



City of Sachse, Texas

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

Meeting Agenda City Council

Monday, October 5, 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 5, 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.

15-3041 Approve the minutes of the September 8, 2015 special meeting.

Attachments: 09.08.15 Minutes Special

15-3040 Approve the minutes of the September 14, 2015 special workshop meeting.

Attachments: 09.14.15 Minutes Workshop

15-3057 Consider receiving the Monthly Revenue and Expenditure Report for the period ending August 31, 2015.

Attachments: GF 8-31-15

UF 8-31-15

DS 8-31-15

SEDC 8-31-15

Sales Tax Analysis October 2015

- 15-3037 Consider a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Investment Policy ("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the Investment Policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or investment strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.

Attachments: 10.01.2015 to 09.30.16 Investment Policy w markup

Explanation of Changes 2015

Resolution

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

- 15-3038 Proclamation recognizing Sachse Park Pals and Volunteers for their contributions.

Attachments: Proclamation

- 15-3039 Proclamation recognizing October, 2015, as National Breast Cancer Awareness month.

Attachments: Proclamation

- 15-3033 Recognize employees for their service to the City of Sachse.

- 15-3042 Presentation of Texas Police Chief's Association Best Practices "Recognized" status.

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.

- 15-3058 Receive and discuss staff update on water usage and take any action necessary.

Attachments: Water Update

- 15-3035 Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road.

Attachments: WK Presentation - Miles Road Traffic DiscussionExhibit A - Location MapExhibit B - Sachse HS - Miles Road Traffic Study - FinalResolutionAgreement for Professional Service**15-3034**

Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and BW2 Engineers, Incorporated, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north City limit.

Attachments: Exhibit A - Aerial Location MapExhibit B - Lift Station PhotosResolutionAgreement for Professional Services**15-3036**

Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Attachments: Malone Estates PresentationSACHSE Zoning Ordinance Creating Planned Development (PD) Re Malone ECD -Malone PD Attach 1CD -Malone PD Attach 2CD -Malone PD Attach 3CD -Malone PD Attach 4CD -Malone PD EX. A LegalCD -Malone PD Ex. C Dev. StdsCD -Malone PD EX. D Concept PlanCD -Merritt Traffic Counts**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 2, 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 #: 15-3041 **Version:** 1 **Name:** September 8, 2015 special council meeting minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Approve the minutes of the September 8, 2015 special meeting.

Sponsors:

Indexes:

Code sections:

Attachments: 09.08.15 Minutes Special

Date	Ver.	Action By	Action	Result
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Title

Approve the minutes of the September 8, 2015 special meeting.

Executive Summary

Minutes of the September 8, 2015 special meeting.

Background

Minutes of the September 8, 2015 special meeting.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Approve the minutes of the September 8, 2015 special meeting.

CITY COUNCIL OF THE CITY OF SACHSE

SPECIAL MEETING MINUTES

September 8, 2015

The City Council of the City of Sachse held a special meeting on Tuesday, September 8, 2015 at 7:00 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; Finance Director, Teresa Savage, Finance Manager, Berna Fitzpatrick, and Human Resources Manager, Stacy Buckley.

Mayor Felix called the meeting to order at 7:01 p.m.

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

WATER UTILITY SERVICES: Discuss and consider the water utility services including meters, billing, and rates.

Ms. Nash and Ms. Savage provided a brief presentation providing an overview including water supply information, rate and consumption patterns, and sample bills.

The council discussed meter readings and how they are read, the number of request thus far from residents, rate tiers, and the billing system.

Mayor Felix opened the floor to the public. A total of 29 residents spoke out regarding their utility bills addressing their concerns which included the rise in water consumption on their utility bills, the water meters including how they are read and how to detect faulty meters, how residents should handle paying their bill and if payment plan options would be available, and requests to teach residents how to read their meter as well as how to calculate and interpret their bill.

Mayor Felix stated that the City will continue to be proactive and find out what is happening within Sachse.

Ms. Nash stated that staff will provide an update at the September 14 special meeting.

ADJOURNMENT: At 9:24 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 #: 15-3040 **Version:** 1 **Name:** September 14, 2015 special council workshop minutes
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Approve the minutes of the September 14, 2015 special workshop meeting.

Sponsors:

Indexes:

Code sections:

Attachments: 09.14.15 Minutes Workshop

Date	Ver.	Action By	Action	Result
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Title

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

Executive Summary

Minutes of the September 14, 2015 special workshop meeting.

Background

Minutes of the September 14, 2015 special workshop meeting.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

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

CITY COUNCIL OF THE CITY OF SACHSE

WORKSHOP MEETING MINUTES

September 14, 2015

The City Council of the City of Sachse held a workshop meeting on Monday, September 14, 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, Cullen King, and Jeff Bickerstaff. City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; and City Engineer, Greg Peters.

Mayor Felix called the meeting to order at 6:30 p.m. Mayor Felix stated they will not be conducting session on item 15-3020 – Executive Session regarding Personnel.

EXECUTIVE SESSION:

15-2985 The City Council and Economic Development Corporation shall convene into Executive Session pursuant to the provisions of the Texas Government Code, Section §551.071 to consult with the City Attorney regarding a proposed development agreement with the Huffines Communities.

At 6:33 p.m. the City Council adjourned into Executive Session.

At 7:13 p.m. a motion was made by Councilman King to return to open session. Councilman Ross seconded that motion and the motion was unanimously approved.

No action was taken.

ADJOURNMENT: At 7:14 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 #:	15-3057	Version:	1	Name:	Monthly Budget Report August 2015
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/30/2015	In control:		In control:	City Council
On agenda:	10/5/2015	Final action:		Final action:	
Title:	Consider receiving the Monthly Revenue and Expenditure Report for the period ending August 31, 2015.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	GF 8-31-15 UF 8-31-15 DS 8-31-15 SEDC 8-31-15 Sales Tax Analysis October 2015				

Date	Ver.	Action By	Action	Result
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Title

Consider receiving the Monthly Revenue and Expenditure Report for the period ending August 31, 2015.

Executive Summary

The Finance Department will prepare a report each month to update the City Council regarding revenues and expenditures for the City. The attached reports are for the month ended August 31, 2015.

Background

Included in the report are unaudited summaries for the General Fund, Utility Fund, Debt Service Fund, and Sachse Economic Development Corporation, for the period ended August 31, 2015, as well as an analysis of sales tax receipts for the fiscal year.

Policy Considerations

City Charter requires that the City Manager submit monthly a report covering revenues and expenditures.

Budgetary Considerations

None

Staff Recommendations

Receive the Monthly Revenue and Expenditure Report for the period ending August 31,

2015.

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2015
(Unaudited)

GENERAL FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 92%
Revenue Summary					
Property Tax	\$ 7,700,541	\$ 34,492	\$ 7,781,693	101.05%	
Sales Tax	1,184,444	130,806	1,172,453	98.99%	
Franchise Fees	1,564,816	162,101	1,566,027	100.08%	
Licenses and Permits	527,220	97,070	662,155	125.59%	
Service Fees	614,027	125,276	865,395	140.94%	
Fines	250,000	18,809	230,562	92.22%	
Interest Income	5,000	1,519	9,642	192.85%	
Miscellaneous Income	174,613	3,155	164,112	93.99%	
Intergovernmental Revenue	899,864	74,989	824,875	91.67%	
Total Revenue	\$ 12,920,525	\$ 648,215	\$ 13,276,914	102.76%	
Expenditure Summary					
City Manager	\$ 407,133	\$ 28,132	\$ 383,236	94.13%	
City Secretary	189,827	8,837	157,268	82.85%	
Human Resources	292,304	17,766	244,679	83.71%	
Finance	561,910	33,464	491,219	87.42%	
Municipal Court	185,400	13,404	155,759	84.01%	
Parks & Recreation	879,087	77,766	783,539	89.13%	
Senior Programs	117,561	8,991	103,243	87.82%	
Library Services	336,608	26,997	296,193	87.99%	
Community Development	701,469	47,410	615,583	87.76%	
Streets & Drainage	1,065,773	80,454	946,698	88.83%	
Facility Maintenance	409,947	40,088	368,755	89.95%	
Police	3,755,414	255,950	3,353,734	89.30%	
Animal Control	177,471	13,793	161,787	91.16%	
Fire/EMS	3,319,257	658,445	3,073,393	92.59%	
Combined Services	561,690	13,000	479,055	85.29%	
City Engineer	290,568	30,953	254,179	87.48%	
Total Expenditures	\$ 13,251,419	\$ 1,355,449	\$ 11,868,319	89.56%	
Total Revenue Over/Under Expenses	\$ (330,894)	\$ (707,233)	\$ 1,408,595		

Explanation of Major Variances:

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2015
(Unaudited)

UTILITY FUND

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 92%
Revenue Summary					
Water Revenue	\$ 4,135,178	\$ 1,076,498	\$ 4,410,369	106.65%	
Sewer Revenue	3,712,681	312,175	3,341,260	90.00%	
Fees	168,200	18,123	165,025	98.11%	
Interest Income	2,000	-	1,429	71.44%	
Miscellaneous Income	-		100		
Total Revenue	\$ 8,018,059	\$ 1,406,796	\$ 7,918,183	98.75%	
Expenditure Summary					
Utility Administration	\$ 262,207	\$ 17,136	\$ 230,167	87.78%	
Water Operations	4,252,457	384,811	3,930,269	92.42%	
Sewer Operations	3,061,482	377,017	2,729,897	89.17%	
Meter Reading	217,977	8,515	184,463	84.62%	
Total Expenditures	\$ 7,794,123	\$ 787,479	\$ 7,074,796	90.77%	
Total Revenue Over/Under Expenses	\$ 223,936	\$ 619,317	\$ 843,387		

Explanation of Major Variances:

Monthly Revenue and Expenditure Report
August 31, 2015
(Unaudited)

Debt Service Fund

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 92%
Revenue Summary					
Property Tax	\$ 2,964,058	\$ 12,274	\$ 2,997,013	101.11%	
Miscellaneous Receipts		\$ -	\$ 2,610		
Interest Income	1,500	(157)	1,074	71.59%	
Total Revenue	\$ 2,965,558	\$ 12,117	\$ 3,000,697	101.18%	
Expenditure Summary					
Fees	\$ 1,000	\$ -	\$ 806	80.60%	
Principal	1,195,000		1,195,000	100.00%	
Interest	1,762,191	751,622	1,762,191	100.00%	A
Total Expenditures	\$ 2,958,191	\$ 751,622	\$ 2,957,997	99.99%	
Total Revenue Over/Under Expenses	\$ 7,367	\$ (739,505)	\$ 42,699		

City of Sachse
Monthly Revenue and Expenditure Report
August 31, 2015
(Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

92% of Year Completed

	Annual Budget	Current Month Actual	Actual YTD	YTD Actual as a Percent of Budget	Note Reference 92%
Revenue Summary					
Sales Tax	\$ 583,222	\$ 65,403	\$ 573,867	98.40%	
Other Income	\$ -	\$ 1,000	\$ 1,000		
Interest Income	7,500	38	6,266	83.55%	
Total Revenue	\$ 590,722	\$ 66,441	\$ 581,134	98.38%	
Expenditure Summary					
Expenditures	586,553	29,530	380,389	64.85%	
Total Expenditures	\$ 586,553	\$ 29,530	\$ 380,389	64.85%	
Total Revenue Over/Under Expenses	\$ 4,169	\$ 36,911	\$ 200,744		

Explanation of Major Variances:

CITY OF SACHSE

2014/2015 SALES TAX ANALYSIS

FY 2014	Total Sales Tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget	FY 2015	Total Sales Tax	General Fund Sales Tax	General Fund Year-To-Date	YTD Percent of Budget
October	93,523	62,349	62,349	7.25%	October	149,053	85,169	85,169	7.30%
November	151,568	101,046	163,395	19.01%	November	227,089	129,759	214,928	18.43%
December	99,161	56,661	220,055	25.60%	December	162,100	92,624	307,552	26.37%
January	107,510	61,431	281,486	32.75%	January	158,992	90,848	398,400	34.16%
February	189,230	108,126	389,612	45.33%	February	257,209	146,969	545,369	46.75%
March	104,381	59,643	449,256	52.26%	March	141,655	80,941	626,311	53.69%
April	97,372	55,638	504,894	58.74%	April	135,136	77,217	703,527	60.31%
May	187,319	107,034	611,928	71.19%	May	226,142	129,217	832,745	71.39%
June	153,599	87,766	699,694	81.40%	June	166,541	95,162	927,907	79.55%
July	129,621	74,065	773,760	90.02%	July	155,796	89,022	1,016,929	87.18%
August	199,329	113,897	887,656	103.27%	August	228,922	130,806	1,147,735	98.40%
September	141,803	81,026	968,683	112.69%	September	165,152	94,368	1,242,103	106.49%
TOTAL	1,654,417	968,683			TOTAL	2,173,787	1,242,103		
BUDGET		859,583			BUDGET		1,166,444		



Legislation Details (With Text)

File #:	15-3037	Version:	1	Name:	Annual Investment Policy Review
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	10/1/2015	In control:		In control:	City Council
On agenda:	10/5/2015	Final action:		Final action:	
Title:	Consider a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Investment Policy("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the Investment Policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or investment strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	10.01.2015 to 09.30.16 Investment Policy w markup Explanation of Changes 2015 Resolution				

Date	Ver.	Action By	Action	Result
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Title

Consider a resolution of the City Council of the City of Sachse, Texas, adopting the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Investment Policy("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the Investment Policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or investment strategies; providing a repealing clause; providing a severability clause; and providing for an effective date.

Executive Summary

To ensure that the City's policy document is in conformance with the Public Funds Investment Act, City policy and to provide a viable framework for the City to utilize in structuring an effective investment policy, it is required that the Investment Policy of the City of Sachse be reviewed and approved by City Council on an annual basis.

Background

The City's current Investment Policies were last reviewed, revised and approved in October 2014. In accordance with the Public Funds Investment Act (PFIA), the City's investment policies are to be reviewed on an annual basis and the City Council must approve any modifications made thereto. The purpose of this agenda item is to present staff recommendations for changes to policy and to comply with the annual review provision of the

PFIA whereby each entity shall adopt a resolution annually attesting to an annual review.

Section IX.D. Mutual Funds. Section changed to reflect PFIA 2256.014 exact language

Section XIII. Collateralization. Clarification

Section XXII. Training. Section changed to reflect PFIA 2256.008 exact language

Signature: President George Bush Turnpike Reinvestment Zone. Changed to reflect Resolution No. 11414-1 to follow the City of Sachse Investment Policy as amended and updated.

Appendix A. Authorized Broker/Dealer Firms. Reflect firm relocations and updates.

Policy Considerations

The recommended policy for adoption is in compliance with the Public Funds Investment Act (PFIA).

Budgetary Considerations

None

Staff Recommendations

Staff recommends approval of a resolution adopting the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Fund Investment Policy ("Sachse Investment Policy") attached hereto as Exhibit "A"; declaring that the City Council has completed its review of the Investment Policy and investment strategies of the City and that Exhibit "A" records any changes to either the Investment Policy or investment strategies; providing a repealing clause; providing a severability clause; and providing for an effective date as a consent agenda item.

**CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION
PRESIDENT GEORGE BUSH TURNPIKE REINVESTMENT ZONE TAX INCREMENT FUND
INVESTMENT POLICY**

I. Policy

Throughout this Investment Policy, the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Fund shall be singularly referred to as "ENTITY" and collectively referred to as "SACHSE."

It is the policy of SACHSE to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of SACHSE and conforming to the Public Funds Investment Act ("PFIA"), Chapter 2256 of the Texas Government Code, and all other State and local statutes governing the investment of public funds.

II. Scope

This Investment Policy applies to all funds or financial resources available for investment under SACHSE's financial control and accounted for in the City of Sachse's Comprehensive Annual Financial Report (CAFR) which includes the General Fund, Debt Service Fund, Special Revenue Fund, Capital Projects Fund, Water and Sewer Enterprise Fund, Sachse Economic Development Corporation Fund, President George Bush Turnpike Reinvestment Zone Tax Increment Fund, and any new fund created by SACHSE unless specifically exempt.

To maximize the effective investment of assets, all funds may pool their cash balances for investment purposes. The income derived from investing activities will be distributed to the various funds based on calculation of their average balances.

III. Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers, acting in accordance with written procedures and the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviation from expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

IV. Objective

The primary objectives, in priority order, of SACHSE investment activities shall be:

- A. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of SACHSE shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
- B. **Liquidity:** The SACHSE investment portfolio will remain sufficiently liquid to enable SACHSE to meet all operating requirements which might be reasonably anticipated.
- C. **Public Trust:** Investment Officers shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction that might impair public confidence in SACHSE's ability to govern effectively.
- D. **Return on Investments:** SACHSE's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with SACHSE's investment risk constraints and the cash flow characteristics of the portfolio.

V. Delegation of Authority

Management responsibility for the investment program is hereby delegated to the Director of Finance and the Finance Manager of the City of Sachse (the "Investment Officers"). The Director of Finance shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include reference to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Investment Policy and the procedures established by the Director of Finance. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates.

VI. Ethics and Conflicts of Interest

Investment Officers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to SACHSE any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of SACHSE, particularly with regard to the time of purchases and sales.

Investment Officers involved in the investment process shall adhere to the business relationship and other disclosure requirements as described in the PFIA 2256.005(i) by filing statements with the Texas Ethics Commission and each ENTITY's governing body.

VII. Authorized Broker/Dealers

The list of authorized broker/dealers shall be annually approved by the City Council (Appendix A). These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, and/or proof of State registration, as applicable.

It is at the discretion of the Investment Officer as to which authorized broker/dealer shall be used for any buy/sell transactions.

VIII. Investment Strategy

SACHSE's basic investment strategy for all financial assets is to preserve principal. In order to achieve that objective, SACHSE restricts the authorized investment instruments to those with suitable and limited credit and market risk. In order to make effective use of SACHSE's resources, all monies may be pooled into one portfolio, if practical, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, ordinances, contracts, agreements, or other policies.

The objective of liquidity stems from the need of SACHSE to maintain available cash balances sufficient to cover financial outlays. Since the timing and amount of some financial disbursements are not predictable, fund-type strategies shall adjust for the uncertainty of projected cash flows.

Investment marketability will be maintained based on the fund-type strategies to sufficiently and reasonably assure that investments could be liquidated prior to the maturity, if cash needs dictate.

Whenever practical or appropriate, it is the policy of SACHSE to diversify its investment portfolio. Assets held in the investment portfolio may be diversified to minimize the risk of loss resulting from concentration of assets in a specific maturity, a specific issuer, or a specific class of investment.

SACHSE funds shall seek to achieve a competitive yield appropriate for each strategy. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity. Tax-exempt debt proceeds shall be invested to maximize the interest earnings retained by SACHSE, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations. A competitive yield environment shall be achieved by soliciting quotes from multiple investment providers, monitoring comparable investment alternatives, and reviewing general market conditions.

The overall investment strategy of SACHSE is based on the premise that a certain amount of SACHSE's funds will be needed to pay current year expenditures or for projects that are to be complete within a specific time frame. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond SACHSE's control, it is considered that

these funds may be invested, within the maturity limits of this Policy, in an advantageous position on the yield curve. It is understood that investments in longer term instruments are sensitive to changes in interest rates and other market conditions; however, it is SACHSE's belief that such investments may be held to maturity if necessary.

SACHSE may maintain one portfolio in which all funds under its control are pooled for investment purposes. Within the pooled portfolio are fund components, each having an investment strategy as described below:

- A. Governmental Funds – the funds through which most governmental functions are financed and the primary operating funds of SACHSE. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated expenditures of the following funds:

1. General Fund
2. Debt Service Fund
3. Special Revenue Fund
4. Capital Projects Fund
5. Sachse Economic Development Corporation Fund
6. President George Bush Reinvestment Zone Tax Increment Fund

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

- B. Proprietary Funds - the funds used in SACHSE's business-type activities or Enterprise activities financed primarily by user charges and fees. The strategy for these funds is to time investment maturities to anticipated cash requirements. The projects may require investments with short to intermediate maturities.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

- C. The Debt Service and Interest/Sinking Funds should consist of short-term investments, whose maturities meet the scheduled debt service payments. Reserves may be invested in longer-term investments.

