

CITY COUNCIL OF THE CITY OF SACHSE

MEETING MINUTES

MARCH 18, 2019

The City Council of the City of Sachse held a workshop and regular meeting on Monday, March 18, 2019 at 6:30 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; IT Manager, Danny Wheeler; Parks and Recreation Director, Lance Whitworth; Fire Chief, Marty Wade; and Assistant Police Chief, Steven Baxter.

Mayor Felix opened the workshop meeting at 6:37 p.m.

SACHSE LEGISLATIVE COMMITTEE: Discuss the formation of a City of Sachse Legislative Committee.

Mrs. Rose recapped recent participation in Legislative Days with Sachse EDC, the Chamber of Commerce, and the Leadership Sachse class. After this year's participation, staff received feedback from councilmembers who attended indicating they would like to see the City have more involvement relative to the legislative sessions. The EDC has also agreed to start a committee. Mrs. Rose noted the current state senators and representatives that serve Sachse along with the legislative program that was taken to Austin to provide additional information about Sachse and its legislative priorities.

Mrs. Nash stated staff is seeking direction on the formation of the committee, those interested in serving on the committee, and level of involvement from City Council.

Mayor Pro Tem King and Councilwoman Howarth expressed interest in being on the committee.

Councilman Adams asked what the maximum number of members on the committee should be and if other cities have committees.

Councilman Bickerstaff indicated the members from EDC are himself, Tim Shivers and Niloufer Watkins.

Mayor Felix proposed two members of Council and three from EDC to be on the committee.

City Council agreed with the formation of the committee and nominated Councilwoman Howarth and Mayor Pro Tem King to serve on the committee.

2019 WATER RATE STUDY: Discuss 2019 Water Rate Study.

Mrs. Savage reviewed the proposed rate plan based on City Council direction provided at the previous meeting. Staff is proposing that a five-year rate plan not be adopted at this time; rather, staff recommends a one-year rate plan, with an annual review and analysis prior to future rate adoptions. There will be no change to the base water charge for three years, tiered rates reduced 12% overall, and tiers 2 and 3 will be combined. The wastewater base and volume charge will increase by 5% in order to correct inter-class subsidy. Mrs. Savage provided a five-year projection of rates and fund balance along with how it would affect revenues and expenditures if the new rates were implemented in April 2019.

No further discussion or comments made.

ADJOURNMENT:

Mayor Felix adjourned the workshop at 7:05 p.m.

Mayor Felix opened the regular meeting at 7:30 p.m.

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

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

- 1. Approve the minutes of the March 4, 2019 joint workshop meeting.**
- 2. Approve the minutes of the March 4, 2019 regular meeting.**
- 3. Appoint Richard Lee Schimmel as Alternate Municipal Court Judge for the City of Sachse Municipal Court.**

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

MAYOR AND CITY COUNCIL ANNOUNCEMENTS REGARDING SPECIAL EVENTS:

Councilman Franks announced the upcoming Easter events on April 13 at Heritage Park.

Councilwoman Howarth announced upcoming Library events.

Mayor Pro Tem King encouraged citizens to adopt animals from the Animal Shelter.

Proclaim March 29, 2019 as national Vietnam War Veterans Day in the City of Sachse.

Mayor Felix recognized and presented a proclamation to Dennis Lee.

CITIZENS INPUT:

No comments were made.

REGULAR AGENDA ITEMS:

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.

Mr. Robinson provided an overview of the subject property including location, current zoning, and current permitted uses. The Future Land Use Plan (FLUP) designates the subject property for Single Family Urban Residential and Neighborhood Retail Mixed Uses. The FLUP supports the proposed rezoning request and is in line with the catalytic neighborhood scenarios presented in the Comprehensive Plan. Mr. Robinson reviewed the two neighborhood scenarios. The applicant is requesting to rezone the subject property to be used for single-family detached residential and multi-family uses. As part of the concept plan, a minimum of five acres of open space for the residential district and two acres of open space for the multi-family 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. At the March 11, 2019 Planning and Zoning meeting, the Commission voted 4-1 recommending approval. Staff is also recommending approval based on the following: the proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and the Future Land Use Plan; the development is consistent with the vision presented as part of one of the catalytic areas; it provides for diversified housing products for the area as specified in the Comprehensive Plan; and, the permitted uses in the PD would be consistent with surrounding residential and planned commercial uses.

Mrs. Nash provided some historical data regarding traffic counts, new development in that area, and the projected volume of traffic on Ranch Road based on this information.

