



**Monday, August 14, 2023
Planning and Zoning Commission Meeting**

**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

**Planning and Zoning Commission meetings are streamed live online or available on-demand
(<https://sachsetx.swagit.com/live>).**

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, August 14, 2023, at 6 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. The public is invited to address the Commission regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the acting Secretary prior to the meeting. According to the Texas Open Meetings Act, the Commission is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
4. Consider approval of the June 12, 2023, meeting minutes.
5. Conduct a public hearing to consider and act on a request for the Villegas Addition, being a residential replat of a portion of the Original Townsite of Sachse, generally located at 5904 Boone Street, within Sachse city limits.
6. Consider and act on a Final Plat for The Station Multi-Family Phase 2, generally located at the northwest corner of The Station Boulevard and The Commons Parkway, within Sachse city limits.
7. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public 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.


Leah K Granger, City Secretary

Posted: 08/10/2023 by 5 pm Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Regular Meeting

Subject	4. Consider approval of the June 12, 2023, meeting minutes.
Meeting	Aug 14, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Minutes
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for Jun 12, 2023 - Planning and Zoning Commission Meeting
File Attachments 06.12.23 Planning & Zoning Minutes.pdf (13 KB)	

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
JUNE 12, 2023, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, June 12, 2023, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice Chairperson Scott Ohman, Commissioners Daniel Betten, Travis Mondok, Brian Cox, and Butch Kemper; Development Services Director Matt Robinson, Planner II Philip Feinhals; and Development Service Coordinator Megan Jay.

Members absent: Hadi Taqui

Chairperson Marten called the meeting to order at 6 p.m.

Invocation and Pledges of Allegiance to the US and Texas Flags.

Mr. Kemper led the invocation, and Mr. Ohman led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the May 22, 2023, meeting minutes.

Mr. Ohman made the motion to approve the minutes as presented. Mr. Kemper seconded the motion, and it carried unanimously.

Consider and act on a final plat for Aria Phase 2, generally located east of Merritt Road and south of Pleasant Valley Road, within Sachse city limits.

Mr. Feinhals presented the final plat for Aria Phase 2, and stated this is for 101 single-family townhome lots and 10 common area lots that cover approximately 13.508 acres. Staff recommended approval of the final plat.

Mr. Mondok made a motion to approve the final plat subject to all conditions stipulated by the building official and city engineer. Mr. Cox seconded the motion, and it carried unanimously.

Adjournment.

Chairperson Marten adjourned the meeting at 6:05 p.m.

APPROVE:

Jeanie Marten, Chairperson

ATTEST:

Scott Ohman, Vice Chairperson

A. Regular Meeting

Subject	5. Conduct a public hearing to consider and act on a request for the Villegas Addition, being a residential replat of a portion of the Original Townsite of Sachse, generally located at 5904 Boone Street, within Sachse city limits.
Meeting	Aug 14, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the residential replat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to replat a portion of one residential lot:

- Applicant: CBG Surveying Texas, LLC
- Owner: Uriel and Blanca Villegas
- Size: Approximately 0.18 acres
- The property is zoned Old Town District - Neighborhood, which generally allows for residential uses.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed replat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed replat, subject to all conditions stipulated by the Building Official and City Engineer.

File Attachments

[Presentation Replat Villegas Addition P23-09.pdf \(747 KB\)](#)

[Villegas Addition - Replat.pdf \(927 KB\)](#)

Replat The Villegas Addition

Planning & Zoning Commission

August 14, 2023



Request

Conduct a public hearing to consider and act on a request for the Villegas Addition, being a residential replat of a portion of the Original Townsite of Sachse, generally located at 5904 Boone Street, within Sachse city limits.

