



Monday, March 18, 2019
Regular Combined City Council Meeting

Council Chambers
3815 Sachse Road, Building B
6:30 p.m.

The City of Sachse reserves the right to reconvene, recess or realign the workshop meeting, regular meeting, called Executive Session or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the City Council workshop or regular meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

1. 6:30 PM WORKSHOP MEETING

A. Call to Order: The City Council of the City of Sachse will hold a Workshop Meeting on Monday, March 18, 2019 at 6:30 p.m. in the Council Chambers at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

- B. Discuss the formation of a City of Sachse Legislative Committee.
- C. Discuss 2019 Water Rate Study.
- D. Discussion of City Council meeting agenda items.
- E. Adjournment.

2. 7:30 PM REGULAR MEETING

A. Call to Order: The City Council of the City of Sachse will hold a Regular Meeting on Monday, March 18, 2019 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:

- B. Invocation and Pledges of Allegiance.

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

- A. Approve the minutes of the March 4, 2019, joint workshop meeting.
- B. Approve the minutes of the March 4, 2019, regular meeting.
- C. Appoint Richard Lee Schimmel as Alternate Municipal Court Judge for the City of Sachse Municipal Court.
- D. Approve the Consent Agenda Items as presented.

4. Special Announcements

- A. Mayor and City Council announcements regarding special events, current activities, and local achievements.
- B. Proclaim March 29, 2019 as National Vietnam War Veterans Day in the City of Sachse.

5. Citizen Input

A. Citizen Input: The public is invited at this time to address the Council. Please come to the microphone and state your name and address for the record. If your remarks pertain to a specific agenda item, please hold them until that item, at which time the Mayor may solicit your comments. Time limit is 3 minutes per speaker. The City Council is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take them under advisement. Issues raised may be referred to City Staff for research and possible future action.

6. Regular Agenda Items

A. Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 feet west of the intersection of Ranch Road and SH 78.

7. Regular Meeting Closing

A. Adjournment.

I, the undersigned authority, do hereby certify that this notice of meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at Irose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	1. 6:30 PM WORKSHOP MEETING
Subject	B. Discuss the formation of a City of Sachse Legislative Committee.
Access	Public
Type	Discussion
Goals	Provide excellent government services to Sachse citizens.

Public Content**BACKGROUND**

The Texas Legislature meets on a bi-annual basis. Currently, the 86th Texas Legislature is in session. The City prepared a formal legislative program and provided that program during a recent trip to Austin for the Chamber's Legislative Day with Leadership Sachse.

POLICY CONSIDERATIONS

The City of Sachse has not traditionally participated in the legislative process. The formation of a City of Sachse Legislative Committee could help identify legislative priorities, develop partnerships with the City's representatives and senators, and allow the City to formally participate in the legislative process.

RECOMMENDATION

Discuss and consider the formation of a City of Sachse Legislative Committee.

Legislative Committee Presentation.pdf (868 KB)

Legislative Committee

MARCH 18, 2019



Recap on Legislative Activity

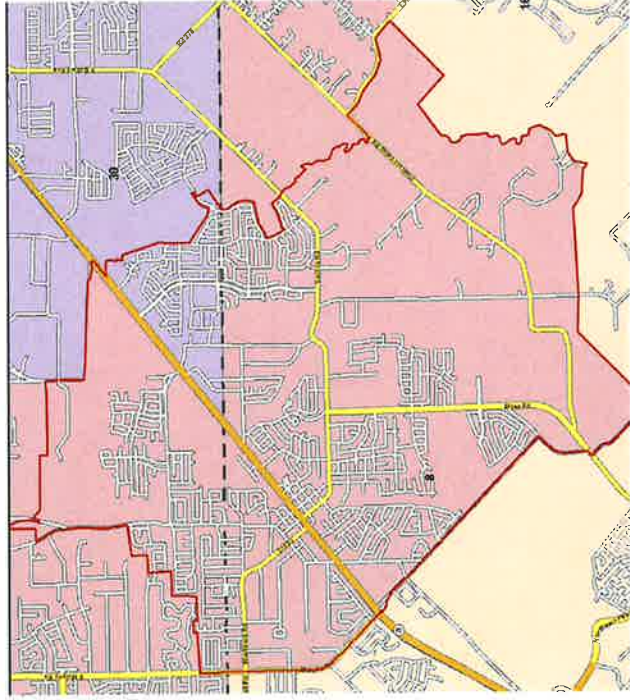
- Participated in first Legislative Days with the Chamber and EDC in 2017 during the 85th Texas Legislature
- The purpose of Legislative Days is to give representatives from the Chamber, the City, and the EDC an opportunity to meet with the representatives serving the community in Austin
- This year, the City again participated in Legislative Days, which included representatives from the Chamber, the EDC, and the new addition of the Leadership Sachse class

Recap on Legislative Activity

- After this year's participation, staff received feedback from councilmembers who attended indicating that they would like to see us have a more formalized presence relative to the legislative sessions
- The EDC has agreed to start a committee for legislative items



State Senators



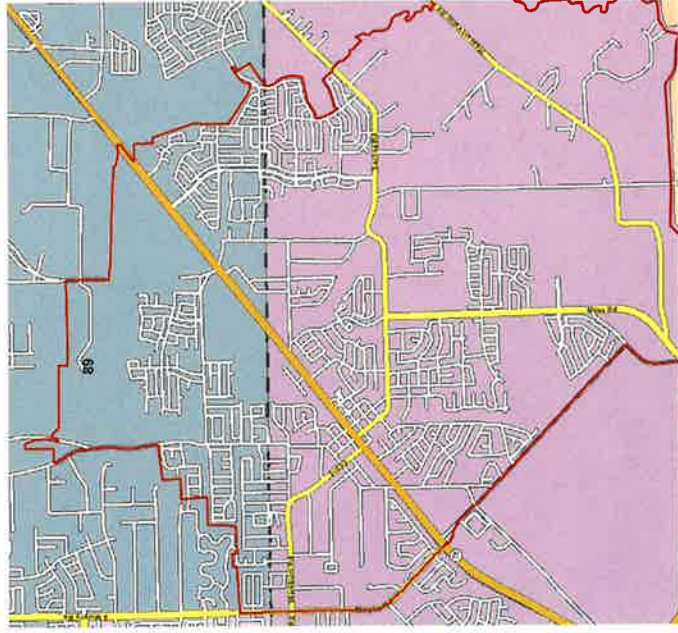
Senate District 8
Senator Angela Paxton*
(pink)

Senate District 30
Senator Pat Fallon*
(purple)

Senate District 16
Senator Nathan Johnson*
(beige)

* Indicates first term serving Sachse

State Representatives



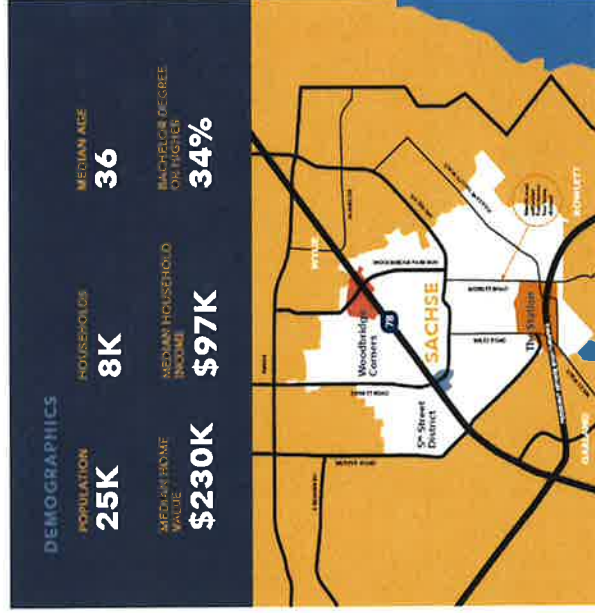
House District 89
Representative Candy Noble*
(turquoise)

House District 112
Representative Angie Chen-Button
(purple)

* Indicates first term serving Sachse

WHO WE ARE

Sachse is a vibrant community that offers its residents a **safe and high quality of life, while retaining its small town values**. Sachse is uniquely positioned within two counties, Dallas and Collin, and two school districts, Garland and Wylie. With our **prime location along the President George Bush Turnpike**, our once quiet farm town has turned into a regionally-significant connection for portions of eastern Collin County, portions of Rockwall County, and beyond.



LOCAL GOVERNMENT

SACHSE CITY COUNCIL 2018-2019



MIKE FELIX
Mayor



CULLEN KING
Mayor Pro Tem



BRETT FRANKS
Place 1



MICHELLE HOWARTH
Place 2



BILL ADAMS
Place 4



JEFF SCHERZSTAFF
Place 6



PAUL WATKINS
Place 3

CONTACT

We are Sachse. We are a community of your constituents who are eager to partner with you and your staff throughout the legislative session. Please do not hesitate to contact us if we can be of assistance by providing input about how certain legislation would affect our community.

GINA NASH
City Manager
gnash@cityofsachse.com
469.429.4770

LAUREN JOCE
Assistant to the City Manager
ljose@cityofsachse.com
469.858.8305



WHAT WE DO

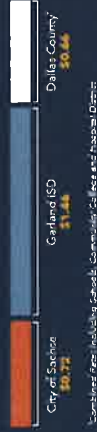
- >> As stewards of our taxpayers' dollars, City staff and the City Council place a high emphasis on providing **exceptional public services** in the most efficient manner possible. The City of Sachse works diligently to **maximize the revenue received from our residents** and is keenly aware of our responsibility to operate as a lean organization, reduce inefficiencies, and provide the type of services our residents expect.

