



Monday, May 22, 2023
Planning and Zoning Commission Meeting

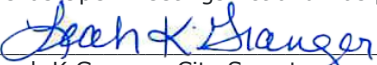
Council Chambers
3815 Sachse Road, Building B
6:00 p.m.

Planning and Zoning Commission Meetings are streamed live online or 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, May 22, 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 January 23, 2023, meeting minutes.
5. Consider and act on a final plat for The Station Single-Family Phase 2A, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.
6. Conduct a public hearing to consider and act on a request for a Special Use Permit for a gas station use, generally located north of President George Bush Turnpike and east of Merritt Road, 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: 05/18/2023 by 5pm 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 January 23, 2023, meeting minutes.
Meeting	May 22, 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 Jan 23, 2023 - Planning and Zoning Commission Meeting
File Attachments 01.23.23 Planning & Zoning Minutes.pdf (15 KB)	

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
JANUARY 23, 2023, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, January 23, 2023, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Commissioners Daniel Betten, Travis Mondok, Brian Cox, and Butch Kemper; Councilmember Chance Lindsey, Development Services Director, Matt Robinson, and Development Service Coordinator Megan Jay.

Members absent: Scott Ohman

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. Cox led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the January 9, 2022, meeting minutes.

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

Consider and act on a preliminary plat for The Station, generally located north of the President George Bush Turnpike and west of Merritt Road, within Sachse city limits.

Mr. Robinson presented the preliminary plat for The Station, and stated this is to split two commercial blocks in order to create two additional commercial lots that cover approximately 88.13 acres. Staff recommended approval of the preliminary plat.

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

Conduct and act on a final plat for The Station Retail Phase 2, generally located south of The Station Boulevard and between Kennedy Drive and Merritt Road within Sachse city limits.

Mr. Robinson presented the final plat for The Station Retail Phase 2, and stated this is two commercial lots that cover approximately 3.17 acres. Staff recommended approval of the final plat.

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

Adjournment.

Chairperson Marten adjourned the meeting at 6:10 p.m.

APPROVE:

Jeanie Marten, Chairperson

ATTEST:

Scott Ohman, Vice Chairperson

A. Regular Meeting

Subject	5. Consider and act on a final plat for The Station Single-Family Phase 2A, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.
Meeting	May 22, 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 4 single-family detached lots and 1 common area lot:

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: K. Hovnanian DFW Villas at The Station, LLC
- Size: Approximately 2.242 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

[Staff Presentation - Final Plat - The Station Single-Family Ph2A.pdf \(932 KB\)](#)

[The Station SF Phase 2A Final Plat.pdf \(769 KB\)](#)

Final Plat The Station Single-Family Phase 2A

Planning & Zoning Commission

May 22, 2023



Request

Consider and act on a final plat for The Station Single-Family Phase 2A, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.

