



**Monday, July 19, 2021
Planning and Zoning Commission Meeting**

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

To address the Commission for any public hearing item, please sign a speaker's sheet located on the tables by the front entry and submit to the acting Secretary. You will have three (3) minutes to address the Commission. In accordance to the Open Meetings Act, the Commission may not discuss or take any action on any item which has not been posted on the agenda.

A. A. Regular Meeting - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, July 19, 2021 at 6:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the May 10, 2021 meeting minutes.
4. Consider and act on a Preliminary Plat for the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse City limits
5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
6. 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 on the bulletin board, an accessible location at Sachse City Hall.

Michelle Lewis Sirianni

Michelle Lewis Sirianni, City Secretary

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 972.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.



Agenda Item Details

Meeting	Jul 19, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the May 10, 2021 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for May 10, 2021 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, May 10, 2021)
MEETING HELD VIRTUALLY VIA ZOOM

Members present

Fernando Gutierrez, Bill Thrash, Scott Ohman, George Kemper, Brian Cox

Michelle Howath, City Council Liaison

Meeting called to order at 5:00 PM

Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, May 10, 2021 at 5:00 p.m. to consider the following items of business:

Vice Chairman Scot Ohman called the meeting to order at 5:00 p.m.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Commissioner Kemper led the invocation, and Commissioner Gutierrez led the pledges.

3. Consider approval of the April 12, 2021, meeting minutes.

Commissioner Kemper made a motion to approve the minutes. Commissioner Cox seconded that motion and the motion was unanimously approved.

4. Consider and act on a Final Plat for The Station Retail, generally located at the southeast corner of the intersection of The Station Boulevard and The Commons Parkway, within Sachse city limits.

Development Director Matt Robinson presented the item. He stated that the applicant is proposing to final plat one commercial lot approximately 2.463 acres in the PGBT -Turnpike Commercial District. He stated that staff recommends approval.

After discussion, Commissioner Kemper made a motion to approve the Final Plat as presented. Commissioner Gutierrez seconded that motion and the motion was unanimously approved.

5. Conduct a public hearing to consider and act on a request by Kirkman Engineering, LLC to rezone approximately 22.8 acres of land from AG, Agricultural District to C-2, General Commercial District, generally located 425 feet northeast of the intersection of State Highway 78 and Woodbridge Parkway, within Sachse city limits.

Mr. Robinson introduced the item. He stated the applicant is proposing to rezone the property from AG - Agricultural District to C-2 General Commercial District. He stated the Future Land Use Plan designates the subject property for Commercial Uses. He stated that staff recommends approval of the rezoning requests. Commissioner Gutierrez asked how would the applicant access the property. Robinson explained access would be from the shopping center to the west. Commissioner Gutierrez asked if this would allow for expansion of the existing self- storage. Mr. Robinson stated the self storage would require approval by Special Use Permit. Commissioner Kemper asked how much of the property is developable. Mr. Robinson stated that approximately 2.4 acres.

Vice Chairman Ohman opened the public hearing at 5:14 PM.

No comments were made.

Commissioner Gutierrez made a motion to close the public hearing, with a second by Mr. Cox, the public hearing was closed at 5:15 PM.

Commissioner Gutierrez asked if there were potential tenants for the development. Jordan Collins, Applicant, stated currently they have no tenants set for the site, as they were wanting to get the zoning in place first, but are looking at medical and professional offices.

Commissioner Kemper made a motion to approve the rezoning request as presented. Commissioner Gutierrez seconded that motion and the motion was unanimously approved.