LOWERING TAX RATE

- >> Since 2015, the City Council has worked to lower the tax rate for our residents—even as we are growing and placing more demands on City services. The City developed a clear vision for the community through its Strategic Plan, Comprehensive Plan, and Long-Range Financial Plan to better understand the market context for commercial activity and, ultimately, attract developers to create strong commercial corridors.

DISTRIBUTION OF YOUR TOTAL TAX BILL

DALLAS COUNTY



COLLIN COUNTY



THE STATION MARKETPLACE

- >> Earlier this year, the City of Sachse announced a \$250 million, 119-acre mixed-use project with PMB Capital. This will be Sachse's signature development and is slated to bring in new single-family residential, townhomes, multi-family residential, office space, retail, and restaurants. The development will include significant enhancements to the City's existing Heritage Park. The Station will be a regional destination for Sachse residents and guests alike to eat, play, and shop in Sachse.

OLD TOWN DISTRICT

- >> The City and the Sachse EDC are working with a developer to reinvigorate the Old Town District, providing residents with additional opportunities to eat and shop in Sachse.



OUR PRIORITIES

SUPPORT

- >> Legislation that protects our ability to make decisions that are best for our community.
- >> Legislation that expands regional transportation and mobility funding options.
- >> Legislation that helps create jobs through economic development opportunities.
- >> Legislation that supports school finance.
- >> Legislation that improves government access and transparency.
- >> Legislation that provides grant funding and/or resources to protect local law enforcement officers and enhance their ability to serve.
- >> Legislative programs of the partners below:
 - Collin County
 - Dallas County
 - Garland Independent School District
 - North Texas Commission
 - North Texas Tollway Authority
 - Regional Transportation Commission
 - Sachse Chamber of Commerce
 - Texas Fire Chiefs Association
 - Texas Municipal League
 - Texas Police Chiefs Association
 - Texas Recreation and Parks Society
 - Wylie Independent School District

OPPOSE

- >> Legislation that imposes unfunded mandates on municipalities.
- >> Legislation that preempts local preferences on local policies.
- >> Legislation that limits the ability for local governments to access revenues in their communities.

CHALLENGES

- >> Split counties, split school districts.
- >> Limited commercial base.
- >> Major transportation hub with traffic from eastern Collin County and parts of Rockwall County.

Legislative Program: Support

- Legislation that protects our ability to make decisions that are best for our community
- Legislation that expands regional transportation and mobility funding options
- Legislation that helps create jobs through economic development opportunities
- Legislation that supports school finance
- Legislation that improves government access and transparency
- Support legislation that provides grant funding and/or resources to protect local law enforcement officers and enhance their ability to serve

Support the legislative programs of the partners below:

- Collin County; Dallas County
- Garland Independent School District
- North Texas Commission
- North Texas Tollway Authority
- Regional Transportation Commission
- Sachse Chamber of Commerce
- Texas Fire Chiefs Association
- Texas Municipal League
- Texas Police Chiefs Association
- Texas Recreation and Parks Society
- Wylie Independent School District

Legislative Program: Oppose

- Legislation that imposes unfunded mandates on municipalities
- Legislation that limits the ability for local governments to access revenues in their communities
- Legislation that preempts local preferences on local policies



Legislative Program: Our Challenges

- Split counties, split school districts
- Limited commercial base
- Major transportation hub with significant traffic from eastern Collin County and portions of Rockwall County



Next Steps

- This item is for the Council's discussion and direction on the formation of the City of Sachse Legislative Committee
- Is the Council interested in being a part of the legislative committee formed by the Sachse EDC? (to be known as the City of Sachse Legislative Committee)
- Who from Council should be on the committee?
- What level of involvement does the Council wish to see on this committee?

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	1. 6:30 PM WORKSHOP MEETING
Subject	C. Discuss 2019 Water Rate Study.
Access	Public
Type	Discussion, Information
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency. Provide excellent government services to Sachse citizens.

Public Content**BACKGROUND**

The City Council adopted a five-year plan for water and sewer rates in 2014 and the City is in the final year of that rate plan. The City has contracted with NewGen Strategies to prepare an update to the 2014 plan for the next five years of service. Rebecca Schafer with NewGen Strategies provided an overview of the update to the City Council during its March 4, 2019, regular meeting. During that meeting, the City Council gave direction on the study. The purpose of this item is to return to the City Council with the requested information and to discuss next steps.

POLICY CONSIDERATIONS

This is an update to the 2014 Water Rate Study.

RECOMMENDATION

Discuss and provide input on options for finalizing the 2019 Water Rate Study update.

Water Rate Study Followup Presentation.pdf (415 KB)

Proposed Water/Sewer Rates

CITY COUNCIL

MARCH 18, 2019



Contents

- Description of Proposed Rate Plan
- Five Year Projection of Rates
- Five Year Projection of Fund Balance
- Effect of Mid-Year 2019 Implementation
- Sample Customer Bill Comparison
- Schedule

Proposed Rate Plan

• Assumes full funding of operating and capital costs

• Water

- No change to base charge for three years
- Tier rates reduced 12% average
- Current Tiers 2 and 3 combined (10,001-20,000 gallons)

• Wastewater

- 5% increase in residential base charge and volume charge
- Higher percentage increase in non-residential charges to correct inter-class subsidy

Five Year Projection of Rates

	Current	May 2019	Oct 2020	Oct 2021	Oct 2022	Oct 2023
Water Base Charge	16.50	16.50	16.50	16.50	16.83	17.34
Water 0-10,000	5.38	4.90	4.90	4.90	5.00	5.15
Water 10,001-15,000	7.11	6.55	6.55	6.55	6.68	6.88
Water 15,001-20,000	8.56	6.55	6.55	6.55	6.68	6.88
Water 20,001-30,000	9.98	8.50	8.50	8.50	8.67	8.93
Water 30,001+	11.41	10.00	10.00	10.00	10.20	10.51
Sewer Base Charge	11.71	12.30	12.91	13.43	13.83	14.24
Sewer Volume/1000	6.52	6.85	7.19	7.48	7.70	7.85
2" Base Non-Residential	59.99	67.00	70.35	73.16	75.36	77.62
Non-Residential Volume	6.52	7.04	7.61	7.91	8.15	8.31

Five Year Projection of Fund Balance

FY 2019	\$ 9,886,998
FY 2020	10,432,833
FY 2021	10,770,679
FY 2022	11,167,310
FY 2023	11,718,554



Mid-Year 2019 Implementation

	Adopted Budget	W/New Rates	Change
Water Revenue	\$ 6,375,324	\$ 5,908,650	\$-466,674
Sewer Revenue	4,768,010	4,887,210	+119,200
All Other Revenues	539,500	539,500	
Total Revenue	11,682,834	11,335,360	
Expenditures	11,267,655	11,267,655	
Revenues over Expenditures	\$ 415,179	\$ 67,705	\$-347,474

Sample Customer Bill Comparison

10,000 Water/5,000 Sewer	Current	Proposed	Change
Water	\$ 70.30	\$ 65.50	\$-4.80
Sewer	44.31	46.55	+2.24
Trash	15.41	17.85	+2.44
Total	\$130.02	\$129.90	\$- 0.12



Schedule

- March 25—Morning public meeting, recorded for rebroadcast
- April 6—H2O Expo—provide information to public on new rates
- April 15—Adopt new rates (effective April 1)
- April 24—Sachse Live Town Hall meeting
- May 6—April bills generated with new rates

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	3. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	A. Approve the minutes of the March 4, 2019, joint workshop meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Mar 4, 2019 - City Council Joint Workshop Meeting

Public Content**BACKGROUND**

Minutes of the March 4, 2019, joint workshop meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the March 4, 2019, joint workshop meeting.

03.04.19 Workshop Joint.pdf (164 KB)

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

CITY COUNCIL OF THE CITY OF SACHSE
JOINT MEETING MINUTES
MARCH 4, 2019

The City Council of the City of Sachse and the Planning and Zoning Commission held a joint workshop meeting on Monday, March 4, 2019 at 6:30 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Bill Adams, Brett Franks, Michelle Howarth, Paul Watkins, and Jeff Bickerstaff; Planning and Zoning Commissioners Chance Lindsey, Travis Mondok, Fernando Gutierrez, Scott Ohman, and Jeanie Marten; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Director of Development Services, Matt Robinson; Finance Director, Teresa Savage; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Fire Captain, Chris Hall; and Police Chief, Bryan Sylvester. Commissioners Bill Thrash and Teddy Kinzer were absent.

Mayor Felix called the joint workshop meeting to order with the Planning and Zoning Commission at 6:33 p.m.

Chance Lindsey called the joint workshop meeting to order with the City Council at 6:33 p.m.

PMB RANCH ROAD PROJECT: Receive a presentation from PMB on a proposed single-family and multi-family development project along Ranch Road.

Taylor Baird, partner with PMB stated the proposed development conforms to the current City's Comprehensive Plan. The property is currently zoned Industrial, has fragmented ownership, and drainage issues that the project will be able to help assist in resolving. Mr. Baird outlined the proposed planned development, which includes a detention pond, variety of lots sizes, patio and cottage style homes, a total of 350 multi-family units, and over a mile of trail network. Mr. Baird further detailed the requirements within the residential district, multi-family district, and trail system. Mr. Baird indicated that they have partnered with Meritage Homes on this project for the homes.