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

- D. Special Revenue Fund and other Non-operating Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in intermediate to long-term investments after analysis of future plans for use of the funds.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

A. Obligations of, or guaranteed by, governmental entities:

1. obligations of the United States or its agencies and instrumentalities;
2. direct obligations of this State or its agencies and instrumentalities;
3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; and
4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

B. Financial Institution Deposits: A financial institution deposit is an authorized investment under this Policy if the deposit is with a state or national bank, a savings and loan association, or credit union that is:

1. guaranteed or insured by the Federal Deposit Insurance Corporation or its successor, or the National Credit Union Share Insurance Fund, or its successor;
2. secured by obligations that are described in Section XII Collateralization; and
3. executed through a depository institution or broker that has its main office or a branch office in Texas and meets the requirements of the PFIA.

C. Repurchase Agreements:

1. A fully collateralized repurchase agreement is an authorized investment if the repurchase agreement:
 - (a) has a defined termination date;
 - (b) is secured by cash or obligations described by Section IX.A1;
 - (c) requires the cash or securities being purchased by SACHSE to be delivered versus payment to SACHSE, held in SACHSE's account with a third party selected and approved by SACHSE; and
 - (d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.
2. "Repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date, obligations described by Section

IX.A1 at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

D. Mutual Funds:

1. A no-load money market mutual fund is an authorized investment under this Policy if the mutual fund:
 - (a) is registered with and regulated by the Securities and Exchange Commission;
 - (b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
 - (c) ~~has~~ has a dollar-weighted average stated maturity in compliance with regulation of 90 days or fewer;
 - (d) includes in its investment objectives the maintenance of a stable net asset value of \$1 for each share; and
 - (e) is continuously rated no lower than AAAM or at an equivalent rating by one nationally recognized rating service.
2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.

E. Investment Pools:

1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY's governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.
2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;
 - (b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
 - (c) the maximum stated maturity date any investment security within the portfolio has;

- (d) the objectives of the pool;
 - (e) the size of the pool;
 - (f) the names of the members of the advisory board of the pool and the dates their terms expire;
 - (g) the custodian bank that will safekeep the pool's assets;
 - (h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
 - (i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;
 - (j) the name and address of the independent auditor of the pool;
 - (k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and
 - (l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.
3. To maintain eligibility to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, at a minimum an investment pool must furnish to the Investment Officer or other authorized representative of the entity:
- (a) investment transaction confirmations; and
 - (b) a monthly report that contains, as a minimum, the following information:
 - (1) the types and percentage breakdown of securities in which the pool is invested;
 - (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - (5) the size of the pool;

- (6) the number of participants in the pool;
 - (7) the custodian bank that is safekeeping the assets in the pool;
 - (8) a listing of daily transaction activity of the entity participating in the pool;
 - (9) the yield and expense ratio of the pool;
 - (10) the portfolio managers of the pool; and
 - (11) any changes or addenda to the offering circular.
4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.
 5. Investment Pool "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.
 6. A public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005.
 7. An Investment pool must have an advisory board composed:
 - (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or
 - (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
 8. A public funds investment pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by one nationally recognized rating service.
 9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.
 10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an

annual audited financial statement of the investment pool in which the entity has funds invested.

11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

X. Unauthorized Investments

The following are not authorized investments under this section:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and
- C. Collateralized mortgage obligations.

Any Authorized & Suitable Investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. SACHSE shall take all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating. Additionally, SACHSE is not required to liquidate investments that were authorized at the time of purchase.

XI. Depository

In compliance with State legislation, a primary Depository shall be selected through SACHSE'S banking services procurement process, which shall include a formal request for application (RFA). In selecting a depository the Director of Finance shall conduct a review of prospective depository's credit characteristics and financial history.

No public deposit shall be made except in a qualified public depository as established by State laws.

XII. Collateralization

Collateralization will be required on two types of investments: financial institution deposits (in amounts exceeding F.D.I.C. insurance coverage) and repurchase agreements. With the exception of Letters of Credit issued for 100% of amount, the minimum collateralization level will be 102% of market value of principal and accrued interest, less F.D.I.C. insurance when applicable.

SACHSE chooses to limit collateral (including letters of credit) to the obligations of, or guaranteed by, governmental entities as outlined in the Public Funds Collateral Act ~~Section IX.A.~~

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. SACHSE reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards depository deposits. Financial institutions serving as depositories will be required to sign a depository agreement with SACHSE. The collateralized deposit portion of the agreement shall define SACHSE's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the Depository and SACHSE contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to SACHSE; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

Securities pledged as collateral shall be held by an independent third party with whom SACHSE has a custodial agreement. The agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities at default, and the method of valuation of securities.

XIII. Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by SACHSE shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held in an account in SACHSE's name by a third party safekeeping agent/custodian designated by the Investment Officers and evidenced by safekeeping receipts.

XIV. Electronic Fund Transfer

SACHSE may use electronic means to transfer or invest all funds collected or controlled by the local government.

XV. Diversification

SACHSE will diversify its investments by types, maturity dates, and/or institutions, as appropriate.

XVI. Maximum Maturities and Weighted Average Maturity

To the extent possible, SACHSE will attempt to match its anticipated cash flow requirements with maturing investments. SACHSE will not directly invest in instruments maturing more than 2 years from the date of purchase, with the maximum weighted average maturity for the total

portfolio to not exceed twelve months. However, SACHSE may collateralize its repurchase agreements using longer-dated investments not to exceed 5 years to maturity.

Reserve funds may be invested in instruments up to and including 5 years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

XVII. Internal Control

The Director of Finance shall establish an annual process of independent review by an external auditor in conjunction with the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

XVIII. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. "Weighted Average Yield to Maturity" shall be the standard for calculating portfolio rate of return.

XIX. Reporting

- A. The Investment Officers shall prepare and submit quarterly a written report of investment transactions for all funds covered by this Investment Policy for the preceding reporting period.
- B. The report must include the following:
 - 1. describe in detail the investment position of SACHSE on the date of the report;
 - 2. be prepared jointly by all Investment Officers of SACHSE;
 - 3. be signed by each Investment Officer of SACHSE;
 - 4. contain a summary statement of each pooled fund group that states the:
 - (a) beginning market value for the reporting period;
 - (b) ending market value for the period; and
 - (c) fully accrued interest for the period.
 - 5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
 - 6. state the maturity date of each separately invested asset that has a maturity date;
 - 7. state the account or fund or pooled group fund in the local government for which each individual investment was acquired; and

8. state the compliance of the Investment Portfolio of the local government as it relates to:
 - (a) the Investment Strategy expressed in SACHSE's Investment Policy; and
 - (b) relevant provisions of the PFIA.
- C. The report shall be presented not less than quarterly to each ENTITY's governing body within a reasonable time after the end of the period.
- D. The market values and credit ratings presented in all portfolio reports shall be accurate and reliable estimates of the investment's true value and risk. Market value and credit rating sources may include, but are not limited to, rating agency reports, newspapers, financial websites, custodian reports, broker/dealer reports, and investment advisor research.

XX. Investment Policy Adoption

SACHSE's Investment Policy shall be adopted by resolution of each ENTITY's governing body. This Policy shall be reviewed annually and any modifications made thereto must be approved by each ENTITY's governing body. Each ENTITY's governing body shall adopt a written instrument attesting to each annual review.

XXI. Auditor

As part of the annual audit, the independent auditor must formally review the quarterly investment reports to comply with the PFIA and report the results of that review to each ENTITY's governing body.

XXII. Training

In order to ensure qualified and capable investment management, the Investment Officers, their designated subordinates, Treasurer, and Chief Financial Officer of SACHSE shall attend training that includes education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and PFIA compliance. SACHSE approves the Government Finance Officers' Association, Government Finance Officers' Association of Texas, Government Treasurers' Organization of Texas, North Central Texas Council of Governments, Texas City Managers Association, Texas Municipal League, and University of North Texas as independent sources of training.

Each individual shall attend a training session containing accumulating at least 10 hours of instruction within twelve months of assuming investment-related responsibilities; and shall then receive not less than 40-8 hours of investment-related instruction within each subsequent two-year period aligned with SACHSE's fiscal year end.

XXIII. Donated Investments

This Policy does not apply to an investment donated to SACHSE for a particular purpose or under terms of use specified by the donor.

XXIV. Investment Policy Certification

The qualified representative of any business organization (including but not limited to: investment pool, financial institution, broker/dealer) offering to engage in an investment transaction must execute a written instrument substantially to the effect that the business organization has received and reviewed the Investment Policy and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and SACHSE.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this 6th day of October, 20154.

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Mayor
City of Sachse, Texas

ATTEST:

City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas this _____ day of _____, 20154.

President
Sachse Economic Development Corporation

ATTEST:

Executive Director
Sachse Economic Development Corporation

Acknowledged by the President George Bush Turnpike Reinvestment Zone Tax Increment Fund, Texas Resolution No. 11414-1, January 14th, 2014 to follow the City of Sachse Investment Policy as may be amended and updated from time to time. this _____ day of _____, 20154.

President

President George Bush Turnpike Reinvestment Zone Tax Increment Fund

ATTEST:

Board Secretary
President George Bush Turnpike Reinvestment Zone Tax Increment Fund

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Appendix A
Authorized Broker/Dealer Firms

~~Cantor Fitzgerald~~
Coastal Securities
Credit Suisse
Oppenheimer
Raymond James
~~Rice Financial~~
~~UBS~~
Wells Fargo

City of Sachse

Sachse Economic Development Corporation

President George Bush Turnpike Reinvestment Zone Tax Increment Fund

Investment Policy 2015

Explanation of Changes

Section IX.D. Mutual Funds. Section changed to reflect PFIA 2256.014 exact language

Section XII. Collateralization. Clarification

Section XXII. Training. Section changed to reflect PFIA 2256.008 exact language

Signature: President George Bush Turnpike Reinvestment Zone. Changed to reflect Resolution No. 11414-1 to follow the City of Sachse Investment Policy as amended and updated.

Appendix A. Authorized Broker/Dealer Firms. Reflect firm relocations and updates.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING THE CITY OF SACHSE, SACHSE ECONOMIC DEVELOPMENT CORPORATION, AND PRESIDENT GEORGE BUSH TURNPIKE REINVESTMENT ZONE TAX INCREMENT FUND INVESTMENT POLICY ("SACHSE INVESTMENT POLICY") ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, TEX. GOV'T CODE, the City Council of the City of Sachse, Texas by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Tex. Gov't Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

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

SECTION 1. The Sachse Investment Policy, attached hereto as Exhibit "A" be and the same is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the investment official of the City from and after the effective date of this Resolution.

SECTION 2. That the City Council of the City of Sachse has completed its review of the investment policies and investment strategies and any changes made to either the investment policies or investment strategies are recorded in Exhibit "A" hereto.

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

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective immediately from and after its passage.

SECTION 6. 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 5th day of October, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Michelle Lewis Siranni, City Secretary

Exhibit "A"
CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION
PRESIDENT GEORGE BUSH TURNPIKE REINVESTMENT ZONE TAX INCREMENT
FUND
INVESTMENT POLICY

I. Policy

Throughout this Investment Policy, the City of Sachse, Sachse Economic Development Corporation, and President George Bush Turnpike Reinvestment Zone Tax Increment Fund shall be singularly referred to as "ENTITY" and collectively referred to as "SACHSE."

It is the policy of SACHSE to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of SACHSE and conforming to the Public Funds Investment Act ("PFIA"), Chapter 2256 of the Texas Government Code, and all other State and local statutes governing the investment of public funds.

II. Scope

This Investment Policy applies to all funds or financial resources available for investment under SACHSE's financial control and accounted for in the City of Sachse's Comprehensive Annual Financial Report (CAFR) which includes the General Fund, Debt Service Fund, Special Revenue Fund, Capital Projects Fund, Water and Sewer Enterprise Fund, Sachse Economic Development Corporation Fund, President George Bush Turnpike Reinvestment Zone Tax Increment Fund, and any new fund created by SACHSE unless specifically exempt.

To maximize the effective investment of assets, all funds may pool their cash balances for investment purposes. The income derived from investing activities will be distributed to the various funds based on calculation of their average balances.

III. Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers, acting in accordance with written procedures and the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviation from

expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

IV. Objective

The primary objectives, in priority order, of SACHSE investment activities shall be:

- A. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of SACHSE shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
- B. **Liquidity:** The SACHSE investment portfolio will remain sufficiently liquid to enable SACHSE to meet all operating requirements which might be reasonably anticipated.
- C. **Public Trust:** Investment Officers shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction that might impair public confidence in SACHSE's ability to govern effectively.
- D. **Return on Investments:** SACHSE's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with SACHSE's investment risk constraints and the cash flow characteristics of the portfolio.

V. Delegation of Authority

Management responsibility for the investment program is hereby delegated to the Director of Finance and the Finance Manager of the City of Sachse (the "Investment Officers"). The Director of Finance shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include reference to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Investment Policy and the procedures established by the Director of Finance. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates.

VI. Ethics and Conflicts of Interest

Investment Officers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to SACHSE any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large

personal financial/investment positions that could be related to the performance of SACHSE, particularly with regard to the time of purchases and sales.

Investment Officers involved in the investment process shall adhere to the business relationship and other disclosure requirements as described in the PFIA 2256.005(i) by filing statements with the Texas Ethics Commission and each ENTITY's governing body.

VII. Authorized Broker/Dealers

The list of authorized broker/dealers shall be annually approved by the City Council (Appendix A). These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, and/or proof of State registration, as applicable.

It is at the discretion of the Investment Officer as to which authorized broker/dealer shall be used for any buy/sell transactions.

VIII. Investment Strategy

SACHSE's basic investment strategy for all financial assets is to preserve principal. In order to achieve that objective, SACHSE restricts the authorized investment instruments to those with suitable and limited credit and market risk. In order to make effective use of SACHSE's resources, all monies may be pooled into one portfolio, if practical, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, ordinances, contracts, agreements, or other policies.

The objective of liquidity stems from the need of SACHSE to maintain available cash balances sufficient to cover financial outlays. Since the timing and amount of some financial disbursements are not predictable, fund-type strategies shall adjust for the uncertainty of projected cash flows.

Investment marketability will be maintained based on the fund-type strategies to sufficiently and reasonably assure that investments could be liquidated prior to the maturity, if cash needs dictate.

Whenever practical or appropriate, it is the policy of SACHSE to diversity its investment portfolio. Assets held in the investment portfolio may be diversified to minimize the risk of loss resulting from concentration of assets in a specific maturity, a specific issuer, or a specific class of investment.

SACHSE funds shall seek to achieve a competitive yield appropriate for each strategy. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity. Tax-exempt debt proceeds shall be invested to maximize the interest earnings retained by SACHSE, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations. A competitive yield environment shall be achieved by soliciting quotes from multiple investment providers, monitoring comparable investment alternatives, and reviewing general market conditions.

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The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

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IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

A. Obligations of, or guaranteed by, governmental entities:

1. obligations of the United States or its agencies and instrumentalities;
2. direct obligations of this State or its agencies and instrumentalities;
3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; and
4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

B. Financial Institution Deposits: A financial institution deposit is an authorized investment under this Policy if the deposit is with a state or national bank, a savings and loan association, or credit union that is:

1. guaranteed or insured by the Federal Deposit Insurance Corporation or its successor, or the National Credit Union Share Insurance Fund, or its successor;
2. secured by obligations that are described in Section XII Collateralization; and

3. executed through a depository institution or broker that has its main office or a branch office in Texas and meets the requirements of the PFIA.

C. Repurchase Agreements:

1. A fully collateralized repurchase agreement is an authorized investment if the repurchase agreement:
 - (a) has a defined termination date;
 - (b) is secured by cash or obligations described by Section IX.A1;
 - (c) requires the cash or securities being purchased by SACHSE to be delivered versus payment to SACHSE, held in SACHSE's account with a third party selected and approved by SACHSE; and
 - (d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.
2. "Repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date, obligations described by Section IX.A1 at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

D. Mutual Funds:

1. A no-load money market mutual fund is an authorized investment under this Policy if the mutual fund:
 - (a) is registered with and regulated by the Securities and Exchange Commission;
 - (b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);
 - (c) has a dollar-weighted average stated maturity in compliance with regulations;
 - (d) includes in its investment objectives the maintenance of a stable net asset value of \$1 for each share; and

- (e) is continuously rated no lower than AAAm or at an equivalent rating by one nationally recognized rating service.
- 2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.

E. Investment Pools:

- 1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY's governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.
- 2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:
 - (a) the types of investments in which money is allowed to be invested;
 - (b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
 - (c) the maximum stated maturity date any investment security within the portfolio has;
 - (d) the objectives of the pool;
 - (e) the size of the pool;
 - (f) the names of the members of the advisory board of the pool and the dates their terms expire;
 - (g) the custodian bank that will safekeep the pool's assets;
 - (h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
 - (i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

- (j) the name and address of the independent auditor of the pool;
 - (k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and
 - (l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.
3. To maintain eligibility to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, at a minimum an investment pool must furnish to the Investment Officer or other authorized representative of the entity:
- (a) investment transaction confirmations; and
 - (b) a monthly report that contains, as a minimum, the following information:
 - (1) the types and percentage breakdown of securities in which the pool is invested;
 - (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
 - (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;
 - (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - (5) the size of the pool;
 - (6) the number of participants in the pool;
 - (7) the custodian bank that is safekeeping the assets in the pool;
 - (8) a listing of daily transaction activity of the entity participating in the pool;
 - (9) the yield and expense ratio of the pool;
 - (10) the portfolio managers of the pool; and

- (11) any changes or addenda to the offering circular.
4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.
 5. Investment Pool "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.
 6. A public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a \$1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005.
 7. An Investment pool must have an advisory board composed:
 - (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or
 - (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
 8. A public funds investment pool must be continuously rated no lower than AAA or AAAM or at an equivalent rating by one nationally recognized rating service.
 9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.
 10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.
 11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the

lowest possible level of return based on the smallest level of funds invested.

X. Unauthorized Investments

The following are not authorized investments under this section:

- A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and
- C. Collateralized mortgage obligations.

Any Authorized & Suitable Investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. SACHSE shall take all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating. Additionally, SACHSE is not required to liquidate investments that were authorized at the time of purchase.

XI. Depository

In compliance with State legislation, a primary Depository shall be selected through SACHSE'S banking services procurement process, which shall include a formal request for application (RFA). In selecting a depository the Director of Finance shall conduct a review of prospective depository's credit characteristics and financial history.

No public deposit shall be made except in a qualified public depository as established by State laws.

XII. Collateralization

Collateralization will be required on two types of investments: financial institution deposits (in amounts exceeding F.D.I.C. insurance coverage) and repurchase agreements. With the exception of Letters of Credit issued for 100% of amount, the minimum collateralization level will be 102% of market value of principal and accrued interest, less F.D.I.C. insurance when applicable.

SACHSE chooses to limit collateral (including letters of credit) to the obligations of, or guaranteed by, governmental entities as outlined in the Public Funds Collateral Act.

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. SACHSE reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards depository deposits.

Financial institutions serving as depositories will be required to sign a depository agreement with SACHSE. The collateralized deposit portion of the agreement shall define SACHSE's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the Depository and SACHSE contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to SACHSE; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

Securities pledged as collateral shall be held by an independent third party with whom SACHSE has a custodial agreement. The agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities at default, and the method of valuation of securities.

XIII. Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by SACHSE shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held in an account in SACHSE's name by a third party safekeeping agent/custodian designated by the Investment Officers and evidenced by safekeeping receipts.

XIV. Electronic Fund Transfer

SACHSE may use electronic means to transfer or invest all funds collected or controlled by the local government.

XV. Diversification

SACHSE will diversify its investments by types, maturity dates, and/or institutions, as appropriate.

XVI. Maximum Maturities and Weighted Average Maturity

To the extent possible, SACHSE will attempt to match its anticipated cash flow requirements with maturing investments. SACHSE will not directly invest in instruments maturing more than 2 years from the date of purchase, with the maximum weighted

average maturity for the total portfolio to not exceed twelve months. However, SACHSE may collateralize its repurchase agreements using longer-dated investments not to exceed 5 years to maturity.

Reserve funds may be invested in instruments up to and including 5 years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

XVII. Internal Control

The Director of Finance shall establish an annual process of independent review by an external auditor in conjunction with the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

XVIII. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. "Weighted Average Yield to Maturity" shall be the standard for calculating portfolio rate of return.