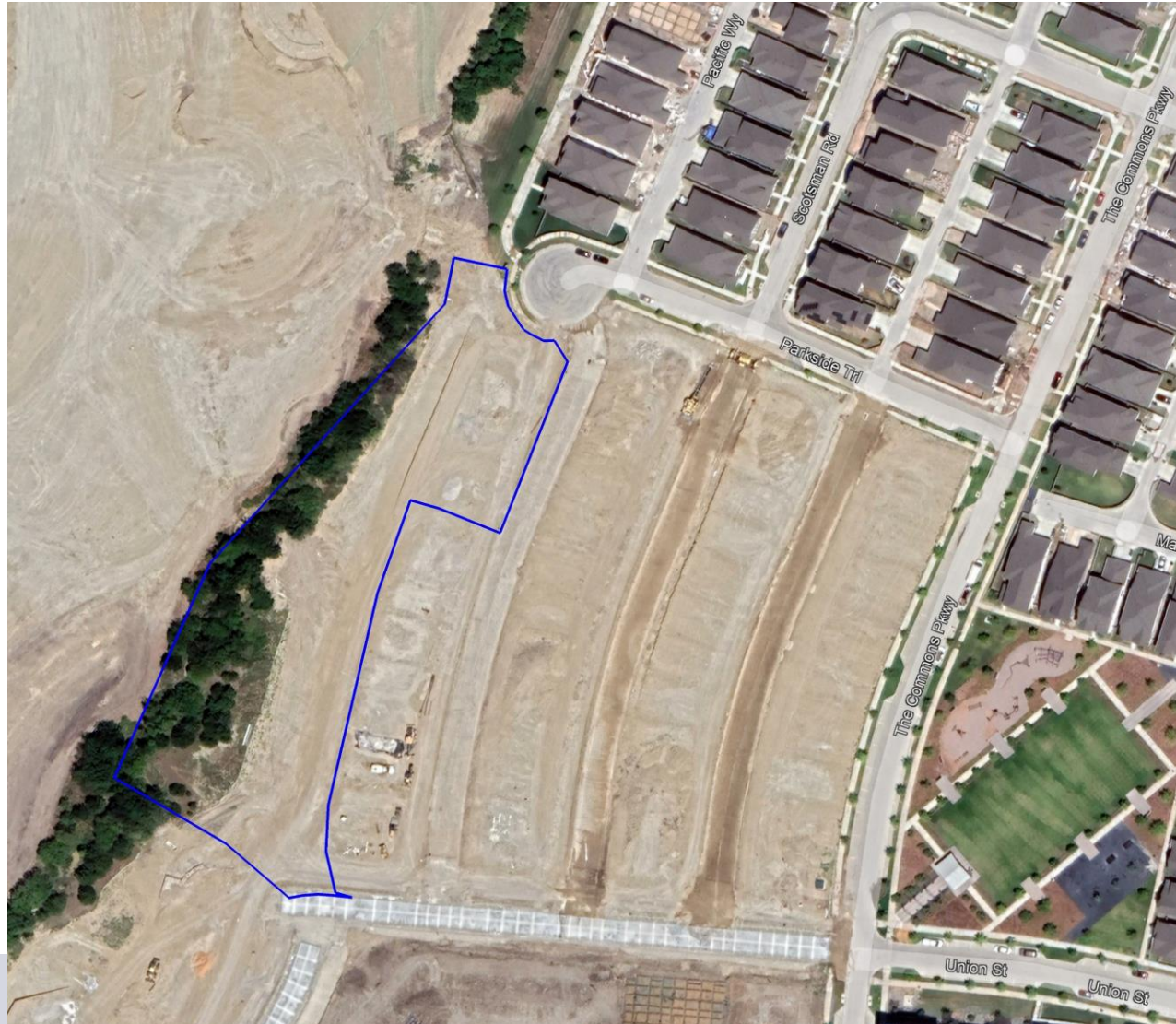


Project Information

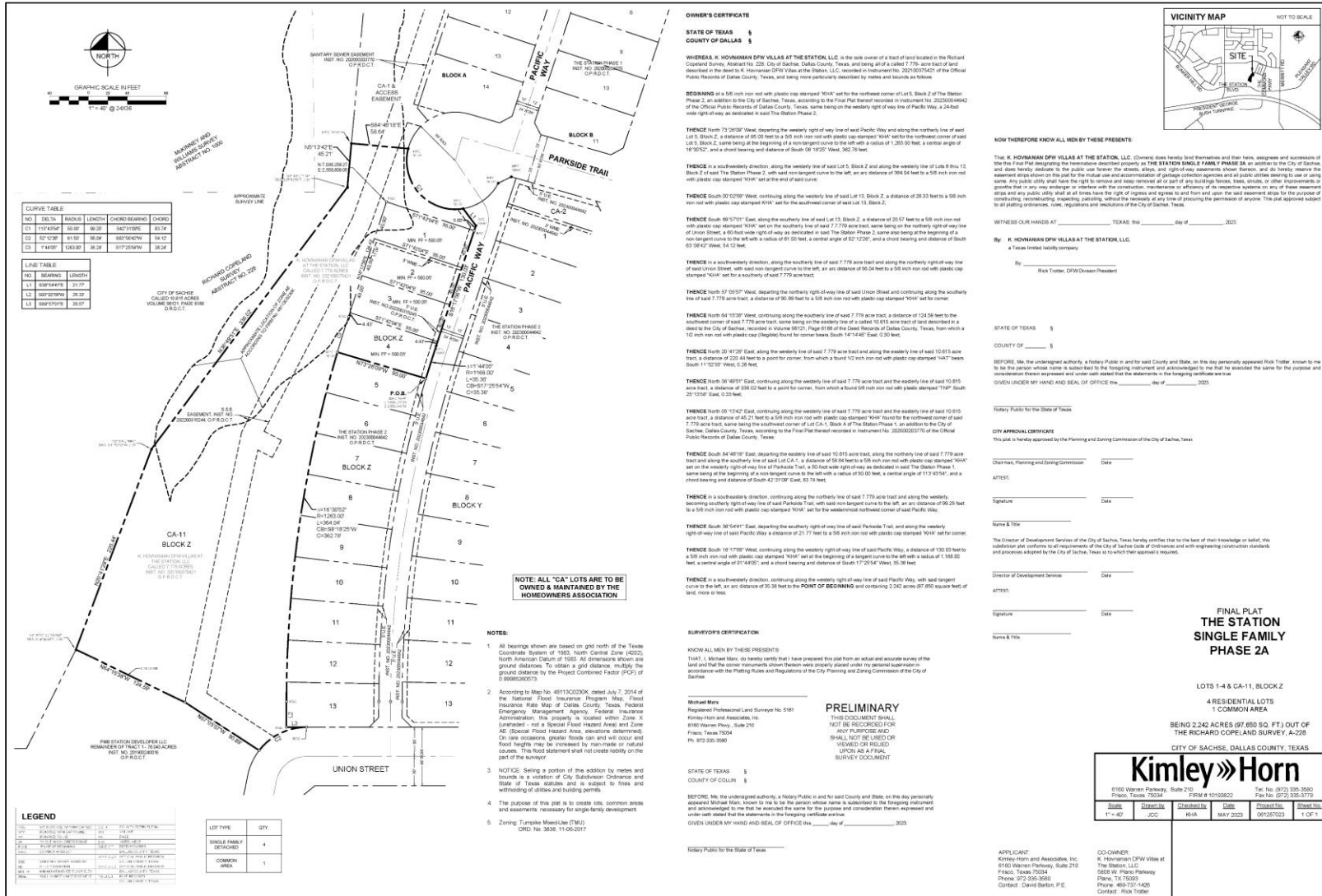
- Proposal to final plat 4 single-family detached lots and 1 common area lot.
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: K. Hovnanian DFW Villas at The Station, LLC
- Size: Approximately 2.242 acres
- Site Attributes: Under construction
- Current Zoning: PGBT District – Turnpike Mixed-Use