Councilman King asked about the size of the back yards and if part of the trails were connecting to sidewalks.

Councilman Adams emphasized his concern on parking for the apartments.

Commissioner Mondok asked about the side yard setbacks and if the covered porches would be built in the setback line, where the A/C units would be located, depth of detention pond and if a safety ledge would be installed, and the buffering/fencing between multi-family and residential areas.

Commissioner Gutierrez expressed his concerns for the multi-family parking.

Chairman Lindsey asked if there was a south connection to the Industrial Park allowing for another access point to the development. He also shared his concerns with the HOA transitioning process.

The Vice President of Land Development with Meritage Homes addressed Mr. Lindsey's concerns.

Councilwoman Howarth asked if there was any consideration in purchasing the corner adjacent lot and discussed the importance of diversifying the tax-base.

Councilman Franks asked about the width of the trails, trailhead to the north of the development, concerns of allowing three bedroom apartments, and the maximum build height of the multi-family.

ADJOURNMENT:

At 7:38 p.m., Mayor Felix adjourned the joint workshop meeting.

At 7:38 p.m., Chairman Lindsey adjourned the joint workshop meeting.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	3. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	B. Approve the minutes of the March 4, 2019, regular meeting.
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Mar 4, 2019 - Regular City Council Meeting

Public Content**BACKGROUND**

Minutes of the March 4, 2019, regular meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes of the March 4, 2019, regular meeting.

[03.04.19 Regular Meeting.pdf \(175 KB\)](#)

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

CITY COUNCIL OF THE CITY OF SACHSE
MEETING MINUTES
MARCH 4, 2019

The City Council of the City of Sachse held a regular meeting on Monday, March 4, 2019 at 7:30 p.m. at the City Council Chambers, 3815 Sachse Road, Sachse, Texas. Those present were Mayor Mike Felix, Mayor Pro Tem Cullen King, Councilmembers Brett Franks, Michelle Howarth, Paul Watkins, Bill Adams, and Jeff Bickerstaff; City Manager, Gina Nash; City Secretary, Michelle Lewis Sirianni; Assistant to the City Manager, Lauren Rose; Director of Public Works and Engineering, Greg Peters; Director of Development Services, Matt Robinson; Finance Director, Teresa Savage; Finance Manager, Berna Fitzpatrick; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Recreation Supervisor, Cynthia Wiseman; Fire Captain, Chris Hall; and Police Chief, Bryan Sylvester.

Mayor Felix opened the regular meeting at 7:59 p.m.

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

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

- 1. Approve the minutes of the February 18, 2019 City Council combined meeting.**
- 2. Approve the minutes of the February 23, 2019 workshop meeting.**
- 3. Approve an ordinance canceling the May 4, 2019 General Election.**
- 4. Accept the monthly revenue and expenditure report for the period ending January 31, 2019.**

Councilman Bickerstaff made a motion to approve items on the Consent Agenda as presented. Mayor Pro Tem King seconded that motion and the motion was unanimously approved.

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Mayor Pro Tem King welcomed the Sachse High School students in attendance.

Councilwoman Howarth announced upcoming Library events.

Mayor Felix recognized the recent CERT training classes and thanked everyone involved.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

Receive an update on the Sachse Community Center construction.

Ron Hobbs provided an update of the site work completed thus far. The structural steel will be arriving soon. Estimated completion is currently around December 26 to 29, weather contingent.

Councilman Watkins requested reflective cones be placed near the parking lot around the construction to assist with nighttime visibility safety.

Receive a presentation on the preliminary results of the 2019 Water Rate Study update.

Becky Schafer with NewGen Strategies presented a recap of the 2014 Water Rate Study and implementation. She indicated that the cost of service and revenue requirements need to be self-supporting. She provided a ten-year forecast of water and wastewater rates based on Capital Improvement Projects (CIP), North Texas Municipal Water District (NTMWD) charges, new debt issuance, any additional CIP needs, and projected growth. Ms. Schafer presented a proposed rate structure with one option keeping status quo (alternative one) and the other with a slight restructure (alternative two).

The City Council discussed the Take or Pay policy through NTMWD and how it works for the City, the percentage of residents currently using the customer portal for their water usage, the tiered rate structure, increasing public awareness, and a May versus October implementation.

Mrs. Nash provided a timeline if the City Council chose to move forward with a May implementation and asked for Council direction on the proposed alternatives.

The City Council consensus was to move forward with alternative two with a May implementation. The City Council requested to look at rates annually and asked staff bring back for review in October or November of this year.

Mrs. Nash indicated that, based on feedback, staff will come back at the March 18 City Council meeting to give the City Council an opportunity to review the rates again and for any further discussions.

Receive an update on the forthcoming solid waste and recycling transition.

Mrs. Savage stated the new trash services with Community Waste Disposal (CWD) begins April 1, 2019. She stated that services will include once a week pickup for solid waste and recycling and a once a month bulk collection. Mrs. Savage explained the transition details of the current provider picking up existing carts from residents and the new provider delivering the new carts. The City is broken down into a blue and yellow zone based on the current recycling schedule. Mrs. Savage

noted that postcards are being sent to residents with the transition information and the City is using several other communication pieces to get the information out to the residents. Mrs. Savage stated that residents should contact Utility Billing if they wish carts to their account.

Mrs. Savage introduced the CWD team which included, Mr. Greg Roemer, President of CWD and Jason Roemer, Municipal Coordinator for Sachse. They spoke about the history of the company, the services they provide, and they type of trucks they use.

The City Council asked about the trucks, timing of changes to service on resident accounts, and handling of any issues that may arise during the transition.

Butch Kemper, 7107 Longmeadow Drive, asked if special services for those that have handicap/alternative collection services would remain the same. Mr. Roemer replied yes. Those with this “backdoor” service will continue.

Consider a resolution awarding the bid for the Brookview Court Alley project to Affordable Concrete Cutting in the amount not to exceed one hundred sixty-seven thousand nine hundred eighty dollars and no cents (\$167,980.00).

Mr. Peters stated this project is included in this year’s fiscal budget and is eligible for funding through partnership with Dallas County’s Community Development Block Grant program. This partnership allows the City to complete community projects, which may not otherwise receive funding. Mr. Peters outlined the project scope, which includes paving, erosion protection, and drainage improvements. Staff advertised the project and received eight bids. The lowest bid was received from Affordable Concrete Cutting. If approved, construction is anticipated to begin in the spring.

Councilman Franks made a motion to approve a resolution awarding the bid for the Brookview Court Alley project to Affordable Concrete Cutting in the amount not to exceed one hundred sixty-seven thousand nine hundred eighty dollars and no cents (\$167,980.00). Councilman Bickerstaff seconded that motion and the motion was unanimously approved.

EXECUTIVE SESSION: The City Council shall convene into Executive Session pursuant to the Texas Government Code, Section §551.074 Personnel: Regarding the mid-year review of the City Secretary.

At 9:48 p.m., the City Council recessed into Executive Session.

At 10:07 p.m., the City Council reconvened back into Regular Session.

No action was taken.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 10:07 p.m.

MIKE J. FELIX, MAYOR

ATTEST:

Michelle Lewis Sirianni, City Secretary

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	3. Consent Agenda - All items listed on the consent agenda will be considered by the City Council and will be enacted on by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests.
Subject	C. Appoint Richard Lee Schimmel as Alternate Municipal Court Judge for the City of Sachse Municipal Court.
Access	Public
Type	Action (Consent)
Recommended Action	Appoint Richard Lee Schimmel as Alternate Municipal Court Judge for the City of Sachse Municipal Court.

Public Content**BACKGROUND**

From time to time, Robert Beasley, Municipal Judge for the City of Sachse, is unavailable for arraignments. To serve as a back-up in these instances, the City has utilized Judge Stephen Crane. On rare occasions, it can be the case that both Judge Beasley and Judge Crane are unavailable for arraignments. As a result, staff recommends that the City Council appoint a second back-up to avoid any issues during times of unavailability.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Appoint Richard Lee Schimmel as Alternate Municipal Court Judge for the City of Sachse Municipal Court.

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

**Agenda Item Details**

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	4. Special Announcements
Subject	B. Proclaim March 29, 2019 as National Vietnam War Veterans Day in the City of Sachse.
Access	Public
Type	Recognition

Public Content**BACKGROUND**

March 29 is recognized as National Vietnam War Veterans Day around the world. The Vietnam War Veterans Recognition Act of 2017 established the day as an official national observance date, which is now observed and recognized all around the United States.

OVERVIEW

Mr. Lee has asked the City to recognize this day with a proclamation.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Present Proclamation to Dennis Lee recognizing March 29, 2019, as National Vietnam War Veterans Day.



Agenda Item Details

Meeting	Mar 18, 2019 - Regular Combined City Council Meeting
Category	6. Regular Agenda Items
Subject	A. Conduct a public hearing to consider and act on a request by PMB Acquisitions, LLC. to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 feet west of the intersection of Ranch Road and SH 78.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented

Public Content

BACKGROUND

- The subject property is 5 separate vacant tracts
- Zone change request from I-1 and I-2 to PD
- Applicant: PMB Acquisitions
- Owner:
 - 78 Miller Ltd.
 - Orville Craig Jones and Kibbie Jones Hipp
- Size: Approximately 61 acres
- Noticing: Approximately 494 property owners were notified of the proposed request. Staff received four general inquiries into the request and two oppositions to the proposed rezoning.

