



**Monday, December 12, 2022
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. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, December 12, 2022, 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. Public Comment: The public is invited at this time to address the Commission. Please come to the microphone and state your name and address for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the presiding officer will solicit your comments. The time limit is 3 minutes per speaker. The Commission is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take comments under advisement. Issues raised may be referred to City staff for research and possible future action.
4. Consider approval of the October 10, 2022, meeting minutes.
5. Consider and act on a Preliminary Plat for the SL6 Sachse Industrial Park Addition, generally located south of the President George Bush Turnpike and between Miles Road and Pleasant Valley Road, within Sachse city limits.
6. Consider and act on a Final Plat for The Station Phase 2 - West, Lots 2 and 3 Block A, generally located south of The Station Boulevard and between Miles Road and Trinity Drive, within Sachse city limits
7. 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.


Leah K Granger, City Secretary

Posted: 12/08/2022 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 975.429.4770, 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 October 10, 2022, meeting minutes.
Meeting	Dec 12, 2022 - 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 Oct 10, 2022 - Planning and Zoning Commission Meeting

File Attachments
[10.10.22 Planning & Zoning Minutes.pdf \(17 KB\)](#)

**PLANNING AND ZONING OF THE CITY OF SACHSE
OCTOBER 10, 2022, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, October 10, 2022, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Travis Mondok, Daniel Betten, Hadi Taqui, and George Kemper; Director of Development Services, Matt Robinson, and Development Service Coordinator, Megan Jay.

Members absent: Brian Cox

Chairperson Marten called the meeting to order at 6:00 p.m.

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

Commissioner Kemper led the invocation and Vice-Chairperson Ohman led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the August 8, 2022, meeting minutes.

Mr. Ohman made the motion to approve the minutes presented. Mr. Mondok seconded the motion, and it carried 4-2. Mr. Taqui and Mr. Betten abstained since they were not at the previous meeting.

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.

Mr. Robinson presented the Final Plat for The Station Multi-Family Phase 2 and stated that is for one multi-family lot that is approximately 8.1 acres. Staff recommended approval of the Final Plat.

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

Consider and act of a Final Plat for Miles One 90 Apartments, generally located southwest of the intersection of Miles Road and Bunker Hill Road, within Sachse city limits.

Mr. Robinson presented the Final Plat for Miles One 90 and stated that it is for one multi-family lot on approximately 11.1 acres. Staff recommended approval of the Final Plat.

After several questions about the site, Mr. Kemper made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Mr. Mondok seconded the motion, and it carried unanimously.

Conduct a public hearing to consider and act on a request for a Special Use Permit for the VS Express Auto, an automobile sales use, located at 6610 Industrial Drive, within Sachse city limits.

Mr. Robinson presented the Special Use Permit for VS Express Auto. Staff recommended approval of the Special Use Permit. The recommendation of Planning & Zoning Commission will be

forwarded on to City Council for the final action at their November 7, 2022, regular meeting. Mr. Robinson fielded questions from the Commission.

Chairperson Marten opened the Public Hearing at 6:17 p.m.

Chris Rayner, 6531 Industrial Drive, spoke in support of VS Express Auto.

Chairperson Marten closed the Public Hearing at 6:19 p.m.

Mr. Mondok had a concern about parking at the property. The business owner, Kambiz Arien, 6610 Industrial Drive, he specified that his company will be taking internet sales and customers will be coming in by appointment only. There will be no traffic because the cars will be in an inside showroom and the sales scheduled appropriately.

Mr. Ohman made a motion to approve the Special Use Permit. Mr. Betten seconded the motion, and it carried unanimously.

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

Mr. Robinson updated the Commission on various ongoing developments within the city, and Ms. Marten encouraged the commissioners to attend the upcoming ethics training.

Adjournment.

Chairperson Marten adjourned the meeting at 6:27 p.m.

APPROVE:

ATTEST:

Jeanie Marten, Chairperson

Scott Ohman, Vice-Chairperson

A. Regular Meeting

Subject	5. Consider and act on a Preliminary Plat for the SL6 Sachse Industrial Park Addition, generally located south of the President George Bush Turnpike and between Miles Road and Pleasant Valley Road, within Sachse city limits.
Meeting	Dec 12, 2022 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to preliminary plat one commercial lot and one common area lot:

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: SL6 Sachse, LP
- Size: Approximately 8.74 acres
- The property is zoned PGBT - Turnpike Commercial, which generally allows for commercial, office, and light industrial 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.