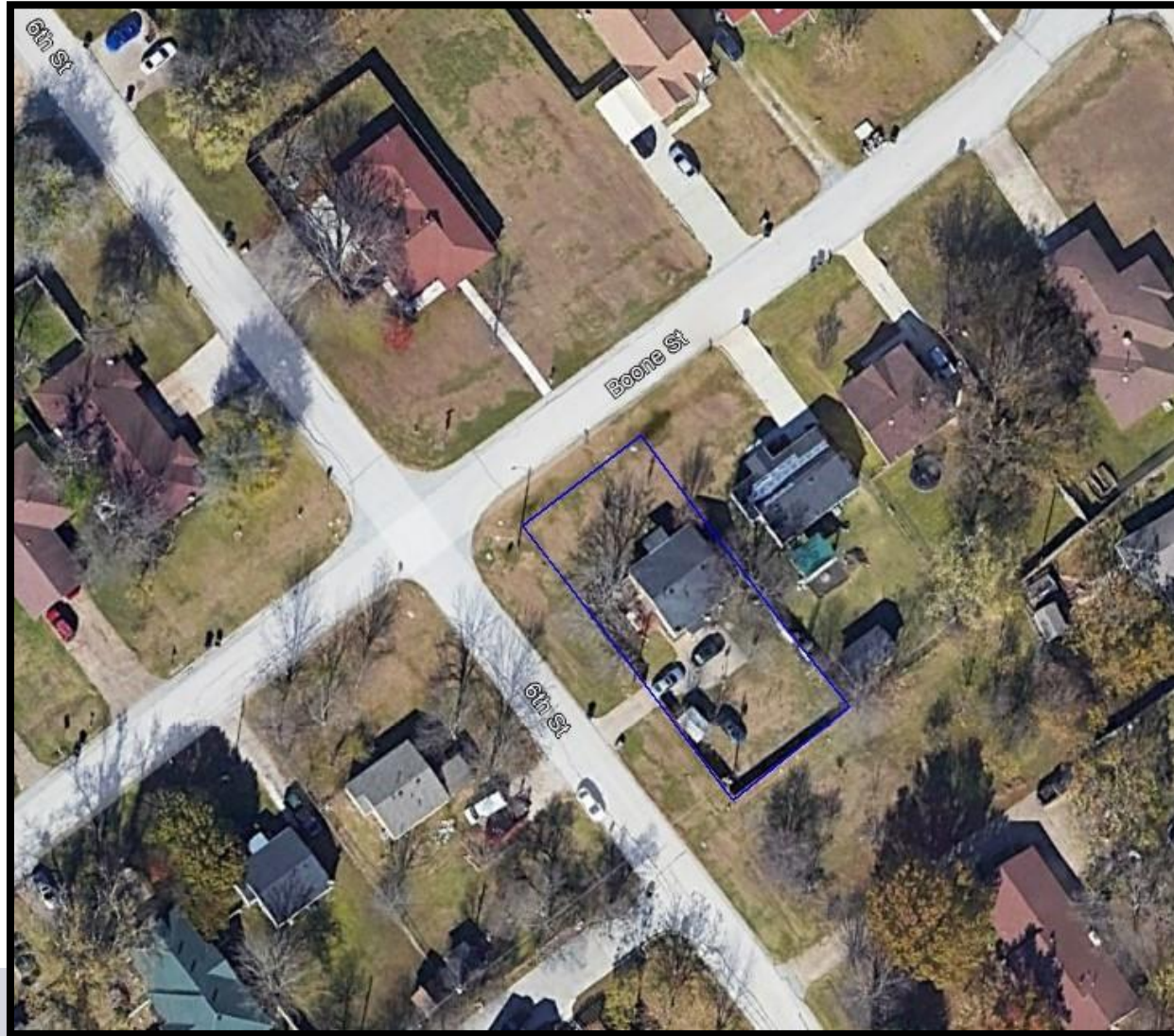


Project Information

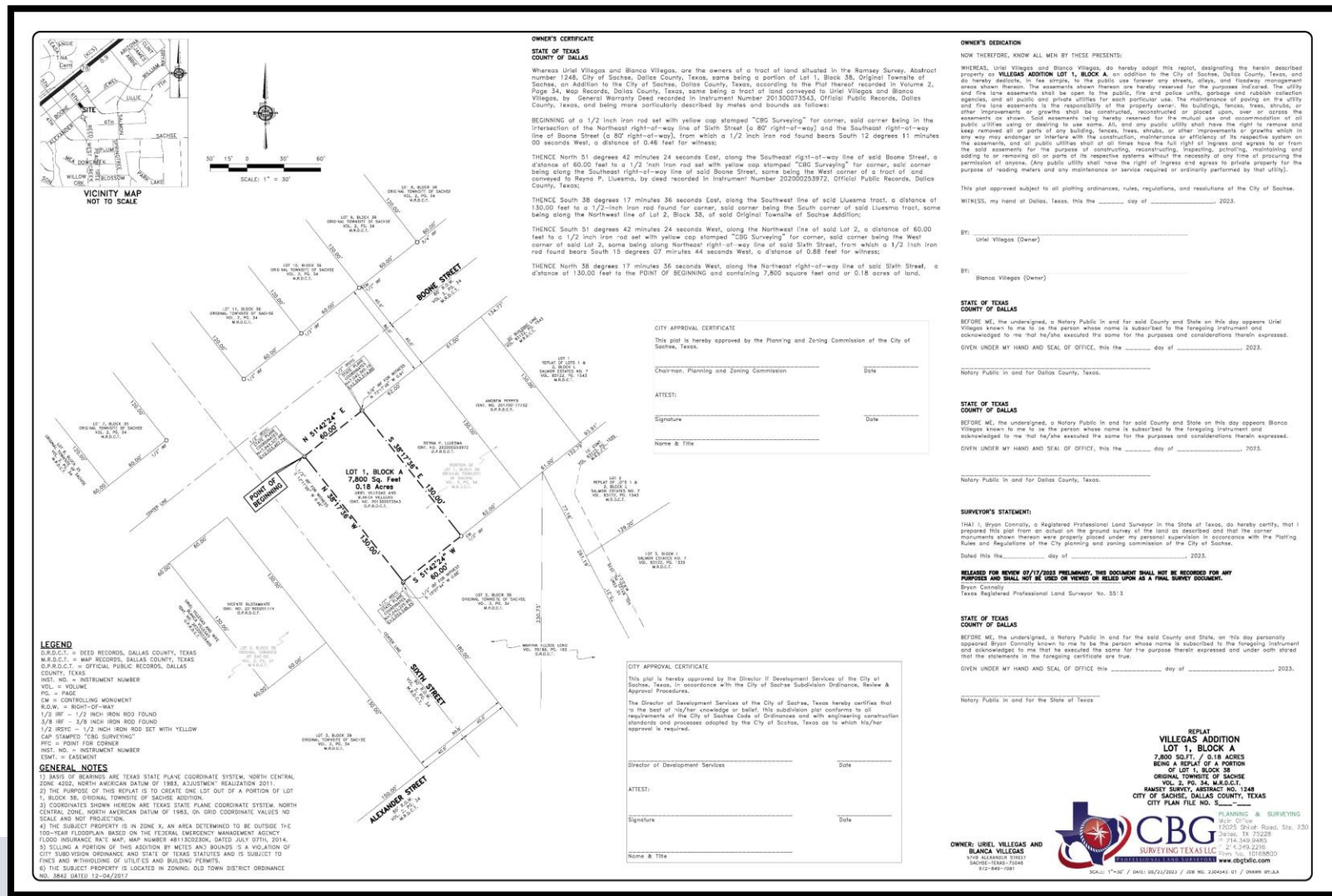
- Proposal to replat a portion of one residential lot
- Applicant: CBG Surveying Texas, LLC
- Owner: Uriel and Blanca Villegas
- Size: Approximately 0.18 acres
- Site Attributes: Residential Home
- Current Zoning: Old Town District - Neighborhood



Aerial Map



Proposed Plat



Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.