POLICY

- The subject property is currently identified as Single Family Urban Residential and Neighborhood Retail Mixed-Use on the Future Land Use Plan, however the property is currently zoned for a mix of higher and lower intensity industrial and warehousing uses.
- Properties to the east are identified for Neighborhood Retail Mixed-Use, while properties to the north and west are identified as Low Density Residential on the Future Land Use Plan.
- The proposed zone change would allow for a diverse mix of housing types including Patio (45' x 110') and Cottage (30' x 110') single family home lots, in addition to 3-story urban multifamily product.
- The proposed uses are consistent with the vision identified in the Comprehensive Plan, specifically the Neighborhood Scenarios envisioned for the Industrial / Ranch Road area.
- Development standards proposed include requirements for architectural enhancements/features for all residential products, as well as a minimum of 7 acres of open space with walking trails.

RECOMMENDATION

At its March 11 Planning and Zoning Commission meeting, the Commission voted 4-1 to recommend approval of the rezoning request. Staff also recommends approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan, including the neighborhood scenarios anticipated for the Industrial / Ranch Road area.

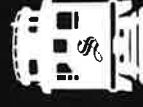
Staff Presentation Ranch Road Rezone.pdf (1,471 KB)

Ordinance Change in Zoning 61.16 Acres from I-1 and I-2 to PD-37 (Creating PD-37) - Ranch Road.pdf (811 KB)

Ranch Road Rezone

CITY COUNCIL

MARCH 18, 2019



Background

Conduct a public hearing to consider and act on a request by **PMB Acquisitions** to rezone approximately 61 acres of land from Restricted Manufacturing and Warehousing District (I-1) and General Industrial District (I-2) to Planned Development District (PD), to modify development standards and allow for single-family detached residences and multi-family residences, generally located north of SH 78 and approximately 1,400 feet west of the intersection of Ranch Road and SH 78.

Overview

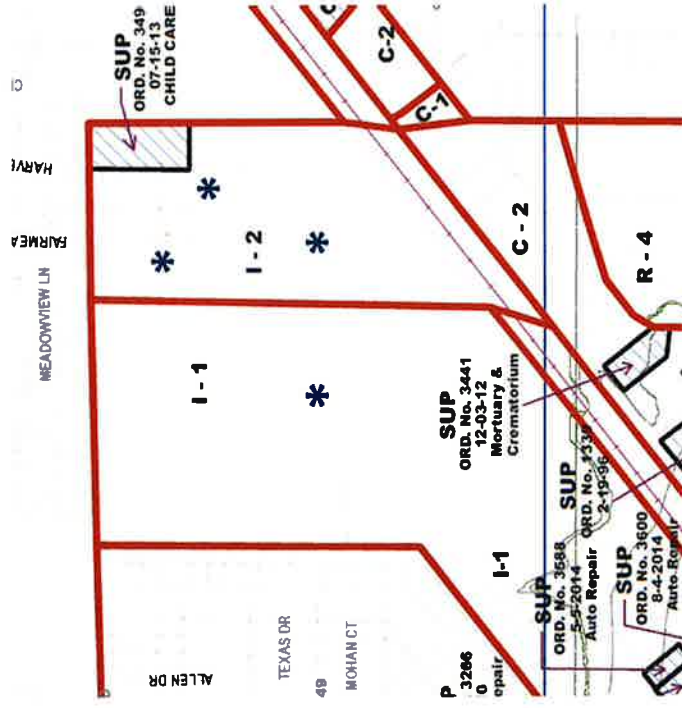
- The subject properties are located north of SH 78 and along Ranch Road, approximately 1,400 feet west of the intersection of Ranch Road and SH 78.
- The subject properties are currently zoned I-1 and I-2, which allows for a mix of higher and lower intensity industrial and warehousing uses.
- Current permitted uses include: light manufacturing, , general office, retail uses, equipment storage, distribution center/general warehousing, and major auto repair.

Aerial Map

The subject properties are located along Ranch Road, north of State Highway 78.



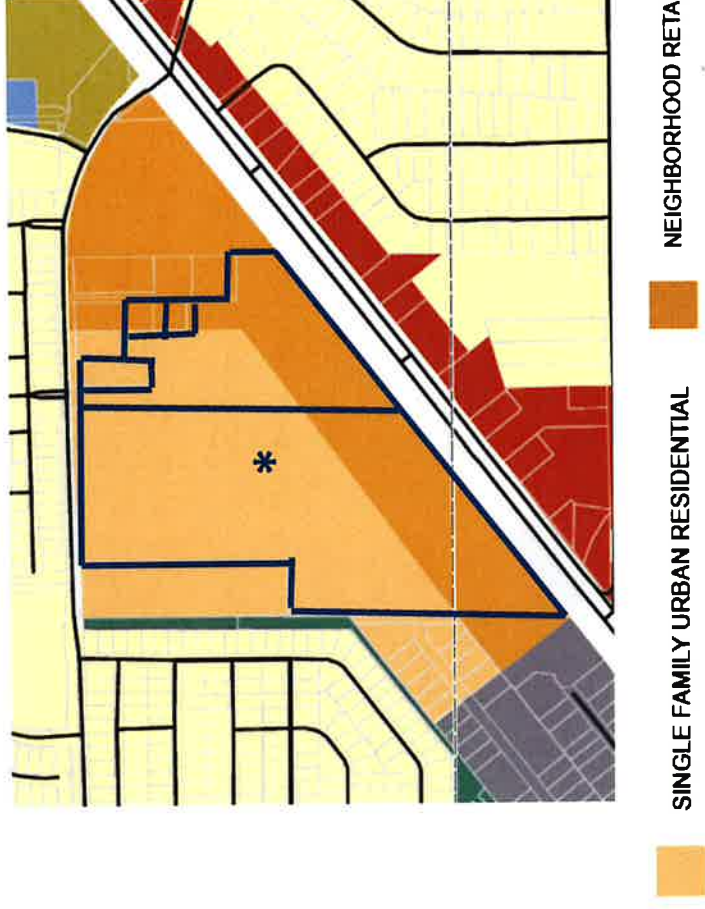
Zoning Map



The property is zoned I-1 and I-2. The blue dot indicates the subject properties.

FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Single Family Urban Residential and Neighborhood Retail Mixed Uses
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”
- The FLUP supports the proposed rezoning request and is in line with the catalytic neighborhood scenarios presented in the Comprehensive Plan.



Comprehensive Plan – Neighborhood Scenario(s)

NEIGHBORHOOD SCENARIO 1



- Industrial/Ranch Road area identified as a catalytic area with two potential scenarios proposed.
- Scenarios envisioned single family (attached, detached, small lot, patio and cottage homes); urban multifamily and retail uses.

NEIGHBORHOOD SCENARIO 2



Use Type	Scenario 1 SF	Scenario 2 SF
Retail	8,000 SF	N/A
Single Family	249 Units	184 Units
Multifamily	340 Units	534 Units

Applicant's Request

- The applicant desires to rezone the subject property from I-2 and I-2 to PD
- If the rezoning is approved the subject property could be used for single family detached residential and multi-family uses.
- As proposed:
 - Mix of Patio (45'x110') and Cottage (30'x110') home lots with a maximum of 249 lots;
 - Masonry single-family exterior finishes with enhanced architectural features required (i.e. carriage style garage doors, patterned brickwork, window shutters, façade offsets);
 - 3-story urban multifamily product with a max of 350 units (no more than 35 3-bedroom units);
 - Required multifamily resident amenities (i.e. pool, dog park, community garden, fitness center)
 - Minimum open space of 7-acres required

Proposed Concept

As part of the proposed rezoning, two districts are proposed:

- *Residential – mix of detached single-family residences (patio and cottage home lots) with a maximum of 249 lots.*
- *Multifamily – urban multifamily product with a maximum of 350 units.*



Concept Plan

- A minimum of 5 acres of open space for the residential district and 2 acres of open space for the multifamily district must be provided.
- As part of the open space network, public trails are proposed that connect from the western portion of the development around the detention pond, towards the east and up to Ranch Road.



Recommendation

At the March 11th Planning & Zoning Commission meeting the Commission voted 4-1 to recommend approval of the rezoning request.