File Attachments

[Presentation_Preliminary Plat SL6 Sachse Industrial Park Addition.pdf \(1,126 KB\)](#)
[SL6 Sachse Industrial Park Addition Preliminary Plat.pdf \(504 KB\)](#)

Preliminary Plat SL6 Sachse Industrial Park Addition

Planning & Zoning Commission
December 12, 2022



Request

Consider and act on a Preliminary Plat for the SL6 Sachse Industrial Park Addition, generally located south of the President George Bush Turnpike and between Miles Road and Pleasant Valley Road, within Sachse city limits.



Project Information

- Proposal to preliminary plat one commercial lot and one common area lot
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: SL6 Sachse, LP
- Size: Approximately 8.74 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Commercial



Aerial Map

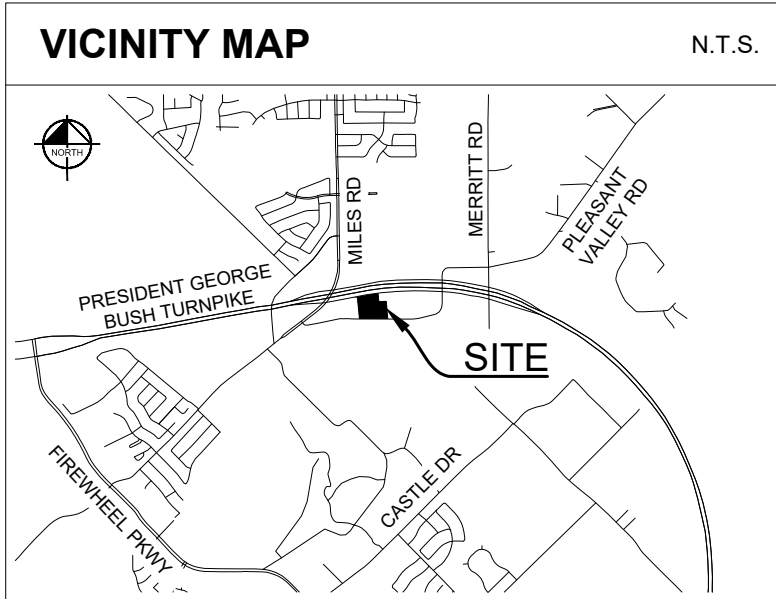


Staff Recommendation

- 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.





CURVE TABLE					
NO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°41'32"	7465.00'	220.47'	S80°36'52"W	220.46'
C2	13°10'57"	325.00'	74.78'	N11°53'25"E	74.6'
C3	13°32'51"	275.00'	65.02'	S11°41'38"E	64.87'
C4	22°03'32"	50.00'	19.25'	S89°12'08"E	19.13'
C5	29°39'01"	20.00'	10.35'	N69°53'22"E	10.23'
C6	26°44'37"	20.00'	9.34'	N81°54'49"W	9.25'
C7	85°03'14"	20.00'	29.69'	S37°14'29"W	27.04'
C8	94°54'58"	20.00'	33.13'	N52°44'31"W	29.47'
C9	13°10'56"	226.00'	52.00'	N11°52'36"E	51.88'
C10	13°10'56"	252.00'	57.98'	N11°52'36"E	57.85'
C11	13°10'57"	348.00'	80.07'	N11°52'35"E	79.89'
C12	13°10'57"	374.00'	86.05'	N11°52'35"E	85.86'
C13	30°53'21"	30.00'	16.17'	N10°09'34"E	15.95'
C14	17°09'56"	30.00'	8.99'	S13°52'05"E	8.98'
C15	29°38'07"	20.00'	10.34'	S80°06'10"E	10.23'
C16	90°00'00"	10.00'	15.61'	N40°04'04"E	10.14'
C17	30°21'53"	20.00'	10.70'	S69°53'50"W	10.48'

- NOTES:**
1. 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 0.9989533871.
 2. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0230K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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.
 3. 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.
 4. NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
 5. Preliminary Plat - for inspection purposes only and in no way official or approved for record purposes.
 6. The owners of Block B, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any other lot not arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of Sachse, the State of Texas and United States of America
 7. The purpose of this preliminary plat is to dedicate easement and rights of way for the development of the property.