A. Regular Meeting

Subject	6. Consider and act on a Final Plat for The Station Multi-Family Phase 2, generally located at the northwest corner of The Station Boulevard and The Commons Parkway, within Sachse city limits.
Meeting	Aug 14, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat, subject to all conditions stipulated by the building official and city engineer.

BACKGROUND

The applicant is proposing to final plat one multi-family lot:

- Applicant: PMB Station MF 1, LP
- Owner: PMB Station MF 1, LP
- Size: Approximately 8.1 acres
- The property is zoned PGBT - Turnpike Mixed-Use, which generally allows for commercial, office, and residential uses.

OVERVIEW

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.

POLICY

There are no policy considerations with this item.

RECOMMENDATION

Per staff's technical review, the proposed final plat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed final plat, subject to all conditions stipulated by the building official and city engineer.

File Attachments

[Presentation Final Plat The Station Multi-Family Ph 2 P22-21.pdf \(889 KB\)](#)

[The Station MF Phase 2 - Final Plat.pdf \(529 KB\)](#)

Final Plat The Station Multi-Family Phase 2

Planning & Zoning Commission

August 14, 2023



Request

Consider and act on a Final Plat for The Station Multi-Family Phase 2, generally located at the northwest corner of The Station Boulevard and The Commons Parkway, within Sachse city limits.



Project Information

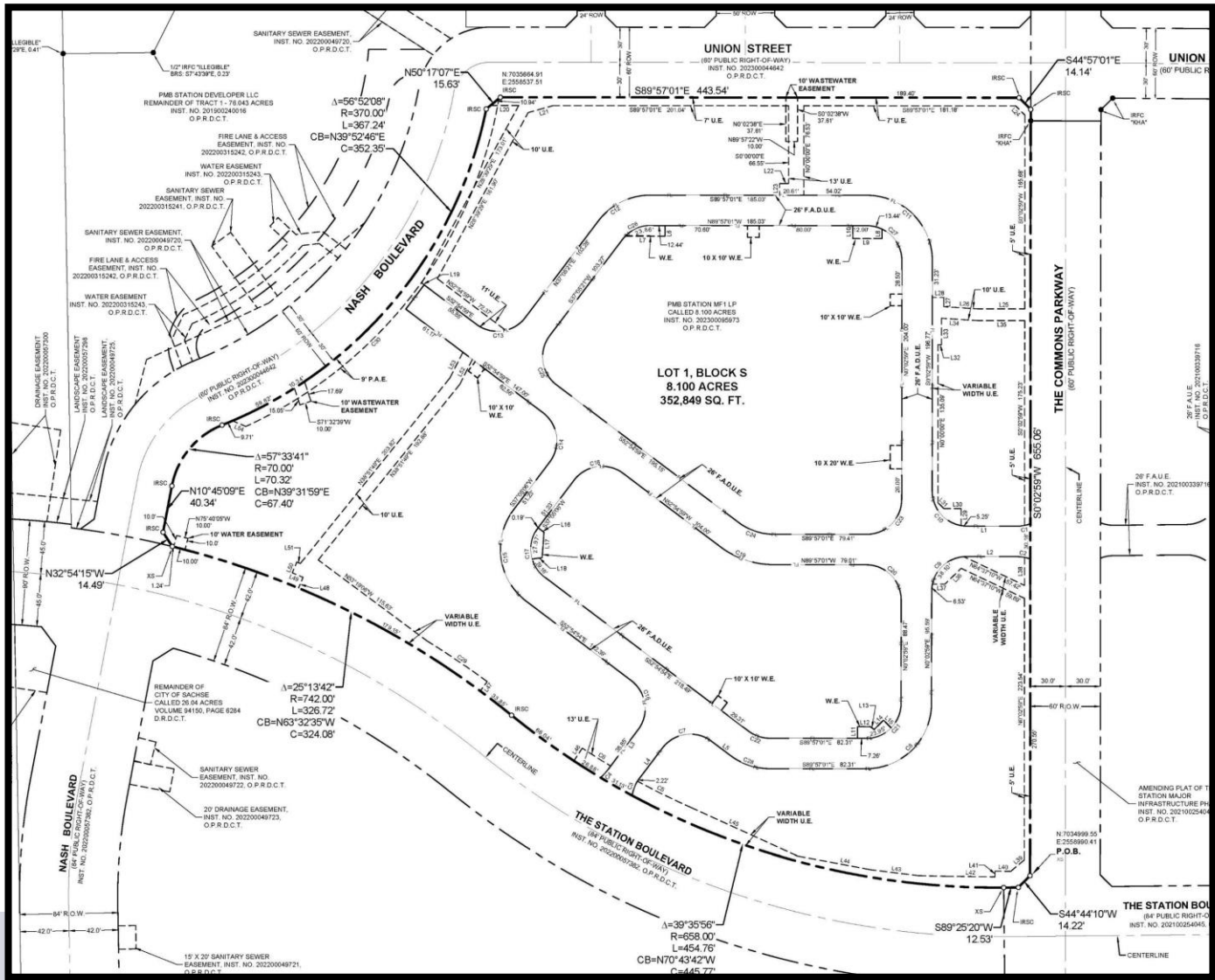
- Proposal to final plat one multi-family lot
- Applicant: PMB Station MF 1, LP
- Owner: PMB Station MF 1, LP
- Size: Approximately 8.1 acres
- Site Attributes: Under construction
- Current Zoning: PGBT District – Turnpike Mixed-Use



