Monday, May 13, 2019
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 - 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, May 13, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas 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 April 22, 2019 meeting minutes.

4. 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.

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, City Secretary

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 972.429.4770, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

Sachse TEXAS

Agenda Item Details

Meeting	May 13, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	3. Consider approval of the April 22, 2019 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Apr 22, 2019 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, April 22, 2019)
Generated by Charlotte Youngblood on Tuesday, April 23, 2019

Members present
Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

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, April 22, 2019 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Chairman Lindsey opened the meeting of the Planning and Zoning Commission at 6:00 p.m.

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

Commisioner Kenzer offered the invocation. Commissioner Ohman led the pledges.

3. Consider approval of the April 8, 2019 meeting minutes.

Approve as presented.
Motion by Teddy Kinzer, second by Jeanie Marten.
Final Resolution: Motion Carries
Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

4. Conduct a public hearing to consider and make a recommendation on an ordinance amending the Code of Ordinances by amending Chapter 8 titled "Subdivisions".

Matt Robinson, Development Services Director, made a presentation. He explained that the proposed revisions are intended to update regulations to implement standards established by the PGBT and Old Town zoning districts; streamline processes; and clean up outdated references and provisions. He discussed the proposed changes to the ordinance and stated that it would include the creation of the Engineer Design manual. Greg Peters, City Engineer, stated the manual consolidates and replaces the design requirements and places them in a single document. He stated that this creates new street cross sections to facilitate development in the PGBT zoning districts and in estate residential areas. Chairman Lindsey opened the public hearing, with no one speaking, the public hearing was closed at 6:19 p.m. Staff recommended approval of the proposed amendment to the Subdivision Regulations.

Motion by Scott Ohman, second by Bill Thrash.
Final Resolution: Motion Carries
Yes: Travis Mondok, Scott Ohman, Chance Lindsey, Fernando Gutierrez, Jeanie Marten, Bill Thrash, Teddy Kinzer

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

Robinson updated the commission on future agenda items.

6. Adjournment.
Meeting adjourned at 6:39 p.m.

Chairman

Secretary

Sachse TEXAS

Agenda Item Details

Meeting	May 13, 2019 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 6:00 PM
Subject	4. 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.
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approval of the Preliminary Plat

Public Content

BACKGROUND

- The applicant is proposing to preliminary plat:
  - 164 single-family detached lots;
  - 59 single-family attached lots;
  - 5 commercial lots; and
  - 2 multi-family lots.
- The size of the property is approximately 88.13 acres.
- The property is part of the PGBT Zoning District and portions of the property are located in each of the three character districts (Turnpike Commercial, Turnpike Mixed-Use, and Turnpike Transition).

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

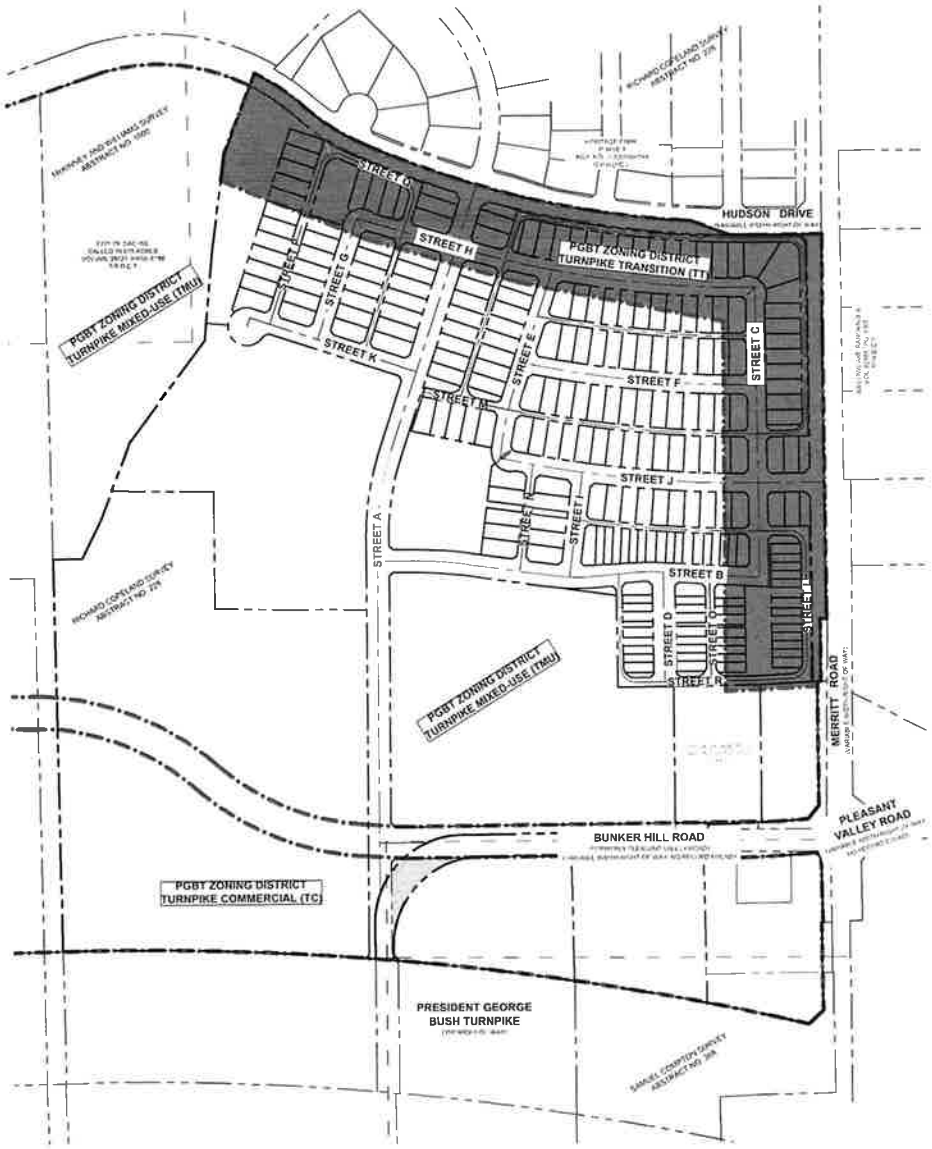
There are no policy considerations affiliated with this item.