**SL6 SACHSE INDUSTRIAL
PARK ADDITION**
PRELIMINARY PLAT
LOT 1, BLOCK A AND LOT CA-1, BLOCK B

BEING 8.742 ACRES (380,785 SQUARE FEET) OUT OF
THE RICHARD COPELAND SURVEY, A-228;

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»»Horn

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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet</u>
1" = 40'	JCC	KHA	NOV. 2022	064405632	1 OF 1

APPLICANT:	OWNER:
Kimley-Horn and Associates, Inc.	SL6 SACHSE, LP
13455 Noel Road,	Address: 100 Crescent Court
Two Galleria Office Tower, Suite 700	Suite 850, Dallas, Texas
Dallas, Texas 75240	75201
Phone: 972-770-1300	Phone: 214-220-7253
Contact : Neda Hosseiny, P.E.	Contact : Garrett Swaldi

OWNER:
SL6 SACHSE, LP
Address: 100 Crescent Court
Suite 850, Dallas, Texas
75201
Phone: 214-220-7253
Contact : Garrett Swaldi

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, SL6 SACHSE, LP, is the sole owner of the following tract of land:

BEING a tract of land located in the Richard Copeland Survey, Abstract No. 228, City of Sacshe, Dallas County, Texas, and being all of a called 8.742 acre tract of land described in a deed to SL6 Sachse, LP, recorded in Instrument No. 202200146849 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap marked "JBI" found in the north margin of Pleasant Valley Road, a called 60-foot right of way, for the southwest corner of said 8.742 acre tract and the southwest corner hereof;

THENCE North 05°17'08" West, along the west line of said 8.742 acre tract and the east line of a called 1.00 acre tract described in a deed to Francisco Garcia and Michael Chad Henderson recorded in Instrument No. 201600289072 O.P.R.D.C.T., a distance of 277.10 feet to a 5/8-inch iron rod found for a northerly southeast corner of a called 51.724 acre tract described in a deed to The Trull Foundation recorded in Volume 94077, Page 2599 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), the northeast corner of said 1.00 acre tract and an angle point in the west line hereof;

THENCE North 04°55'13" West, continuing along the west line of said 8.742 acre tract and a northerly east line of said 51.724 acre tract, a distance of 254.91 feet to a point in the southerly right-of-way line of President George Bush Turnpike, for the northwest corner of said 8.742 acre tract and the northwest corner hereof; a 1/2-inch iron rod with cap marked "WAI" found for reference bears North 01°53'13" West 0.22 feet from said point for corner;

THENCE North 79°46'06" East, along the southerly right-of-way line of President George Bush Turnpike, and the westerly north line of said 8.742 acre tract, a distance of 219.21 feet to a concrete TxDOT monument found at the beginning of a tangent curve to the right with a radius of 7,465.00 feet, a central angle of 02°19'10", and a chord bearing and distance of North 80°55'41" East, 302.18 feet;

THENCE in an easterly direction, continuing along the southerly right-of-way line of President George Bush Turnpike and the westerly north line of said 8.742 acre tract, with said tangent curve to the right, an arc distance of 302.20 feet to a point for the northwest corner of a called 9.570 acre tract described in a deed to Sachse Logistics Property Owner LP, recorded in Instrument No. 202200136661 O.P.R.D.C.T., the northerly northeast corner of said 8.742 acre tract and the northerly northeast corner hereof; a 5/8-inch iron rod found for reference bears South 79°59'09" East 0.41 feet from said point for corner;

THENCE South 05°29'08" East, along the northerly west line of said 9.570 acre tract and the northerly east line of said 8.742 acre tract, a distance of 201.62 feet to a point for the northerly southwest corner of said 9.570 acre tract, an interior corner of said 8.742 acre tract and an interior corner hereof; a 1/2-inch iron rod found for reference bears South 37°18'22" East 0.26 feet from said point for corner;

THENCE North 89°33'14" East, along the westerly south line of said 9.570 acre tract and an easterly north line of said 8.742 acre tract, a distance of 196.48 feet to a 5/8-inch iron rod with cap marked "JBI" found for an interior corner of said 9.570 acre tract, the southerly northeast corner of said 8.742 acre tract and the southerly northeast corner hereof;

THENCE South 04°09'28" East, along the southerly west line of said 9.570 acre tract and the southerly east line of said 8.742 acre tract, a distance of 416.53 feet to a point in the northerly margin of Pleasant Valley Rod, for the southeast corner of said 8.742 acre tract and the southeast corner hereof; a 1/2-inch rod with cap marked "JBI" found for reference bears South 13°44'20" West 0.27 feet from said point for corner; and a 1/2-inch iron rod with cap marked "HALFF" found for reference bears North 4°09'28" West 3.75 feet from said point for corner;

THENCE South 89°50'57" West, along the northerly margin of Pleasant Valley Road and the south line of said 8.742 acre tract, a distance of 712.69 feet to a point to the POINT OF BEGINNING and containing 8.742 acres (380,785 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SL6 SACHSE, LP, (Owner) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as SL6 SACHSE INDUSTRIAL PARK ADDITION, 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 _____, 2022.