Staff also recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The proposed uses are consistent with the vision presented as part of the Neighborhood Scenarios for the Industrial/Ranch Road catalytic area.
- The proposed zone change would provide for a diversified housing product for the area as specified in the Comprehensive Plan.
- The permitted uses within the PD district would be consistent with surrounding residential and planned commercial uses and will not have adverse impacts on the surrounding properties. The existing industrial zoning(s) on the property are generally not consistent and compatible with the surrounding development.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED; RELATING TO THE USE AND DEVELOPMENT OF 61.16± ACRE TRACT OF LAND OUT OF THE JAMES CUMBA SURVEY, ABSTRACT NO. 243 AND ABSTRACT NO. 1747, CITY OF SACHSE, COLLIN COUNTY AND DALLAS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" BY CHANGING THE ZONING FROM RESTRICTED MANUFACTURING AND WAREHOUSING DISTRICT ("I-1") AND GENERAL INDUSTRIAL DISTRICT ("I-2") TO PLANNED DEVELOPMENT DISTRICT NO. 37 ("PD-37") FOR DEVELOPMENT OF A RESIDENTIAL DISTRICT AND A MULTIFAMILY DISTRICT; APPROVING THE CONCEPT PLAN ATTACHED AS EXHIBIT "C"; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Sachse, Texas, as heretofore amended, be and the same are hereby further amended relating to the use and development of 61.16± acres out of the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County and Dallas County, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), by changing the zoning relating to the use and development of a 61.16± acre tract of land out of the James Cumba Survey, Abstract No. 243 and Abstract No. 1747, City of Sachse, Collin County and Dallas County, Texas, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("the Property"), by changing the zoning from Restricted Manufacturing and Warehousing District ("I-1") and General Industrial District ("I-2") to Planned Development District No. 37 ("PD-37") for single-family detached residential and multi-family uses subject to the provisions of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Zoning Ordinance, as amended, subject to the following modifications:

A. Purpose. The purpose of this Planned Development District is to allow for the development of a mixed-use community in accordance with the City’s Comprehensive Plan into two development districts: (1) Residential and (2) Multifamily. All development standards or regulations not defined by this Ordinance shall default to the Sachse Code of Ordinances, as amended.

B. Concept Plan. The Concept Plan attached as Exhibit “C” is hereby approved.

C. Residential District. The Residential District, as depicted in Exhibit “B”, shall allow for the development of single-family detached-medium density homes in accordance with the following standards:

1. Area and Setbacks.

	Patio Home Lots	Cottage Lots*
Minimum Lot Area	4,900 square feet	3300 square feet
Minimum Lot Width (measured at the front building line)	45 feet	30 feet
Minimum Lot Depth	110 feet	110 feet
Minimum Front Yard	20 feet	10 feet
Minimum Rear Yard	10 feet	10 feet
Minimum Side Yard on Interior Lots	5 feet	Zero lot-line*; provided that at least 6 feet shall separate all buildings
Minimum Side Yard at Corner	10 feet	10 feet

Maximum Lot Coverage (exclusive of sidewalks, driveways and secondary structures)	60%	65%
Density**	N/A	Max. 110 dwelling units
Maximum Building Height	35 feet	35 feet
Minimum Primary Roof Pitch***	6:12	8:12
Minimum Dwelling Area	1,600 square feet	1,600 square feet
Garage Entry Location and Off-Street Parking	Front; 2 per lot	Rear; 2 per lot

* Eaves may overhang a neighboring lot line by up to 18"

** The total number of single-family lots shall not exceed 249 lots

*** Primary Roof Pitch shall mean the side to side roof pitch viewed when looking directly from the street. The roof pitch of any dormers, porches, other similar accessory structures attached to the dwelling shall be no less than 4:12. Non-primary roof pitches not visible from a public street shall be allowed to be reduced to 5:12 so long as the Primary Roof Pitch is pitched at least 6:12.

2. Architectural Regulations. The primary residential structure shall incorporate the following elements into each front elevation:

- a. Street Facing Garage Doors shall at a minimum consist of carriage-style doors with decorative hardware. Alternatives may be approved only by City Manager or designee.
- b. The front elevation shall not be the same as the lot most directly across the street nor shall it repeat for two lots on either side on the same side of the street.
- c. All residences shall be constructed primarily of masonry as further described below. Masonry means brick, stone, cast stone or stucco. Other materials of equal or similar characteristics may be authorized by the City Manager or designee. A minimum of 80 percent of the exterior facades of a main building or structure, excluding windows and doors, shall be constructed of masonry, 100 percent of the front elevation, and 100 percent of any rear elevation that backs to a public street. The remaining portions of the exterior façade up to a maximum of 20 percent accent materials, excluding windows and doors, may consist of cementitious fiberboard. In addition, cementitious fiber board may be used on the front elevations for architectural accent features such as window box-outs, bay windows, roof dormers or columns. Chimneys must be 100 percent masonry.
- d. All residential units shall be required to provide at least three of the following Enhanced Architectural Features:
 - i. 100% of each wall (excluding first floor rear walls not facing a public street) is finished with a masonry material;
 - ii. The front façade contains two types of complementary masonry finishing materials each of the materials being used on at least 15% of the front façade (excluding windows, doors and roof area);
 - iii. A minimum of 10% of the unit's front façade features patterned brickwork, excluding soldier or sailor brickwork provided in association with a door or window;
 - iv. Garage doors are architecturally enhanced with 2 of the following: single bay doors, accent windows, reveals/texture, cedar overlay, shed roofs and recessed 6" or greater from front building line.
 - v. A minimum of two offsets in the front façade measuring at least two feet deep are provided or a minimum of one offset in the front façade

- measuring at least four feet deep is provided;
- vi. The unit features an articulated front entrance through the use of lintels, pediments, keystones, pilasters, arches, columns, or other similar architectural elements;
- vii. A covered front porch that is at least 5 feet deep x 7 feet wide;
- viii. At least one dormer is provided for each roof plane over 500 square feet in area that faces a public street. The dormer must be appropriately scaled for the roof plan;
- ix. All windows (excluding accent or transom windows) facing a street feature shutters. The shutters provided must be operational or appear operational and must be in scale with the corresponding window. Windows which abut offsetting walls or other architectural features where adequate space is not provided for symmetrical shutters to be installed shall be excluded from this requirement;
- x. Coach Lighting on the front façade (minimum 2 lights)
- xi. Decorative driveway paving or enhancements including but not limited to brick paver lining, stamped concrete or salt finish (Patio Homes Only)

3. Landscaping.

- i. At least one (1) large canopy tree (min 3” caliper at planting) shall be provided in the front yard of every Lot. Corner Lots shall have one (1) additional large canopy tree (min 3” caliper at planting) in the side yard. Patio Home Lots shall include at least one (1) medium canopy or greater size tree (min 3” caliper at planting) in the rear yards. An approved Tree List can be found in Exhibit “F”. Any tree plantings according to this section shall count towards any required tree mitigation plans.
- ii. Each Lot shall include enhanced front yard landscaping consistent with the surrounding neighborhoods. Front yard landscaping shall include a mixture of small ornamental trees, shrubs and planted beds. Patio Homes will install a minimum of ten 3–5-gallon Shrubs, ten 1-gallon shrubs and two 7-gallon ornamental shrubs. Cottage Lots shall install twelve 3-5-gallon shrubs and one additional ornamental tree.

4. Fencing. Fencing shall be of consistent design patterns and high-quality materials throughout the development. Each Lot shall have either: 1) a 6-foot board on board cedar fence with top cap (interior fencing not visible from the street is not required to be board on board or have a top cap) and consistent stain or 2) wrought-iron or tubular steel fencing. Fences shall be extended to 10 feet behind the front building line on all Lots. A/C equipment shall be behind the front fence line and screened from the street with shrubs if wrought iron fences are utilized.

D. Multi-Family District. The Multi-Family District, as depicted in Exhibit “D”, shall allow for the development of multi-family residential units in accordance with the following standards:

1. Development Standards.

	Multi-Family
Building Setback (from public street)	Front: 10 feet minimum Side and rear setbacks shall be based on the minimum fire separation required between buildings, if applicable.
Maximum Building Height	3-stories
Lot Coverage	80%
Density	No more than 35 units/acre with a maximum aggregate of 350 multi-family units
Parking Ratio	Surface parking with a minimum of 1.6 spaces/unit Private garage spaces (ie tuck under garages) shall count towards the minimum parking requirement.
Unit mix	Efficiency/studio, 1 bedroom, 2 bedroom and 3 bedroom units; No more than 35 of the units may be 3 bedrooms
Building Orientation	Buildings should be oriented to front the public streets or private drive aisles surrounding the Multi-Family District and surface parking shall be provided on the interior. Building orientation along with landscaping shall screen the resident parking lots from street view as best as possible

2. Architectural Standards.

a. Building Façade:

- i. Masonry means brick, stone, cast stone or stucco. Minimum Masonry requirements shall be constructed in accordance with the following as further depicted on the Multi-Family Building Façade Standards attached hereto as Exhibit “D” and incorporated herein by reference.:
 1. Façade facing Ranch Road or Highway 78 plus a 50-foot return on adjacent sidewalls: 80% Minimum Masonry;
 2. Façade facing private driveways: 40% Minimum Masonry; and

3. All other facades (internal) do not have Minimum Masonry requirements.
 - ii. At least 10% of each building's façade facing Ranch Road or Highway 78 shall be stone or cast stone.
 - iii. No more than 20% of each façade facing Ranch Road or Highway 78 shall use accent materials such as wood, cementitious fiberboard, architect metal panel, split-face concrete block tile or pre-cast concrete panels.
 - iv. Façade area calculations are exclusive of windows, doors, breezeways and recessed balconies.
- b. Resident Amenities. At least 3 of the following, shall be provided as public or private resident amenities in the Multifamily District. Providing two or more of the same amenity shall not count as multiple required amenities.
 - i. Access to a Public Park or Plaza within 500 feet;
 - ii. Swimming Pool (minimum 1,000 square foot surface area) with a paved deck surrounding the pool (minimum ten feet wide in all areas);
 - iii. Dog Park (minimum 5,000 square feet in area);
 - iv. Fitness Center and/or weight room (minimum 500 square feet);
 - v. Library and/or business center (minimum 500 square feet);
 - vi. Movie theater room including seating for at least 50 people;
 - vii. Outdoor Game Area (bocce court, horseshoe pit, frisbee lawn, etc.)
 - viii. One regulation size volleyball, basketball, tennis or other similar related playing court.
 - ix. Outdoor cooking area (minimum four barbeque grills with shaded seating area for at least 8 people);
 - x. Ramada(s), arbor(s), and/or trellis(es) covering at least 2,000 square feet of recreation space;
 - xi. Community garden.
3. Landscaping.
 - a. Street Trees. Large canopy street tree (min 3" caliper at planting) shall be provided at a ratio of 1 tree per 40 feet along all public streets adjacent to the Multifamily District. An approved Tree List can be found in Exhibit "F".
 - b. Each Building shall include enhanced front yard landscaping consistent with the surrounding neighborhoods. Front yard landscaping shall include a mixture of small ornamental trees, shrubs and planted beds.
 - c. Parking areas should be well lit and include islands at the terminus of each parking row with at least one large canopy tree (min 3" caliper at

planting).