XIX. Reporting

- A. The Investment Officers shall prepare and submit quarterly a written report of investment transactions for all funds covered by this Investment Policy for the preceding reporting period.
- B. The report must include the following:
 - 1. describe in detail the investment position of SACHSE on the date of the report;
 - 2. be prepared jointly by all Investment Officers of SACHSE;
 - 3. be signed by each Investment Officer of SACHSE;
 - 4. contain a summary statement of each pooled fund group that states the:
 - (a) beginning market value for the reporting period;
 - (b) ending market value for the period; and
 - (c) fully accrued interest for the period.

5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;
 6. state the maturity date of each separately invested asset that has a maturity date;
 7. state the account or fund or pooled group fund in the local government for which each individual investment was acquired; and
 8. state the compliance of the Investment Portfolio of the local government as it relates to:
 - (a) the Investment Strategy expressed in SACHSE's Investment Policy; and
 - (b) relevant provisions of the PFIA.
- C. The report shall be presented not less than quarterly to each ENTITY's governing body within a reasonable time after the end of the period.
- D. The market values and credit ratings presented in all portfolio reports shall be accurate and reliable estimates of the investment's true value and risk. Market value and credit rating sources may include, but are not limited to, rating agency reports, newspapers, financial websites, custodian reports, broker/dealer reports, and investment advisor research.

XX. Investment Policy Adoption

SACHSE's Investment Policy shall be adopted by resolution of each ENTITY's governing body. This Policy shall be reviewed annually and any modifications made thereto must be approved by each ENTITY's governing body. Each ENTITY's governing body shall adopt a written instrument attesting to each annual review.

XXI. Auditor

As part of the annual audit, the independent auditor must formally review the quarterly investment reports to comply with the PFIA and report the results of that review to each ENTITY's governing body.

XXII. Training

In order to ensure qualified and capable investment management, the Investment Officers, their designated subordinates, Treasurer, and Chief Financial Officer of SACHSE shall attend training that includes education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and PFIA

compliance. SACHSE approves the Government Finance Officers' Association, Government Finance Officers' Association of Texas, Government Treasurers' Organization of Texas, North Central Texas Council of Governments, Texas City Managers Association, Texas Municipal League, and University of North Texas as independent sources of training.

Each individual shall attend training accumulating at least 10 hours of instruction within twelve months of assuming investment-related responsibilities; and shall then receive not less than 8 hours of investment-related instruction within each subsequent two-year period aligned with SACHSE's fiscal year end.

XXIII. Donated Investments

This Policy does not apply to an investment donated to SACHSE for a particular purpose or under terms of use specified by the donor.

XXIV. Investment Policy Certification

The qualified representative of any business organization (including but not limited to: investment pool, financial institution, broker/dealer) offering to engage in an investment transaction must execute a written instrument substantially to the effect that the business organization has received and reviewed the Investment Policy and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and SACHSE.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas this 5th day of October, 2015.

Mayor
City of Sachse, Texas

ATTEST:

City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas this _____ day of _____, 2015.

President
Sachse Economic Development Corporation

ATTEST:

Executive Director
Sachse Economic Development Corporation

Acknowledged by the President George Bush Turnpike Reinvestment Zone Tax Increment Fund, Texas Resolution No. 11414-1, January 14th, 2014 to follow the City of Sachse Investment Policy as may be amended and updated from time to time.



City of Sachse, Texas

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

Legislation Details (With Text)

File #: 15-3038 **Version:** 1 **Name:** Sachse Park Pals Proclamation
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Proclamation recognizing Sachse Park Pals and Volunteers for their contributions.
Sponsors:
Indexes:
Code sections:
Attachments: [Proclamation](#)

Date	Ver.	Action By	Action	Result
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Title

Proclamation recognizing Sachse Park Pals and Volunteers for their contributions.

Executive Summary

Recognize the Sachse Parks Pals and Volunteers for their recent contribution.

Background

On September 12, 2015, the Sachse Park Pals organization held a dedication ceremony honoring a tribute to the Volunteer Firefighters and the Ladies Auxiliary through support of partnerships of the parks and the City.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations

Present Proclamation to Sachse Park Pals.

PROCLAMATION

WHEREAS: Sachse Park Pals is a 501(c)(3) organization dedicated to preserving, protecting, and improving Sachse's park system for all citizens; and

WHEREAS: The driving principle of this organization is raising funds to maintain the parks and supporting the parks through partnerships between the City of Sachse and the park users and area businesses; and

WHEREAS: The first example of such a partnership was the tribute to volunteerism at Firefighters Park; and

WHEREAS: Sachse Park Pals, through partnerships with the City of Sachse, local businesses, and park users, constructed a tribute to Sachse volunteerism to serve as a reminder to all visitors of this park that Sachse heroes are simply volunteers that live to serve selflessly for the greater good of our community.

I, THEREFORE, Mike Felix, Mayor of the City of Sachse, do hereby proclaim that in recognition to all who support and continue to make Sachse Parks the best places within the City for all to visit and enjoy.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this **5th day of October, 2015.**

Mike Felix, Mayor



City of Sachse, Texas

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

Legislation Details (With Text)

File #: 15-3039 **Version:** 1 **Name:** Breast Cancer Awareness Proclamation
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Proclamation recognizing October, 2015, as National Breast Cancer Awareness month.

Sponsors:

Indexes:

Code sections:

Attachments: [Proclamation](#)

Date	Ver.	Action By	Action	Result
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Title

Proclamation recognizing October, 2015, as National Breast Cancer Awareness month.

Executive Summary

Recognize October, 2015 as National Breast Cancer Awareness month.

Background

Each year the council has recognized October as being Breast Cancer Awareness month. This year marks the 31st anniversary of designating October as the National Breast Cancer Awareness Month.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Present Proclamation to Ms. Wolf.

PROCLAMATION

WHEREAS, this year marks the 31st year anniversary of designating October as the National Breast Cancer Awareness Month.

WHEREAS, breast cancer affects one in eight women and thousands of men annually; and

WHEREAS, breast cancer is about 100 times more common in women than men, and women are at an increased risk as they get older; and

WHEREAS, breast cancer is often hereditary, and individuals whose family history puts them at increased risk for breast cancer should discuss with their doctor or qualified health professional the proper prevention and early diagnosis strategies; and

WHEREAS, since the early 1990s, the pink ribbon has been the symbol for the fight against breast cancer; and

WHEREAS, National Breast Cancer Awareness Month is a chance to raise awareness about the importance of early detection and encourage communities, organizations, families, and individuals to get involved.

I, THEREFORE, Mike Felix, Mayor of the City of Sachse, Texas, do hereby proclaim the month of October as **National Breast Cancer Awareness Month**.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Sachse, Texas to be affixed this the 5th day of October, 2015.

Mike Felix, Mayor



City of Sachse, Texas

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

Legislation Details (With Text)

File #: 15-3033 **Version:** 1 **Name:** Employee Recognition 3rd Quarter 2015
Employee Recognition 4th Quarter 2013
Type: Agenda Item **Status:** Agenda Ready
File created: 9/25/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Recognize employees for their service to the City of Sachse.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Recognize employees for their service to the City of Sachse.

Executive Summary

Each quarter the City Council recognizes employee milestones.

Background

Ten Years

Angel Barba has been with the City of Sachse for ten years as a Parks Maintenance Technician. Angel took on irrigation duties for the City over seven years ago and maintains, repairs and installs all of the City's irrigation on his own. Angel has a passion for learning. Not only is he a licensed irrigator but he is also a certified backflow prevention inspector. Angel saves the City thousands of dollars in backflow inspections and irrigation repairs. Angel's hard work and eagerness to learn makes him an exceptional employee that Sachse is very lucky to have.

Michael Spencer joined the City of Sachse in 2005 following several years with the City of Garland. He was originally hired as the Assistant Building Official in October 2005. One year later, Michael was promoted to Building Official, a position he still holds today. During his tenure in Sachse, he has been the Interim Community Development Director four times. Michael is always willing to step up at any time and is a wonderful team member that we are proud to have as one of our employees.

Five Years

Sandra Ritchie is one of our amazing crossing guards and has been with us for five years. Her position is one of the tougher ones within any city and we are lucky to have a dedicated employee such as Sandra. She takes her job very seriously and does an outstanding job with the children she is responsible for crossing at both Sewell Elementary and Hudson Middle School.

Teresa Savage, our Finance Director, began her Sachse career as the Finance Manager in 2010. Teresa came from the City of Geneseo, Illinois, where she worked for 12 years. In 2012, Teresa was named Employee of the Year. In 2013, she earned the Certified Government Finance Officer designation, a tough credential to obtain. An often underappreciated department, Teresa is a good employee who always keeps the best interests of Sachse in the front of her mind.

Employee of the Quarter

Chris Hall started his career in Sachse in 2004 as a part-time firefighter. He became full-time in 2008, was promoted to Fire Lieutenant in 2013, and most recently was promoted to Fire Operations Captain in early 2015. Chris exceeds the definition of a servant leader but his most recent accolade garnered him the Employee of the Quarter award. The Code Enforcement department was working on a case in Sachse that included the homeowner needing to repair a section of fence that was damaged by high winds. It soon became apparent that this citizen would not be able to do the repairs because of financial hardship. With the code enforcement officer looking into creative ways to help this citizen, Captain Hall took it upon himself to contact the homeowner and offer his services free of charge. Captain Hall took two days of his own time to go over to the resident's home and help repair his fence. This action is way above and beyond the call of duty and shows the true nature of Captain Hall. He is constantly demonstrating the highest level of professionalism and is someone we are very lucky to have as a Sachse employee.

Interim Community Development Directors

Recognition to Michael Spencer and Greg Peters for their outstanding service serving as Interim Community Development Director.

Policy Considerations

None

Budgetary Considerations

None

Staff Recommendations
Present awards to employees.



City of Sachse, Texas

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

Legislation Details (With Text)

File #: 15-3042 **Version:** 1 **Name:** TPCA Recognition Presentation
Type: Agenda Item **Status:** Agenda Ready
File created: 9/28/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Presentation of Texas Police Chiefs Association Best Practices "Recognized" status.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Title

Presentation of Texas Police Chiefs Association Best Practices "Recognized" status.

Executive Summary

During the October 5th, 2016 council session, Chief (Ret.) David James, representing the Texas Police Chiefs Association, will present to the City Council and Sachse Police Department a certificate acknowledging the police department as a "recognized agency", having completed the requirements of the Texas Law Enforcement Best Practices Recognition Program.

..Background

The Sachse Police Department completed and was awarded initial "Recognized Agency" status in 2011. Agencies must undergo a re-recognition process every four years to re-attain and certify best practices compliance. The Sachse Police Department completed this process in June 2016.

Policy Considerations

None

Budgetary Considerations

Participation costs of \$600 which is absorbed as a budgeted item.

Staff Recommendations

Presentation only.



City of Sachse, Texas

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

Legislation Details (With Text)

File #: 15-3058 **Version:** 1 **Name:** Water Update October 2015
Type: Agenda Item **Status:** Agenda Ready
File created: 10/1/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Receive and discuss staff update on water usage and take any action necessary.

Sponsors:

Indexes:

Code sections:

Attachments: [Water Update](#)

Date	Ver.	Action By	Action	Result
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Title

Receive and discuss staff update on water usage and take any action necessary.

Executive Summary

Staff will update City Council on the status of investigation of high water bills during the month of August.

Background

On September 8th, a special City Council meeting was held to allow residents an opportunity to address elected officials about higher than usual water bills for the period of July 15 through August 15. City Staff gave a presentation on the background on rates, historical usage, and regional concerns, and were tasked with investigating the individual accounts to discover any billing errors.

Policy Considerations

None.

Budgetary Considerations

None.

Staff Recommendations

Discuss the staff update on water usage and take any action necessary.

STAFF UPDATE ON WATER USAGE

City of Sachse City Council
October 5, 2015

Maximum Tier Rate Residential Customers

Billing Tier	July-# of customers	July Percentage	August-# of Customers	August Percentage	September-# of Customers	September Percentage
0-10,000	4,866	65%	2144	29%	3386	45%
10,001-15,000	1285	17%	1253	17%	1518	20%
15,001-20,000	620	8%	1202	16%	1026	14%
20,001-30,000	456	6%	1556	21%	1017	14%
30,001 and up	235	3%	1338	18%	569	8%
Totals	7462	100%	7493	100%	7516	100%
Residential Gallons Billed	72,986,800		146,721,400		104,376,100	



Legislation Details (With Text)

File #: 15-3035 **Version:** 1 **Name:** Lee Engineering Agreement for Engineering Design
Type: Agenda Item **Status:** Agenda Ready
File created: 9/25/2015 **In control:** City Council
On agenda: 10/5/2015 **Final action:**
Title: Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road.

Sponsors:

Indexes:

Code sections:

Attachments: [WK Presentation - Miles Road Traffic Discussion](#)
[Exhibit A - Location Map](#)
[Exhibit B - Sachse HS - Miles Road Traffic Study - Final](#)
[Resolution](#)
[Agreement for Professional Service](#)

Date	Ver.	Action By	Action	Result
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Title

Consider a resolution of the City Council of the City of Sachse, Texas, approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road.

Executive Summary

This contract will enable the traffic engineering consultant, Lee Engineering, for engineering design related to pedestrian crossing and traffic signal improvements on Miles Road.

Background

The traffic on and across Miles Road near Sachse High School is a mix of school related and non-school related transportation activity, creating a dynamic situation during morning and evening hours of peak activity. The location map is shown in Exhibit A.

In September 2014, Lee Engineering completed a study of the pedestrian and motor vehicle movements on and across Miles Road at Hunters Ridge Drive and Haverhill Lane. The findings included recommendations for two traffic signals, pedestrian improvements, and extending the length of the existing turn lanes into Sachse High School. The study is attached as Exhibit B.

Staff desires to engage Lee Engineering to complete engineering design for the identified traffic signal and pedestrian crossing improvements.

The Fiscal Year 2015-16 Budget includes funding for engineering design related to the proposed improvements, as shown in the FY 2015-2016 Capital Improvement Plan.

Policy Considerations

The project is identified in the FY 2015-2016 Capital Improvement Plan.

Budgetary Considerations

The FY 2015-2016 CIP Budget includes \$75,000.00 for engineering design. The proposed consultant fee totals \$73,125.00, including \$60,800.00 for basic services and \$12,325.00 in additional services that may be required for the project.

Staff Recommendations

Approve a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and Lee Engineering.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SACHSE, TEXAS, AND LEE ENGINEERING; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed Agreement for Professional Services (herein the "Agreement") between the City of Sachse, Texas, and Lee Engineering for engineering services related to the engineering design of pedestrian crossings and traffic signal improvements, and being further described in Exhibit "A" attached hereto; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

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

SECTION 1. The terms, provisions, and conditions of the Agreement for Professional Services, a copy of which is attached hereto as Exhibit "A", be and the same are hereby approved.

SECTION 2. The City Manager is hereby authorized to execute the Agreement for Professional Services on behalf of the City, and any amendments or other instruments related thereto.

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 ____ day of _____, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

Exhibit "A"
Agreement for Professional Services
(to be attached)

STATE OF TEXAS §
 § **AGREEMENT FOR PROFESSIONAL SERVICES**
COUNTY OF DALLAS §

This agreement ("Agreement") is made by and between the City of Sachse, Texas ("City") and Lee Engineering (the "Professional") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

Recitals:

WHEREAS, City desires to engage the services of Professional as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, Professional desires to render engineering services for the engineering design of pedestrian crossing and traffic signal improvements at and around Sachse High School, as set forth in Exhibit "A", (the "Project") in accordance with the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

Article I
Term

1.1 This term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and continue until completion of the services provided herein.

1.2 Either party may terminate this Agreement by giving thirty (30) days prior written notice to the other party. In the event of such termination, Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II
Scope of Services

2.1 Professional shall provide the services specifically set forth in Exhibit "A."

2.2 The Parties acknowledge and agree that any and all opinions provided by Professional represent the best judgment of Professional.

2.3 Preliminary design documents, construction documents, specifications, estimates, and other documents, including those in electronic form, prepared by Professional and its consultants, agents, representatives, and/or employees in connection with the Project are intended

for the use and benefit of the City. Professional and its consultants, agents, representatives, and/or employees shall be deemed the authors of their respective part of said Project documents. Notwithstanding, City shall own, have, keep and retain all rights, title and interest in and to all Project documents, including all ownership, common law, statutory, and other reserved rights, including copyrights, in and to all such Project documents, whether in draft form or final form, which are produced at its request and in furtherance of this Agreement or the Project. City shall have full authority to authorize the Contractor, Subcontractors, Sub-subcontractors, City consultants, and material or equipment suppliers to reproduce applicable portions of the Project documents to and for use in their execution of the work or for any other purpose. All materials and reports prepared by Professional in connection with this Agreement are "works for hire" and shall be the property of the City. City shall have the right to publish, disclose, distribute and otherwise use such materials and reports in accordance with the Engineering Practice Act of the State of Texas. Professional shall upon completion of the services, or earlier termination, provide the City with reproductions of all materials reports, and exhibits prepared by Professional pursuant to this Agreement, and in electronic format if requested by the City.

Article III Schedule of Work

Professional agrees to commence services upon written direction from City and to complete the required services in accordance with the schedule set forth in Exhibit "A" (the "Work Schedule").

Article IV Compensation and Method of Payment

4.1 City shall compensate Professional as set forth in Exhibit "A" in a total amount not to exceed Eighty Nine Hundred Dollars (\$73,125.00).

4.2 Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.

Article V Devotion of Time; Personnel; and Equipment

5.1 Professional shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should the City require additional services not included under this Agreement, Professional shall make reasonable efforts to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by the City, and without decreasing the effectiveness of the performance of services required under this Agreement.

5.2 To the extent reasonably necessary for Professional to perform the services under this Agreement, Professional shall be authorized to engage the services of any agents, assistants,

persons, or corporations that Professional may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by Professional.

5.3 Professional shall furnish the facilities, equipment, telephones, facsimile machines, email facilities, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VI Relationship of Parties

It is understood and agreed by and between the parties that in satisfying the conditions of this Agreement, Professional is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. As such, City shall not: train Professional, require Professional to complete regular oral or written reports, require that Professional devote its full-time services to the City, or dictate Professional's sequence of work or location at which Professional performs its work.

Article VII Insurance

- (a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 per occurrence for injury to persons (including death), and for property damage; (ii) policy of automobile liability insurance covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00; and (iv) Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limit of not less than \$2,000,000.00 per claim and \$2,000,000.00 in the aggregate.
- (b) All policies of insurance shall be endorsed and contain the following provisions: (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability; and (2) provide for at least thirty (30) days prior written notice to the City

for cancellation of the insurance; (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability Insurance. Professional shall provide written notice to the City of any material change of or to the insurance required herein.

- (c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.
- (d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services and upon written request of the City.

Article VIII Miscellaneous

8.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings, written or oral agreements between the parties with respect to this subject matter.

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

8.3 Assignment. Professional may not assign this Agreement in whole or in part without the prior written consent of City. In the event of an assignment by Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

8.4 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

8.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

8.6 Amendments. This Agreement may be amended by the mutual written agreement of the parties.

8.7 Severability. 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 effect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

8.8 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.

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

8.10 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

Gina Nash
City Manager
City of Sachse, Texas
3915-B Sachse Road
Sachse, Texas 75048

With Copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Ross Tower
500 North Akard
Dallas, Texas 75201

If intended for Professional:

Joseph T. Short, P.E., PTOE
President
Lee Engineering
3030 LBJ Freeway, Suite 1660
Dallas, TX 75234

8.11 Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

8.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

8.13 Indemnification. **CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST City, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "City") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF City. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS City FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT**

COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO SOLE NEGLIGENCE OF THE CITY). IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST City IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, PROFESSIONAL, ON NOTICE FROM City, SHALL DEFEND SUCH ACTION OR PROCEEDINGS AT PROFESSIONAL'S EXPENSE, BY OR THROUGH ATTORNEYS REASONABLY SATISFACTORY TO City. PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

8.14 Audits and Records. Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of Professional's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

8.15 Conflicts of Interests. Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

[Signature page to follow]

EXECUTED this _____ day of _____, 2015.

City of Sachse, Texas

By: _____

Gina Nash, City Manager

Approved as to form:

By: _____

Peter G. Smith, City Attorney

EXECUTED this _____ day of _____, 2015.