RECOMMENDATION

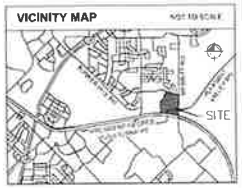
Per Staff's technical review, the proposed preliminary plat is in compliance with the City's subdivision regulations. As such, Staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

The Station Preliminary Plat.pdf (2,189 KB)

Staff Presentation - The Station Preliminary Plat.pdf (979 KB)



OVERALL BOUNDARY MAP



LEGEND

KEYMAP - NTS

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 1.0000250247.
2. 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, the 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.
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: Pinwheel easements shown hereon are preliminary and their locations will be determined by the final design of utilities.
5. Fence Wall Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.)

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

LOT TYPE	QTY
SINGLE FAMILY DETACHED	154
SINGLE FAMILY ATTACHED	78
MULTI FAMILY	2
HOA (CA - #)	18
GRAND TOTAL	5

PGBT ZONING DISTRICTS

- TC - TURNPIKE COMMERCIAL
- TMU - TURNPIKE MIXED USE
- TT - TURNPIKE TRANSITION

SEE SHEET No. 5 FOR LINE & CURVE TABLES
SEE SHEET No. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.

PRELIMINARY PLAT

THE STATION

LOTS 1-16, BLOCK A, LOTS 1-10, BLOCK B,
LOTS 1-14, BLOCK C, LOTS 1-26, BLOCK D,
LOTS 1-29, BLOCK E, LOTS 1-25, BLOCK F,
LOTS 1-29, BLOCK G, LOTS 1-5, BLOCK H,
LOTS 1-29, BLOCK I, LOTS 1-14, BLOCK J,
LOTS 1-23, BLOCK K, LOTS 1-9, BLOCK L,
LOTS 1-3, BLOCK M

COMMON AREA LOTS CA-1 - CA-17

BEING 68.132 ACRES (2,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

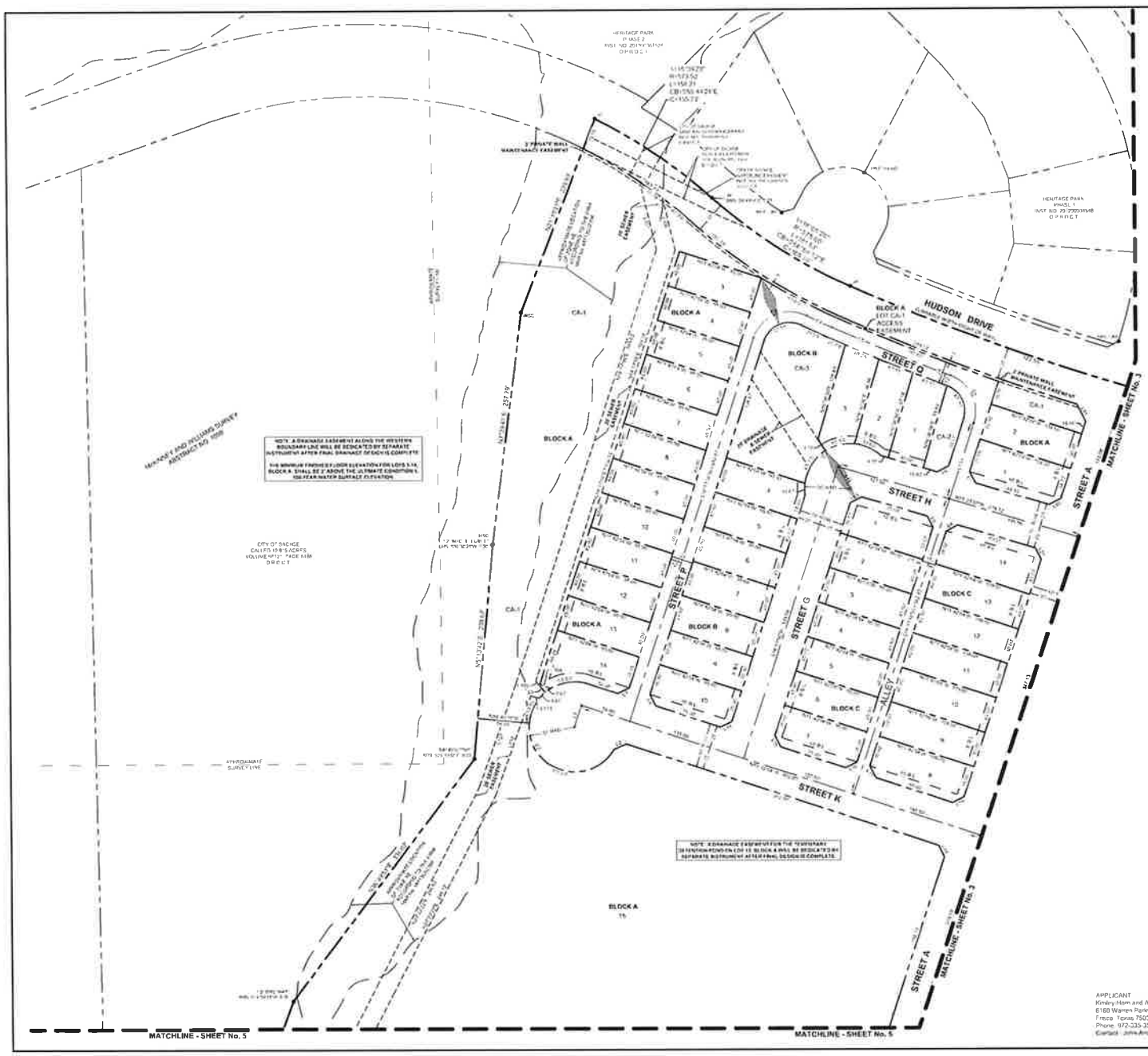
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # TE153822
Tel No. (972) 335-3580
Fax No. (972) 335-3779