Aerial Map



Proposed Plat

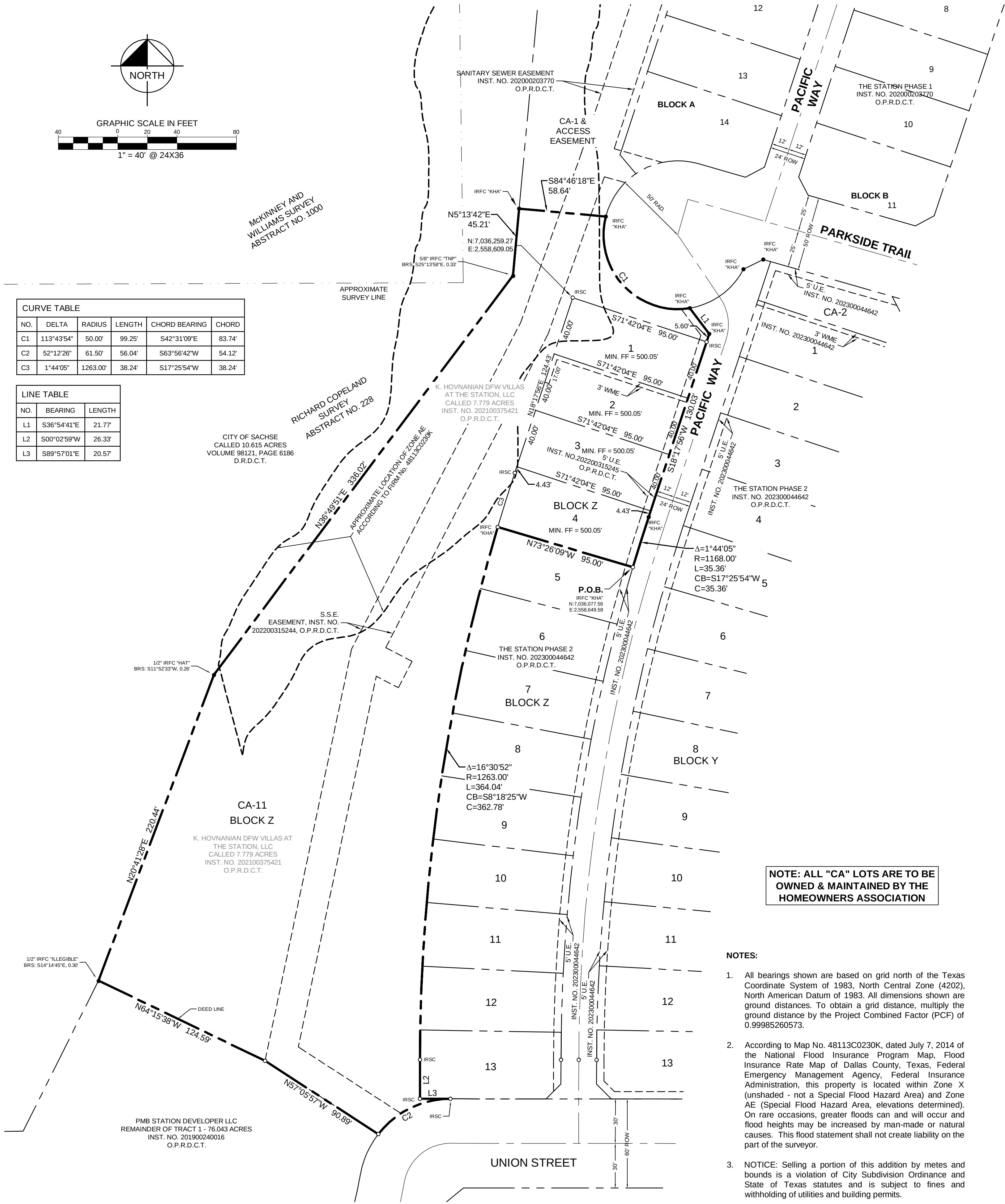


Staff Recommendation

- 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.





LEGEND			
IRSC	5/8" IRON ROD W/ "KHA" CAP SET	C.C. #	COUNTY CLERK FILE NO.
IRFC	IRON ROD WITH CAP FOUND	VOL.	VOLUME
IRF	IRON ROD FOUND	P.G.	PAGE
XF	"X" CUT IN CONCRETE FOUND	INST.	INSTRUMENT
P.O.B.	POINT OF BEGINNING	D.R.D.C.T.	DEED RECORDS
CA-X	COMMON AREA LOT	DALLAS COUNTY, TEXAS	
		O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS
SSE	SANITARY SEWER EASEMENT	COLLIN COUNTY, TEXAS	
UE	UTILITY EASEMENT	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
MIN. FF	MINIMUM FINISHED FLOOR LEVEL	DALLAS COUNTY, TEXAS	
WME	WALL MAINTENANCE EASEMENT	P.R.D.C.T.	PLAT RECORDS
		COLLIN COUNTY, TEXAS	

LOT TYPE	QTY.
SINGLE FAMILY DETACHED	4
COMMON AREA	1

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) and Zone AE (Special Flood Hazard Area, elevations determined). 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 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 lots, common areas and easements necessary for single-family development.
- Zoning: Tumpike Mixed-Use (TMU) ORD. No. 3838, 11-06-2017

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, K. HOVNANIAN DFW VILLAS AT THE STATION, LLC, is the sole owner of a tract of land located in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, and being all of a called 7.779-acre tract of land described in the deed to K. Hovnanian DFW Villas at the Station, LLC, recorded in Instrument No. 202300044642 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 plastic cap stamped "KHA" set for the northeast corner of Lot 5, Block Z of The Station Phase 2, an addition to the City of Sachse, Texas, according to the Final Plat thereof recorded in Instrument No. 202300044642 of the Official Public Records of Dallas County, Texas, same being on the westerly right of way line of Pacific Way, a 24-foot wide right-of-way as dedicated in said The Station Phase 2;

THENCE North 73°26'09" West, departing the westerly right of way line of said Pacific Way and along the northerly line of said Lot 5, Block Z, a distance of 95.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 5, Block Z, same being at the beginning of a non-tangent curve to the left with a radius of 1,263.00 feet, a central angle of 16°30'52", and a chord bearing and distance of South 08°18'25" West, 362.78 feet;

THENCE in a southwesterly direction, along the westerly line of said Lot 5, Block Z and along the westerly line of Lots 6 thru 13, Block Z of said The Station Phase 2, with said non-tangent curve to the left, an arc distance of 364.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the end of said curve;

THENCE South 00°02'59" West, continuing along the westerly line of said Lot 13, Block Z, a distance of 26.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 13, Block Z;

THENCE South 89°57'01" East, along the southerly line of said Lot 13, Block Z, a distance of 20.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 7.779 acre tract, same being on the northerly right-of-way line of Union Street, a 60-foot wide right-of-way as dedicated in said The Station Phase 2, same also being at the beginning of a non-tangent curve to the left with a radius of 61.50 feet, a central angle of 52°12'26", and a chord bearing and distance of South 63°56'42" West, 54.12 feet;

THENCE in a southwesterly direction, along the southerly line of said 7.779 acre tract and along the northerly right-of-way line of said Union Street, with said non-tangent curve to the left, an arc distance of 56.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southerly of said 7.779 acre tract;

THENCE North 57°05'57" West, departing the northerly right-of-way line of said Union Street and continuing along the southerly line of said 7.779 acre tract, a distance of 90.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 64°15'38" West, continuing along the southerly line of said 7.779 acre tract, a distance of 124.59 feet to the southwest corner of said 7.779 acre tract, same being on the easterly line of a called 10.615 acre tract of land described in a deed to the City of Sachse, recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas, from which a 1/2 inch iron rod with plastic cap (illegible) found for corner bears South 14°14'45" East, 0.30 feet;