Aerial Map



Proposed Plat

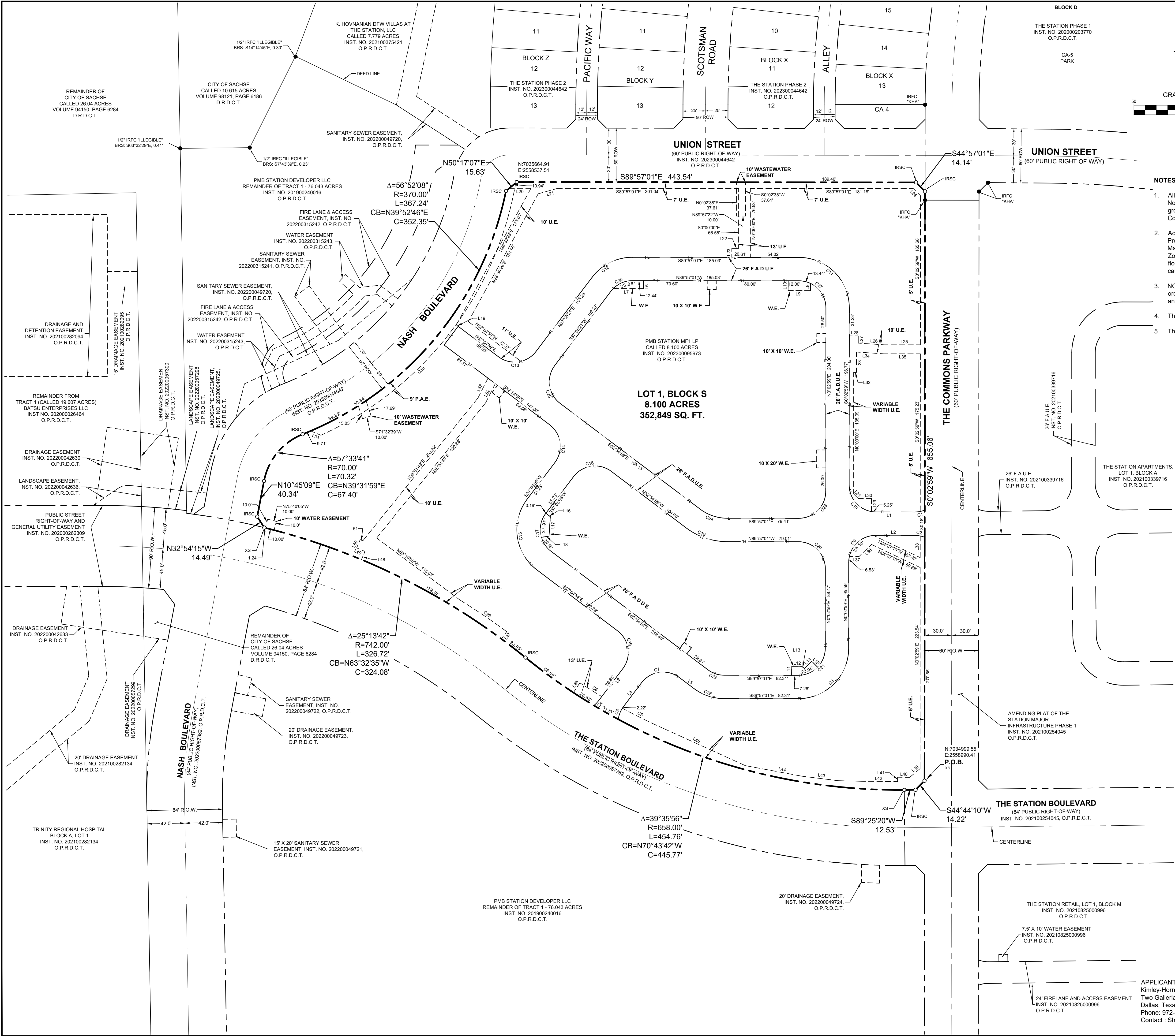


Staff Recommendation

- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

Plat approval is not discretionary. If a plat meets all applicable standards and regulations, State law requires the City to approve the plat.





- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985260573.
 - According to Map No. 48113C0230K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to dedicate easements for site development.
 - The property is Zoned Turnpike Mixed-Use (TMU) per Ordinance No. 3838.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°57'01"E	43.00'
L2	S89°57'01"E	43.40'
L3	S37°05'01"W	44.46'
L4	N37°05'01"E	33.20'
L5	S52°54'54"E	20.10'
L6	S00°02'59"W	9.00'
L7	S89°57'01"E	33.86'
L8	N00°00'00"E	8.04'
L9	N89°57'01"W	25.00'
L10	N00°02'59"E	11.00'
L11	N00°02'59"E	10.00'
L12	S89°57'01"E	11.00'
L13	S52°54'57"E	4.06'
L14	N45°02'59"E	11.33'
L15	S44°57'01"E	9.19'
L16	S52°54'54"E	6.30'
L17	S04°05'01"W	21.76'
L18	S82°05'06"W	8.53'
L19	N52°54'59"W	2.64'
L20	N89°57'01"W	24.14'
L21	N74°20'26"E	22.45'
L22	N90°00'00"W	7.61'
L23	S00°00'00"E	9.98'
L24	S44°57'01"E	11.17'
L25	N90°00'00"W	40.32'
L26	N86°16'20"W	28.78'
L27	N00°00'00"E	8.02'
L28	N90°00'00"W	9.95'
L29	N00°00'00"E	14.55'
L30	N90°00'00"W	14.77'