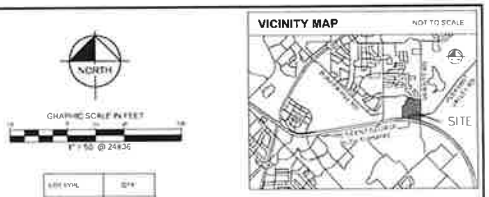
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	APR. 2019	061287012	1 OF 8

OWNER
City of Sachse, Texas

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

OWNER
PNB Station Land, LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact: Tyler Baird





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 0.9998526873.
2. 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, the 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.
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COMMON AREA LOTS CA-1 - CA-17

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

OWNER
City of Sachse, Texas

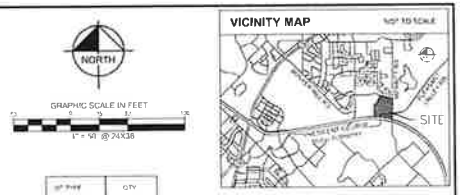
APPLICANT
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: John Anderson, P.E.

OWNER
PMB Station Land, LP
4101 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-454-7008
Contact: Tyler Baird

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	RVA	APRIL 2019	061287012	2 OF 8

LOT TYPE	QTY
SINGLE FAMILY (DETACHED)	192
SINGLE FAMILY (ATTACHED)	58
MULTI-FAMILY	7
[illegible]	17
COMMERCIAL	2



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 0.99987607573.
2. 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.
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City of Sachse, Texas

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	KHA	APR 2019	061287012	1 OF 8

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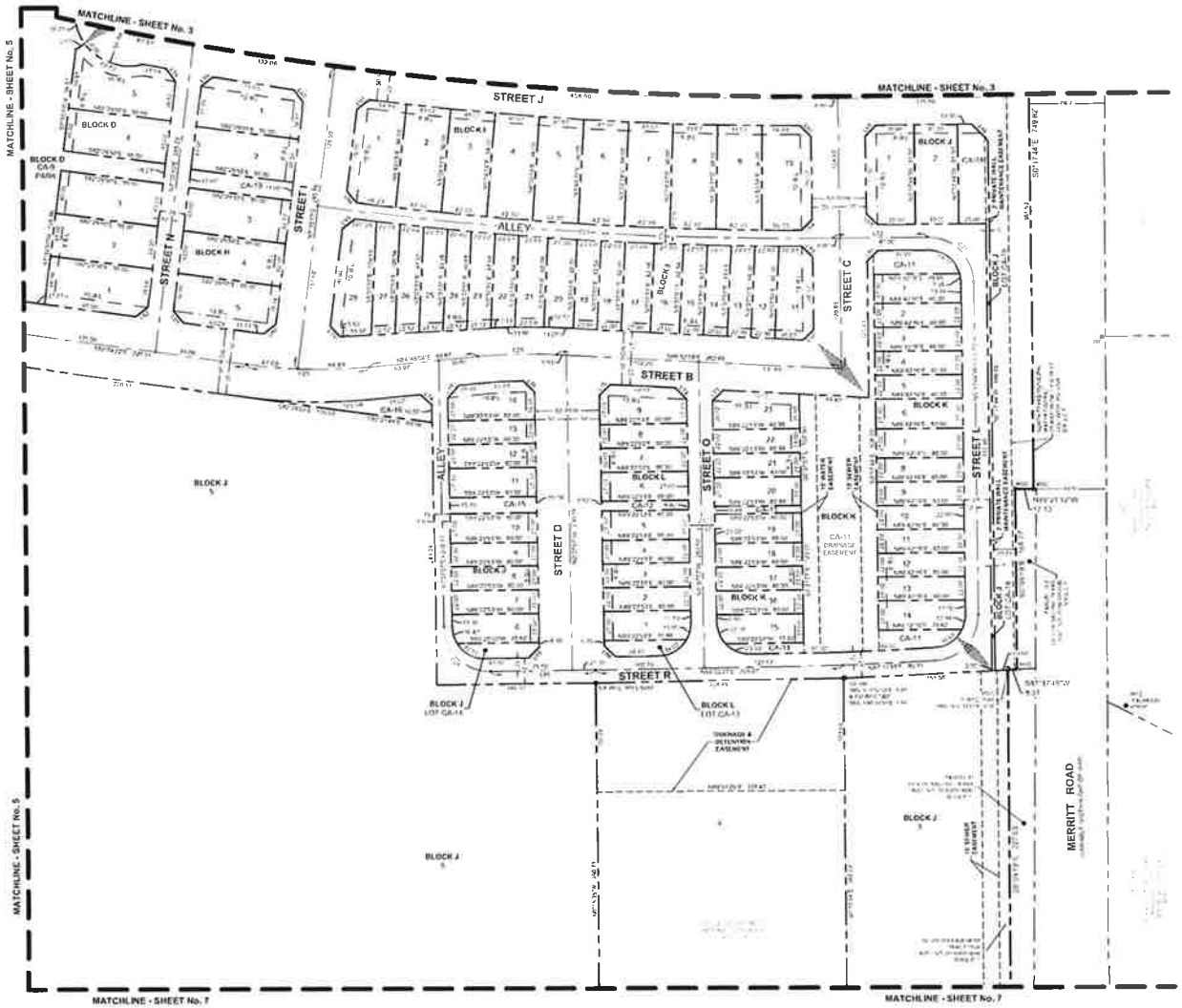
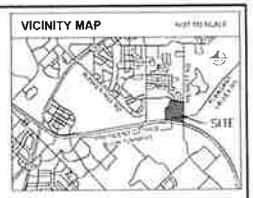
4901 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-754-7888
Contact: Tyler Baird