By: SL6 SACHSE, LP, a Texas limited partnership

By: SL6 Sachse GP, LLC, a Texas limited liability company,
its General Partner

Name: _____

Title: _____

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 _____, 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 _____ 2020.

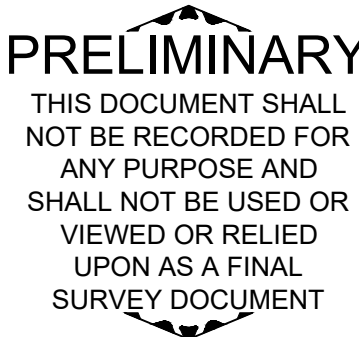
Notary Public for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this 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 Parkway, Suite 210
Frisco, Texas 75034
Ph. 972-335-3580



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 _____, 2020.

Notary Public for the State of Texas

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 0.9998533871.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48113C0230K, for Dallas County, Texas and incorporated areas, dated July 7, 2014, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. 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.
- NOTICE: Proposed easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
- Preliminary Plat - for inspection purposes only and in no way official or approved for record purposes.
- The owners of Block B, Lot 1 of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of Sachse harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff; including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of Sachse, the State of Texas and United States of America
- The purpose of this preliminary plat is to dedicate easement and rights of way for the development of the property.

SL6 SACHSE INDUSTRIAL
PARK ADDITION
PRELIMINARY PLAT
LOT 1, BLOCK A AND LOT CA-1, BLOCK B

BEING 8.742 ACRES (380,785 SQUARE FEET) OUT OF
THE RICHARD COPELAND SURVEY, A-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.
N/A	JCC	KHA	NOV. 2022	064405632	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road,
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact : Neda Hosseiny, P.E.

OWNER:
SL6 SACHSE, LP
Address: 100 Crescent Court,
Suite 850, Dallas, Texas
75201
Phone: 214-220-7253
Contact : Garrett Swaldi

A. Regular Meeting

Subject	6. Consider and act on a Final Plat for The Station Phase 2 - West, Lots 2 and 3 Block A, generally located south of The Station Boulevard and between Miles Road and Trinity Drive, within Sachse city limits
Meeting	Dec 12, 2022 - 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 two commercial lots:

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: TRHS MOB One, LP
- Size: Approximately 5.8 acres
- The property is zoned PGBT - Turnpike Commercial, which generally allows for commercial, office, and light industrial 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 Plan Station Ph2.pdf \(825 KB\)](#)

[The Station Ph2 West Lots 2 & 3, Blk A Final Plat.pdf \(890 KB\)](#)

Final Plat The Station Phase 2 – West Lots 2 and 3, Block A

Planning & Zoning Commission
December 12, 2022



Request

Consider and act on a Final Plat for The Station Phase 2 – West, Lots 2 and 3 Block A, generally located south of The Station Boulevard and between Miles Road and Trinity Drive, within Sachse city limits.