6. Conduct a public hearing to consider and act on a request by Sammy Jibrin to rezone approximately 6.87 acres of land from AG, Agricultural District to R-10, Single Family Residential District, generally located west of Merritt Road and south of Lacey Circle, with Sachse city limits

Mr. Robinson introduced the item. He stated the proposal to rezone the property from AG-Agricultural District to R-10 Single Family Residential District. He stated that the property is approximately 6.87 acres and located west of Merritt Road and south of Lacey Circle. He stated minimum lot size is 10,000 square feet and minimum building size is 2,000 square feet. He stated that the Future Land Use Plan supports the proposed rezoning request, and staff is recommending approval of the proposed zoning request. Commissioner Kemper asked if the rest of the vacant land is not buildable. Mr. Robinson stated that there is flood zone and power lines on the subject property that limits the development. Mr. Gutierrez wanted to know approximately how many homes were proposed. Mr. Robinson stated that would be determined in the future after engineering studies have been done.

Vice Chairman Ohman opened the public hearing at 5:28 PM.

Buddy Walls, 4915 Lacey Cr., said they were told when purchasing the house, that the land would stay greenbelt. He inquired who the builder would be and what kinds of homes would be built.

Shane Korinek, 5219 Lacey Cr., concerned about what types of homes were about to be built, he wanted to see lots sizes no smaller and 1-acre to 1.5 -acre. He was concerned about more flooding on Merritt Road.

John Garcia, 5009 Lacey Cr., concerned about Sachse's infrastructure not keeping up with existing comprehensive plan. He said with additional traffic from The Station, that Woodbridge Parkway and Merritt Road aren't able to handle traffic currently.

Jeff Bovre, 5310 Smithfield, stated that Merritt Road is already a bottleneck and is concerned with traffic at that intersection. He also stated he was told that land would remain a greenbelt. He doesn't think that Merritt Road can handle another subdivision at this time.

Becky Norcross, 4421 Merritt Rd., asked how are they going to address the flooding that happens in her front yard. She stated she doesn't want houses backing up to her barn.

Linda Henry, 5005 Lacey Cr, has concerns about traffic and flooding on Merritt Rd., She stated there is already too much congestion on Merritt Rd and Sachse Rd.

With no one else speaking, Commissioner Gutierrez made a motion to close the public hearing. Seconded by Commissioner Kemper. The public hearing was closed at 5:39 p.m.

Applicant representative, John Martini, stated that the concerns he could address would be the lot sizes would be a minimum of 10,000, and conform to the subdivision ordinance. He explained a builder has not been identified as of yet. He stated the other issues are city issues. Vice Chairman Ohman asked about flood studies. Mr. Martini stated those would be done after zoning was approved. Mr. Robinson stated after approval is when detailed analysis of the site would be done. Robinson also stated that right of way acquisitions would be completed in July 2021 and construction would commence in May 2022. He explained at the that time drainage improvements would be done and the road expansion would address traffic concerns. Mr. Robinson stated that emails he received concerning the zoning case have been forwarded to the commissioners for consideration.

After discussion, Commissioner Thrash made a motion to approve the zoning request as presented. Seconded by Commissioner Kemper and the motion was unanimously approved.

7. Discuss future Planning and Zoning Commission meetings.

Mr. Robinson said he wanted to get the commissioner's preference on in person meetings or continuing the meetings by zoom. Commissioner's Cox, Gutierrez, Thrash and Ohman preferred in person meetings. Commissioner Kemper likes the convenience of ZOOM. After further discussion, the Commission decided to wait until there was a full board to determine whether to come back to in person meetings or stay virtual.

8. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.

Mr. Robinson stated he had no updates on future agenda items at this time. He stated that the shell buildings at The Station would be completed in June with finish out construction to follow for a Brass Tap Restaurant and a Manny's Restaurant.

9. Adjournment.

Vice Chairman Ohman adjourned the meeting at 6:13 p.m.



Agenda Item Details

Meeting	Jul 19, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 6:00 PM
Subject	4. Consider and act on a Preliminary Plat for the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse City limits
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat as presented.