Lee Engineering

By: _____

Joseph T. Short, President

EXHIBIT "A"
SCOPE OF SERVICES



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

September 8, 2015

Mr. Greg Peters
City Engineer
City of Sachse
3815 Sachse Road Building B
Sachse, Texas 75048

Re: *Preparation of PS&E for Signalization of Miles Road at Haverhill and Briarwood Drive intersections, PS&E for turn bay extensions, and development of signal timing plans.*

Dear Mr. Peters:

Lee Engineering is pleased to submit this proposal to perform traffic engineering services for the City of Sachse. The services outlined below include the preparation of design plans, specifications and cost estimate data for permanent traffic signals at the intersection of Miles Road at Hunters Ridge Drive and Miles Road at Haverhill Lane. PS&E will also be developed for the extension of the northbound left turn lane and southbound right turn lane at Hunters Ridge Drive. Signal timing plans will also be developed for intersections along Miles Road. The plan set will be prepared to meet City of Sachse requirements. This letter will serve as an agreement between the City of Sachse and Lee Engineering, LLC to provide the services outlined in the Scope of Services below.

SCOPE OF BASIC SERVICES

TASK 1: TRAFFIC SIGNAL INSTALLATION DESIGN PLANS

Lee Engineering will follow the work items below in preparing design plans, specifications, and cost estimate data for the permanent traffic signal installations along Miles Road. These plans will be prepared for letting by the City of Sachse.

- Lee Engineering will gather any data from the City of Sachse and Garland ISD on the existing configuration of the intersection and utilities in the area (CAD format). This data will include a survey file, roadway (paving) file, right-of-way file, and any available utility files. Based on this information, we will prepare a signal design base map of the intersection. *Lee has assumed that an electronic topo survey prepared by the surveyor identified under additional services, or provided by the City of Sachse will be available for this project.*
- We will review with the CITY the proposed intersection geometrics to identify any features that may impact the signalization of the intersection. Potential modifications to the intersection geometrics, design of the signal, or operations will be discussed with City staff.
- We will discuss any guidelines, procedures, objectives, and intersection specific concerns with City of Sachse staff.
- We will visit the project site to photograph key intersection features and measure and confirm dimensions on the base map. We will also identify the potential pole locations. We will contact DIG

- TESS and the City of Sachse to locate known existing underground utilities. *No SUE will be performed.*
- We will then prepare preliminary plan sheets for review by the City. These sheets are expected to include new pole locations, controller cabinet and electrical service locations, conduit and wiring run data, signal heads, vehicle detection, and barrier free curb ramps. Pavement markings and signing sheet will only include stop bars and crosswalks and signs mounted on the mast arms and signal poles.
- Upon approval of the preliminary layouts by the City, we will prepare all necessary plan sheets for construction of the proposed traffic signal installation. The plans will conform with and will utilize City of Sachse and TxDOT design standards. A draft set of all plan sheets will be provided for review by the City.
- Based upon comments, we will incorporate necessary changes and produce, sign, and seal final plans on 11" x 17" sheets.

TASK 2: DESIGN PLANS FOR TURN LANE EXTENSIONS

- LEE will prepare a base map drawing for the study area.
- LEE will develop and submit preliminary construction layout to the City for the extension of the northbound left turn lane and southbound right turn lanes at Hunters Ridge Drive.
- LEE will include required signing and pavement marking improvements on the plans.
- Demolition limits and notes will be included on the layout plan sheet.
- Upon approval of the preliminary plan sheets by the City, we will prepare necessary plan sheets for construction of the proposed turn lane extensions (Construction layouts, quantity sheets, cost estimate, plan details, and standard detail sheets). The plans will conform with and will utilize City of Sachse and/or NCTCOG/TxDOT design standards as necessary. A draft set of all complete plan sheets will be provided for review by the City.
- Based upon comments, we will incorporate necessary changes and produce, sign, and seal final plans on 11" x 17" sheets.

TASK 3: COMMUNICATIONS PLAN

- LEE will confirm with the City of Sachse the signals to be interconnected.
- LEE will visit each signal to inventory the equipment inside the cabinet to verify compatibility.
- LEE will prepare a line diagram depicting the signals to be interconnected and the method for interconnection.
- LEE will determine the placement for radio communications equipment and document the locations on the line diagram.
- LEE will prepare a communications detail for inclusion in the Signal Plans so that the signal contractor can perform interconnect work.

TASK 4: PREPARATION OF CONTRACT DOCUMENTS AND BID PHASE SERVICES.

- We will also prepare technical specifications and cost estimate data for the construction of the permanent traffic signal installations. We will identify and gather all applicable City and TxDOT standard and special specifications required for the signal installation. Quantity estimates for all applicable bid items will be tabulated along with up-to-date unit costs. A draft set of specifications and cost estimate data will be submitted to the City for review. Upon completion of the review, we will incorporate necessary changes and produce final specifications and estimate data.
- We will review bids, make a recommendation for bid award, and issue an award letter to the City.
- If specified by the City, the northbound left turn lane extension, and/or the southbound left turn lane extension will be included in this plan set and bid package.

- It is our understanding that we will assist the City with a single letting. All contract documents and bidding/contracting services will be prepared as part of this letting. If portions of the project such as the turn lanes are let separately, those bid packages will be prepared as an additional service.

TASK 5: PREPARATION OF TRAFFIC SIGNAL TIMING PLANS.

- For this fee estimate we have assumed the following signals would be coordinated.
 - Sachse Road
 - Hunters Ridge Drive
 - Haverhill Lane
 - Hudson Drive
 - Bunker Hill Road
 - PGBT Westbound Ramp
 - PGBT Eastbound Ramp
- LEE will perform a coordination/couplet analysis to determine which signals should be included in coordinated timings. LEE will then discuss the results with the City and confirm with the City of Sachse the signals to be coordinated.
- LEE will collect AM/PM Turning Movement counts at the PGBT diamond, Bunker Hill, and Hudson Drive. Turning movement counts from the Sachs High traffic study will be utilized for the two high school intersections.
- Controller interval timing parameters (vehicular yellows, all-reds, and pedestrian clearances) will be reviewed and updated, if necessary, using current traffic engineering practices.
- Synchro models will be developed to establish progression and minimize delay and queueing. We will test a range of possible cycle lengths and select a cycle length that will provide good bandwidth and satisfies phasing and timing requirements at the critical intersections. Using these models we will generate optimized signal timing plans for the study intersections.
- The timing plans will include cycle lengths, signal phasing, splits, offsets, pedestrian walk and clearances, and times of day for which each plan should be used. We will conduct in-house review and fine-tuning of these timing plans. Up to 5 distinct timing plans will be developed.
- Upon completion of the initial signal timing plans, we will deliver the preliminary timings for review by the City of Sachse. The preliminary timing data will include input data, timing parameters, offsets, phase sequence and splits, and time-space diagrams. After meeting with staff to discuss their review comments, the timing plans will be finalized and all necessary timing parameters will be provided to City staff either in standard forms developed by LEE or in a format desired by the City.
- LEE will work with City staff to implement and fine-tune the timing plans. The fine-tuning effort will include field observations of each intersection and test runs through the project intersections during each peak period. Adjustments to splits and offsets will be identified to accommodate traffic conditions. Modification to the timing plans will be provided to City staff based on the adjustments identified. We will provide documentation of all field timing adjustments (fine-tuning) after the approved timing plans have been implemented in the field.

ADDITIONAL SERVICES

TASK 6 – TOPOGRAPHIC SURVEY

Survey work will be performed by Brian Maddox of Maddox Surveying & Mapping, Inc.

Perform topographic survey of an area encompassing Miles Rd. from approximately 400 ft. north of Hunters Ridge Drive to 200 ft. south of Haverhill Ln. (the extent).

Establish at least one (1) control point

Establish one (1) benchmark

Locate existing property corners along Miles Rd.

Provide topo survey of the extent including:

- All top of curb and gutter lines along the outside and median curbs at approximately 25 ft. intervals
- The location of all
 - Sidewalks and curb ramps
 - curb radii,
 - valves,
 - hydrants,
 - manholes w/ measure-down,
 - drainage structures with flow lines,
 - Contact digtess, city of sachse, and garland isd, for utility locates and include marked location of utility lines marked as part of a locate request,
 - utility poles and appurtenances,
 - trees and other significant vegetation,
 - signs,
 - illumination poles,
 - ground boxes,
 - retaining walls
 - pavement markings,
 - longitudinal pavement joints adjacent to median curbs
 - any other features between 50 ft. outside the west roadway curb line of Miles Rd., outside the east curb line of Miles Rd. to the property line and 50 ft. along each intersecting street, alley and driveway from the Miles Rd. curb line
- All points and elevation shall be provided in NAD 83 datum in .dwg or .dgn format

TASK 7: CONSTRUCTION ADMINISTRATION

Lee Engineering will review shop drawings submitted by the Contractor, address questions during construction of the signal, and turn lanes, and develop record drawings based on red-lines provided by the contractor after construction has been completed. All construction administration services will be performed on an hourly basis.

TASK 8 – ROW DESCRIPTIONS

If requested, our surveyor will prepare ROW descriptions for any property acquisitions that will be necessary as part of the project.

TASK 9 – ADDITIONAL MEETINGS, ANALYSES, AND SERVICES OUTSIDE THIS SCOPE OF SERVICE

LEE will be available to attend additional meetings, and conduct requested analyses or design that is outside this scope of services. Any additional services beyond the Scope of Services identified above will be performed on an hourly basis.

FEE AND SCHEDULE

Upon receipt of notice to proceed, LEE will schedule a kickoff meeting with the City of Sachse. At this meeting we will develop a submittal schedule for this project. For the purposes of this proposal we have estimated the following schedule:

Task 1,2,3 and 4 will be completed within forty (45) working days (excluding agency review time) after receiving notice to proceed and complete electronic base map files from the surveyor or the City of Sachse. We will complete the preliminary layouts of the design plans for City review within twenty (20) working days after receiving the electronic files. Final (DRAFT) plans and specification data of the signal design will be submitted within fifteen (15) working days after receiving review comments on the preliminary layout plans. Final signed and sealed plans will be submitted within ten (10) working days after receiving comments on final (DRAFT) plans.

Task 5 will be completed in a timely fashion relative to the construction schedule of the two proposed signals. We will begin developing timing models prior to the signals being constructed so that we have initial timings loaded into controllers when the signals are turned on. LEE will then fine tune the coordinated timings after signal timing.

Task 6 will be completed within 20 working days of a notice to proceed. Tasks 7,8, and 9 will be completed on an as needed basis at your request.

The project fees will be billed as described in the table below.

BASIC SERVICES		
Task	Billing Method	Fee
TASK 1: TRAFFIC SIGNAL INSTALLATION DESIGN PLANS	Lump Sum	\$ 23,000.00
TASK 2: DESIGN PLANS FOR TURN LANE EXTENSIONS	Lump Sum	\$ 5,900.00
TASK 3: COMMUNICATIONS PLAN	Lump Sum	\$ 4,000.00
TASK 4: PREPARATION OF CONTRACT DOCUMENTS AND BID PHASE SERVICES.	Lump Sum	\$ 4,800.00
TASK 5: PREPARATION OF TRAFFIC SIGNAL TIMING PLANS.	Lump Sum	\$23,100.00
BASIC SERVICES TOTAL		\$60,800.00
ADDITIONAL SERVICES		
TASK 6: TOPOGRAPHIC SURVEY (Maddox Surveying and Mapping)	Lump Sum	\$ 3,900.00
TASK 7: CONSTRUCTION ADMINISTRATION	HOURLY Not to Exceed	\$ 5,000.00
TASK 8: R.O.W. Exhibits (Maddox Surveying and Mapping)	Each	\$ 425.00
TASK 9: ADDITIONAL MEETINGS, ANALYSES, AND SERVICES OUTSIDE THIS SCOPE OF SERVICE	HOURLY Not to Exceed	\$ 3,000.00

All work on Task 7 and Task 9, along with any additional services beyond the Scope of Services identified above will be performed on an hourly basis according to the attached terms and conditions dated October 23, 2014.

If you have any questions, please contact me at (972) 248-3006. We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If this agreement meets with your approval, please sign below and return a copy of this letter as notice to proceed.

Sincerely,

Accepted:

Dharmesh M. Shah, P.E., PTOE
Vice President
Lee Engineering L.L.C.

City of Sachse

Date

Lee Engineering
Terms and Conditions
October 23, 2014



Additional services as authorized by you will be performed at the following rates:

Principal	\$230.00/per hour
Senior Project Manager	\$195.00/per hour
Project Manager	\$155.00/per hour
Senior Program Manager	\$195.00/per hour
Program Manager	\$155.00/per hour
Senior Engineer	\$145.00/per hour
Project Engineer	\$130.00/per hour
Sr. Engineering Designer	\$115.00/per hour
Engineering Designer	\$ 95.00/per hour
Senior ITS System Designer	\$165.00/per hour
ITS System Designer	\$135.00/per hour
Senior Technician	\$100.00/per hour
Technician	\$ 70.00/per hour
Admin Assistant/Accountant	\$ 75.00/per hour
Secretarial	\$ 50.00/per hour
Intern	\$ 45.00/per hour
Highway travel	IRS Allowable Rate
Meals, lodging, air fares	out-of-pocket costs
Other Direct Expenses	at cost

TERMS AND CONDITIONS:

1. Invoices will be submitted monthly.
2. Invoices are due and payable when received.
3. Interest at the rate of 1.5% per month will be applied to invoices not paid within 30 days of initial billing date.
4. We reserve the right to cease work on delinquent accounts.
5. Contracting party is responsible for paying all fees and expenses associated with all activities related to an engagement. Credit will be given for payments received directly from clients of the contracting party or from others.
6. The retainer fee will be credited against fee with the final invoice.
7. In addition to invoices rendered and interest thereon, contracting party agrees to pay any and all legal fees and costs incurred in collecting overdue accounts.
8. Rates are subject to change annually. Work performed in subsequent years will be charged at the adjusted rates.
9. Draft reports are for review purposes only and are not to be released to any entity that is not party to this agreement.
10. Extra copies of reports will be billed at \$10.00 per copy.
11. All contracts shall be subject to the laws of the State of Arizona.



City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3034	Version:	1	Name:	Contract with BW2 Engineers, Inc.
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/25/2015	In control:		In control:	City Council
On agenda:	10/5/2015	Final action:		Final action:	
Title:	Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and BW2 Engineers, Incorporated, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north City limit.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Aerial Location Map Exhibit B - Lift Station Photos Resolution Agreement for Professional Services				

Date	Ver.	Action By	Action	Result
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Title

Consider a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and BW2 Engineers, Incorporated, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north City limit.

Executive Summary

This contract will enable the engineering consultant, BW2 Engineers, to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north City limit. This project, once constructed, will complete Maxwell Creek Road as a four-lane divided thoroughfare from Ranch Road to the north City limit.

Background

Maxwell Creek Road is shown to be a four-lane divided minor arterial on the City of Sachse Thoroughfare Plan. Currently, Maxwell Creek Road exists as a four-lane divided roadway from Ranch Road to Keith Lane. From Keith Lane to the north City limit, Maxwell Creek Road is still a two-lane concrete road. The City of Sachse has partnered with Collin County to provide funding for the project, through an interlocal agreement approved by the City Council on May 4, 2015. A location map of the proposed project is attached as Exhibit "A".

The scope of the project will include the design of two 24-foot lanes of concrete roadway on

the west side of Maxwell Creek Road from Keith Lane to the north City limit, and associated utilities and drainage improvements.

The land surveying scope includes:

- topographic surveying for final engineering design
- boundary and right-of-way surveying for easements and right-of-way dedications

There is an existing sanitary sewer lift station located immediately north of Keith Lane, very close to Maxwell Creek Road. (See Exhibit B - lift station photos)The preliminary engineering scope included in this agreement includes an investigation of the road alignment, the existing lift station and the existing surrounding sanitary sewer mains. This information will be utilized to determine the optimal road alignment and utility scope for final design and construction.

Policy Considerations

The project is currently listed in the City's Capital Improvements Plan.

Budgetary Considerations

The proposed agreement includes \$15,400.00 for land surveying and preliminary engineering. The City of Sachse has \$100,000 in funds allocated to the design of Maxwell Creek Road through Roadway Impact Fees as shown in the 2015-2016 Capital Improvements Plan. Funding for construction is anticipated for a future budget year. Through the ILA approved by the City Council on May 4, 2015, Collin County has agreed to partner in the construction of Maxwell Creek Road, with a funding match not to exceed \$588,000.00.

Staff Recommendations

Approve a resolution approving the terms and conditions of the agreement for professional services between the City of Sachse, Texas, and BW2 Engineers, Inc. to complete land surveying and preliminary engineering design for the construction of the western two lanes of Maxwell Creek Road from Keith Lane to the north City limit.

TIME RECEIVED
September 14, 2015 7:41:50 PM CDT

REMOTE CSID

DURATION PAGES
64 1

STATUS
Received

SEP-15-2015 08:52 From:

To: 9726759812

Page: 1/1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 15 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Do we have to fill every piece of land with houses in Sachse?
Sachse will soon be like Frisco (crowded and ~~not a nice place to live~~ busy).
We'll like Frisco without any ammenities - Community centers, tennis courts...etc.

SIGNATURE: X-M

PRINTED NAME: Kurian Mathew

ADDRESS: 5104 Live Oak Dr. 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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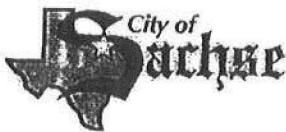
If you have any questions concerning this request, please contact the Community Development Department.

Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.
3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



SEP 11 2015

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: This is the same Zoning Request which the City of Sachse Council voted down just a short time ago, because they felt it was too high density development.

Why are the applicants requesting this again? I am opposed to this Request.

Too many houses to be built on only 13 acres. Does not conform to other neighboring houses

SIGNATURE: Cathy Taylor

PRINTED NAME: Cathy Taylor

ADDRESS: 5114 Merritt Road, 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL.

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

EMAILED
9/8/15

TIME RECEIVED September 9, 2015 10:21:30 AM CDT	REMOTE CSID 972 276 7969	DURATION 52	PAGES 2	STATUS Failed to
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ERROR CODE (700)
Error in fax transmission.

09/09/2015 10:01 972-276-7969

DLT POWER, INC.

PAGE 01



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/08/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 87 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 8,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: This is the same Zoning Request which the City of Sachse Council voted down just a short time ago, because they felt it was too high density development.

Why are the applicants requesting this again? I am opposed to this Request.

There are too many houses requested to be built on only 13 acres. Does not conform to other neighboring homes.

SIGNATURE: David L. Taylor

PRINTED NAME: David L. Taylor

ADDRESS: 5114 Merritt Road, 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

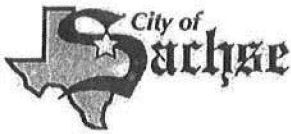
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



LOUIE CARTER
706-347-0924

Community Development Department

NOTICE OF PUBLIC HEARING

SEP 08 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: SAME CONCEPT, PREVIOUSLY DENIED @ CITY COUNCIL
ALL SAME REASONS APPLY HERE. TRAFFIC CONGESTION, TOO
GREAT OF DENSITY AS COMPARED TO CONTIGUOUS PROPERTIES, ETC.

SIGNATURE: Deborah A. Carter, trustee

PRINTED NAME: Deborah A. Carter

ADDRESS: 5119 Live Oak Dr. 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 Tuesday, September 15, 2015. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 8, 2015 7:50:48 PM CDT
09/08/2015 10:50 FAX

REMOTE CSID

DURATION 46
PAGES 1

STATUS
Received
001



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

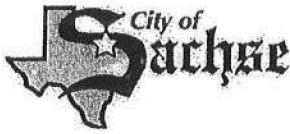
COMMENTS: *- Again - Same problem with traffic -*
pricing + lot size. - Nothing being done about the
traffic + what's going to happen to the price of our homes
when sub-division prices fall in.
SIGNATURE: *[Signature]*
PRINTED NAME: *Lisa M. Creech*
ADDRESS: *5312 Heritage Cir*

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. The 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, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 14 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS:

We are still opposed to the development. There are too many homes in the development. This development will not match anything around it. It will decrease the value of all of our homes off Merritt Road.

