTES

September 14, 2015

The City Council of the City of Sachse held a special meeting on Monday, September 14, 2015 at 7:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Brett Franks, Council Members Charlie Ross, Paul Watkins, Bill Adams, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; City Engineer, Greg Peters; Parks and Recreation Director, Lance Whitworth; Human Resources Manager, Stacy Buckley; Fire Chief, Rick Coleman; Police Chief, Bryan Sylvester; Library Manager, Mignon Morse; and, Finance Director, Teresa Savage.

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

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. **15-2995** Approve the minutes of the September 1, 2015 special Council meeting. **15-3014** Approve the minutes of the September 1, 2015 joint Council and EDC workshop meeting. **15-3007** Approve a resolution renewing the authorization for an Interlocal Agreement for Food Establishment Inspection and Environmental Health Services between Dallas County, on behalf of Dallas County Health and Human Services, and the City of Sachse. **15-3008** Approve a resolution renewing the terms and conditions of a Professional Services Agreement, by and between the City of Sachse and the City of Garland for the City of Garland Health Department to provide immunizations, well child health care and communicable disease investigation services for the City of Sachse.

Councilman King made a motion to approve items 15-2995, 15-3014, 15-3007, and 15-3008 as submitted. Councilman Ross seconded that motion and the motion was unanimously approved.

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

Councilman King announced that North Point Church will host a kids and divorce group for anyone that may be interested.

Mayor Felix acknowledged his appreciation to the Sachse Park Pals for hosting the dedication event as well as a big thanks to CERT, Mike Kellam, and all the volunteers who helped at the event. Mayor Felix announced that CERT will be hosting preparedness classes on September 19

and 20; the Drug Take Back Initiative will be held 10-2 on Saturday, September 26; National Night Out will take place October 6; the Senior Center will be hosting a Blue Grass Under the Stars Event on Saturday, September 19 from 7:30-10:30 p.m.; the Library will host a Fall Crafts with the Stamp Maven at 6 p.m. on Tuesday, September 15; and, on Tuesday, September 22, the Library will host PAWS to read with Princess the Dog at 6 p.m.

Mrs. Nash provided a water bill update stating city staff began meter testing along with September readings began this week. The staff has currently received 295 complaints. Ms. Nash explained that the department currently has only two meter readers and a few individuals in the Utility Billing Department. As they respond to calls, it is taking time to return each one as the staff is spending time with each resident. It is a slow-going process, but staff will continue to work on the inquiries as they were received.

15-2994 Proclamation declaring September, 2015 as National Preparedness month.

Mayor Felix presented a proclamation to Jeri McGrath with CERT. Ms. McGrath encouraged all to attend the classes on September 19 and 20 as they will help prepare everyone in an emergency.

15-2996 Presentation of Hancher Library Grant for $27,000.

Mignon Morse, Library Manager presented a check for $27,000 that was awarded to the Sachse Library. The grant funds will be used to replace lap tops and e-audio books. Ms. Morse recognized Blais and Associates for their assistance in writing the grant.

CITIZENS INPUT:

Mike Kellam, 5619 Pinnacle Circle, offered his thanks to those who partnered to make the dedication event a success. Mr. Kellam also thanked city staff, the park board, citizens, Sachse CERT, and the volunteers who selflessly volunteer. A very special thanks was given to Paul and Nilfour Watkins for their support and sponsorship.

REGULAR AGENDA ITEMS:

15-3015 Consider authorizing City Manager to execute a purchase order to Motorola Solutions Incorporated for the purchase and acquisition of radios and equipment related to the P-25 Digital Radio Upgrade.

Rick Coleman, Fire Chief stated that this Interlocal Agreement will allow for the purchase of the radios and additional equipment. Mr. Coleman stated that staff is recommending council to approve the proposed purchase order to Motorola Solutions Inc., in order to move forward with the upgrade. Mrs. Nash added this is the first of a two part step for the radio upgrade. The radios and equipment are purchased first with the funds already being allocated to do so.

Councilman King made a motion to approve a purchase order to Motorola Solutions Inc., for the purchase and acquisition of radios and equipment related to the P-25 Digital Radio Upgrade. Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

15-2988 Discuss and consider an ordinance approving and adopting the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said fiscal year for the maintenance and operation of the various departments and for various activities and improvements of the city; providing a repealing clause; providing a severability clause; and providing an effective date.

Ms. Savage stated that there have been no changes since the last time this item was presented and provided a brief summary of the proposed budget.

Councilman Watkins made a motion to approve and adopt the budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016. Councilman King seconded that motion and the motion was unanimously approved.

15-2991 Discuss and consider an ordinance levying ad valorem taxes for the year 2015 (Fiscal Year 2015-2016) at a rate of $0.757279 per one hundred dollars ($100) assessed valuation on all taxable property within the corporate limits of the City of Sachse as of January 1, 2015, to provide revenue for the payment of current expenses; providing for an interest and sinking fund for all outstanding debt of the City of Sachse; providing for due an delinquent dates together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.

Councilman Bickerstaff made a motion that the property tax rate be increased by the adoption of a tax rate of 0.757279, which is effectively a 6.15 percent increase in the tax rate. Councilman Watkins seconded that motion and the motion was unanimously approved.

15-2997 Motion to ratify the property tax increase in the budget for Fiscal Year 2015-2016.

Councilman King mad a motion to ratify the property tax increase in the budget for Fiscal Year 2015-2016. Mayor Pro Tem Franks seconded that motion and the motion was unanimously approved.

15-3006 Consider a resolution amending the Master Fee Schedule adopted by Resolution 3433 by amending Solid Waste Rates for residential service effective October 1, 2015.

Ms. Savage stated that there is no CPI increase this year. The rate adjustment is related to the landfill. The increase will equate to $0.10 per resident each month.

Councilman Ross made a motion to approve an amendment to the Master Fee Schedule amending Solid Waste Rates for residential service effective October 1, 2015. Councilman Watkins seconded that motion and the motion was unanimously approved.

15-3013 Conduct a public hearing and consider an ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended, by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; providing special conditions; providing a repealing clause; providing a savings clause; providing a severability clause; providing a penalty of fine note to exceed the sum of two thousand dollars ($2,000) for each offense; and providing an effective date.

Mr. Peters introduced this item stating that the applicant is proposing a restaurant with drive thru, office, and retail space. Mr. Peters indicated where this property is located within the Future Land Use Plan of the Comprehensive Plan. Mr. Peters indicated the current and proposed zoning of the property and that the property was never platted with the residential development of Park Lake Estates. Mr. Peters stated that 165 notices were sent to surrounding property owners and as of Wednesday, September 9, 2015, two were returned in favor, thirty in opposition and one from outside the response area. Mr. Peters indicated that due to the location, property size, and adjacent traffic volume, staff concludes that residential is not the best use of the subject property. A change in zoning will result in a change to the Future Land Use Plan. The Planning and Zoning Commission voted to recommend a zoning change for PD-4 to C-1 without a SUP for the drive-thru at their August 24, 2015 meeting. The recommendation made was for a more restrictive zoning than the applicant's request. Mr. Peters outlined the main differences between C-1 and C-2 zoning, and that a SUP would still be required. Mr. Peters stated that the council does have the option of approving a zoning change to C-1, because it is more restrictive than the requested C-2 zoning. Staff recommends approval with SUP.

Mayor Felix opened the public hearing.

Diane Smith, 4802 Sachse, Road, is opposed. This is not a good location for a drive-thru.

Pat Reeb, 5315 Park Lake, is opposed. This is not something the city needs.

Barbara Elkins, 4116 Blossom Drive, is opposed. This does not promote an enjoyable quality of life and will have a negative impact on the neighborhood.

Becky Clemmons, 3640 Sachse Road, is opposed. Would like to see it left as green space.

Gary Elkins, 4116 Blossom Drive, is opposed. Would bring too much traffic to area.

Christine Horning, 4607 Mallard Lane, is opposed. Would be an eyesore to the neighborhood and have a negative impact with traffic, children, etc.

Greg Smith, 4008 Blossom Drive, is opposed.

Corrine Smith, 4008 Blossom Drive, is opposed. Would like to keep the area quiet and peaceful.

Cathy Cobb, 3820 6th Street, is opposed.

Tricia Lyndsey, 3718 Rock House Road is in favor of the proposed.

John Mericle, 3910 Blossom Drive, is opposed.

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

Mr. Mike Alturk spoke on behalf of the applicant.

The council discussed the traffic concerns, the character of the surrounding neighborhood as to whether the proposed was a good fit to the community. The council discussed the C1 versus the C2 zoning and if there was a conceptual plan.

Mayor Pro Tem Franks made a motion to deny an ordinance of the City of Sachse, Texas, to amend the Comprehensive Zoning Ordinance and Map by granting a change in zoning from Planned Development (PD-4) to General Commercial (C-2) with a Special Use Permit for a restaurant with drive-through use on an approximately 1.0492 acre tract of land located at 3802 Sachse Road; as the request is not in conformance with the Future Land Use Map, known as Figure 3-3 in the Comprehensive Plan of the City of Sachse. Councilman Ross seconded that motion and the motion was unanimously approved.

15-3012 Conduct a public hearing and consider the application for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years.

Councilman King read the following statement. "I am a member of the North Pointe Church of Christ and have been for a while. I was a part of the leadership building team that oversaw the construction of the current facility. Although I do not currently hold a leadership position I have held several in the past. When I approach items like the one on our agenda tonight, I look to see if I can evaluate it as I would any other request that comes through. I believe that I could but I also recognize that I have made inquiries and follow up requests that I did not make on similar items presented to us. I have also helped advise Church leaders in the navigation of the SUP process. I Timothy 3 states a leader in the Church must be above reproach, I interpret this to mean beyond the perception of wrong doing or conflict of interest. I would apply that same philosophy to my service to Sachse. I firmly believe in equal treatment for like entities and after looking at the information, have a good idea of how I would vote. This has led me to a very difficult decision. Because I have been a leader within the North Pointe Church and because I was involved in the construction of the current facility and am still involved in the technology maintenance of the current building, to avoid the perception of a conflict of interest, I will be abstaining from this vote. After consulting with our city attorney, it is understood that this will be recorded as neither a yea nor nay. Should a future issue arise, I will evaluate it, based on its merits, the same way." Councilman King left the dais.

Mr. Peters provided an overview of the subject property including property location, current and surrounding zoning, and the proposed location for the two temporary buildings. Mr. Peters sated

that the proposed buildings are to be used as classrooms, and the applicant plans to construct a new deck and ramp, and complete exterior repairs to the siding, gutters, and paint. Mr. Peters stated that the requested temporary use permit for the temporary buildings could be approved by the City Manager, if the intended period of time was 2 years or less. However, the applicant is requesting a period of five years, which requires City Council approval. Staff has found that temporary buildings have historically been allowed at other churches in the community for use as classrooms and the proposed installation will include a new wood deck and ramp would satisfy requirements of the Americans with Disabilities Act (ADA). Therefore, staff recommends approval.

Mayor Felix opened the public hearing.

Mike Campbell, 6006 Pleasant Valley, a representative for the church stated that the buildings would provide for additional classroom space, which they need as well as would allow to expand their food pantry and additional services.

Cathy Cobb, 3820 6th Street, commented that due to the location of the buildings and the church that if bad weather should hit, that the church be prepared for an emergency.

Mayor Pro Tem Franks made a motion to close the public hearing. Councilman Watkins seconded that motion. The motion passes with a 6-0 vote. Councilman King abstained.

Councilman Bickerstaff stated that weather radios are a good idea and that the applicant may be able to work with the building official on an anchor system.

Mayor Pro Tem Franks discussed the placement of the buildings and exit door(s) location.

Councilman Watkins made a motion to approve the application for a Temporary Special Use Permit for North Pointe Church of Christ for two temporary portable classroom buildings on approximately 6.114 acres of land located at 7030 State Highway 78, for a period of five years. Councilman Ross seconded that motion. The motion passes with a 6-0 vote. Councilman King abstained.

15-3017 Conduct a public hearing and consider the application of North Pointe Church, requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10. Table 1, General Sign Provisions to reduce the required front yard setback for an Institutional Sign from 15 feet to 8 feet in an existing sign easement on the property located at 7010 State Highway 78.

Mr. Peters introduced this item providing an overview of the subject property. The Applicant is currently operating a Church facility at 7030 State Highway 78, located between Williford Road and Sable Lane, and is a grantee of an existing sign easement located at 7100 State Highway 78. The sign easement was part of a driveway and parking easement filed in Collin County on August 22, 2006. The applicant is proposing to construct an institutional sign within the sign easement. Mr. Peters noted the sign location, the current and surrounding zoning, as well as the existing sign easement location. Mr. Peters stated the applicant is requesting a variance from the required 15 foot setback from the public right-of-way to an 8 foot setback. Staff has reviewed the

proposed sign layout and location, and finds the proposed sign to meet all other city requirements. Therefore, recommends approval.

Mayor Felix opened the public hearing. No comments were made.

Councilman Adams made a motion to close the public hearing. Mayor Pro Tem Franks seconded that motion. The motion passes with a 6-0 vote. Councilman King abstained.

Mayor Felix asked if the sign would be marquee or digital. Tony Burrows with the sign company responded that it will be an LED board sign.

Mayor Pro Tem Franks made a motion to approve the application of North Pointe Church, requesting a variance from the Code of Ordinances, Chapter 3, Building Regulations, Section 3-10. Table 1, General Sign Provisions to reduce the required front yard setback for an Institutional Sign from 15 feet to 8 feet in an existing sign easement on the property located at 7010 State Highway 78. Councilman Bickerstaff seconded that motion. The motion passes with a 6-0 vote. Councilman King abstained.

15-3016 Discuss potential development agreement with Sachse 95 LP, a Texas Limited Partnership.

Mr. Peters introduced this item providing an overview with the property location and developer information. The 96.8 acre property was rezoned to a Planned Development in May, 2015. The development includes: 66 residential lots (minimum 1-acre), minimum home size of 3,000 square feet, additional architectural and landscaping requirements (above City minimums), 24' wide concrete local streets with bar ditches for drainage, 30-ft landscape easement along Pleasant Valley Road, and a Homeowners Association (HOA) for the development. Mr. Peters talked about the standard requirements for city streets, water, and infrastructure. Staff engaged Kimley-Horn & Associates to conduct a proportionality study regarding the City requirements for street improvements related to the development. The Licensed Professional Engineer for Kimley-Horn has experience in reviewing and preparing proportionality studies related to land development and infrastructure for municipalities. The Study was completed on August 24, 2015 and was provided to City staff and the Developer for review and discussion. The Proportionality Study recommended that the developer should construct the 36-foot wide collector road through the development, and receive impact fee reimbursement for the difference between the City standard street (31') and the collector road (36') due to the development being limited to 66 one acre lots, the construction or escrow for constructing travel lanes on Pleasant Valley Road is above and beyond the proportional share of the impact of the development, additional analysis should be completed to determine if turn lanes should be constructed along Pleasant Valley Road for the development. This traffic impact analysis (TIA) would be required by City staff to be completed by the Developer's engineer during the engineering plan preparation, review, and approval. Mr. Peters stated that the developer has agreed to construct the proposed 12-inch water main, with the City reimbursing for the oversize cost between what is needed for the development (8") and what is show in the City of Sachse 10-yr CIP (12"), and the Developer agrees with the proportionality study findings regarding Pleasant Valley Road. Staff finds that development requirements in the Sachse Subdivision Ordinance may be above and beyond what State Law will allow, when applied to large lot and rural residential development. This is due to the

anticipated level of impact on City infrastructure and that the development requirements in the Sachse Subdivision Ordinance, when applied to low density residential development (10,000 square foot lots and under) and commercial development in the City, are more likely to be consistent with State Law due to higher impacts on City infrastructure. Staff also finds that the proportionality study prepared by Kimley-Horn should be used for preparing a Development Agreement for the project. Staff recommends that the City Council consider a development agreement for the project to include the following: Impact Fee reimbursement for the upsize cost of the capital water main from an 8-inch main to a 12-inch main (anticipated reimbursement of $57,243.00) and Impact Fee reimbursement for the upsize cost of the collector street per the Proportionality Study, from the City standard 31-feet local street to the proposed 36-feet collector street with no curbs. (Anticipated reimbursement of $73,230.00).

The council discussed the larger lot sizes and their impact as well as the streets and whether or not the hike and bike trails would be built to the width as indicated in the Master Plan.

The council consensus was that based on the Proportionality Study, they are in favor of moving forward on this item.

ADJOURNMENT:

At 9:51 p.m. Councilman Bickerstaff made a motion to adjourn the meeting. Councilman Ross seconded that motion and the motion was unanimously approved.

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MIKE FELIX, MAYOR

ATTEST:

_____
Michelle Lewis Sirianni, City Secretary

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3068	**Version:**	1	**Name:**	October 5, 2015 council workshop minutes
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File created:	10/10/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Approve the minutes of the October 5, 2015 workshop meeting.				

Sponsors:

Indexes:

Code sections:

Attachments: 10.05.15 Minutes Workshop

Date	Ver.	Action By	Action	Result

Title
Approve the minutes of the October 5, 2015 workshop meeting.

Executive Summary
Minutes of the October 5, 2015 workshop meeting.

Background
Minutes of the October 5, 2015 workshop meeting.

Policy Considerations
None.

Budgetary Considerations
None.

Staff Recommendations
Approve the minutes of the October 5, 2015 workshop meeting.

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CITY COUNCIL OF THE CITY OF SACHSE

WORKSHOP MEETING MINUTES

October 5, 2015

The City Council of the City of Sachse held a workshop meeting on Monday, October 5, 2015 at 6:30 p.m. at Sachse City Hall, 3815-B Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Brett Franks, Council Members Charlie Ross, Paul Watkins, Bill Adams, and Cullen King. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; and City Engineer, Greg Peters.

Mayor Felix called the meeting to order at 6:33 p.m.

DISCUSSION ITEMS:

15-3049 Discuss the proposed traffic signal and pedestrian crossing improvements on Miles Road at Sachse High School.

Mr. Peters introduced this item providing an overview of the history and background of vehicular and pedestrian traffic. A traffic study was done in April, 2014 and completed by September, 2014. The study compiled data using automated traffic counts on Miles Road, Hunters Ridge, and Haverhill, manual turning movement counts at intersections, and field observations during peak times. The analysis included a capacity analysis for street and driveway intersections, a crossing analysis for pedestrian crossings on Miles Road, and a warrant study for traffic signals on Miles Road at Hunters Ridge and Haverhill. The finding of the traffic study indicated that there are operational problems along Miles Road and traffic signals are warranted. Staff has identified the critical improvements based upon need and feasibility, which include: traffic signals on Miles Road at Hunters Ridge and Haverhill, linked with other signals on Miles Road by communication radio and extension of the northbound left turn lane on Miles Road at Hunters Ridge. Potential future public improvements on this project would require additional right-of-way from adjacent properties.

Council discussed the possibility of no parking signs, standing zones, or other possibilities to improve the safety on Miles Road, as well as possible future partnerships with Dallas County and Garland ISD.

Mr. Peters also noted that during non-peak times the signals will be flashing yellow and during peak times the signals will be synchronized accordingly.

ADJOURNMENT: At 7:05 p.m. Mayor Felix adjourned the meeting.

_____
MIKE FELIX, MAYOR

ATTEST:

_____
Michelle Lewis Sirianni, City Secretary

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3085	**Version:**	1	**Name:**	Sachse-Garland P-25 ILA
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/14/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider authorizing the City Manager to execute an Interlocal Agreement with the City of Garland governing access and use as a subscriber participant to the City of Garland's existing 800 MHz radio system and the future P-25 compliant digital trunked radio system.				

Sponsors:

Indexes:

Code sections:

Attachments: Sachse-Garland Interlocal Radio System Usage Agreement

Date	Ver.	Action By	Action	Result

Title
Consider authorizing the City Manager to execute an Interlocal Agreement with the City of Garland governing access and use as a subscriber participant to the City of Garland's existing 800 MHz radio system and the future P-25 compliant digital trunked radio system.

Executive Summary
The City Manager will execute an interlocal agreement with the City of Garland which entails: an initial five (5) year term with renewal clause, access, use, fees, waiver and termination clause.

Background
The City of Sachse has utilized the City of Garland's existing 800 MHz radio system for several years. This system is being replaced with a P-25 Compliant digital trunked radio system which will be owned and operated by the cities of Garland and Mesquite. The City of Sachse desires to utilize this new system as a subscriber participant. The City of Sachse has already entered into an agreement with the City of Garland for the cooperative purchasing of Motorola equipment to include the P-25 Digital Upgrade equipment, radios and radio infrastructure.

Policy Considerations
None

Budgetary Considerations
Anticipated usage fees in the amount of $35,000 have been allocated in the FY 2015/2016 budget.

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Staff Recommendations

Approve authorizing the City Manager to execute an Interlocal Agreement with the City of Garland governing access and use as a subscriber participant to the City of Garland's existing 800MHz radio system and the future P-25 compliant digital trunked radio system.

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INTERLOCAL RADIO SYSTEM USAGE AGREEMENT
(Subscriber Participant Agreement)

This Interlocal Agreement (this **"Agreement"**) is made and entered into on this ____ day of _____ 2015 by and between the City of Garland, a Texas home-rule municipality (**"Garland"**) and the City of Sachse, a Texas home-rule municipality (**"Sachse"**) (collectively, the **"Parties"**).

WITNESSETH:

WHEREAS, Garland and Sachse are local governments within the State of Texas, and each is engaged in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the **"Act"**) provides authority for local governments of the State of Texas to enter into Interlocal Agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, Garland is currently the owner of Motorola 800 Megahertz radio system (the **"800 MHz System"**) that has additional capacity, a portion of which Sachse would like to use; and

WHEREAS, Garland and Sachse wish to enter into this Agreement to provide for the use of a portion of the additional capacity of the 800 MHz System by Sachse under such terms as will not interfere with the use, ownership or operation of the 800 MHz System by Garland;

WHEREAS, Garland and the City of Mesquite, a Texas home-rule municipality (**"Mesquite"**) (collectively, the **"System Owner"**), have investigated and determined that it would be advantageous and beneficial to the citizens of their respective jurisdictions to purchase and implement a combined wide area, multi-site digital trucked simulcast radio system that is compliant with P-25 interoperability standards (the **"System"**), which will replace Garland's 800 MHz System;

WHEREAS, the Parties acknowledge that Garland and Mesquite have entered into The City of Garland and the City of Mesquite Radio System Interlocal Agreement dated July 7, 2015 (the **"Garland/Mesquite Radio System ILA"**), a copy of which has been provided to Sachse regarding, inter alia, the installation, operation, administration, maintenance and implementation of the System;

WHEREAS, Sachse has investigated and determined that it would be advantageous and beneficial to the citizens of Sachse to participate in the new System as a Subscriber Participant (defined below);

_____ (initials) _____ (initials)
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NOW, THEREFORE, under the authority of the Interlocal Cooperation ACT, Chapter 791 of the Texas Government Code, Garland and Sachse, for the mutual consideration hereinafter stated, agree as follows:

Section 1. <u>Effective Date; Term</u>. The effective date of this Agreement shall be _____ __, 2015 (the **"Effective Date"**). The term of this Agreement shall be five (5) years, commencing upon the Effective Date and terminating at Midnight on the last day of the sixtieth (60th) full month following the date of execution (the "Termination Date"), unless sooner terminated as provided herein. Unless terminated earlier as provided herein, following the Initial Term, this Agreement shall automatically renew for successive terms of five (5) years each beginning _____ ____, 20___ and continuing on _____ ___st of each fifth calendar year thereafter (each a "Renewal Term" and collectively the "Renewal Terms"). The Initial Term and all Renewal Terms shall collectively be referred to herein as the "Term".

Section 2. <u>Use of the 800 MHz System.</u> Garland agrees to provide Sachse use of additional capacity of the 800 MHz System by authorizing Sachse to use up to ten (10) talk groups on the 800 MHz System with a maximum of 150 radio subscriber units. As technical improvements are made to the 800 MHz System by Garland, and provided that Garland has sufficient system capacity, as determined by Garland in its sole discretion, for its own present and future needs and those of others with whom Garland may enter agreements for use of the additional capacity of the 800 MHz System, Sachse may add additional units to the 800 MHz System under the same terms and conditions contained herein. Sachse agrees to notify Garland's Infrastructure Director of Sachse's entire inventory of subscriber radios being used on or in conjunction with the 800 MHz System and to notify the Infrastructure Director of changes in the inventory. Sachse shall report changes in its inventory within ten (10) days after such change.

Section 3. <u>Use of the New System</u>. Once the new System is operational, Garland agrees to provide Sachse airtime usage of the System in a reasonable amount as determined necessary by Sachse provided such amount shall be subject to approval and authorization by the System's Governance Board, as defined in the Garland/Mesquite Radio System ILA. Garland agrees to provide Sachse the use of talk groups on the System through radio subscriber units owned by Sachse (the quantity of which will be reasonably determined by Sachse provided such quantity shall be subject to approval by the Governance Board). The number of talk groups allocated to Sachse shall not be reduced by Garland during the Term, except in the event of Default by Sachse or as reasonably determined necessary by the Governance Board. Sachse agrees to notify Garland's Infrastructure Director of Sachse's entire inventory of subscriber radios being used on or in conjunction with the System and to notify the Infrastructure Director of changes in the inventory. Sachse shall report changes in its inventory within thirty (30) days after such change.

_____ (initials) _____ (initials)

Section 4. <u>Fees.</u>

(A) **800 MHz System.** Sachse agrees to pay Garland a fee of Two Hundred and Forty and No/100 Dollars per year (**$240.00/year**) for each authorized talk group and a fee of One Hundred Sixty Eight and No/100 Dollars per year (**$168.00/year**) for each radio subscriber unit used by Sachse on the 800 MHz System, and Nine Thousand Seven Hundred Ninety Seven and 88/100 Dollars per year (**$9,797.88/year**) for the use of a T1 line for dispatching consoles, until such time as the new System is operational and in use by Sachse. Payments, including the initial sum due under this Agreement, is due on or before the first day of January of each year of this Agreement. Garland may adjust the annual fees on not less than thirty (30) days' written notice based on an estimation of its variable costs, such as maintenance and operating expenses. All payments made by Sachse under this Agreement must be made from current revenues available to Sachse.

(B) **The System**. Upon completion of the System, and when operational and in use by Sachse, Sachse agrees to pay the System Owner a fee of Two Hundred and Forty and No/100 Dollars per year (**$240.00/year**) for each authorized talk group and One Hundred Sixty Eight and No/100 Dollars per year (**$168.00/year**) for each radio subscriber unit used by Sachse on the System. The aforementioned fee amounts shall remain for a minimum of twenty four (24) months following the System becoming operational and in use by Sachse. Payments shall be made payable to Garland for deposit into an account for the benefit of the System Owner and shall be due on or before the first day of January of each year of this Agreement. The System Owner may adjust the annual fees on not less than thirty (30) days' written notice based on an estimation of its variable costs, such as maintenance and operating expenses. All payments made by Sachse under this Agreement must be made from current revenues available to Sachse.

Section 5. <u>System Management; Disclaimer of Warranties</u>. It is understood by the Parties that the intent of this Agreement is for airtime usage of the 800 MHz System and the System (collectively, the **"Systems"**) only, and does not provide Sachse control of the Systems or any part of the Systems. This Agreement does not provide Sachse with any ownership rights to any part of the Systems. **The System Owner makes no representations or warranties, either express or implied, as to the System or its components, and Sachse acknowledges that the use of the System is being provided to Sachse on an "AS-IS" "WHERE IS" basis with any and all latent and patent defects. Garland and Mesquite expressly disclaim any warranty or representation as to the System's coverage, quality, dependability, performance, continuation of service, non-infringement, merchantability, fitness for any particular purpose or fitness for the uses intended by Sachse. Sachse assumes the entire risk as to the results and use of the System or its components. Neither Garland nor Mesquite shall be liable to Sachse, its employees, agents, representatives, officials or to any other person or entity for any indirect, incidental, special or consequential damages whatsoever, including, but not limited to, damages for any loss of use, time, data, goodwill, revenue or profit, in**

_____ (initials) _____ (initials)

any way related to or arising from this Agreement, the use, misuse or non-use of the System by Sachse and/or any inadequacies of coverage, quality, dependability, performance, errors or interruption in service or partial or total failure of the System even if Garland and/or Mesquite have been advised of the possibility of such damages. Garland and Mesquite and their employees, agents, representatives and officials shall not be liable to Sachse, its employees, agents, representatives, officials or any other person or entity for personal injuries, death or property damage due to or arising from the use, misuse or non-use of the System by Sachse and/or arising from any inadequacies of coverage, quality, dependability, performance, errors or interruption in service or partial or total failure of the System. To the extent allowed by law, Sachse agrees to indemnify and hold Garland and Mesquite and their employees, agents, representatives and officials harmless from and against all liability of any nature whatsoever for personal injuries, death or damage to tangible property caused by or arising from the use, misuse or non-use of the System by Sachse. It is expressly intended by the Parties that the disclaimer of warranties and the indemnity by Sachse contained in this Section 6 shall expressly inure to the benefit of Mesquite as a third party beneficiary of this Agreement and shall expressly survive the expiration or termination of this Agreement.

Section 6. Termination. This Agreement may be terminated (i) by Garland upon thirty (30) days written notice to Sachse in the event Sachse fails to make any payment due or otherwise breaches an obligation of Sachse under this Agreement; or (ii) by either party, at will and without cause or penalty, by giving written notice of termination to the other party not less than 120 days prior to the date of termination. If Garland terminates this Agreement without cause, Garland shall refund to Sachse in an amount equal to the fee Sachse has paid on the remaining term through the date of termination, if any, pursuant to Section 4 herein. Nothing contained in this Agreement shall be construed to give or grant any rights to persons or entities not a party to this Agreement.

Section 7. Garland/Mesquite Radio System ILA; Waiver, Release and Covenant Not to Sue. The Parties acknowledge that Garland and Mesquite have entered into the Garland/Mesquite Radio System ILA, a copy of which has been provided to Sachse, regarding, inter alia, the installation, operation, administration, maintenance and implementation of the System and that pursuant to the Garland/Mesquite Radio System ILA, Mesquite has certain rights to terminate the Garland/Mesquite Radio System ILA as more fully set forth in the Garland/Mesquite Radio System ILA. The Parties expressly agree that this Agreement does not alter, affect, modify or amend the Garland/Mesquite Radio System ILA in any manner including, without limitation, this Agreement does not affect or limit in any way Mesquite's right to terminate the Garland/Mesquite Radio System ILA. The Parties further agree that in the event Mesquite exercises its right to terminate the Garland/Mesquite Radio System ILA under the terms and subject to the conditions set forth in the Garland/Mesquite Radio System ILA, (i) the System as defined in this Agreement and the Participant Agreement shall no longer include any components of the System owned solely by Mesquite; (ii) upon such termination, neither Garland or Sachse shall have any rights to access or use the components of the System that are owned solely by

_____ (initials) _____ (initials)

Mesquite; and (iii) upon such termination, any access or use of the Shared Components of the System shall be limited to the rights of access and use, if any, that expressly survive the termination of the Garland/Mesquite Radio System ILA.

Section 8. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under regular care and custody of the United States Postal Service located within the confines of the United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. Attorney's Fees. Should either party to this Agreement commence legal proceedings against the other to enforce the terms and provisions of this Agreement, the party losing in such legal proceedings shall pay the reasonable attorneys' fees and expenses (including, but not limited to expert witness fess and deposition expenses) of the party prevailing in such legal proceedings.

Section 10. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 11. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 12. Waiver. Either Garland or Sachse shall have the right to waive any requirement contained in this agreement, which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation of any term of this Agreement shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 13. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

Section 14. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or

_____ (initials) _____ (initials)

meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 15. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 16. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

Section 17. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 18. Entire Agreement. It is understood and agreed that this Agreement contains the entire Agreement between the parties and supersedes any and all prior agreements, arrangements or understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally.

Section 19. Relationship of Parties. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Agreement. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.

Section 20. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, Tex. Local Govt Code, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than five (5) days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

_____ (initials) _____ (initials)

Section 21. <u>No Waiver of Immunity</u>. Neither party, by execution of this Agreement, waives nor shall be deemed to have waived, any immunity from liability or suit for damages to one another or to a third-party except as otherwise provided by law.

SIGNED this ____ day of _____, 2015

CITY OF GARLAND, TEXAS

By: _____

Title: City Manager

Address for Notice:

City of Garland, Texas
ATTN: Bryan L. Bradford
200 North Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002

CITY OF SACHSE, TEXAS

By:_____

Title: City Manager

Address for Notice:

City of Sachse, Texas
ATTN: Gina Nash
3815 Sachse Road
Sachse, Texas 75048

_____ (initials) _____ (initials)

TM73765

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3069	**Version:** 1	**Name:**	SRO Services Agreement with GISD	
Type:	Agenda Item		**Status:**	Agenda Ready	
File created:	10/12/2015		**In control:**	City Council	
On agenda:	10/19/2015		**Final action:**		
Title:	Consider authorizing the City Manager, after review and approval by the City Attorney, to enter into a Memorandum of Understanding (MOU) with the Garland Independent School District regarding the provision of School Resource Officer (SRO) services to GISD.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Sachse-Garland SRO MOU				

Date	Ver.	Action By	Action	Result

Title
Consider authorizing the City Manager, after review and approval by the City Attorney, to enter into a Memorandum of Understanding (MOU) with the Garland Independent School District regarding the provision of School Resource Officer (SRO) services to GISD.

Body
The provisions of the agreement includes staffing of five (5) SROs with two (2) at Sachse High School, one (1) at Hudson Middle School, one (1) splitting duty between Armstrong and Sewell Elementary schools and one (1) rover who will supplement the SRO at the elementary school and fill in upon the absence of an SRO as needed. The agreement further denotes SRO selection criteria, duties, materials and facilities provided by GISD, payment and a funding formula, and termination clause.

Background
The City of Sachse, through the police department, has provided School Resource Officer services to GISD for several years. This new agreement increases the number of SROs to five (5) from three (3) and funds the purchase of two (2) additional vehicles for use by the additional SRO's. The existing three (3) SROs are funded equally between GISD and the City of Sachse. The additional SROs are fully funded by GISD. The additional vehicles are funded by GISD at fifty (50%) percent.

Policy Considerations
None

Budgetary Considerations
50% of cost of two vehicles not to exceed $35,333.00. Budget amendment was completed in

FY 14/15 to enable payment from reserve fund. All five (5) positions are budgeted in FY 15/16. Projected reimbursement from GISD is $321,646.00.

Staff Recommendations
Approve authorizing the City Manager, after review and approval by the City Attorney, to enter into a Memorandum of Understanding (MOU) with the GISD regarding the provision of School Resource Officer (SRO)services to GISD.

SCHOOL RESOURCE OFFICER MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (referred to herein as "Agreement") made and entered into by and between the GARLAND INDEPENDENT SCHOOL DISTRICT (referred to herein as the "DISTRICT") and the CITY OF SACHSE POLICE DEPARTMENT (referred to herein as "SPD") for the purpose of establishing a School Resource Officer (referred to herein as SRO) Program in the City of Sachse schools in the District.

WITNESSETH:

That the Garland Independent School District and the Sachse Police Department intend to provide law enforcement education and related services to the public schools of the City of Sachse (referred to herein as the "CITY") as hereafter described, and

That the Garland Independent School District and the City of Sachse will mutually benefit from the SRO program.

NOW, THEREFORE, the terms of this Agreement are as follows:

ARTICLE I

TERMS OF AGREEMENT

The term of the Agreement shall be effective from August 1, 2015 to July 31, 2016. All subsequent agreements shall be for one (1) year beginning August 1 and ending July 31 of the following year each year the Agreement is active.

ARTICLE II

OBLIGATIONS OF THE CITY

The obligations of the City of Sachse shall be fulfilled by the Sachse Police Department under the direction of the Chief of Police or his designee.

The obligations of the Chief of Police and the School Resource Officers (SROs) are as follows:

A. Provision of School Resource Officers.

Unless otherwise indicated below, the Chief of Police shall assign one regularly employed police supervisor to the SRO Program, and regularly employed police officer(s) to each of the following schools:

1. Sachse High School - Two (2) Officers

2. Hudson Middle School – One (1) Officer

3. One officer that will be assigned between Armstrong and Sewell Elementary schools.

4. One officer that will act as a "Rover" who will supplement the officer at the elementary schools and fill in upon the absence of an SRO as needed.

B. Selection of School Resource Officers.

The Chief of Police or his designee(s), in consultation with members of Garland Independent School District appointed by the Superintendent of Schools, shall select each SRO considering the following evaluation criteria:

1. SROs must have the ability to deal effectively with students. The ages and socioeconomic, cultural and racial composition of the students of the particular school should be considered in making this evaluation.

2. SROs must present a positive image and be an appropriate symbol of the entire police department. A goal of the SRO program is to foster a positive image of police officers among young people. Therefore, the personality, grooming, and communication skills of the SRO should be of such a nature that a positive image of the police departments is reflected.

3. SROs must have the ability to provide high quality educational services in the area of law enforcement. The education, background, experience, interest level and communication skills of SROs must be of high caliber so that the SRO can effectively and accurately provide resource teaching service. SROs will act as a guest lecturer upon request of the DISTRICT administration/faculty.

4. SROs must have the desire and ability to work cooperatively with the DISTRICT staff, principals, the administrative staff and school officials.

5. Each SRO must be a state certified law enforcement officer.

6. SROs must meet any other criteria the Chief of Police deems appropriate.

C. Normal duty hours of School Resource Officers.

Each high school and middle SRO will be assigned to his/her school on a full-time basis of eight (8) hours on days and during hours that school assigned is in session.

SROs with more than one school will determine a schedule that is agreeable with the principals of the schools they are assigned to, along with the SRO supervisor.

The SRO may be temporarily reassigned as determined by the Chief of Police or his designee as a result of a law enforcement emergency.

SROs shall schedule personal leave and comp time with prior approval from the SRO supervisor and prior notice given to their school principal or designee.

D. Duties of School Resource Officers

While on duty, each SRO shall perform the following duties:

1. Speak to classes on the law, including search and seizure, criminal law, motor vehicle law, and other topics.
2. Act as a resource person in the area of law enforcement education.
3. Conduct or assist in criminal investigations of violations of law on school property.
4. Provide a law enforcement resource when necessary to maintain the peace of District property.
5. Make arrests and referrals of criminal law violators using his/her discretion.
6. Provide counseling to students at the request of the school staff, at the request of a student or parent or when the SRO feels it is in the best interest of student. The SRO shall notify the school principal of the fact that a student has been counseled. "Counseling" in this agreement refers to mentoring and advisement, not to any activity requiring a license or certificate to perform.
7. Make referrals to social service agencies.
8. Wear official police uniform, which shall be provided at the police department's expense; however, civilian attire may be worn on some occasions with prior approval by the SRO supervisor.
9. Perform other duties mutually agreed upon by the principal and the SRO supervisor provided the performance of such duties is legitimately and reasonable related to the SRO program as described in this Agreement, and such duties are consistent with state and federal law and the policies and procedures of the Garland Independent School District and the Sachse Police Department.
   Any off-campus activity requiring the services of the SRO shall be contingent on the approval of the Chief of Sachse Police Department, or his designee.
10. Follow and conform to all DISTRICT policies and procedures that do not conflict with the policies or procedures of the Sachse Police Department. The parties to this Agreement shall abide by all rules, regulations and procedures as outlined in the Civil Rights Acts.
11. Complete a "Monthly Activities Report" or other reports regarding the SRO activities as directed by the SRO supervisor.
12. Coordinate with school administrators, staff, other law enforcement agencies and courts to promote order on school campuses.
13. Make presentations to civic groups.
14. Participate, upon request, with school/student committees.
15. Any other duties as directed by the Chief of Police.

E. Support Services to be provided by the Sachse Police Department

The Sachse Police Department shall continue to provide police services to the Garland Independent School District with the position of the SRO as an enhancement.

ARTICLE III

OBLIGATIONS OF THE DISTRICT

The Garland Independent School District shall provide the SROs, in each school to which a SRO is assigned, the following materials and facilities:

1. Access to a private office to be used for general business purposes which is air conditioned and properly lighted.
2. A locking file cabinet and location for files and records which can be properly locked and secured.
3. A desk with drawers, a chair, filing cabinet and office supplies (i.e. paper, pencil, pens, etc.)
4. Personal computer with printer.
5. Access to clerical assistance.
6. Telephone

ARTICLE IV

EMPLOYEE STATUS OF SROs

The SROs shall be employees of the City of Sachse and not employees of the Garland Independent School District. The City of Sachse shall be responsible for the hiring, training, discipline, and dismissal of City of Sachse personnel.

ARTICLE V

PAYMENT

In consideration of the services provided herein, the Garland Independent School District shall pay an annual sum to be agreed upon on or before August 1 of each year of the Agreement, except the 2015-2016 school year, when the sum shall be agreed on by September 1, 2015, by the Superintendent of Schools or designee, the Garland Independent School District Board of Trustees, the Sachse City Council, the Sachse City Manager and the Chief of Police. Payment shall be based on the Funding Formula described in this Agreement.

Except as noted herein, no other consideration other than the annually negotiated payment will be required during the term of this Agreement for the in-school services called for herein, unless agreed to by both parties.

ARTICLE VI

OVERTIME

The DISTRICT will reimburse the City of Sachse for salaries/benefits paid to police officers who provide police services at DISTRICT athletic events at a previously agreed upon overtime rate. All DISTRICT athletic events shall be scheduled through the office of the SRO supervisor and reimbursed at an overtime rate also agreed upon by all parties involved.

The DISTRICT agrees to create and provide overtime funding for other SRO extracurricular activity which is conducted after normal working hours. Overtime activity must be approved in advance by the principal or his/her designee.

ARTICLE VII

FUNDING FORMULA

Except as specifically described in this Agreement, all funding will be divided between the DISTRICT and SPD. The salaries and related benefits of the police officers will be equally shared. The DISTRICT and SPD will equally share the cost of three (3) SROs, not including the SRO supervisor and SRO secretary.

The DISTRICT will pay the full cost of the salary of two additional (2) SROs at a cost of $70,000 each for a total cost of $140,000. In the 2015-2016 school year only, the DISTRICT will also pay fifty percent of the cost of two fully loaded squad cars; the total cost of both cars will not exceed $70,667.

ARTICLE VIII

CHANGES TO AGREEMENT

Changes in the terms of this dated Agreement may be accomplished only by formal amendment in writing approved by the CITY and the DISTRICT. Personnel additions must be by mutual consent of SPD and the DISTRICT.

An annual review of this Agreement should be conducted by SPD and the DISTRICT and any revisions must be agreed upon by the CITY and the DISTRICT.