THENCE North 20°41'28" East, along the westerly line of said 7.779 acre tract and along the easterly line of said 10.615 acre tract, a distance of 220.44 feet to a point for corner, from which a found 1/2 inch iron rod with plastic cap stamped "HAT" bears South 11°52'33" West, 0.26 feet;

THENCE North 36°49'51" East, continuing along the westerly line of said 7.779 acre tract and the easterly line of said 10.615 acre tract, a distance of 336.02 feet to a point for corner, from which a found 5/8 inch iron rod with plastic stamped "TNP" South 25°13'58" East, 0.33 feet;

THENCE North 05°13'42" East, continuing along the westerly line of said 7.779 acre tract and the easterly line of said 10.615 acre tract, a distance of 45.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 7.779 acre tract, same being the southwest corner of Lot CA-1, Block A of The Station Phase 1, an addition to the City of Sachse, Dallas County, Texas, according to the Final Plat thereof recorded in Instrument No. 202000203770 of the Official Public Records of Dallas County, Texas;

THENCE South 84°46'18" East, departing the easterly line of said 10.615 acre tract, along the northerly line of said 7.779 acre tract and along the southerly line of said Lot CA-1, a distance of 58.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly right-of-way line of Parkside Trail, a 50-foot wide right-of-way as dedicated in said The Station Phase 1, same being at the beginning of a non-tangent curve to the left with a radius of 50.00 feet, a central angle of 113°43'54", and a chord bearing and distance of South 42°31'09" East, 83.74 feet;

THENCE in a southeasterly direction, continuing along the northerly line of said 7.779 acre tract and along the westerly, becoming southerly right-of-way line of said Parkside Trail, with said non-tangent curve to the left, an arc distance of 99.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westernmost northwest corner of said Pacific Way;

THENCE South 36°54'41" East, departing the southerly right-of-way line of said Parkside Trail, and along the westerly right-of-way line of said Pacific Way a distance of 21.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 18°17'56" West, continuing along the westerly right-of-way line of said Pacific Way, a distance of 130.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,168.00 feet, a central angle of 01°44'05", and a chord bearing and distance of South 17°25'54" West, 35.36 feet;

THENCE in a southwesterly direction, continuing along the westerly right-of-way line of said Pacific Way, with said tangent curve to the left, an arc distance of 35.36 feet to the **POINT OF BEGINNING** and containing 2.242 acres (97,650 square feet) of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Michael 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 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 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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **K. HOVNANIAN DFW VILLAS AT THE STATION, LLC**, (Owners) does hereby bind themselves and their heirs, assignees and successors of title this Final Plat designating the hereinabove described property as **THE STATION SINGLE FAMILY PHASE 2A** 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: **K. HOVNANIAN DFW VILLAS AT THE STATION, LLC**,
a Texas limited liability company

By: _____
Rick Trotter, DFW Division President

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 Rick Trotter, 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 _____

FINAL PLAT
THE STATION
SINGLE FAMILY
PHASE 2A

LOTS 1-4 & CA-11, BLOCK Z

4 RESIDENTIAL LOTS
1 COMMON AREA

BEING 2.242 ACRES (97,650 SQ. FT.) 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 1" = 40'	Drawn by JCC	Checked by KHA	Date MAY 2023	Project No. 061287023	Sheet No. 1 OF 1

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

CO-OWNER:
K. Hovnanian DFW Villas at
The Station, LLC
5808 W. Plano Parkway
Plano, TX 75093
Phone: 469-737-1426
Contact : Rick Trotter

A. Regular Meeting

Subject	6. Conduct a public hearing to consider and act on a request for a Special Use Permit for a gas station use, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits.
Meeting	May 22, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No

BACKGROUND

- Special Use Permit (SUP) request for a gas station use
- Applicant: Huffines Communities
- Owner: Benbrook Winchester LP
- Size: Approximately 1.573 acres
- Site attributes: Vacant
- Current Zoning: PGBT - Turnpike Mixed-Use.

POLICY

- An SUP is required of uses that the zoning ordinance may allow but are uses that may need to be screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.
- The subject property is currently identified as Turnpike Mixed-Use on the Future Land Use Plan, which calls for commercial, office, and residential uses.
- The applicant has stated in their request to use the property for a corner store and gas station use.
- The immediate surrounding area of this site is currently vacant, however, there are townhomes nearby to the east, with future commercial development planned for the area. This site is on the northeast corner of Merritt Road and PGBT.
- The Future Land Use plan supports the SUP request, which calls for commercial land uses.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission will be forwarded on to the City Council for action at their June 20, 2023, regular meeting.