4. Other Multifamily District Standards.

- a. Pedestrian connectivity shall be promoted throughout the Multifamily District. However, access within the multifamily site may be limited to Multifamily District residents only.
- b. Recycle service shall be provided and maintained to all residents in the Multifamily District.
- c. Fencing shall be of consistent design patterns and high-quality materials throughout the development. Multifamily District fencing shall consist of either: 1) a 6-foot board on board cedar fence with top cap (interior fencing not visible from the street is not required to have a top cap) and consistent stain or 2) wrought-iron or tubular steel fencing.
- d. The Multifamily District may be developed in accordance with Residential District-Patio Home and Cottage Lot Standards (so long as the number of additional residential units does not exceed 50 additional units) upon submission of petition by owner to City Manager relinquishing rights to any Multifamily District Standards.

5. Street and Sidewalk Standards.

- a. **Interior Right-of-Way.** All interior public streets shall be considered Residential Streets. Residential Street right-of-way shall be 50' wide with a minimum of 29' B-to-B concrete paving. Street pavement thickness may be 6" of concrete if supported by a geotechnical engineer's certified report approved by the City.
- b. **Alley Right-of-Way.** Alley right-of-way shall be a minimum of 15' wide with a minimum of 12' concrete paving. Notwithstanding the foregoing, alley width minimums shall be adjusted to meet minimum fire code access requirements, as necessary. Alley pavement thickness may be 6" of concrete if supported by a geotechnical engineer's certified report approved by the City.
- c. **Pedestrian Connections.** Two pedestrian connections shall be made to the existing sidewalk on the south side of Ranch Road. Pedestrian connectivity shall be promoted throughout the Multifamily District and Residential District.
- d. **Sidewalks.** All sidewalks not already in existence shall be a minimum 5' in width. Sidewalks adjacent to any open space may be (but are not required to be) substituted for 5' decomposed granite trails so long as

the trails are maintained by a POA and provide connectivity on both sides to public sidewalks. Trails shall be constructed in accordance with the Concept Plan detailed in Exhibit “B”. and maintained by the POA. Any decomposed granite trails shall be constructed in a manner that is consistent with Exhibit “G” which is attached hereto and made a part herein by reference.

6. Detention, Open Space and Landscaping.

a. Detention Requirements.

- (i) Base Detention Requirements. The Property shall provide on-site detention facilities sized to account for the fully developed conditions in a 100-year flood event in accordance with the Concept Plan. Detention Facilities design capacity intends to prevent an increase in offsite downstream storm water flows above existing conditions.
- (ii) Additional Detention Capacity. Based on a recent engineering study, the Property can provide additional detention capacity over and above the Base Detention Requirements of approximately 2.0 acre-feet in volume. The Property is expected to provide the Additional Detention Capacity pursuant to a separate Development Agreement.
- (iii) Design Standards. Detention ponds shall be designed as an amenity to the community and will be wet ponds with a fountain and surrounding trails.

7. Open Space.

- a. The Property shall provide a minimum total open space area equal to 10% of the gross land area of the Property excluding publicly dedicated right of way. Open space requirements shall be measured in aggregate and not limited to a specific use district. However, the Residential District must provide at least 5 acres of open space in aggregate and the Multifamily District must provide at least 2 acres of open space in aggregate.
- b. A minimum 10-foot bufferyard shall be placed alongside the southern boundary of the Property between any buildings or street pavement and the property line immediately adjacent to the railroad. Areas within right-of-way but outside of the pavement may contribute to this bufferyard. Bufferyard shall include trees, shrubs, berms and other landscaping elements to provide some element of visual screening as reasonably determined by the City Manager or their designee. Complete screening is not required. Bufferyards may include walking trails or other public amenities such as benches, pet stations, etc
- c. One (1) large canopy tree (min 3” caliper at planting) shall be placed every

50 feet along the southern border adjacent to the railway.

8. Fencing.

- a. A 6' masonry wall shall be installed along Ranch Road in the Residential District. Masonry wall shall be on a private open space lot, owned and maintained by the Property Owners' Association.
- b. A 6' cedar board-on-board fence shall be installed along the western and eastern boundaries of the Residential District property. Fences shall be stained with a high-quality, oil-based stain of a consistent color throughout the subdivision. The smooth side of the fence shall be placed on the exterior facing away from the homes. All private lots backing to an exterior property line shall include a fence maintenance easement to the benefit of the Property Owners' Association allowing for regular maintenance and re-staining.

9. Street Lighting. All street lights shall be LED and Placed no greater than 300 feet apart.

E. Property Owners Association

1. A mandatory Property Owners Association shall be established and created for PD-37 to assume and be responsible for the continuous and perpetual operation of the subdivision and the maintenance and supervision of the common properties, including but not limited to the brick walls, tubular steel fence, landscaping and the irrigation system, detention pond, and all other common areas in the subdivision.
2. Dedications to Homeowners Association. All open space and common properties that are to be operated, maintained and/or supervised by the Property Owners Association shall be dedicated by easement or deeded in fee simple ownership interest to the Property Owners Association after construction and installation as applicable by the Owner and shall be clearly identified on the record Final Plat of the property.
3. Approval. A copy of the agreements, covenants and restrictions establishing and creating the Property Owners Association must be submitted with the Final Plat and be approved by the City Attorney and upon approval must be filed of record with said record plat in the Map and Plat Records of Collin County and Dallas County, Texas. The recorded Final Plat shall clearly identify all facilities, structures, improvements, systems, areas or grounds that are to be operated, maintained and/or supervised by the Property Owners Association.
4. Contents of Property Owners Association Agreements. At a minimum, the agreements, covenants and restrictions establishing and creating the Property

Owners Association required herein shall contain and/or provide for the following:

- (a) Definitions of terms contained therein;
- (b) Provisions acceptable to the City for the establishment and organization of the mandatory Property Owners Association and the adoption of the Bylaws for said Property Owners Association, including provisions requiring that the owner(s) of any lot or lots within the applicable subdivision and any successive purchase(s) shall automatically become a member of the Property Owners Association and be subject to all covenants, rights and restrictions of the Property Owners Association;
- (c) The initial term of the agreement, covenants and restrictions establishing and creating the Property Owners Association shall be for a twenty-five (25) year period and shall automatically renew for successive ten (10) year periods, and the Property Owners Association may not be dissolved without the prior written consent of the City;
- (d) Provisions acceptable to the City to ensure the continuous and perpetual use, operation, maintenance, and/or supervision of all facilities, structures, improvements, systems, open-space or common area that are the responsibility of the Property Owners Association and to establish a reserve fund for such purposes;
- (e) Provisions prohibiting the amendment of any portion of the Property Owners Association's agreements, covenants or restrictions pertaining to the use, operation, maintenance and/or supervision of any facilities, structures, improvements, systems, areas or grounds that are the responsibility of the Property Owners Association without the prior written consent of the City;
- (f) The right and ability of the City or its lawful agents after due notice to the Property Owners Association, to remove any landscape systems, features or elements that cease to be maintained by the Property Owners Association; to perform the responsibilities of the Property Owners Association and its Board of Directors if the Property Owners Association fails to do so in compliance with any provisions of the agreements, covenants or restrictions of the Property Owners Association or of any applicable city codes or regulations; to assess the Property Owners Association for all costs incurred by the City in performing said responsibilities if the Property Owners Association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to State law or City codes or regulations; and
- (g) Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and

costs of suit, incurred or resulting from the City's removal of any landscape systems, features or elements that cease to be maintained by the Property Owners Association or from the City's performance of the aforementioned operation, maintenance or supervision responsibilities of the Property Owners Association due to the Property Owners Association's failure to perform said responsibilities.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Sachse and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

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

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

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

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

PASSED AND APPROVED by the City Council of the City of Sachse, Texas on the _____ day of _____, 2019.