Public Content

BACKGROUND

The applicant is proposing to preliminary plat:

- One non-residential lot;
- Applicant: Pacheco Koch Consulting Engineers
- Owner: Evolve Biologics
- Size: 12.043
- The property is zoned PGBT-Turnpike Commercial, which allows for commercial, multi-family and limited single-family 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 preliminary plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

[Preliminary Plat - Apollo Addition.pdf \(1,067 KB\)](#)

[Staff Presentation - Preliminary Plat - Apollo Addition.pdf \(625 KB\)](#)

Preliminary Plat Apollo Addition

Planning & Zoning Commission

July 19, 2021



Request

Consider and act on a Preliminary Plat for the Apollo Addition, generally located south of the President George Bush Turnpike and more specifically located at the southwest corner of the intersection of the President George Bush Turnpike Frontage Road and Pleasant Valley Road, within Sachse city limits.



Project Information

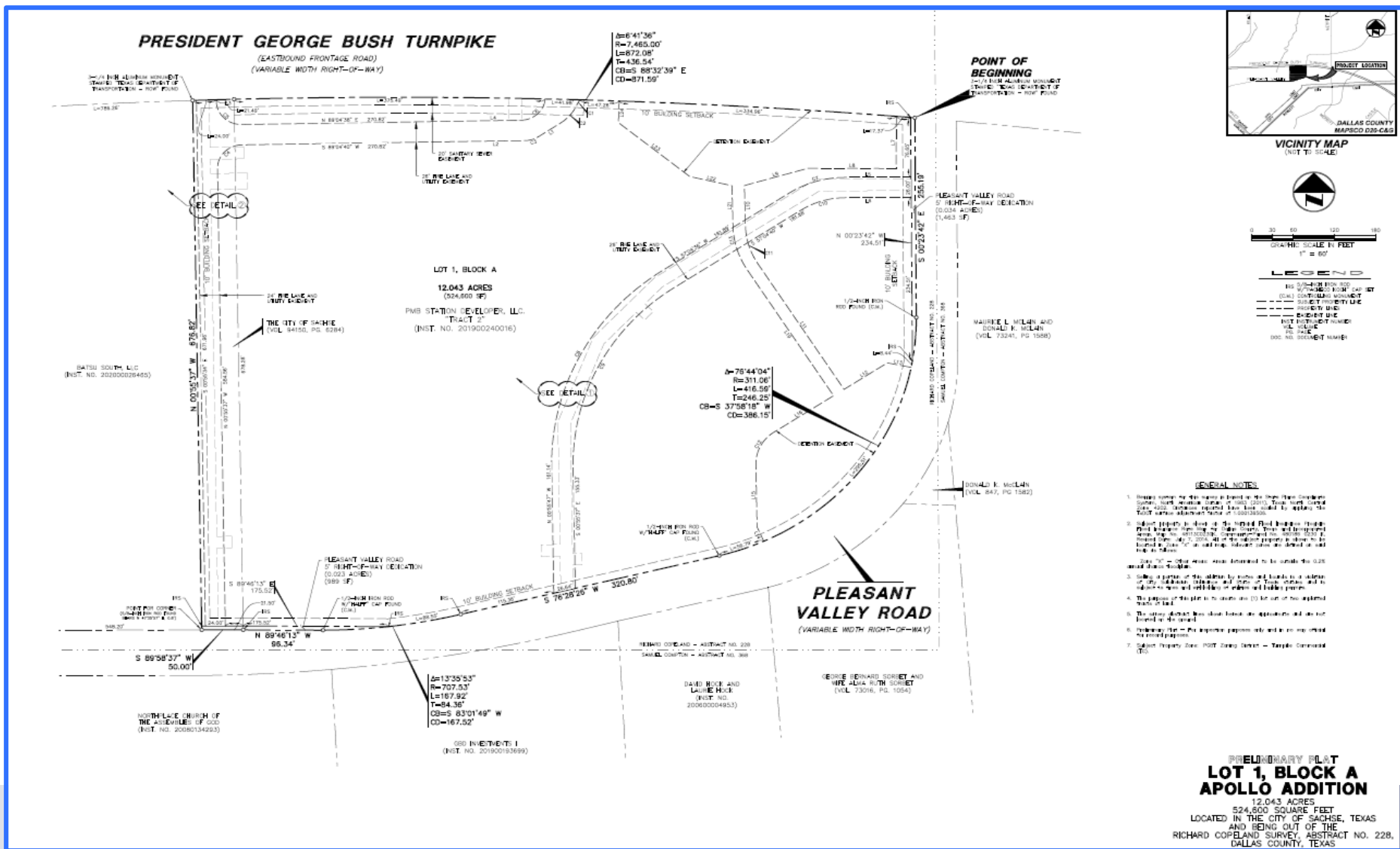
- Proposal to preliminary plat 1 non-residential lot
- Applicant: Pacheco Koch Consulting Engineers
- Owner: Evolve Biologics
- Size: Approximately 12.043 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Commercial