ARTICLE IX

PROBLEM RESOLUTION

Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent of Schools of the DISTRICT and the Chief of Police, or their designees.

ARTICLE X

TERMINATION OF AGREEMENT

This Agreement may be terminated by either party upon thirty (30) days' written notice.

Termination of this Agreement may only be accomplished as provided herein.

In the event this Agreement is terminated, compensation will be made to the CITY for all services performed to the date of termination or to the DISTRICT for payment made for services not received, including prorated return of any startup costs paid.

The DISTRICT shall be entitled to a prorated refund for each day that SRO service are not provided because of the termination of this Agreement or because of permanent reassignment by the Chief of Police of one or more SROs.

APPROVED:

Bob Morrison SUPERINTENDENT OF SCHOOLS GARLAND INDEPENDENT SCHOOL DISTRICT	9/24/15 Date
Gina Nash CITY MANAGER CITY OF SACHSE	Date
Bryan Sylvester CHIEF OF POLICE SACHSE POLICE DEPARTMENT	Date

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3073	**Version:**	1	**Name:**	2016 Patrol Car Purchase
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/12/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider a resolution authorizing the purchase of two (2) 2016 Ford Interceptor Utility police package vehicles from Sam Pack's Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty two thousand dollars ($52,000) for the City of Sachse Police Department; and providing for an effective date.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Ford Police Cars Resolution				

Date	Ver.	Action By	Action	Result

Title
Consider a resolution authorizing the purchase of two (2) 2016 Ford Interceptor Utility police package vehicles from Sam Pack's Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty two thousand dollars ($52,000) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary
Resolution providing for authorization to purchase two police vehicles.

Summary
In the FY 2016 budget, the City Council authorized the purchase of two police patrol vehicles. The Police Department has researched the available pursuit rated vehicles on the market and has chosen the 2016 Ford Police Interceptor Utility. These vehicles are available for purchase through Texas State Contract A-071-B-071 through Sam Packs 5-Star Ford in Carrollton Texas. With options, the purchase price of the vehicles is $25,870 each. The remaining funds from the budgeted $70,000.00 will be used for equipment and upfitting.

Background
Staff has researched police vehicles currently on the market and are requesting to purchase two Ford Police Interceptor Utility vehicles. The Police Department has purchased the Ford Police Interceptor Utility in the past and it has proven to be reliable and suitable for patrol functions.

Policy Considerations

Replacement of two used police vehicles due to wear and mileage.

Budgetary Considerations
A total of $52,000 is required for these purchases. The monies for this purchase were budgeted in the FY2016 budget.

Staff Recommendations
Staff recommends approval of a resolution authorizing the purchase of two (2) 2016 Ford Interceptor Utility police package vehicles from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed fifty two thousand dollars ($52,000) for the City of Sachse Police Department; and providing for an effective date. This amount exceeds the amount quoted in case of price adjustments between the time of quote and the actual time of purchase.

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
(888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - Ruben Santana -Jorge Guerra - Grace Torres - Kevin Moore - Alan Rosner

Contract Name:State of Texas A-071 - B-072

End User: City of Sachse **Sam Pack's Rep:** Alan Rosner

Contact: Marty Cassidy **Date:** 9/28/2015

Contact TN/Email mcassidy@cityofsachse.com Phone #

Product Description: 2016 Ford Police Interceptor Utility

Interior and Exterior Color Code: Black/Black

A. Bid Series: 466BLE **Base Price:** $ 23,912.13

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic Transmission	Included			
	Air Conditioning	Included			
	Power Group	Included			
	Speed Control	Included			
	Tilt Wheel	Included			
	All Wheel Drive	Included			

Total of B. - Published Options $ -

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
	LED Spotlamp	$ 395.00			
68G	Rear Door Inop	$ 50.00			
18W	Rear Window Inop	$ 25.00			
595	Keyless Entry	$ 295.00			
86P	Pre-Drilled Headlamp Assembly	$ 125.00			
17A	Aux Air Cond	$ 610.00			

Total of C. - Dealer Published Options $ 1,500.00

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	Trailer Hitch	$ 575.00		DELETE window tint - top of windshield	
				If Possible	

Total of D. - Off Menu Options $ 575.00

F.	Delivery Charges	0 Miles @ $2.45/mile	$ -
G.	Option Discounts		$ (120.00)
H.	Total of A + B + C + D + E = F		$ 25,867.13
I.	Floor Plan Assistance		$0.00
J.	Lot Insurance Coverages		$0.00
K.	Quantity Ordered 2	X F =	$ 51,734.26
L.	Administrative Fee		$ -
M.	Non-Equip Charges & Credits		
N.	TOTAL PURCHASE PRICE INCLUDING ADMIN FEE		$51,734.26

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) 2016 FORD POLICE INTERCEPTOR UTILITY TRUCKS (FORD EXPLORERS) FROM SAM PACK'S 5 STAR FORD THROUGH TEXAS MULTIPLE SCHEDULE CONTRACT PROGRAM ("TXMAS") NOT TO EXCEED THE BUDGETED FUNDS OF FIFTY-TWO THOUSAND DOLLARS ($52,000.00) FOR THE CITY OF SACHSE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

WHEREAS, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

WHEREAS, funding has been appropriated in the fiscal year 2015-2016 budget for the purchase of police vehicles.

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

SECTION 1. The City Council approves the use of cooperative purchasing through TXMAS from Sam Pack's Five Star Ford to purchase the following two vehicles per bid specifications:

One (1) 2016 Ford Police Interceptor Utility Truck (Ford Explorer).....$26, 000.00

One (1) 2016 Ford Police Interceptor Utility Truck (Ford Explorer).....$26,000.00

TOTAL $52,000.00

SECTION 2. The City Council authorizes the City Manager to execute any documents necessary to complete this transaction.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 19th day of October, 2015.

CITY OF SACHSE, TEXAS

_____

Mike Felix, Mayor

ATTEST:

_____

Michelle Lewis Sirianni, City Secretary

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3075	**Version:**	1	**Name:**	New SRO Vehicle Purchase
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/12/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider a resolution authorizing the purchase of two (2) 2016 Chevrolet Impala Limited 4-door police sedans from Freedom Auto Group through Tarrant County Bid not to exceed the budgeted funds of forty one thousand eight hundred dollars ($41,800) for the City of Sachse Police Department; and providing for an effective date.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Chevrolet Police Cars Resolution				

Date	Ver.	Action By	Action	Result

Title
Consider a resolution authorizing the purchase of two (2) 2016 Chevrolet Impala Limited 4-door police sedans from Freedom Auto Group through Tarrant County Bid not to exceed the budgeted funds of forty one thousand eight hundred dollars ($41,800) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary
Resolution providing for authorization to purchase two police vehicles.

Summary
In a FY2014-15 budget ammendment, the City Council authorized the purchase of two police school resource vehicles, the cost of which will be split evenly between the City of Sachse and the GISD through an Interlocal Agreement. The Police Department has researched the available pursuit rated vehicles on the market and has chosen the 2016 Chevrolet Impala PPV. A midsize sedan that is police pursuit rated. These vehicles are available for purchase through the Tarrant County Cooperative Purchasing Agreement through Freedom Automotive Group in Dallas Texas. With options, the purchase price of the vehicles is $20,900 each. The remaining funds from the budgeted $53,028.00 will be used for equipment and upfitting.

Background
Staff has researched police vehicles currently on the market and are requesting to purchase two Chevrolet Impala PPV vehicles. The vehicles will be placed into service as School Resource Officers vehicles.

Policy Considerations

Addition of two vehicles to the Police fleet.

Budgetary Considerations
A total of $41,800 is required for these purchases. The monies for this purchase were budgeted in the FY2015 budget.

Staff Recommendations
Staff recommends approval of a resolution of the City Council of the City of Sachse, Texas, authorizing the purchase of two (2) 2016 Chevrolet Impala Limited 4-door police sedans from Freedom Auto Group through Tarrant County Bid not to exceed the budgeted funds of forty one thousand eight hundred dollars ($41,800) for the City of Sachse Police Department; and providing for an effective date, as a consent agenda item.

Prepared For:
City of Sachse
20900.00 Each
Tarrant County Piggyback

Prepared By:
Bert Stull
Freedom Auto Group
6320 Denton Dr.
Dallas, TX 75235
Phone: (972) 707-9436
Fax: (214) 350-0085
Email:
bstull@freedomfleetsales.com

2016 Fleet/Non-Retail Chevrolet Impala Limited Police 4dr Sdn Police 1WS1

SELECTED MODEL & OPTIONS

SELECTED MODEL - 2016 Fleet/Non-Retail 1WS19 4dr Sdn Police

Code	Description
1WS19	2016 Chevrolet Impala Limited Police 4dr Sdn Police

SELECTED VEHICLE COLORS - 2016 Fleet/Non-Retail 1WS19 4dr Sdn Police

Code	Description
-	Interior: No color has been selected.
-	Exterior 1: No color has been selected.
-	Exterior 2: No color has been selected.

SELECTED OPTIONS - 2016 Fleet/Non-Retail 1WS19 4dr Sdn Police

CATEGORY	Code	Description
EMISSIONS		
	FE9	EMISSIONS, FEDERAL REQUIREMENTS
ENGINE		
	LFX	ENGINE, 3.6L SIDI DOHC V6 VVT (302 hp [225.2 kW] @ 6800 rpm, 262 lb-ft of torque [353.7 N-m] @ 5300 rpm) (STD)
TRANSMISSION		
	MX0	TRANSMISSION, 6-SPEED AUTOMATIC, ELECTRONICALLY CONTROLLED WITH OVERDRIVE (STD)
PREFERRED EQUIPMENT GROUP		
	3FL	PREFERRED EQUIPMENT GROUP Includes Standard Equipment
MODEL OPTION		
	9C1	POLICE PACKAGE
PAINT		
	41U	BLACK
PAINT SCHEME		

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 406.0, Data updated 9/29/2015
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Customer File:

Prepared For:
City of Sachse
20900.00 Each
Tarrant County Piggyback

Prepared By:
Bert Stull
Freedom Auto Group
6320 Denton Dr.
Dallas, TX 75235
Phone: (972) 707-9436
Fax: (214) 350-0085
Email:
bstull@freedomfleetsales.com

2016 Fleet/Non-Retail Chevrolet Impala Limited Police 4dr Sdn Police 1WS1

SELECTED MODEL & OPTIONS

SELECTED OPTIONS - 2016 Fleet/Non-Retail 1WS19 4dr Sdn Police

CATEGORY

Code	Description
PAINT SCHEME	
___	STANDARD PAINT
SEAT TYPE	
AR9	SEATS, FRONT BUCKET (STD)
SEAT TRIM	
19E	EBONY, CLOTH SEAT TRIM WITH CLOTH REAR BENCH SEAT (Requires 9C1 Police package)
RADIO	
U1C	AUDIO SYSTEM, AM/FM STEREO WITH CD PLAYER seek-and-scan, digital clock, auto-tone control, automatic volume, TheftLock and auxiliary input jack (STD)
ADDITIONAL EQUIPMENT	
RUF	WHEEL, FULL-SIZE SPARE, 17" (43.2 CM) STEEL (Includes full-size police tire.)
7X6	SPOTLAMP, DRIVER-SIDE
VK3	LICENSE PLATE BRACKET, FRONT (Included on orders with ship-to states that require a front license plate.)
6A3	FLOOR COVERING, HEAVY-DUTY VINYL, FRONT AND REAR (Replaces production carpeting.)
6N5	WINDOW SWITCHES, REAR-WINDOW INOPERATIVE (Rear power windows operate only from driver position.)
6N6	DOOR LOCKS, INSIDE REAR DOORS INOPERATIVE (Doors can be opened from the outside.)
6B2	DOOR HANDLES, INSIDE REAR DOORS INOPERATIVE
VQ2	FLEET PROCESSING OPTION

OPTIONS TOTAL

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

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Customer File:

Prepared For:
City of Sachse
20900.00 Each
Tarrant County Piggyback

Prepared By:
Bert Stull
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6320 Denton Dr.
Dallas, TX 75235
Phone: (972) 707-9436
Fax: (214) 350-0085
Email:
bstull@freedomfleetsales.com

2016 Fleet/Non-Retail Chevrolet Impala Limited Police 4dr Sdn Police 1WS1

SELECTED MODEL & OPTIONS

Report content is based on current data version referenced. Any performance-related calculations are offered solely as guidelines. Actual unit performance will depend on your operating conditions.

GM AutoBook, Data Version: 406.0, Data updated 9/29/2015
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Customer File:

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) 2016 CHEVROLET IMPALA LIMITED 4-DOOR POLICE SEDANS FROM FREEDOM AUTO GROUP THROUGH TARRANT COUNTY BID NOT TO EXCEED THE BUDGETED FUNDS OF FORTY-ONE THOUSAND EIGHT HUNDRED DOLLARS ($41,800.00) FOR THE CITY OF SACHSE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

WHEREAS, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

WHEREAS, funding has been appropriated in the fiscal year 2015-2016 budget for the purchase of police vehicles.

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

SECTION 1. The City Council approves the use of cooperative purchasing through Tarrant County Bid from Freedom Auto Group to purchase the following vehicles per bid specifications:

One (1) 2016 Chevrolet Impala Limited 4-Door Police Sedan $20,900.00

One (1) 2016 Chevrolet Impala Limited 4-Door Police Sedan $20,900.00

TOTAL $41,800.00

SECTION 2. The City Council authorizes the City Manager to execute any documents necessary to complete this transaction.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the _____ day of October, 2015.

CITY OF SACHSE, TEXAS

_____

Mike Felix, Mayor

ATTEST:

_____

Michelle Lewis Sirianni, City Secretary

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3076	**Version:**	1	**Name:**	ACO Truck replacement
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/12/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider a resolution authorizing the purchase of one (1) 2016 Ford F-250 Chassis Cab from Sam Pack's Five Star Ford Through Texas Multiple Schedule Contract Program ("TXMAS") not to exceed the budgeted funds of twenty-three thousand five hundred dollars ($23,500) for the City of Sachse Police Department; and providing for an effective date.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	ACO Truck Resolution				

Date	Ver.	Action By	Action	Result

Title
Consider a resolution authorizing the purchase of one (1) 2016 Ford F-250 Chassis Cab from Sam Pack's Five Star Ford Through Texas Multiple Schedule Contract Program ("TXMAS") not to exceed the budgeted funds of twenty-three thousand five hundred dollars ($23,500) for the City of Sachse Police Department; and providing for an effective date.

Executive Summary
Resolution providing for authorization to purchase police vehicle.

Summary
In the FY2016 budget, the City Council authorized the purchase a ¾ ton truck for Animal Control. Animal Control has researched the available vehicles on the market and has chosen the 2016 Ford F250. A full size truck that is rated at ¾ ton capacity. This vehicle is available for purchase through the Texas Multiple Schedule Contract Program ('TXMAS') through Sam Packs Five Star Ford in Carrollton Texas. With options, the purchase price of the vehicle is $23,297. The remaining funds from the budgeted $27,000.00 will be used to have the animal box moved from the old truck to the new one.

Background
Staff has researched trucks currently on the market and are requesting to purchase one Ford F250 truck in replacement of one used truck no longer capable of regular service. Upon replacement the existing truck will be designated for auction.

Policy Considerations

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None

Budgetary Considerations
A total of $23,237 is required for this purchase. The monies for this purchase were budgeted in the FY2016 budget.

Staff Recommendations
Staff recommends approval of a resolution authorizing the purchase of one (1) 2016 Ford F250 truck from Sam Packs Five Star Ford through the Texas Multiple Schedule Contract Program ('TXMAS') in the amount not to exceed twenty-three thousand two five hundred dollars ($23,500) for the City of Sachse Police Department; and providing for an effective date. This amount exceeds the amount quoted in case of price adjustments between the time of quote and the actual time of purchase.

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
(888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - Ruben Santana -Jorge Guerra - Grace Torres - Kevin Moore - Alan Rosner

Contract Name:State of Texas A-071 - B-072

End User: City of Sachse **Sam Pack's Rep:** Alan Rosner

Contact: Marty Cassidy **Date:** 9/28/2015

Contact TN/Email mcassidy@cityofsachse.com Phone #

Product Description: 2016 Ford F-250 Chassis Cab - | Interior and Exterior Color Code: Specify when ordering

A. Bid Series: 872C **Base Price:** $ 23,237.94

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic Transmission	Included			
	Air Conditioning	Included			
	Power Group	Included			
	Speed Control	Included			
	Tilt Wheel	Included			
	6.2L Gasoline Engine	Included			
				Total of B. - Published Options	$ -

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
				Total of C. - Dealer Published Options	$ -

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
				Total of D. - Off Menu Options	$ -

F.	Delivery Charges	0 Miles @ $2.45/mile	$ -
G.	Option Discounts		$ -
H.	Total of A + B + C + D + E = F		$ 23,237.94
I.	Floor Plan Assistance		$0.00
J.	Lot Insurance Coverages		$0.00
K.	Quantity Ordered 1	X F =	$ 23,237.94
L.	Administrative Fee		$ -
M.	Non-Equip Charges & Credits		
N.	TOTAL PURCHASE PRICE INCLUDING ADMIN FEE		$23,237.94

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, AUTHORIZING THE PURCHASE OF ONE (1) 2016 FORD F-250 CHASSIS CAB FROM SAM PACK'S 5 STAR FORD THROUGH TEXAS MULTIPLE SCHEDULE CONTRACT PROGRAM ("TXMAS") NOT TO EXCEED THE BUDGETED FUNDS OF TWENTY-THREE THOUSAND FIVE HUNDRED DOLLARS ($23,500.00) FOR THE CITY OF SACHSE POLICE DEPARTMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Sachse, Texas, pursuant to the authority granted by Chapter 271, Subchapter D, of the Texas Local Government Code, desires to participate in intergovernmental purchasing; and

WHEREAS, the City Council is of the opinion that participation in this program will be highly beneficial to the taxpayers of this City, through the anticipated savings to be realized through the intergovernmental purchase of products including municipal vehicles; and

WHEREAS, funding has been appropriated in the fiscal year 2015-2016 budget for the purchase of police vehicles.

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

SECTION 1. The City Council approves the use of cooperative purchasing through TXMAS from Sam Pack's Five Star Ford to purchase the following vehicle per bid specifications:

One (1) 2016 Ford F-250 Chassis Cab $23,500.00

TOTAL $23,500.00

SECTION 2. The City Council authorizes the City Manager to execute any documents necessary to complete this transaction.

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

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 19th day of October, 2015.

CITY OF SACHSE, TEXAS

_____

Mike Felix, Mayor

ATTEST:

_____

Michelle Lewis Sirianni, City Secretary

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3081	**Version:**	1	**Name:**	Clean Fleet Policy
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/13/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider a resolution approving a Clean Fleet Policy for the City of Sachse; and providing for an effective date.				

Sponsors:

Indexes:

Code sections:

Attachments: Clean Fleet Resolution and Policy

Date	Ver.	Action By	Action	Result

Title
Consider a Resolution of the City Council of the City of Sachse, Texas, approving a Clean Fleet Policy for the City of Sachse; and providing for an effective date.

Executive Summary
This item is a Clean Fleet Policy for the City of Sachse based upon the standards set forth by the North Central Texas Council of Governments.

Background
The North Central Texas Council of Governments (NCTCOG) is seeking to partner with local municipalities to improve fuel efficiency and decrease emissions for vehicles. The adoption of this policy will allow the City of Sachse to work with the NCTCOG on the City-owned vehicle fleet to improve fuel efficiency and reduce vehicle emissions through procedures, policies, and eligible grant funds for vehicle replacement or conversion.

Policy Considerations
This Clean Fleet Policy provides procedures for City Staff to utilize in order to reduce emissions and improve fuel efficiency of City vehicles. In addition, the adoption of a Clean Fleet Policy allows the City of Sachse to seek grant funding opportunities for vehicle replacement or conversion.

Budgetary Considerations
Adoption of the Clean Fleet Policy will allow the City of Sachse to seek grant funding for vehicle replacement or conversion.

Staff Recommendations

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Approve a resolution approving a Clean Fleet Policy for the City of Sachse; and providing for an effective date.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING A CLEAN FLEET POLICY IN ACCORDANCE WITH CURRENT CLEAN FLEET STANDARDS SET FORTH BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, it is the responsibility of the City of Sachse to reduce emissions and improve fuel efficiency of City-owned vehicles; and

WHEREAS, the North Central Texas Council of Governments seeks to partner with local governments to reduce emissions and improve fuel efficiency of vehicles as practical; and

WHEREAS, the City Council of the City of Sachse, Texas, has been presented a clean fleet policy; and seeks to work with the North Central Texas Council of Governments to reduce emissions and improve fuel efficiency of City-owned vehicles.

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

SECTION 1. That the Clean Fleet Policy attached hereto as Exhibit "A" shall be adopted by the City of Sachse.

SECTION 2. That this Resolution shall take effect immediately upon its passage.

DULY PASSED by the City Council of the City of Sachse, Texas, on the _____ day of _____, 2015.

APPROVED:

_____
Mike Felix, Mayor

ATTEST:

_____
Michelle Lewis Sirianni, City Secretary

EXHIBIT "A" – Clean Fleet Policy

C□EAN □□EET □O□IC□

□ □**EREAS**, the North Central Texas Council of Governments (NCTCOG) has □een designated as the Metropolitan Planning Organi□ation (MPO) for the Dallas-Fort Worth (DFW) Metropolitan Area □y the Governor of Texas and in accordance with federal law□and,

□ □**EREAS**, the Regional Transportation Council (RTC), comprised primarily of local elected officials, is the regional transportation policy □ody associated with NCTCOG and has □een and continues to □e the regional forum for cooperative decisions on transportation□and,

□ □**EREAS**, NCTCOG has □een designated as a Clean Cities Coalition for the DFW region □y the US Department of Energy in accordance with federal law and the NCTCOG Executive Board authori□ed NCTCOG to serve as the host organi□ation for the DFW Clean Cities (DFWCC) Coalition and its efforts□and,

□ □**EREAS**, the U.S. Environmental Protection Agency (EPA) has designated the DFW area as a nonattainment area for the pollutant o□one, and air □uality impacts the pu□lic health of the entire region□and,

□ □**EREAS**, emissions inventories from the Texas Commission on Environmental Quality (TCEQ) indicate that in 2012, approximately 76 percent of the nitrogen oxides (NO_X) emissions and 25 percent of the volatile organic compounds (VOC) emissions in the DFW o□one nonattainment area are attri□uta□le to mo□ile sources□and,

□ □**EREAS**, the RTC is responsi□le for transportation conformity□and the Clean Air Act Amendments of 1990 re□uire that transportation plans and improvement programs in air □uality nonattainment areas conform to the adopted State Implementation Plan (SIP)□and,

□ □**EREAS**, the RTC has adopted a resolution supporting the adoption and implementation of a Clean Fleet Policy □y organi□ations with fleet operations in the DFW area□and reserves all future vehicle funding for entities that adopt and comply with a policy consistent with the provisions outlined □elow,

□ □**EREAS**, the City of Sachse will set goals and provide worka□le, cost-effective solutions to improve air □uality and reduce petroleum consumption in the DFW area, and implement those measures as practica□le.

NO□ □T□ERE□ORE□□E IT □ERE□□ RESO□□E□□

<u>Se□tion □</u>. **The City of Sa□hse will redu□e e□ issions fro□ fleet a□ti□ities by □erfor□ ing the following a□tions as □ra□ti□able□**

□□□□ Implement an idle-reduction policy/standard operating procedure (SOP) that applies to all of the entity□s vehicles and e□uipment, except where exempted as determined □y the City of Sachse□communicate idle-reduction expectations to staff, vendors and visitors□and utili□e idle-reduction technology.

□□□□ Maximi□e use of vehicles and e□uipment with the lowest emissions wherever possi□le.

□□□□ Ensure all conversions are EPA and/or California Air Resources Board (CARB) certified□ensure that aftermarket technologies are EPA and/or CARB verified, or are listed as an emerging technology □y the EPA or a state environmental agency□and □oth conversions and aftermarket technologies are compati□le with Texas Low Emission Diesel Program (TxLED) re□uirements.

□□□□ Esta□lish a plan to modify non-essential fleet activities on high o□one days to reduce air □uality impacts.

□□□□ Implement vehicle and e□uipment disposal strategies which minimi□e negative impacts on air □uality.

□□□□ Implement vehicle and e□uipment emissions inspection practices which meet or surpass the standards re□uired □y statute, including prompt resolution of any illuminated malfunction indicator lamp (MIL).

Se□tion □. **The City of Sa□hse will redu□e o□erall fuel □onsu□ □tion□□arti□ularly the use of □on□entional □etroleu□ fuels□by □erfor□ ing the following a□tions as □ra□ti□able□**

□□□□ Pursue low-emission vehicles and e□uipment for ac□uisition, with an emphasis on alternative fuel, advanced technology, and/or Smartway[SM] certified vehicles and e□uipment.

□□□□ Improve overall fleet fuel efficiency.

□□□□ Esta□lish practices to reduce vehicle miles traveled, passenger miles traveled, engine hours, and/or ton miles traveled, as appropriate.

Se□tion □. **The City of Sa□hse will □artner with the NCTCOG and □□□ CC by □erfor□ ing the following a□tions as □ra□ti□able□**

□□□□ Maintain mem□ership and active participation in DFWCC and su□mit timely Clean Fleet Policy reporting.

□□□□ Evaluate and consider participation in programs to test/commerciali□e/demonstrate new technologies to improve efficiency, reduce emissions, and/or increase fuel efficiency.

□□□□ Pursue activities which support peer fleets□efforts to implement fuel- or emissions-reducing activities □y sharing and maximi□ing resources.

□□□□ Encourage fleet activities which minimi□e water, solid waste, or other environmental impacts of fleet activities, as appropriate.

Se□tion □. **The City of Sa□hse will ensure dri□ers□o□erators and fleet □ersonnel are fa□ iliar with air □uality and □etroleu□ redu□tion goals by □erfor□ ing the following a□tions as □ra□ti□able□**

□□□□ Provide in-house training and/or attending training administered □y NCTCOG for fleet personnel and other staff involved in fleet decisions to

review policy elements and provide recommendations for achieving o□ectives.

□□□□ Consider other mechanisms to increase understanding and awareness among fleet personnel and others.

The City of Sachse acknowledges that adoption of the Clean Fleet Policy, adoption of an idle reduction policy/SOP as outlined in section 1.1, su□mittal of □oth policies, and su□mittal of Clean Fleet Policy reporting is re□uired to □e eligi□le for future clean fleet funding from the RTC, and may □e considered when determining other funding actions. The extent of Clean Fleet Policy implementation, as documented through reporting, will also □e a factor in receiving DFWCC fleet recognition.

This policy shall □e in effect immediately upon its adoption and replaces the prior Clean Fleet Vehicle Policy of the adopting entity.

I here□y certify that this policy was adopted □y the City of Sachse on the _____ day of Octo□er, 2015.

_____
Signature

Mi□e □eli□
Printed Name

Mayor
Title

City of Sa□hse□Te□as□□□□□□□□□
Adopting Entity

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3080	**Version:**	1	**Name:**	CD - MUSTANG CREEK SACHSE ADDITION PP CC
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/13/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1 - 2, Block A, being a total of 49.654 acres.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Mustang Creek Estates Presentation Attachment 1 - Location Map Attachment 2 - Aerial Map Attachment 3 - Zoning Map Attachment 4 - Preliminary Plat and Concept Engineering Plans				

Date	Ver.	Action By	Action	Result

Title
Consider the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1 - 2, Block A, being a total of 49.654 acres.

Executive Summary
The applicant is requesting approval of a Preliminary Plat for two individual lots comprising a total of 49.654 acres. The subject property is located on the south side of Ranch Road, east of Parkwood Ranch subdivision.

Background
The 49.654-acre (approximately 2,162,935 square feet) subject property is located on south side of Ranch Road (See Attachment 1 - Location Map, Attachment 2 - Aerial Map) and retains a zoning designation of Restricted Manufacturing and Warehousing District/ I-1 (See Attachment 3 for Zoning Identification Map). The Preliminary Plat and Concept Engineering Plans are shown in Attachment 4.

The property is proposed to be platted into two lots, including:
- Lot 1 - 6.763 acres (to be developed)
- Lot 2 - 42.891 acres (to remain undeveloped at this time)

There are no existing trees located on proposed Lot 1, where development is intended to occur. The site will have one access point from Ranch Road via a divided driveway. The Developer is proposing on-site turnarounds (Lot 1) for fire and emergency vehicles as

required by the Sachse Fire Marshall. The Developer intends to construct an on-site stormwater system and detention pond (Lot 1) in accordance with City of Sachse standards. The Developer also intends to construct an on-site water main (Lot 1), and both on-site and off-site (Lot 1 and Lot 2) sanitary sewer mains to provide sewer for the proposed development.

Lot 2 will remain undeveloped at this time.

Policy Considerations
The applicant is proposing to plat the subject property into two separate lots.

No right-of-way dedications are being proposed on Ranch Road, as the road was recently constructed to its ultimate width in accordance with the Capital Improvements Plan and the Major Thoroughfare Plan. However, pursuant to the Subdivision Ordinance, the property owner will be required to pay roadway impact fees for the development.

Staff has determined that the proposed Preliminary Plat meets the standards of the City of Sachse Code of Ordinances and is designed in accordance with the zoning of the property. The Preliminary Plat and its supporting documents have been reviewed by the City Engineer and have been found to be in compliance with the City of Sachse Code of Ordinances.

Budgetary Considerations
None.

Staff Recommendations
Staff recommends approval of the application of Mustang Creek Estates for a Preliminary Plat for Mustang Creek Sachse Addition, Lots 1 - 2, Block A, being a total of 49.654 acres.

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Preliminary Plat
Mustang Creek Sachse Addition

City Council

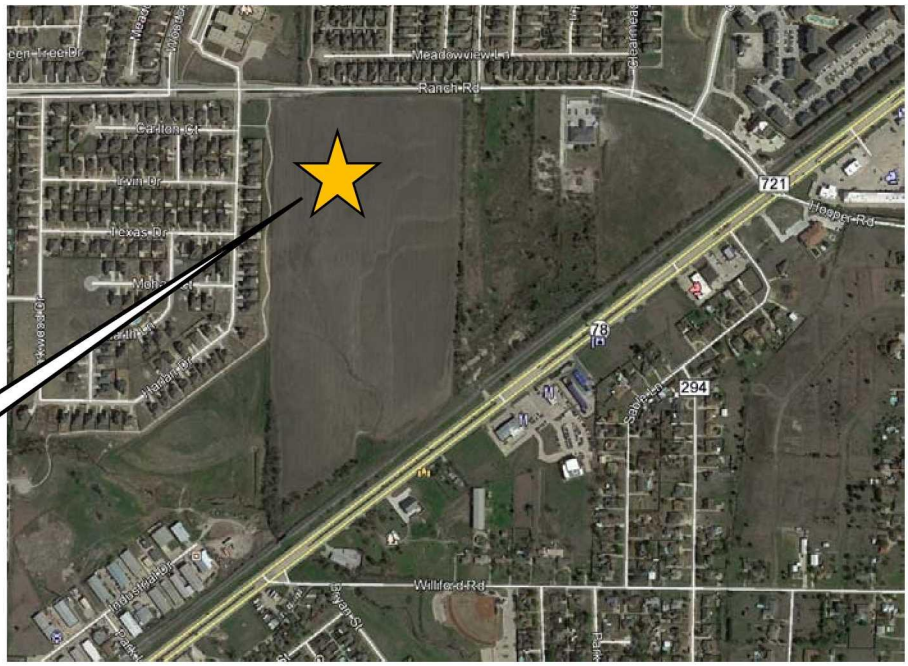
October 19, 2015

Overview

- Property Location & Aerial Map
- Applicant Information
- Zoning Information
- Thoroughfare Plan Information
- Preliminary Plat
- Site Layout
- Preliminary Engineering
- Staff Findings
- Planning & Zoning Commission Meeting
- Staff Recommendations

Property Location Map

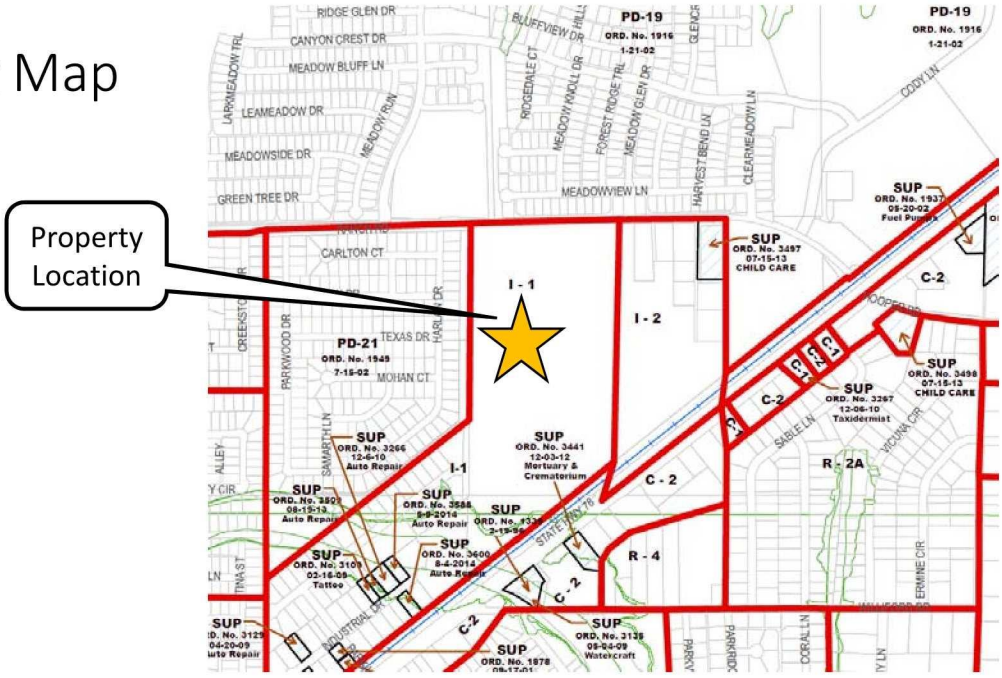
Aerial Map



Applicant Information

- The Applicant is Mustang Creek Estates, a developer of assisted living facilities in Dallas/Fort Worth.
- The Applicant is seeking to develop a 6.763 acre tract of land on the south side of Ranch Road, for use as a multi-building assisted living facility.
- The facility will be known as Mustang Assisted Living Sachse.

Zoning Map



Zoning Information

- The property is currently zoned I-1 Restricted Manufacturing and Warehousing District.
- In Chapter 11 Zoning, Schedule I Permitted Uses, the chart shows:

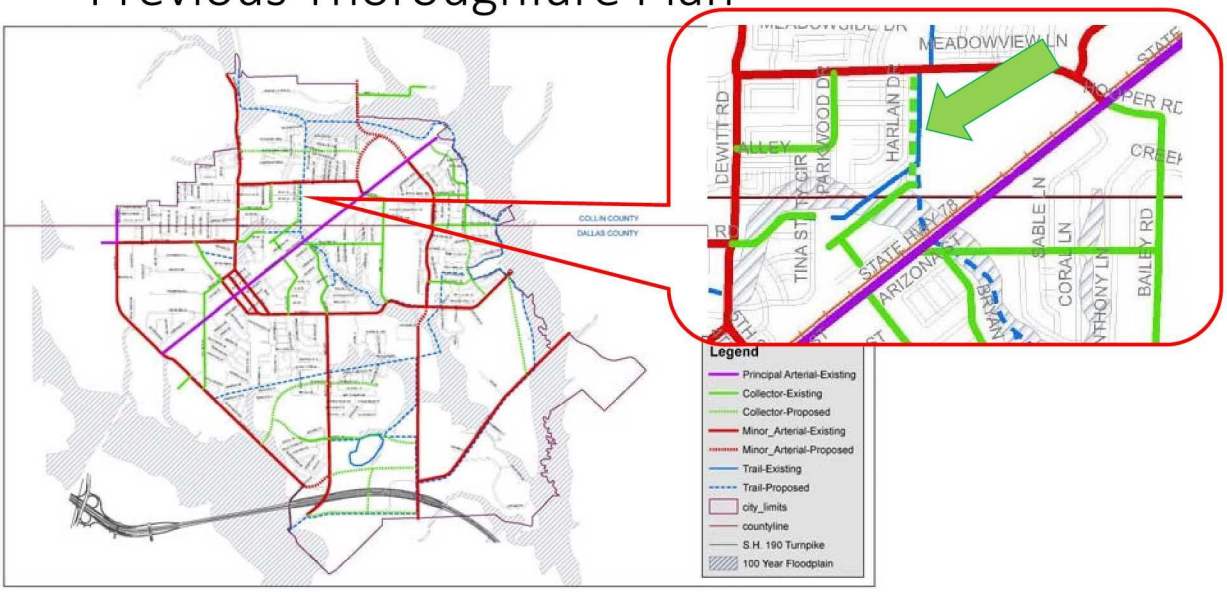
SCHEDULE I. PERMITTED USES

RESIDENTIAL	Agricultural	Single Family R-39	Single Family R-15	Single Family R-12	Single Family R-10	Single Family Estate R-E	Office Park	Mixed Use	Commercial-1	Commercial-2	Industrial-1	Industrial-2	Planned Development	Parking Requirement
Accessory building	X	X	X	X	X	X			X	X	X		*	none
Ammenity center		X	X	X	X	X		X					*	Based on development
Assisted living facility	X	X	X	X	X	X	X	X	X	X	X	X	*	⅓ units + 1/day staff × 1/20 units for guests
Custodial quarters										S	S	S	*	2/dwelling unit
Duplex								X					*	2/dwelling unit

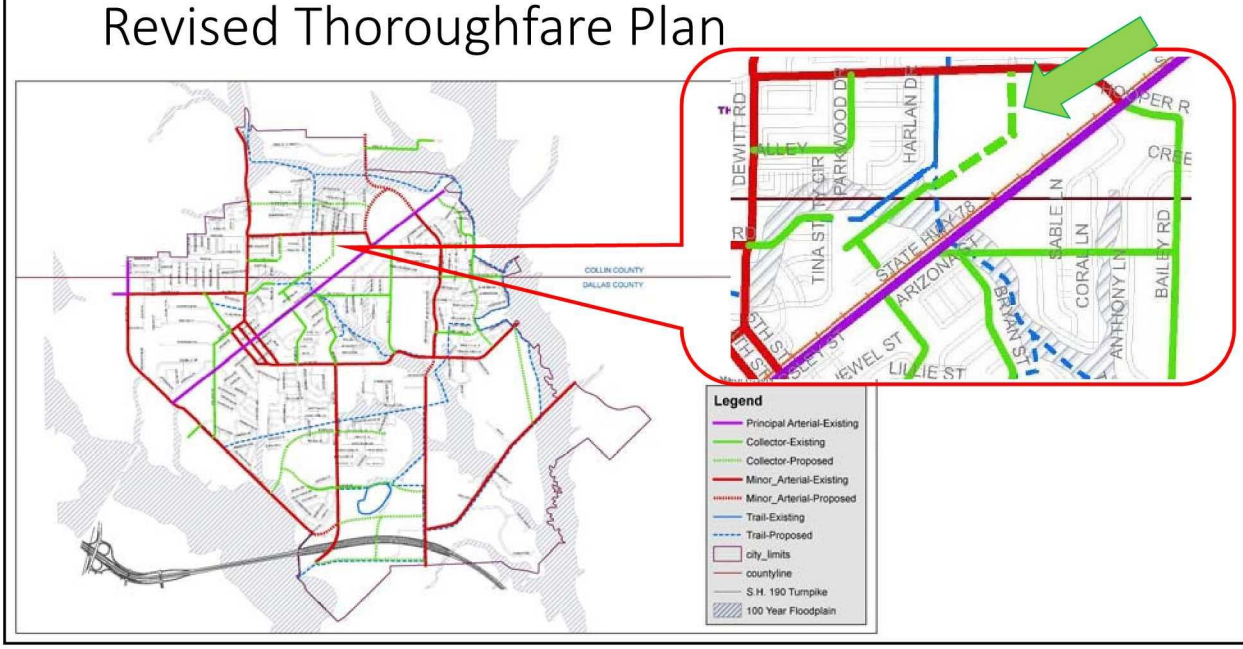
Thoroughfare Plan Information

- At the 8/24 Planning & Zoning Commission Meeting, the Commission voted to recommend an amendment to the Thoroughfare Plan to move a proposed future collector road to the east, approximately 1,000 feet.
- The City Council approved the amendment at the 9/1 City Council Meeting.