SIGNATURE:

PRINTED NAME:

ADDRESS:

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. The 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, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 8, 2015 6:31:38 PM CDT

REMOTE CSID
Gregory Wilson
Gregory Wilson 469-586-6695

DURATION PAGES
60 1

STATUS
Received

09/08/2015 18:30

P1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS:

20,000 sq ft + Min: num
For all lots. Inconsistent w/ Neighborhood

SIGNATURE:

PRINTED NAME:

ADDRESS:

Greg Wilson
5414 Heritage Circle

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. The 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

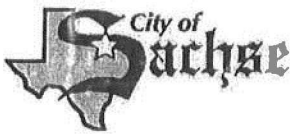
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



SEP 11 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS:

① lot size is not conducive with ours
② Increase in traffic

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Julie B. Rodriguez
Julie B. Rodriguez
5423 Harlow Circle, 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 9, 2015 8:33:19 AM CDT

REMOTE CSID
9724963224

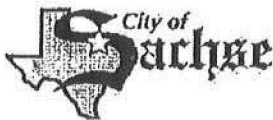
DURATION PAGES
73 1

STATUS
Received

Sep 09 15 08:33a Oren Peacock

9724963224

p.1



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 8,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Too many houses in small space - will
affect property value of Heritage Circle
Merritt Rd needs improving can't handle current traffic

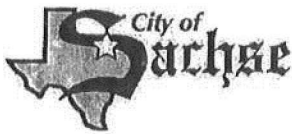
SIGNATURE: Oren Peacock
PRINTED NAME: OREN PEACOCK
ADDRESS: Block 2 Lot 18 Heritage Cir (vacant lot)

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Email: gpeters@cityofsachse.com

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



SEP 11 2015

**Community Development
Department****NOTICE OF PUBLIC HEARING**

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: The traffic on Merritt is
Already Horrible. This will only Add to it.

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED	REMOTE CSID	DURATION	PAGES	STATUS
September 9, 2015 8:35:24 AM CDT	9724963224	71	1	Received
Sep 09 15 08:35a Oren Peacock		9724963224		p.1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
 DATE: 09/03/2015
 RE: Zoning Application for a Change in Zoning Request
 LOCATION: 4901 Merritt Road

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

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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: Same as last time - Need Traffic Study
on Merritt & Sachse Rd. Density to heavy

SIGNATURE: *Oren Peacock*
 PRINTED NAME: OREN PEACOCK
 ADDRESS: 5409 HERITAGE CR.

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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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 Email: gpeters@cityofsachse.com

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

EXHIBIT "A"
13.909 Acres
SACHSE, TEXAS

PROPERTY DESCRIPTION

BEING a 13.909 acre tract of land situated in the F.H. Miller Survey, Abstract Number 855, Dallas County, Texas, same being all of that certain tract of land conveyed to Dwain L. Malone by deed recorded in Instrument Number 20080237113, Official Public Records, Dallas County, Texas, together with a portion of Merritt Road and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of Lot 7, Block 2, HERITAGE COUNTRY ESTATES, an addition to the City of Sachse as recorded in Volume 84084, Page 1646, Deed Records, Dallas County, Texas;

THENCE North 89°49'00" East, along the south line of said addition, passing at a distance of 1176.64 feet, a 5/8" iron rod set for corner on the west line of Merritt Road and continuing to the centerline of said Merritt Road for a total distance of 1206.64 feet;

THENCE South 00°11'12" West, along the centerline of Merritt Road, for a distance of 501.92 feet;

THENCE South 89°49'00" West, passing at a distance of 30.00 feet, a 1/2" iron rod found for the northeast corner of that certain tract of land conveyed to Michael & Thomas Bennett by deed recorded in Volume 2001058, Page 2722, Deed Records, Dallas County, Texas, and continuing along the north line of said Bennett Tract, for a total distance of 1207.60 feet to a 1/2" iron rod found for corner;

THENCE North 00°17'48" East, for a distance of 501.93 feet to the POINT OF BEGINNING and containing 605,867 square feet or 13.909 acres of land, more or less.



DATE: September 24, 2014
Project No. 30214079

ARS
Engineers, Inc.

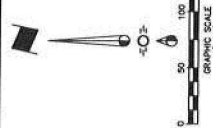
12801 N. Central Expressway Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169

Engineering Firm #F-819 Surveying Firm #101319-00

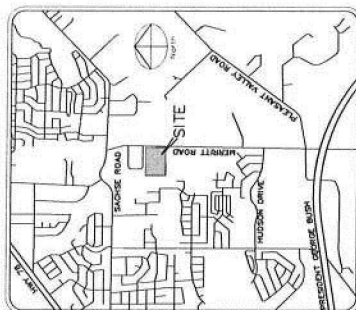
Exhibit C-Zoning Development Standards

Development Standards Malone Estates

- 1.> Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
- 2.> 25 foot front yard setback
- 3.> 25 foot rear yard setback
- 4.> Maximum area of lot coverage by the principal and accessory building shall be 40%.
- 5.> Maximum height shall be two stories or 35 feet
- 6.> Minimum square feet of air conditioned space for the main dwelling shall be as follows:
Lots 1-8, 3,000 square feet and Lots 9-37, 2,500 square feet.
- 7.> All other restrictions of R-10 zoning apply,



VICINITY MAP



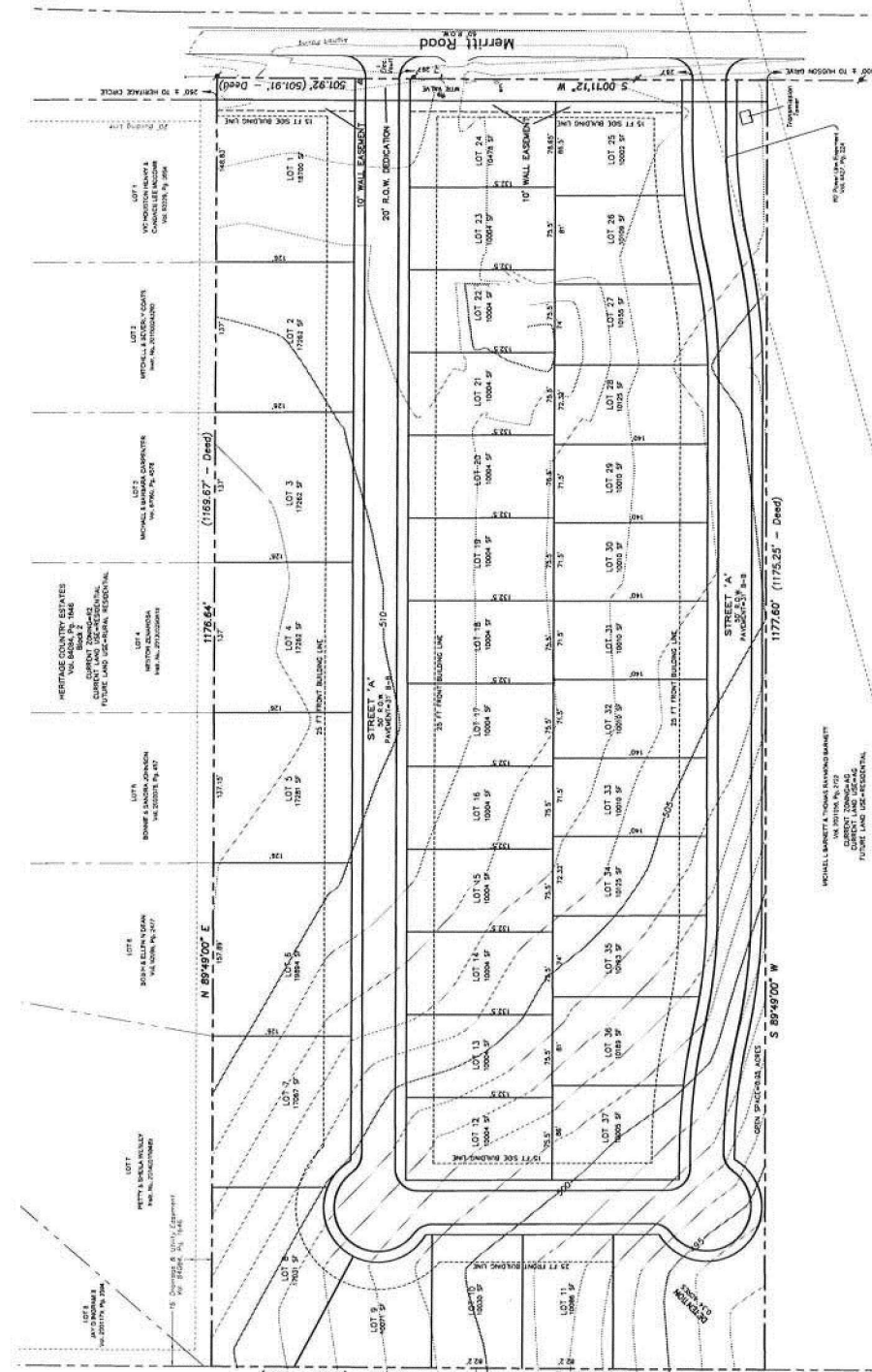
THE THROUGHPARTS ALIGNED(S) SHOWN ON THIS DISTRICT ARE FOR THE PURPOSE OF THE ZONING CONCEPT PLAN. THE ALIGNMENT IS DETERMINED AT THE TIME OF ENGINEERING PLAN APPROVAL.

NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE EXISTING STRUCTURE ON-SITE SHALL BE REMOVED. REVISIONS FROM EXISTING DEVELOPMENT TO THE PROPOSED DEVELOPMENT SPECIFICALLY ADDRESSED FOR APPROVAL AS PART OF THE PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE ZONING BOARD OF ADJUSTMENT (BOA).

ALL UNLESS OTHERWISE SPECIFIED, THE CITY OF SACHS SHALL BE THE ZONING DISTRICT DEVELOPMENT REGULATIONS.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO THE CITY OF SACHS ZONING DISTRICT DEVELOPMENT REGULATIONS. SIGNIFICANT DEVIATIONS FROM THE ZONING CONCEPT PLAN, AS DEVELOPMENT, IS INTENDED TO DISCLOSE THE INTENT OF THE PLANNED DEVELOPMENT. THE ZONING CONCEPT PLAN IS NOT A FINAL ZONING AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.



MALONE, ESTATES
INITIAL SUBMITTAL DATE 06-29-15
EXHIBIT 'D'-ZONING CONCEPT PLAN
F.H. MILLER SURVEY
ABSTRACT 7855
CITY OF SACHS
DALLAS COUNTY, TEXAS
ORACLE ENGINEERING
1300 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TEXAS 75201
TEL: 214-724-1250
FAX: 214-724-1250

DEVELOPER
MALONE, ESTATES
1300 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TEXAS 75201
972-732-7800
SUBMITTER
DUSTIN J. MALONE, RPLS
1300 NORTH CENTRAL EXPRESSWAY, SUITE 1250
DALLAS, TEXAS 75201
214-732-3322

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE ZONING CONCEPT PLAN. IT IS NOT A FINAL ZONING AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.

PROJECT SITE DATA (RESIDENTIAL)
TOTAL GROSS DENSITY=2.7 DWELLING UNITS/ACRE
TOTAL NUMBER OF DWELLING UNITS=37 SINGLE FAMILY HOMES
PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT COVERAGE=40%
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT WIDTH=40 FT
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)

PROJECT SITE DATA (RESIDENTIAL)
TOTAL GROSS DENSITY=2.7 DWELLING UNITS/ACRE
TOTAL NUMBER OF DWELLING UNITS=37 SINGLE FAMILY HOMES
PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT COVERAGE=40%
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT WIDTH=40 FT
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)

GENERAL
CASE NO. 15-
PROPOSED USE=SINGLE FAMILY RESIDENTIAL
EXISTING ZONING DISTRICT=AG
APPROVAL DISTRICT ACCOUNT NUMBERS=DALLAS COUNTY #35085110000000
OVERALL SITE
GROSS SITE AREA=13.56 ACRES
SITE AREA=13.56 ACRES
PREVIOUS SURFACE AREA=400K (6.78 ACRES)
DETENTION AREA=2.3K (0.34 ACRES)

PROJECT SITE DATA (RESIDENTIAL)
TOTAL GROSS DENSITY=2.7 DWELLING UNITS/ACRE
TOTAL NUMBER OF DWELLING UNITS=37 SINGLE FAMILY HOMES
PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT COVERAGE=40%
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT WIDTH=40 FT
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)
MINIMUM LOT DEPTH=100 FT
MINIMUM LOT AREA=10,000 SF (LOTS 1-37)

TOTAL SITE AREA
13.56 ACRES

Location: Merritt Rd (by Ilt station)
duration of test: 7 days
date of test: 9/17/15--9/23/15

Site Code: 00010
Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	14-Sep-15		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	Direction 1	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction
12:00 AM	*	*	*	*	*	*	11	22	20	31	28	68	31	73	22	48
01:00	*	*	*	*	*	*	9	17	7	11	20	32	21	48	14	27
02:00	*	*	*	*	*	*	8	9	8	12	9	32	17	30	10	21
03:00	*	*	*	*	*	*	6	6	5	7	6	20	10	24	7	14
04:00	*	*	*	*	*	*	33	14	24	12	9	11	10	8	19	11
05:00	*	*	*	*	*	*	117	44	110	39	39	22	19	16	71	30
06:00	*	*	*	*	*	*	498	108	474	118	88	37	55	24	279	72
07:00	*	*	*	*	*	*	762	194	723	292	156	82	86	31	432	150
08:00	*	*	*	*	*	*	376	202	385	241	246	126	164	52	293	155
09:00	*	*	*	*	*	*	231	118	239	106	217	160	200	106	222	122
10:00	*	*	*	*	*	*	147	97	183	112	249	178	247	122	206	127
11:00	*	*	*	*	*	*	132	107	164	131	256	175	207	176	190	147
12:00 PM	*	*	*	*	*	*	119	134	155	154	240	216	237	273	188	194
01:00	*	*	*	*	*	*	158	141	174	159	223	197	194	222	187	180
02:00	*	*	*	*	*	*	190	180	196	252	206	217	234	232	206	220
03:00	*	*	*	*	*	*	224	268	293	290	220	221	181	216	230	249
04:00	*	*	*	*	*	*	226	403	283	416	229	222	180	208	230	312
05:00	*	*	*	*	*	*	272	457	303	437	246	199	193	185	254	320
06:00	*	*	*	*	*	*	289	420	320	361	209	208	195	218	253	302
07:00	*	*	*	*	*	*	152	244	248	221	177	196	127	223	176	221
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09:00	*	*	*	*	*	*	77	140	81	147	101	141	56	114	79	136
10:00	*	*	*	*	*	*	48	102	76	156	82	116	38	61	61	109
11:00	*	*	*	*	*	*	24	77	42	98	57	111	21	47	36	83
Lane	0	0	0	0	0	0	4245	3719	4640	4021	3424	3152	2837	2853	3787	3436
Day	0	0	0	0	0	0	7964	8661	8661	8661	6576	6576	5690	5690	7223	7223
AM Peak	-	-	-	-	-	-	07:00	08:00	07:00	07:00	11:00	10:00	10:00	11:00	07:00	08:00
Vol.	-	-	-	-	-	-	762	202	723	292	256	178	247	176	432	155
PM Peak	-	-	-	-	-	-	18:00	17:00	18:00	17:00	17:00	16:00	12:00	12:00	17:00	17:00
Vol.	-	-	-	-	-	-	289	457	320	437	246	222	237	273	254	320

location: Merritt Rd (by lift station)
duration of test: 7 days
date of test: 9/17/15-9/23/15

Site Code: 00010
Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	21-Sep-15		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	Direction 1	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction	Direction
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01:00	4	11	5	11	5	12	*	*	*	*	*	*	*	*	5	11
02:00	6	12	2	7	5	13	*	*	*	*	*	*	*	*	4	11
03:00	15	7	7	6	12	8	*	*	*	*	*	*	*	*	11	7
04:00	36	16	35	7	27	14	*	*	*	*	*	*	*	*	33	12
05:00	121	49	106	37	112	37	*	*	*	*	*	*	*	*	113	41
06:00	484	116	494	100	491	100	*	*	*	*	*	*	*	*	490	105
07:00	762	190	813	181	771	201	*	*	*	*	*	*	*	*	782	191
08:00	405	177	388	176	414	191	*	*	*	*	*	*	*	*	402	181
09:00	195	121	222	125	266	131	*	*	*	*	*	*	*	*	228	126
10:00	183	107	143	111	150	103	*	*	*	*	*	*	*	*	159	107
11:00	135	135	134	110	125	99	*	*	*	*	*	*	*	*	131	115
12:00 PM	155	107	147	152	137	137	*	*	*	*	*	*	*	*	146	132
01:00	148	150	136	143	152	147	*	*	*	*	*	*	*	*	145	147
02:00	181	178	188	239	166	181	*	*	*	*	*	*	*	*	178	199
03:00	225	257	240	274	239	287	*	*	*	*	*	*	*	*	235	273
04:00	215	237	237	386	232	416	*	*	*	*	*	*	*	*	228	402
05:00	254	459	281	468	273	450	*	*	*	*	*	*	*	*	269	459
06:00	240	383	271	413	281	397	*	*	*	*	*	*	*	*	264	398
07:00	162	227	171	256	153	254	*	*	*	*	*	*	*	*	162	246
08:00	94	148	101	218	97	227	*	*	*	*	*	*	*	*	97	198
09:00	49	134	84	119	69	166	*	*	*	*	*	*	*	*	67	140
10:00	33	84	32	95	17	80	*	*	*	*	*	*	*	*	27	86
11:00	14	29	14	41	24	60	*	*	*	*	*	*	*	*	17	43
Lane	4124	3521	4270	3702	4226	3744	0	0	0	0	0	0	0	0	4205	3656
Day	7645		7972		7970		0	0	0	0	0	0	0	0	7861	
AM Peak	07:00	07:00	07:00	07:00	07:00	07:00	-	-	-	-	-	-	-	-	07:00	07:00
Vol.	762	190	813	181	771	201	-	-	-	-	-	-	-	-	782	191
PM Peak	17:00	17:00	17:00	17:00	18:00	17:00	-	-	-	-	-	-	-	-	17:00	17:00
Vol.	254	459	281	468	281	450	-	-	-	-	-	-	-	-	269	459