Aerial Map



Proposed Plat



Staff Recommendation

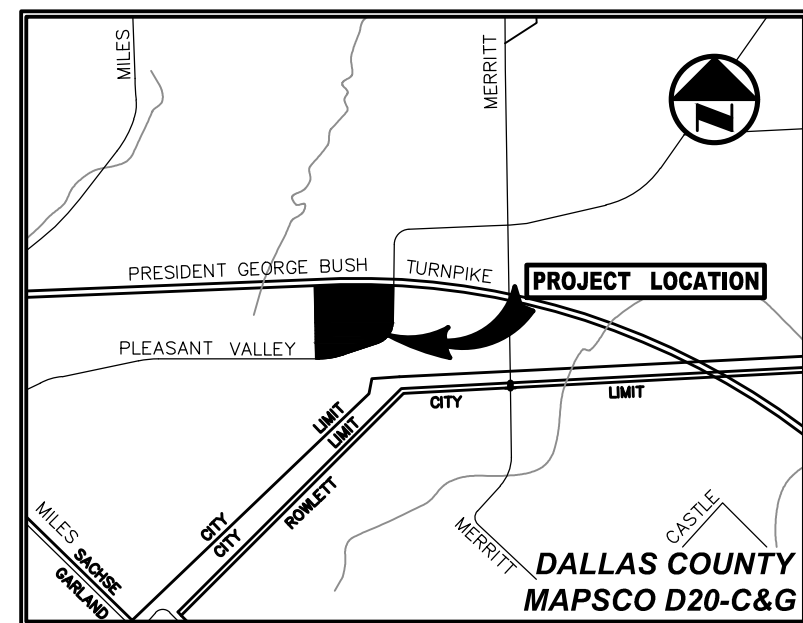
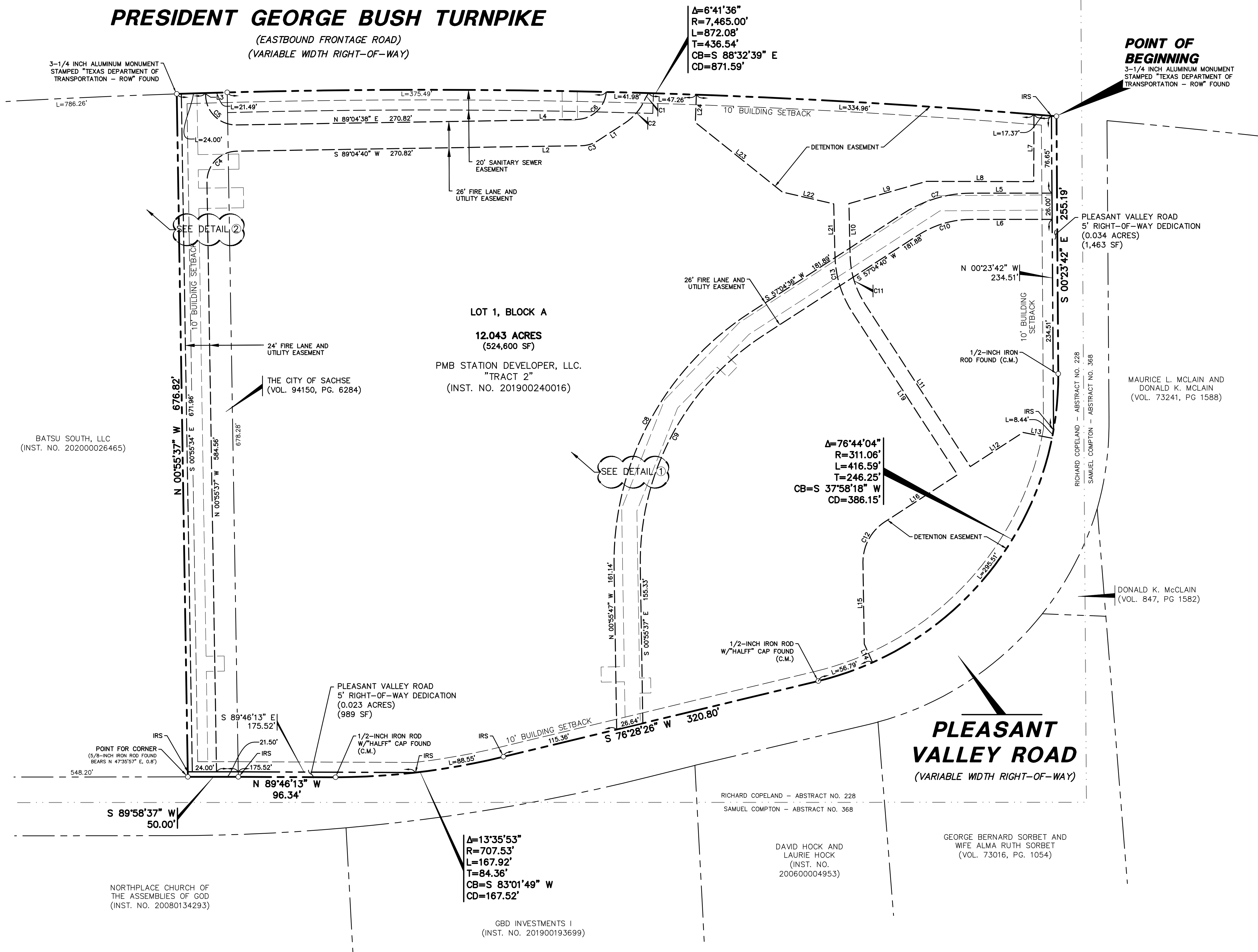
- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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