LOT TYPE	LOTS
SINGLE FAMILY RESIDENTIAL	184
SINGLE FAMILY ATTACHED	18
MULTI-FAMILY	2
HOA (CA-1 - 17)	17
COMMERCIAL	3

VICINITY MAP



LEGEND

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Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 50	JMH	RRR	APR. 2019	061287012	4 OF 9

OWNER
City of Sachse, Texas

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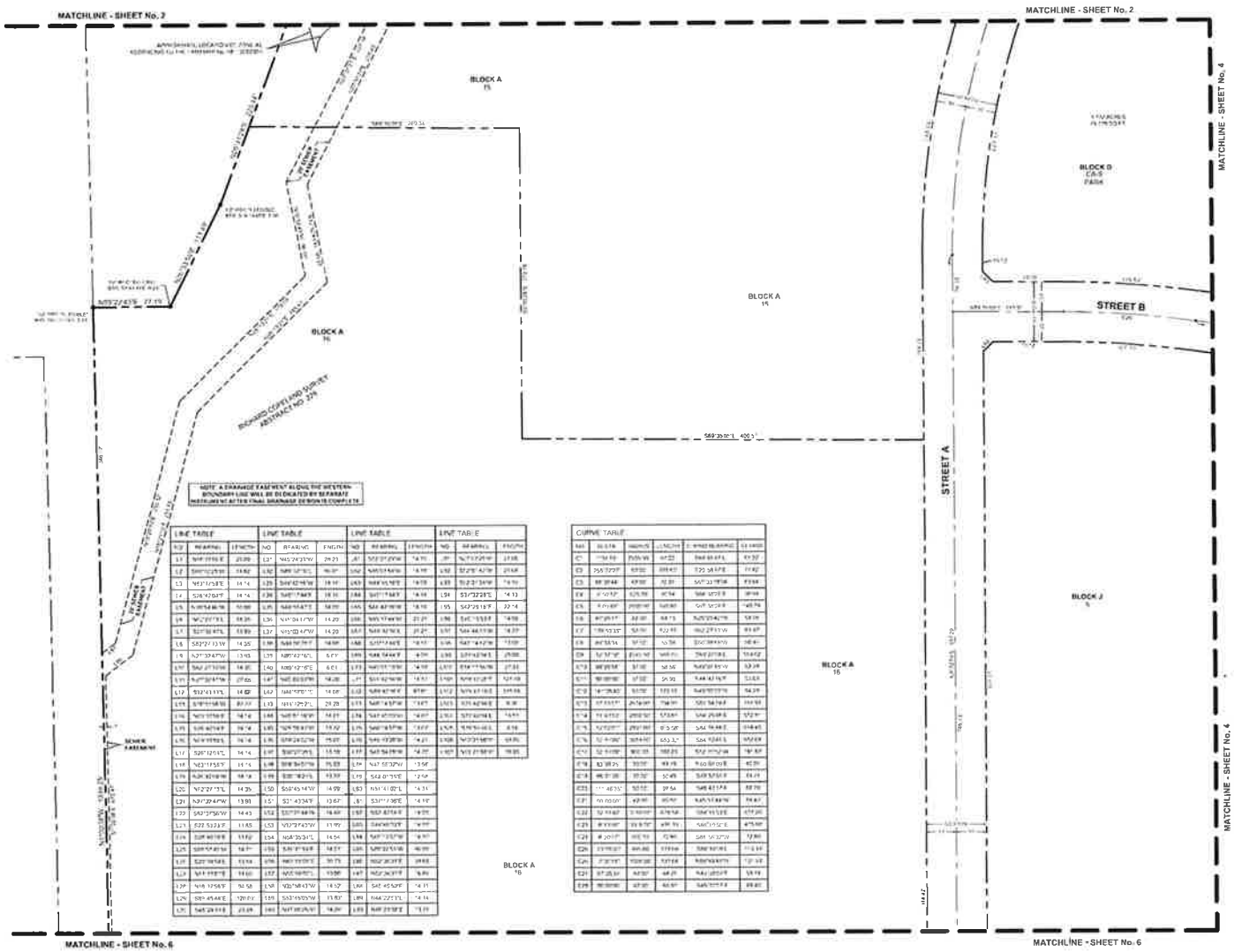