Comb. Total

7645

7972

7970

7964

8661

6576

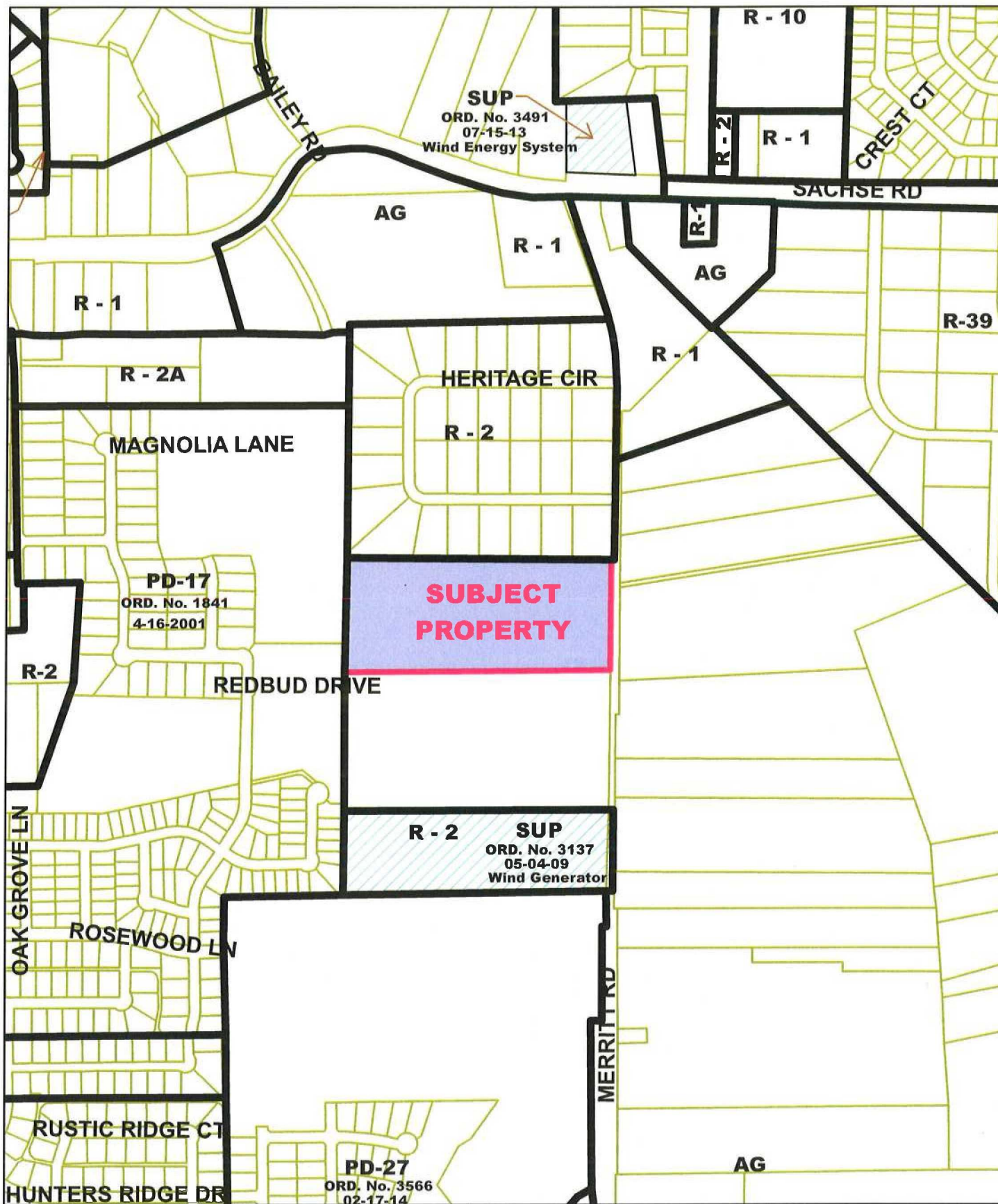
5690

15084

ADT

ADT 7,497

AADT 7,497



0 150 300 600 900 1,200
Feet

ZONING IDENTIFICATION MAP

MALONE ESTATES

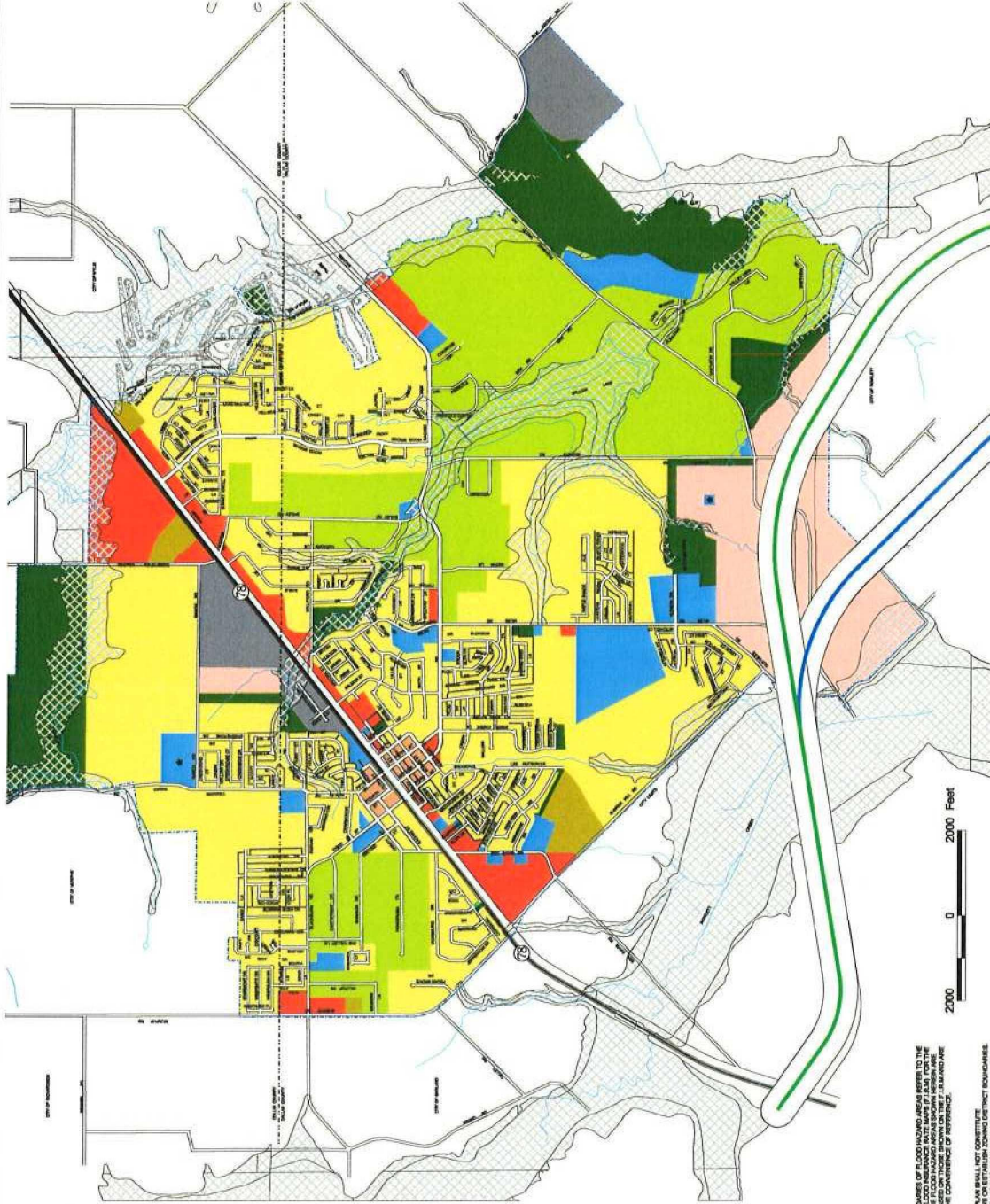
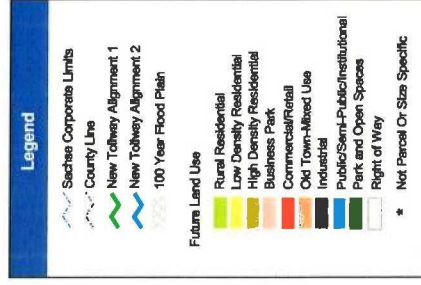
FILE: ZO 15-03 REZONE AG TO PD

Map Created: February 3, 2015

Sachse TEXAS

Comprehensive Plan
2001

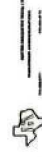
Figure 3-3
Future Land Use Plan



FOR OFFICIAL RECORDS OF THE CITY OF SACHSE, TEXAS, THE LATEST EFFECTIVE FLOOD MAPS AND FLOOD HAZARD ZONING REGULATIONS BASED ON THE LATEST AVAILABLE DATA AND INFORMATION ARE SHOWN ON THE FLOOD MAP AND ARE SHOWN ONLY FOR THE CONVENIENCE OF REFERENCE.

NOTE: THE CITY OF SACHSE IS AN ANNUAL CITY COMMISSION. ZONING REGULATIONS OR ESTABLISHED ZONING DISTRICT BOUNDARIES, LOCAL GOVERNMENT CODE SECTION 21.002

28 JUN 2014



TIME RECEIVED
September 14, 2015 10:34:14 AM CDT

REMOTE CSID

DURATION 43
PAGES 1

STATUS
Received



SEP 14 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

COMMENTS: The developer has responded to some of the concerns of the neighborhood. The PD will be similar to Heritage Park. The city should address the traffic issues on Merritt.

SIGNATURE: Bob H. Dean, Ellen Dean
PRINTED NAME: Bob H. Dean, Ellen Dean
ADDRESS: 5017 Heritage Circle, 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 Tuesday, September 15, 2015. The 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, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
September 8, 2015 3:52:15 PM CDT
Sep/08/2015 3:51:41 PM

REMOTE CSID
214-840-2297
KPMG LLP - Dallas 214-840-2297

DURATION
45
PAGES
1

STATUS
Received

1/1



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/08/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 87 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-87; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-87, 2,500 square feet.

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

COMMENTS: *Given the size of existing homes this addition will reduce property values, not enhance values. Traffic is already a problem on Merritt. This will add to congestion.*

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

William M. Jackson
4712 Merritt Rd, 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. The 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, Texas 75048
FAX: (972) 675-9812

TIME RECEIVED
September 12, 2015 6:36:26 PM CDT

REMOTE CSID

DURATION
159

PAGES
3

STATUS
Received

Sep 12 15 04:25a

p.1



SEP 4 1 2015

Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40% and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS:

See Attachments 1 and 2

SIGNATURE:

Michael and Susan Roberts

PRINTED NAME:

Michael and Susan Roberts

ADDRESS:

4830 Merritt Rd., 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. The 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.

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

SEP 4 1 2015

Sachse P & Z Board

We have owned property at 4830 Merritt Rd. for over 32 years. We paid a premium for the property to facilitate our dream to live in the country. We ultimately built our dream house in this setting in 1987, moved from Dallas, raised our children, and consider Sachse our hometown. We remember our good neighbors George and Tommie Malone directly across the street when they still were in their modest wood frame house. We miss them to this day. Our point is that for a third of a century we have enjoyed this rural setting and we would like to keep it that way.

Over the years we have watched our city grow and traffic increase. Back in the day we could mow our frontage on Merritt Rd and never see a car. Merritt has become the main feeder road for Woodbridge, and Wylie to PGB turnpike. Now just getting the mail is a life threatening event. Susan waits until it is dark and lighter traffic to attempt this chore. Due to illegal truck traffic the roadbed is irregular. She tripped and fell in the middle of the road, and had to roll off the road to keep from being hit. Wylie is currently building several large housing developments on Sachse Road adding even more traffic to Merritt Rd. The last thing we need at this time is medium density housing, ruining the county setting, adding more vehicle traffic, and more large construction trucks destroying the road.

Last time the P&Z board approved the change, thank goodness the City Council had the good judgment not to approve. We humbly request that you do the right thing this time and not approve this proposed zone change. (Attachment #2 an interesting article from the NY Times about Sachse the year we purchased our land)

Drew & Susan Roberts

Attachment #1

SEP 4 1 2015

The New York Times

November 27, 1983

Texas Police Officers Build a New Station

UPI

SACHSE, Tex., Nov. 26— The Police Department had no headquarters, but with \$13,000 from the town and a lot of donated time on weekends, the force built its own.

The population of Sachse, north of Dallas, has nearly tripled since 1981 and the five-year-old police force - four regular officers and 11 reservists - was cramped in a 1,500-square-foot back room at City Hall.

"They gave us \$13,000 and we did all the labor ourselves except for the plumbing, electrical and bricking," said one officer, Garry Jordan.

The land, next to City Hall, was contributed by a local cemetery. The officers, dispatchers and reserve officers began the project at the beginning of October and plan to move in soon.

"We really put it up in record time, considering it's been a weekend job," said Mr. Jordan, who became the unofficial project director because he had been a contractor before joining the force.

Attachment #2

TIME RECEIVED

September 11, 2015 8:18:54 AM CDT

REMOTE CSID

+2146581919

DURATION

43

PAGES

1

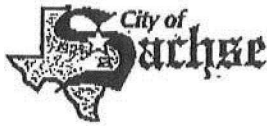
STATUS

Received

09-11-2015 08:19 FROM-HENRY ODDO

+2146581919

T-807 P.001/001 F-651



Community Development Department

SEP 11 2015

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/08/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

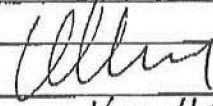
(A location map depicting the 1,000 feet notification area is attached for reference)

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 87 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-87; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Inconsistent home size, lack of infrastructure
to support more houses, Merritt too crowded already,

SIGNATURE: 

PRINTED NAME:

ADDRESS:

Vic Henry + Candy McComb
4903 HERITAGE CIRCLE

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. The 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

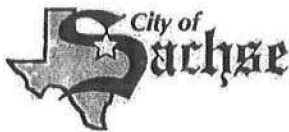
Email: gpctcrs@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



SEP 10 2015

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Lot sizes are not consistent with others in the area which would not maintain the existing rural character of the neighborhood and would reduce property values. Roads in the area cannot support more traffic.

SIGNATURE: [Signature]

PRINTED NAME: Larry & Mersha Chenevert

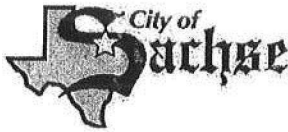
ADDRESS: 4910 Heritage Circle

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. The 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, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

Lot #1

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Willow LAKE North 5-Lot 1. We are opposed to 37 houses being built on the small proposed acreage. It is not conducive to the neighborhood which has approx 1 acre lots (Heritage Cr) + 5 to 13 more acres on Merritt. Traffic, drainage, & overall loss of the "country" atmosphere will be a concern.

SIGNATURE:

PRINTED NAME:

ADDRESS:

Janis Wood
JANIS WOOD, JACK WOOD
4910 Merritt Rd. Sachse, Tx. 75048 Tract 1

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. The 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

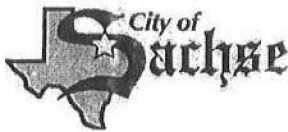
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



**Community Development
Department**

NOTICE OF PUBLIC HEARING

Lot #2

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Willow Lake North 5 P+R 2 - OPPOSED TO SO MANY houses on such a concentrated area. Does NOT fit IN THE NEIGHBORHOOD OF 1-15 acre lots with Country Atmosphere

SIGNATURE: Jack Wood Janis Wood Jack Wood

PRINTED NAME: JACK WOOD, JANIS WOOD

ADDRESS: 4910 Merritt Rd. Tract 2

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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

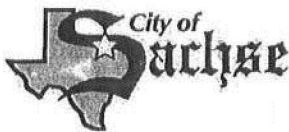
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 09 2015

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS:

(1) EXCESSIVE TRAFFIC
(2) LOWERED PROPERTY VALUES
(3) DOES NOT FIT WITH AREA HOMES
(4) DECREASED PRIVACY & NOISE INCR-
ERASE

SIGNATURE:

PRINTED NAME:

ADDRESS:

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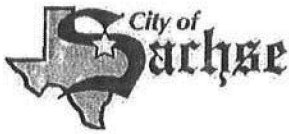
Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

SEP 15 2015

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

EXPLANATION OF REQUEST: The applicant is requesting a Zoning District change from Agricultural (AG) to a Plan Development (PD) zoning. The proposed development would be comprised of 37 single-family residential lots with a minimum lot size of 17,000 square feet for lots 1-8 and a minimum lots size of 10,000 square foot for lots 9-37; maximum lot coverage of 40%; and maximum height not to exceed 35 feet; minimum square feet for lots 1-8, 3,000 square feet and lots 9-37, 2,500 square feet.

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

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

COMMENTS: Putting 37 houses on 12+ acres will negatively impact our neighborhood and decrease our property values. Property needs to be developed similar to Heritage Cir with larger lots and home sizes. Also concerned about added congestion on Merritt which is already overloaded.

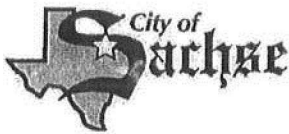
SIGNATURE: Elisa Campbell
PRINTED NAME: Elisa Campbell
ADDRESS: 4916 Heritage Cir, Sachse, TX 75048

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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Email: gpeters@cityofsachse.com

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3815-B Sachse Road, Sachse, Texas 75048
FAX: (972) 675-9812



Community Development Department

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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: I believe the lot size is inconsistent with the
surrounding neighborhoods. The minimum lot size s/b 1/2 acre
at the smallest. This adds an infrastructure issue.

SIGNATURE: _____

PRINTED NAME: _____

ADDRESS: _____

Linda Grant
5006 Heritage Circle 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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Phone: (469) 429-4781

Email: gpeters@cityofsachse.com

RETURN BY FAX OR MAIL

City of Sachse Community Development Dept.

3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

TIME RECEIVED
September 9, 2015 11:54:04 AM CDT

REMOTE CSID

DURATION
43

PAGES
1

STATUS
Received



Community Development Department

NOTICE OF PUBLIC HEARING

SEP 09 2015

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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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 don't mind development, but I would like to see fewer homes with larger lots similar to the one on Maple. Kidding w. Henderson on Merritt already making it dangerous. Wish to get our mail daily or pulling out of our driveway.*
SIGNATURE: *Sarah Hafe*
PRINTED NAME: Sarah Hafe
ADDRESS: 5012 Merritt Rd

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. The 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

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812



SEP 15 2015

**Community Development
Department**

NOTICE OF PUBLIC HEARING

TO: Property Owner
DATE: 09/03/2015
RE: Zoning Application for a Change in Zoning Request
LOCATION: 4901 Merritt Road

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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: proposal does not match surrounding
area. this type of zoning change will depreciate
adjoining properties.

SIGNATURE: Sheila & Wes Petty

PRINTED NAME: Sheila & Wes Petty

ADDRESS: 5023 Heritage Circle 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. The meeting will be conducted in the City Council Chambers, located at 3815-B Sachse Road, Sachse, Texas

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3815-B Sachse Road, Sachse, Texas 75048

FAX: (972) 675-9812

SURVEY AND ROW DOCUMENTS FOR MAXWELL CREEK ROAD IMPROVEMENTS

SCOPE OF SERVICES

I. BASIC SERVICES

- A. Part A: Surveying: Upon receipt of written authorization, the ENGINEER will perform surveying services for Part A, Surveying for facilities consisting of a two-lane roadway (being the west half of a four-lane divided thoroughfare) that is approximately 2,400 linear feet in length, as follows:
- (1) Provide detailed topographic survey for project with control. This will include horizontal and vertical location of right-of-way, easements, existing above ground features and visible utility appurtenances throughout the project area.
 - (2) Establishment of a control network utilizing GPS and City of Sachse published datum. Unless otherwise required, horizontal datum will be NAD 83 and NAVD 88 for vertical datum.
 - (3) Establishment of vertical control benchmarks within the project limits on existing permanent structures (minimum of 2).
 - (4) Identify properties by subdivision, lot, address and/or business name.
 - (5) Tie benchmarks to as-built plans for correlation of datum.
 - (6) Tie right-of-way lines, property lines and corners pertinent to roadway alignments, as needed.
 - (7) Locate and tie existing pavement along proposed alignments.
 - (8) Tie fences and other above ground ancillary features in easements and rights-of-way as needed.
 - (9) Tie all water appurtenances such as water valves, water meters and fire hydrants.
 - (10) Tie all sanitary sewer appurtenances such as cleanouts for each property and manholes.
 - (11) Tie drainage structures, drainage inlets and/or manholes, channels, swales, ponds and creeks along sewer and water line alignments.
 - (12) Contact utility companies and request locates of all utilities within the project limits. Franchise utility location graphical representations will be required on all plan submittals to the City that show survey information.
 - (13) Shoot the bottom of the existing wastewater lift station and incoming pipelines at the lift station.
 - (14) Shoot the flow line elevations of sewer manholes for the sewer system analysis.



City of Sachse, Texas

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

Legislation Details (With Text)

File #:	15-3036	Version:	1	Name:	CD - Malone Estates PD CC
Type:	Agenda Item	Status:		Status:	Agenda Ready
File created:	9/25/2015	In control:		In control:	City Council
On agenda:	10/5/2015	Final action:		Final action:	
Title:	Conduct a public hearing and consider an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".				

Sponsors:

Indexes:

Code sections:

Attachments: [Malone Estates Presentation](#)
[SACHSE Zoning Ordinance Creating Planned Development \(PD\) Re Malone Estates 09252015](#)
[CD -Malone PD Attach 1](#)
[CD -Malone PD Attach 2](#)
[CD -Malone PD Attach 3](#)
[CD -Malone PD Attach 4](#)
[CD -Malone PD EX. A Legal](#)
[CD -Malone PD Ex. C Dev. Stds](#)
[CD -Malone PD EX. D Concept Plan](#)
[CD -Merritt Traffic Counts](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

Title

Conduct a public hearing and consider an Ordinance of the City of Sachse, Texas, amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".

Executive Summary

The applicant is requesting to rezone the subject property from its existing Agricultural zoning district to a Planned Development zoning district. The proposed Planned Development would be comprised of single-family residential lots with lot sizes of 10,000 and 17,000 square feet.

Background

The 13.56-acre subject property is located along the west side of Merritt Road just south of Heritage Circle and retains a current zoning designation of Agricultural (AG) district. (See Attachment 1 - Aerial Location Map and Attachment 2 - Zoning Identification Map). The applicant is requesting to rezone the subject property to a Planned Development (PD) zoning district.