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

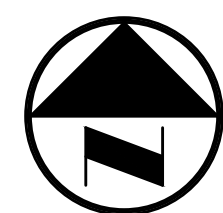


PRESIDENT GEORGE BUSH TURNPIKE

(EASTBOUND FRONTAGE ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
(NOT TO SCALE)



0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

LEGEND

- IRS 3/8-INCH IRON ROD W/ PACHECO KOCH CAP SET
- (C.M.) CONTROLLING MONUMENT
- SUBJECT PROPERTY LINE
- PROPERTY LINES
- EASEMENT LINE
- INST. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT surface adjustment factor of 1.000136506.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0230K, Community-Panel No. 480186 0230 K, Revised Date: July 7, 2014. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision 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 create one (1) lot out of two unplatted tracts of land.
- The survey abstract lines shown hereon are approximate and are not located on the ground.
- Preliminary Plat - For inspection purposes only and in no way official for record purposes.
- Subject Property Zone: PG&T Zoning District - Turnpike Commercial (TC).

PRELIMINARY PLAT LOT 1, BLOCK A APOLLO ADDITION

12.043 ACRES
524,600 SQUARE FEET
LOCATED IN THE CITY OF SACHSE, TEXAS
AND BEING OUT OF THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228,
DALLAS COUNTY, TEXAS



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
AMY	CTP/JWW	1"=60'	JULY 2021	4949-21.188

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
(PH) (972) 235-3031
CPHILLIPS@PKCE.COM
CONTACT: CAMERON PHILLIPS

OWNER/DEVELOPER:
EVOLVE BIOLOGIC, INC.
4-2855 ARGENTIA ROAD
MISSISSAUGA, ONTARIO
(PH) (365) 653-0097
EMAIL: MARK.K@EVOLVEBIO.COM
CONTACT: MARK KRAUSE

PRELIMINARY PLAT - LOT 1, BLOCK A APOLLO ADDITION

CPHILLIPS 12/24/2021 12:24 AM
M:\DWG-19\4949-21\185.DWG\SURVEY_C3D_2018\4949-21\185PP.DWG

1
DETAIL
NOT TO SCALE

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 56°50'23" E	31.92'	L24	S 02°03'36" W	27.80'