Project Information

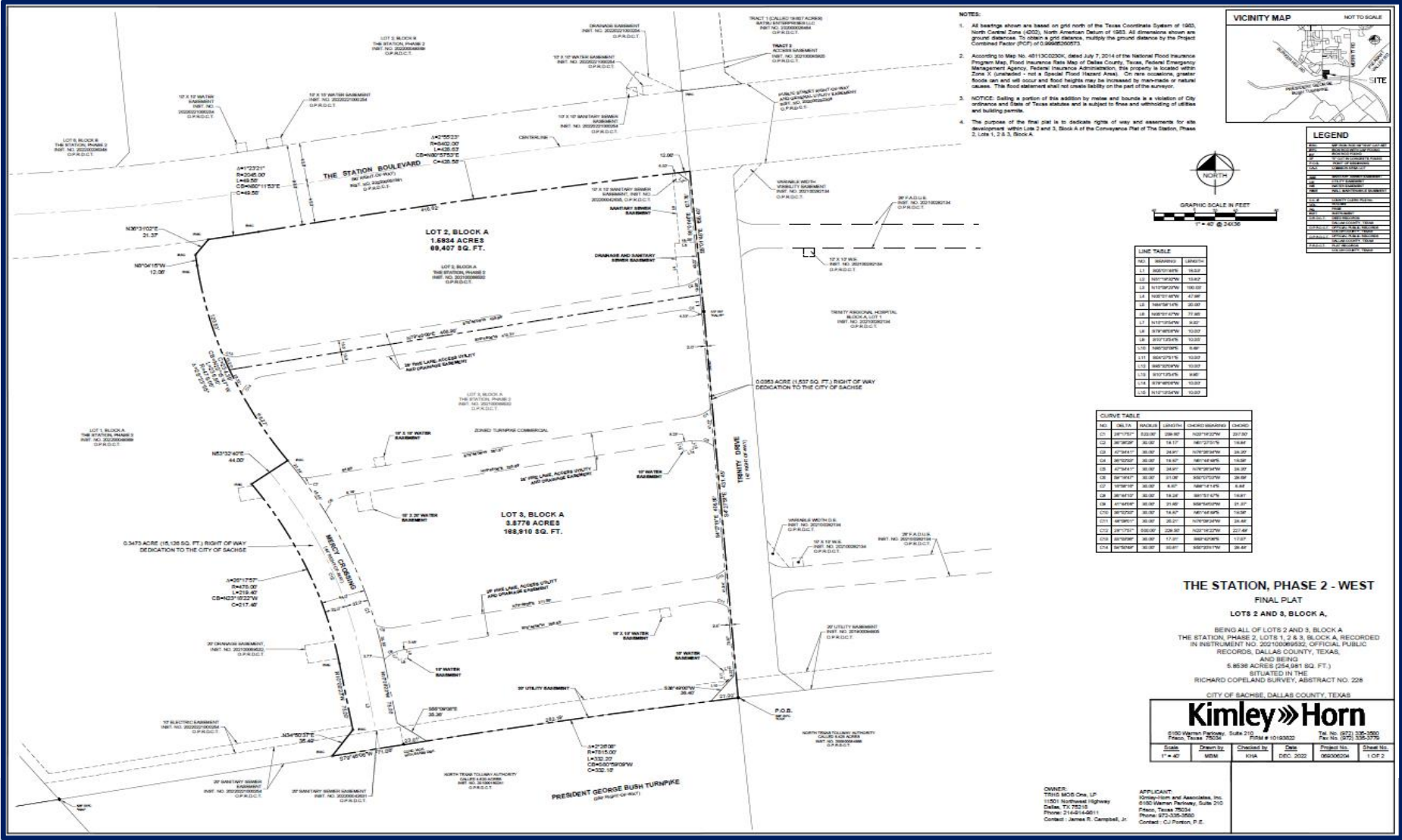
- Proposal to final plat two commercial lots
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: TRHS MOB One, LP
- Size: Approximately 5.8 acres
- Site Attributes: Under construction
- Current Zoning: PGBT District – Turnpike Commercial