APPROVED:

Mike J. Felix
Mayor

DULY ENROLLED:

Michelle Lewis Sirianni
City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr.
City Attorney
(03-13-2019:TM106708)

Exhibit A
Legal Description

BEING a tract of land situated in the James Cumba Survey, Abstract No. 243, City of Sachse, Collin County, Texas, and Abstract No. 1747, City of Sachse, Dallas County, Texas, and being a portion of a called 50.238-acre tract of land, conveyed to Orville Craig Jones and Kibbie Jones Hipp, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20080515000592660, Official Public Records of Collin County, Texas, and Instrument No. 20080158047, Official Public Records of Dallas County, Texas, a portion of a called 16.228-acre tract of land, conveyed to 78 Lander Miller, Ltd., as evidenced in a Special Warranty Deed, recorded in Volume 5595, Page 2356, a portion of a called 1.00-acre tract of land, conveyed to 78 Lander Miller, Ltd., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20060224000243020, and all of a called Tract I and a called Tract II, conveyed to 78 Lander Miller, Ltd., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20060224000243030, all of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 5686" found for the northeast corner of Lot 1, Block A of Mustang Creek Sachse Addition, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Volume 2017, Page 255, Plat Records of Collin County, Texas, same being on the current southerly right of way line of Ranch Road, a variable with right of way, as described in a deed to the City of Sachse, Texas, recorded in Instrument No. 20150309000250400, a deed to the City of Sachse, Texas, recorded in Instrument No. 20150211000264150, Official Public Records of Collin County, Texas and a deed to the City of Sachse, Texas, recorded in Instrument No. 20150211000264160, all of the Official Public Records of Collin County, Texas;

THENCE North 88°33'41" East, along the southerly right of way line of said Ranch Road, passing at a distance of 755.78 feet a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the easterly line of said 50.238-acre tract and the westerly line of a said 16.228-acre tract, continuing along the southerly right of way line of said Ranch Road, a total distance of 980.93 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner on the easterly line of said 1.00-acre 78 Lander Miller, Ltd., tract;

THENCE South 00°28'16" West. Departing the southerly right of way line of said Ranch Road and along the easterly line of said 1.00-acre tract, a distance of 377.56 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said 1.00-acre tract, same being on a northerly line of said 16.228-acre tract;

THENCE North 88°46'01" East, departing the southeast corner of said 1.00-acre tract and along a northerly line of said 16.228-acre tract, a distance of 15.01 feet to a 5/8-inch iron rod with a red plastic cap, stamped "3949" found for a corner

THENCE North 00°28'16" East, along a westerly line of said 16.228-acre tract, a distance of 128.08 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner;

THENCE North 88°31'59" East, along a northerly line of said 16.228-acre tract, passing at a distance of 15.0 feet, the southwest corner of a called 1.00-acre tract of land, conveyed to Vault Capital Group, LLC, as evidenced in a deed, recorded in Instrument No. 2007012200087720, Official Public Records of Collin County, Texas, continuing along the common line of said 16.228-acre tract and said 1.00-acre tract, a total distance of 167.56 feet to the southeast corner of said 1.00-acre tract, same being on a westerly line of a called 0.9998-acre tract of land, conveyed to Venkatesware Rao Addepalli BNV, et al, as evidenced in a deed, recorded in Instrument No. 20091125001428120, Official Public Records of Collin County, Texas;

THENCE South 00°04'05" West, continuing along a northerly line of said 16.228-acre tract and along the westerly line of said 0.9998-acre tract, a distance of 0.43 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "4023" found for the southwest corner of said 0.9998-acre tract, same being the northwest corner of aforesaid Tract II, conveyed to 78 Lander Miller, Ltd.;

THENCE North 88°54'13" East, along a northerly line of said Tract II, along the southerly line of said 0.9998-acre tract and generally along a chain link fence, a distance of 150.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said 0.9998-acre tract and a northeast corner of said Tract II;

THENCE South 00°21'19" West, along the easterly line of said Tract II and aforesaid Tract I, conveyed to 78 Lander Miller, Ltd., a distance of 290.03 feet to a 1/2-inch iron rod found for the southeast corner of said Tract I, same being on a northerly line of said 16.228-acre tract;

THENCE North 88°45'45" East, along the northerly line of said 16.228-acre tract, a distance of 9.57 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "3949" found for a northeast corner of said 16.228-acre tract;

THENCE South 00°12'18" West, along an easterly line of said 16.228-acre tract, a distance of 291.70 feet to a corner, from which a found 5/8-inch iron rod with a yellow plastic cap, stamped "3949" bears South 85°42' East, 0.83 feet;

THENCE North 88°37'04" East, along a northerly line of said 16.228-acre tract, passing at a distance of 7.5 feet, the southwest corner of a called 1.00-acre tract of land, conveyed to William Robert Gutow and Stephen Howard Gutow, as evidenced in a deed, recorded in Volume 3913, Page 1074, Official Public Records of Collin County, Texas, continuing along the common line of said 16.228-acre tract and said 1.00-acre tract, a total distance of 207.45 feet to a 5/8-inch iron rod with a yellow plastic cap, stamped "3949" found, in a chain link fence line, for the southeast corner of said 1.00-acre tract and the easternmost, northeast corner of said 16.228-acre tract, same also being on the westerly line of a called 14.834-acre tract of land, conveyed to Woodbridge Properties, LLC, as evidenced in a deed, recorded in Volume 5055, Page 407, Official Public Records of Collin County, Texas;

THENCE South 00°18'39" West, along the easterly line of said 16.228-acre tract and the westerly line of said 14.834-acre tract, and generally along said chain link fence, a distance of 241.05 feet to a 5/8-inch iron rod found for the south common corner of said 16.228-acre tract and said 14.834-acre tract, same being on the northerly line of a 100' wide tract of land, conveyed to the

Kansas City Southern Railroad Company, recorded in County, Clerks File No. 94-0096329, , Official Public Records of Collin County, Texas, from said corner, a found 1/2-inch iron rod bears North 70°10' West, 0.72 feet;

THENCE South 51°46'02" West, along the southerly line of said 16.228-acre tract and the northerly line of said Kansas City Southern Railroad Company 100' wide tract, passing at a distance of 990.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the south common corner of said 16.228-acre tract and aforesaid 50.238-acre tract, from said corner, a found 5/8-inch iron rod with a yellow plastic cap, stamped "RPLS 5405" bears North 46°09' East, 4.08 feet, continuing along the southerly line of said 50.238-acre tract and the northerly line of said Kansas City Southern Railroad Company 100' wide tract, a distance of 2,336.08 feet to the southwest corner of said 50.238-acre tract, from which, a found 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 5686" bears North 00°44' West, 0.89 feet;

THENCE North 00°43'00" East, departing the northerly line of said Kansas City Southern Railroad Company 100' wide tract, along the westerly line of said 50.238-acre tract, a distance of 1136.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of Parkwood Ranch Phase II, an addition to the City of Sachse, Texas, according to the Final Plat, recorded in Volume 2013, Page 531, Plat Records of Collin County, Texas;

THENCE North 00°36'41" East, continuing along the westerly line of said 50.238-acre tract and the easterly line of said Parkwood Ranch Phase II, a distance of 302.84 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of aforesaid Lot 1, Block A of Mustang Creek Sachse Addition;

THENCE South 89°21'11" East, departing the westerly line of said 50.238-acre tract, the easterly line of said Parkwood Ranch Phase II and along the southerly line of said Lot 1, Block A, a distance of 281.91 feet to a 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 5686" found for the southeast corner of said Lot 1, Block A;

THENCE North 00°38'49" East, along the easterly line of said Lot 1, Block A, a distance of 1045.41 feet to the POINT OF BEGINNING and containing 61.160 acres (2,664,144 square feet) of land, more or less.