LINE TABLE		
NO.	BEARING	LENGTH
L31	N44°58'31"W	7.05'
L32	N90°00'00"E	3.07'
L33	N00°02'59"E	22.68'
L34	S86°16'20"E	30.46'
L35	N90°00'00"E	40.64'
L36	S45°50'57"W	19.23'
L37	N90°00'00"W	10.78'
L38	S00°02'59"W	24.06'
L39	N49°53'56"E	15.01'
L40	S89°21'08"E	13.44'
L41	N00°00'00"E	4.87'
L42	S89°27'07"E	39.92'
L43	S82°54'42"E	40.89'
L44	S79°25'53"E	63.65'
L45	S65°33'01"E	100.35'
L46	N33°19'13"E	13.00'
L47	N36°11'44"E	10.00'
L48	N23°11'11"E	9.90'
L49	N66°48'49"W	10.00'
L50	N23°11'11"E	10.00'
L51	S66°48'49"E	3.21'
L52	N26°46'52"E	23.89'
L53	N26°46'52"E	24.64'
L54	S66°58'49"E	12.33'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	21°30'37"	30.00'	11.26'	N79°17'40"E
C2	21°30'37"	30.00'	11.26'	N79°11'43"W
C3	29°31'20"	30.00'	15.46'	S22°19'21"W
C4	14°36'12"	30.00'	7.65'	N44°23'07"E
C5	4°29'05"	645.00'	50.49'	S63°48'36"E
C6	2°33'03"	645.00'	28.72'	S57°57'19"E
C7	90°00'05"	30.00'	47.12'	S82°05'03"W
C8	90°00'00"	56.00'	87.96'	N45°02'59"E
C9	90°00'00"	30.00'	47.12'	S45°02'59"W
C10	90°12'44"	30.00'	47.24'	S44°50'38"E
C11	90°00'00"	56.00'	87.96'	N44°57'01"W
C12	52°57'38"	56.00'	51.76'	S63°34'10"W
C13	89°59'40"	30.00'	47.12'	N82°05'11"E
C14	90°00'05"	30.00'	47.12'	N07°54'57"W
C15	90°00'00"	56.00'	87.96'	S07°54'54"E
C16	89°59'55"	30.00'	47.12'	N07°54'57"W
C17	90°00'00"	30.00'	47.12'	S07°54'54"E
C18	89°59'55"	30.00'	47.12'	S82°05'03"W
C19	37°02'02"	76.00'	49.12'	S71°26'00"E
C20	90°00'00"	30.00'	47.12'	N44°57'01"W
C21	90°00'00"	30.00'	47.12'	N45°02'59"E
C22	37°02'07"	30.00'	19.39'	S71°25'58"E
C23	90°00'00"	30.00'	47.12'	N45°02'59"E
C24	37°02'02"	50.00'	32.32'	S71°26'00"E
C25	90°00'20"	30.00'	47.13'	S07°54'49"E
C26	52°57'38"	30.00'	27.73'	S63°34'10"W
C27	90°00'00"	30.00'	47.12'	N44°57'01"W
C28	37°02'07"	56.00'	36.20'	S71°25'58"E
C29	4°45'44"	752.00'	62.50'	N55°55'38"W
C30	55°44'06"	379.00'	368.68'	N37°39'08"E

THE STATION APARTMENTS PHASE 2

FINAL PLAT

LOT 1, BLOCK S

BEING 8.100 ACRES (352,489 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	JULY, 2023	061287024	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Shay Geach, P.E.

OWNER:
PMB Station MF1 LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, **PMB STATION MF1 LP**, is the owner of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being all of that tract of land described in a Deed to PMB Station MF1 LP, recorded in Instrument No. 202300095973 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set at the northerly end of a corner clip at the intersection of the westerly right-of-way line of The Commons Parkway, a 60-foot wide right of way, and the northerly right-of-way line of The Station Boulevard, an 84-foot wide right-of-way, as dedicated in Instrument 202100254045 of the Official Public Records of Dallas County, Texas, and being the easterly southeast corner hereof;

THENCE South 44°44'10" West, along said corner clip, a distance of 14.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southerly end of said corner clip, for the southerly southeast corner hereof;