Aerial Map



Proposed Plat

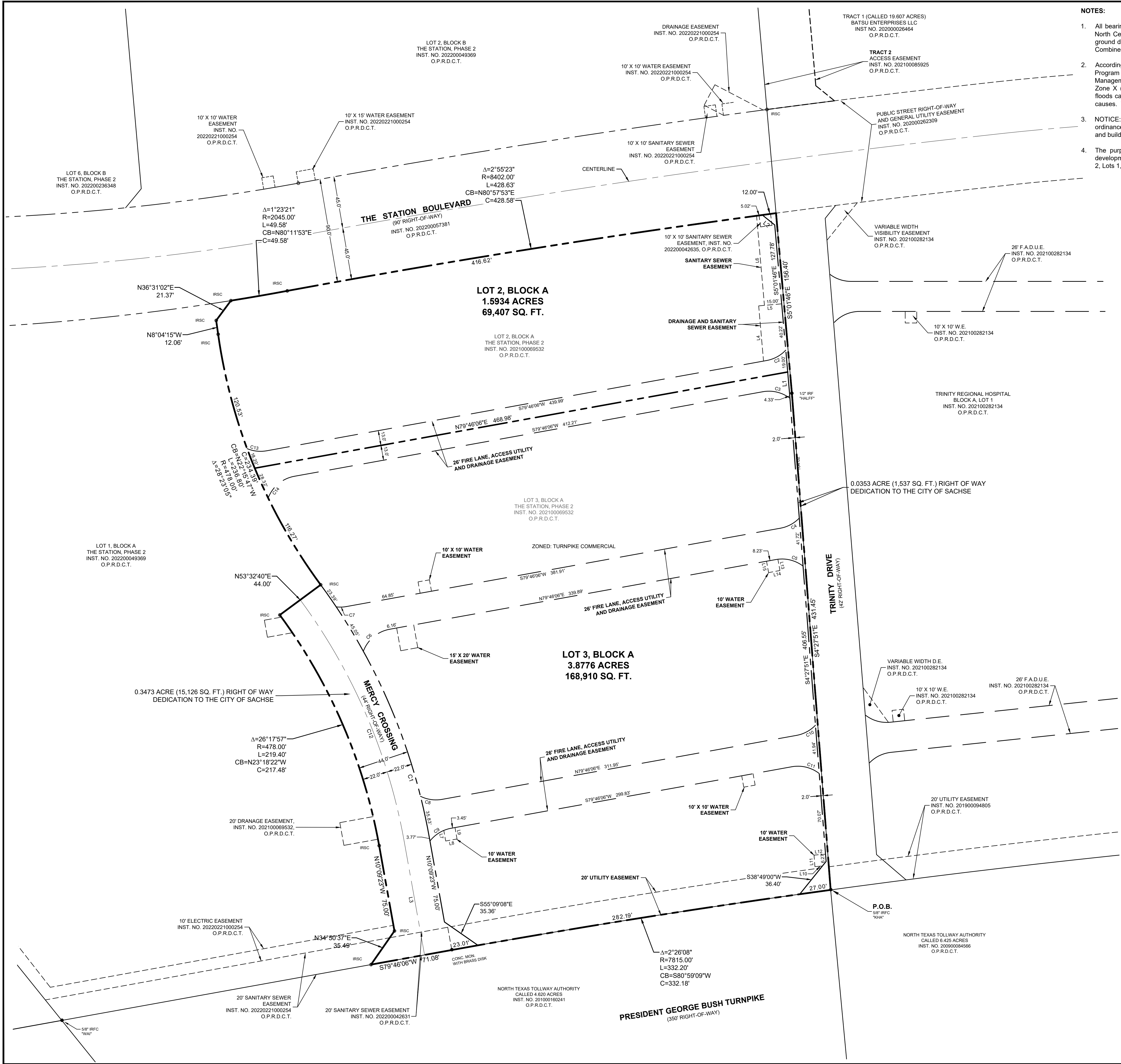


Staff Recommendation

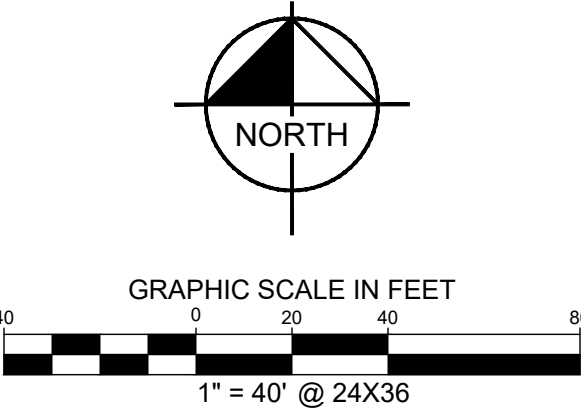
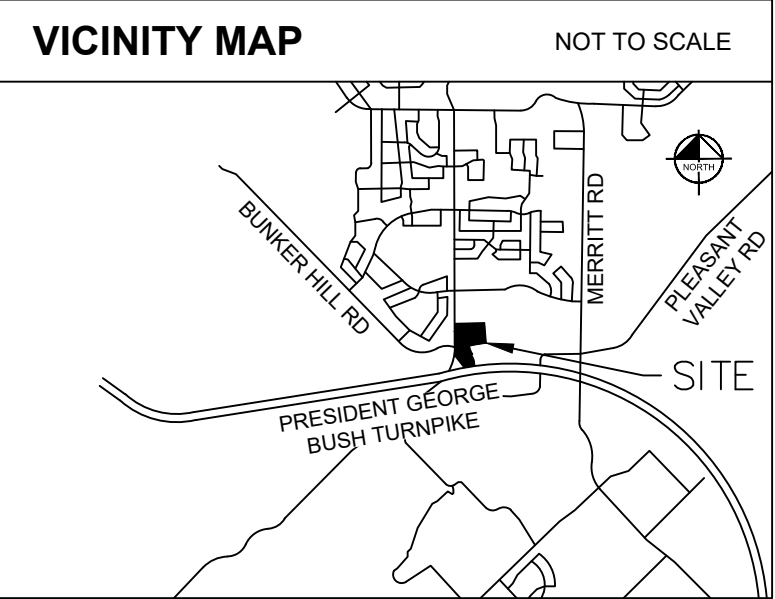
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- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission is the final action for the final plat.