L2	N 89°07'58" E	70.88'	L25	N 89°04'25" E	23.00'
L3	N 00°55'21" W	2.14'	L26	S 00°23'42" E	15.00'
L4	S 89°04'38" W	66.25'	L27	N 45°55'35" W	14.00'
L5	N 89°58'41" W	79.43'	L28	N 44°04'25" E	15.00'
L6	N 89°58'41" W	79.82'	L29	S 45°55'35" E	14.00'
L7	S 00°10'59" W	86.62'	L30	S 89°04'25" W	11.00'
L8	N 89°52'19" W	106.29'	L31	N 00°55'22" W	15.00'
L9	S 73°58'26" W	79.88'	L32	N 89°04'25" E	10.99'
L10	S 01°19'08" E	51.47'	L33	N 00°55'35" W	30.36'
L11	S 32°55'06" E	191.69'	L34	S 76°28'26" W	15.37'
L12	N 57°04'40" E	62.29'	L35	S 00°55'38" E	60.85'
L13	S 78°33'11" E	29.28'	L36	N 89°04'38" E	40.47'
L14	S 24°07'20" E	20.14'	L37	S 00°51'09" E	15.00'
L15	S 00°54'57" E	81.16'	L38	S 89°04'38" W	40.46'
L16	S 57°04'40" W	85.79'	L39	S 00°55'22" E	18.25'
L17	N 00°55'35" W	45.28'	L40	N 89°11'16" E	44.49'
L18	S 89°04'25" W	23.00'	L41	S 00°46'56" E	20.00'
L19	S 32°55'06" E	191.69'	L42	S 89°04'23" W	44.44'
L20	N 00°55'35" W	15.00'	L43	S 89°58'37" W	20.00'
L21	S 01°19'08" E	51.55'	L44	N 89°04'23" E	18.00'
L22	S 77°00'12" E	52.29'	L45	S 00°55'37" E	15.00'
L23	S 91°20'20" E	110.30'	L46	S 89°04'23" W	18.00'

2
DETAIL
NOT TO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	12°39'47"	35.00	7.74	3.88	N 30°28'38" E	7.72
C2	32°41'39"	54.01	30.82	15.84	N 40°29'33" E	30.40
C3	32°14'00"	30.00	16.88	8.67	N 72°57'23" E	16.66
C4	90°00'20"	30.00	47.13	30.00	N 44°04'48" E	42.43
C5	90°00'02"	30.00	47.12	30.00	N 45°55'22" W	42.43
C6	83°49'14"	30.00	43.89	26.93	S 47°10'01" W	40.08
C7	32°55'52"	124.02	71.28	36.65	S 73°33'22" W	70.30
C8	58°00'11"	294.03	297.66	162.99	S 28°04'26" W	285.11
C9	58°00'00"	268.04	271.33	148.58	S 28°04'23" W	259.89
C10	32°58'03"	98.01	56.34	28.97	S 73°33'17" W	55.57
C11	31°35'58"	92.50	51.01	26.17	S 17°07'07" E	50.37
C12	56°59'09"	47.51	47.25	25.79	S 28°34'47" W	45.33
C13	31°35'58"	107.50	59.29	30.42	S 17°07'07" E	58.54
C15	0°09'13"	7,465.00	20.00	10.00	N 88°11'10" E	20.00
C16	0°06'55"	7,465.00	15.01	7.50	N 88°54'12" W	15.01