Taylor Baird, with PMB Capital Investments, addressed concerns citizens expressed regarding traffic, parking, and schools initially raised during the joint City Council/Planning and Zoning workshop. He provided an overview of the subject property that includes fragmented ownership and flooding on SH 78. Mr. Baird reviewed the land use considerations, existing zoning, how the proposed concept relates to the scenarios in the Comprehensive Plan and provides for housing diversity as indicated within the plan. The preliminary plan includes 238 single-family residential units and 350 multi-family units with a limit to 3 stories. Mr. Baird stated that they are exceeding

architectural requirements. He described the types of homes, the quality and price point of the patio/cottage style homes and the urban style multi-family development, which will have a mandatory HOA and optional amenities. The project will also enhance the trail system and include a detention pond. Mr. Baird lastly touched on the property value impact, property tax comparison, and additional neighborhood concerns.

Mayor Felix opened the public hearing.

Steve Page, 3920 Harlan Drive, stated he is concerned about the increased traffic, getting in and out of the development, and balcony noise. He would prefer the property to be zoned only for single family.

Robert Beauchamp, 3602 Harlan Drive, asked if there had been any other explorations other than residential, if there was any commercial proposed or other projects explored. He is opposed to the proposed development.

Drew Shubzda, 3331 Meadow Bluff Lane, would prefer to see larger lots. His concern is not in the short-term property value, but the long term, especially when apartments cannot be filled. He is opposed to the proposed development.

Robert Hubicz, 7005 Samarth Lane, asked if this additional tax base would help get the homestead exemption for the city and expressed concerns of the added volume to the schools. He is opposed to the proposed development.

Kathy Bauer, 3709 Hidden Glen Lane, stated she is not in favor of the apartments and housing and is open to small industrial. She is opposed to the proposed development.

Maggie Hodgson, 3406 Carlton Court, stated she is against industrial and multi-family. She asked about the egress to the railroad tracks and traffic feasibility. She is opposed to the proposed development.

Charles Smith, 6800 SH 78, expressed concerns of public safety vehicles being able to maneuver through the development, the proximity of houses next to each other, and actual quality/type of house being built. He is opposed to the proposed development.

Jennifer Cheney, 3715 Meadow Wood Court, is concerned about the additional traffic on Ranch Road, the impact to Wylie ISD, and density allowed under the planned development. She is opposed to the proposed development.

Shawn Riner, 7511 Keith Lane, stated she is against the multi-family, but partially for the single-family. Her concerns included traffic, occupancy level in the multi-family, and crime. She is opposed to the proposed development and believes this is not the best use for the area.

Pat Fitzsimmons, 7621 Ridge Dale Court, is concerned about the density and traffic flows on Ranch Road. He is opposed to the proposed development.

Berry Marshall, 3706 Harlan Drive, asked if this City is locked into this plan and if it will require another public hearing if any changes are made. He is opposed to the proposed development.

Rene Rose, 3520 Mohan Court, stated she is not against change, but is not in favor of the high-density housing and would prefer commercial. She also expressed traffic concerns. She is opposed to the proposed development.

Diana Smith, 4802 Sachse Road, stated she is happy to see changes and believes the zoning and laws in place are adequate. She is in favor of the proposed development.

David Dekle, 4212 Clearview Court, is concerned about public safety access and railroad access crossing over SH 78. He is opposed to the proposed development.

William Cogwell, 7014 Samarth Lane, is in favor of the rezoning, but not the higher density, and lot sizes of homes. He asked if there were optional entrances other than Ranch Road into the development. He is concerned about the impact on traffic, schools, and water and sewer. He is opposed to the proposed development.

Tricia Lindsey, 3718 Rock House Road, stated the Comprehensive Plan supports this development and provides variety of housing to residents. She would like to see more retail, but is in favor of the proposed development.

Vinod Sharma, 4510 Ranch Road, is closely located to the proposed development and is concerned about privacy, traffic and safety. He is opposed to the proposed development.

Jack Hawkins, 4305 Oak Bluff Lane, is not in favor of the apartments due to the different lifestyles they have in comparison to single-family. He is opposed to the proposed development.

Kendall Roland, 4402 Jackson Drive, is not in favor of multi-family, but is for the cottage style homes. He expressed the concern of rise in petty theft with apartments. He is opposed to the proposed development.

Laura Tovar, 4324 Meadow View Lane, would prefer to see a nice park added versus additional multi-family. She is in favor of the cottage/patio style homes. She is opposed to the proposed development.

Richard Cho, 7504 Meadow Run Lane, is concerned about the additional traffic, noise pollution, a second egress and ingress, and higher density. He is opposed to the proposed development.