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 the final plat is to dedicate rights of way and easements for site development within Lots 2 and 3, Block A of the Conveyance Plat of The Station, Phase 2, Lots 1, 2 & 3, Block A.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S06°01'46"E	18.53'
L2	N51°19'32"W	13.82'
L3	N10°09'23"W	100.03'
L4	N05°01'46"W	47.98'
L5	N84°58'14"E	20.00'
L6	N05°01'47"W	77.85'
L7	N10°13'54"W	9.32'
L8	S79°46'06"W	10.00'
L9	S10°13'54"E	10.05'
L10	N85°32'09"E	6.49'
L11	S04°27'51"E	10.00'
L12	S85°32'09"W	10.00'
L13	S10°13'54"E	9.95'
L14	S79°46'06"W	10.00'
L15	N10°13'54"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°17'57"	522.00'	239.60'	N23°18'22"W	237.50'
C2	36°36'29"	30.00'	19.17'	N61°27'51"E	18.84'
C3	47°34'41"	30.00'	24.91'	N76°26'34"W	24.20'
C4	36°02'33"	30.00'	18.87'	N61°44'49"E	18.56'
C5	47°34'41"	30.00'	24.91'	N76°26'34"W	24.20'
C6	59°18'47"	30.00'	31.06'	S50°07'03"W	29.69'
C7	16°56'16"	30.00'	8.87'	N88°14'14"E	8.84'
C8	36°44'15"	30.00'	19.24'	S81°51'47"E	18.91'
C9	41°44'06"	30.00'	21.85'	S58°54'03"W	21.37'
C10	36°02'33"	30.00'	18.87'	N61°44'49"E	18.56'
C11	48°09'01"	30.00'	25.21'	N76°09'24"W	24.48'
C12	26°17'57"	500.00'	229.50'	N23°18'22"W	227.49'
C13	33°03'36"	30.00'	17.31'	S83°42'06"E	17.07'
C14	58°50'49"	30.00'	30.81'	S50°20'41"W	29.48'

THE STATION, PHASE 2 - WEST
FINAL PLAT

LOTS 2 AND 3, BLOCK A,

BEING ALL OF LOTS 2 AND 3, BLOCK A
THE STATION, PHASE 2, LOTS 1, 2 & 3, BLOCK A, RECORDED
IN INSTRUMENT NO. 202100069532, OFFICIAL PUBLIC
RECORDS, DALLAS COUNTY, TEXAS,
AND BEING
5.8536 ACRES (254,981 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
Tel. No. (972) 335-3580
Firm # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	MBM	KHA	DEC. 2022	069306204	1 OF 2

OWNER:
TRHS MOB One, LP
11501 Northwest Highway
Dallas, TX 75218
Phone: 214-914-9811
Contact : James R. Campbell, Jr.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : CJ Ponton, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, TRHS MOB ONE, 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 Lots 2 and 3, Block A of The Station, Phase 2, Lots 1, 2 & 3, Block A, an addition to the City of Sachse, according to the Conveyance Plat, recorded in Instrument No. 202100069532 of the Official Public Records of Dallas County, Texas, same all of those tracts of land, conveyed to TRHS MOB One, LP, as evidenced in a Special Warranty Deed, recorded in Instrument No. 202100086982 of the Official Public Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southeast corner of said Lot 3, Block A, same being the southwest corner of Trinity Drive, a variable width right of way as dedicated to the City of Sachse in Trinity Regional Hospital, an addition to the City of Sachse, according to the Final Plat, recorded in Instrument No. 202100282134 of the Official Public Records of Dallas County, Texas, same also being on the northerly right of way line of President George Bush Turnpike, a 350' wide right of way, and being at the beginning of a non-tangent curve to the left with a radius of 7,815.00 feet, a central angle of 02°26'08", and a chord bearing and distance of South 80°59'09" West, 332.18 feet;

THENCE in a westerly direction, along the southerly line of said Lot 3 and the northerly right of way line of said President George Bush Turnpike, with said non-tangent curve to the left, an arc distance of 332.20 feet to a concrete monument with a brass disk found for the end of said curve;

THENCE South 79°46'06" West, continuing along the southerly line of said Lot 3 and the northerly right of way line of said President George Bush Turnpike, a distance of 71.08 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southwest corner of said Lot 3, same being the southerly, southeast corner of Lot 1, Block A of The Station, Phase 2, an addition to the City of Sachse, according to the Conveyance Plat, recorded in Instrument No. 202200049369 of the Official Public Records of Dallas County, Texas;