Previous Thoroughfare Plan

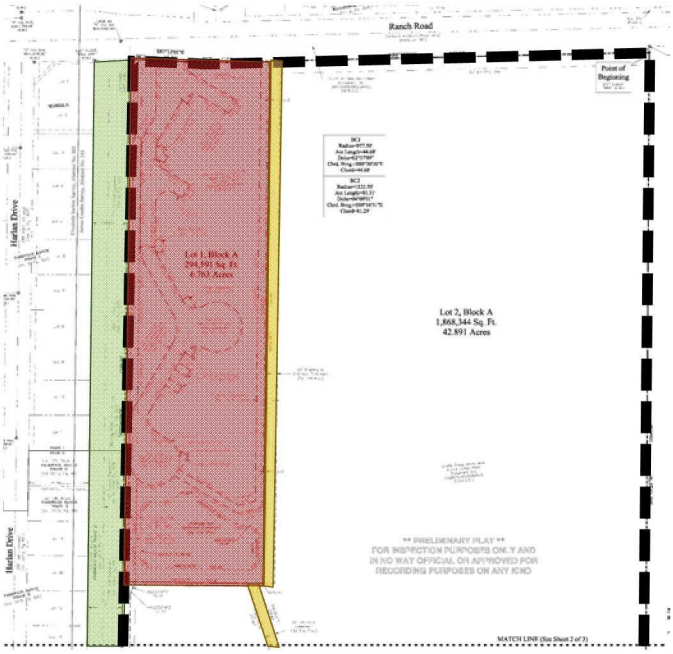


Revised Thoroughfare Plan



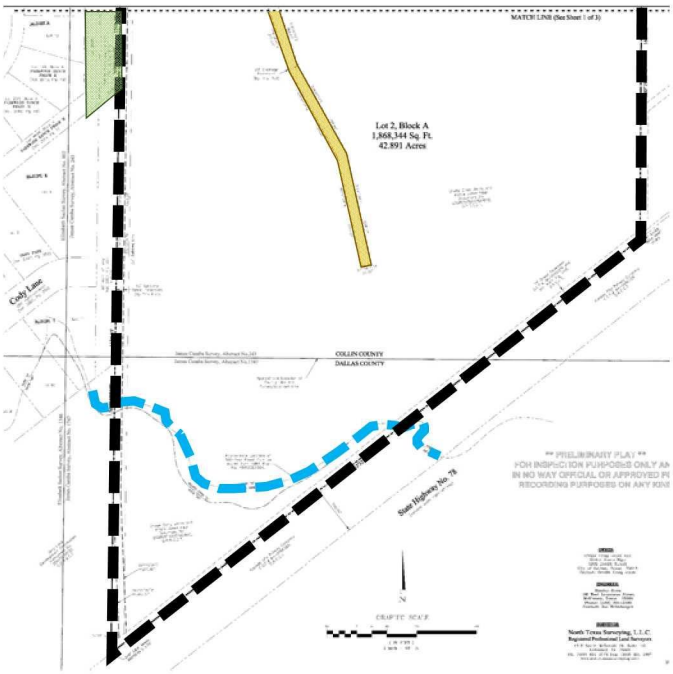
Preliminary Plat

- Lot 1 - 6.763 Acres (being developed)
- Lot 2 – 42.891 Acres (to remain)
- Existing 70-ft Trail Easement
- Proposed Offsite Grading & Drainage Easements

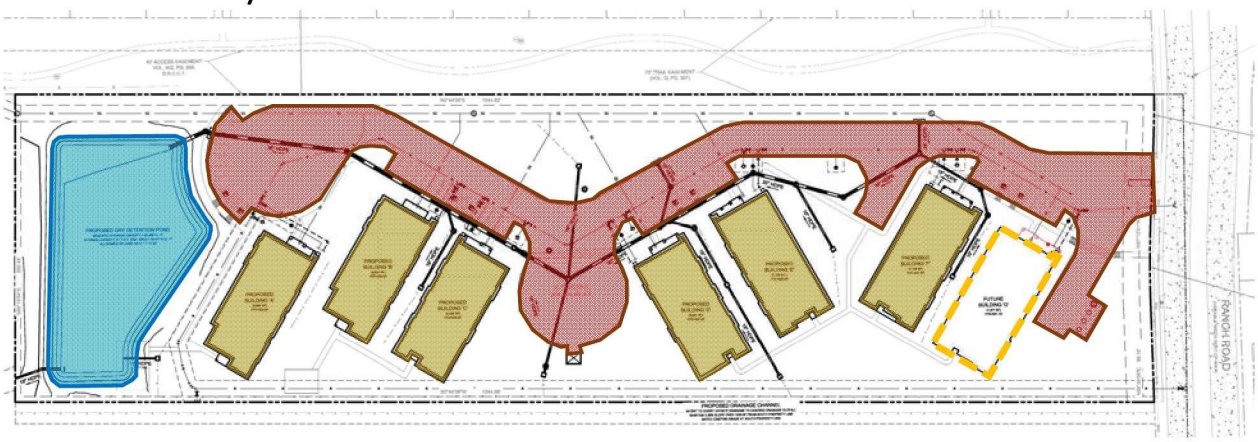


Preliminary Plat

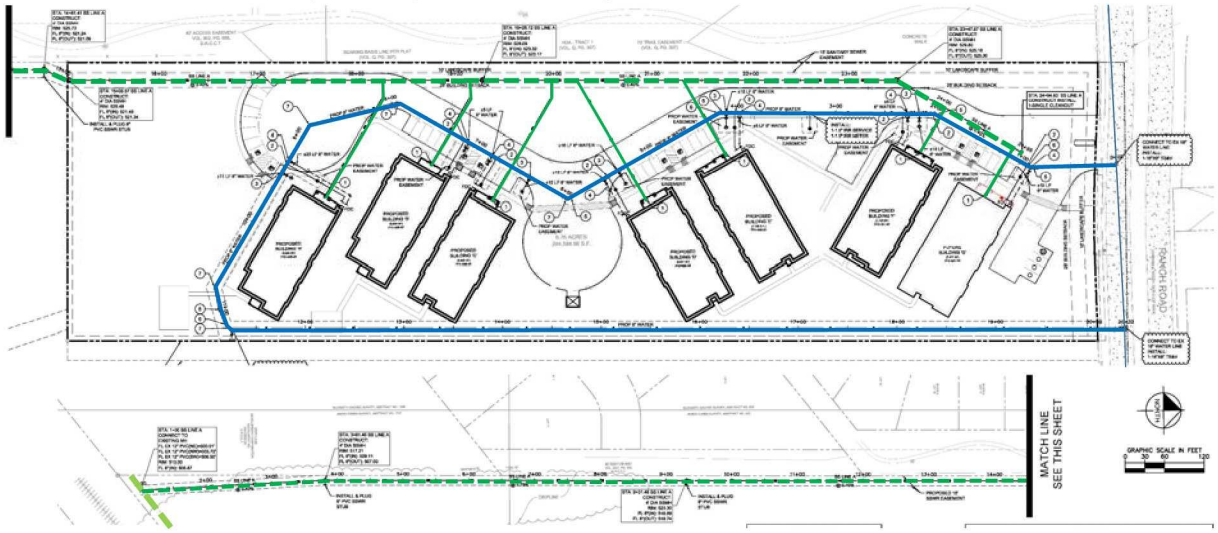
- Lot 2 – 42.891 Acres (to remain)
- Existing Floodplain Limits
- Existing 70-ft Trail Easement
- Proposed Offsite Grading & Drainage Easements



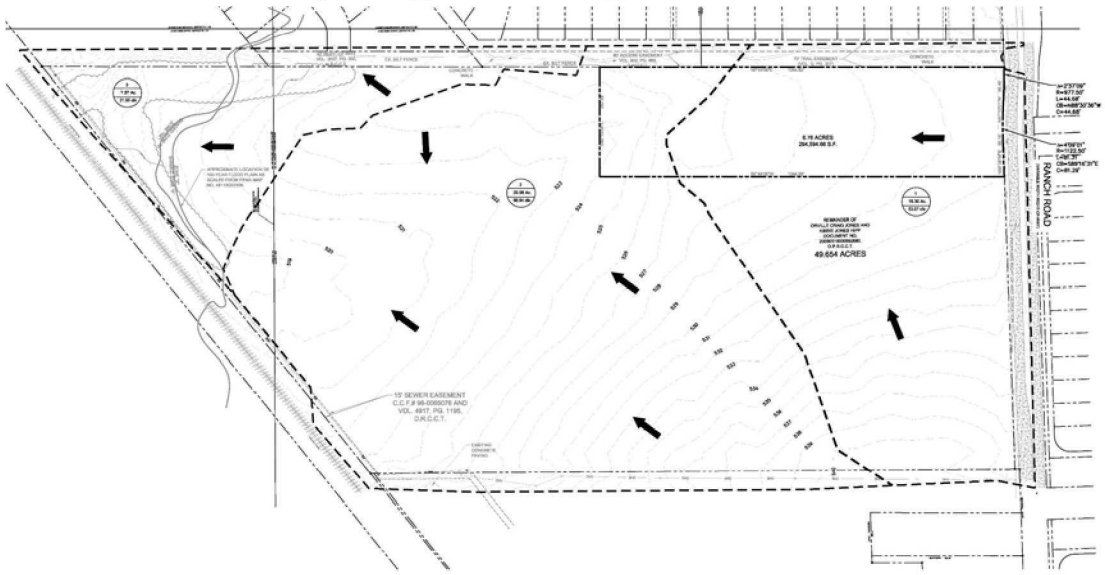
Site Layout



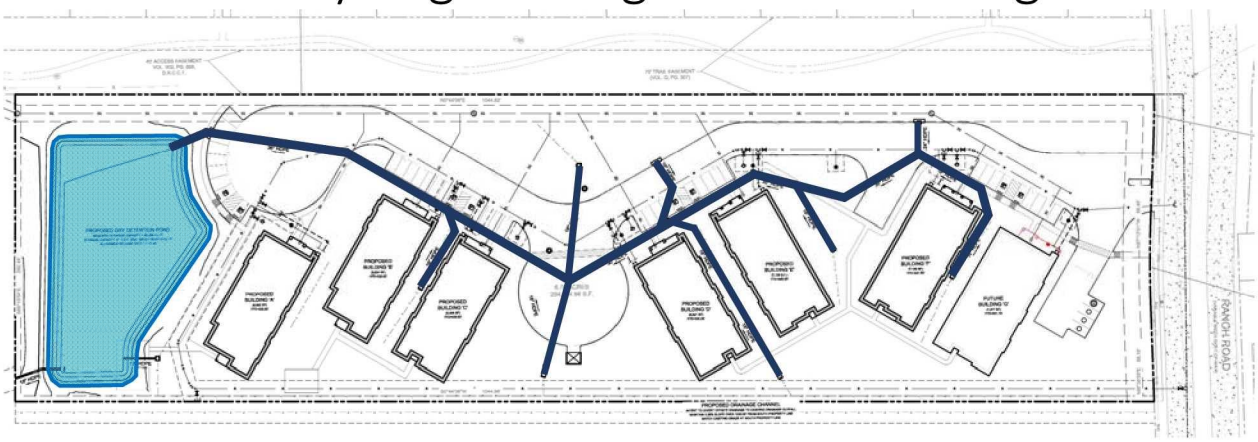
Preliminary Engineering – Utilities



Preliminary Engineering – Storm Drainage



Preliminary Engineering – Storm Drainage



Staff Findings

- Staff finds that the proposed use of assisted living is allowed within the current property zoning of I-1.
- Staff finds that the Preliminary Plat meets the requirements identified in the Subdivision Ordinance of the City of Sachse.
- Staff finds that the concept engineering plans are sufficient for the project to move forward with full engineering design.

Planning & Zoning Commission

- At the September 28, 2015 Planning & Zoning Commission Meeting, the Commission voted 6-0 to recommend approval of the Preliminary Plat.
- Some additional information was requested by the Commission to be presented to the City Council, including:
  - Proposed Development:
    - Described by the developer as residential assisted living
    - 10-16 residents per building
    - Staff on-site 24-hours per day
  - Proposed Building Information:
    - Residential-style elevations
    - 6 single story buildings ranging from 6,806 to 7,377 square feet each
    - 1 site for a potential future single story building at 7,377 square feet
  - Parking Requirements
    - Per Zoning Ordinance: 43 (for 6 buildings)
    - Shown on the preliminary plans: 45
  - Detention Pond Depth
    - Shown on the preliminary engineering plans to be 3 feet deep

Photos of the Mustang Creek Development Allen, TX

Photos courtesy of http://mustangcreekestates.com/allen-location.html

Staff Recommendation

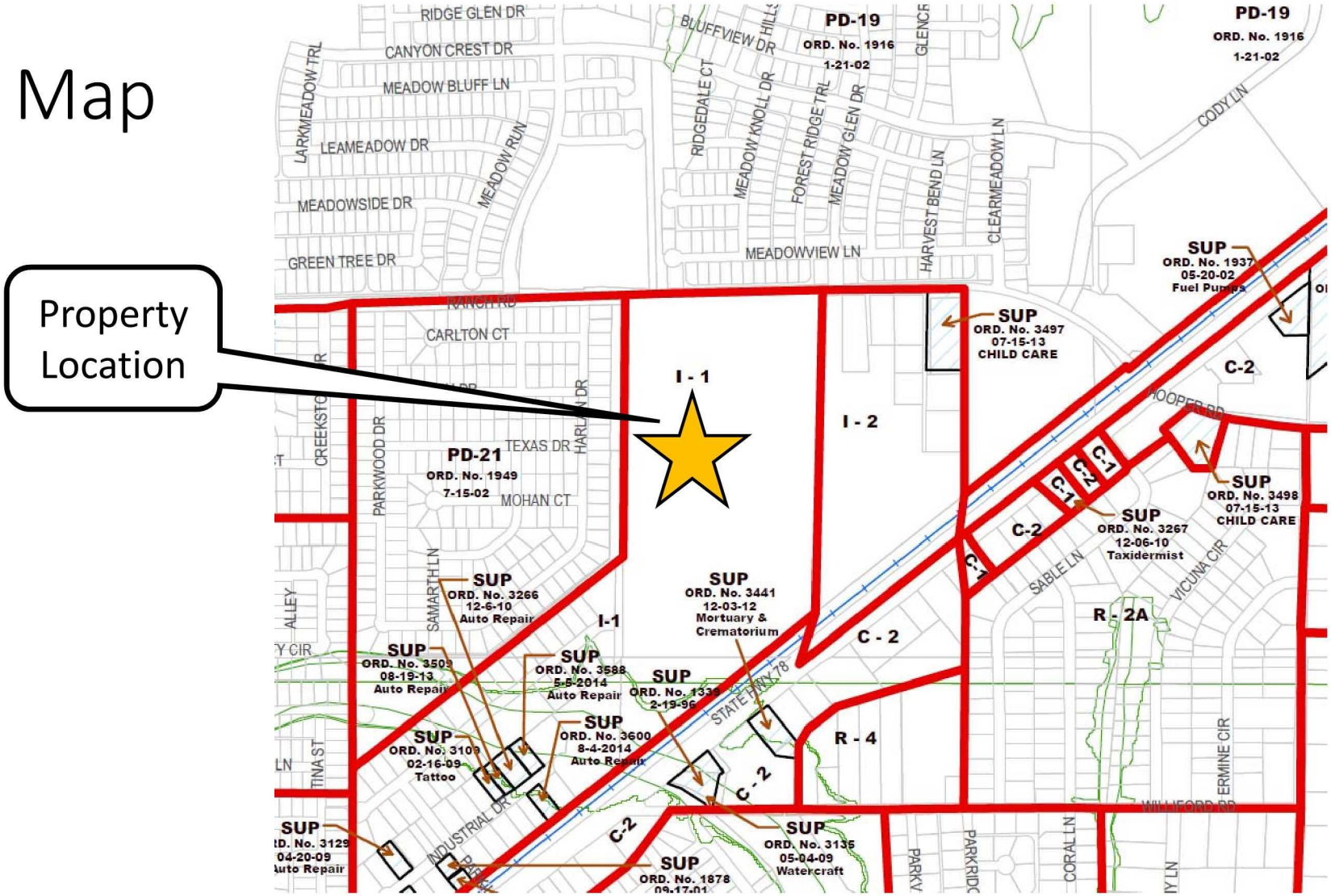
- Staff recommends approval of the Preliminary Plat for Mustang Creek Sachse Addition.

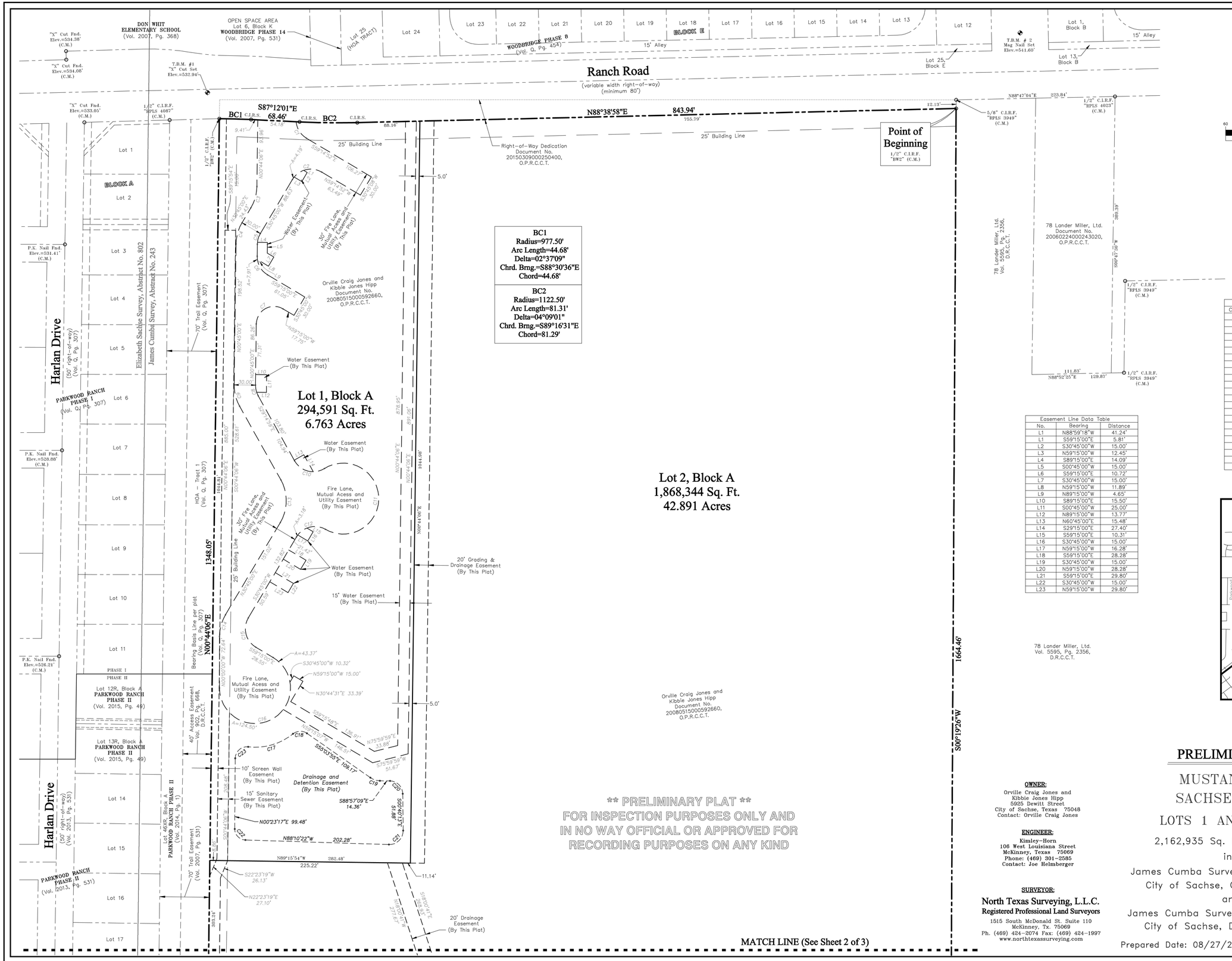
Property Location Map

Aerial Map

Property Location

Zoning Map


Property Location
PD-19
ORD. No. 1916
1-21-02
PD-21
ORD. No. 1949
7-15-02
I - 1
I - 2
C - 2
R - 4
R - 2A
SUP
ORD. No. 3497
07-15-13
CHILD CARE
SUP
ORD. No. 1937
05-20-02
Fuel Pumps
SUP
ORD. No. 3498
07-15-13
CHILD CARE
SUP
ORD. No. 3267
12-06-10
Taxidermist
SUP
ORD. No. 3266
12-6-10
Auto Repair
SUP
ORD. No. 3441
12-03-12
Mortuary &
Crematorium
SUP
ORD. No. 3588
5-5-2014
Auto Repair
SUP
ORD. No. 3600
8-4-2014
Auto Repair
SUP
ORD. No. 3135
05-04-09
Watercraft
SUP
ORD. No. 1878
09-17-01
SUP
ORD. No. 3129
04-20-09
Auto Repair
SUP
ORD. No. 3109
02-16-09
Tattoo
RIDGE GLEN DR
CANYON CREST DR
MEADOW BLUFF LN
LEAMEADOW DR
MEADOWSIDE DR
GREEN TREE DR
MEADOWVIEW LN
BLUFFVIEW DR
RIDGEDALE CT
MEADOW KNOLL DR
FOREST RIDGE TRL
MEADOW GLEN DR
HARVEST BEND LN
CLEARMEADOW LN
CODY LN
HOOPER RD
CARLTON CT
TEXAS DR
MOHAN CT
PARKWOOD DR
SAMARTH LN
SABLE LN
VICUNA CIR
ERMINE CIR
WILHEORD DR
CORAL LN
INDUSTRIAL DR
STATE HWY 78



N

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

I.R.F. = Iron Rod Found

(C.M.) = Controlling Monument

C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.D.C.T. = Deed Records, Dallas County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

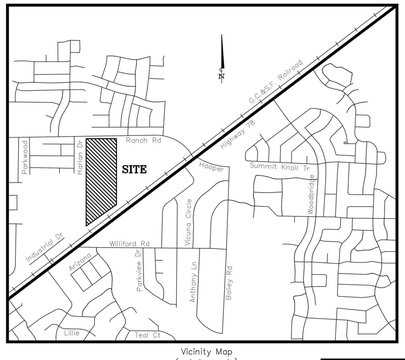
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Easement Curve Data

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	28.51'	54°27'17"	S32°01'13"E	27.45'
C2	30.00'	47.13'	90°00'08"	S75°45'04"W	42.43'
C3	60.00'	31.43'	30°00'54"	N15°44'33"E	31.07'
C4	60.00'	31.42'	30°00'00"	S15°45'00"W	31.06'
C5	30.00'	15.71'	30°00'00"	S15°45'00"W	15.53'
C6	30.00'	31.42'	60°00'00"	S29°15'00"E	30.00'
C7	25.00'	52.36'	120°00'00"	S60°45'00"W	43.30'
C8	30.00'	15.71'	29°59'59"	S14°14'59"E	15.53'
C9	60.00'	31.42'	29°59'59"	S14°14'59"E	31.06'
C10	30.00'	48.55'	92°43'27"	S75°36'42"E	43.42'
C11	50.00'	211.20'	242°00'47"	N00°58'02"W	85.71'
C12	30.00'	46.75'	89°17'22"	S75°23'41"W	42.16'
C13	60.00'	62.83'	59°59'59"	N00°45'01"E	60.00'
C14	60.00'	32.20'	30°45'00"	S15°22'30"W	31.82'
C15	30.00'	47.12'	90°00'00"	S14°15'00"E	42.43'
C16	50.00'	208.79'	239°15'00"	N60°22'30"E	86.93'
C17	84.40'	67.57'	45°52'02"	N73°47'41"E	65.78'
C18	16.30'	21.07'	74°04'26"	S87°53'53"W	19.64'
C19	24.00'	14.19'	33°53'15"	S72°00'32"E	13.99'
C20	18.20'	28.04'	88°16'56"	N44°48'41"W	25.35'
C21	19.50'	31.48'	92°29'50"	N45°34'42"E	28.17'
C22	15.50'	23.96'	88°33'39"	S43°53'33"E	21.64'
C23	16.30'	27.41'	96°20'25"	S48°33'29"W	24.29'

Easement Line Data Table

No.	Bearing	Distance
L1	N88°59'18"W	41.24'
L1	S59°15'00"E	5.81'
L2	S30°45'00"W	15.00'
L3	N59°15'00"W	12.45'
L4	S89°15'00"E	14.09'
L5	S00°45'00"W	15.00'
L6	S59°15'00"E	10.72'
L7	S30°45'00"W	15.00'
L8	N59°15'00"W	11.89'
L9	N89°15'00"W	4.65'
L10	S89°15'00"E	15.50'
L11	S00°45'00"W	25.00'
L12	N89°15'00"W	13.77'
L13	N60°45'00"E	15.48'
L14	S29°15'00"E	27.40'
L15	S59°15'00"E	10.31'
L16	S30°45'00"W	15.00'
L17	N59°15'00"W	16.28'
L18	S59°15'00"E	28.28'
L19	S30°45'00"W	15.00'
L20	N59°15'00"W	28.28'
L21	S59°15'00"E	29.80'
L22	S30°45'00"W	15.00'
L23	N59°15'00"W	29.80'



Vicinity Map
(not to scale)

SHEET NO.:	1 of 3
PREPARED:	08/27/2015
REVISED:	09/15/2015
SCALE:	1" = 60'
DRAWN BY:	C.S.H.
CHK'D. BY:	M.B.A.
JOB NO.:	2014-0175

OWNER:
Orville Craig Jones and
Kibbie Jones Hipp
5925 Dewitt Street
City of Sachse, Texas 75048
Contact: Orville Craig Jones

ENGINEER:
Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmberger

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St. Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com

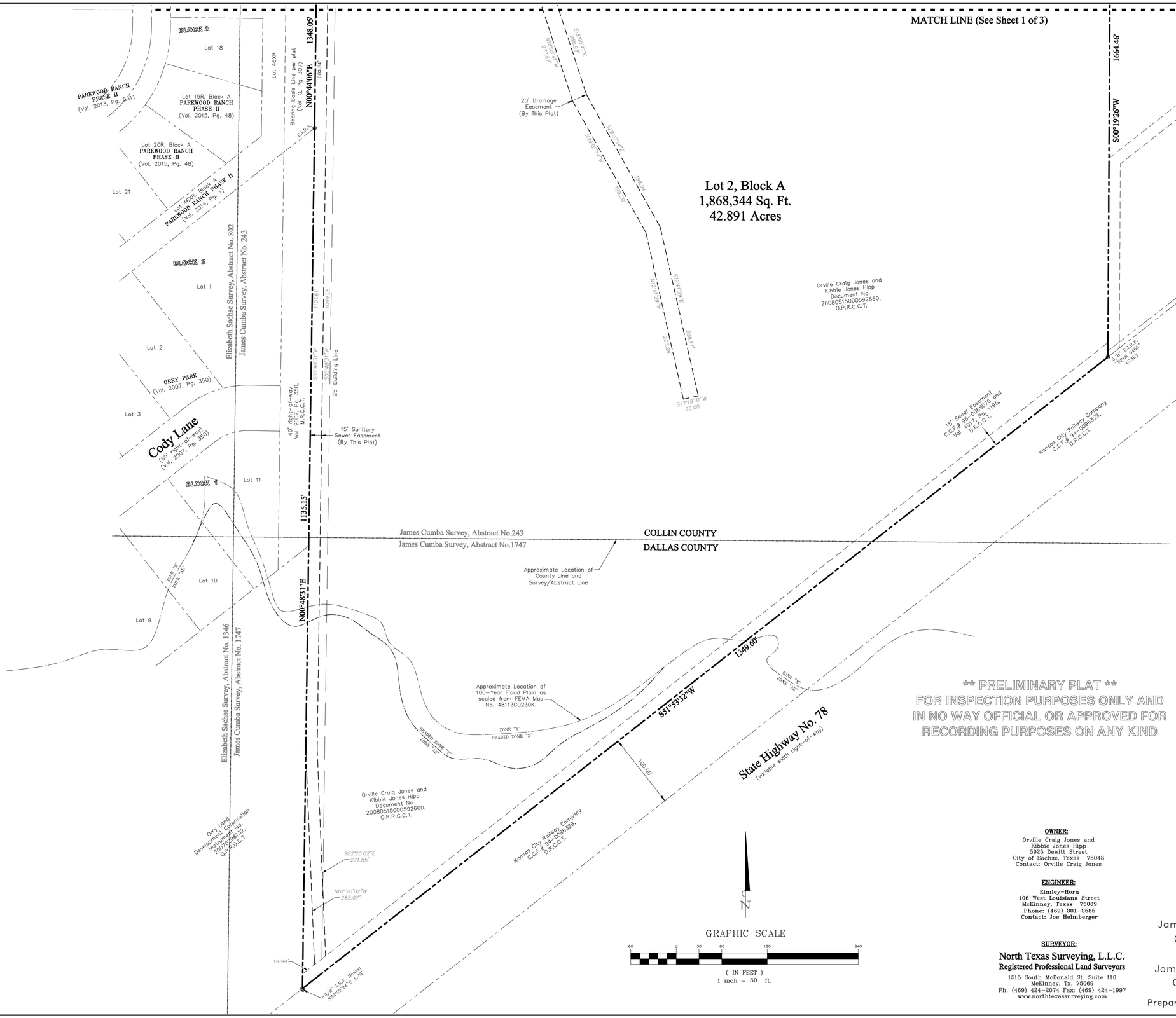
PRELIMINARY PLAT

MUSTANG CREEK SACHSE ADDITION

LOTS 1 AND 2, BLOCK A

2,162,935 Sq. Ft. ~ 49.654 Acres
in the
James Cumba Survey ~ Abstract No. 243
City of Sachse, Collin County, Texas
and the
James Cumba Survey ~ Abstract No. 1747
City of Sachse, Dallas County, Texas

Prepared Date: 08/27/2015 Scale: 1" = 60'



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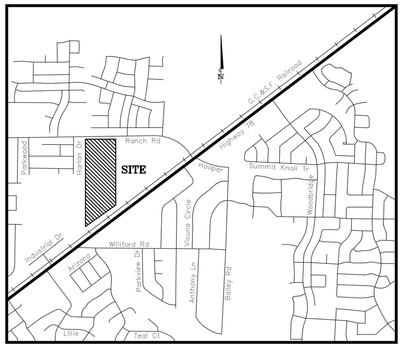
Vicinity Map
(not to scale)



** PRELIMINARY PLAT **
FOR INSPECTION PURPOSES ONLY AND
IN NO WAY OFFICIAL OR APPROVED FOR
RECORDING PURPOSES ON ANY KIND

OWNER:
Orville Craig Jones and
Kibbie Jones Hipp
5925 Dewitt Street
City of Sachse, Texas 75048
Contact: Orville Craig Jones

ENGINEER:
Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmberger

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St. Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com

SHEET NO.:	2 of 3
PREPARED:	08/27/2015
REVISED:	09/15/2015
SCALE:	1" = 60'
DRAWN BY:	C.S.H.
CHK'D. BY:	M.B.A.
JOB NO.:	2014-0175

PRELIMINARY PLAT

MUSTANG CREEK SACHSE ADDITION

LOTS 1 AND 2, BLOCK A

2,162,935 Sq. Ft. ~ 49.654 Acres
in the
James Cumba Survey ~ Abstract No. 243
City of Sachse, Collin County, Texas
and the
James Cumba Survey ~ Abstract No. 1747
City of Sachse, Dallas County, Texas

Prepared Date: 08/27/2015 Scale: 1" = 60'

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(
COUNTY OF DALLAS)(

Whereas, Orville Craig Jones and Kibbie Jones Hipp are the owners of a tract of land, situated in the James Cumba Survey, Abstract No. 243, in the City of Sachse, Collin County, Texas, and also being in the James Cumba Survey, Abstract No. 1747, in the City of Sachse, Dallas County, Texas, and being the remainder of that called 50.238 acre tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "BW2" found in the easterly line of said 50.238 acre tract, same being in the westerly line of that tract of land described by deed to 78 Lander Miller, Ltd., as recorded in Volume 5595, Page 2356, of the Deed Records, Collin County, Texas (D.R.C.C.T.), same also being the southeasterly corner of that right-of-way dedication for Ranch Road, as recorded under Document No. 2015030900025040O, O.P.R.C.C.T., from which a 5/8" iron rod with a plastic cap stamped "RPLS 3949" found for the northeasterly corner of said 50.238 acre tract, bears, North 00°19'26" East, a distance of 12.13';

THENCE South 00°19'26" West, along the common line between said 50.238 acre tract and 78 Lander Miller, Ltd. tract, a distance of 1664.46' to a 5/8" iron rod with a plastic cap stamped "RPLS 5405" found for the southeasterly corner of said 50.238 acre tract, same being in the northwesterly line of that tract of land described by deed to Kansas City Railway Company, as recorded under County Clerk's File No. 94--0096329, D.R.C.C.T.;

THENCE South 51°53'32" West, along the common line between said 50.238 acre tract and Kansas City Railway Company tract, a distance of 1349.60' to a point for corner being the southwesterly corner of said 50.238 acre tract, said point for corner also being the most easterly southeast corner of that tract of land described by deed to Orry Land Development Corporation (Orry Land), as recorded under Instrument No. 20070298132, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), from which a 3/8" iron rod found bears, South 22°22'24" East, a distance of 1.75';

THENCE North 00°48'31" East, along the common line between said Orry Land tract and said 50.238 acre tract, passing at a distance of 583.79' the most northerly northeast corner of said Orry Land tract, same being the most easterly southeast corner of **ORRY PARK**, an addition to the City of Sachse, as recorded in Volume 2007, Page 350, of the Map Records, Collin County, Texas (M.R.C.C.T.) and under Instrument No. 20070246772, O.P.R.D.C.T., and continuing along the common line between said **ORRY PARK** and 50.238 acre tract, a total distance of 1135.15' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set), said set iron being the most northerly northeast corner of said **ORRY PARK**, same being the most southerly southeast corner of **PARKWOOD RANCH PHASE II**, an addition to the City of Sachse, as recorded in Volume 2013, Page 531, M.R.C.C.T.;

THENCE North 00°44'06" East, along the westerly line of said 50.238 acre tract, same being along the easterly line of said **PARKWOOD RANCH PHASE II**, and also along the easterly line of **PARKWOOD RANCH PHASE I**, an addition to the City of Sachse, as recorded in Volume Q, Page 307, M.R.C.C.T.; a distance of 1348.05' to a 1/2" iron rod with a plastic cap stamped "BW2" found for the southwesterly corner of he aforementioned right-of-way dedication for Ranch Road, said corner being in a curve to the right, having a radius of 977.50', a central angle of 02°37'09", and a chord which bears, South 88°30'36" East, a chord distance of 44.68';

Thence along said curve to the right, in a southeasterly direction, an arc length of 44.68' to a capped iron rod set;

THENCE continuing along the southerly right-of-way line of Ranch Road, the following courses and distances:

South 87°12'01" East, a distance of 68.46' to a capped iron rod set at the beginning of a curve to the left, having a radius of 1122.50', a central angle of 04°09'01", and a chord which bears, South 89°16'31" East, a chord distance of 81.29';

Thence along said curve to the left, in a southeasterly direction, an arc length of 81.31' to a capped iron rod set;

North 88°38'58" East, a distance of 843.94' to the **POINT OF BEGINNING** and containing 49.654 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Orville Craig Jones and Kibbie Jones Hipp, do hereby adopt this plat designating the hereon described property as **MUSTANG CREEK SACHSE ADDITION**, an addition to the City of Sachse, Collin and Dallas County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times, have the full right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the_____day of _____, 2015.

_____ _____
Orville Craig Jones Kibbie Jones Hipp

STATE OF TEXAS)(
COUNTY OF COLLIN)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Orville Craig Jones, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____ day of _____, 2015.

_____
Notary Public, State of Texas

STATE OF TEXAS)(
COUNTY OF COLLIN)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Kibbie Jones Hipp, known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the_____ day of _____, 2015.

_____
Notary Public, State of Texas

**** PRELIMINARY PLAT ****
FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORDING PURPOSES ON ANY KIND

SURVEYOR'S CERTIFICATE

That I, Michael B. Arthur, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Sachse, Texas.

DATED this the_____ day of _____, 2015.

_____
Michael B. Arthur
State of Texas Registration No. 5686

STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael B. Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the _____day of _____, 2015.

_____
Notary Public, State of Texas

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission
City of Sachse

_____ _____
Chairman, Planning and Zoning Commission Date

Attest:

_____ _____
Signature Date

_____
Name and Title

APPROVED BY: City Council
City of Sachse

_____ _____
Mayor Date

Attest:

_____ _____
City Secretary Date

Notes:

1. According to the Flood Insurance Rate Maps of Collin and Dallas County, Texas, Map No. 48085C0530J (Collin County), Map Revised June 02, 2009, and 48113C0230K (Dallas County), the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and also in Shaded Zone "X", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; no base flood elevations determined", and also in Shaded Zone "AE", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; base flood elevations determined".

2. Bearings are based on the easterly line of the plat of **PARKWOOD RANCH PHASE I**, as recorded in Volume Q, Page 307, of the Map Records, Collin County, Texas.

3. Elevations are based on the City of Sachse GPS Control No(s). 1 and 3.

4. The surveyor has relied on the subject deed shown hereon with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

5. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building certificates.

Benchmarks

Site TBM # 1: "X" cut set on the northerly end of a top of curb for the future east bound Ranch Road, said corner being approximately 17' west and 37' north of the northwesterly corner of the remainder of that tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, Official Public Records, Collin County, Texas, said northwesterly corner also being the northeasterly corner of HOA – Tract 1, as shown on the plat of **PARKWOOD RANCH PHASE I**, as recorded in Volume Q, Page 307, Map Records, Collin County, Texas.
Elevation = 532.94'

Site TBM # 2: Mag nail set in the approximate center of Meadowglen Drive, same being in the northerly right-of-way line of Ranch Road, said mag nail bears approximately 90' east and 104' north of the northeasterly corner of the remainder of that tract of land described by deed to Orville Craig Jones and Kibbie Jones Hipp, as recorded under Document No. 20080515000592660, Official Public Records, Collin County, Texas.
Elevation=541.60'

OWNER:
Orville Craig Jones and
Kibbie Jones Hipp
5925 Dewitt Street
City of Sachse, Texas 75048
Contact: Orville Craig Jones

ENGINEER:
Kimley-Horn
106 West Louisiana Street
McKinney, Texas 75069
Phone: (469) 301-2585
Contact: Joe Helmberger

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1515 South McDonald St. Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com

PRELIMINARY PLAT

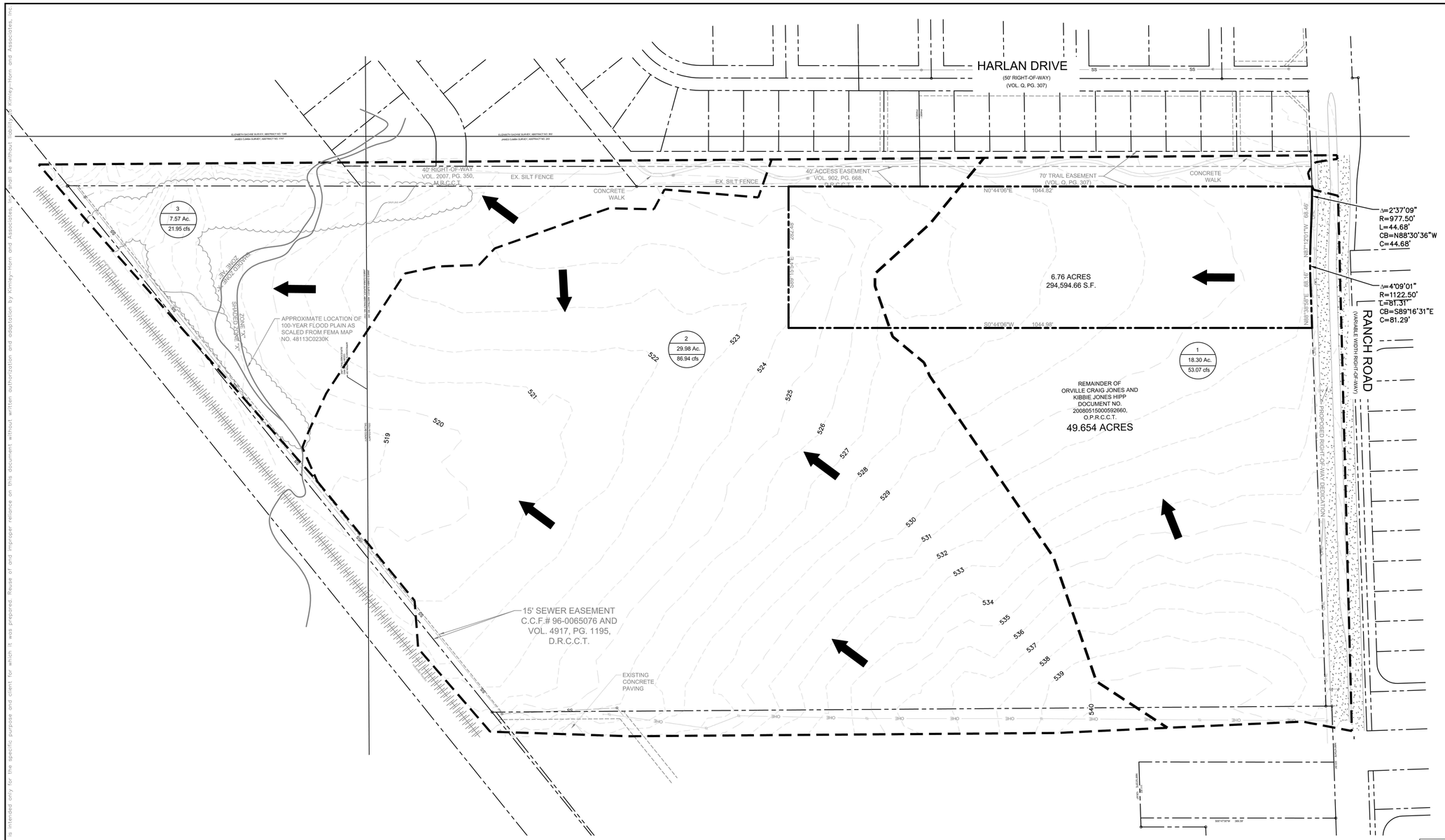
MUSTANG CREEK SACHSE ADDITION

LOTS 1 AND 2, BLOCK A

2,162,935 Sq. Ft. ~ 49.654 Acres
in the
James Cumba Survey ~ Abstract No. 243
City of Sachse, Collin County, Texas
and the
James Cumba Survey ~ Abstract No. 1747
City of Sachse, Dallas County, Texas

Prepared Date: 08/27/2015 Scale: 1" = 60'

SHEET NO.:	3 of 3
PREPARED:	08/27/2015
REVISED:	09/15/2015
SCALE:	1" = 60'
DRAWN BY:	C.S.H.
CHK'D. BY:	M.B.A.
JOB NO.:	2014-0175



RUNO□□ CA□CU□ATIONS

□ASIN I□	Area a□.□	T□ □□in.□	C	□I□ □in□hr□	□□ □fs□	□I□□□ □in□hr□	□□□□ □fs□	COMMENTS
1	18.30	10	0.25	6.80	31.11	11.60	53.07	EX. ON-SITE LOW ELEVATION
2	29.98	10	0.25	6.80	50.97	11.60	86.94	EX. ON-SITE LOW ELEVATION
3	7.57	10	0.25	6.80	12.87	11.60	21.95	OFF-SITE

NOTES□ RUNOFF COEFFICIENTS (C) BASED ON TxDOT VALUES FOR BLACK OR LOESSIAL SOIL, 0-3□ . TIME OF CONCENTRATION ASSUMED 10 MINUTES.

LEGEND

1 / 1.00 Ac. / 7.88 cfs	DRAINAGE AREA NUMBER ACREAGE 100 YEAR FLOW
471	EXISTING CONTOUR
	DRAINAGE DIVIDE
	PROPOSED PROPERTY LINE
	DIRECTION OF FLOW

Know what's **below.**
Call before you dig.