William Dillard, 4221 Meadowview Lane, is opposed to the proposed development and would prefer to find another option.

Glenda Lee, 1807 Vicksburg Drive, is concerned about traffic. She is against the proposed development.

Alaina Nguyen, 3621 Harlan Drive, is concerned about the schools and overall growth. She is against the proposed development.

Chris Scorgie, 3914 Harlan Drive, is concerned with the overcrowding in the schools, the memory care center, the detention pond, public safety access, and a wall along SH 78. He is opposed to the proposed development.

Rick Grant, 3525 Ty Circle, is concerned about the overcrowding of the schools, traffic on Ranch Road as well as McCreary/Dewitt, and adding multi-family. He is opposed to the proposed development.

Jackie Eickelberger, 7121 Bailey Road, stated the plan does follow the Comprehensive Plan, but it is only a suggestion.

Dawn Oishi, 3708 Harlan Drive, asked if they were willing to entertain any other options or changes including townhomes or condominiums. She expressed concerns with the HOA sharing costs of the trail maintenance.

Joshua Himler, 3504 Irvin Drive, is concerned about the noise level of the apartments and the additional traffic it will generate. He is opposed to the proposed development.

Kathleen Turner, 7306 Summit Ridge Lane, expressed concerns of the long-term impacts of multi-family. She would prefer to zone just single-family or keep industrial. She is opposed to the proposed development.

Kim McClurg, 4405 Jackson Drive, is not in favor of the multi-family component due to the different lifestyle, noise and traffic. She is favor of single-family. She is opposed to the proposed development.

Matthew Tovar, 4324 Meadowview Lane, asked if an energy impact study was conducted and questions the increased load it may have on the area. He is also concerned with the additional traffic. He is opposed to the proposed development.

Angel Harris, 3608 Carlton Court, asked if there have been any plans for additional schools and the effects the development will have on the property tax. She is opposed to the proposed development.

Tristan Seal, 3403 Leameadow Drive, would like to see the multi-family replaced with the cottage style homes. She expressed concerns of noise and traffic. She is opposed to the proposed development.

Mayor Felix closed the public hearing.

Councilman Adams stated that it is a unique development, but not the right fit for proposed location. He also expressed traffic concerns.

Councilman Watkins is concerned about the traffic funnel and believes that multi-family is not appropriate at this time. He does not believe the current plan meshes well existing development in Woodbridge West. He is not in favor at this time.

Mr. Baird indicated that he has been working with staff on this configuration based off feedback received at the workshop. He requested that the City Council table the item to allow additional input to be gathered for consideration.

Councilman Franks touched on the following items: the screening wall for the railroad tracks; traffic to the Wal-Mart; diversification of the tax base; community enhancements to the development; lot sizes; retail (pie piece on the corner); open space versus flood plain; home values; no third story on multi-family; growth in Collin County; additional parking; transitional housing as identified within the Comprehensive Plan; townhomes or condominiums being better than multi-family; and traffic.

Mayor Pro Tem King asked the Fire Chief if there were any concerns with access. He indicated that he reviewed the proposed plans and had no concerns. Mayor Pro Tem King also asked about the screening between the neighborhoods and how the development would affect the water rates.

Councilman Bickerstaff stated he is not completely opposed to multi-family and is flexible on where it is placed within the development. He stated this is a unique area and believes issues can be addressed with staff.

Councilwoman Howarth stated she spoke with Dr. Vinson regarding the ISD's and growth within the schools. He indicated that the growth has been included in their growth plans. She noted the Comprehensive Plan addresses issues concerning the tax base and the three catalytic areas within the City. She is not ready to abandon the plan that seems to be working.

Councilman Franks asked Mrs. Nash to address the railroad crossing access. It has been established that in order to get one additional crossing, the City would have to give up two current crossings. This is not a realistic option as each of the current crossings serve as critical access points for the city.

Councilman Adams stated he is willing to compromise and take more time to develop a plan that works for the City and residents.

Mayor Pro Tem King added that he is willing to have the item tabled. He stated the city needs cottage/patio style homes. He commented that he also spoke with Dr. Vinson and it was communicated that Wylie ISD was aware of the growth within Sachse.

Mayor Felix stated he has concerns as well and suggested PMB host a town hall meeting.

Mayor Pro Tem King made a motion table this item to a date uncertain. Councilman Watkins seconded that motion. Motion passes with a 6-1 vote. Councilman Bickerstaff voting no.

ADJOURNMENT:

Mayor Felix adjourned the regular meeting at 11:02 p.m.


MIKE J. FELIX, MAYOR

ATTEST:


Michelle Lewis Sirianni, City Secretary