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L3	N72°27'27"E	14.14	L29	[illegible]	18.16	L53	[illegible]	14.70	L77	S72°27'27"W	14.14
L4	S62°27'27"E	14.14	L30	[illegible]	18.16	L54	[illegible]	14.70	L78	S72°27'27"E	14.14
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L14	[illegible]	14.70	L40	[illegible]	14.70	L64	[illegible]	14.70	L88	[illegible]	14.70
L15	[illegible]	14.70	L41	[illegible]	14.70	L65	[illegible]	14.70	L89	[illegible]	8.00
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L17	S72°27'27"E	14.14	L43	[illegible]	14.70	L67	[illegible]	14.70	L91	[illegible]	14.70
L18	[illegible]	14.70	L44	[illegible]	14.70	L68	[illegible]	14.70	L92	[illegible]	14.70
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L23	[illegible]	11.83	L49	[illegible]	14.70	L73	[illegible]	14.70	L97	[illegible]	14.70
L24	[illegible]	13.82	L50	[illegible]	14.70	L74	[illegible]	14.70	L98	[illegible]	14.70
L25	[illegible]	14.70	L51	[illegible]	14.70				L99	[illegible]	14.70
L26	[illegible]	13.14	L52	[illegible]	30.73				L100	[illegible]	14.70
L27	[illegible]	14.00	L53	[illegible]	13.00				L101	[illegible]	14.70
L28	[illegible]	50.58	L54	[illegible]	14.12				L102	[illegible]	14.70
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L30	[illegible]	20.00	L56	[illegible]	14.20				L104	[illegible]	14.70

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C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

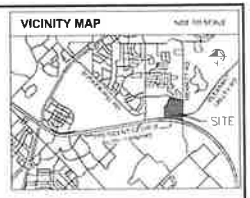
NORTH

GRAPHIC SCALE IN FEET

1" = 50 (IN 24X36)

[illegible]	[illegible]
SINGLE FAMILY (ETJ/HB)	[illegible]
SINGLE FAMILY (ETJ/HB)	[illegible]
[illegible]	[illegible]
MDA (CA - R)	[illegible]
COMMERCIAL	[illegible]

VICINITY MAP



KEYMAP - NTS

LEGEND

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 [illegible].
2. According to Map No. [illegible] 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.
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. Private Wall Maintenance Easements shall be maintained by the Home Owners Association (H.O.A.).

NOTE: ALL "CA" LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SEE SHEET No. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT

THE STATION

LOTS 1-16 BLOCK A LOTS 1-10 BLOCK B,
LOTS 1-14, BLOCK C, LOTS 1-26 BLOCK D
LOTS 1-29 BLOCK E, LOTS 1-25 BLOCK F,
LOTS 1-29, BLOCK G LOTS 1-5, BLOCK H,
LOTS 1-28, BLOCK I LOTS 1-14 BLOCK J,
LOTS 1-23, BLOCK K; LOTS 1-9, BLOCK L,
LOTS 1-3, BLOCK M