File Attachments

[Staff Presentation - Special Use Permit Aria Gas Station.pdf \(1,524 KB\)](#)

Special Use Permit Aria Gas Station

Planning & Zoning Commission

May 22, 2023



Request

Conduct a public hearing to consider and act on a request for a Special Use Permit for a gas station use, generally located north of President George Bush Turnpike and east of Merritt Road, within Sachse city limits.



Project Information

- Request for approval of a Special Use Permit for a gas station use
- Applicant: Huffines Communities
- Owner: Benbrook Winchester LP
- Size: Approximately 1.573 acres
- Site Attributes: Vacant
- Current Zoning: PGBT - Turnpike Mixed-Use



SUP Overview

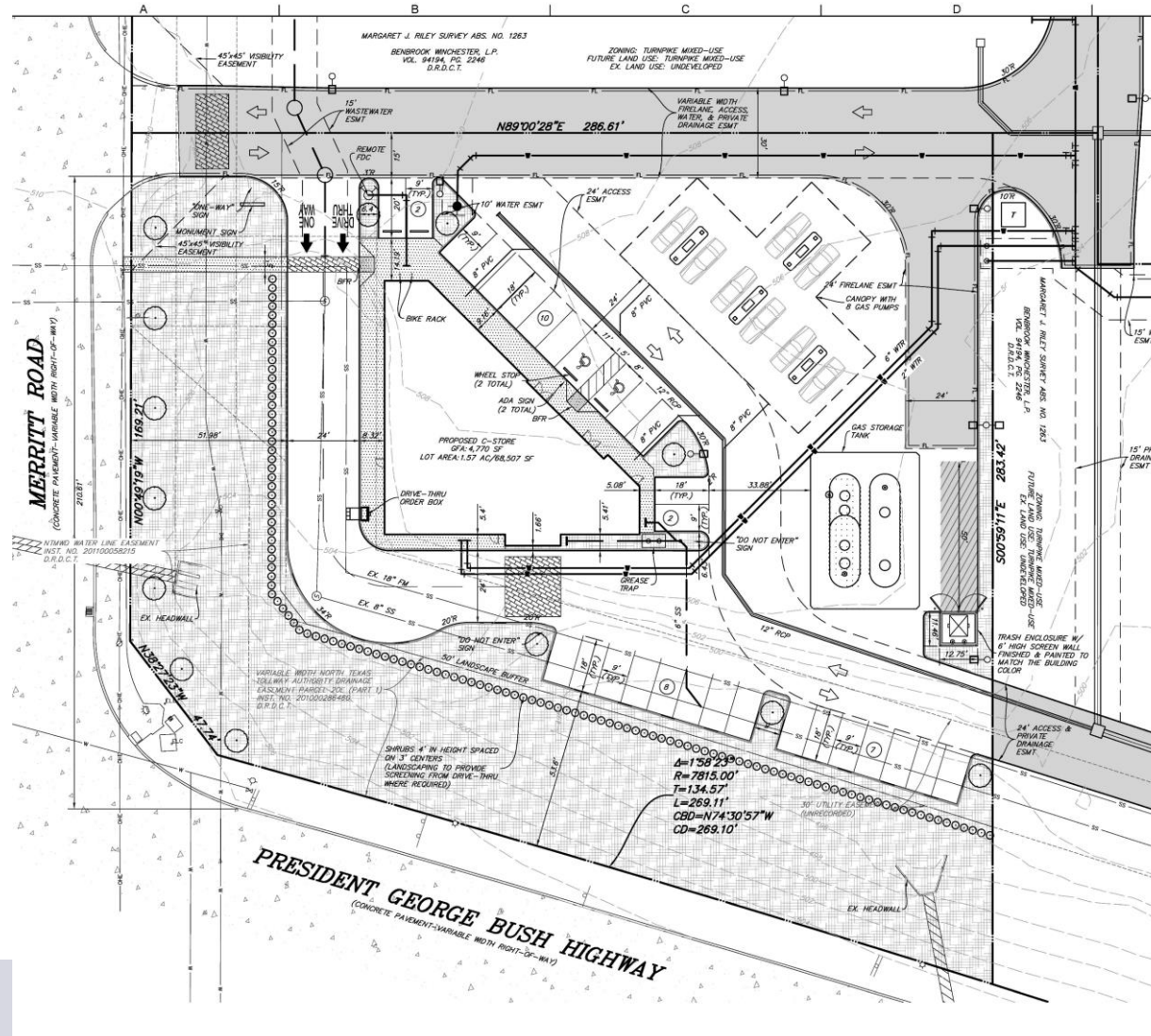
- Chapter 11 of the Sachse Code of Ordinances requires auto related uses, including gas stations, to obtain a Special Use Permit (SUP) to legally operate in the PGBT - Turnpike Mixed-Use zoning district.
- An SUP is required of uses that the zoning ordinance may allow, but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.