Existing Land Uses:

- Site: The subject property is developed with one single family home.
- North: Heritage Country Estates subdivision located on lots approximately one half acre or larger in area.
- South: Undeveloped property
- East: Existing homesteads and agricultural uses.
- West: Future Jackson Meadows subdivision (currently under construction)

The Future Land Use designation for the subject property is Low Density Residential (See Attachment 3 for a copy of the Future Land Use Plan). The Comprehensive Plan describes Low Density Residential as "Neighborhoods with conventional detached dwellings". The City of Sachse has taken this section of the Comprehensive Plan and adopted code regulations that carry out the vision and goals of the plan. The City of Sachse currently has three zoning districts that would be considered low density residential per the description in the future land use plan. The three residential districts are the R-10, R-12, and R-15 which allow minimum lot sizes of 10,000, 12,000, and 15,000 square feet for single family detached housing.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. The minimum lot size needed for a subdivision would be 10,000 square feet in order to be consistent with what the future land use maps identifies for the subject property. The applicant's request of a mix of 10,000 and 17,000 square foot lots would be consistent with the future land use plan.

The Applicant previously submitted a zoning case for the property, which was recommended by the Planning & Zoning Commission for approval on March 9, 2015, and was denied by the City Council on April 6, 2015.

The Applicant has submitted a new zoning case for consideration. Staff has reviewed the new case with the City Attorney and finds that the new case is sufficiently different from the previous zoning case. Therefore, the 6-month waiting period identified in the Code of Ordinances, Sec. 11-3 Planning and Zoning Commission, C.(6) does not apply.

The Applicant's new case includes a different layout which specifically address previous concerns regarding adjacency and lot size, including:

- Increased size of lots 1-8 from minimum 15,000 SF to minimum 17,000 SF
- Aligned the side yard property lines of lots 1-6 to match lot lines of Heritage Country Estates
- Reduction of two lots (from 39 to 37)

Policy Considerations

The zoning request is to rezone the subject property from its existing Agricultural (AG) zoning designation to a Planned Development (PD) zoning designation. The proposed Planned Development would be comprised of single-family residential lots and a drainage detention area.

The Development Standards (Exhibit C) and the Zoning Concept Plan (Exhibit D) indicate that a maximum of 39 single-family residential units would be permitted pursuant to the Planned Development Regulations. The applicant is requesting that the project be subject to all of the requirements under the R-10 zoning district except the following exceptions which require that it be processed as a Planned Development.

Development Standards deviating from the R-10 Zoning District:

1. Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
2. 25 foot front yard setback
3. 25 foot rear yard setback
4. Maximum area of lot coverage by the principal and accessory building shall be 40%.
6. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-37, 2,500 square feet.
7. All other restrictions of R-10 zoning apply,

The only access proposed to the site will be via Merritt Road. Merritt Road is shown as Minor Arterial on the Major Thoroughfare Plan.

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 95 notices were mailed on September 3, 2015. As of Friday, September 25, 2015, twenty-four responses were returned, with one in favor and twenty-three opposed to the zoning request (See Attachment 4 for returned responses).

At the September 15th Planning & Zoning Commission Meeting, the commission voted 4-2 to recommend approval of the request.

In summary, due to the fact that the proposed Planned Development zoning request is consistent with the Future Land Use category of Low Density Residential, staff is recommending approval of this request.

Budgetary Considerations

None.

Staff Recommendations

Approve an Ordinance amending the Comprehensive Zoning Ordinance and Map, as heretofore amended; to grant a change of zoning from an Agricultural District (AG) to a Planned Development District (PD) on an approximately 13.56 acre tract, more particularly described in Exhibit "A" and located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas; providing for the approval of Development Standards attached as Exhibit "C"; providing for the approval of the Zoning Concept Plan attached as Exhibit "D".



CITY COUNCIL

OCTOBER 5, 2015

REQUEST

Proposed Zoning Change:

- Agricultural District (AG) to a Planned Development District (PD)
- Property: 13.56 acre tract
- Applicant: Paul Taylor Homes, LTD



BACKGROUND

- The Applicant previously submitted a zoning case for the property, which was recommended by the Planning & Zoning Commission for approval on March 9, 2015, and was denied by the City Council on April 6, 2015.
- The Applicant has submitted a new zoning case for consideration. Staff has reviewed the new case with the City Attorney and finds that the new case is sufficiently different from the previous zoning case. Therefore, the 6-month waiting period identified in the Code of Ordinances, Sec. 11-3 Planning and Zoning Commission, C.(6) does not apply.
- The Applicant's new case includes a different layout which specifically address previous concerns regarding adjacency and lot size, including:
 - Increased size of lots 1-8 from minimum 15,000 SF to minimum 17,000 SF
 - Aligned the side yard property lines of lots 1-6 to match lot lines of Heritage Country Estates
 - Reduction of two lots (from 39 to 37)



BACKGROUND AERIAL LOCATION MAP



Large Estate
Type Development



BACKGROUND ZONING MAP



BACKGROUND

FUTURE LAND USE MAP



BACKGROUND

FUTURE LAND USE MAP



POLICY CONSIDERATIONS

GOALS, OBJECTIVES, AND ACTIONS

The Comprehensive Plan describes Low Density Residential as “Neighborhoods with conventional detached dwellings”.

The City of Sachse currently has three zoning districts that would be considered low density residential.

The three residential districts are the R-10, R-12, and R-15.

- R-10: 10,000 square foot lots
- R-12: 12,000 square foot lots
- R-15: 15,000 square foot lots



BACKGROUND

SITE INFORMATION

- Site Area: 13.56 acres and is currently developed with a single family home.
- Future Land Use designation: Low density residential
- Existing Zoning designation: AG (Agricultural District)
- Proposed Zoning designation: Planned Development District (PD)
- 37 lots for single family homes
- One lot proposed for drainage detention area
- Access will be provided to Merritt Road via a loop road with two entrances.



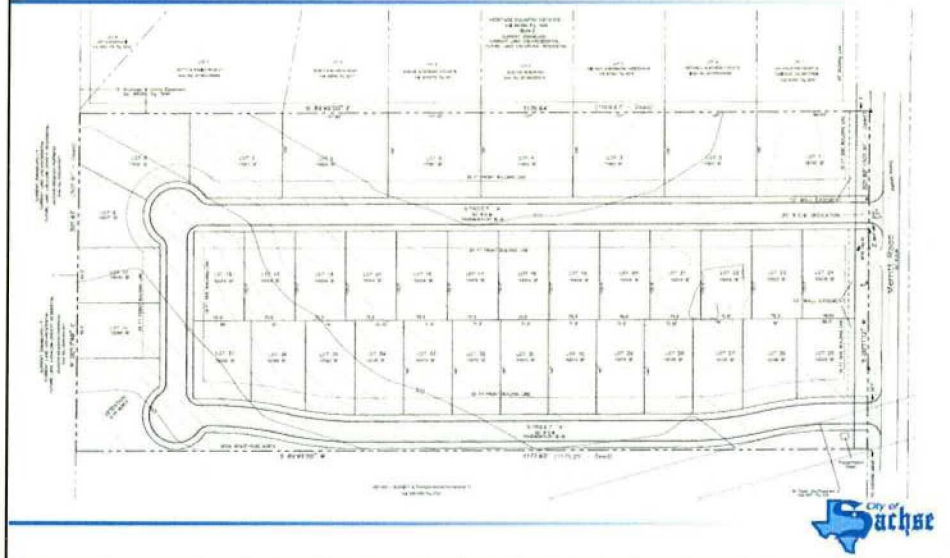
BACKGROUND

Development Standards deviating from the R-10 Zoning District:

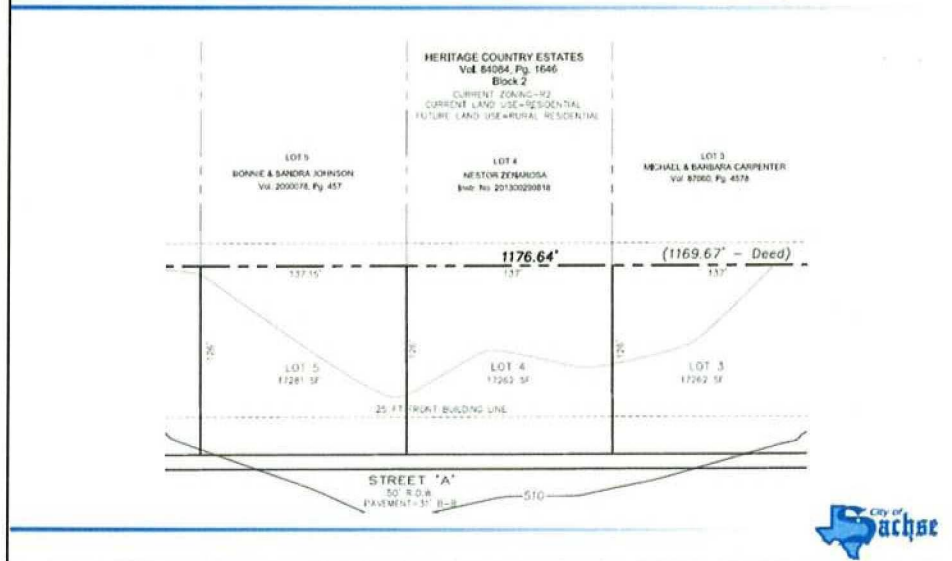
1. Minimum lot sizes of 10,000 (Lots 9-37) and 17,000 square feet (Lots 1-8).
2. Rear yard setback of 25 feet.
3. Maximum height shall be two stories or 35 feet.
4. Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-37, 2,500 square feet.
5. Maximum lot coverage of 40% instead of 35%.



BACKGROUND CONCEPT PLAN

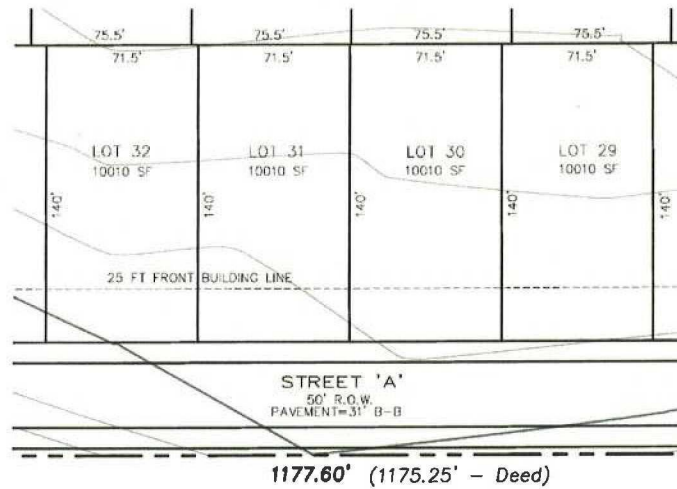


BACKGROUND TYPICAL LOT LAYOUTS – 17,000 SF



BACKGROUND

TYPICAL LOT LAYOUTS – 10,000 SF



PUBLIC NOTIFICATION

FEEDBACK

- ❑ Notifications to property owners were mailed on September 3rd.
- ❑ 95 Property Owners within 1,000-feet notified
- ❑ As of September 10th, Staff received 24 responses
 - 1 – in favor
 - 23 – opposed



PLANNING & ZONING COMMISSION

- ❑ At the September 15th Planning & Zoning Commission Meeting, the Commission voted 4-2 to recommend approval of the request.
- ❑ During the Public Hearing, citizens voiced concerns regarding traffic on Merritt Road, and requested that an updated traffic count be performed.
- ❑ Staff completed a new traffic count for Merritt Road:
 - Thursday, 9/17 – 7,964 vehicles
 - Friday, 9/18 – 8,661 vehicles
 - Saturday, 9/19 – 6,576 vehicles
 - Sunday, 9/20 – 5,690 vehicles
 - Monday, 9/21 – 7,645 vehicles
 - Tuesday, 9/22 – 7,972 vehicles
 - Wednesday, 9/24 – 7,970 vehicles

The average weekday traffic volume for this time period was 8,042 vehicles per day

At 10 trips/house per day, the proposed development would add 370 vehicles per day, an increase of 4.6%



STAFF FINDINGS

The Developer has increased the minimum lot size of lots 1-8 from 15,000 SF to 17,000 SF, and has matched the side lot lines for lots 1-6 with the side lot lines of Heritage Country Estates, to match the lot widths of the adjacent existing development, which is zoned R-2 (1/2 acre lots).

The proposed development is consistent with the Future Land Use Plan. The Future Land Use Plan is utilized to determine appropriate future zoning and development in the City.

The single-family residential lots sizes associated with the proposed Planned Development rezoning are consistent with the regulations in place that the City of Sachse uses to define low density residential development. Lots 1 through 8 exceed the size requirements for Low Density Residential.



STAFF FINDINGS

ARTICLE 12. - CHANGES AND AMENDMENTS

Sec. 5. - Circumstances dictating voting requirements.

5.1 If a written protest is submitted against such change, signed by the owners of 20 percent or more either of the area of the lots or land included in such proposed change, or of the lots or land immediately adjoining the same and extending 200 feet therefrom, such amendment shall not become effective except by the favorable vote of three-fourths of the city council.

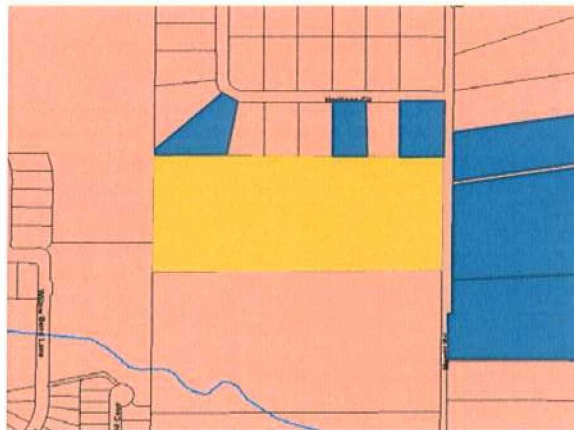


STAFF FINDINGS

-  Subject Property
-  Properties Opposed within 200-feet

32% of properties within 200-feet of the requested zoning change wrote responses in opposition to the request

A 3/4 Majority Vote is required for approval



STAFF RECOMMENDATION

Staff recommends approval of the zoning request.



PUBLIC HEARING



CITY COUNCIL CONSIDERATION



ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; TO GRANT A CHANGE OF ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD-31) ON AN 13.56-ACRE +- TRACT OF LAND LOCATED ALONG THE WEST SIDE OF MERRITT ROAD JUST SOUTH OF HERITAGE CIRCLE, CITY OF SACHSE, DALLAS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B"; PROVIDING FOR THE APPROVAL OF DEVELOPMENT STANDARDS; PROVIDING FOR THE APPROVAL OF A CONCEPT PLAN ATACHED 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 applying to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Sachse is of the opinion that said comprehensive Zoning Ordinance should be amended as provided herein;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended to grant a change in zoning from an Agricultural (AG) District to Planned Development District No. 31 (PD) on 13.56 acre +- tract of land located along the west side of Merritt Road just south of Heritage Circle, City of Sachse, Dallas County, Texas, being more particularly described in Exhibit "A" and as depicted in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION 2. That the property shall be developed and used only in accordance with the following development standards:

GENERAL STANDARDS

- 1.> Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
- 2.> 25 foot front yard setback
- 3.> 25 foot rear yard setback
- 4.> Maximum area of lot coverage by the principal and accessory building shall be 40%.
- 5.> Maximum height shall be two stories or 35 feet.
- 6.> Minimum square feet of air conditioned space for the main dwelling shall be as follows: Lots 1-8, 3,000 square feet, Lots 9-37, 2,500 square feet.
- 7.> All other restrictions of R-10 zoning apply,

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.

That all provisions of the ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of this ordinance shall remain in full force and effect

SECTION 4. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Sachse, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 5. 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 6. 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 7. 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 8. 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:

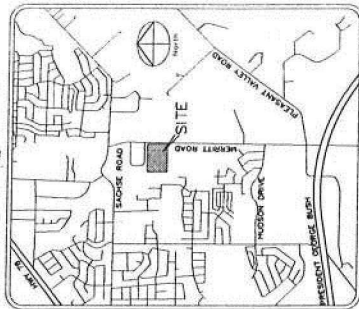
Peter G. Smith
City Attorney
(3-1-15)

Zoning Concept Plan

Exhibit C-Zoning Development Standards

Development Standards Malone Estates

- 1.> Minimum lot square footage shall be 17,000 square feet for lots 1-8 and 10,000 square feet for lots 9-37.
- 2.> 25 foot front yard setback
- 3.> 25 foot rear yard setback
- 4.> Maximum area of lot coverage by the principal and accessory building shall be 40%.
- 5.> Maximum height shall be two stories or 35 feet
- 6.> Minimum square feet of air conditioned space for the main dwelling shall be as follows:
Lots 1-8, 3,000 square feet and Lots 9-37, 2,500 square feet.
- 7.> All other restrictions of R-10 zoning apply,



THE THROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT TIME OF ENGINEERING PLAN APPROVAL.

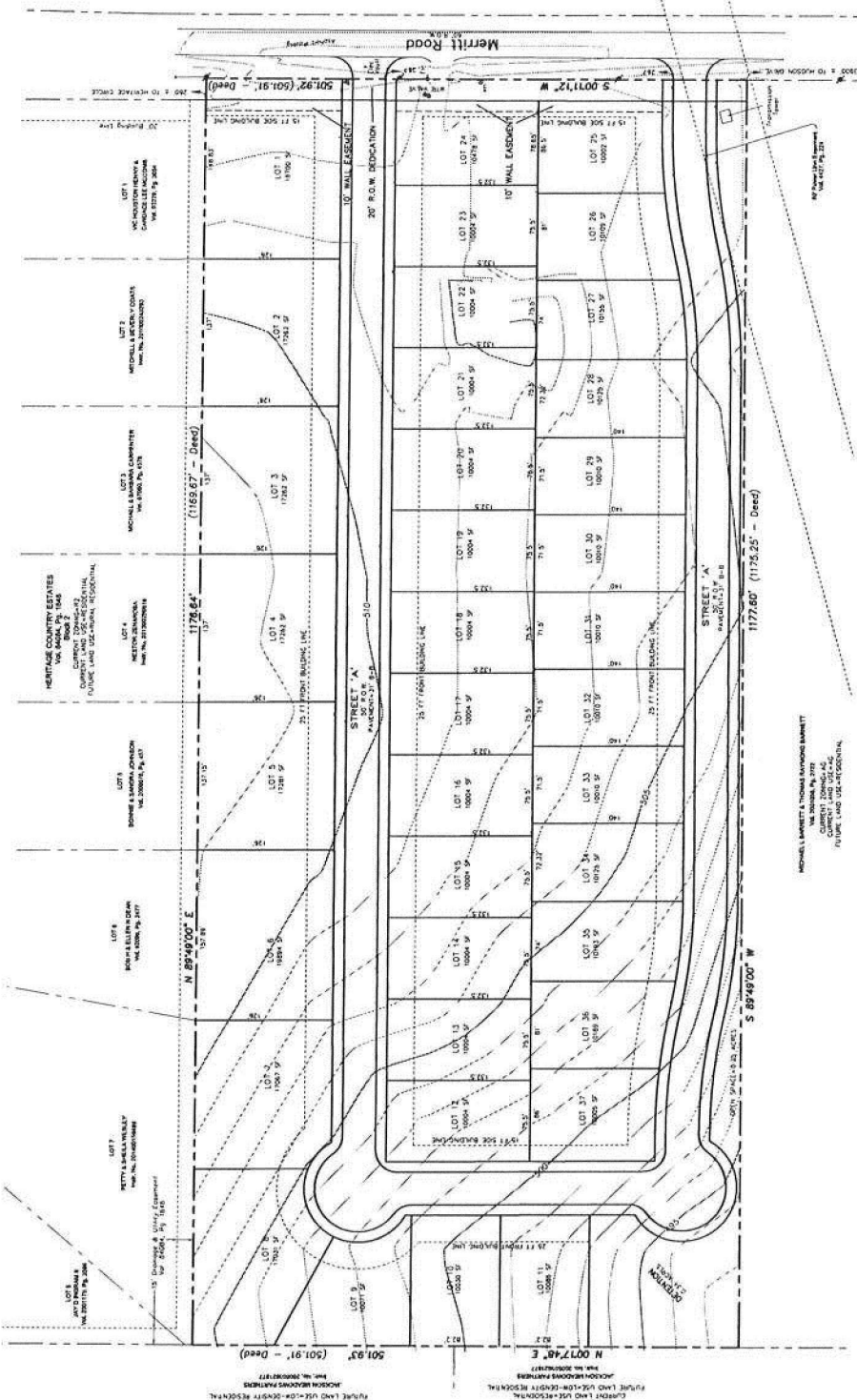
NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

THE EXISTING STRUCTURE ON-SITE SHALL BE REMOVED.

DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS REGULATIONS NOT SPECIFICALLY ADDRESSED FOR APPROVAL AS PART OF THE ZONING CONCEPT PLAN MAY REQUIRE A HEARING/APPROVAL BY THE ZONING BOARD OF ADJUSTMENT (BOA)

ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS INDICED SHALL BE MET UNLESS APPROVED OTHERWISE WHEN THESE PLANNED DEVELOPMENTS ARE BEING REVIEWED FOR APPROVAL.

THE ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO THE ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT STANDARDS REGULATIONS, WILL BE THE BASIS FOR ANY SIGNIFICANT DEVIATIONS FROM THE ZONING CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT. IT WILL REQUIRE AN AMENDMENT TO THE ZONING CONCEPT PLAN AND, AS NECESSARY, THE ZONING REGULATIONS.

[illegible]

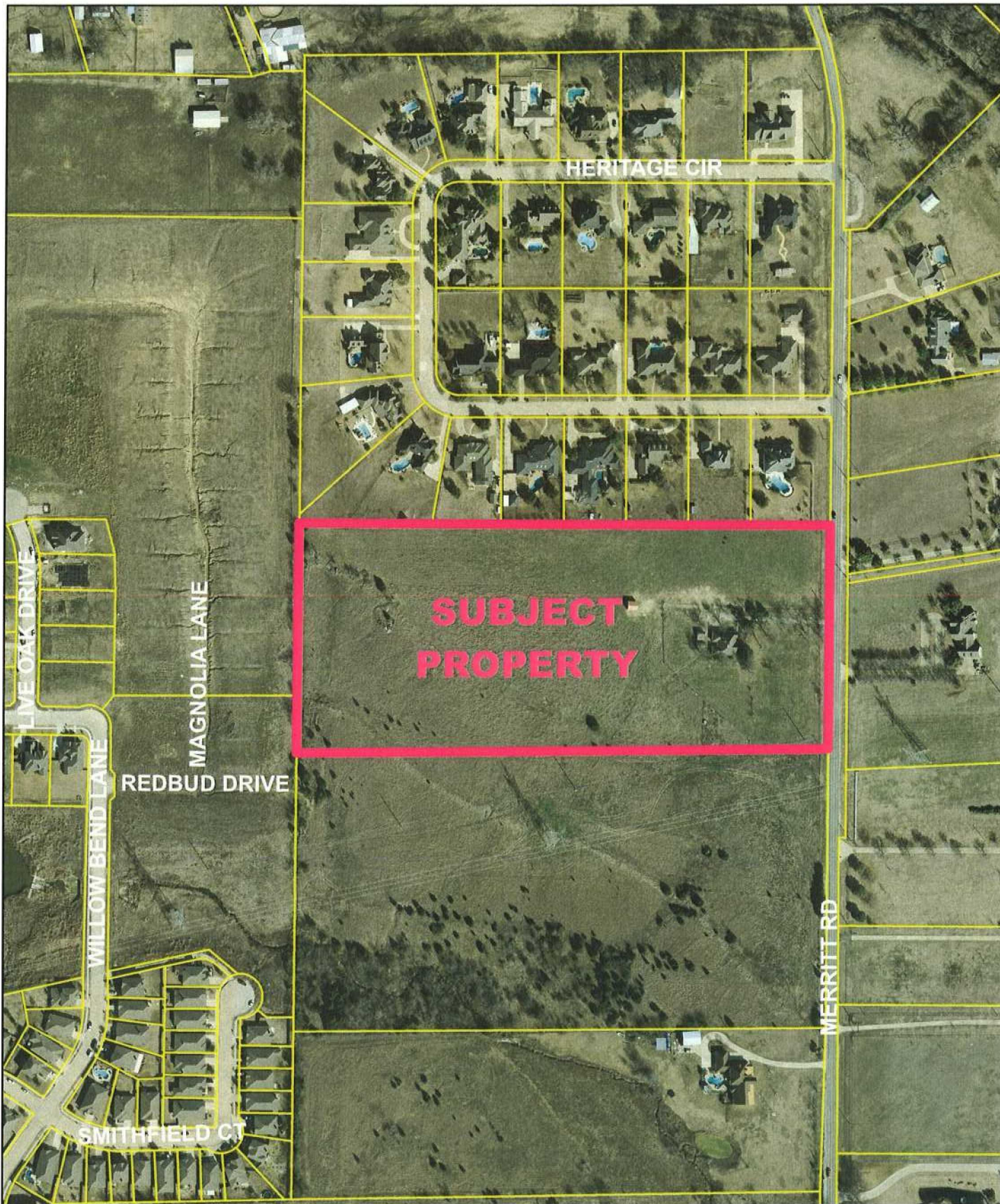
GENERAL
PROJECT NAME=MAJONE ESTATES
PROJECT ADDRESS=10000 MAJONE RD
FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
PROPOSED FUTURE LAND USE DESIGNATION=LOW DENSITY RESIDENTIAL
PROPOSED ZONING DISTRICT=PD
PROPOSED ZONING DISTRICT=PD
DISTRICT ACCOUNT NUMBERS=GALLAS COUNTY #00855101

SOURCE: CROSS, DENSITY=2, DWELLING UNITS/ACRE
CROSS, DENSITY=3, DWELLING UNITS/ACRE
CROSS, DENSITY=4, DWELLING UNITS/ACRE
TOTAL, NUMBER OF DWELLING UNITS=37 SINGLE FAMILY HOMES

PROPERTY DEVELOPMENT REGULATIONS
MINIMUM LOT COVERAGE PROPOSED=40%
MAXIMUM LOT COVERAGE PROPOSED=40%
MINIMUM LOT AREA=17,000 SF (LOTS 1-4)
MAXIMUM LOT AREA=17,000 SF (LOTS 1-4)
MINIMUM LOT WIDTH=40 FT
MAXIMUM LOT WIDTH=40 FT
TYPICAL LOT WIDTH=70 FT
MINIMUM LOT DEPTH=100 FT
MAXIMUM LOT DEPTH=100 FT
BACKS=25 FT FRONT, 25 FT REAR

TOTAL SITE AREA
13.56 ACRES

THIS DOCUMENT IS RELEASED FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY OF
MATT KOSTAL, P.E. NO. 98549 ON 08-20-15
IT IS NOT TO BE USED FOR CONSTRUCTION OR
BIDDING PURPOSES.



0 150 300 600
Feet

AERIAL LOCATION MAP

MALONE ESTATES

FILE: ZO 15-03 REZONE AG TO PD

Map Created: February 03, 2015

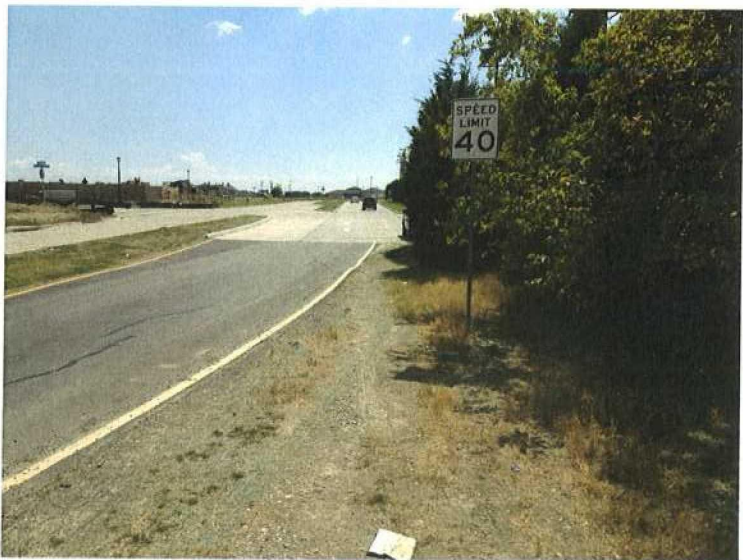
Maxwell Creek Road

Keith Lane to North City Limit

Proposed
additional 2
traffic lanes

Existing Sewer
Lift Station





RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SACHSE, TEXAS, AND BW2 ENGINEERS, INC.; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed Agreement for Professional Services (herein the "Agreement") between the City of Sachse, Texas, and BW2 Engineers, Inc. for land surveying and engineering services related to design of paving and utility improvements for Maxwell Creek Road from Keith Lane to the north City Limit in the City of Sachse, and being further described in Exhibit "A" attached hereto; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Sachse, Texas;

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

SECTION 1. The terms, provisions, and conditions of the Agreement for Professional Services, a copy of which is attached hereto as Exhibit "A", be and the same are hereby approved.

SECTION 2. The City Manager is hereby authorized to execute the Agreement for Professional Services on behalf of the City, and any amendments or other instruments related thereto.

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 ____ day of October, 2015.

CITY OF SACHSE, TEXAS

Mike Felix, Mayor

ATTEST:

Michelle Lewis Sirianni, City Secretary

Exhibit "A"
Agreement for Professional Services

(to be attached)

STATE OF TEXAS §
 § **AGREEMENT FOR PROFESSIONAL SERVICES**
COUNTY OF DALLAS §

This agreement ("Agreement") is made by and between the City of Sachse, Texas ("City") and BW2 Engineers, Inc. (the "Professional") acting by and through their authorized representatives.

Recitals:

WHEREAS, the City desires to engage the services of Professional as an independent contractor and not as an employee in accordance with the terms and conditions set forth in this Agreement; and

WHEREAS, the Professional desires to render professional services for the City for land surveying and preliminary engineering related to roadway design in the City of Sachse, including: the design of 2 lanes of concrete roadway for Maxwell Creek Road from Keith Lane to the north City Limit, and associated public utilities (the "Project") in accordance with the terms and conditions set forth in this Agreement;

NOW THEREFORE, in exchange for the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

Article I
Term

1.1 This term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and continue until completion of the services provided herein.

1.2 Either party may terminate this Agreement by giving thirty (30) days prior written notice to the other party. In the event of such termination, the Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II
Scope of Services

2.1 The Professional shall provide the services specifically set forth in Exhibit "A."

2.2 The parties acknowledge and agree that any and all opinions provided by the Professional represent the best judgment of the Professional.

2.3 Schematic Design Documents, Specifications, Estimates, and other documents, including those in electronic form, prepared by the Professional and its consultants, agents,

representatives, and/or employees in connection with the Project are intended for the use and benefit of the City. The Professional and its consultants, agents, representatives, and/or employees shall be deemed the authors of their respective part of said Project documents. Notwithstanding, the City shall own, have, keep and retain all rights, title and interest in and to all Project documents, including all ownership, common law, statutory, and other reserved rights, including copyrights, in and to all such Project documents, whether in draft form or final form, which are produced at its request and in furtherance of this Agreement or the Project. The City shall have full authority to authorize the Contractor, Subcontractors, Sub-subcontractors, City consultants, and material or equipment suppliers to reproduce applicable portions of the Project documents to and for use in their execution of the work or for any other purpose. All materials and reports prepared by the Professional in connection with this Agreement are "works for hire" and shall be the property of the City. The City shall have the right to publish, disclose, distribute and otherwise use such materials and reports in accordance with the Engineering Practice Act of the State of Texas. Professional shall upon completion of the services, or earlier termination, provide the City with reproductions of all materials reports, and exhibits prepared by Professional pursuant to this Agreement, and in electronic format if requested by the City.

Article III Schedule of Work

The Professional agrees to commence services upon written direction from the City and to complete the required services in accordance with a work schedule established by the City (the "Work Schedule").

Article IV Compensation and Method of Payment

4.1 The City shall compensate the Professional for the services by payment of a fee not to exceed \$15,400.00 without the City's prior written approval.

4.2 The Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.

Article V Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should the City require additional services not included under this Agreement, the Professional shall make reasonable efforts to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by the City, and without decreasing the effectiveness of the performance of services required under this Agreement.

5.2 To the extent reasonably necessary for the Professional to perform the services under this Agreement, the Professional shall be authorized to engage the services of any agents,

assistants, persons, or corporations that the Professional may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be borne exclusively by the Professional.

5.3 The Professional shall furnish the facilities, equipment, telephones, facsimile machines, email facilities, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

Article VI Relationship of Parties

It is understood and agreed by and between the parties that in satisfying the conditions of this Agreement, the Professional is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. As such, City shall not: train the Professional, require the Professional to complete regular oral or written reports, require that Professional devote his full-time services to City, or dictate the Professional's sequence of work or location at which the Professional performs his work.

Article VII Insurance

7.1 Professional shall during the term hereof maintain in full force and effect the following insurance: (1) a policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the Professional's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$1,000,000.00 Dollars per occurrence for injury to persons (including death), and for property damage; (2) policy of automobile liability insurance covering any vehicles owned and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement; and (3) statutory Worker's Compensation Insurance covering all of Professional's employees involved in the provision of services under this Agreement.

7.2 All insurance and certificate(s) of insurance shall contain the following provisions: (1) name the City, its officers, agents and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; (2) provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance; and (3) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

7.3 All insurance companies providing the required insurance shall either be authorized to transact business in Texas and rated at least "B" by AM Best or other equivalent rating service, or approved by the City Manager.

7.4 A certificate of insurance evidencing the required insurance shall be submitted to the City prior to commencement of services.

Article VIII Miscellaneous

8.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings, written or oral agreements between the parties with respect to this subject matter.

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

8.3 Assignment. The Professional may not assign this Agreement in whole or in part without the prior written consent of City. In the event of an assignment by the Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

8.4 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

8.5 Governing Law. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

8.6 Amendments. This Agreement may be amended by the mutual written agreement of the parties.

8.7 Severability. 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 effect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

8.8 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.

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

8.10 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:
Gina Nash
City Manager
City of Sachse, Texas
3915-B Sachse Road
Sachse, Texas 75048

With Copy to:
Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Lincoln Plaza
500 North Akard
Dallas, Texas 75201

If intended for Professional:
Jim Waldbauer, P.E.
Partner
BW2 Engineers, Inc.
1919 S. Shiloh Road
Garland, TX 75042

8.11 Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

8.12 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

8.13 Indemnification. City SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF THE PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST City, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "City") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF City. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS City FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY ACT OR OMISSION ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO SOLE NEGLIGENCE OF THE City). IF ANY ACTION OR PROCEEDING SHALL BE BROUGHT BY OR AGAINST City IN CONNECTION WITH ANY SUCH LIABILITY OR CLAIM, THE PROFESSIONAL, ON NOTICE FROM City, SHALL DEFEND SUCH ACTION OR PROCEEDINGS AT PROFESSIONAL'S EXPENSE, BY OR THROUGH ATTORNEYS

REASONABLY SATISFACTORY TO City. THE PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT

8.14 Audits and Records. The Professional agrees that during the term hereof the City and its representatives may, during normal business hours and as often as deemed necessary, inspect, audit, examine and reproduce any and all of the Professional's records relating to the services provided pursuant to this Agreement for a period of one year following the date of completion of services as determined by the City or date of termination if sooner.

8.15 Conflicts of Interests. The Professional represents that no official or employee of the City has any direct or indirect pecuniary interest in this Agreement.

(Signature page to follow)



BW2 ENGINEERS, INC.

July 14, 2015

Mr. Greg Peters, P.E.
City Engineer
City of Sachse
3815 Sachse Road, Building B
Sachse, Texas 75048

Re: Survey and ROW Documents for Maxwell Creek Road Improvements
(from City Limits of Sachse/Murphy/Wylie to Keith Lane/Canyon Crest Drive)
Proposal for Surveying Services and Sewer Analysis Services

Dear Greg:

BW2 Engineers, Inc. (BW2) is pleased to provide this proposal to the City of Sachse (City) for the provision of professional surveying and engineering services required to provide for the acquisition of right-of-way for the west half of future improvements to that part of Maxwell Creek Road generally between McCreary Road on the north (near the City Limits of Sachse, Murphy and Wylie) and the intersection of Maxwell Creek Road and Keith Lane/Canyon Crest Drive on the south. The roadway that currently exists in this location is one half (northbound lanes) of a proposed four-lane divided thoroughfare. The City plans to construct the southbound lanes in the future in order to complete this four-lane divided thoroughfare.

In order to construct these future improvements, the City will need to acquire right-of-way on the west side of the existing Maxwell Creek Road. Right-of-way documents need to be prepared for this purpose and easement documents need to be prepared for the construction easement that will be needed for the improvements project. Also, there is a small wastewater lift station located in the future right-of-way which will need to be replaced. This will require an analysis of the sewer system to determine the most cost effective and feasible alternative for replacement of the lift station.

A detailed proposed scope of services for the surveying and engineering services to be performed by BW2 is described in the attached Scope of Services. The scope of this project generally includes performing topographic survey for the future road improvements, performing survey services to obtain field data on the existing sewer system, preparing right-of-way documents and temporary easement documents for the west side of Maxwell Creek Road, and performing a sewer system analysis to determine the most cost effective and feasible alternative for replacing the existing wastewater lift station.

Fees

BW2 proposes to complete the scope of services for the fees provided below.

❖ Surveying Services	\$ 7,700
❖ ROW/Easement Document Services	\$ 2,000
❖ Sewer System Analysis Services	\$ 5,700
TOTAL FIXED FEE:	\$ 15,400

Mr. Greg Peters, P.E.
City Engineer
City of Sachse
July 14, 2015
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Assumptions

The following assumptions have been made in preparing this proposal:

- ❖ Preparation of right-of-way/easement documents for permanent ROW acquisition and easement acquisition purposes on one (1) property is included in this proposal. If any additional documents are required, they will be completed under separate agreement.
- ❖ Geotechnical services are not included in this proposal.
- ❖ Field survey services are included in this proposal for obtaining field data on the existing sewer system in order to analyze the system for replacement alternatives for the existing wastewater lift station, but topographic survey services needed for design of the sewer system alternative selected are not included in this proposal.

Terms and Conditions

Terms and conditions for the surveying and engineering services to be provided for this project will be included in the Agreement for Surveying and Engineering Services for the project. Receipt of a Notice to Proceed letter from the City will be considered authorization for BW2 to proceed with the project.

Thank you for the opportunity to provide these services to the City. We look forward to working with you on this important project. If you have any questions, please call me.

Very truly yours,



Jim Waldbauer, P.E.
Project Manager

Attachment

J:\WPDOCS--BW2\PROPOSAL\Sachse\Maxwell Creek Road ROW\Proposal 07.13.15.doc

SURVEY AND ROW DOCUMENTS FOR MAXWELL CREEK ROAD IMPROVEMENTS

SCOPE OF SERVICES

I. BASIC SERVICES

- A. Part A: Surveying: Upon receipt of written authorization, the ENGINEER will perform surveying services for Part A, Surveying for facilities consisting of a two-lane roadway (being the west half of a four-lane divided thoroughfare) that is approximately 2,400 linear feet in length, as follows:
- (1) Provide detailed topographic survey for project with control. This will include horizontal and vertical location of right-of-way, easements, existing above ground features and visible utility appurtenances throughout the project area.
 - (2) Establishment of a control network utilizing GPS and City of Sachse published datum. Unless otherwise required, horizontal datum will be NAD 83 and NAVD 88 for vertical datum.
 - (3) Establishment of vertical control benchmarks within the project limits on existing permanent structures (minimum of 2).
 - (4) Identify properties by subdivision, lot, address and/or business name.
 - (5) Tie benchmarks to as-built plans for correlation of datum.
 - (6) Tie right-of-way lines, property lines and corners pertinent to roadway alignments, as needed.
 - (7) Locate and tie existing pavement along proposed alignments.
 - (8) Tie fences and other above ground ancillary features in easements and rights-of-way as needed.
 - (9) Tie all water appurtenances such as water valves, water meters and fire hydrants.
 - (10) Tie all sanitary sewer appurtenances such as cleanouts for each property and manholes.
 - (11) Tie drainage structures, drainage inlets and/or manholes, channels, swales, ponds and creeks along sewer and water line alignments.
 - (12) Contact utility companies and request locates of all utilities within the project limits. Franchise utility location graphical representations will be required on all plan submittals to the City that show survey information.
 - (13) Shoot the bottom of the existing wastewater lift station and incoming pipelines at the lift station.
 - (14) Shoot the flow line elevations of sewer manholes for the sewer system analysis.