COMMON AREA LOTS CA-1 - CA-17

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

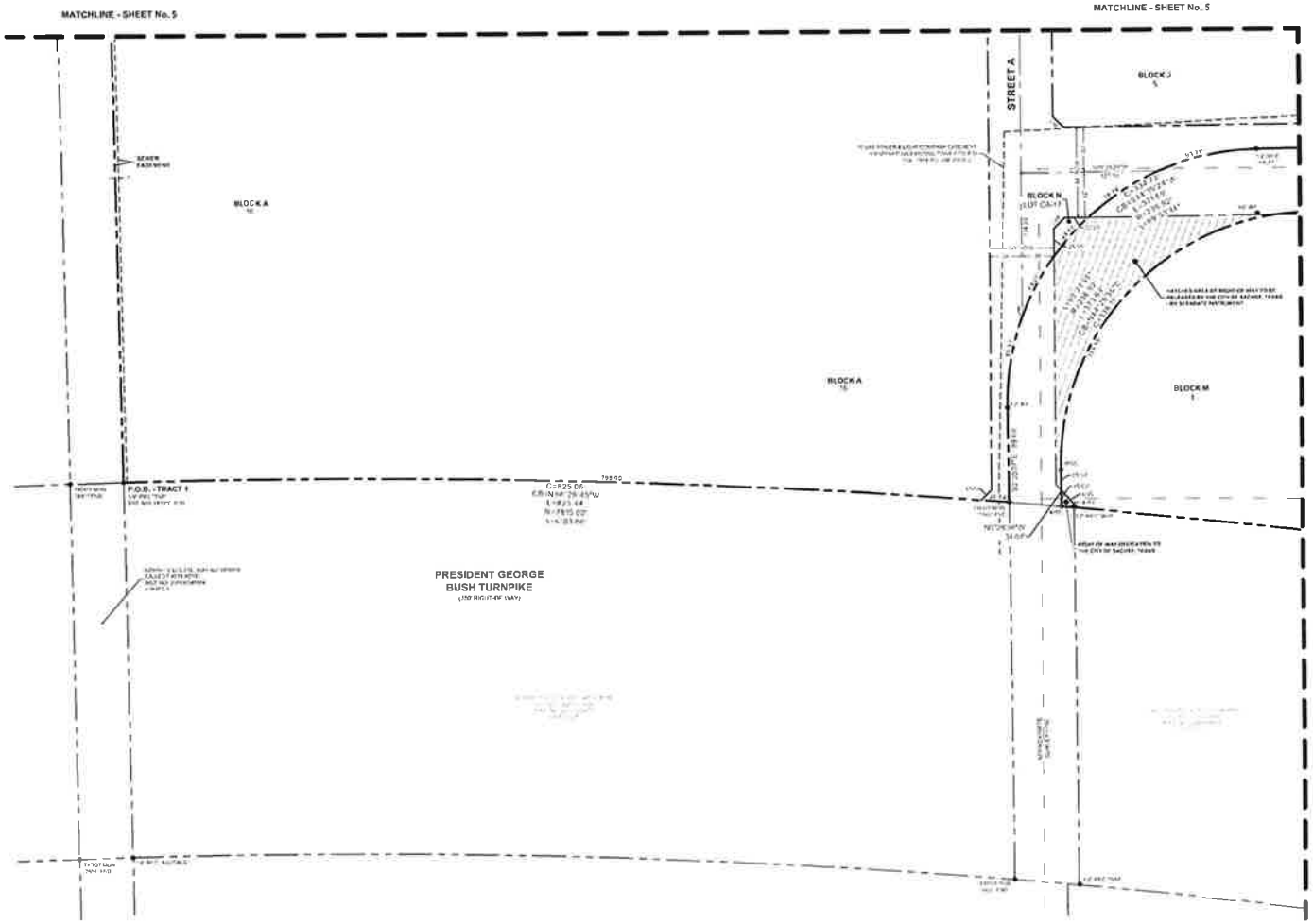
OWNER
City of Sachse, Texas

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

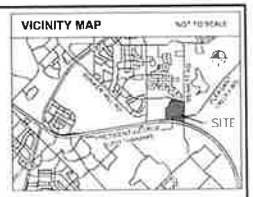
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50	JMH	AHK	APR. 2019	061287012	5 OF 8

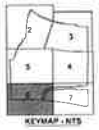
APPLICANT
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972 335-3580
Contact: John Anderson, P.E.

OWNER
PVB Station Land, LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-454-7808
Contact: Tyler Baird



USE	QTY
SINGLE FAMILY DETACHED	114
SINGLE FAMILY ATTACHED	48
MULTIFAMILY	2
MIXED USE - R	14
COMMERCIAL	5





LEGEND

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 0.9998526073.
2. According to Map No. 48113C0020K, 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) and 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.
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SEE SHEET No. 5 FOR LINE & CURVE TABLES
SEE SHEET No. 7 FOR LOT AREA TABLE

PRELIMINARY PLAT

THE STATION

LOTS 1-16, BLOCK A, LOTS 1-10, BLOCK B
LOTS 1-14, BLOCK C, LOTS 1-26, BLOCK D,
LOTS 1-29, BLOCK E, LOTS 1-25, BLOCK F,
LOTS 1-29, BLOCK G, LOTS 1-5, BLOCK H,
LOTS 1-28, BLOCK I, LOTS 1-14, BLOCK J,
LOTS 1-23, BLOCK K, LOTS 1-9, BLOCK L,
LOTS 1-3, BLOCK M