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PMB Station Developer, LLC and The City of Sachse are the owners of a 12.043 acre tract of land situated in the Richard Copeland Survey, Abstract No. 228, Dallas County, Texas; said tract being all of that tract of land described as Tract 2 in General Warranty Deed to PMB Station Developer, LLC recorded in Instrument No. 201900240016 of the Official Public Records of Dallas County, Texas, and part of that certain tract of land described in Special Warranty Deed to The City of Sachse recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas; said 12.043 acre tract being more particularly described as follows:

BEGINNING, at an 3-1/4 inch aluminum monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION - ROW' found for corner at the intersection of the south right-of-way line of President George Bush Turnpike (State Highway 190, a variable width right-of-way, 350 feet wide at this point) and the west right-of-way line of Pleasant Valley Road (a variable width right-of-way); said point being the northeast corner of said Tract 2;

THENCE, departing the said south line of President George Bush Turnpike and along the said west line of Pleasant Valley Road, and the east line of said Tract 2, and the south line of said City of Sachse tract, the following six (6) calls:

South 00 degrees, 23 minutes, 42 seconds East a distance of 255.19 feet to a 1/2-inch iron rod found for corner at the beginning of a non-tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 76 degrees, 44 minutes, 04 seconds, a radius of 311.06 feet, a chord bearing and distance of South 37 degrees, 58 minutes, 18 seconds West, 386.15 feet, an arc distance of 416.59 feet to a 1/2-inch iron rod with 'HALFF' cap found for corner at the end of said curve;

South 76 degrees, 28 minutes, 26 seconds West, a distance of 320.80 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for corner at the beginning of a non tangent curve to the right;

In a southwesterly direction along said curve to the right, having a central angle of 13 degrees, 35 minutes, 53 seconds, a radius of 707.53 feet, a chord bearing and distance of South 83 degrees, 01 minutes, 49 seconds West, 167.52 feet, an arc distance of 167.92 feet to a 1/2-inch iron rod with 'HALFF' cap found for corner at the end of said curve;

North 89 degrees, 46 minutes, 13 seconds West, a distance of 96.34 feet to a 5/8-inch iron rod with 'PACHECO KOCH' cap set for the southeast corner of said City of Sachse tract and the southwest corner of said Tract 2;

South 89 degrees, 58 minutes, 37 seconds West, a distance of 50.00 feet to a point for corner; said point being the southwest corner of said City of Sachse tract and the southeast corner of a that certain tract of land described in Special Warranty Deed to BATSU South, LLC recorded in Instrument No. 202000026465 of said Official Public Records; from said point a 5/8-inch iron rod found bearsh North 47 degrees, 35 minutes, 57 seconds East, a distance of 0.8 feet;

THENCE, North 00 degrees, 55 minutes, 37 seconds West, departing the said northerly line of Pleasant Valley Road, and along the east line of said BATSU South, LLC tract and the west line of said City of Sachse tract, a distance of 676.82 feet to an 3-1/4 inch aluminum monument stamped 'TEXAS DEPARTMENT OF TRANSPORTATION - ROW' found for corner in the said south line of President George Bush Turnpike; said point being the northeast corner of said BATSU South, LLC tract and the northwest corner of said City of Sachse tract; said point also being at the beginning of a non-tangent curve to the right;

THENCE, in a southeasterly direction along said curve to the right, having a central angle of 06 degrees, 41 minutes, 36 seconds , a radius of 7,465.00 feet, a chord bearing and distance of South 88 degrees, 32 minutes, 39 seconds East, 871.59 feet, an arc distance of 872.08 feet to the POINT OF BEGINNING;

CONTAINING: 524,600 square feet or 12.043 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Evolve Biologic, Inc., acting by and through its duly authorized agent, does hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as **LOT 1, BLOCK A, APOLLO ADDITION**, an addition to the City of Sachse, and do 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 my hand at Sachse, Texas, this _____ day of _____, 2021.