Aerial Map

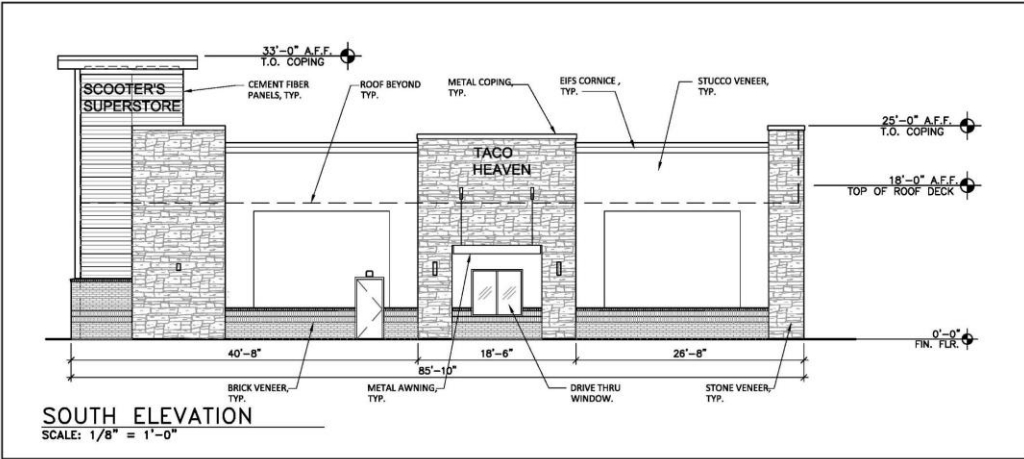
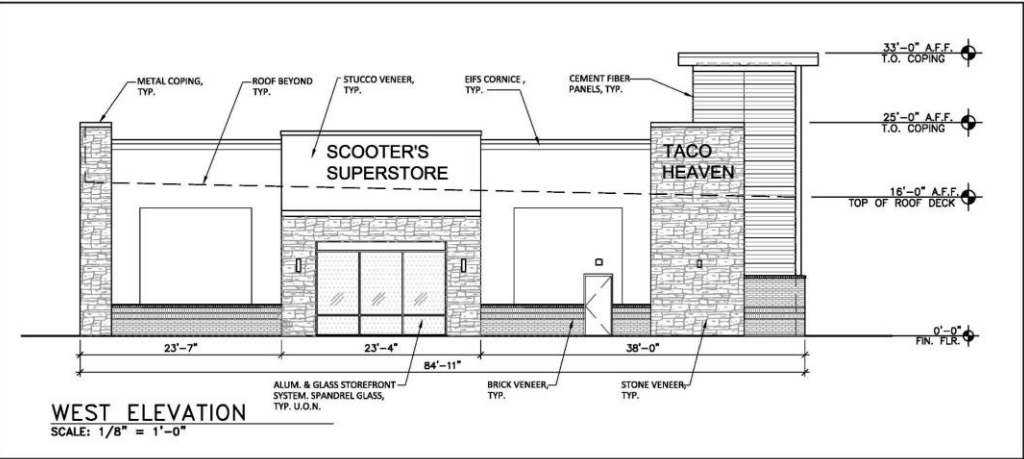
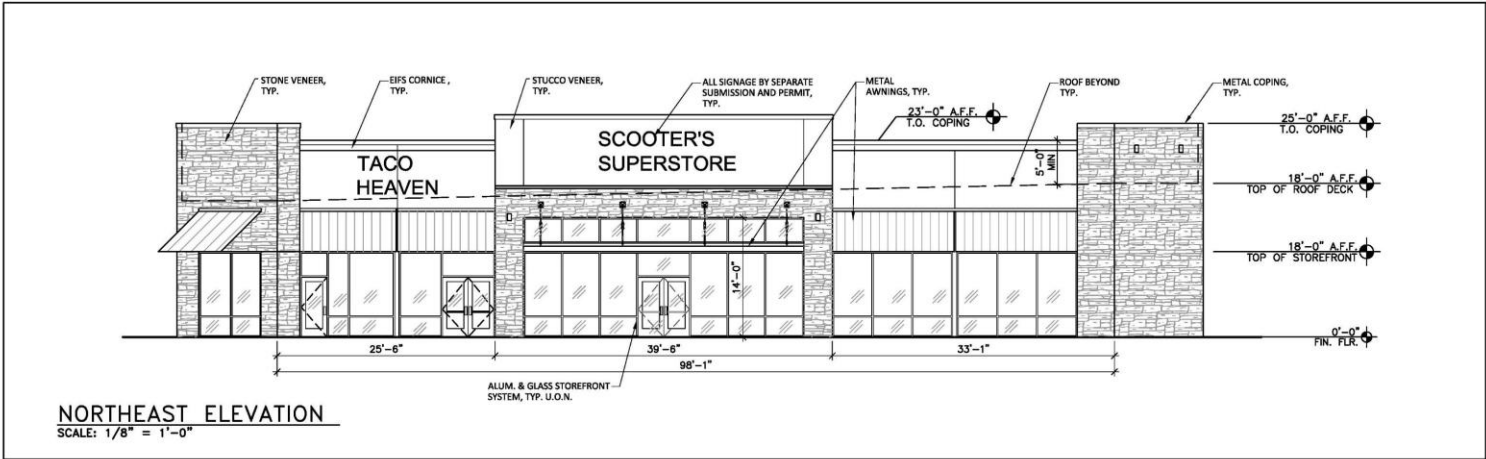