Exhibit B District Boundaries



Exhibit C
Concept Plan

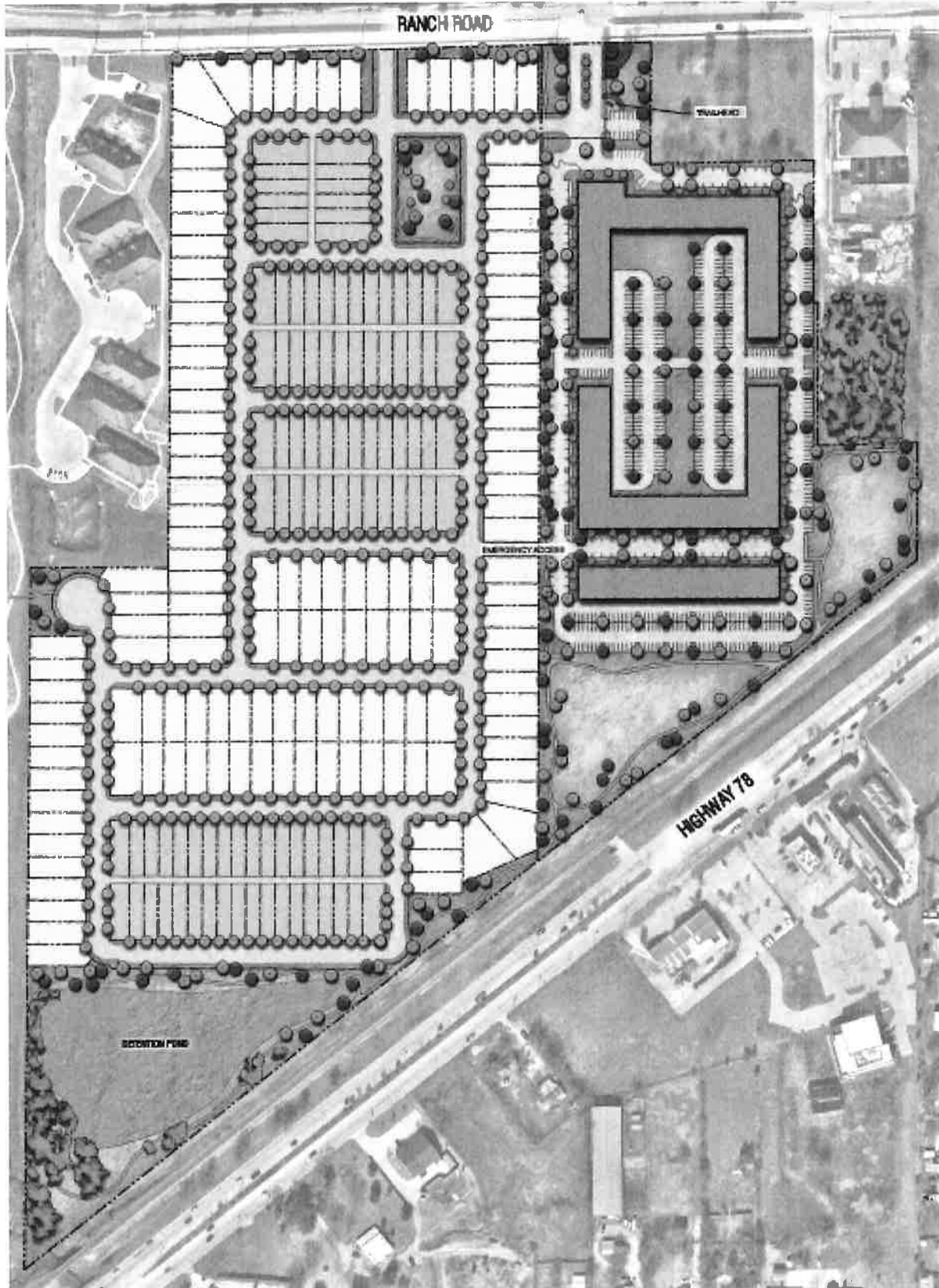


Exhibit D Multi-Family Building Façade Standards

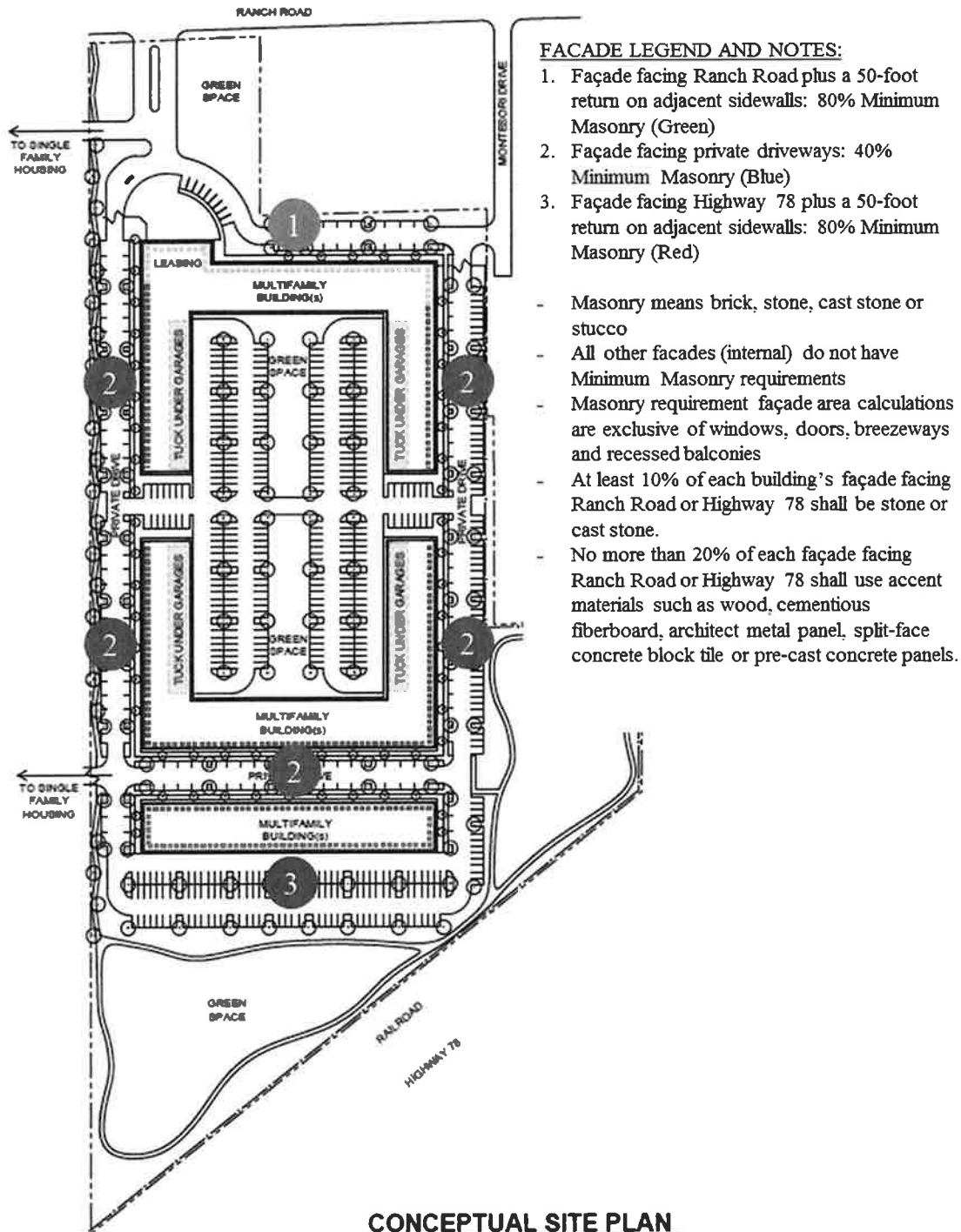


Exhibit E
Decomposed Granite Trail Detail

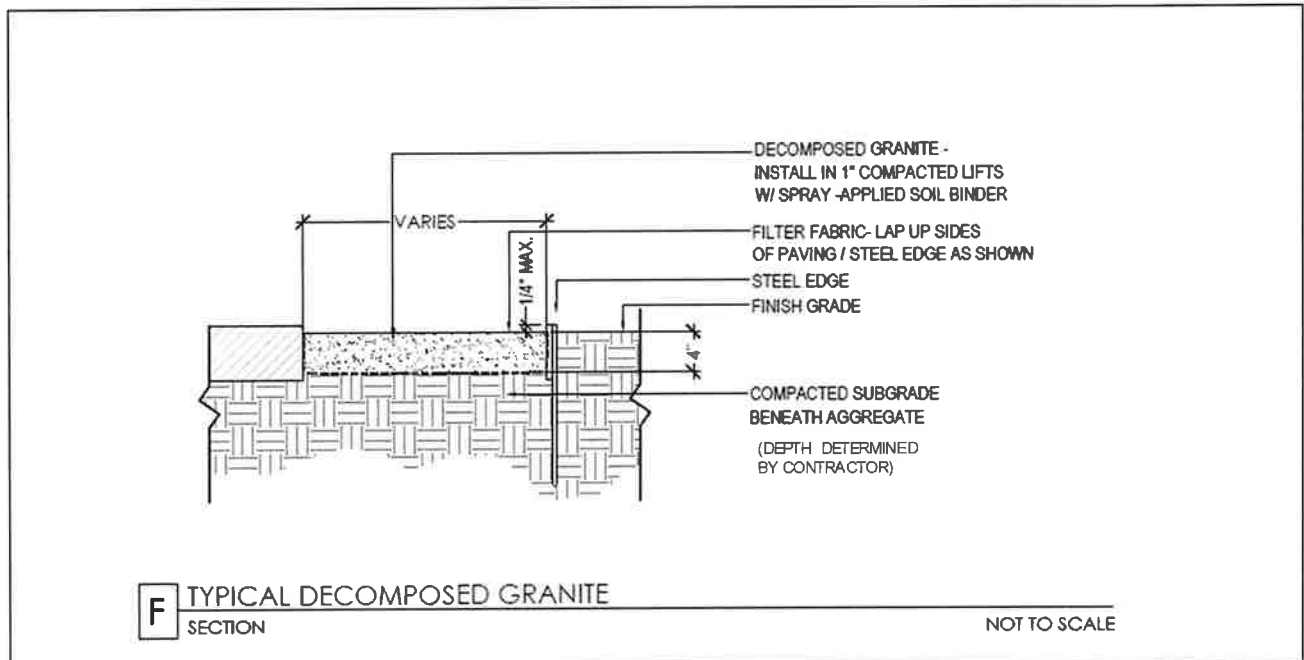


Exhibit F
Approved Tree List

1. **Large Canopy Tree.** The Property shall be developed using large canopy trees that may only include: Live Oak, Red Oak, Bur Oak, Chinquapin Oak, Bald Cypress, Cedar Elm, Southern Magnolia, Chinese Pistache, Pecan Texas Ash, Eastern Red Cedar, or otherwise as approved by the City Manager or designee.
2. **Medium Canopy Tree.** The Property shall be developed using medium canopy trees that may only include: Shantung Maple, Ginkgo, Texas Redbud (min 45 GAL), Monterrey Oak, Teddy Bear Magnolia, Lacey Oak, Italian Stone Pine, or otherwise as approved by the City Manager or designee.
3. **Small Ornamental Tree.** The Property shall be developed using small ornamental trees that may only include: Crape Myrtle, Vitex, Possum haw Holly, Yaupon Holly, Nelly R., Stevens Holly, Redbud, Mexican Plum, or otherwise as approved by the City Manager or designee.