COMMON AREA LOTS CA-1 - CA-17

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

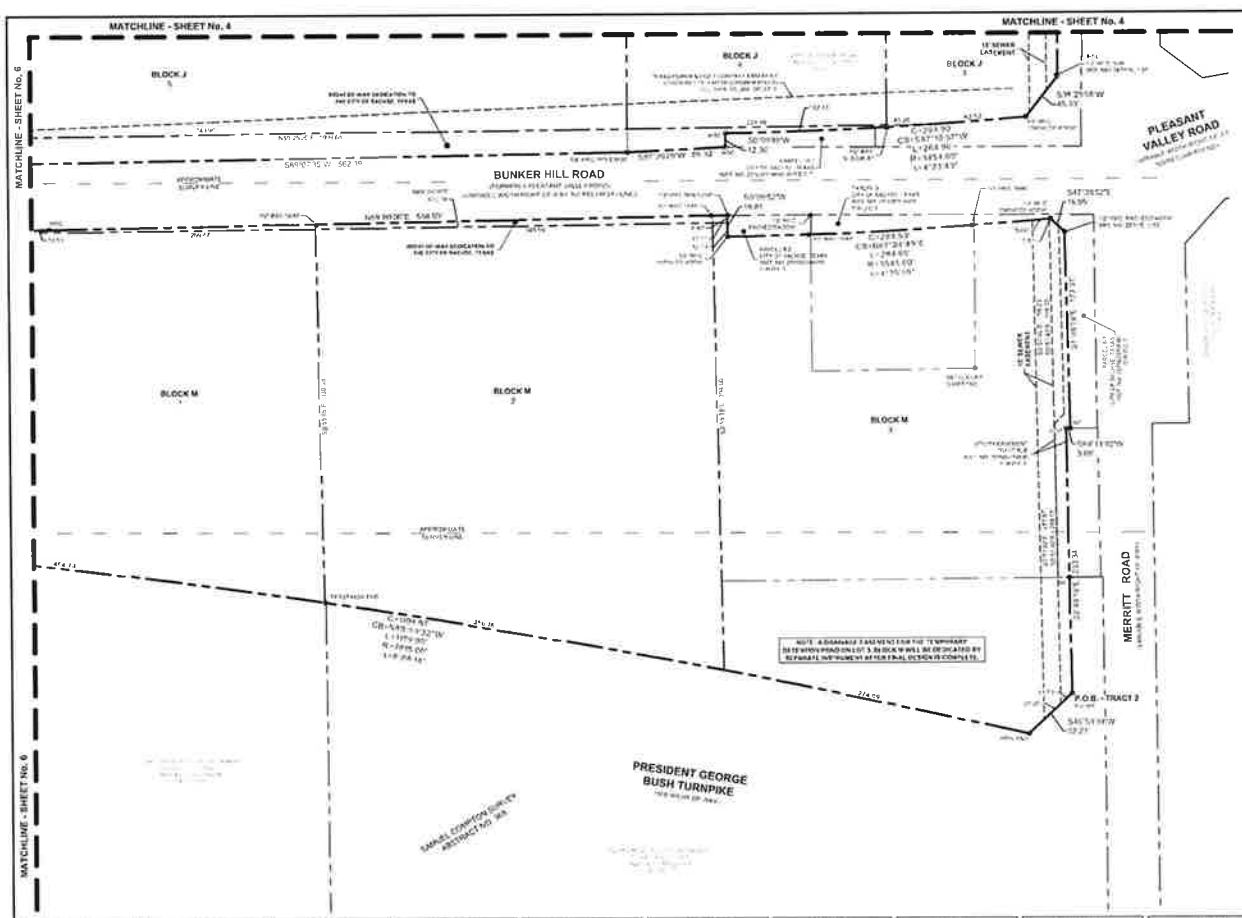
OWNER
City of Sachse, Texas

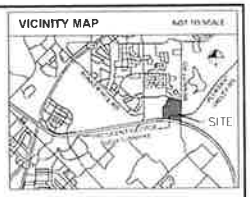
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JJH	KHA	APR 2019	061287012	6 OF 8

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

OWNER:
PMB Station Land, LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7088
Contact: Tyler Baird





LEGEND

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 grid and distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998526373.
2. According to Map No. 48113C0235K, 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, the property is located in the 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 information shall not create liability on the part of the surveyor.
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SEE SHEET No. 5 FOR LINE & CURVE TABLES

PRELIMINARY PLAT

THE STATION

LOTS 1-16, BLOCK A, LOTS 1-10, BLOCK B, LOTS 1-14, BLOCK C, LOTS 1-26, BLOCK D, LOTS 1-29, BLOCK E, LOTS 1-25, BLOCK F, LOTS 1-29, BLOCK G, LOTS 1-5, BLOCK H, LOTS 1-28, BLOCK I, LOTS 1-14, BLOCK J, LOTS 1-23, BLOCK K, LOTS 1-8, BLOCK L, LOTS 1-3, BLOCK M

COMMON AREA LOTS CA-1 - CA-17

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF THE RICHARD COPELAND SURVEY, A-228, THE ZACH MOTLEY SURVEY, A-1009, & THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

OWNER:
City of Sachse, Texas

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # *019092
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JMH	ABA	APR. 2019	061287012	7 OF 8

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

OWNER
PMB Station Land, LP
4061 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7900
Contact: Tyler Baird

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, PMB STATION LAND, LP, and the CITY OF SACHSE, TEXAS, are the sole owners of the following two tracts of land:

TRACT 1:

BEING a tract of land situated in the Richard Copeland Survey, Abstract No. 228 and the Zach Motley Survey, Abstract No. 1009, City of Sachse, Dallas County, Texas and being all of a called 75.043-acre tract of land described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267065, Official Public Records, Dallas County, Texas, and being all of a called 1.245-acre tract of land described as Tract 2 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800268293, said Official Public Records, and being all of tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Instrument No. 201700347810, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said Tract 1 on the northerly right-of-way line of President George Bush Turnpike (350 foot right-of-way), same being on the easterly line of a called 28.04-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Volume 94150, Page 0284, Deed Records, Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears North 16°18'12" East, 0.28 feet;

THENCE North 0°00'39" West, departing the northerly right-of-way line of said President George Bush Turnpike and along the common line of said Tract 1 and said 28.04-acre tract, a distance of 1039.25 feet to a point for the westernmost northwest corner of said Tract 1, common to the southwest corner of a called 10.615-acre tract of land described in Special Warranty Deed to the City of Sachse, Texas, recorded in Volume 98121, Page 0186, said Deed Records, from which a 1/2-inch iron rod with plastic cap "Regale" found bears South 63°30'29" East, 0.41 feet;

THENCE departing the easterly line of said 28.04-acre tract and along the common line of said Tract 1 and said 10.615-acre tract, the following courses and distances:

North 89°22'43" East, a distance of 77.19 feet to a point for the southernmost southeast corner of said 10.615-acre tract, from which a 1/2-inch iron rod with plastic cap "Regale" found bears South 7°43'38" East, 0.23 feet;

North 26°33'56" East, a distance of 113.49 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap "Regale" found bears South 14°14'45" East, 0.30 feet;

North 22°41'29" East, a distance of 225.44 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HKA" found bears South 11°52'33" West, 0.25 feet;

North 36°49'51" East, a distance of 336.02 feet to a point for corner, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 25°13'58" East, 0.33 feet;

North 5°13'42" East, a distance of 238.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for corner, from which a 1/2-inch iron rod with plastic cap "Regale" found bears South 30°30'26" West, 1.38 feet;

North 7°09'41" East, a distance of 257.79 feet to an iron rod set for corner;

North 21°33'21" East, a distance of 229.49 feet to an "X" cut in concrete found for the northernmost northwest corner of said Tract 1, same being on the southerly right-of-way line of Hudson Drive (a variable width right-of-way), same also being the beginning of a non-tangent curve to the right having a central angle of 15°30'33", a radius of 573.53 feet, a chord bearing and distance of South 55°14'26" East, 155.73 feet;