Concept Plan

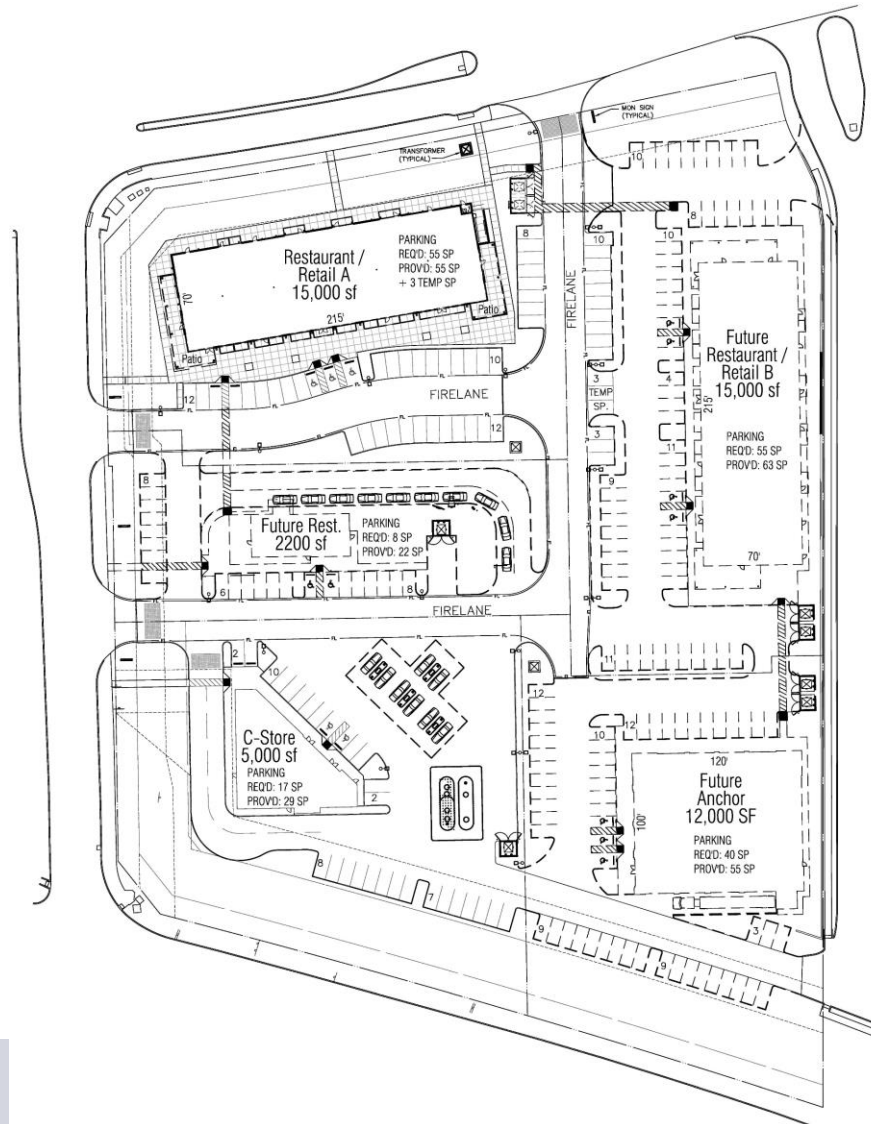


- Street trees planted 30 feet on center along Merritt Road
- Mutual access between sites

Layout



Site Layout –



Recommendation

- The recommendation of the Planning & Zoning Commission will be forwarded onto City Council for final action at their June 20, 2023, regular meeting.