CAUTION!!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

BM #1
"X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD, SAID CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHWESTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID NORTHWESTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1, AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME Q, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS.
ELEV = 532.94'

BM #2
MAG NAIL SET IN THE APPROXIMATE CENTER OF MEADOWGLEN DRIVE, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD, SAID MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

No.	REVISIONS	DATE	BY

Kimley»Horn
106 WEST LOUISIANA STREET, McKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JOSEPH E. HELMBERGER
P.E. No. 66040 Date SEPT 2015

KHA PROJECT 064476303
DATE SEPT 2015
SCALE AS SHOWN
DESIGNED BY KKB
DRAWN BY BJM
CHECKED BY JEH

EXISTING CONDITIONS DRAINAGE AREA MAP

MUSTANG CREEK ESTATES
SACHSE, TX
RANCH RD

SHEET NUMBER
C1.0

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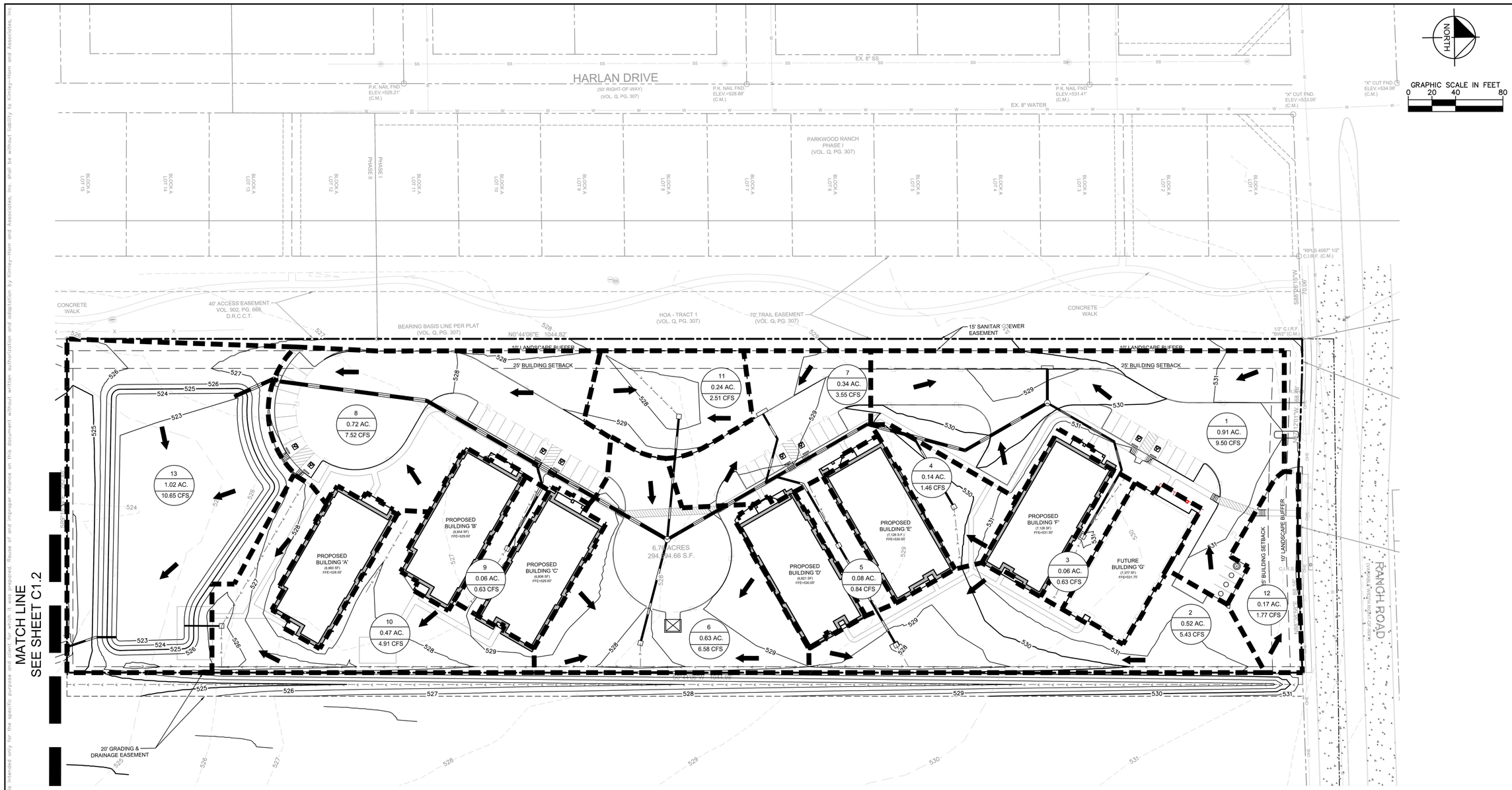

RUNOFF CALCULATIONS

BASIN	Area (ac.)	T (min.)	C	I (in/hr)	Q (cfs)	COMMENTS
1	0.91	10	0.90	10.50	8.60	PROPOSED CURB INLET
2	0.52	10	0.90	10.50	4.91	PROPOSED AREA DRAIN
3	0.06	10	0.90	10.50	0.57	PROPOSED AREA DRAIN
4	0.14	10	0.90	10.50	1.32	PROPOSED AREA DRAIN
5	0.08	10	0.90	10.50	0.76	PROPOSED AREA DRAIN
6	0.63	10	0.90	10.50	5.95	PROPOSED AREA DRAIN
7	0.34	10	0.90	10.50	3.21	PROPOSED CURB INLET
8	0.72	10	0.90	10.50	6.80	PROPOSED CURB INLET
9	0.06	10	0.90	10.50	0.57	PROPOSED AREA DRAIN
10	0.47	10	0.90	10.50	4.44	PROPOSED AREA DRAIN
11	0.24	10	0.90	10.50	2.27	PROPOSED AREA DRAIN
12	0.17	10	0.90	10.50	1.61	OFF SITE
13	1.02	10	0.90	10.50	9.64	DETENTION POND AREA

NOTES: RUNOFF COEFFICIENTS (C) BASED ON CONSERVATIVE EMPIRICAL VALUES FOR DEVELOPED LAND (0.90). TIME OF CONCENTRATION ASSUMED 10 MINUTES.

LEGEND

1 / 1.00 AC. / 7.88 CFS	DRAINAGE AREA NUMBER / ACREAGE / 100 YEAR FLOW
471	EXISTING CONTOUR
471	PROPOSED CONTOUR
	DRAINAGE DIVIDE
	DIRECTION OF FLOW

BENCHMARKS

BM #1
"X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD, SAID CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHWESTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID NORTHWESTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1, AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME Q, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS.
ELEV = 532.94'

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MAG NAIL SET IN THE APPROXIMATE CENTER OF MEADOWGLEN DRIVE, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD, SAID MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

811 Know what's **below.** **Call** before you dig.

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No.	REVISIONS	DATE	BY

Kimley»Horn
106 WEST LOUISIANA STREET, McKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Engineer JOSEPH E. HELMBERGER
P.E. No. 66040 Date SEPT 2015

KHA PROJECT	064476303
DATE	SEPT 2015
SCALE	AS SHOWN
DESIGNED BY	KKB
DRAWN BY	BJM
CHECKED BY	JEH

PROPOSED DRAINAGE AREA MAP

MUSTANG CREEK ESTATES
RANCH RD
SACHSE, TX

SHEET NUMBER
C1.1

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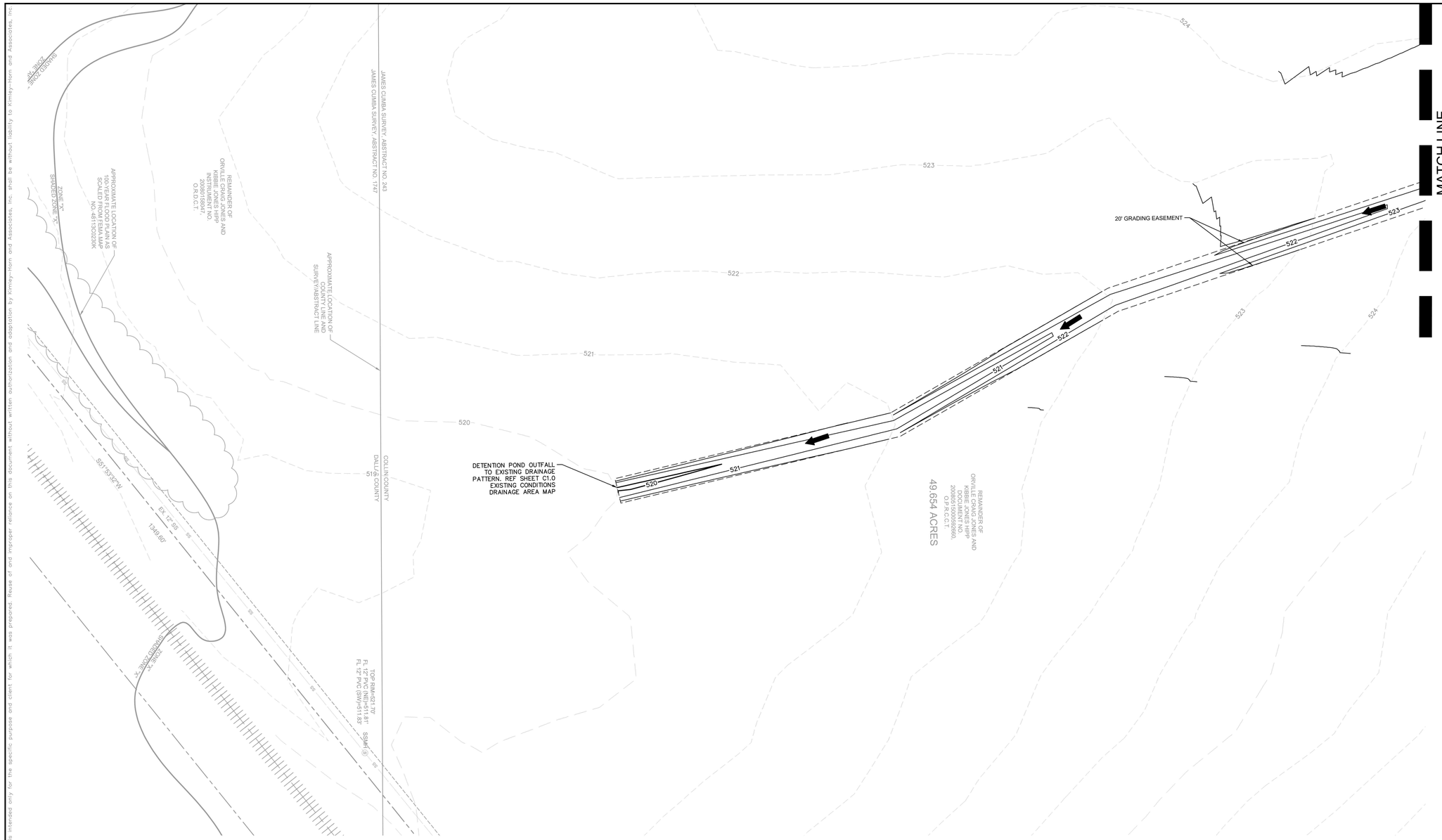

RUNO CA CU ATIONS

ASIN I	Area a.	T in.	C	I in hr	fs	COMMENTS
1	0.91	10	0.90	10.50	8.60	PROPOSED CURB INLET
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NOTES RUNOFF COEFFICIENTS (C) BASED ON CONSERVATIVE EMPIRICAL VALUES FOR DEVELOPED LAND (0.90). TIME OF CONCENTRATION ASSUMED 10 MINUTES.

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LEGEND

1 / 1.00 AC. / 7.88 CFS	DRAINAGE AREA NUMBER / ACREAGE / 100 YEAR FLOW
471	EXISTING CONTOUR
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BENCHMARKS

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No.	REVISIONS	DATE	BY

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KHA PROJECT 064476303
DATE SEPT 2015
SCALE AS SHOWN
DESIGNED BY KKB
DRAWN BY BJM
CHECKED BY JEH

PROPOSED DRAINAGE AREA MAP

MUSTANG CREEK ESTATES
RANCH RD
SACHSE, TX

SHEET NUMBER
C1.2

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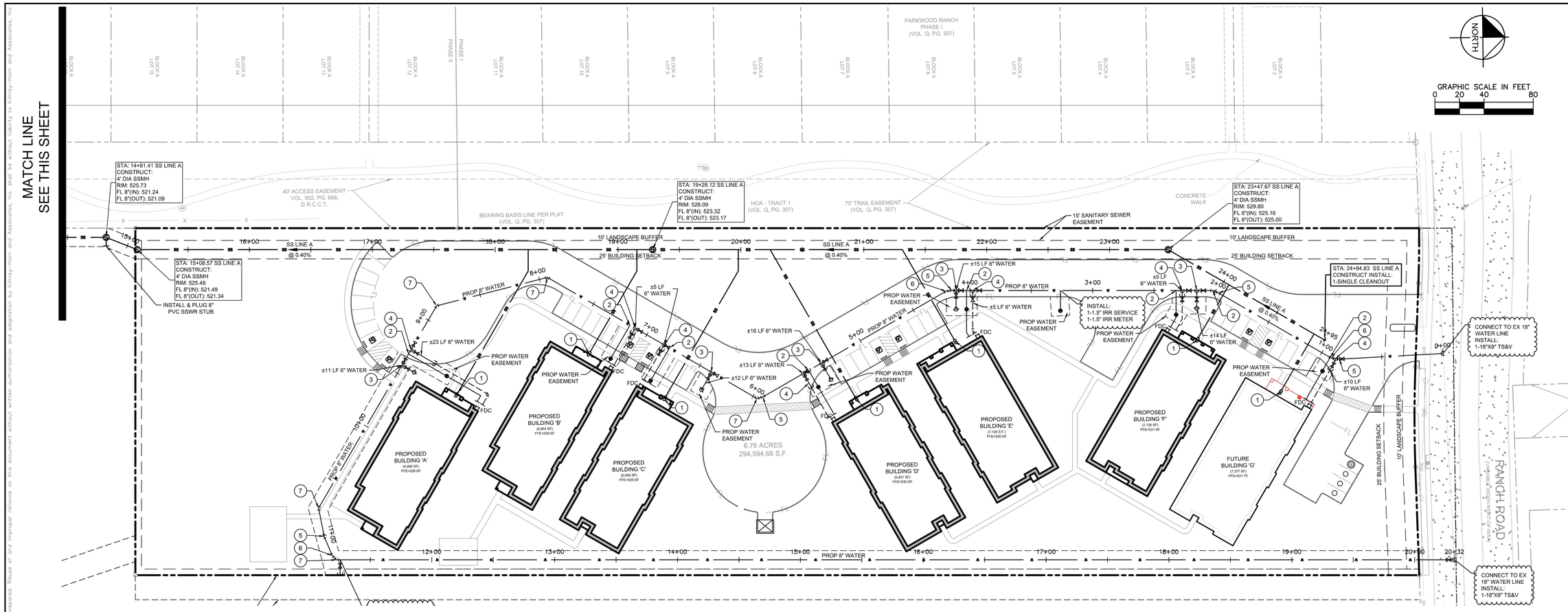

NOTES

1. INSTALL 4" PRIVATE SDR35 PVC SANITARY SEWER SERVICE ON 2.0□ MINIMUM SLOPE. DOUBLE CLEAN OUT AT BUILDING AND SINGLE CLEANOUTS AS REQUIRED BY THE PLUMBING CODE.
2. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
5. FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.
6. WATER SERVICES TO BE INSTALLED WITH BACKFLOW PREVENTERS PER CITY OF SACHSE SPECIFICATIONS.
7. THE CITY OF SACHSE CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
8. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
9. A TxDOT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE TxDOT ROW. NO WORK SHOULD BEGIN UNTIL AN APPROVED TxDOT PERMIT HAS BEEN ISSUED.
10. THERE SHALL BE A MINIMUM COVER OF 42 INCHES OVER THE WATER PIPE AS MEASURED FROM THE TOP OF THE PIPE TO THE EXISTING GROUND. EXISTING GROUND MAY BE THE FLOW LINE OF THE BAR DITCH, NATURAL GROUND ON THE LOW SIDE OF A COUNTRY-TYPE ROAD, OR THE PROPOSED FINISHED GRADE, WHICHEVER IS LOWEST.
12. SEWER LINE PIPE SHALL BE PVC SDR 35 FOR DEPTHS UP TO 10' OR SDR 26 FOR DEPTHS GREATER THAN 10', BE GREEN IN COLOR WITH A JOINT SUITABLE OF LIMITING INFILTRATION TO NO GREATER THAT 100 GALLONS PER INCH OF DIAMETER PER DAY PER MILE OF PIPE.

KEY NOTES

1	INSTALL 4" PRIVATE SDR-35 PVC SS SERVICE ON 2.0□ MIN SLOPE. DOUBLE CLEANOUT AT BUILDING AND SINGLE CLEANOUTS' AS REQUIRED BY THE PLUMBING CODE
2	INSTALL: 1-1" DOM SERVICE TO METER 1-1.5" DOM SERVICE FROM METER TO BLDG 1-5/8" DOM METER
3	INSTALL: 1-8"X6" TEE 1-8" VALVE 1-6" VALVE 1-FH ASSEMBLY
4	INSTALL: 1-8"X6" TEE 1-8" VALVE 1-6" VALVE 1-6" PLUG AT FIRELANE
5	INSTALL: 1-8" 11.25° BEND
6	INSTALL: 1-8" 22.5° BEND
7	INSTALL: 1-8" 45° BEND

LEGEND

PROPOSED BUILDING (SEE ARCHITECT'S PLANS FOR BUILDING DETAILS)	
PROPOSED PROPERTY BOUNDARY	
PROPOSED STORM SEWER LINE	
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	S
EXISTING WATER LINE	W
EXISTING OVERHEAD ELECTRIC LINE	OHE
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED DRAINAGE SWALE	

BENCHMARKS

BM #1
"X" CUT SET ON THE NORTHERLY END OF A TOP OF CURB FOR THE FUTURE EAST BOUND RANCH ROAD, SAID CORNER BEING APPROXIMATELY 17' WEST AND 37' NORTH OF THE NORTHWESTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID NORTHWESTERLY CORNER ALSO BEING THE NORTHEASTERLY CORNER OF HOA - TRACT 1, AS SHOWN ON THE PLAT OF PARKWOOD RANCH PHASE 1, AS RECORDED IN VOLUME Q, PAGE 307, MAP RECORDS, COLLIN COUNTY, TEXAS.
ELEV = 532.94'

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MAG NAIL SET IN THE APPROXIMATE CENTER OF MEADOWGLEN DRIVE, SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD, SAID MAG NAIL BEARS APPROXIMATELY 90' EAST AND 104' NORTH OF THE NORTHEASTERLY CORNER OF THE REMAINDER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ORVILLE CRAIG JONES AND KIBBIE JONES HIPP, AS RECORDED UNDER DOCUMENT NO. 20080515000592660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

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No.	REVISIONS	DATE	BY

Kimley»Horn
106 WEST LOUISIANA STREET, McKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JOSEPH E. HELMBERGER
P.E. No. 66040 Date SEPT 2015

KHA PROJECT 064476303
DATE SEPT 2015
SCALE AS SHOWN
DESIGNED BY KKB
DRAWN BY BJM
CHECKED BY JEH

UTILITY PLAN

MUSTANG CREEK ESTATES
RANCH RD
SACHSE, TX

SHEET NUMBER
C2.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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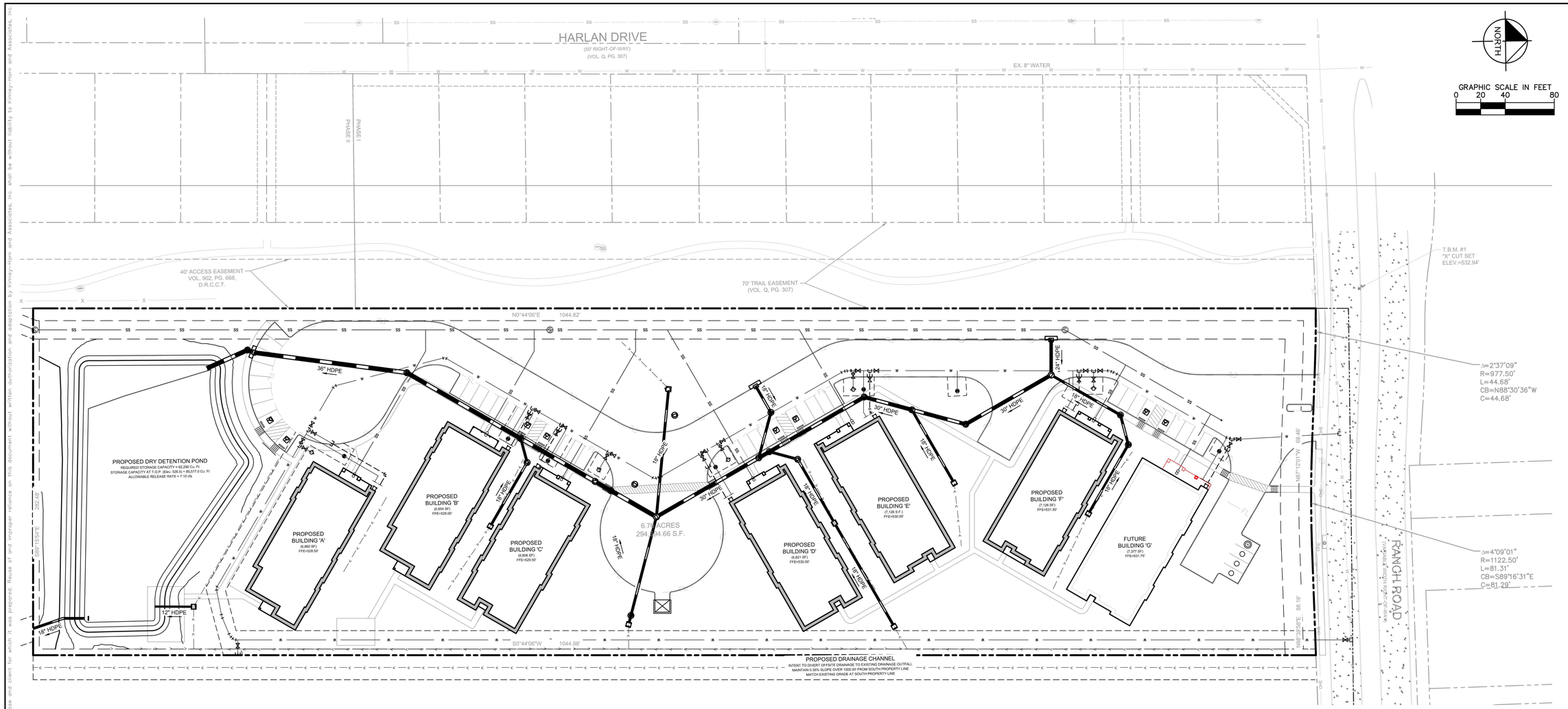

SPECIAL ATTENTION SHOULD BE GIVEN TO WATERPROOFING THE POND AROUND STRUCTURES THAT PENETRATE THE EXISTING CLAY. THE POND SHALL BE CONSTRUCTED TO HOLD WATER AND NOT LEAK. ALL STORM PIPES LEADING INTO THE POND THAT WILL BE SUBMERGED NEED TO BE WATER TIGHT WITH GASKETED JOINTS AND ANY LIFTING HOLES MUST BE GROUTED TO BE WATER PROOF. THE HEADWALL CONNECTIONS TO THE OUTFALL PIPES AND CLAY ALSO NEED SPECIAL ATTENTION.

NOTES

1. THE CITY OF SACHSE CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF SACHSE, TEXAS STANDARD SPECIFICATIONS AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
6. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY AN ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
8. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
9. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
10. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
11. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
12. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
13. ALL OFFSITE STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER SHALL BE HDPE. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HDPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
14. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF SACHSE, TEXAS.
15. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
16. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF SACHSE, TEXAS STANDARD DETAILS.
17. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
18. ALL STORM IS PRIVATE.

LEGEND

PROPOSED BUILDING (SEE ARCHITECT'S PLANS FOR BUILDING DETAILS)	
PROPOSED PROPERTY BOUNDARY	
PROPOSED STORM SEWER LINE	
PROPOSED WATER LINE	W
PROPOSED SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING OVERHEAD ELECTRIC LINE	
PROPOSED WATER VALVE	
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P.E. No. 66040 Date SEPT 2015

KHA PROJECT 064476303
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SCALE AS SHOWN
DESIGNED BY KKB
DRAWN BY BJM
CHECKED BY JEH

STORM DRAINAGE PLAN

MUSTANG CREEK ESTATES
RANCH RD
SACHSE, TX

SHEET NUMBER
C3.0

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City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3064	**Version:**	1	**Name:**	Second P-25 Purchase Order
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/7/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider authorizing the City Manager to execute a purchase order to Motorola Solutions Incorporated in the amount of $600,361.00 for the purchase and acquisition of equipment and infrastructure related to the P-25 Digital Radio Upgrade.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Initial Cost Sheet				

Date	Ver.	Action By	Action	Result

Title
Consider authorizing the City Manager to execute a purchase order to Motorola Solutions Incorporated in the amount of $600,361.00 for the purchase and acquisition of equipment and infrastructure related to the P-25 Digital Radio Upgrade.

Background
The City of Sachse entered into an agreement with the City of Garland for the cooperative purchasing of Motorola equipment to include the P-25 Digital Upgrade equipment and infrastructure used in conjunction with the radios. The total cost of the upgrade has been quoted at $943,342. A previous purchase order of $342,981 has been approved to purchase radios thru Motorola Solutions Incorportated. This second purchase order will encompass installation of a Microwave Spur to the Public Safety Center, Fire Station Alerting system, Dispatch Consoles and other system integration components which will complete the total purchase for the P-25 system.

Policy Considerations
The cooperative purchasing Inter-Local Agreement has been executed prior to the release of any funds to Motorola.

Budgetary Considerations
Funding of remaining $600,361.00 necessary for this purchase order has been allocated within the FY 2015/2016 budget.

Staff Recommendations
Approve authorizing the City Manager to execute a purchase order to Motorola Solutions Incorporated in the amount of $600,361.00 to complete the P-25 Digital Radio Upgrade.

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Initial Sachse System Costs

Implementation Item	Total Cost
Microwave Spur from Water Tower Site to Sachse Dispatch	$137,832
Sachse Dispatch Consoles	$256,067
Sachse Fire Station Alerting	$86,222
Additional FSA Scope	$55,164
Sachse User Radios	$342,981
Systems integration, Freight, Performance Bond	$65,076
Total	**$943,342**

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3087	**Version:**	1	**Name:**	380 Grant Agreement with First Texas Homes
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	10/15/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Consider approval of a Chapter 380 Grant Agreement made by and between the City of Sachse, Texas (the "City") and First Texas Homes, Inc.(the "Company").				

Sponsors:

Indexes:

Code sections:

Attachments: Presentation
380 Agreement
Sachse Texas Sales vs Use Tax Diagram

Date	Ver.	Action By	Action	Result

Title
Consider approval of a Chapter 380 Grant Agreement made by and between the City of Sachse, Texas (the "City") and First Texas Homes, Inc.(the "Company").

Executive Summary
First Texas Homes has applied for a direct payment permit which authorizes them to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of the Company's taxable purchases; the local portion of use taxes on building materials purchased for use in constructing homes within the City of Sachse will now be allocated to the City. The City will in turn grant a rebate of 0.8% of the total local use tax of 1.75% to the Company.

Background
Discussion and background information was presented during the City Council meeting on September 1, 2015. Having a direct payment sales tax permit will allow the Company to file use taxes on building materials purchased rather than sales tax. Currently, the local portion of sales taxes paid on building materials goes to the city where the supplier is located; Sachse has no suppliers within the City, so Sachse does not currently receive any sales tax revenue on the purchase of those materials. The local portion of the use taxes paid by the Company will be filed with the delivery location, so Sachse will receive the local portion of those taxes.

The projections of savings to the Company and tax revenues to the City are based on the most conservative estimates, with no additional building lots being acquired by the Company

and no increases in the cost of building materials over the ten year term of the agreement. At that most conservative estimate, the Company would save $50,671 and total revenue for the City would be $60,172. Additional building lots and inflationary increases in the cost of building materials would increase both the Company's savings and the City's revenues.

Policy Considerations
Chapter 380 of the Texas Local Government Code allows municipalities to enter agreements to promote local economic development and stimulate business and commercial activity.

Budgetary Considerations
No changes to current sales/use tax projected revenues are included in the 2015-2016 approved budget. There are no additional expenditures to the City as a result of administering the agreement.

Staff Recommendations
Approve a Chapter 380 Grant Agreement made by and between the City of Sachse, Texas and First Texas Homes, Inc.

CHAPTER 380 GRANT AGREEMENT BY
AND BETWEEN THE CITY OF SACHSE, TEXAS
AND FIRST TEXAS HOMES, INC.

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between the City of Sachse, Texas ("City", also referred to as "Grantor") and First Texas Homes, Inc. (the "Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Sachse, Texas ("City Council") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and that a contributing factor that would induce the Company to purchase items using a Texas Direct Payment Permit (hereinafter defined) and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Sachse ("Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
DEFINITIONS

1.01 For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"City" and "Grantor" shall mean the City of Sachse, Texas.

"Company" shall mean First Texas Homes, Inc.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Effective Date" shall mean the last date of execution of this Agreement.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

"Grant Period" shall mean consecutive six (6) month periods during the term of this Agreement, except that the first Grant Period shall begin on the Effective Date and continue through and include the last day of December 2015 following the Effective Date. For illustration purposes, assume the Effective Date is October 19, 2015 then the first Grant Period would begin on October 19, 2015 and continue through and include December 31, 2015. The next Grant Period would begin on January 1, 2016 and continue through and include June 30, 2016. The

final Grant Period for the initial 10-year term of the Agreement would be from July 1, 2025 and end on October 19, 2025.

"Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Company or any property or any business owned by Company within the City.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Use Tax" shall mean the general City one percent (1%) use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the purchase of Taxable Items by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company's collection of Use Tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

"Use Tax Receipts" shall mean the Grantor's receipts from the State of Texas from the collection of Use Tax (it being expressly understood that the City's one percent (1%) Use Tax Receipts are being used only as a measurement for its use of general funds to make a grant for economic development purposes attributed to the collection of Use Tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

ARTICLE II
TERM

2.01 Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.02 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.03 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III
ECONOMIC DEVELOPMENT GRANT

3.01 Grant. Subject to the Company's continued compliance of all the terms and conditions of this Agreement, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts for the applicable Grant Period (the "Grant"). The amount of each Grant shall be computed by multiplying the Use Tax Receipts received by the City for a given Grant Period by 80% less any administrative fee charged to the City by the State of Texas for collection of the Use Taxes pursuant to Tax Code Section 321.503 or other applicable law. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

3.02 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on October 19, 2015 and continues through and includes December 31, 2015. Company would submit a Use Tax Certificate to Grantor for the first Grant Period on or before January 30, 2016 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars ($5,000.00), then the amount of the first Grant would be Four Thousand Dollars ($4,000.00).

3.03 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional Use Tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous Grant Period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided the Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

3.04 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of Use Tax paid to the City exceeds the correct amount of Use Tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct

there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas.

3.05 Grant Payment Termination; Suspension. The payment of the Grants shall terminate on the effective date of termination of the Direct Payment Permit or on the date of determination by the State of Texas or other appropriate agency or court of competent jurisdiction that the Use Tax associated with the Direct Payment Permit was incorrectly paid to the City (the "Comptroller Challenge"). In the event the State of Texas seeks to invalidate the payment of Use Tax to the City associated with the Direct Payment Permit the payment of Grants by the City hereunder shall be suspended until such Comptroller Challenge is resolved in whole favorably to the City. In such event, the Company shall not be required to return or refund Grants previously received from the City provided the Company is actively defending against and/or contesting the Comptroller Challenge and Company promptly informs the City in writing of such Company actions and with copies of all documents and information related thereto. In the event the Comptroller Challenge is not resolved favorably to the City, then the obligation to pay the Grants shall terminate and the Company shall refund all Grants received by the Company from the City that relate to the Comptroller Challenge, which refund shall be paid to the City within sixty (60) days after the date that the City is required to repay Use Tax Receipts.

3.06 Current Revenue. The Grants made hereunder shall be paid solely from lawfully available funds pursuant to Texas Constitution Article II, Section 52-a, and Texas Local Government Code Chapter 380. Consequently, notwithstanding any other provision of this Agreement, the City shall have no obligation or liability to pay any Grants except as allowed by law. The City shall not be required to pay any Grants if prohibited under federal or state legislation or a decision of a court of competent jurisdiction. Under no circumstances shall City obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. City shall not be obligated to pay any commercial bank, lender or similar institution for any loan or credit agreement made by the Company. None of the City's obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

3.07 Indemnification THE COMPANY AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY FOR PURPOSE OF THIS SECTION, THE "CITY") HARMLESS FROM AND AGAINST ANY AND ALL REASONABLE LIABILITIES, CLAIMS, LAWSUITS, JUDGMENTS, BY THE STATE OF TEXAS THAT THE CITY HAS BEEN PAID ERRONEOUSLY, OVER-PAID OR INCORRECTLY ALLOCATED USE TAX ATTRIBUTED TO THE COMPANY DIRECT PAYMENT PERMIT AND THE COLLECTION OR PAYMENT OF USE TAX BY COMPANY FOR TAXABLE ITEMS USED OR COUNSUMED IN THE CITY FOR ANY GRANT PERIOD DURING THE TERM OF THIS AGREEMENT (COLLECTIVELY, A "CLAIM"). IT BEING THE INTENTION OF THE PARTIES THAT THE COMPANY SHALL BE RESPONSIBLE ONLY FOR THE REPAYMENT OF ANY GRANTS PAID TO THE COMPANY HEREIN BY THE CITY THAT INCLUDES USE TAX RECEIPTS THAT THE STATE OF TEXAS HAS DETERMINED WERE PAID ERRONEOUSLY, DISTRIBUTED, OR ALLOCATED TO THE CITY. THE PROVISIONS OF THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION

ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND DO NOT CREATE ANY OBLIGATIONS FROM OR GRANT ANY CONTRACTUAL OR OTHER RIGHTS TO ANY OTHER PERSON OR ENTITY, OTHER THAN OBLIGATIONS, IF ANY, THAT ARISE FROM THE COMPANY TO THE CITY TO PERFORM OBLIGATIONS CREATED BY THIS SECTION.

ARTICLE IV
CONDITIONS TO THE ECONOMIC DEVELOPMENT GRANT

The obligation of the City to provide the Grants shall be conditioned upon the continued compliance with and satisfaction of each of the terms and conditions of this Agreement by the Company and each of the conditions set forth in this Article.

4.01 Use Tax Certificate. During the term of this Agreement Company shall within thirty (30) days after the end of each Grant Period, provide the Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate for such Grant Period and the Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the Use Tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and

b. Information concerning any refund or credit received by the Company of Use Tax paid by the Company which has previously been reported by the Company as Use Tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's consent. To the extent that any disclosure of the Confidential Information may be required by law, Grantor will use reasonable efforts to inform Company of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.02 Grantor shall have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.03 Issuance of Direct Payment Permit. Company shall have issued its Texas Direct Payment Permit to specific suppliers or vendors that provide large quantities of building materials or other tangible personal property.

4.04 Direct Payment Permit. The Company shall have provided the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.05 Good Standing. Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V
TERMINATION

5.01 This Agreement may be terminated upon any one or more of the following:

a. by mutual written agreement of the parties;

b. upon written notice by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement or a Related Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the Grantor or Company, as the case may be;

c. upon written notice by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);

d. upon written notice by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;

e. upon written notice by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable;

f. upon written notice by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;

g. expiration of the term, or any subsequent renewal of the term.

5.02 Offsets. The City may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City from the Company regardless of whether the amount due arises pursuant to the terms of this Agreement or otherwise and regardless of whether or not the debt due the City has been reduced to judgment by a court.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI
MISCELLANEOUS

6.01 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.02 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims, suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.03 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

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

6.05 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Gina Nash
City Manager
3815 Sachse Rd., Bldg. B
Sachse, Texas 75048

With a copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, LLP
1800 Ross Tower
500 N. Akard Street
Dallas, Texas 75201

If intended for the Company:

Attn: Kristy Murday
Controller
First Texas Homes, Inc.
500 Crescent Court, Suite 350
Dallas, Texas 75201

With a copy to:

Attn: John D. Sloan, Jr.
Sloan Matney, LLP
Two Turtle Creek
3838 Oak Lawn, Suite 1200
Dallas, Texas 75219

6.06 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.07 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Sachse, Dallas County, Texas, without giving effect to any conflicts of law rule or principle that might result in the application of the laws of another jurisdiction. Exclusive venue for any action concerning this Agreement shall be in the state district court Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

6.08 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.09 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and

enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

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

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

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

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Sachse, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

6.15 Employment of Undocumented Workers. During the term of this Agreement, the Company agrees not to knowingly employ any undocumented workers, and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Company shall repay the Grants provided herein and any other funds received by the Company from the City as of the date of such violation within one hundred twenty (120) days after the date the Company is notified by the City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. The Company is not liable for a violation of this section by a subsidiary, affiliate, or franchisees of the Company or by a person with whom the Company and/or Company contracts.

[Signature Page to Follow]

EXECUTED as of the ____ day of _____, 2015.

CITY OF SACHSE, TEXAS

By: _____
Mike Felix, Mayor

ATTEST:

By: _____
Michelle Lewis Sirianni, City Secretary

APPROVED AS TO FORM:

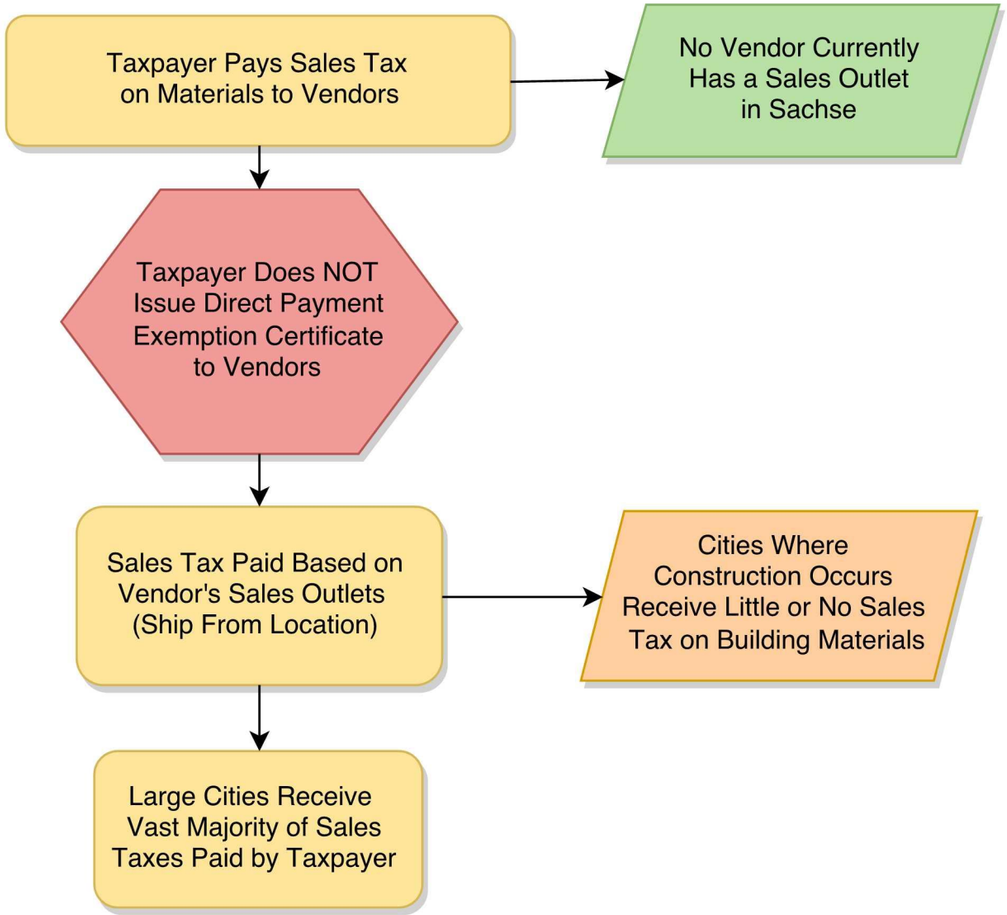
By: Peter G Smith
Peter G. Smith, City Attorney

EXECUTED as of the ____ day of _____, 2015.

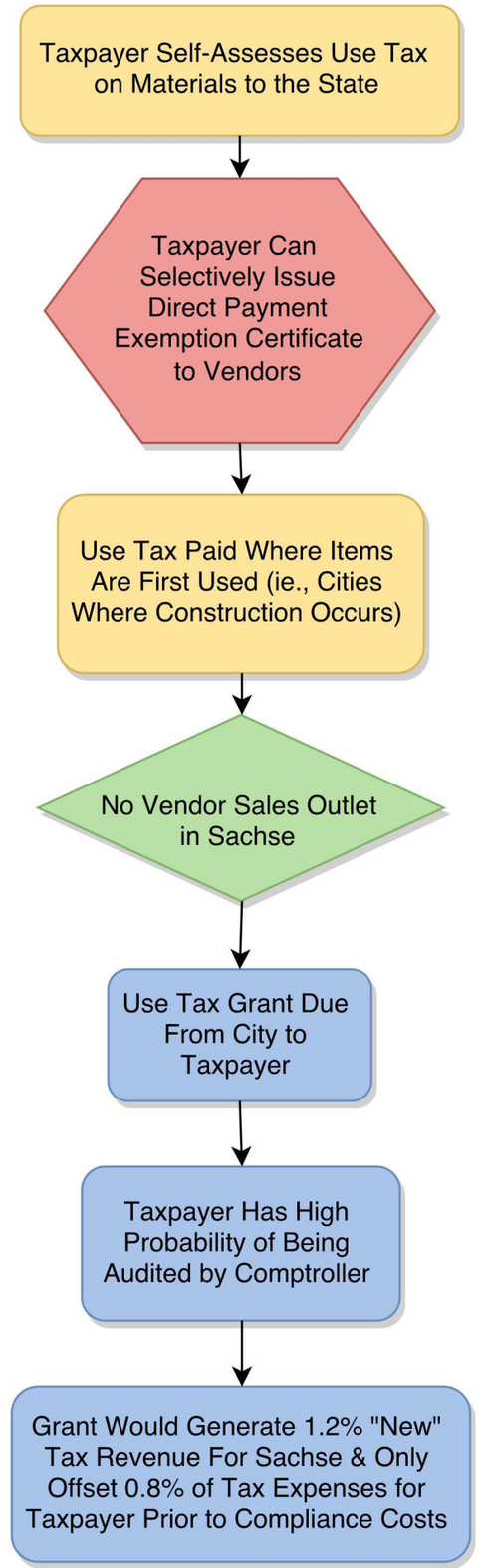
FIRST TEXAS HOMES, INC.