THENCE North 34°50'37" East, departing the northerly right of way line of said President George Bush Turnpike, along the common line of said Lots 1 and 3, a distance of 35.49 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 10°09'23" West, continuing along the common line of said Lots 1 and 3, a distance of 75.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 478.00 feet, a central angle of 26°17'57", and a chord bearing and distance of North 23°18'22" West, 217.48 feet;

THENCE in a northwesterly direction, continuing along the common line of said Lots 1 and 3, with said tangent curve to the left, an arc distance of 219.40 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 53°32'40" East, continuing along the common line of said Lots 1 and 3, a distance of 44.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a non-tangent curve to the right with a radius of 478.00 feet, a central angle of 28°23'05", and a chord bearing and distance of North 22°15'47" West, 234.39 feet;

THENCE in a northwesterly direction, continuing along the common line of said Lots 1 and 3, passing the northwest corner of said Lot 3 and the southwest corner of aforesaid Lot 2, continuing along the westerly liner of said Lot 2, with said non-tangent curve to the right, an arc distance of 236.80 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 08°04'15" West, continuing along the common line of said Lots 1 and 2, a distance of 12.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 36°31'02" East, continuing along the common line of said Lots 1 and 2, a distance of 21.37 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 2, and being on the southerly right of way line of The Station Boulevard, a 90' wide right of way as dedicated in The Station Major Infrastructure Phase 2 - West, an addition to the City of Sachse, according to the Final Plat, recorded in Instrument No. 202200057381 of the Official Public Records of Dallas County, Texas same being the beginning of a non-tangent curve to the left with a radius of 2,045.00 feet, a central angle of 01°23'21", and a chord bearing and distance of North 80°11'53" East, 49.58 feet;

THENCE in an easterly direction, continuing along the common line of said The Station Boulevard and 2, with said non-tangent curve to the left, an arc distance of 49.58 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the beginning of a reverse curve to the right with a radius of 8,402.00 feet, a central angle of 02°55'23", and a chord bearing and distance of North 80°57'53" East, 428.58 feet;

THENCE in an easterly direction, continuing along the common line of said The Station Boulevard and 2, with said reverse curve to the right, an arc distance of 428.63 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 2, same being on the westerly right of way line of aforesaid Trinity Drive;

THENCE South 05°01'46" East, along the easterly line of said Lot 2 and the easterly line of aforesaid Lot 3, and along the westerly right of way line of said Trinity Drive, a distance of 156.40 feet to a 5/8-inch iron rod with plastic cap stamped "Half Assoc" found for corner;

THENCE South 04°27'51" East, continuing along the easterly line of said Lot 3 and the westerly right of way line of said Trinity Drive, a distance of 431.45 feet the POINT OF BEGINNING and containing 254,981 square feet or 5.8536 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, TRHS MOB ONE, LP, (Owner) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION, PHASE 2 - WEST, LOTS 2 AND 3, BLOCK A**, 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: TRHS MOB ONE, LP, a Texas limited partnership

By: TRHS MOB One GP, LLC, a Texas limited liability company,
its General Partner

By: J. Campbell Investments, LLC, a Texas limited liability company
its Managing Member

By: _____
Name: JAMES R. CAMPBELL JR.
Title: AUTHORIZED SIGNATORY

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 JAMES R. CAMPBELL JR., 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.

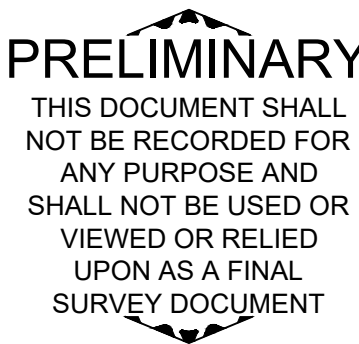
Notary Public for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael B. Marx do hereby certify that I have prepared this 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



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, PHASE 2 - WEST
FINAL PLAT
LOTS 2 AND 3, BLOCK A,

BEING ALL OF LOTS 2 AND 3, BLOCK A
THE STATION, PHASE 2, LOTS 1, 2 & 3, BLOCK A, RECORDED
IN INSTRUMENT NO. 202100069532, OFFICIAL PUBLIC
RECORDS, DALLAS COUNTY, TEXAS,
AND BEING
5.8536 ACRES (254,981 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.
N/A	MBM	KHA	DEC. 2022	069306204	2 OF 2

OWNER:
TRHS MOB One, LP
11501 Northwest Highway
Dallas, TX 75218
Phone: 214-914-9811
Contact : James R. Campbell, Jr.

APPLICANT:
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