Owner(s)

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Mark Krause, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Justin W. Waldrup, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A--8.617 (c)(1)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

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.
RELEASED 7/12/21.

Justin W. Waldrup
Texas Registered Professional Land Surveyor,
No. 6179
jwaldrup@pkce.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin W. Waldrup, 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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD SUITE 1400
DALLAS, TEXAS 75231
(PH) (972) 235-3031
CPHILLIPS@PKCE.COM
CONTACT: CAMERON PHILLIPS

OWNER/DEVELOPER:
EVOLVE BIOLOGIC, INC.
4-2855 ARGENTIA ROAD
MISSISSAUGA, ONTARIO
(PH) (365) 653-0097
EMAIL: MARK.K@EVOLVEBIO.COM
CONTACT: MARK KRAUSE

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

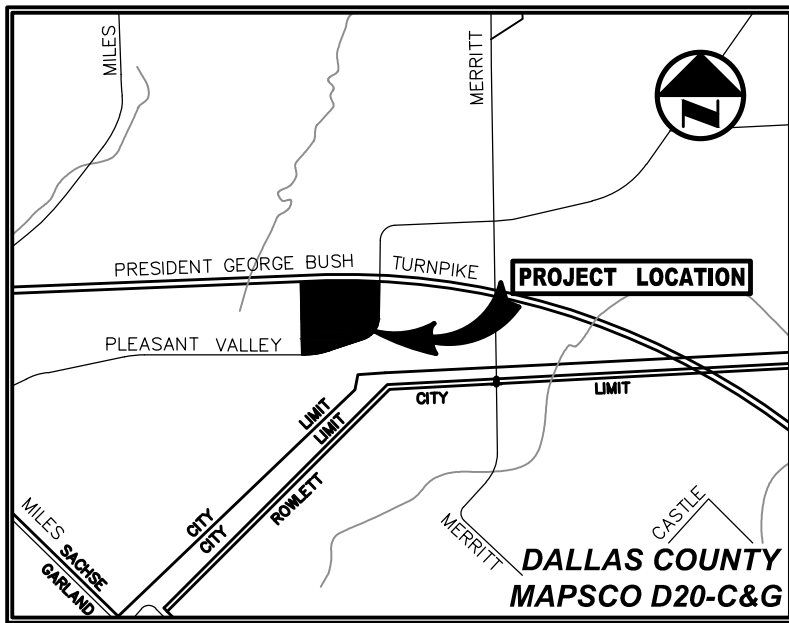
DRAWN BY
AMY

CHECKED BY
CTP/JWW

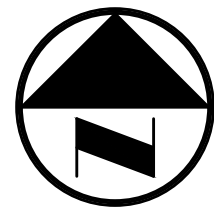
SCALE
1"=60'

DATE
JULY 2021

JOB NUMBER
4949-21.188



VICINITY MAP
(NOT TO SCALE)



0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

LEGEND

- IRS 5/8-INCH IRON ROD
- W/PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- SUBJECT PROPERTY LINE
- - - PROPERTY LINES
- - - EASEMENT LINES
- INST. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- DOC. NO. DOCUMENT NUMBER

PRELIMINARY PLAT - LOT 1, BLOCK A APOLLO ADDITION



Agenda Item Details

Meeting	Jul 19, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting - 6:00 PM
Subject	5. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content