By:_____
Kristy Murday, Controller

Texas Sales Tax Paid to Vendor



Texas Use Tax Paid by Purchaser



City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3031	**Version:**	1	**Name:**	CD - S7-Eleven SUP
Type:	Agenda Item			**Status:**	Agenda Ready
File created:	9/23/2015			**In control:**	City Council
On agenda:	10/19/2015			**Final action:**	
Title:	Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit “A” and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit “C”.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Presentation Zoning Ordinance Special Conditions Attachment 1 - Site Plan Attachment 2 - Building Elevations Attachment 3 - Notice Responses Attachment 4 - Ordinance 1476 Attachment 5 - Exhibit A				

Date	Ver.	Action By	Action	Result

Title

Conduct a public hearing and consider an ordinance amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116-acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit “A” and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit “C”.

Executive Summary

The applicant is requesting a Special Use Permit for a Retail Sales with Gas Pumps use for the 1.116-acre property located at the southeast corner of State Highway 78 and Woodbridge Parkway. The use will contain a 3,010 square foot retail sales building and six pump islands (12 total fueling stations).

Background

The 1.116-acre subject property is located at the southeast corner of State Highway 78 and Woodbridge Parkway. The property retains a zoning designation of Planned Development (PD-11). (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map).

The subject property is directly bounded to the south and east by the remaining undeveloped property that is proposed for future commercial development. Farther to the south are existing single-family residences with a zoning designation of Planned Development (PD-10). The subject property is bounded on the north by State Highway 78 and to the west by Woodbridge Parkway.

The Future Land Use designation for the subject property is Commercial/Retail.

Policy Considerations

The applicant is requesting a Special Use Permit (SUP) for a Retail Sales with Gas Pumps use for the subject property. The SUP request was evaluated in light of the standards set forth in the Zoning Ordinance, specifically with regard to compatibility with surrounding uses.

The proposed use will consist of a 3,010-square foot retail sales building and six pump islands for a total of twelve fueling stations. Twenty parking spaces, two of which are handicapped-accessible, will be provided on the subject property. There is a proposed driveway onto State Highway 78 to the northeast of the building, with a corresponding deceleration lane and left turn lane planned for State Highway 78. The Applicant has received approval from TxDOT for these highway improvements. Access from Woodbridge Parkway will be via a single proposed driveway on the adjacent property that is part of this overall commercial development.

The nearest residential property in the Woodbridge subdivision is located approximately 300 feet from the proposed building.

Public Notification

Notice of this public hearing was mailed to the property owner and all other property owners within 1,000 feet of the subject property, as indicated by the most recently approved municipal tax roll and as required by Texas Local Government Code and the City of Sachse Code of Ordinances. A total of 146 notices were mailed on August 13th, and again on September 2nd. As of Wednesday, September 23rd, a total of fifty-four responses were returned - seven in favor and fourty-seven opposed to the request (See Attachment 3).

Staff Findings

The proposed project is the first development on a larger tract of land identified for commercial development in the City.

The proposed use of retail sales is consistent with the Future Land Use Plan and the current property zoning (PD-11), however, a special use permit is required for the gas pumps.

The proposed access improvements on State Highway 78, including a left turn lane and a deceleration lane/drive entrance, will provide access to the site from both travel directions on State Highway 78. These improvements will lessen the traffic impact of the project on Woodbridge Parkway.

The proposed retail sales with gas pump project (7-Eleven) is located on the corner of Woodbridge Parkway (minor arterial) and State Highway 78 (Major Arterial). The proposed use is consistently found in similar high-traffic locations throughout our region.

Budgetary Considerations

None.

Staff Recommendations

Approve an Ordinance amending the Comprehensive Zoning Ordinance and Map so as to grant a Special Use Permit for a Retail Sales with Gas Pumps use on an approximately 1.116 -acre tract of land located at the southeast corner of State Highway 78 and Woodbridge Parkway, more particularly described in Exhibit “A” and located in a Planned Development District (PD-11); providing special conditions; providing for the approval of the site plan attached as Exhibit “C”.

powered by Legistar™

7-Eleven Special Use Permit

City Council

October 5, 2015

Overview

- Request
- Applicant Information
- Location Map
- Future Land Use Map
- Zoning Map
- Current Zoning
- Project Information – Site Plan, Building Elevations, & Building Materials
- Additional Project Information
- Property Owner Responses
- Staff Findings
- Planning & Zoning Commission Information
- Staff Recommendation
- Public Hearing
- City Council Consideration

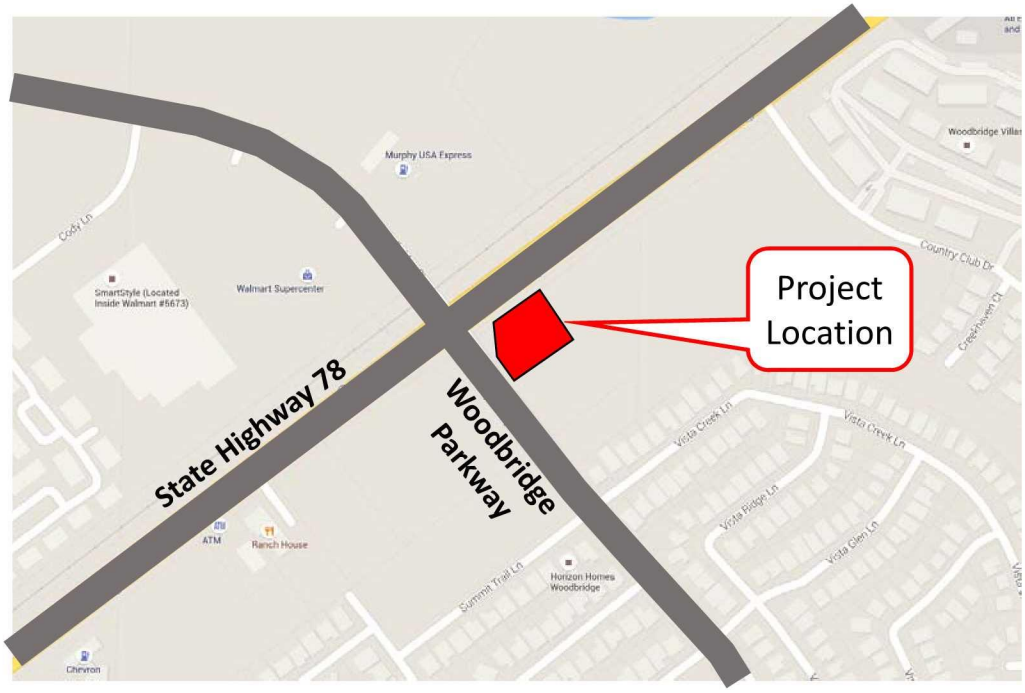
Request

- Conduct a public hearing and consider a request for a Special Use Permit for retail sales with gas pumps on a 1.116 acre tract of land located at the southeast corner of Woodbridge Parkway and State Highway 78.

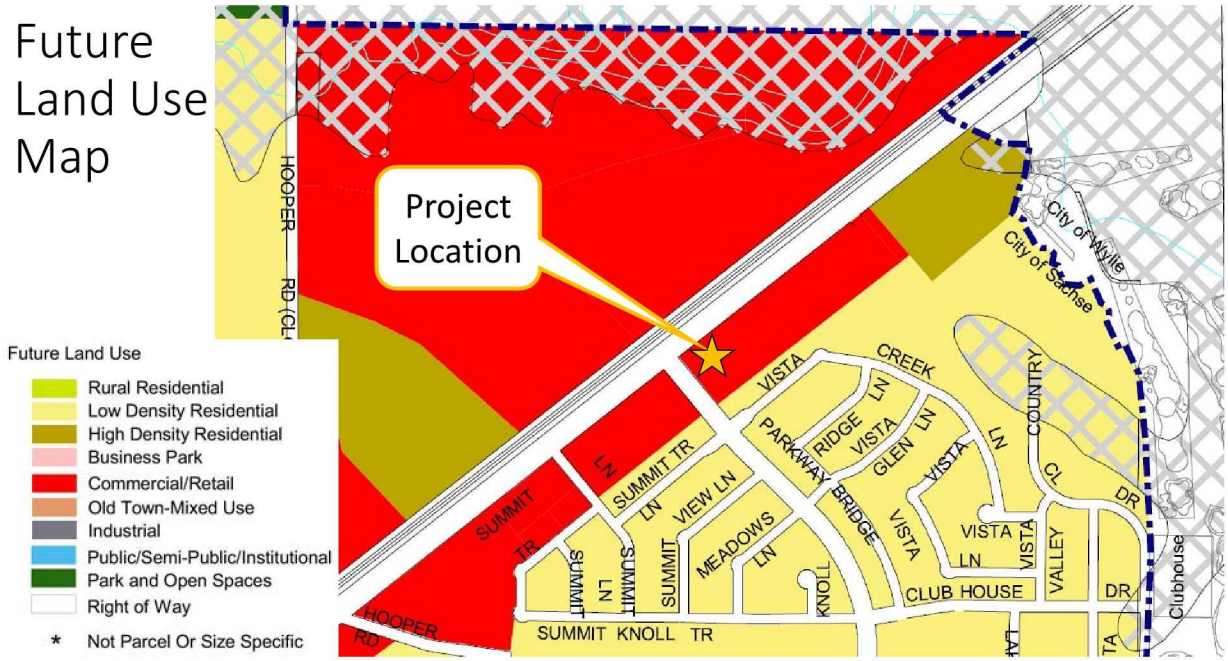
Applicant Information

- The Applicant is The Dimension Group, who is representing 7-Eleven, Incorporated.
- The Dimension Group is responsible for the engineering, planning, and architecture related to the proposed project.

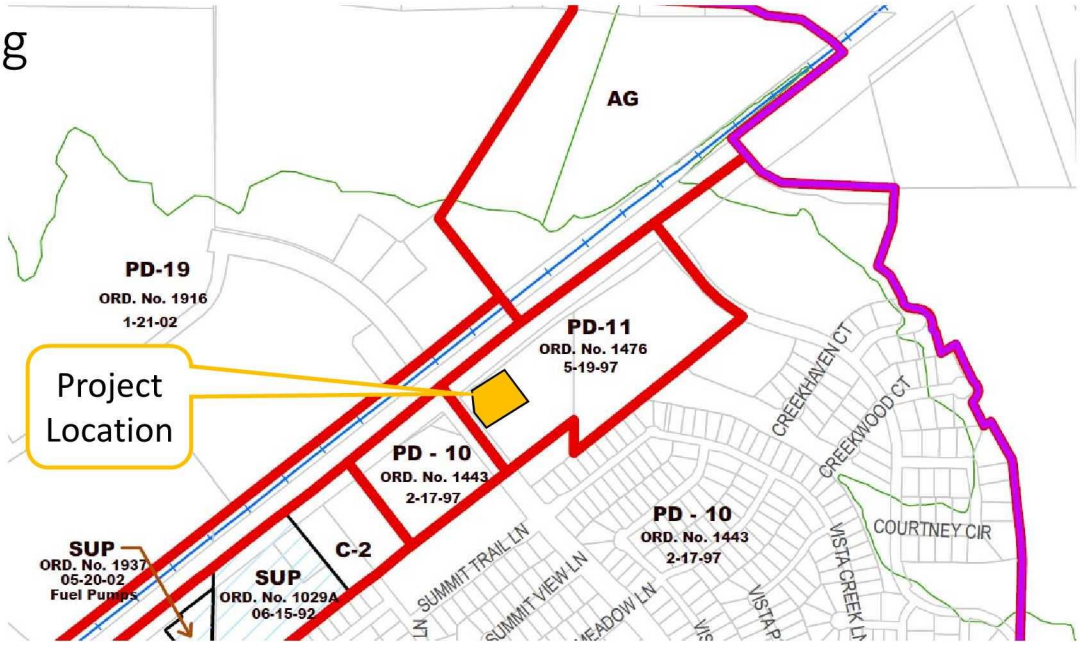
Location Map



Future Land Use Map



Zoning Map



Current Zoning

- The property is currently zoned Planned Development (PD-11) per City Ordinance 1467, adopted by the City Council on May 15, 1997.
- PD-11 provides for a variety of land uses, including commercial retail.
- PD-11 does not specify retail sales with gas pumps as an allowed use, therefore, a Special Use Permit is required for the gas pumps.

Project Information

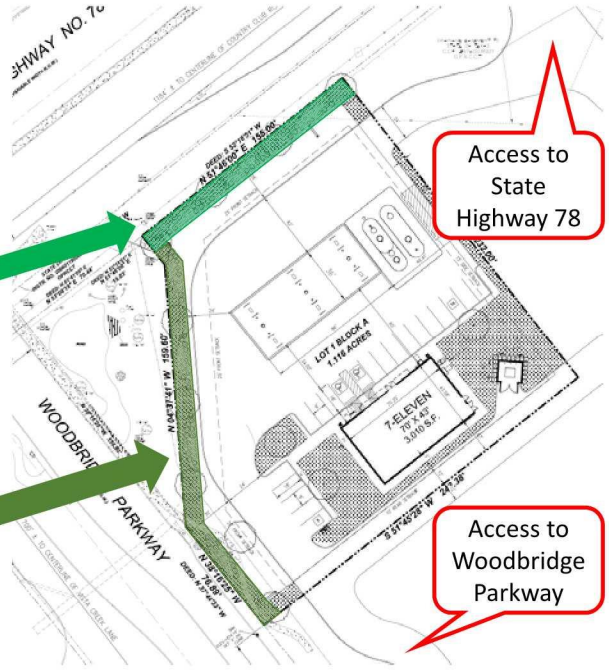
- Proposed 3,010 square foot, single story building
- Proposed 6 fuel pumps (12 filling spaces)
- Proposed landscaping in accordance with the requirements in PD-11
- The back of the proposed building is located approximately 300 feet from the rear property line (fence line) of the homes located on Vista Creek Lane
- The existing landscaping and pond entrance amenities located at the corner of Woodbridge Parkway and State Highway 78 are on a separate tract of land, which is owned by the Woodbridge HOA, and will not be altered by the proposed project.

Project Information Site Plan

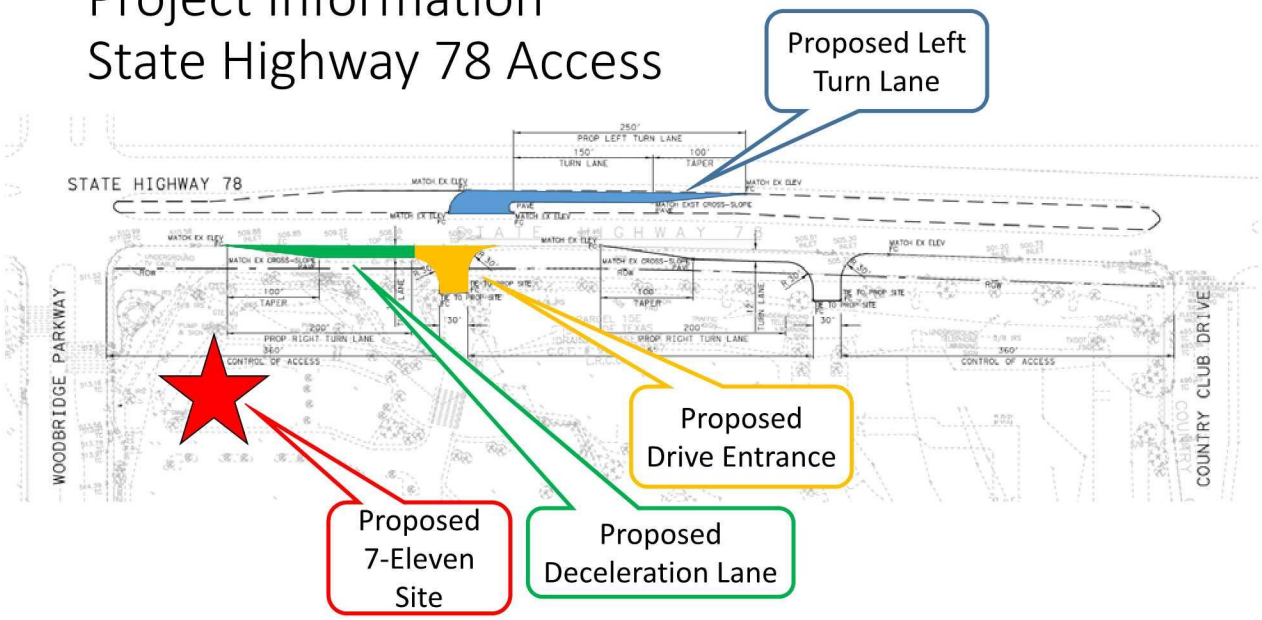
<u>Proposed Street Landscaping</u>

State Highway 78 Frontage
- 4 trees
- 3 planting beds
- Sod

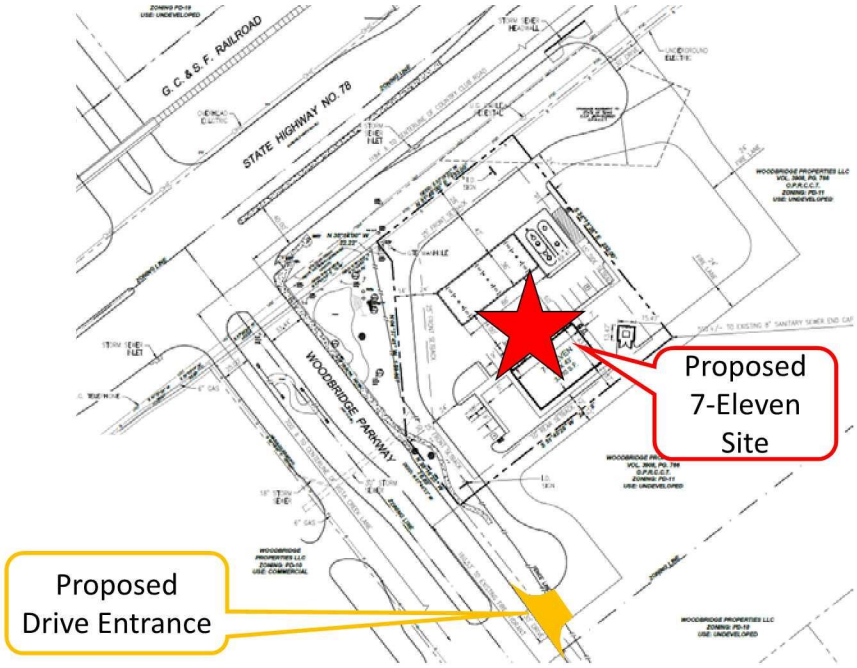
Woodbridge Parkway/HOA Entrance Frontage
- 5 trees
- 4 planting beds
- Sod



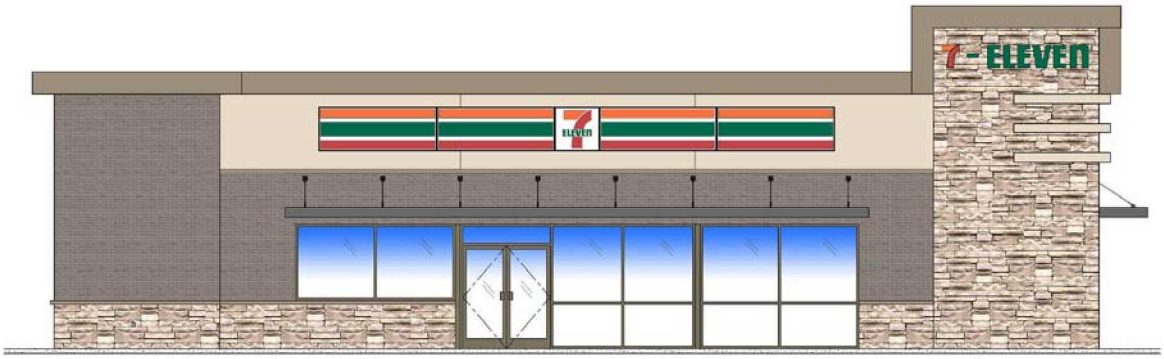
Project Information State Highway 78 Access



Project Information Woodbridge Parkway Access



Project Information - Building Elevation

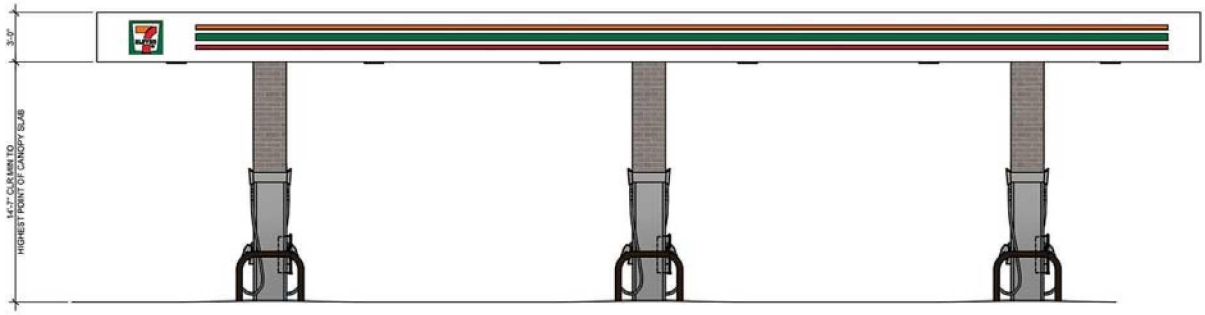


1 ELEVATION - WEST
1/4" = 1'-0"

Project Information - Building Elevation

2 ELEVATION - SOUTH
1/8" = 1'-0"

Project Information – Fuel Station Elevation



Project Information - Building Materials

ALLIANCE MATERIALS - RATTLE SNAKE STONE, EXTERIOR WALL

ACME BRICK - MUSHROOM BROWN BRICK, EXTERIOR WALL

BENJAMIN MOORE - ALBESCENT EIFS, EXTERIOR WALL

BEJAMIN MOORE - MESA VERDE TAN EIFS, CORNICE

Additional Project Information

- The Applicant met with residents from the neighboring community on Thursday, September 3rd.
- The Applicant made revisions to their plans to address resident concerns, and held a follow-up meeting with residents from the neighboring community on Thursday, September 10th.
- The Applicant has received approval from TxDOT for a hooded left turn lane on westbound State Highway 78, and a deceleration lane/drive entrance on eastbound State Highway 78. This will provide vehicular access to the project for traffic on State Highway 78 without requiring turning movements onto Woodbridge Parkway.

Property Owner Responses

- Notices were mailed to all property owners for the properties located within 1,000 feet of the proposed project.
- 146 notices were mailed on August 13th and September 2nd
- As of September 23rd, Staff received 54 responses, including:
  - 7 in favor
  - 47 opposed

Staff Findings

- The proposed project is the first development on a larger tract of land identified for commercial development in the City.
- The proposed use of retail sales is consistent with the Future Land Use Plan and the current property zoning (PD-11), however, a special use permit is required for the gas pumps.
- The proposed access improvements on State Highway 78, including a left turn lane and a deceleration lane/drive entrance, will provide access to the site from both travel directions on State Highway 78. These improvements will lessen the traffic impact of the project on Woodbridge Parkway.
- The proposed retail sales with gas pump project (7-Eleven) is located on the corner of Woodbridge Parkway (minor arterial) and State Highway 78 (Major Arterial). The proposed use is consistently found in similar high-traffic locations throughout our region.

Planning & Zoning Commission

- The Planning & Zoning Commission recommended approval of the SUP by a vote of 6-0 at the September 15th meeting.
- The Commission did have several questions regarding Federal, State, and Local requirements for underground fuel storage, which staff has researched.

Staff Research

- The EPA allows individual states to run their own Underground Storage Tank regulations, as long as the state requirements are at least as stringent as the federal requirements.
- In Texas, underground storage tanks (UST's) are permitted and regulated by the TCEQ.
- Chapter 30, Section 334 of the Texas Administrative Code has many specific requirements related to the permitting, design, construction, and maintenance of UST's.
- The TCEQ has specific processes for registration and noticing, including:
  - Each UST must be registered with the TCEQ — even if it is empty or unused.
  - The owner must renew the delivery certificate for the facility on an annual basis.
  - Each UST tank fill pipe must be clearly labeled according to the uniform system described in the rules [Subparagraph 334.8(c)(5)(C)].
  - All facility fees billed to date to the current owner must be paid in full.
  - At least 30 days before beginning construction work on a UST facility, owner must notify the TCEQ.
  - Within 30 days of any changes in ownership at a UST facility, owner must inform the TCEQ that the change has occurred.
  - Any other changes need to be submitted within 30 days by using the Underground Storage Tank Registration and Self-Certification form (TCEQ-0724).
- In the City of Sachse, the City Fire Marshall also completes a visual inspection of the UST during construction.

Staff Recommendation

- Staff recommends approval of a request for a Special Use Permit for retail sales with gas pumps on a 1.116 acre tract of land located at the southeast corner of Woodbridge Parkway and State Highway 78.

Public Hearing

Consideration by the City Council

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP SO AS TO GRANT A SPECIAL USE PERMIT FOR A RETAIL SALES WITH GAS PUMPS USE ON AN APPROXIMATELY 1.116-ACRE TRACT OF LAND OUT OF A 2.236 ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF STATE HIGHWAY 78 AND WOODBRIDGE PARKWAY, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND LOCATED IN PLANNED DEVELOPMENT DISTRICT 11 (PD-11); PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE APPROVAL OF THE ZONING EXHIBIT ATTACHED AS EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF THE SITE PLAN ATTACHED AS EXHIBIT "C"; 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 with reference 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 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 amended to grant a Special Use Permit for a Retail Sales with Gas Pumps use for the property located on the southeast corner of State Highway 78 and Woodbridge Parkway (hereinafter the "Property"), being situated in the City of Sachse, Dallas County, Texas, and being more particularly described as set forth in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated as if set forth herein, in Planned Development District 11 (PD-11).

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, subject to the following special conditions:

1. The Special Use Permit shall only be for a Retail Sales with Gas Pumps use on the site.

2. The establishment shall be constructed and operated in accordance with the site plan attached hereto as Exhibit "C" and incorporated as if set forth herein.

SECTION 3. That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be and the same are hereby repealed.

SECTION 4. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2015.

APPROVED:

_____
Mike Felix
Mayor

DULY ENROLLED:

_____
Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

_____
Peter G. Smith
City Attorney

Exhibit "A"

BEING A 2.236 ACRE TRACT OUT OF THE RICHARD D. NEWMAN SURVEY, ABST. NO. 660, IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT CONVEYED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED IN/UNDER VOL. 3908, PG. 766, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), BEING PARTS OF STATE HIGHWAY 76 AND OF WOODBRIDGE PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF STATE HIGHWAY NO. 78, A VARIABLE WIDTH RIGHT-OF-WAY AND WOODBRIDGE PARKWAY, A 100 FOOT RIGHT-OF-WAY, BEING THE WEST CORNER OF SAID 2.236 ACRE TRACT;

THENCE 51 DEGREES 46 MINUTES 00 SECONDS EAST, WITH THE CENTER OF SAID STATE HIGHWAY NO. 78 AND THE NORTHWEST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.47 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE CENTER LINE OF SAID STATE HIGHWAY NO. 78, SOUTH 38 DEGREES 15 MINUTES 28 SECONDS EAST, TRAVERSING THROUGH SAID STATE HIGHWAY NO. 78 AND THE AFOREMENTIONED WOODBRIDGE PARCEL AND WITH THE NORTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 331.97 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE EAST CORNER OF SAID 2.236 ACRE TRACT;

THENCE SOUTH 51 DEGREES 45 MINUTES 28 SECONDS WEST, TRAVERSING THROUGH SAID WOODBRIDGE PARCEL AND THE AFOREMENTIONED WOODBRIDGE PARKWAY, WITH THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.38 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE SOUTH CORNER OF SAID 2.236 ACRE TRACT, BEING IN THE CENTER LINE OF SAID WOODBRIDGE PARKWAY;

THENCE NORTH 38 DEGREES 16 MINUTES 25 SECONDS WEST, (DEED: N37°44'33"W) WITH THE CENTER LINE OF SAID WOODBRIDGE PARKWAY AND THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 332.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2.236 ACRES OR 97,416 SQUARE FEET OF LAND, PLUS OR MINUS.

STATE OF TEXAS
REGISTERED
MICHAEL R. DOYLE
5517
PROFESSIONAL
LAND SURVEYOR

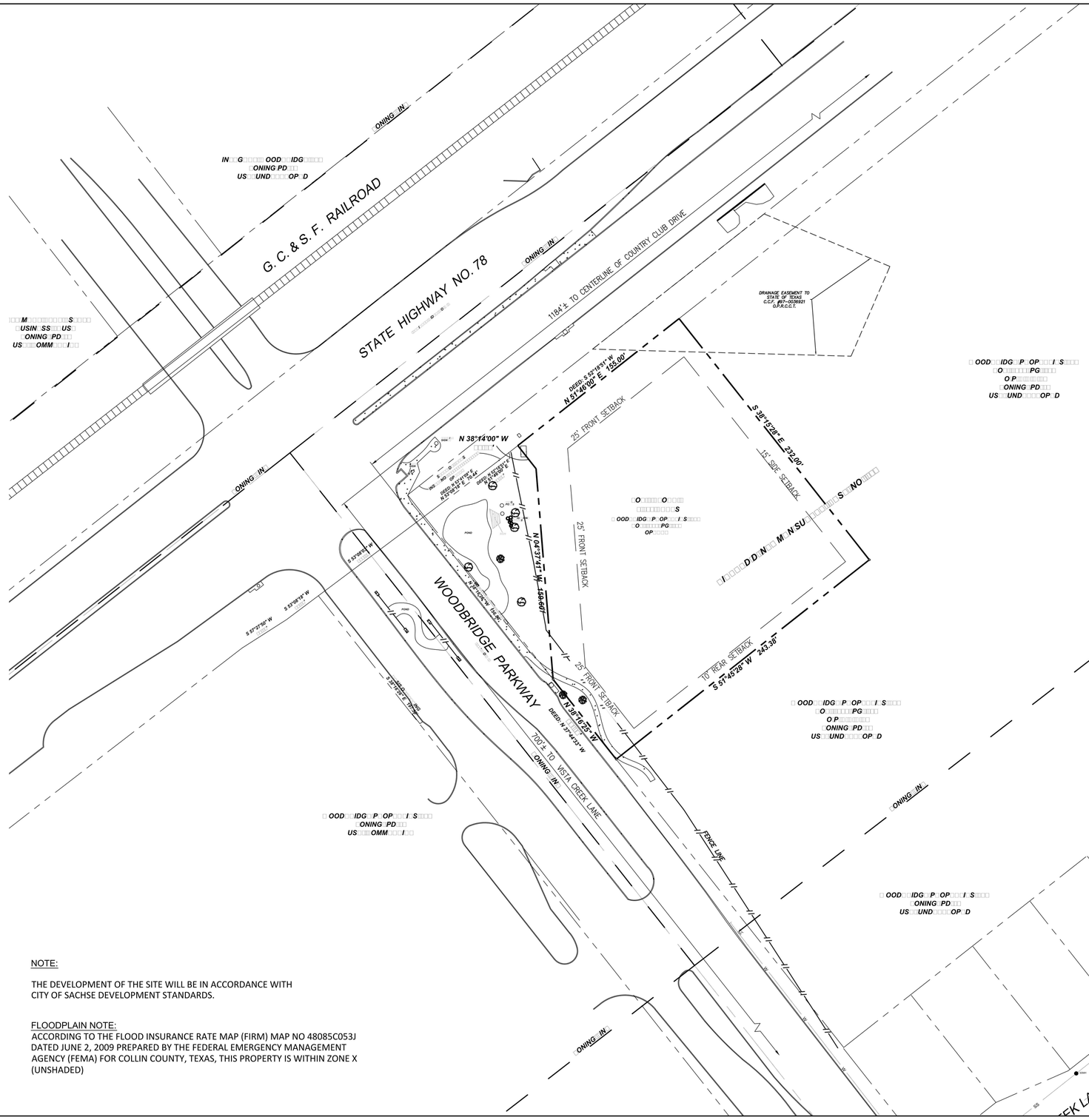
7/8/15

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP.

GRAPHIC SCALE

40 0 20 40

1 INCH = 40 FEET



NOTE:

THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.

FLOODPLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO 48085C053J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X (UNSHADED)

LEGAL DESCRIPTION

BEING A 2.236 ACRE TRACT OUT OF THE RICHARD D. NEWMAN SURVEY, ABST. NO. 660, IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT CONVEYED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED IN/UNDER VOL. 3908, PG. 766, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), BEING PARTS OF STATE HIGHWAY 78 AND OF WOODBRIDGE PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF STATE HIGHWAY NO. 78, A VARIABLE WIDTH RIGHT-OF-WAY AND WOODBRIDGE PARKWAY, A 100 FOOT RIGHT-OF-WAY, BEING THE WEST CORNER OF SAID 2.236 ACRE TRACT;

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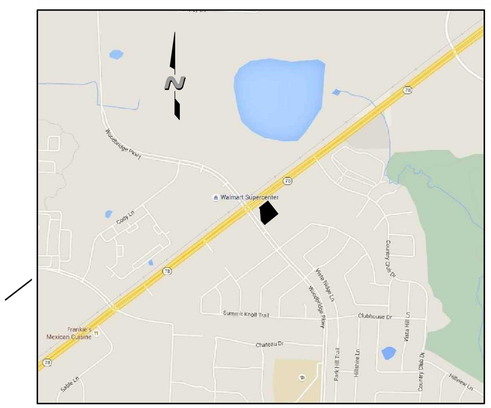
STATE OF TEXAS
REGISTERED
MICHAEL R. DOYLE
5517
PROFESSIONAL
LAND SURVEYOR

7/8/15



VICINITY MAP
N.T.S.

EXHIBIT "B"
ZONING EXHIBIT
7-ELEVEN STORE
7-ELEVEN OF SACHSE
LOT 1, BLOCK A

RICHARD D. NEWMAN SURVEY, ABST. NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS
JULY 16, 2015

APPLICANT
THE DIMENSION GROUP
JON FEATHERSTON
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 343-9400
FAX: (214) 341-9060

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP

No.	DATE	REVISION / DESCRIPTION
1	02/10/15	1st SUBMITTAL

THE DIMENSION GROUP
CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE • CONSTRUCTION MANAGEMENT
10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400 FAX: 214-341-9060

EXHIBIT B - ZONING EXHIBIT

7-ELEVEN STORE
SEC S.H. 78 WOODBRIDGE PKWY
SACHSE, TEXAS 75048

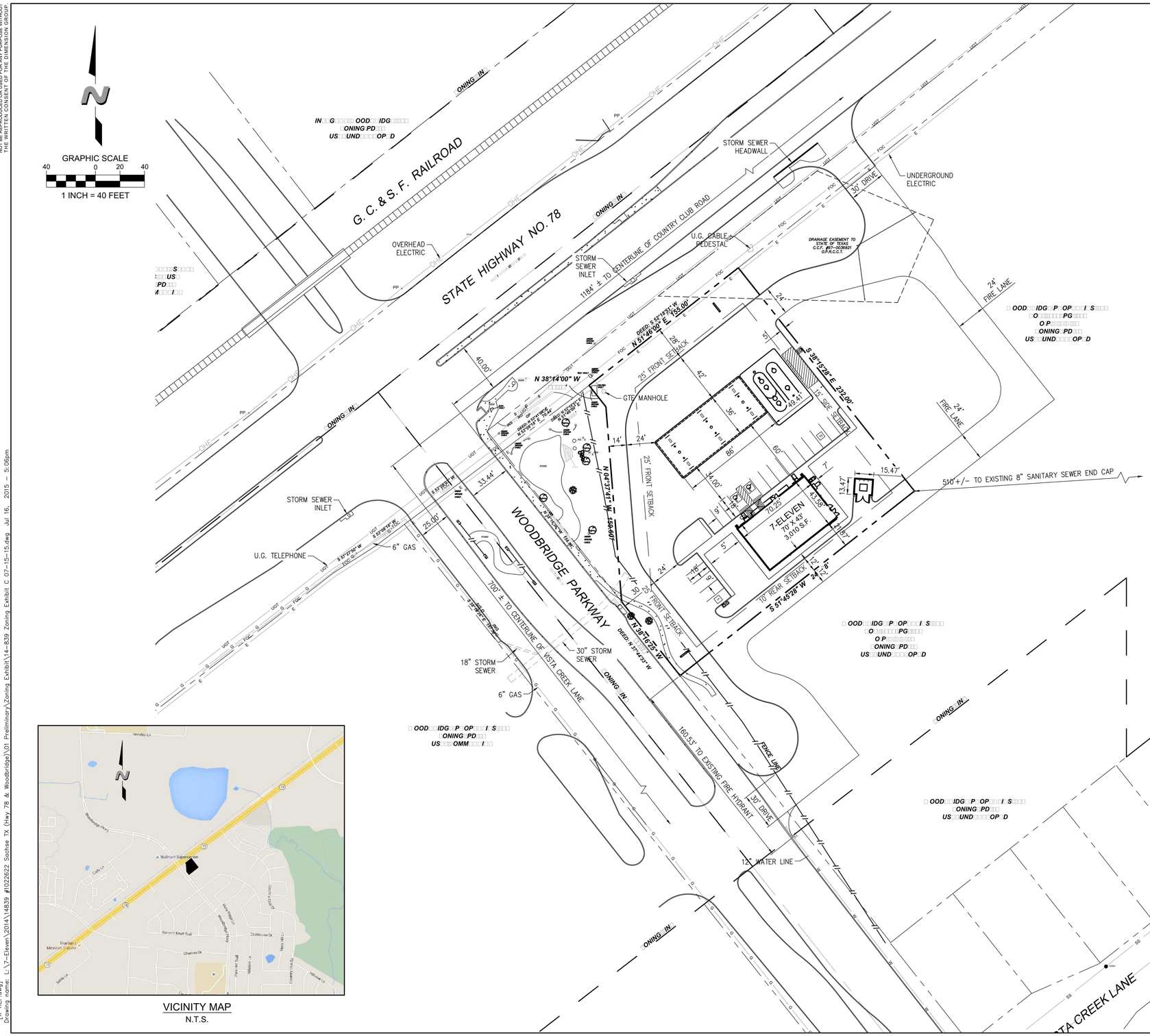
PROJECT No. 14839	
DATE:	12/04/14
DRAWN BY:	CS
CHECKED BY:	MS

SHEET NUMBER

1

[X-REF dwg]
Drawing name: L:\7-Eleven\2014\14839 #1022622 Sachse TX (Hwy 78 & Woodbridge)\01 Preliminary\Zoning Exhibit\14-839 Zoning Exhibit B 07-15-15.dwg Jul 16, 2015 - 4:59pm

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP



VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE

Case Num□er	
Name of Pro□ect/Development	7-Eleven of Sachse
Proposed Use	Convenience Store with Gas Sales
Future Land Use Designation	Commercial / Retail
Proposed Future Land Use Designation	N/A No change
Existing Zoning District	PD-11 (Ordinance No. 1467)
Proposed Zoning District	PD-11 - No revision to PD proposed
Applica□le Overlays (e.g., PD, SUP)	SUP to allow Gasoline Pumps with Convenience Store
Appraisal District Account Num□ers and County	2512059 / Collin County
OVERALL SITE	
Gross Site Area	48,634 s.f. (1.116 Acres)
Site Frontage	413.71'
Site Width	243.38'
Site Depth	232.00'
Impervious Surface Area	
Pervious Surface Area	
Accesory Use □	N/A
Open Space (ac □ □)	N/A
Detention/Retention (ac □ □)	Covered in Master Development Plan
BUILDING	
Lot Coverage	6,106 s.f (12.56□)
Commercial (SF)	3,010 s.f.
Canopy (SF)	3,096 s.f.
PROPERTY DEVELOPMENT REGULATIONS	
Maximum Building Coverage (permitted □ proposed)	s.f. permitted / 6,106 s.f. proposed
Minimum Lot Area (re□uired □ proposed)	s.f. re□uired / 48,613 s.f. proposed
Minimum Lot Width (re□uired □ proposed)	re□uired / 243.38' proposed
Minimum Lot Depth (re□uired □ proposed)	re□uired / 232.00' proposed
Set□acks (Re□uired □ Proposed)	
Front Set□ack	25' re□uired / 15' proposed
Side Interior Set□ack	15' re□uired / 15' proposed
Side Street Set□ack	25' re□uired / 25' proposed
Rear Set□ack	10' re□uired / 10' proposed
Max Structure Height (permitted □ proposed)	permited / 18'-8" proposed
Max No. Stories/Floors (permitted □ proposed)	permitted / 1 story proposed
IMPROVEMENTS (as applica□le)	
# Pumps	6 pumps (12 no□□les)
PARKING □ ACCESS	
Parking (total #)	21 spaces
# Handicap Parking	2 spaces
# Loading Spaces	1 space
# Access Points	2

NOTES:

1. THE DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH CITY OF SACHSE DEVELOPMENT STANDARDS.
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS OTHERWISE APPROVED.

