

# 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.

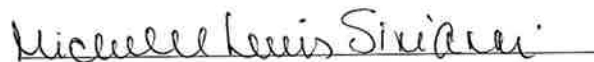
**ADJOURNMENT:**

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