THENCE South 89°25'20" West, with the northerly right-of-way line of The Station Boulevard, a distance of 12.53 feet to an "X" cut in concrete set for the northwest corner of the existing right-of-way of The Station Boulevard and the northeast corner of the right-of-way of The Station Boulevard as dedicated in Instrument No. 202200057382 of the Official Public Records of Dallas County, Texas, and being at the beginning of a non-tangent curve to the right with a radius of 658.00 feet, a central angle of 39°35'56", and a chord bearing and distance of North 70°43'42" West, 445.77 feet;

THENCE with the northerly right-of-way line of The Station Boulevard, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 454.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 742.00 feet, a central angle of 25°13'42", and a chord bearing and distance of North 63°32'35" West, 324.08 feet,

In a northwesterly direction, with said reverse curve to the left, an arc distance of 326.72 feet to an "X" cut in concrete set for the intersection of the northerly right-of-way line of said The Station Boulevard with the easterly right of way line of Nash Boulevard, a 60-foot wide right-of-way, as dedicated in Instrument No. 202300044642 of the Official Public Records of Dallas County, Texas;

THENCE departing the northerly right-of-way line of The Station Boulevard and along the easterly right-of-way line of said Nash Boulevard, the following courses and distances:

North 32°54'15" West, a distance of 14.49 feet to 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 10°45'09" East, a distance of 40.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 70.00 feet, a central angle of 57°33'41", and a chord bearing and distance of North 39°31'59" East, 67.40 feet,

In a northeasterly direction, with said tangent curve to the right, an arc distance of 70.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 370.00 feet, a central angle of 56°52'08", and a chord bearing and distance of North 39°52'46" East, 352.35 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 367.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

North 50°17'07" East, a distance of 15.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set of the intersection of the easterly right-of-way line of said Nash Boulevard with the southerly right-of-way line of Union Street, a 60-foot wide right-of-way, as dedicated in Instrument No. 202300044642 of the Official Public Records of Dallas County, Texas;

THENCE South 89°57'01" East, along the southerly right of way line of said Union Street, a distance of 443.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set,

THENCE South 44°57'01" East, continuing along the southerly right of way line of said Union Street, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly right-of-way line of said The Commons Parkway, a 60-foot wide right of way;

THENCE South 00°02'59" West, with the westerly right-of-way line of said The Commons Parkway, passing at a distance of 9.72 feet, a 5/8-inch rebar with cap marked "KHA" found for reference, continuing a total distance of 655.06 feet to the **POINT OF BEGINNING** and containing 8.100 acres (352,849 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION MF1 LP**, (Owner) does hereby bind themselves and their heirs, assignees and successors of title this final plat designating the hereinabove described property as **THE STATION APARTMENTS PHASE 2**, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT _____, TEXAS, this _____ day of _____, 2023.

By: **PMB STATION MF1 LP**, a Texas limited partnership

By: PMB Station MF1 GP LLC, a Texas limited liability company
its general partner

By: _____
Name: K. TAYLOR BAIRD
Title: MANAGER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared K. TAYLOR BAIRD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this final plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature Date

Name & Title

The Director of Development Services of the City of Sachse, Texas hereby certifies that to the best of their knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinances and with engineering construction standards and processes adopted by the City of Sachse, Texas as to which their approval is required.

Director of Development Services Date

ATTEST:

Signature Date

Name & Title

THE STATION APARTMENTS PHASE 2

FINAL PLAT

LOT 1, BLOCK S

BEING 8.100 ACRES (352,489 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 FIRM # 10193822 Tel. No. (972) 335-3580
Frisco, Texas 75034 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	JULY, 2023	061287024	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Shay Geach, P.E.

OWNER:
PMB Station MF1 LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

DWG NAME: K:\FPL_SURVEY\2017\2024- THE STATION MF1 PHASE 2 - SACHSE\DWG\061287024 FINAL PLAT\VER20.DWG PLOTTED BY: MATTHEWS, ALEX 8/22/2023 8:25 AM LAST SAVED: 8/22/23 11:10 AM