FLOODPLAIN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO 48085C053J DATED JUNE 2, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X (UNSHADED)

EXHIBIT "C"
ZONING CONCEPT PLAN
7-ELEVEN STORE
7-ELEVEN OF SACHSE
LOT 1, BLOCK A

RICHARD D. NEWMAN SURVEY, ABST. NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS
JULY 16, 2015

APPLICANT
THE DIMENSION GROUP
JON FEATHERSTON
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 343-9400
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No.	DATE	REVISION / DESCRIPTION
1	07/16/15	1st SUBMITTAL

THE DIMENSION GROUP
CIVIL ENGINEERING • LAND DEVELOPMENT • PLANNING • ARCHITECTURE • CONSTRUCTION MANAGEMENT
10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400 FAX: 214-341-9060

EXHIBIT "C "
ZONING CONCEPT PLAN

7-ELEVEN STORE
SEC S.H. 78 □ WOODBRIDGE PKWY
SACHSE, TEXAS 75048

PROJECT No. 14839	
DATE: 12/04/14	
DRAWN BY: CS	
CHECKED BY: MS	

SHEET NUMBER

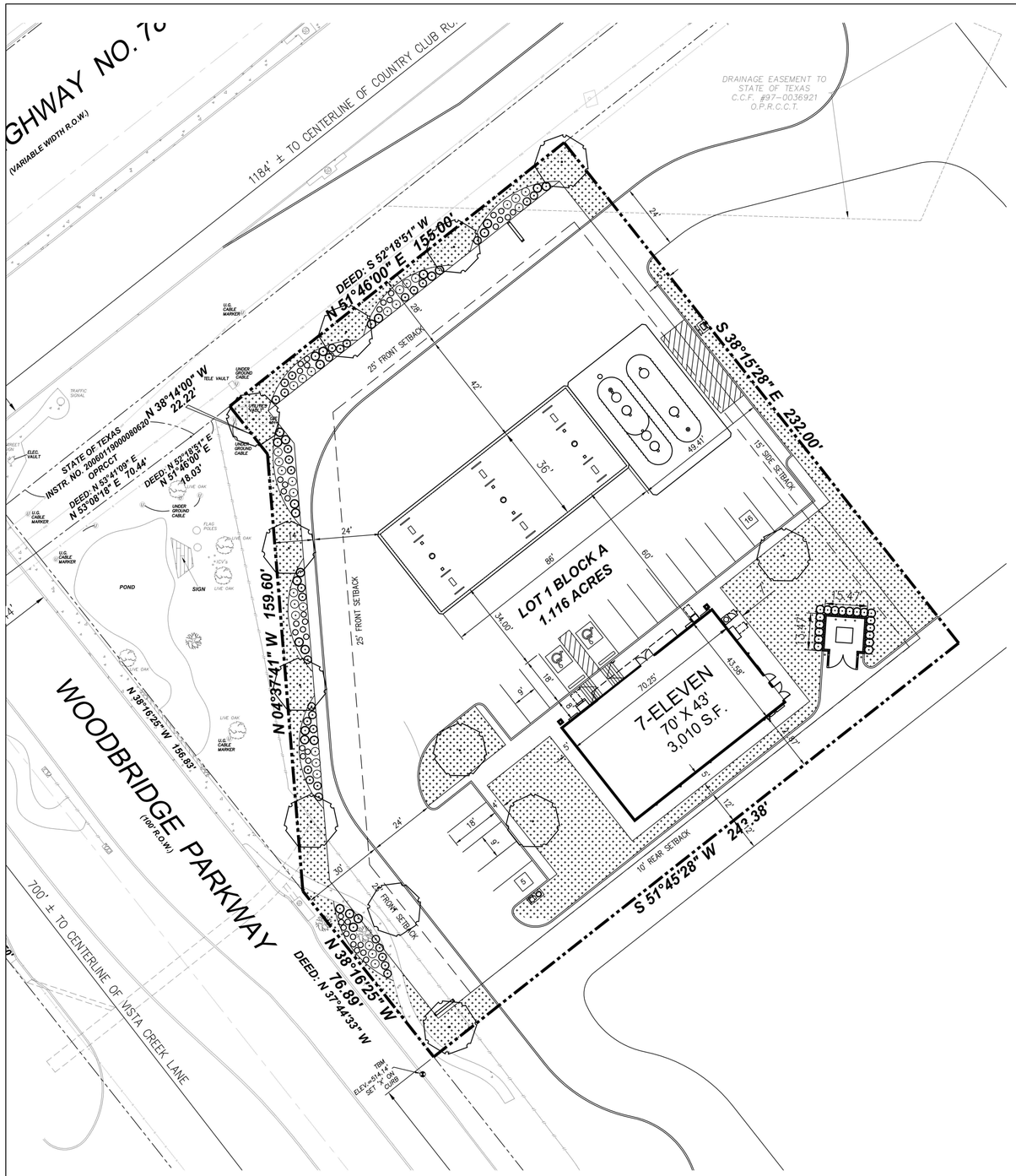
1

[Y:\REF.dwg]
Drawing name: L:\7-Eleven\2014\14839 #1022622 Sachse TX (Hwy 78 & Woodbridge)\01 Preliminary\Zoning Exhibit\14-839 Zoning Exhibit C 07-15-15.dwg Jul 16, 2015 - 5:06pm

SUP Request – Retail Sales with Gas Pumps
Southeast Corner of State Highway 78 and Woodbridge Parkway

Special Conditions

1. Site Plan (as shown in Exhibit "C")
2. Landscaping Plan (as attached)
3. Building Elevations (as attached)



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE
+	LIVE OAK QUERCUS VIRGINIANA	4" CAL. 12' HT.
▽	LACEBARK ELM ULMUS PARVIFOLIA	4" CAL. 12' HT.
	RED OAK QUERCUS SHUMARDII	4" CAL. 12' HT.
⊙⊙⊙⊙	NELLIE R. STEVENS HOLLY ILEX X. NELLIE R. STEVENS	5 GAL. MIN. 3' HT. 3' O.C.
	COMMON BERMUDA SOLID SOD	-

NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

LANDSCAPE PLAN NOTES:

1. ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA GRASS OR SOLID SOD.
2. ANNUAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
3. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
4. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATION ALL UNDERGROUND UTILITIES AND STRUCTURES WETHER OR NOT SHOWN ON THE PLANS. AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
6. PLANTING AREA PREPARATION TO INCLUDE MINIMUM 1.5" TO 3" APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN.
7. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA

63,013.7 SQ. FT. (1.12 ACRES)

TOTAL SITE LANDSCAPE

REQUIRED: 10% OF TOTAL SITE (4,863.4 SQ. FT.)
PROVIDED: 35% (22,262 SQ. FT.)

STREET TREES

REQUIRED: 1 TREE PER 50 L.F. OF STREET FRONTAGE
1 EVERGREEN SHRUB PER 3 L.F. OF STREET FRONTAGE

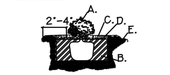
WOODBRIDGE PARKWAY: 259 L.F. / 50 = 5.18 TREES
PROVIDED: 5 TREES / 86 EVERGREEN SHRUBS

SH 78: 155 L.F. / 50 = 3.1 TREES
PROVIDED: 4 TREES / 52 EVERGREEN SHRUBS

NOTE:
NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.

NOTE:
CALIPER INCH MEASURED 6" ABOVE THE GROUND.

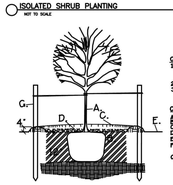
NOTE:
NO EXISTING TREES ON SITE.



ISOLATED SHRUB PLANTING
NOT TO SCALE

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE 2' GREATER THAN THE OUTER OF THE SHRUB PLANTING PIT.

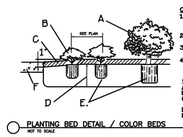
CONSTRUCTION NOTES:
A. SHRUB.
B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS).
C. WATER RETENTION BASIN.
D. 2" DEPTH OF BARK MULCH.
E. FINISH GRADE.



ISOLATED TREE PLANTING
NOT TO SCALE

GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. REMOVE ROPE AND SYNTHETIC MATERIALS SHALL BE SPRAYED CORMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

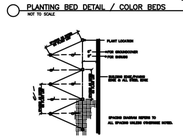
CONSTRUCTION NOTES:
A. TREE.
B. LOCOMA NATIVE BACKFILL.
C. WATER RETENTION BASIN.
D. 2" DEPTH OF BARK MULCH.
E. FINISH GRADE.
F. 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE.
G. 6'-0" METAL TEE POSTS. INSTALL 24" BELOW GRADE. MULTI TRUNKS: 2 STAKES. SINGLE TRUNK: 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.



PLANTING BED DETAIL / COLOR BEDS
NOT TO SCALE

GENERAL NOTES:
1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS, SOIL MIXTURE BEST SUITED.
2. TRANSPLANTS SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.
4. PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A PH. OF 12.

CONSTRUCTION NOTES:
A. SHRUB.
B. SHRUB - SEE PLAN REMOVE ALL LABELS
C. PLANTING SOIL MIXTURE.
D. 2" DEP. BARK MULCH AS SPEC., SLOPE FROM TARGEGARDE TO 1" ABOVE HARDSCAPE
E. PLANTING MIX AS SPECIFIED
F. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT



PLANT SPACING DIAGRAM
NOT TO SCALE

0 20 40
GRAPHIC SCALE IN FEET

N

1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

mdg landscape architects
Meeks Design Group, Inc.
1755 n collins : lvd. #300
richardson, tx 75080
p (972) 690-7474
f (972) 690-7878

#	DATE	REVISION DESCRIPTION	BY
1	9/03/15	PRELIMINARY LANDSCAPE PLAN	NT
2			
3			
4			

project no. TDG-1518
date 09/03/2015
dwg.
drawn by
designed by
approved by

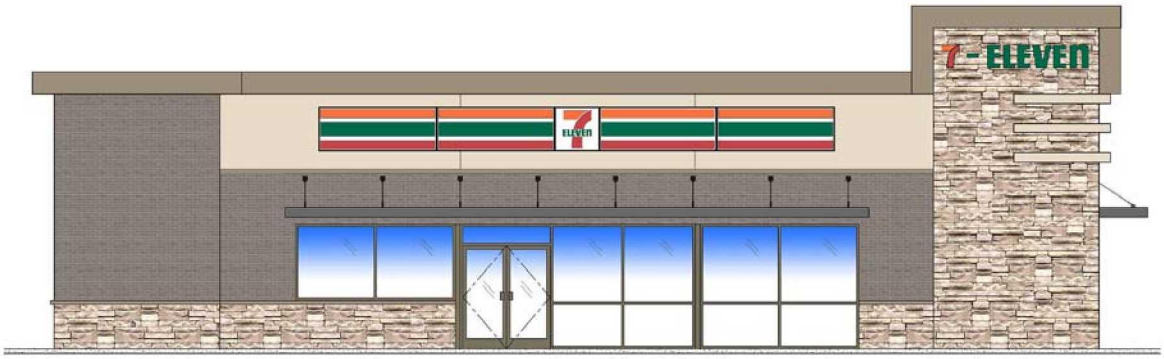
TBPE FIRM # F-8396
DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING •MEP ENGINEERING •PLANNING
10755 Sandhill Road, Dallas, Texas 75238
TEL: 214-343-9400 FAX:214-341-9600 www.DimensionGrp.com

7-ELEVEN
WOODRIDGE PARKWAY : STATE HIGHWAY 78
SACHSE, TEXAS

SHEET

LP0.01

Project Information - Building Elevation

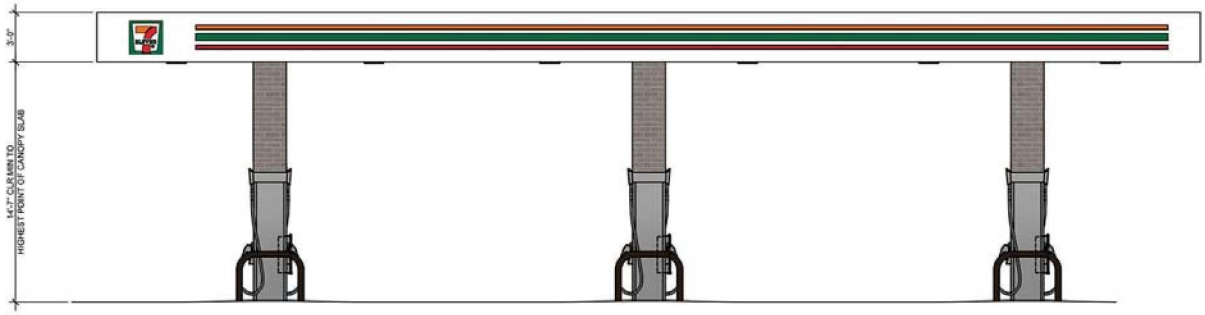


1 ELEVATION - WEST
1/4" = 1'-0"

Project Information - Building Elevation

2 ELEVATION - SOUTH
1/8" = 1'-0"

Project Information – Fuel Station Elevation



Project Information - Building Materials

ALLIANCE MATERIALS - RATTLE SNAKE STONE, EXTERIOR WALL

ACME BRICK - MUSHROOM BROWN BRICK, EXTERIOR WALL

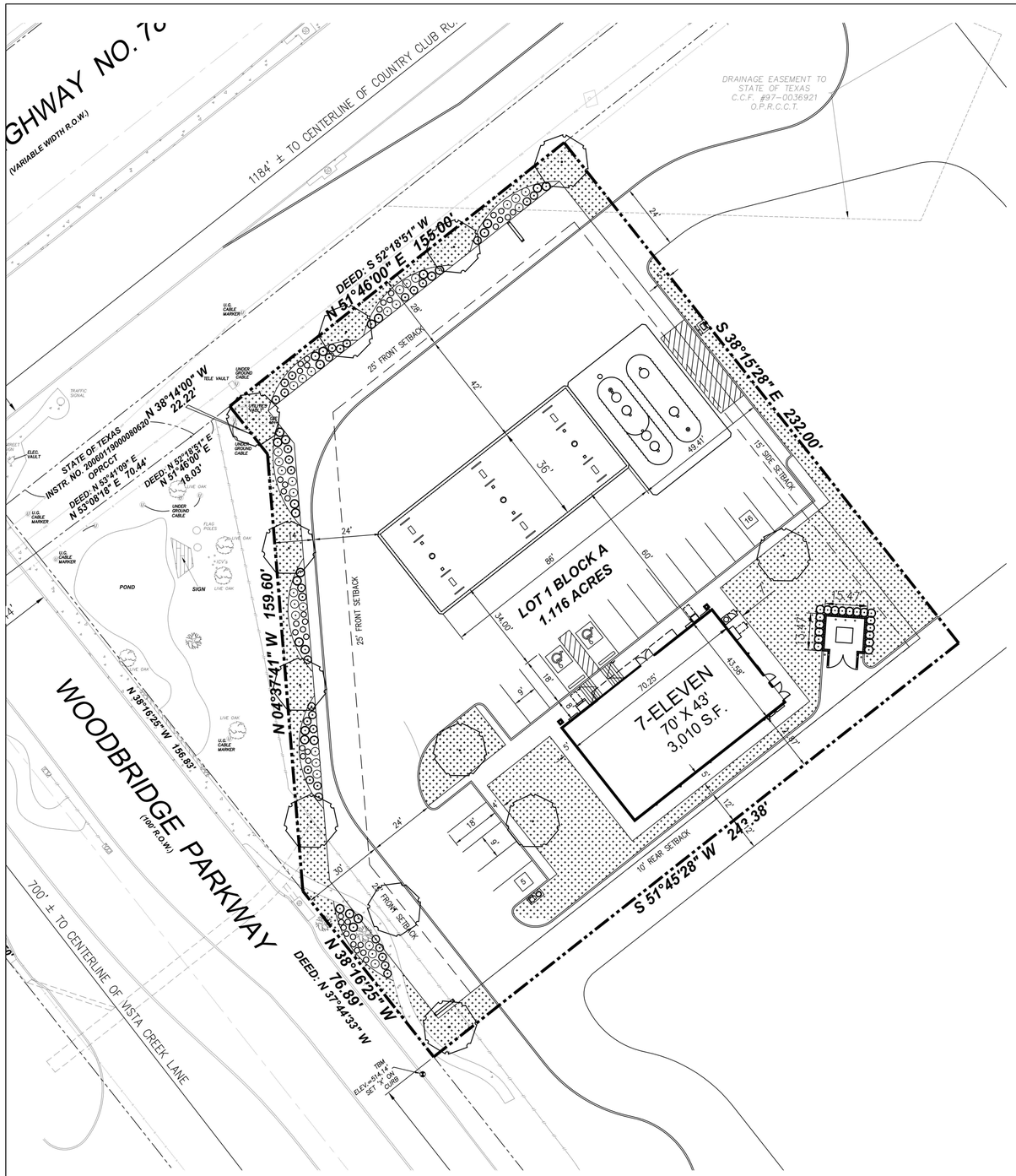
BENJAMIN MOORE - ALBESCENT EIFS, EXTERIOR WALL

BEJAMIN MOORE - MESA VERDE TAN EIFS, CORNICE

SUP Request – Retail Sales with Gas Pumps
Southeast Corner of State Highway 78 and Woodbridge Parkway

Special Conditions

1. Site Plan (as shown in Exhibit "C")
2. Landscaping Plan (as attached)
3. Building Elevations (as attached)



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE
+	LIVE OAK QUERCUS VIRGINIANA	4" CAL. 12' HT.
▽	LACEBARK ELM ULMUS PARVIFOLIA	4" CAL. 12' HT.
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⊙⊙⊙⊙	NELLIE R. STEVENS HOLLY ILEX X. NELLIE R. STEVENS	5 GAL. MIN. 3' HT. 3' O.C.
	COMMON BERMUDA SOLID SOD	-

NOTE:
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LANDSCAPE PLAN NOTES:

1. ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA GRASS OR SOLID SOD.
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6. PLANTING AREA PREPARATION TO INCLUDE MINIMUM 1.5" TO 3" APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN.
7. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE REQUIREMENTS

TOTAL SITE AREA

63,013.7 SQ. FT. (1.12 ACRES)

TOTAL SITE LANDSCAPE

REQUIRED: 10% OF TOTAL SITE (4,863.4 SQ. FT.)
PROVIDED: 35% (22,262 SQ. FT.)

STREET TREES

REQUIRED: 1 TREE PER 50 L.F. OF STREET FRONTAGE
1 EVERGREEN SHRUB PER 3 L.F. OF STREET FRONTAGE

WOODBRIDGE PARKWAY: 259 L.F. / 50 = 5.18 TREES
PROVIDED: 5 TREES / 86 EVERGREEN SHRUBS

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NOTE:
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NOTE:
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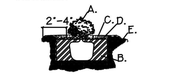
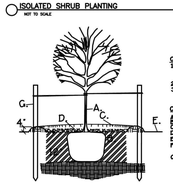


ISOLATED SHRUB PLANTING
NOT TO SCALE

GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE 2' GREATER THAN THE OUTER OF THE SHRUB PLANTING PIT.

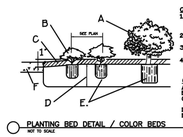
CONSTRUCTION NOTES:
A. SHRUB.
B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS).
C. WATER RETENTION BASIN.
D. 2" DEPTH OF BARK MULCH.
E. FINISH GRADE.



ISOLATED TREE PLANTING
NOT TO SCALE

GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. REMOVE ROPE AND SYNTHETIC MATERIALS SHALL BE SPRAYED CORMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

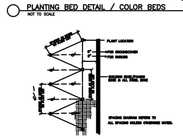
CONSTRUCTION NOTES:
A. TREE.
B. LOCOMA NATIVE BACKFILL.
C. WATER RETENTION BASIN.
D. 2" DEPTH OF BARK MULCH.
E. FINISH GRADE.
F. 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE.
G. 6'-0" METAL TEE POSTS. INSTALL 24" BELOW GRADE. MULTI TRUNKS: 2 STAKES. SINGLE TRUNK: 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.



PLANTING BED DETAIL / COLOR BEDS
NOT TO SCALE

GENERAL NOTES:
1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS, SOIL MIXTURE BEST SUITED.
2. TRANSPLANTS SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.
4. PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A PH. OF 12.

CONSTRUCTION NOTES:
A. SHRUB.
B. SHRUB - SEE PLAN REMOVE ALL LABELS
C. PLANTING SOIL MIXTURE.
D. 2" DEP. BARK MULCH AS SPEC., SLOPE FROM TARGEGARDE TO 1" ABOVE HARDSCAPE
E. PLANTING MIX AS SPECIFIED
F. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT



PLANT SPACING DIAGRAM
NOT TO SCALE

0 20 40
GRAPHIC SCALE IN FEET

N

1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

mdg landscape architects
Meeks Design Group, Inc.
1755 n collins : lvd. #300
richardson, tx 75080
p (972) 690-7474
f (972) 690-7878

#	DATE	REVISION DESCRIPTION	BY
1	9/03/15	PRELIMINARY LANDSCAPE PLAN	NT
2			
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4			

project no. TDG-1518
date 09/03/2015
dwg.
drawn by
designed by
approved by

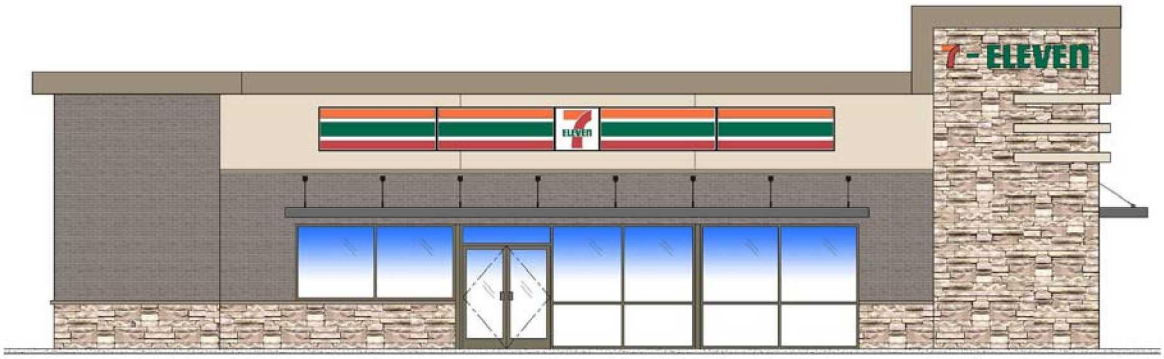
TBPE FIRM # F-8396
DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING •MEP ENGINEERING •PLANNING
10755 Sandhill Road, Dallas, Texas 75238
TEL: 214-343-9400 FAX:214-341-9600 www.DimensionGrp.com

7-ELEVEN
WOODRIDGE PARKWAY : STATE HIGHWAY 78
SACHSE, TEXAS

SHEET

LP0.01

Project Information - Building Elevation

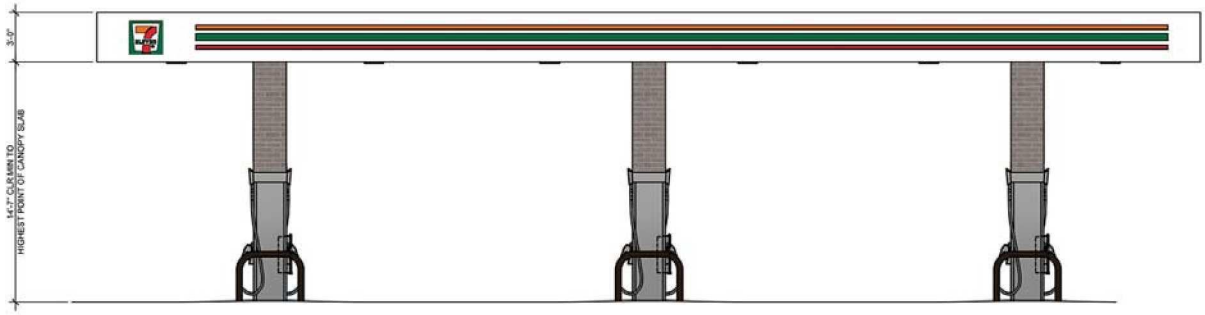


1 ELEVATION - WEST
1/4" = 1'-0"

Project Information - Building Elevation

2 ELEVATION - SOUTH
1/8" = 1'-0"

Project Information – Fuel Station Elevation



Project Information - Building Materials

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ACME BRICK - MUSHROOM BROWN BRICK, EXTERIOR WALL

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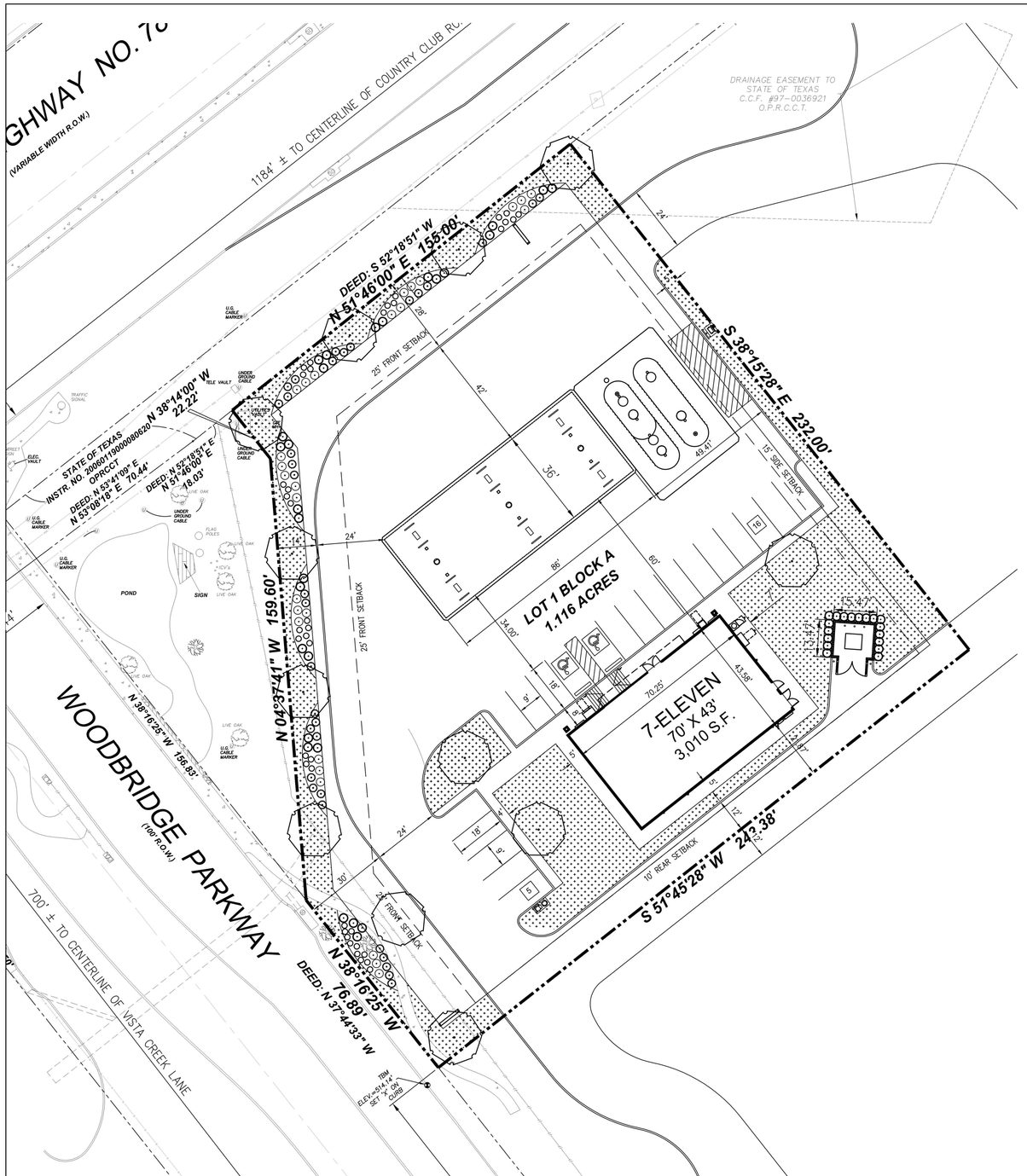

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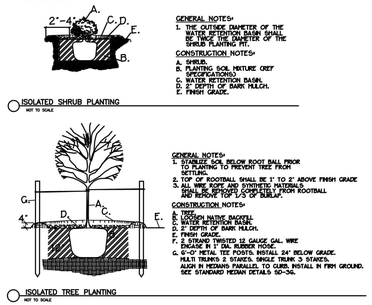

0 20 40
GRAPHIC SCALE IN FEET

N

1 LANDSCAPE PLAN

SCALE: 1"=20'-0"

meeks design group
landscape architects
Meeks Design Group, Inc.
1755 n collins : lvd. #300
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7-ELEVEN
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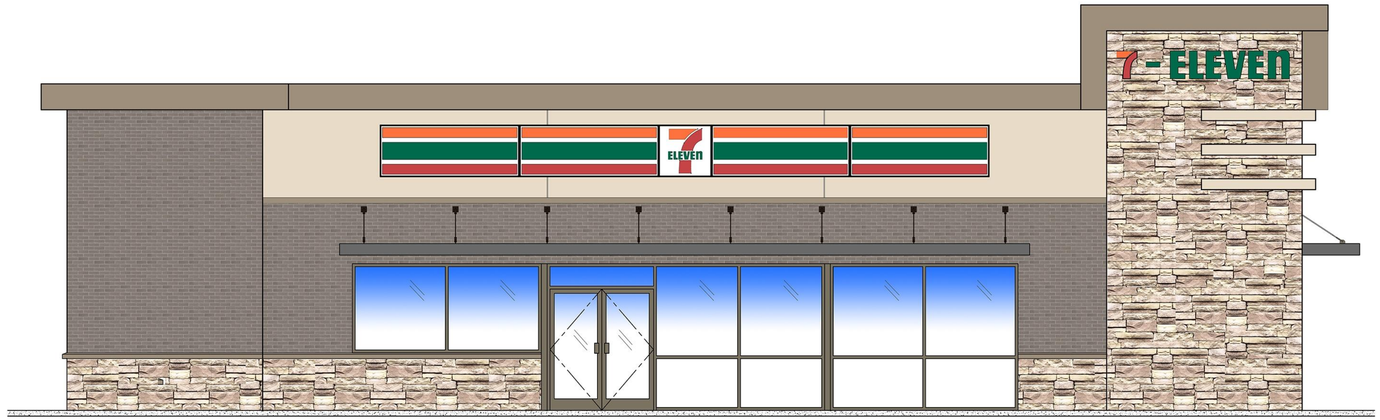
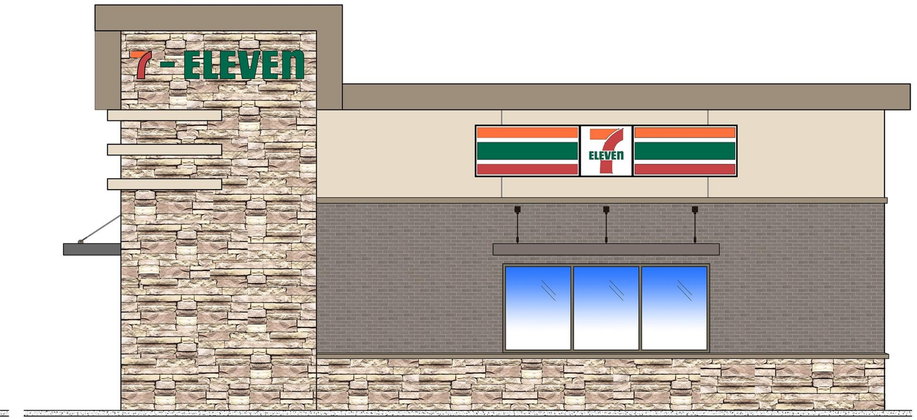
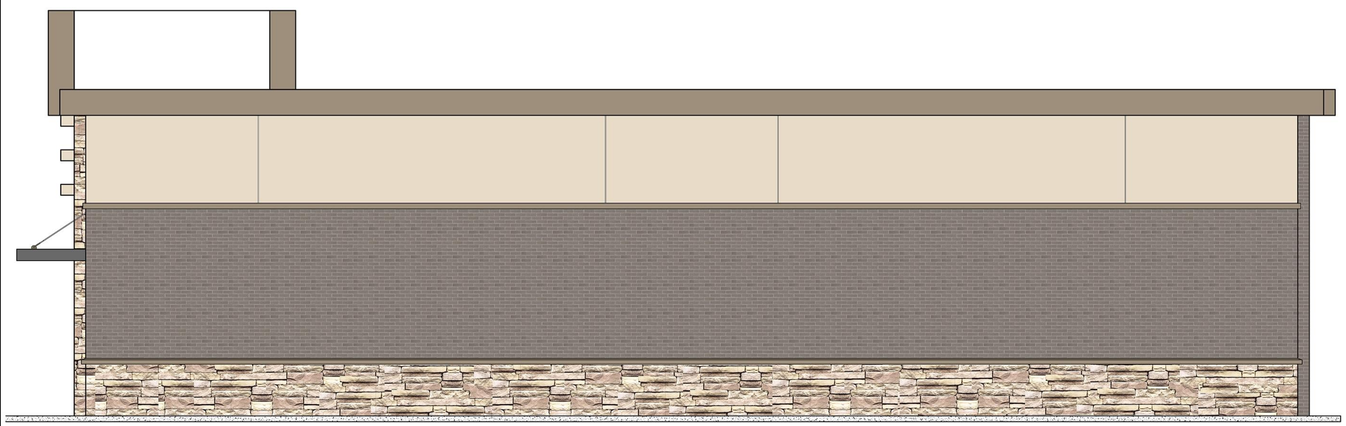


1 ELEVATION - WEST
1/4" = 1'-0"



2 ELEVATION - SOUTH
1/8" = 1'-0"



3 ELEVATION - EAST
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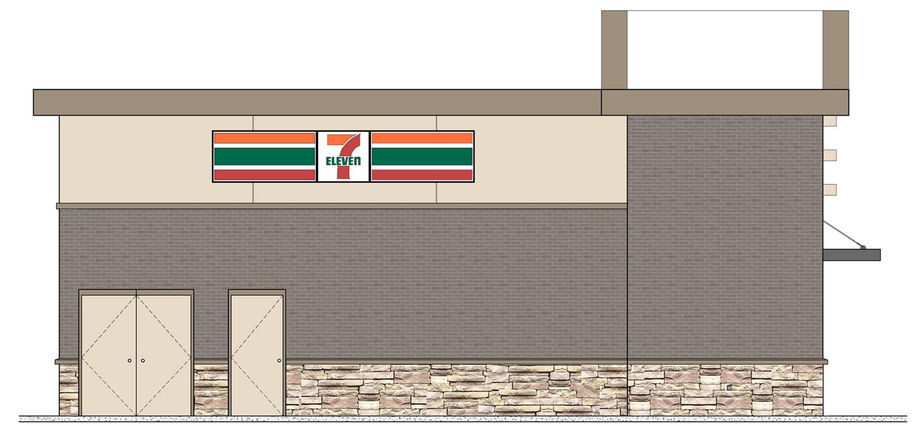
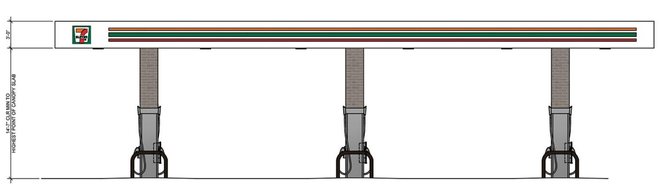
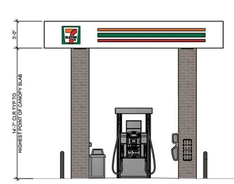


4 ELEVATION - NORTH
1/8" = 1'-0"



5 GAS CANPY - FRONT ELEVATION
1/8" = 1'-0"



6 GAS CANPY - SIDE ELEVATION
1/8" = 1'-0"

EXTERIOR MASONRY/GLASS COVERAGE	
EAST	78%
NORTH	77%
WEST	75%
SOUTH	77%

NOTE:

ELEVATIONS ARE SUBJECT TO 7-ELEVEN AND CITY OF PLANO'S APPROVAL

ALLIANCE MATERIALS - RATTLE SNAKE. STONE, EXTERIOR WALL

ACME BRICK - MUSHROOM BROWN BRICK, EXTERIOR WALL

BENJAMIN MOORE - ALBESCENT EIFS, EXTERIOR WALL

BEJAMIN MOORE - MESA VERDE TAN EIFS, CORNICE

Rev. #	Date	Description

Proto 10-08-14

7-ELEVEN, INC.
ONE ARTS PLAZA, 1722 ROUTH STREET, DALLAS, TEXAS 75221

7-11 #37328
SEC SH 78 & WOODBRIDGE PKWY
SACHSE, TX

PRESENTATION SHEET

THE DIMENSION GROUP
ARCHITECTURE
CIVIL ENGINEERING
MEP ENGINEERING
PLANNING
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
O: 214-343-9400 | F: 214-341-9060
dimensiongrp.com

Job#:	14-839
Scale:	AS NOTED
Date:	09/02/15
Drawn By:	JT
Checked By:	FS

Documents prepared by The Dimension Group are to be used only for the specific project and specific use for which they are intended. Any revision of use to other projects, by owner or any other party, without the expressed, written consent of The Dimension Group is done at the user's own risk. If used in a way other than that specifically intended, user will hold The Dimension Group harmless from all claims and losses.

PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SHEET:
PR1

Community Development Department

AUG 2 4 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: This is a neighborhood service use

SIGNATURE: Donald P. Henry for Woodbridge Prop Inc.
PRINTED NAME: Donald P. Henry
ADDRESS: 800 East Campbell Rd., Ste. 130, Richardson, TX 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

.Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

AUG 2 4 2015

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

COMMENTS: This a good use for the commercial corner.

SIGNATURE: Donald P. Herzog
PRINTED NAME: Donald P. Herzog for Woodbridge Properties, Inc.
ADDRESS: 800 E Campbell Road, Suite 130, Richardson, TX 75081

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

COMMENTS: Gas pumps for a convenience store is an appropriate use.

SIGNATURE: Donald P. Hevey
PRINTED NAME: Donald P. Hevey for Woodbridge Properties, Inc.
ADDRESS: 800 E Campbell Rd., Ste. 130, Richardson, TX 75081

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DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: Will bring good sales tax revenue into the city

SIGNATURE: Donald P. Hering
PRINTED NAME: Donald P. Hering for Woodbridge Properties, Inc.
ADDRESS: 800 E. Campbell Road, Ste 130, Richardson, Tx 75081

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: 7-11 Still does the best job in the convenience store business. Builds very = nice stores these days. We are highly supportive.

SIGNATURE: Bruce A. Sifford
PRINTED NAME: BRUCE A. SIFFORD / DIRECT DEVELOPMENT
ADDRESS: 2001 ROSS AVENUE #550, DALLAS, TX 75201

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
August 23, 2015 12:57:56 PM CDT		55	1	Received

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: I've always liked 7-11. See no problem it being here.

SIGNATURE: Joni Beckler
PRINTED NAME: JONI BECKLER
ADDRESS: 7402 Summit View Dr. Sachse

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City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: Multiple gas stations are not needed near this community.

SIGNATURE: C. Hawkins
PRINTED NAME: Channing Hawkins
ADDRESS: 5805 Vista Glen Lane Sachse, TX 75048

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Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: WE ALREADY HAVE 2 GAS STATIONS AND "RUMOR" IS COSTCO MAY BE COMING. I FEEL THAT WITH WALMART OPEN 24 HRS WE REALLY DO NOT NEED 7-11 BECAUSE ANOTHER GAS STATION.

SIGNATURE: [signature]
PRINTED NAME: William R. Bass
ADDRESS: 5811 VISTA GLEN W. SACHSE, TX 75048

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

Community Development Department

NOTICE OF PUBLIC HEARING

AUG 27 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: Better use of the land will be to build additional office spaces or restaurants since there's already an established gas station less than 1 minute away.

SIGNATURE: Luong Nguyen
PRINTED NAME: LUONG NGUYEN
ADDRESS: 7401 SUMMIT VIEW LN
SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: Due to the Walmart gas station, there is no longer a need to have a gas station in this direct area.

SIGNATURE: [signature]
PRINTED NAME: Jason Carathers
ADDRESS: 7407 Summit Meadows

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: Our neighborhood has enough gas stations. They are desimating the looks of our comunity with to many comer. developing. Too much trafic on our School Road!

SIGNATURE: Michael Sarver
PRINTED NAME: MICHAEL SARVER
ADDRESS: 7408 Summit Trail Ln. Sachse TX. 75048

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City of Sachse

AUG 25 2015 **Community Development Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: August 13, 2015

RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

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

COMMENTS: We already have the Wal-Mart + the gas station across from that

SIGNATURE: Kelly A. Brisco

PRINTED NAME: Kelly A. Brisco

ADDRESS: 7411 Summit Ridge Ln. Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **
TIME RECEIVED August 18, 2015 10:40:53 AM CDT
REMOTE CSID
DURATION 47
PAGES 1
STATUS Received
AUG 18 2015

AUG 18 2015

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: I Do Not Want A 24-Hour Convenience Store That Close To My Residence.

SIGNATURE: [signature]
PRINTED NAME: Martin Gorle
ADDRESS: 7416 Summit Trail Lane, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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** INBOUND NOTIFICATION : FAX RECEIVED SUCCESSFULLY **

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
September 7, 2015 1:49:30 PM CDT		41	1	Received

Community Development Department

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11). This item was tabled at the August 24, 2015 Planning and Zoning Meeting. The Planning and Zoning Commission will hold the Public Hearing on Tuesday, September 15, 2015.

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

COMMENTS: Convenience Stores & gas stations cause unwanted congregation. A 7-Eleven in the proposed area is too close for comfort.

SIGNATURE: Ismaelda Moye
PRINTED NAME: Ismaelda Moye.
ADDRESS: 7425 Summit Meadow Sachse, Tx. 75048.

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: There is already too much traffic at this intersection. This would be too close to houses if an explosion occured. There is already a gas station across the hwy.

SIGNATURE: Mac A. Jacoby
PRINTED NAME: Mac A. Jacoby
ADDRESS: 7502 Summit Trail Ln, Sachse, TX 75048

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City of Sachse

Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: appearance of entry to Woodbridge
concern for underground gas tanks

SIGNATURE: Pamela Beckham Rex Beckham
PRINTED NAME: Pamela Beckham Rex Beckham
ADDRESS: 7505 Vista Ridge Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
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LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: We have two convenience stores/gas stations and a Walmart in a half mile radius. We don't need another one.

SIGNATURE: JBDaniel
PRINTED NAME: Jason B. Daniel
ADDRESS: 7506 Summit Trail Lane, Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

.Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Community Development within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, or the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

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

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner

DATE: August 13, 2015

RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: There is no need. Walmart & other gas station has been placed. I think more increase of traffic & crime would become a major issue. I am very disappointed

SIGNATURE: Georgetta Oliver

PRINTED NAME: Georgetta Oliver

ADDRESS: 7514 Summit Trail Ln

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Of the change in a family development that I had no idea would take place within the two years of me purchasing my home.

City of Sachse

Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: We have enough gas stations/convenience stores in Sachse. Putting a 7-Eleven there will create a negative atmosphere for Wood Bridge and cause trash and take ~~away~~ away from the natural surroundings.

SIGNATURE: Julie A Hill
PRINTED NAME: Julie A. Hill
ADDRESS: 7608 Vista Ridge Lane Sachse TX 75048

Woodbridge used to be a quiet, family oriented place to live. I do not do what I want to live here anymore. Very disappointing

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

SEP 08 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11). This item was tabled at the August 24, 2015 Planning and Zoning Meeting. The Planning and Zoning Commission will hold the Public Hearing on Tuesday, September 15, 2015.

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

COMMENTS: I DO NOT WANT the ADDITIONAL Traffic & 24 hour Activity Associated with Convenience Stores that are open 24-7

SIGNATURE: SBetty
PRINTED NAME: Stacy Betty
ADDRESS: 7710 Vista Creek Ln. Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse

Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: We have a Walmart + Service Station across the street + a Chevron just south of that - we don't need it + especially gas pumps.

SIGNATURE: Sue Derick
PRINTED NAME: Sue Derick
ADDRESS: 7910 Vista Creek Rd, Sachse 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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AUG 20 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: There are enough stations close to our neighborhood. We don't need any more

SIGNATURE: [signature]
PRINTED NAME: Marc Noel
ADDRESS: 8011 Vista Creek Lane Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse

Community Development Department

AUG 20 2015

NOTICE OF PUBLIC HEARING

AUG 20 2015

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

COMMENTS: This store will back up to a residential neighbor and will be to close and dangerous with gas pumps. Also, there is a service station directly across 78. Two such businesses are not needed. Also, the noise level will be great.

SIGNATURE: Betty Paulk
PRINTED NAME: Betty Paulk
ADDRESS: 8012 Vista Creek Lane, Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

AUG 20 2015

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

COMMENTS: 7-11 will have a large negative impact on property values in the area. It will cause more traffic + congestion @ Woodbridge / Hwy 78 intersection; it will be right at the entrance of a residential area.

SIGNATURE: [signature]
PRINTED NAME: Steven Loveless
ADDRESS: 8015 Vista Creek Lane, Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse

Community Development Department

AUG 24 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: August 13, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: there is already 2 other gas stations within 1/8 mile from this location and would decrease property values

SIGNATURE: [signature]
PRINTED NAME: Josh Weeks
ADDRESS: 7321 Summit View Lane

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City of Sachse

Community Development Department

AUG 24 2015

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NOTICE OF PUBLIC HEARING

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

COMMENTS: I LIKE THE WOODED ENTRANCE AND NOT THE CONCRETE AND NOISE THAT COMES WITH COMMERCIAL DEVELOPMENT. WOODBRIDGE LOST THE OTHER SIDE OF THE ENTRANCE, I DON'T WANT TO LOSE THIS SIDE

SIGNATURE: [signature]
PRINTED NAME: PAT STROUD
ADDRESS: 7403 SUMMIT VIEW LN, SACHSE TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

NOTICE OF PUBLIC HEARING

AUG 20 2015

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RE: Special Use Permit for Retail Sales with Gas Pumps

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

COMMENTS: This will be an eye sore when entering. Also, It would increase traffic while leaving & entering. How many gas stations are needed in this town

SIGNATURE: Ashley Barnes
PRINTED NAME: Ashley Barnes
ADDRESS: 7405 Summit View Ln, Sachse, TX

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

COMMENTS: What would 7-11 add to the area that Walmart, Walmart gas station & Chevron aren't already providing, other than to further degrade the entrance into Woodbridge residences.

SIGNATURE: Floyd + Judy Moreland
PRINTED NAME: Floyd + Judy Moreland
ADDRESS: 7409 Summit View, Sachse, TX 75048

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NOTICE OF PUBLIC HEARING

SEP 08 2015

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

COMMENTS: This will deter from the Quality of life pursued when moving to Sache. Refer to the statements on The City of Sachse Website.!!!

SIGNATURE: _____
PRINTED NAME: Dale Crossland
ADDRESS: 7714 Vista Creek Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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NOTICE OF PUBLIC HEARING

AUG 20 2015

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EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District-11 (PD-11).

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

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

COMMENTS: I'm concern about health risks; it will take away value in my property, & we enjoy the green space that is there now.

SIGNATURE: E. Langh

PRINTED NAME: ERIN LANGHAM

ADDRESS: 7914 Vista Creek LN, Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Monday, August 24, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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

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

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

AUG 24 2015

TO: Property Owner

DATE: August 13, 2015

RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

EXPLANATION OF REQUEST: The applicant is requesting a Special Use Permit (SUP) to allow for Retail Sales with Gas Pumps for a proposed 7-Eleven Convenience Store in a Planned Development District -11 (PD-11).

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

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

COMMENTS: an eye sore, safety for the children who live close by, harder to sell my home, increased traffic at all hours of the day not just during business hours. The walmart gas station just opened!

SIGNATURE: Kerri Michael

PRINTED NAME: Kerri Michael

ADDRESS: 7915 Vista Creek Lane Sachse, TX 75048

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City of Sachse

Community Development Department

AUG 18 2015

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

COMMENTS: This ~~area~~ is a residential area, I do not want a commercial business that close to my resident.

SIGNATURE: Tracey Dodd

PRINTED NAME: Tracey Dodd

ADDRESS: 8003 Vista

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City of Sachse

Community Development Department

AUG 27 2015

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

COMMENTS: Fumes, Environmental problems and fire risks close to my house. I am not opposed to retail/convenience stores, but please no gas pumps. There is another gas station across the street.

SIGNATURE: [signature]
PRINTED NAME: Andrew Fulks
ADDRESS: 8016 Vista Creek ln, Sachse TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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SEP 0 2 2015

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: We have plenty of convenience stores in a close proximity and we do not want more. We would prefer to leave some grassy areas and trees, so that Woodbridge will look like a neighborhood, NOT a shopping center.

SIGNATURE: Brooke Carpenter
PRINTED NAME: Brooke Carpenter
ADDRESS: 7505 Summit View Lane

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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AUG 28 2015

City of Sachse

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: Already have gaspumps just accross Rte 78 and this side of 78 and Hooper – Retail sales fine but not more gas pumps

SIGNATURE: Thomas W Fleming
PRINTED NAME: THOMAS FLEMING
ADDRESS: 7510 SUMMIT TRAIL LANE Sachse

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Monday, August 24, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Community Development Department

✓ submitted previously

SEP 09 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps

LOCATION: This property is located at the southeast corner of Highway 78 and Woodbridge Parkway

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

COMMENTS: I DO NOT WANT A 24 HOUR BUSINESS WITHIN THIS DISTANCE OF MY RESIDENCE. I DO NOT WANT ALCOHOL AVAILABLE FOR SALE 24 HOURS A DAY. LOWERS PROPERTY VALUES.

SIGNATURE: [signature]
PRINTED NAME: MARTIN GOBLE
ADDRESS: 7416 SUMMIT TRL LN, SACHSE, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Tuesday, September 15, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse

Community Development Department

✓ Submitted previously

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: September 2, 2015
RE: Special Use Permit for Retail Sales with Gas Pumps
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☑ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too close to busy intersection and Woodbridge Pkw will be used as way to enter & exit business. Also don't feel a sign on Woodbridge Pkw should be allow - once you turn on WB pkw you supposedly have enter this subdivision. Also feel this would lower our property value. Who sitting on this committee would want this in their subdivision entrance! None, I'm sure

SIGNATURE: Lynda Sarver
PRINTED NAME: Lynda Sarver
ADDRESS: 7408 Summit Trail Dr Sachse, TX 75048

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City of Sachse

SEP 11 2015

Community Development Department

NOTICE OF PUBLIC HEARING

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

COMMENTS: increased traffic, safety for children, resell of home decrease, robberies happen more with gas stations, theirs 2 gas stations less than a half mile away.

SIGNATURE: Kerri Michael
PRINTED NAME: Kerri Michael
ADDRESS: 7915 Vista Creek lane Sachse, TX 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at **7:00pm on Tuesday, September 15, 2015.** This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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City of Sachse

Community Development Department

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SEP 09 2015

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

COMMENTS: This is too close to residential area. I do not want gas pumps that close to my home. We already have access to other pumps.

SIGNATURE: Tracey Dodd
PRINTED NAME: Tracey Dodd
ADDRESS: 8003 Vista Creek Ln Sachse Tx 75048

Your written comments are being solicited in the above case. Additional information is available through the Community Development Department located at 3815-B Sachse Road. The Planning and Zoning Commission will hold a public hearing and offer a formal recommendation of the above request at 7:00pm on Tuesday, September 15, 2015. This meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas.

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Page 2 to Notice of Public Hearing

I am opposed to the approval of rezoning for a 7-11 directly behind my house. My house will be separated by an empty lot and a line of trees. Most likely this line of trees will be removed and I will be looking at the back of a convenience store. Also I believe this store will create noise, odors, bright lights and pollution.

There is already a Wal-Mart and Murphy gas station across Highway 78 and a medical facility and fitness center going in within the Woodbridge development. Another convenience store is not needed at the entrance of Woodbridge. Woodbridge is a lovely residential community and a 7-11 is not needed at the entrance causing a poor impression of Woodbridge and the City of Sachse.

I sincerely request this requested be disallowed.

Betty Paulk
8012 Vista Creek Lane
Sachse, TX 75048
972/442-1004

City of Sachse

SEP 1 1 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: September 2, 2015
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☐ I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
☒ I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I Dont want more gas stations. Have enough within 2 thousand feet

SIGNATURE: Carole Fleming
PRINTED NAME: Carole Fleming
ADDRESS: 7510 Summit Trail Ln

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ORDINANCE NO. 1476

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACHSE, TEXAS AS HERETOFORE AMENDED, SO AS TO GIVE THE HEREINAFTER DESCRIBED TRACT OF LAND "PD - PLANNED DEVELOPMENT ZONING"; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.

An Ordinance amending the basic Zoning Ordinance of the City of Sachse as enacted by the City Council by permitting the property described in Exhibit "A" to the ordinance to be used under Planned Development District No. 11 for multi-family dwellings and commercial development, that Planned Development District No. 11 shall be granted with reference to the property described in Exhibit "A":, subject, however, to the special conditions hereinafter more fully expressed.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the Governing Body of the City of Sachse, in compliance with the rules and regulations of the City of Sachse and the State Law, with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publications and otherwise and after holding due hearing and affording a full and fair hearing to all property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvements of the property described in Exhibit "A", the Governing Body of the City of Sachse is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein:

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

SECTION I.

That the basic Zoning Ordinances of the City of Sachse as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit "B" which shall be used under Planned Development District No. 11, for multi-family dwellings and commercial development.

SECTION II.

That this Planned Development District No. 11 for multi-family dwellings and commercial development with reference to the property described in Exhibit "A" is approved and granted upon the following express condition, and adopted as part of the City of Sachse Zoning Ordinance.

(1). Subdivision Plat: A subdivision plat, meeting the requirements of the City of Sachse Subdivision Ordinances shall be submitted. Said plat shall be filed for record with the County Clerk.

(2). Uses: The uses shall conform to the requirements listed in Exhibit "B", as attached.

SECTION III.

That all 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 the ordinance shall remain in full force and effect.

SECTION IV.

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

SECTION V.

That the above-described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein by the granting of this zoning classification.

SECTION VI.

Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

SECTION VII.

The fact that it appears that the above described property required that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Sachse, creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council on this the 19th day of May, 1997.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

orth line of the beforementioned 15.939 acre tract and in the southwest line of the 180 acre
ed to Belco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land
as for the southeast corner of the 0.4615 acre tract of land described as Part 2 in deed to
in Collin County Clerk's File No. 96-0077297 of the Land Records of Collin County, Texas;
rthwest corner of the said 15.939 acre tract in the southeasterly right-of-way line of State
n ROW) bears North 37°41'06" West, a distance of 28.69 feet;

rly line of the said 0.4615 acre tract and with the southwesterly line of the said 180 acre
a distance of 476.83 feet to a point for corner;

e of the said 180 acre tract, South 52°18'54" West, a distance of 127.30 feet to a point
ngent curve to the right, having a central angle of 26°11'12", a radius of 600.00 feet and a
North 50°56'02" West, 271.85 feet;

line of the said 180 acre tract, the following courses and distances to wit:
curve, an arc distance of 274.23 feet to a point for corner;
distance of 206.42 feet to a point for corner in the south line of the said 0.4615 acre

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earing of North 53°04'39" East between the Texas Department Monuments No. 31 and No.
for the improvements to State Highway No. 78, based on the North Central Zone of Texas State

ZONING EXHIBIT

EXHIBIT "A"

SAGINAW HIGHLAND STATION, L.P.
RICHARD NEWMAN SURVEY, ABST. NO. 660
CITY OF SACHSE, COLLIN COUNTY, TEXAS

: MARCH 24, 1997

ions :

t No. : 1 of 1

No. : 95131.00

0' 100' 200' 400' 800'

SCALE: 1" = 200'

NORTH

3.0 PLANNED DEVELOPMENT - MULTI-FAMILY

Tract B-1

3.01 **General Description:** Multi-Family units are attached housing units. These units will consist of flats (single level units) and studios (two level units), or a combination thereof. Access shall be allowed from access drives or parking areas connecting to an adjacent public or private street. These multi-family units will range from two (2) units per building to twenty-four (24) units per building. Requirements for multi-family development shall be governed by standards as described below.

3.02 **Permitted Uses:** Land uses permitted within multi-family areas, indicated as Tract B-1 on Exhibit "A", are as follows:

a. Multi-family residential units and uses normally permitted as accessory to these uses.

b. Concrete batch plant, temporary during construction when permitted by code enforcement.

3.03 **Density:** Allowed densities for the multi-family tract, known as Tract B-1, shall be 24 units per gross acre of land.

3.04 **Required Parking:** Parking requirements for multi-family development areas shall be as follows:

a. Two (2) covered off-street parking spaces shall be provided for each multi-family dwelling unit.

b. Parking shall be permitted within all required side and rear yard areas. No parking shall be permitted within the required front yard area.

c. Required off-street parking spaces shall be used for parking and shall not be used for storage of boats, trailers, campers and recreational motor vehicles.

3.05 **Building Materials:** All multi-family structures shall have an exterior finish of glass, stone, stucco, brick, tile, exterior wood or similar materials, (as approved by the City of Sachse) or any combination thereof. The use of wood as a primary, exterior building material shall be limited to a maximum of twenty-five (25) percent of the total exterior wall surfaces. If there is a window or door, including garage doors, that is on a wall with masonry on both sides, then it can count as part of the masonry requirement. If there is wood siding around it, it counts as wood siding. Regarding gables, if in front of an attic space, it is exempt from masonry requirement. If in front of a living space, it is considered into the calculation of masonry.

3.06 **General Requirements:** General requirements for multi-family development shall be as follows:

a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening fence shall be constructed by the Owner and/or Developer of the multi-family property between areas developed for multi-family uses and those areas developed for single family residential uses. The above

referenced six (6) foot screening fence shall be constructed of exterior wood, stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Design of the aforementioned screening fence shall be approved by the City at the time of Development Plan approval.

b. A concrete walkway shall connect the front door of each ground floor unit to a parking area.

c. Exterior lighting fixtures, whether attached to buildings or free-standing, shall be of a harmonious design. A lighting plan, showing fixtures and lighting levels, shall be approved by the City at the time of development plan approval. In no event shall "area" lighting other than "cut off" type fixtures mounted twelve (12) feet or less above grade be allowed to be mounted on a building wall. All exterior lighting will have "cut off" or shielded fixtures.

d. Lighting shall be in accordance with any fixture lighting standards adopted by the City, or these standards, whichever is more stringent.

e. Any carport roof must be constructed of materials that are architecturally compatible with the roof of the main structure. Flat built-up roofs will be allowed only when all other materials meet the intent of this paragraph (i.e., prefabricated or other metal units are not considered compatible with brick, stone, stucco or wood siding and trim).

3.07 **Minimum Dwelling Size:** The minimum floor area for multi-family units shall be six hundred fifty (650) square feet, exclusive of garages, open breezeways and porticos.

3.08 **Lot Area:** The minimum area of any lot shall be ten thousand (10,000) square feet.

3.09 **Lot Coverage:** In no case shall more than fifty (50) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

3.10 **Lot Width:** The width of any lot shall not be less than eighty (80) feet.

3.11 **Lot Depth:** The minimum depth of any lot shall not be less than one hundred twenty (120) feet.

3.12 **Front Yard:** The minimum depth of the front yard shall be twenty five (25) feet.

3.13 **Side Yard:** The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty five (25) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. A minimum side yard of one hundred (100) feet shall be required where units abut a single family zoning district, unless the multi-family units are less than two (2) stories in height.

3.14 **Rear Yard:** The minimum depth of the rear yard shall be twenty (20) feet. A minimum rear yard of one hundred (100) feet shall be required where units abut a single family zoning district, unless the multi-family units are less than two (2) stories in height.

3.15 **Building Height**: The permitted height of all multi-family structures shall not exceed three (3) stories; provided, however, no multi-family structure shall exceed two (2) stories when located one hundred fifty (150) feet or less from a single family zoning district, unless otherwise approved by the City.

3.16 **Access Stairs**: The use of exterior stairways for any multi-family building shall include provisions in the design to cover, shield, or enclose the walkway from view of the street. Do not extend stairways outward from building to create an offensive design.

3.17 **Landscaping**:

a. Each lot shall provide for a minimum of five (5) percent of the lot area, less the area required for buildings, garages or carports, driveways, paved areas, rights-of-way or easements for streets or alleys, be utilized for landscaping. Fifty (50) percent of the required landscaping area shall be located in the front yard. Screening walls and fences may be located within the required landscaping area.

b. All required landscape areas shall consist of a combination of trees, grass, shrubs, ground cover and other live plant material to be shown on the landscape plan to be included in the non-residential development plan.

c. All landscape areas that are visible from a public street shall be irrigated.

4.0 PLANNED DEVELOPMENT - COMMERCIAL

Tracts C-1 & C-2

4.01 **General Description:** The Commercial area will provide the ability to encourage, and to accommodate the development of office, retail and commercial service centers.

4.02 **Permitted Uses:** The uses permitted in the commercial area, indicated as Tracts C-1 & C-2 on Exhibit "A", shall be the uses permitted in C-1 Neighborhood Shopping District and C-2 General Commercial District of the City of Sachse Zoning Ordinance, Ordinance No. 1225 as it currently exists or may be amended.

4.03 **Restricted Uses**: Unless otherwise approved by the City of Sachse, no food product centers or food service uses shall be permitted within two hundred (200) feet of the northern boundary of Tract A-1 as shown on Exhibit "A".

4.04 **Open Display Uses Permitted**: In accordance with Article 3, Section 5.3 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.

4.05 **Area Regulations**: In accordance with Article 3, Section 5.4 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.

4.06 **Building Regulations**: In accordance with Article 3, Section 5.5 of the City of Sachse Zoning Ordinance, Ordinance No. 1255.

4.07 **Shared Parking:** Shared parking agreements must be submitted, in writing, by all owners or parties involved. The agreement must be approved by the City of Sachse. If approved, the reduction shall be tied to the uses listed in the shared

agreement. If any of the uses change, a reassessment of the shared parking agreement will be required. New uses shall not be permitted by the City until another agreement is approved by the City or the individual parking requirements are met.

4.08 **Lot Area:** No minimum lot areas or lot sizes are prescribed for commercial and office uses. It is the intent of this ordinance that lots of sufficient size be used by any business to provide adequate parking off of any public or private street, including unloading and loading space required for operation of the enterprise and comply with all open space requirements.

4.09 **Landscape Plans:** Landscape plans for proposed development areas shall be submitted by the applicant to the Planning and Zoning Commission and City Council, or their designee and approved in accordance with Article 3, Section 5.7 "Site Landscaping". The content of the site plan shall define all items to be included.

4.10 **Screening Wall:**

a. Unless otherwise approved by the City Council or their designee, a six (6) foot screening wall shall be provided between areas developed for residential uses and those areas developed for commercial uses. The commercial user shall be responsible for the construction and maintenance of the six (6) foot screening wall. This screening wall shall be constructed on the property of the commercial tract at the time a commercial property

is developed and shall only be required adjacent to the specific commercial property that is being developed. The screening wall shall be maintained by the owner of the commercial property. Repairs shall be made to keep the wall in good condition as determined by the opinion of the city building inspector.

b. Unless otherwise approved by the City Council or their designee, the above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials (as approved by the City of Sachse), or any combination thereof. Plans for the above mentioned screening wall shall bear the stamp of a registered professional engineer in the State of Texas. The design shall include a foundation and support structure which is acceptable to the city criteria.

lin County Clerk's File No. 96-0077297 of the Land Records of Collin County, Texas;
: corner of the said 15.939 acre tract in the southeasterly right-of-way line of State
bears North 37°41'06" West, a distance of 28.69 feet;

ie of the said 0.4615 acre tract and with the southwesterly line of the said 180 acre
ance of 476.83 feet to a point for corner;

ie said 180 acre tract, South 52°18'54" West, a distance of 127.30 feet to a point
curve to the right, having a central angle of 26°11'12", a radius of 600.00 feet and a
50°56'02" West, 271.85 feet;

the said 180 acre tract, the following courses and distances to wit:
an arc distance of 274.23 feet to a point for corner;
e of 206.42 feet to a point for corner in the south line of the said 0.4615 acre

ie said 0.4615 acre tract, North 50°34'03" East, a distance of 190.25 feet to the
94 acres of land.

of North 53°04'39" East between the Texas Department Monuments No. 31 and No.
improvements to State Highway No. 78, based on the North Central Zone of Texas State

ONING EXHIBIT

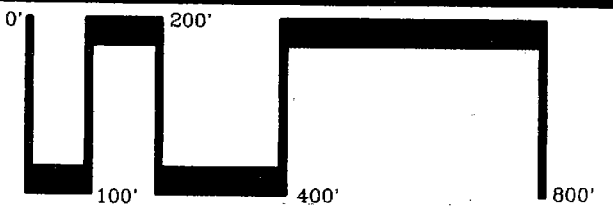
XHIBIT "A"

AGINAW HIGHLAND STATION, L.P.
ICHARD NEWMAN SURVEY, ABST. NO. 660
TY OF SACHSE, COLLIN COUNTY, TEXAS

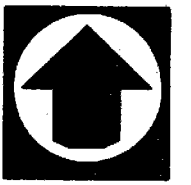
H 24, 1997

1 of 1

131.00



SCALE: 1" = 200'



NORTH

)48685 of the Land Records of Collin County, Texas, and being more particularly

.ne of the beforementioned 15.939 acre tract and in the southwest line of the 180 acre
)elco Equities, Inc., recorded in Collin County Clerk's File No. 95-0003093 of the Land
the southeast corner of the 0.4615 acre tract of land described as Part 2 in deed to
.in County Clerk's File No. 96-0077297 of the Land Records of Collin County, Texas;
. corner of the said 15.939 acre tract in the southeasterly right-of-way line of State
bears North 37°41'06" West, a distance of 28.69 feet;

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ınce of 476.83 feet to a point for corner;

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improvements to State Highway No. 78, based on the North Central Zone of Texas State

ONING EXHIBIT

XHIBIT "A"

AGINAW HIGHLAND STATION, L.P.
CHARD NEWMAN SURVEY, ABST. NO. 660
TY OF SACHSE, COLLIN COUNTY, TEXAS

0' 200'

I 24, 1997

1 of 1

Exhibit "A"

BEING A 2.236 ACRE TRACT OUT OF THE RICHARD D. NEWMAN SURVEY, ABST. NO. 660, IN THE CITY OF SACHSE, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT CONVEYED TO WOODBRIDGE PROPERTIES, LLC, AS RECORDED IN/UNDER VOL. 3908, PG. 766, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), BEING PARTS OF STATE HIGHWAY 76 AND OF WOODBRIDGE PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF STATE HIGHWAY NO. 78, A VARIABLE WIDTH RIGHT-OF-WAY AND WOODBRIDGE PARKWAY, A 100 FOOT RIGHT-OF-WAY, BEING THE WEST CORNER OF SAID 2.236 ACRE TRACT;

THENCE 51 DEGREES 46 MINUTES 00 SECONDS EAST, WITH THE CENTER OF SAID STATE HIGHWAY NO. 78 AND THE NORTHWEST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.47 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE CENTER LINE OF SAID STATE HIGHWAY NO. 78, SOUTH 38 DEGREES 15 MINUTES 28 SECONDS EAST, TRAVERSING THROUGH SAID STATE HIGHWAY NO. 78 AND THE AFOREMENTIONED WOODBRIDGE PARCEL AND WITH THE NORTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 331.97 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE EAST CORNER OF SAID 2.236 ACRE TRACT;

THENCE SOUTH 51 DEGREES 45 MINUTES 28 SECONDS WEST, TRAVERSING THROUGH SAID WOODBRIDGE PARCEL AND THE AFOREMENTIONED WOODBRIDGE PARKWAY, WITH THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 293.38 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED B&D SURVEYING SET FOR THE SOUTH CORNER OF SAID 2.236 ACRE TRACT, BEING IN THE CENTER LINE OF SAID WOODBRIDGE PARKWAY;

THENCE NORTH 38 DEGREES 16 MINUTES 25 SECONDS WEST, (DEED: N37°44'33"W) WITH THE CENTER LINE OF SAID WOODBRIDGE PARKWAY AND THE SOUTHEAST LINE OF SAID 2.236 ACRE TRACT, A DISTANCE OF 332.02 FEET TO THE POINT OF BEGINNING, CONTAINING 2.236 ACRES OR 97,416 SQUARE FEET OF LAND, PLUS OR MINUS.

STATE OF TEXAS
REGISTERED
MICHAEL R. DOYLE
5517
PROFESSIONAL
LAND SURVEYOR

7/8/15

City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3082	**Version:** 1	**Name:**	Parks and Recreation Dog Park
Type:	Agenda Item		**Status:**	Agenda Ready
File created:	10/14/2015		**In control:**	City Council
On agenda:	10/19/2015		**Final action:**	
Title:	Discuss and consider Friends of Sachse Parks and Recreation request for Sachse area dog park sites that were denied by the Parks and Recreation Board on October 8, 2015, as well as denied by the Parks and Recreation Director. These sites include approximately two acres of 3.18 acres of open space on the Sachse Road side of the Animal Shelter and 1.5 acres of 7.43 acres of dedicated park land at Ingram Rd. to Industrial.			
Sponsors:				
Indexes:				
Code sections:				
Attachments:	Sachse Dog Park Proposal City Council v1 Sachse Dog Park Petition Sachse Dog Park Comments			

Date	Ver.	Action By	Action	Result

Title
Discuss and consider Friends of Sachse Parks and Recreation request for Sachse area dog park sites that were denied by the Parks and Recreation Board on October 8, 2015, as well as denied by the Parks and Recreation Director. These sites include approximately two acres of 3.18 acres of open space on the Sachse Road side of the Animal Shelter and 1.5 acres of 7.43 acres of dedicated park land at Ingram Rd. to Industrial.

Background
The Director of Parks and Recreation and Sachse Parks and Recreation Board have both determined that this project is not consistent with the Parks and Recreation Master Plan. The dog park ranked as the sixth highest priority in the most recent citywide citizen Parks and Recreation survey. Sachse residents cited several other items of interest above a dog park including: trails, recreation center, playgrounds, pavilions/picnic areas, and aquatic facilities.

Policy Considerations
Provide policy direction on allowing the construction of a dog park on city property by the Friends of Sachse Parks and Recreation, which will be maintained by the City of Sachse.

Budgetary Considerations
Contingent upon City Council approval; Friends of Sachse Parks and Recreation are requesting that the City of Sachse fund $15,000-$18,000 annually for park maintenance in addition to $50,000 for construction of a parking lot and extension of water utilities to the site.

Staff Recommendations

On September 13, 2015, the Sachse Parks and Recreation Director, Lance Whitworth, denied the Friends of Sachse Parks and Recreation request for a dog park, citing inconsistency with the priorities identified in the Parks and Recreation Open Space Master Plan. At the Parks and Recreation Board meeting on October 8, 2015, the Sachse Parks and Recreation Board voted 3-1 to deny the Friends of Sachse Parks and Recreation's request for a dog park.

powered by Legistar™

Sachse Park Pals

Sachse Dog Park Site Proposal

Sachse Park Pal Project Approval

- **MOU: Section 4.1:** The Director of Parks and Recreation shall determine whether any individual project or program is consistent with the Master Plan and shall provide said determination in writing to the Friends within ten (10) business days after receiving said request.

Director of Parks and Recreation Determination: This project is not consistent with the Parks and Recreation Master Plan. The dog park came in at #6 in the most recent citizen survey. The City of Sachse is deficient in all areas in front of the dog park including: trails, recreation center, playgrounds, pavilions/picnic areas, and aquatic facilities.

Sachse Park Pal Project Approval: Step 2

- **MOU: Section 4.4.2.2:** The Friends may appeal the Director of Parks and Recreation's finding that the request is not consistent with the Master Plan to the Parks Board at the next regularly scheduled Parks Board meeting subject to legal agenda posting requirements by submitting a request to appeal to the Director.

Sachse Park Board Determination: Appeal Denied by vote of 3 to 1.

Sachse Park Pal Project Approval: Step 3

- **MOU: Section 4.4.2.3:** The Friends may appeal the Parks Board's finding that the request is not consistent with the Master Plan to the City Council at the next regularly scheduled City Council meeting subject to legal agenda posting requirements by submitting a request to appeal to the Director.

- **Key Question:** Will the Sachse Citizens who joined the Sachse Park Pals Organization be allowed to pursue a Dog Park in Sachse working with the City of Sachse?

Sachse Park Pals Purpose

*Sachse Park Pals is an all volunteer 501 (c) (3) designated park advocacy organization dedicating to preserving, protecting, and improving Sachse' s parks for all citizens. Sachse Park Pals was created to increase **private** and **public** commitment to Sachse' s park system. Sachse parks are extraordinary public assets that offer a unique opportunity to enhance our City and ensure that small town way of life that attracted us all to Sachse is maintained. Raising funds to maintain the parks and championing these parks can be achieved most effectively through partnerships between **city government** and the **parks' users** and **beneficiaries**. Friends collaborates with the City of Sachse's Park and Recreation Department, while maintaining its own independence.*

HEALTHY PARKS ARE CRITICAL TO HEALTHY COMMUNITIES

Project Mission Objectives

- To establish a fenced-in, off leash area where Sachse area taxpayers can let their adopted well-behaved kids (canines) exercise and play with other adopted kids (canines) in a clean, safe environment without endangering or annoying people, property or wildlife.
- To develop a beautiful, well-maintained space open to all Sachse area taxpaying canine lovers and friends who are willing to uphold the park's rules and restrictions.
- To view this park as a community project, in partnership with the City of Sachse, designed to satisfy the needs of Sachse area dog-owners and non–dog owners alike.

The Requirements

- One acre or more of land surrounded by a four- to six-foot high chain-link fence. Preferably, the fence should be equipped with a double-gated entry to keep dogs from escaping and to facilitate wheelchair access.
- Cleaning supplies, including covered garbage cans, waste bags, and pooper scooper stations.
- Shade and water for both dogs and owners, along with benches and tables.
- A safe, accessible location with adequate drainage and a grassy area that is mowed routinely. (Preferable to provide separate areas for small and large dogs)
- Signs that specify park hours and rules.
- Parking close to the site.

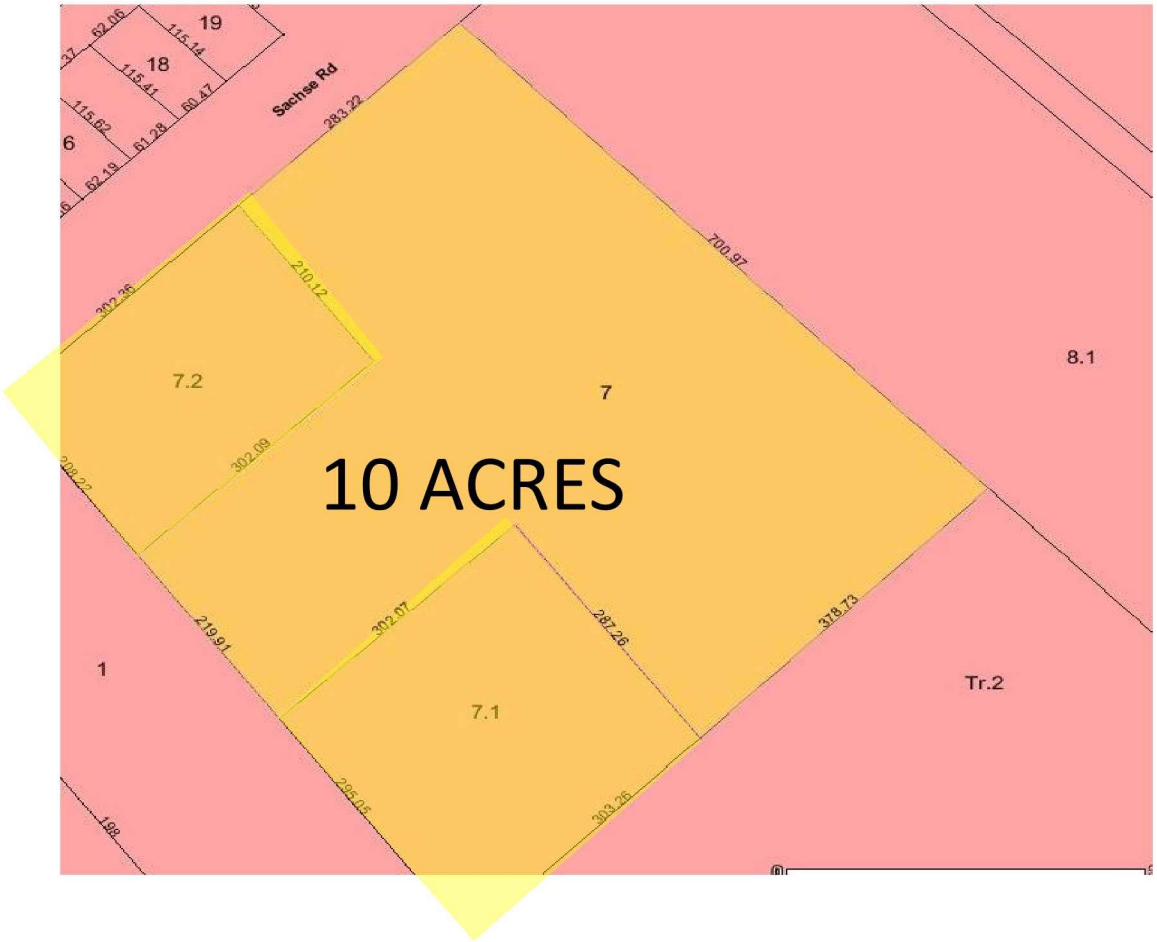
Two Potential Options for designating unused Open Space in Sachse

Primary Site: In Front of Animal Shelter

Secondary Site: Ingram & Ory Park in Comprised of Area Currently Zoned Industrial.

Primary Site Option: Front of Animal Shelter

- 3.18 Acres of OpenSpace in front of Towers
- Part of Area in Front of towers used for Fill Dirt Staging



Primary Site Option: Front of Animal Shelter

Primary Site Option: Front of Animal Shelter

- **3.18 Available Open Space (Animal Shelter)**
- Proposal (Carve Out)
  - 0.5 Acres Shelter Dog Area (separate gate)
  - 0.5 Acres Small Dog Area
  - 1.0 Acres Large Dog Area.
- Dusk to Dawn Operation – No Lighting
- *Space for additional Parking if Required*
- *Proposed Towers could potentially provide shade to area*

Key Site Benefits:

- *Easy access to register Dog with City.*
- *Potential to place Gate in Public Works Side to allow for overflow parking on Weekend and off-hours*

Note:

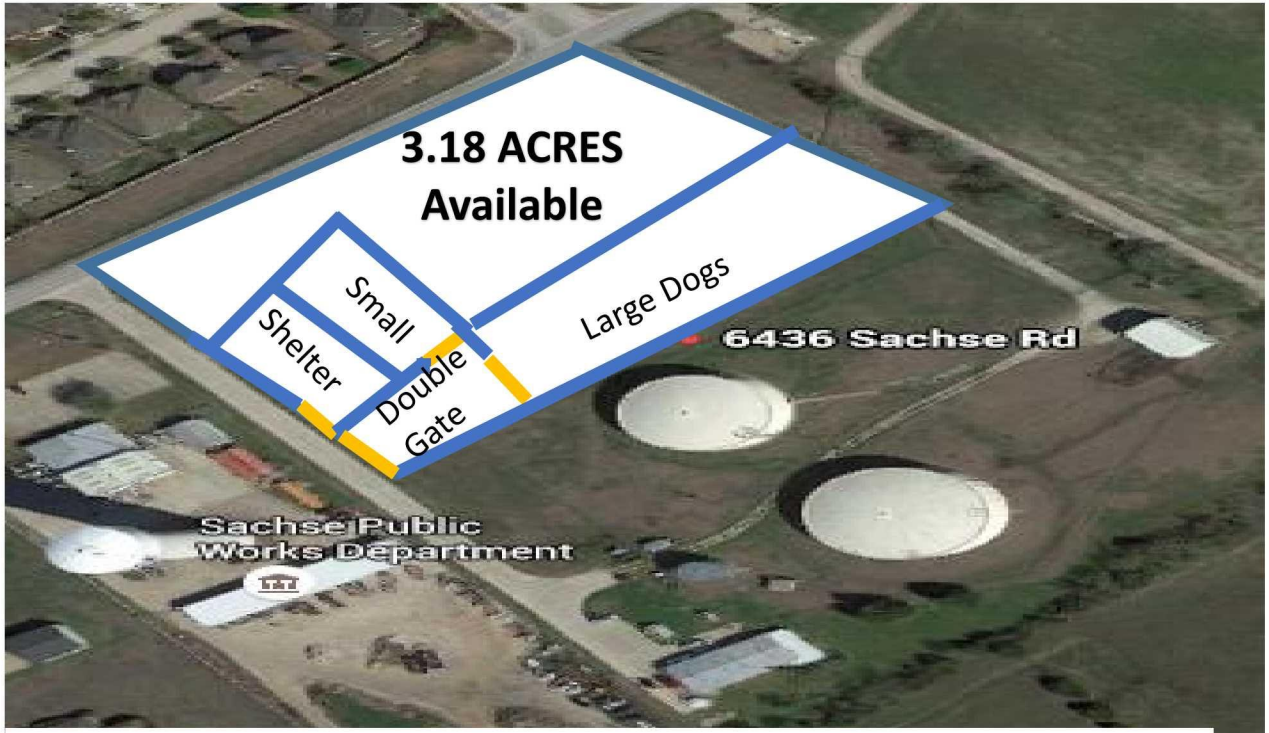
1. *P25 Tower Requires 0.2 Acres of land space.*

Cost

Sachse Park Pals: ~$186,000

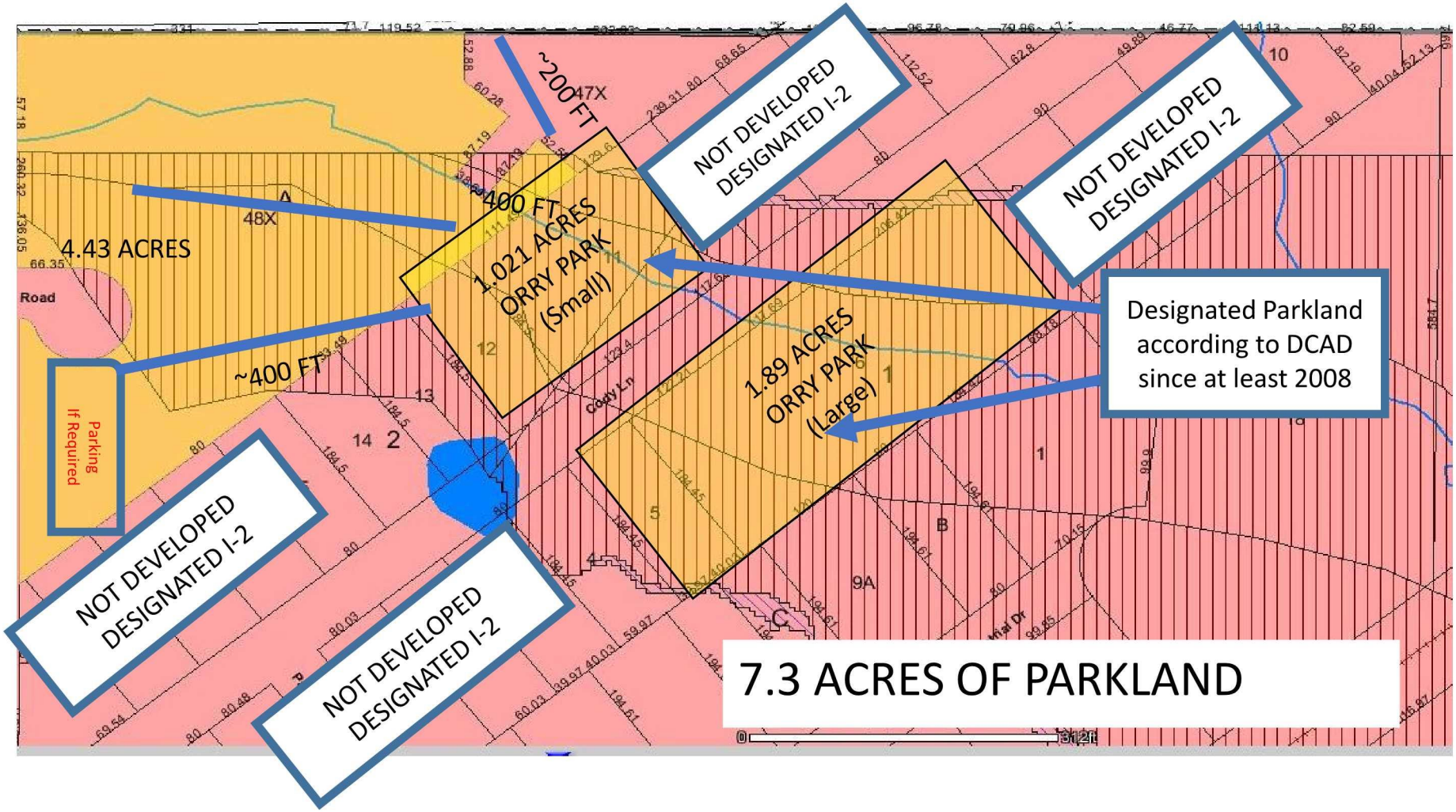
Maintenance: $15k-20k

6 Month Trial: ~$5k



DRAWING IS ROUGH SKETCH
FINAL DESIGN DEPENDENT ON LOCATION OF TOWERS AND FILL DIRT STAGING

Secondary Site Option: 48 Ingram to Industrial



Secondary Site Option: 48 Ingram to Industrial

View from Industrial to Ingram (Area is Overgrown)

516 Ft from Back of Industrial to Residential Target ~200 ft buffer

Secondary Site Option: 48 Ingram to Industrial

Secondary Site Option: 48 Ingram to Industrial

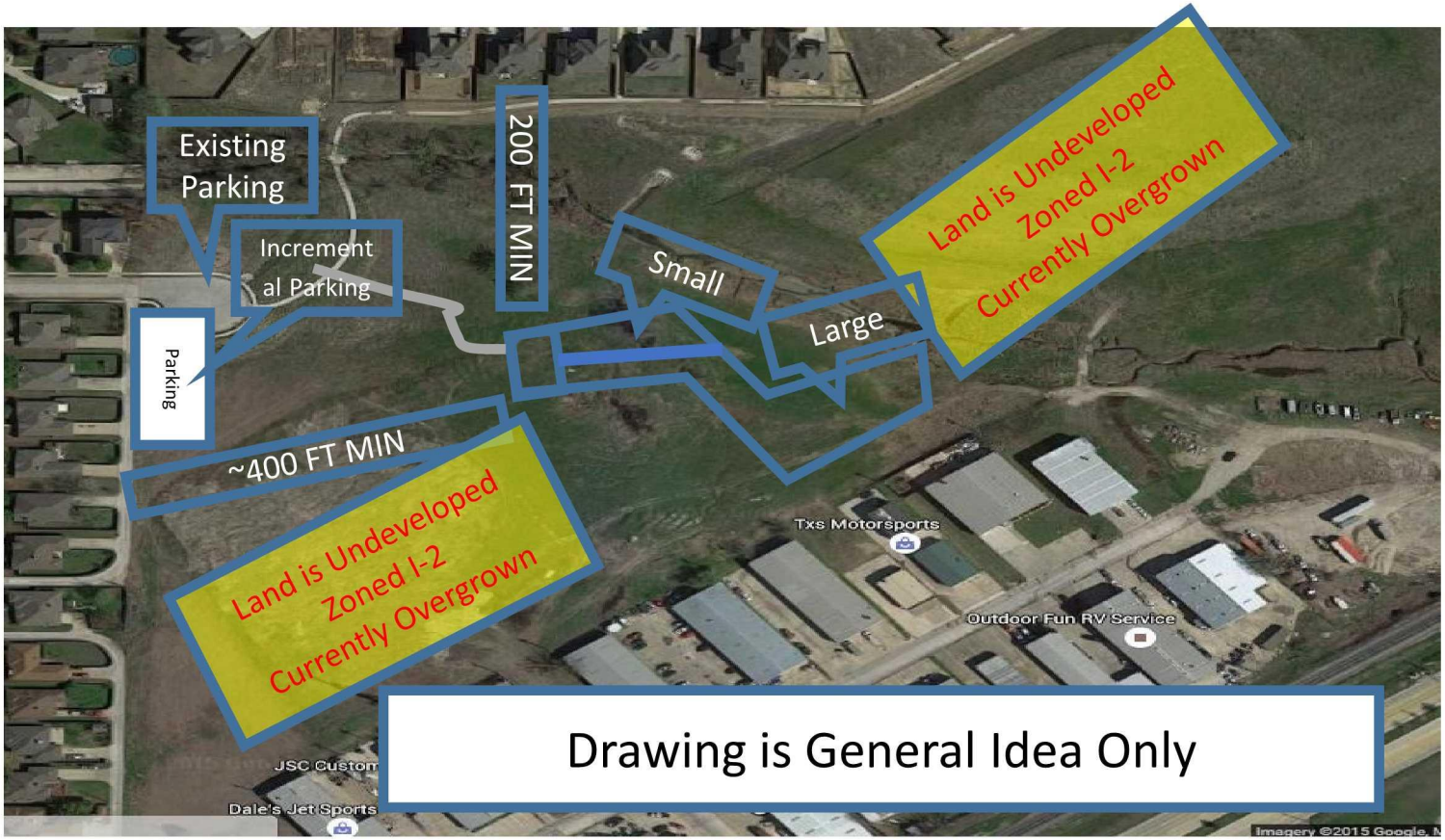
- **7.3 Acres Parkland Available**
- Proposal(Carve Out):
  - 1 Acre Large Dog
  - O.5 Acre Small Dog
  - Maintain 200 ft buffer
  - Dusk to Dawn Operation

Key Site Benefits:

- Improve Aesthetics of Area
- Circle Parking Available
- Inc. Parking as req'd
- Dog Park Essentially in I-2 Zones Area

. **Cost:**

Sachse Park Pals:
~$154,000
Maintenance: $15k-20k
6 Month Trial: ~5k



Sample Dog Park Rules

- Owners or custodians of dog are legally liable for the acts and behavior of dog at all times.
- Anyone using this area does so at their own risk.
- Owner is legally responsible for damages or injuries.
- **All dogs must be licensed, vaccinated and registered with the city.**
- Dogs should be under voice control.
- Female dogs in heat not permitted in park.
- Leash dogs while entering and exiting park.
- Aggressive dogs must be leashed and removed immediately.
- No dog toys allowed.
- No grooming pets in park.
- No choke, pinch, prong or spiked collars allowed.
- Bag and dispose of your pet's waste immediately.
- Fill any hole your dog digs.

Sample Dog Park Rules (Continued)

- No smoking, food, alcohol, dog chews or glass containers.
- No bare feet.
- Children under 15 years must be accompanied by an adult.
- Keep small children and infants under CLOSE SUPERVISION
- Dog owners who fail to comply with the above rules can be asked to leave and cited..
- **City Ordinance ########**

A dog park is a privilege, not a right. The success of this park depends on you!

Benefactor Levels (Permanent Placement)

Benefactor	Permanent Placement	#	Cost	Total
Platinum Bone	4X6 Sign in the Double Gated Area	6	5,000+	30,000
Gold Bone	Person/Dog Water Station with Plaque	1	3,000+	3,000
Silver Bone	Park Bench with Plaque Table with Plaque	3 2	1500+	7,500
Total				**$40,500**

Pursue Benefactor Support in Sachse, Wylie, Murphy Area

Sponsorship Levels (3 Year Term)

Sponsorship		#	Cost	Total
Prime	Sign Facing Street/Highest Visibility	10	2,500	25,000
Grade A	Sign inside Fence	25	1500	37,500
Dog Park Pal	Sachse Dog Park Decal, E-Recogntion	100	$25 - $500	5,000
Total				**$67,500**

Pursue Sponsorship Support in Sachse, Wylie, Murphy Area

Dog Park Appeal

Why We Believe a Dog Park is Consistent with the Park & Open Space Master Plan?

Excerpt From The Park Master Plan

Goals and Objectives

The Parks and Recreation Commission have reviewed the parks and recreation goals and objectives for the City. Based upon the community's accomplishments in the recent past, the following goals and objectives were set forth by the Parks and Recreation Commission:

- Develop a park system that will be responsive to the needs and desires of Sachse's citizens.
- Plan a park system that will provide a variety of recreational opportunities for all age groups and for persons with differing abilities and interests.
- Acquire additional park land north of State Highway 78 in order to provide a balance of recreational opportunities.
- Develop a multi-use trail system which will benefit and serve all citizens of Sachse and will link schools and parks.

Develop a Park System that is responsive to the needs and desires of Sachse Citizens

- **Sachse Area Dog Park Facebook Group**
  - 195 Members and Growing
- **Online Petition to Support designation of unused Open Space as a potential Sachse Dog Park**
  - 153 Sachse Residents
  - 50 Other Residents

Jason sheely SACHSE, TX 1 day ago · Liked 0

I believe the pros outweigh the cons. It's another way to bring people together that share a common interest. In turn, creating a tight nit group that will continue to provide the citizens of Sachse the small town feel, even during our growth, that attracted families to Sachse in the first place.

Daniel Tran SACHSE, TX 1 day ago · Liked 0

I think this is a great idea for the community to come together and socialize as well. We need this more in America :)

Sheila Bowshier SACHSE, TX 2 days ago · Liked 0

I'm signing because a dog park would a good investment for the health and welfare dog and their humans.

Dawn Trevino GARLAND, TX 5 days ago · Liked 0

I'm buying in Sachse as we speak and this would be a great bonus!

Alisha Downs SACHSE, TX 16 days ago · Liked 0

I would love to take my dog to a doggy park where we can mingle with other dogs and owners. I think this would also bring in people from other nearby cities that do not have a dog park, which could in turn generate more revenue for some Sachse businesses

Laurie Steenis SACHSE, TX 18 days ago · Liked 0

It would be great to have as a amenity for dog lovers & owners!

Mollie Walker SACHSE, TX 29 days ago · Liked 0

My family loves dog parks and its a shame we have to drive far away to another city to take advantage of one. Having a dog park for our fur babies to go to and mingle is just one simple addition that would continue to make Sachse a charming and attractive city to many dog/pet lovers. We should take care of all our kids here, the 2-legged ones and the 4-legged ones!

Jacquie Sessions WYLIE, TX about 1 month ago · Liked 0

We need a dog park close to our homes.

Tricia Harrison SACHSE, TX about 1 month ago · Liked 0

The closest dog park is 20mins. away so it would be great to have one in my home town!

JAIME RODRIGUEZ ROWLETT, TX about 1 month ago · Liked 0

We need a community that gets involved and interacts in order to foster brotherly morals. A dog park would allow our pets to get use to other adults and children while bring a neighborhood together.

Daisy Jung SACHSE, TX about 1 month ago · Liked 0

I would like to have my dogs run free without those a lease around their necks. They are well behaved, and the need for running is good for them.

Martha Caster SACHSE, TX about 1 month ago · Liked 0

We need a dog park in Sachse.

Kelly Braucht SACHSE, TX about 1 month ago · Liked 0

I would love to take my dog to the park.

don lancaster SACHSE, TX about 1 month ago · Liked 0

This would be great for Sachse as there is very little park space!!!!!

Susan Stooksberry SACHSE, TX about 1 month ago · Liked 0

We need a dog park closer to our Sachse Community so that they can run and play to get the exercise that they need, just like people.

SAMPLE COMMENTS FROM PETITION

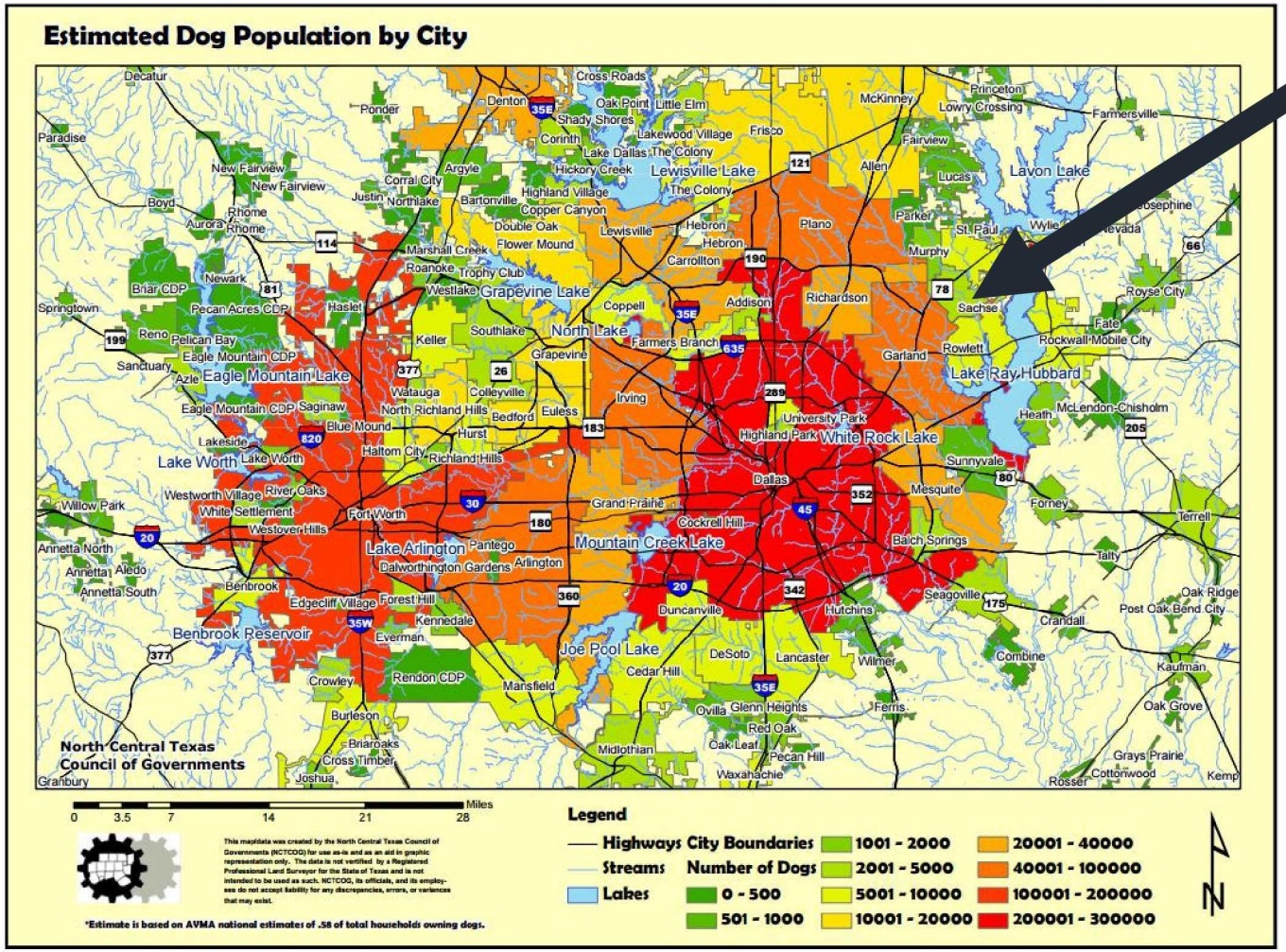
Plan a Park System that will provide a variety of recreational opportunities for all age groups and for persons with differing abilities and interest.

Excerpt from Master Plan

TABLE 2 **Age Composition & Distribution** City of Sachse, Texas		
Age Groups	**Number**	**Percent**
School Age Children & Young Adults (0-19 years old)	6,563	35.0%
College/New Family (20-34 years old)	4,143	22.1%
Prime Labor Force (35-54 years old)	6,244	33.3%
Older Labor Force (55-64 years old)	1,069	5.7%
Elderly (65 + years old)	731	3.9%
Total	**18,750**	**100%**
Source: U.S. Census 2000 Dunkin Sims Stoffels, Inc.		

Interesting Facts

- According to USA Today there are more households with dogs (43 million) than with kids (38 million)
- Dog Parks are playgrounds for people without kids.
- Place for dog owners to socialize



Sachse
2000-5000 Dogs

- Dogs are a great ice-breaker.
- A dog park promotes friendships and a feeling of belonging to a community.
- Three-quarters of dog owners consider their dog like a child or family member.

Reason Dog Park is Consistent with Master Plan

- Dog Park was #6, therefore it is part of the Master Plan but just 6th funding priority. (Sachse Park Pal Dog Park Committee willing to pursue fundraising for Park)
- Goal to provide a variety of recreational opportunities for all age groups and for persons with differing abilities and interest. Canine Owning taxpayers are simply citizens with differing interest.
- Goal: Develop a Park System that is responsive to the needs and desires of Sachse Citizens. City Park Survey participants was a little over 400+. If the survey was taken today, the Dog Park Support would amount to about 28% (Assuming 153+400 total)
- Masterplan is guide for the city. It was developed in 2008 and approved in 2010. Review of masterplan is recommended annually to ensure it says up to date with the citizens needs & desires. Clearly there is a desire in Sachse for a Dog Park.

Your Decision

- Conditional Approval of a Primary and/or Secondary Site
  1. We expect neighborhood meetings would be required before a final approval can be obtained, but to start this process Council Approval is required.
  2. We are open to creating a 6 month temporary dog park at one of the sites to enable city leaders to gain a better understanding of the impact of a dog park in Sachse.
  3. Any other conditions as identified by Council

Detailed Cost Break Down

10/15/2015

Sachse Dog Park: Partnership: City, Park Users and Park Benefactors

Item	Quantity	Unit	Description	Unit Price	Estimate
1	7094	SF	Construct 4" Reinforced Concrete (Parking Lot) *Site Dependent*	$ 6.00	$ 42,564.00
2			Furnish & Install Electrical Conduit	Pending	Pending
3			Furnish & Install HDPE Pipe (If Required)		Pending
4			Furnish & Install Water Meter (If Required)		Pending
			Total (Excludes Pending Items)		$ 42,564.00

BALLPARK ESTIMATES USING COPPELL (2.5 ACRES) & ROCKWALL (1.5 ACRES) DOG PARKS

Sachse Dog Park: Partnership: City, Park Users and Park Benefactors
Sachse Park Pals Start-up Cost Share

Item	Quantity	Unit	Description	Unit Price	Estimate
1	1270	LF	Furnish and Install 5' VINYL Coated Black Chain Link Fence (Assumes Large Dog: 1 Acre; Small Dog 0.5 Acre)	22.00	$ 27,940.00
2	3		Furnish & Instal Gates	800.00	$ 2,400.00
2	400	SF	Construct 20"X20" 4" Reenforced Concrete (Common Area)	6.00	$ 2,400.00
3	750	SF	Construct 16" Mow Line	13.00	$ 9,750.00
4	64500	SF	Grading	0.18	$ 11,610.00
5	64500	SF	Furnish & install Soil Preparation for Sod	0.1	$ 6,450.00
6	64500	SF	Furnish and Install Common Bermuda Sod	0.38	$ 24,510.00
7	64500	SF	Furnish and Installation Irrigation System (Assumes Rotor Installations)	7500	$ 7,500.00
8	1	Sign	Furnish & Install Large Dog Park Sign	150	$ 150.00
9	1	Sign	Furnish & Install Small Dog Park Sign	150	$ 150.00
10	1	Sign	Furnish & Install Park Rules Sign	1000	$ 1,000.00
11	2		Furnish & Install Bench	1500	$ 3,000.00
12	3		Furnish & Install Pet Waste Station	700	$ 2,100.00
13	1		Furnish & Install Drinking Fountain with Pet Bowl	5000	$ 5,000.00
			Total		**$ 103,960.00**

BALLPARK ESTIMATES USING COPPELL (2.5 ACRES) & ROCKWALL (1.5 ACRES) DOG PARKS

Sachse Dog Park: Partnership: City, Park Users and Park Benefactors
Additional Start-up Cost Share for use at Animal Shelter

Item	Quantity	Unit	Description	Unit Price	Estimate
1	400	LF	Furnish and Install 5' VINYL Coated Black Chain Link Fence (Assumes Animal Shelter Area: 0.5 Acres)	$ 22.00	$ 8,800.00
2	1		Furnish & Install Gates	$ 800.00	$ 800.00
3	21500	SF	Grading	0.18	$ 3,870.00
4	21500	SF	Furnish & install Soil Preparation for Sod	0.1	$ 2,150.00
5	21500	SF	Furnish and Install Common Bermuda Sod	0.38	$ 8,170.00
6	21500	SF	Furnish and Installation Irrigation System (Assumes Rotor Installations)	7500	$ 7,500.00
7	1	Sign	Furnish & Install Animal Shelter Dog Park Sign	150	$ 150.00
8	1		Furnish & Install Pet Waste Station	700	$ 700.00
			Total		$ 32,140.00

BALLPARK ESTIMATES USING COPPELL (2.5 ACRES) & ROCKWALL (1.5 ACRES) DOG PARKS

Sachse Dog Park: Partnership: City, Park Users and Park Benefactors On-going

Requirement	City of Sachse	Sachse Park Pals	Comments
Yearly Maintenance	10-15k Provided by Parks Director in Parks Board Mtg. 9/10/15	$0	**City of Sachse** Maintenance Cost should come from Lance
Enhancements			**Sachse Park Pals** Sachse Park Pals works to negociate 3 Year Advertising Agreements in Dog Park,

Estimate are High Level Estimates for determining viability of a Sachse Dog Park. (Allow 20% Variance)
Once a site is approved detailed estimates and plans can be completed

Area Dog Parks – Used as Models

- Coppell Dog Park ~2.5 Acres – 244k
  - http://www.coppelltx.gov/government/departments/parks-recreation/coppell-dog-park
- Rockwall Dog Park~1.5 Acres – 140k
  - http://rockwall.com/parks/parks.asp?Code=MyersDog

Dog Park Supporter
Sachse
Park
Pals
Build Sachse Dog Park

Dog Park Supporter
Sachse
Park
Pals
Build Sachse Dog Park

change.org

Friends of Sachse Parks and Recreation

Recipient: Councilman Paul Watkins, Councilman Cullen King, Councilman Brett Franks, Councilman Charlie Ross, and Councilman Jeff Bickerstaff

Letter: Greetings,

We are asking for your support of our mission as outlined below

To establish a fenced-in, off leash area where Sachse area taxpayers can let their adopted well-behaved kids (canines) exercise and play with other adopted kids (canines) in a clean, safe environment without endangering or annoying people, property or wildlife.

To develop a beautiful, well-maintained space open to all Sachse area taxpaying canine lovers and friends who are willing to uphold the park's rules and restrictions.

To view this park as a community project, in partnership with the City of Sachse, designed to satisfy the needs of Sachse area dog-owners and non–dog owners alike.

Please lend your support for the designation of unused open-space in Sachse area to be used as an local dog park to address the needs of your taxpaying canine owners.

Signatures

Name	Location	Date
Sachse Park Pals	Sachse, TX, United States	2015-09-01
Tricia Lindsey	Sachse, TX, United States	2015-09-01
Becky Rodriguez	Sachse, TX, United States	2015-09-01
Lorrie Followwell	Sachse, TX, United States	2015-09-01
Shawna Kellam	Sachse, TX, United States	2015-09-01
Kristi Gouge	Sachse, TX, United States	2015-09-01
Rob Olthouse	Sachse, TX, United States	2015-09-01
Kara Sharum	Wylie, TX, United States	2015-09-01
Amy Peterman	Sachse, TX, United States	2015-09-01
Janice Obright	Sachse, TX, United States	2015-09-01
Amy brooks	Sachse, TX, United States	2015-09-01
Mike Bower	Wylie, TX, United States	2015-09-01
Megan Loveless	Sachse, TX, United States	2015-09-01
Erica rheaume	Sachse, TX, United States	2015-09-01
Kirk Wood	Sachse, TX, United States	2015-09-01
Meredith Crain	Sachse, TX, United States	2015-09-01
Danielle Housos	Sachse, TX, United States	2015-09-01
April Williams	Sachse, TX, United States	2015-09-01
Jenny Wood	Sachse, TX, United States	2015-09-01
Sarah Montoya	Sachse, TX, United States	2015-09-01
Sandy Belcher	Sachse, TX, United States	2015-09-01
Christy Rodriguez	Sachse, TX, United States	2015-09-01
Matt McComic	Wylie, TX, United States	2015-09-01
Lori Ray	Sachse, TX, United States	2015-09-01
Sandy Sawyer	Sachse, TX, United States	2015-09-01
Julia Nichols	Wylie, TX, United States	2015-09-01
Kassandra Hart	Sachse, TX, United States	2015-09-01
Jennifer Burns	Sachse, TX, United States	2015-09-01
Tiffiney McDonald	Sachse, TX, United States	2015-09-01
Scarlet Baguio	Sachse, TX, United States	2015-09-01

Name	Location	Date
Michele Stilwell	Sachse, TX, United States	2015-09-01
Chamanthi YOST	Garland, TX, United States	2015-09-01
Rocky Helminski	Sachse, TX, United States	2015-09-01
Renee Blackwell	Wylie, TX, United States	2015-09-01
Dan Helminski	Sachse, TX, United States	2015-09-01
Liz Talavera	Sachse, TX, United States	2015-09-01
Summer cunningham	Garland, TX, United States	2015-09-01
Marquis Mcclean	Sachse, TX, United States	2015-09-01
Stacy Pewitt	Sachse, TX, United States	2015-09-01
Harrison Crain	Carrollton, TX, United States	2015-09-01
Yasiu Kruszynski	Chicago, IL, United States	2015-09-01
Marina Mason	Sachse, TX, United States	2015-09-01
Nicole Kaufman	Sachse, TX, United States	2015-09-01
Kari Hunt	Sachse, TX, United States	2015-09-01
Raquel gutierrez	Sachse, TX, United States	2015-09-01
Kasey Hudgins	Sachse, TX, United States	2015-09-01
Scarlett Rowe	Sachse, TX, United States	2015-09-01
Jessica Simon	Granbury, TX, United States	2015-09-01
Kelly Criss	Sachse, TX, United States	2015-09-01
Rynae Calder	Sachse, TX, United States	2015-09-01
Michelle Melara	Sachse, TX, United States	2015-09-01
Jeri McGrath	Sachse, TX, United States	2015-09-01
Deann Smith	Sachse, TX, United States	2015-09-01
Stephani Lackey	Sachse, TX, United States	2015-09-01
David Baskin	Sachse, TX, United States	2015-09-01
Julie Mora	Sachse, TX, United States	2015-09-01
Susan Olivarez	Garland, TX, United States	2015-09-01
Jessica Turner	Sachse, TX, United States	2015-09-01
Natalie Laurent	Sachse, TX, United States	2015-09-01
Ejan Newby	Sachse, TX, United States	2015-09-01
ronald ray	Sachse, TX, United States	2015-09-01
Rina Philbrick	Sachse, TX, United States	2015-09-01

Name	Location	Date
Brittany Ardito	Sachse, TX, United States	2015-09-01
Karthik Ramachandran	Sachse, TX, United States	2015-09-01
Tonja Roland	Sachse, TX, United States	2015-09-01
Adam Weber	Hood River, OR, United States	2015-09-01
Laura Elsea	Sachse, TX, United States	2015-09-01
Kira Solis	Sachse, TX, United States	2015-09-01
Emily Duffy	Southlake, TX, United States	2015-09-01
Noelle Massey	Sachse, TX, United States	2015-09-01
Amanda Jones	Wylie, TX, United States	2015-09-01
Matthew Courtright	Plano, TX, United States	2015-09-01
Marie Aguilar	Wylie, TX, United States	2015-09-01
Mary Saathoff	Sachse, TX, United States	2015-09-01
Kristy Bolin	Sachse, TX, United States	2015-09-01
Nikki Taylor	Sachse, TX, United States	2015-09-02
richard Black	Sachse, TX, United States	2015-09-02
Greg Peterman	Sachse, TX, United States	2015-09-02
Debbie Stout	Sachse, TX, United States	2015-09-02
Sharon Ewing	Sachse, TX, United States	2015-09-02
Allyson Schulz	Sachse, TX, United States	2015-09-02
Shannon Gallegos	Wylie, TX, United States	2015-09-02
Aurora Becerra	Dallas, TX, United States	2015-09-02
Jamie Plumlee	Plano, TX, United States	2015-09-02
Nicholas Becerra	New York, NY, United States	2015-09-02
Ignacia Mendoza	Dallas, TX, United States	2015-09-02
Tammy Rangel	Sachse, TX, United States	2015-09-02
Cindy Perez	Dallas, TX, United States	2015-09-02
Gail Lemaire	Irving, TX, United States	2015-09-02
Carissa Hartmann	Sachse, TX, United States	2015-09-02
virginia rosa	Dallas, TX, United States	2015-09-02
Kristi Wilson	Sachse, TX, United States	2015-09-02
Heather Minyard	Wylie, TX, United States	2015-09-02
Dee Tiemann	Sachse, TX, United States	2015-09-02

Name	Location	Date
Candice Cedillo	Sachse, TX, United States	2015-09-02
jorge cedillo	Sachse, TX, United States	2015-09-02
Moses Mora	Sachse, TX, United States	2015-09-02
McKenna Massey	Sachse, TX, United States	2015-09-02
Mark Massey	Sachse, TX, United States	2015-09-02
Melanie Massey	Sachse, TX, United States	2015-09-02
Vidhya Srinivasan	Sachse, TX, United States	2015-09-02
lacy bressman	Sachse, TX, United States	2015-09-02
Shawn Powers	Wylie, TX, United States	2015-09-02
Connie Johansen	Sachse, TX, United States	2015-09-02
billy pistole	sachse, TX, United States	2015-09-02
Raquel Gessel	Sachse, TX, United States	2015-09-02
Nancy Priddy	Wylie, TX, United States	2015-09-02
Erin Amderson	Sachse, TX, United States	2015-09-02
Christine Watley	Rowlett, TX, United States	2015-09-02
Kelly de Kort	Sachse, TX, United States	2015-09-02
Vanessa Balderrama	Sachse, TX, United States	2015-09-02
Heather Streetman	Sachse, TX, United States	2015-09-02
Tedilu darbyshire	Sachse, TX, United States	2015-09-02
Ashleu Spurlock	Garland, TX, United States	2015-09-02
Susan Stooksberry	Sachse, TX, United States	2015-09-02
Louise Conant	Garland, TX, United States	2015-09-02
don lancaster	Sachse, TX, United States	2015-09-02
Eula Haley	Sachse, TX, United States	2015-09-02
Toni Pelayo	Sachse, TX, United States	2015-09-02
Kelly Braucht	Sachse, TX, United States	2015-09-02
Monica Ceron	Garland, TX, United States	2015-09-02
Samantha Hudson	Garland, TX, United States	2015-09-03
Caree Claunch	Sachse, TX, United States	2015-09-03
Lyndsey Rhode	Sachse, TX, United States	2015-09-03
Martha Caster	Sachse, TX, United States	2015-09-03
Austen Jones	San Antonio, TX, United States	2015-09-03

Name	Location	Date
Bell Toni	Sachse, TX, United States	2015-09-03
Daisy Jung	Sachse, TX, United States	2015-09-03
JAIME RODRIGUEZ	Rowlett, TX, United States	2015-09-03
Diana Strickland	Garland, TX, United States	2015-09-03
Leo Kesselman	Sachse, TX, United States	2015-09-03
Tricia harrison	Sachse, TX, United States	2015-09-03
Kendra Wesely	Sachse, TX, United States	2015-09-03
Jacquie Sessions	Wylie, TX, United States	2015-09-03
Jennifer Pistole	Sachse, TX, United States	2015-09-03
Lorna Boyd	Sachse, TX, United States	2015-09-03
Maureen Evans	Garland, TX, United States	2015-09-03
CJ Perez	Sachse, TX, United States	2015-09-03
Misty Calkin	Wylie, TX, United States	2015-09-04
Debbie Manning	Sachse, TX, United States	2015-09-04
Trang Nguyen	Sachse, TX, United States	2015-09-04
Patti Dillard	Garland, TX, United States	2015-09-04
judith lensch	Sachse, TX, United States	2015-09-04
Elizabeth Castro	Garland, TX, United States	2015-09-04
Edgar Castro	Garland, TX, United States	2015-09-04
Nathan Snyder	Garland, TX, United States	2015-09-04
Karina Nunez	Sachse, TX, United States	2015-09-04
Stephen Wylie	Wylie, TX, United States	2015-09-05
Kathleen Baker	Sachse, TX, United States	2015-09-05
Kayla Motley	Sachse, TX, United States	2015-09-05
Kathy Marcellus	garland, TX, United States	2015-09-05
Deborah Gandia	Golden, CO, United States	2015-09-06
Jordan Smith	Sachse, TX, United States	2015-09-07
Jean Pricer	Wylie, TX, United States	2015-09-07
Donna Wolfe	Garland, TX, United States	2015-09-07
Vicky Scott	Sachse, TX, United States	2015-09-09
Darrell Lensch	Sachse, TX, United States	2015-09-10
Cindy Ragsdale	Sachse, TX, United States	2015-09-14

Name	Location	Date
Emily Hamilton	Sachse, TX, United States	2015-09-14
Tyler Hamilton	Sachse, TX, United States	2015-09-14
Brenda Smith	Sachse, TX, United States	2015-09-14
Mollie Walker	Sachse, TX, United States	2015-09-14
Melissa Berry	Sachse, TX, United States	2015-09-15
Teresa Chandler	Sachse, TX, United States	2015-09-15
Steve Chandler	Sachse, TX, United States	2015-09-15
Brian Chandler	Sachse, TX, United States	2015-09-15
Leah Newman	Sachse, TX, United States	2015-09-15
Elizabeth DeRusha	Sachse, TX, United States	2015-09-16
April Terry	Sachse, TX, United States	2015-09-18
Jennifer P	Sachse, TX, United States	2015-09-18
Taylor Ohman	Sachse, TX, United States	2015-09-25
Julie Baskin	Sachse, TX, United States	2015-09-25
Julie Baumberger	Garland, TX, United States	2015-09-25
Sarah Royal	Rowlett, TX, United States	2015-09-25
Laurie Steenis	Sachse, TX, United States	2015-09-25
Merri Crain	Sachse, TX, United States	2015-09-26
Cynthia Hively	Sachse, TX, United States	2015-09-26
Rachel kellam	Sachse, TX, United States	2015-09-27
Alisha Downs	Sachse, TX, United States	2015-09-28
Erica Finch	Sachse, TX, United States	2015-09-29
Mark French	Sachse, TX, United States	2015-10-08
Judy Olivarez	Sachse, TX, United States	2015-10-08
Dawn Perez	Sachse, TX, United States	2015-10-08
Dawn Trevino	Garland, TX, United States	2015-10-09
Connie Briscoe	Sachse, TX, United States	2015-10-12
Sheila Bowshier	Sachse, TX, United States	2015-10-12
Keeley Pratt	Sachse, TX, United States	2015-10-12
Sarah Newby	Sachse, TX, United States	2015-10-12
Amy Rehmeyer	Sachse, TX, United States	2015-10-12
Jackie Szatkowski	Sachse, TX, United States	2015-10-12

Name	Location	Date
Laurie Cain	Sachse, TX, United States	2015-10-12
Daniel Tran	Sachse, TX, United States	2015-10-12
Jason sheely	Sachse, TX, United States	2015-10-12
Linda Brank	Sachse, TX, United States	2015-10-12
Robin Palmer	Sachse, TX, United States	2015-10-12
Tammy Horton	Sachse, TX, United States	2015-10-12
Jo Poorman	Sachse, TX, United States	2015-10-12
Ashley Sheely	Sachse, TX, United States	2015-10-12
Heather Williamson	Sachse, TX, United States	2015-10-12
Penny Goodman	Sachse, TX, United States	2015-10-12
Concerned Citizen	New City, NY, United States	2015-10-12
Paula Mathews	Sachse, TX, United States	2015-10-13
Cathy Anderson	Wylie, TX, United States	2015-10-13

change.org

Friends of Sachse Parks and Recreation

Recipient: Councilman Paul Watkins, Councilman Cullen King, Councilman Brett Franks, Councilman Charlie Ross, and Councilman Jeff Bickerstaff

Letter: Greetings,

We are asking for your support of our mission as outlined below

To establish a fenced-in, off leash area where Sachse area taxpayers can let their adopted well-behaved kids (canines) exercise and play with other adopted kids (canines) in a clean, safe environment without endangering or annoying people, property or wildlife.

To develop a beautiful, well-maintained space open to all Sachse area taxpaying canine lovers and friends who are willing to uphold the park's rules and restrictions.

To view this park as a community project, in partnership with the City of Sachse, designed to satisfy the needs of Sachse area dog-owners and non–dog owners alike.

Please lend your support for the designation of unused open-space in Sachse area to be used as an local dog park to address the needs of your taxpaying canine owners.

Comments

Name	Location	Date	Comment
Kristi Gouge	Sachse, TX	2015-09-01	Because I would love to have a close place where I can take my dog to play... This would also be enticing to potential new residents.
Kara Sharum	Wylie, TX	2015-09-01	I am a dog lover and want to take my dogs somewhere close to have fun. I dont
Janice Obright	Sachse, TX	2015-09-01	Needed in this area there are no close options
Amy brooks	Sachse, TX	2015-09-01	as a resident of sachse, I would love to have a dog park. It's a great way to exercise our dogs and meet others in the community.
Erica rheaume	Sachse, TX	2015-09-01	I would love to have a place to take my dog off leash. Living in a subdivision with a small yard, my dog has no place to run and to socialize. I also think it is a great way for citizens of Sachse to interact with one another.
danielle housos	Sachse, TX	2015-09-01	I think this would an amazing asset to our community!
Sarah Montoya	Sachse, TX	2015-09-01	We would love to be able to socialize our dog with other dogs in our community, and not drive all the way to NorthBark in North Dallas.
Julia Nichols	Wylie, TX	2015-09-01	I would love a dog park nearby
Kassandra Hart	Sachse, TX	2015-09-01	i think a dog park will make a great addition to Sachse parks!
Scarlet Baguio	Sachse, TX	2015-09-01	I want a space for my dog to roam free and enjoy!
Michele Stilwell	Sachse, TX	2015-09-01	I want a local place to allow my dogs to run off leash and interact with other dogs.
Chamanthi Yost	Garland, TX	2015-09-01	We need a dog park. A safe place for them to go
Rocky Helminski	Carrollton, TX	2015-09-01	What a great way to form a sense of community in Sachse for people and their pets.
Renee Blackwell	Wylie, TX	2015-09-01	Would be fun to have one of these so close!
Dan Helminski	Sachse, TX	2015-09-01	A great use for unused space. Would love a space where our dogs could socialize in Sachse.
Kasey Hudgins	Sachse, TX	2015-09-01	I think it's a great addition to our city!
Scarlett Rowe	Sachse, TX	2015-09-01	Would love to see a dog park. We have two dogs and would enjoy taking them to the park.
Kelly Criss	Sachse, TX	2015-09-01	I think a dog park in our community would be a wonderful thing.
Jeri McGrath	Sachse, TX	2015-09-01	I think it is a great idea. All dogs need a place to run free.
Stephani Lackey	Sachse, TX	2015-09-01	A fun place to take my dog
Julie Mora	Sachse, TX	2015-09-01	i would love to have a dog park closer to home.
Natalie Laurent	Sachse, TX	2015-09-01	I am a huge dog lover and we would love a place near by to take our dogs too.
Laura Elsea	Sachse, United States Minor Outlying Islands	2015-09-01	I live in Sachse and I think this would make a really great addition to the city.
Emily Duffy	Sachse, TX	2015-09-01	I'd like to see a dog park in Sachse.
Marie Aguilar	Wylie, TX	2015-09-01	I have two dogs that we walk at the local park. It would be nice to have a dog park close by.
Mary Saathoff	Sachse, TX	2015-09-01	A dog park would benefit citizens of Sachse and the surrounding community. Provide a safe place to allow dogs off leash, and ring dog lovers together.
Debra Stout	Sachse, TX	2015-09-02	I don't have children so would appreciate a park that I could use with my dogs.

Name	Location	Date	Comment
Allyson Schulz	Sachse, TX	2015-09-02	My sweet 5 year old vizsla would love a dog park closer to us. We lived right next to one before we moved to Sachse, and it would be great to be able to walk to one again.
Aurora Becerra	Dallas, TX	2015-09-02	I really hope this passes. I would love this!
Gail Lemaire	Irving, TX	2015-09-02	Every community in No. Texas needs a dog park for the beloved pets of your residents!
virginia rosa	Dallas, TX	2015-09-02	We need a safe place for our pets to play.
McKenna Massey	Sachse, TX	2015-09-02	My dog needs to run!! He's very active and we'd love to have him meet new dogs too.
Connie Johansen	Sachse, TX	2015-09-02	I have two dogs that love to play with others! Would love to have a closer dog park!
Nancy Priddy	Wylie, TX	2015-09-02	I have dogs who would love it
Erin Amderson	Sachse, TX	2015-09-02	I have a dog!
Christine Watley	Rowlett, TX	2015-09-02	Dogs need a place to release their energy and have fun with other dogs. This is a win win situation for everyone!
deKort DEKORT	Sachse, TX	2015-09-02	Sachse needs a dog park!!!!
Heather Streetman	Arlington, TX	2015-09-02	My dog would love not having to drive to Dallas to go to a Dog Park!!!
Susan Stooksberry	Sachse, TX	2015-09-02	We need a dog park closer to our Sachse Community so that they can run and play to get the exercise that they need, just like people.
don lancaster	Sachse, TX	2015-09-02	This would be great for Sachse as there is very little park space!!!!!
Kelly Braucht	Sachse, TX	2015-09-03	I would love to take my dog to the park.
Martha Caster	Sachse, TX	2015-09-03	We need a dog park in Sachse.
Daisy Jung	Sachse, TX	2015-09-03	I would like to have my dogs run free without those a lease around their necks. They are well behaved, and the need for running is good for them.
JAIME RODRIGUEZ	Rowlett, TX	2015-09-03	We need a community that gets involved and interacts in order to foster brotherly morals. A dog park would allow our pets to get use to other adults and children while bring a neighborhood together.
Tricia Harrison	Sachse, TX	2015-09-03	The closest dog park is 20mins. away so it would be great to have one in my home town!
Jacquie Sessions	Wylie, TX	2015-09-03	We need a dog park close to our homes.
Lorna Boyd	Sachse, TX	2015-09-03	Our community needs a dog park!
Maureen Evans	Garland, TX	2015-09-04	I'm signing!!
judith lensch	Sachse, TX	2015-09-04	Necessary for dogs to run & neighbors to meet
Elizabeth Castro	Garland, TX	2015-09-04	I'm signing because the dog parks in the area are so far (Plano, Dallas, Allen, etc), and adding a dog park into our residential area will make our area more contemporary, marketable and would give dog owners a place to "home" to visit which is in the neighboorhood.
Nathan Snyder	Garland, TX	2015-09-04	I'm signing!!
Kayla Motley	Sachse, TX	2015-09-05	I'm signing because we have three friendly dogs that love to go on walks, but hate car rides, so a dog park around here would be great. There are so many dogs around here and the "closest" dog park is actually a far drive and my dogs tend to get car sick, if there was one in Sachse we could probably just walk to it, and it would familiarize the dogs around here with eachother causing less worry for accidents .

Name	Location	Date	Comment
Kathy Marcellus	garland, TX	2015-09-05	As a foster Mom for homeless dogs I know the need for a place for these babies to run safely!
Deborah Gandia	Golden, CO	2015-09-06	Moved to Sachse from CO and need some outdoor space for our dog.
Vicky Scott	Sachse, TX	2015-09-10	I live in Sachse and have a German Shepherd female dog who would love to have a doggy park for outdoor play. She is not aggressive and gets along well with other dogs (who aren't aggressive). My mom has 2 small dogs who also need a place to run and play.
Darrell Lensch	Sachse, TX	2015-09-10	We are lagging behind other cities surrounding us.
Mollie Walker	Sachse, TX	2015-09-14	My family loves dog parks and its a shame we have to drive far away to another city to take advantage of one. Having a dog park for our fur babies to go to and mingle is just one simple addition that would continue to make Sachse a charming and attractive city to many dog/pet lovers. We should take care of all our kids here, the 2-legged ones and the 4-legged ones!
Laurie Steenis	Sachse, TX	2015-09-25	It would be great to have as a amenity for dog lovers & owners!
Alisha Downs	Sachse, TX	2015-09-28	I would love to take my dog to a doggy park where we can mingle with other dogs and owners. I think this would also bring in people from other nearby cities that do not have a dog park, which could in turn generate more revenue for some Sachse businesses
Dawn Trevino	Garland, TX	2015-10-09	I'm buying in Sachse as we speak and this would be a great bonus!
Sheila Bowshier	Sachse, TX	2015-10-12	I'm signing because a dog park would a good investment for the health and welfare dog and their humans.
Daniel Tran	Sachse, TX	2015-10-12	I think this is a great idea for the community to come together and socialize as well. We need this more in America :)
Jason sheely	Sachse, TX	2015-10-12	I believe the pros outweigh the cons. It's another way to bring people together that share a common interest. In turn, creating a tight nit group that will continue to provide the citizens of Sachse the small town feel, even during our growth, that attracted families to Sachse in the first place.
Robin Palmer	Duncanville, TX	2015-10-12	I pay a lot of property tax on time and Sachse doesn't have standard amenities for its community. This needs to change.
Ashley Sheely	Sachse, TX	2015-10-12	I want a place I can take my dog
Paula Mathews	Garland, TX	2015-10-13	I think a dog park would be a great asset to Sachse. I have three who are willing to visit.