THENCE along the common line of said Tract 1 and said Hudson Drive the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 156.21 feet to a point at the beginning of a reverse curve to the left having a central angle of 18°05'29", a radius of 575.08 feet, a chord bearing and distance of South 56°58'52" East, 180.78 feet, from which an "X" cut in concrete found bears South 6°49'51" East, 0.23 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 181.53 feet to an "X" cut in concrete found for the beginning of a compound curve to the left having a central angle of 20°36'18", a radius of 2589.00 feet, a chord bearing and distance of South 76°11'40" East, 894.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 899.04 feet to a "PK" nail found for the end of said curve to the left;

South 68°16'05" East, a distance of 110.00 feet to a 1/2-inch iron rod found for corner, same being the beginning of a non-tangent curve to the left having a central angle of 1°31'10", a radius of 2535.00 feet, a chord bearing and distance of South 69°15'47" East, 67.22 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 67.22 feet to a point for the end of said curve to the left, from which a 5/8-inch iron rod with plastic cap stamped "TNP" found bears South 1°37'33" East, 0.25 feet;

North 89°28'37" East, a distance of 173.84 feet to the northeast corner of said Tract 1, common to the intersection of the southerly right-of-way of said Hudson Drive and the westerly right-of-way line of Merrill Road (a variable width right-of-way), from which a 1/2-inch iron rod "bent" found bears North 9°48'51" East, 0.26 feet;

THENCE along the common line of said Tract 1 and said Merrill Road the following courses and distances:

South 0°14'29" West, a distance of 205.43 feet to a point for corner, from which a 1/2-inch iron rod with plastic cap stamped "HALFF ASSOC" found bears South 18°00'17" West, 0.22 feet;

South 9°17'48" East, a distance of 243.82 feet to an iron rod set for the easternmost southeast corner of said Tract 1;

North 89°21'10" West, a distance of 17.13 feet to an iron rod set for corner;

South 0°09'18" East, a distance of 168.77 feet to an iron rod set for the easternmost southeast corner of said Tract 1;

South 87°17'48" West, a distance of 8.51 feet to an iron rod set for the northeast corner of the aforementioned 1.245-acre tract, from which a 1/2-inch iron rod with plastic cap stamped "WAI" found bears North 10°36'32" East, 0.68 feet;

THENCE South 0°09'18" East, departing the southerly line of said Tract 1 and along the easterly line of said 1.245-acre tract and the westerly right-of-way line of said Merrill Road, a distance of 327.03 feet to an iron rod set for the easternmost southeast corner of said 1.245-acre tract, same being the north corner of a visibility clip at the intersection of the westerly right of way line of said Merrill Road and the northerly right-of-way line of Pleasant Valley Road (a variable width right-of-way), from which a 1/2-inch iron rod with plastic cap stamped "WAI" found bears North 45°14'31" West, 1.26 feet;

THENCE South 38°25'56" West, along said visibility clip, a distance of 45.33 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the southernmost southeast corner of said 1.245-acre tract, common to the south corner of said visibility clip, same also being the beginning of a non-tangent curve to the right having a central angle of 4°23'13", a radius of 3454.00 feet, a chord bearing and distance of South 87°10'57" West, 264.93 feet;

THENCE in a southwesterly direction, along the southerly line of said 1.245-acre tract and the southerly line of the aforementioned City of Sachse tract and the northerly right-of-way line of said Pleasant Valley Road and with said curve to the right, an arc distance of 264.98 feet to an iron rod set for the end of said curve to the right;

THENCE South 0°09'18" West, continuing along the southerly line of said City of Sachse tract and the northerly right-of-way line of said Pleasant Valley Road, a distance of 16.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the westernmost southwest corner of said City of Sachse tract, common to a southeast corner of said Tract 1;

THENCE along the common line of said Tract 1 and said Pleasant Valley Road the following courses and distances:

South 89°07'35" West, a distance of 562.19 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for the beginning of a non-tangent curve to the left having a central angle of 89°53'14", a radius of 236.97 feet, a chord bearing and distance of South 44°16'24" West, 334.73 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 371.69 feet to a 1/2-inch iron rod found for the end of said curve to the left;

South 0°35'07" East, a distance of 88.09 feet to a Texas Department of Transportation Monument stamped "268J" found for the southernmost southeast corner of said Tract 1, common to the intersection of the westerly right-of-way line of said Pleasant Valley Road and the northerly right-of-way line of the aforementioned President George Bush Turnpike, same being the beginning of a non-tangent curve to the left having a central angle of 8°00'00", a radius of 7813.70 feet, a chord bearing and distance of North 88°26'45" West, 805.06 feet;

THENCE in a northwesterly direction along the southerly line of said Tract 1 and the northerly right-of-way line of said President George Bush Turnpike and with said curve to the left, an arc distance of 805.44 feet to the **POINT OF BEGINNING** and containing 79.255 acres (3,452,333 sq. ft.) of land, more or less.

TRACT 2:

BEING a tract of land situated in the Zach Motley Survey, Abstract No. 1009 and the Samuel Compton Survey, Abstract No. 368, City of Sachse, Dallas County, Texas and being all of a called 2.564-acre tract of land described in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800267065, Official Public Records, Dallas County, Texas, and being all of a called 0.436-acre tract of land described in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800268294, said Official Public Records, and being all of a called 7.56-acre tract described as Tract 1 in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800268295, said Official Public Records, same also being all of a called 3.022-acre tract of land described in Special Warranty Deed to PMB Station Land, LP, recorded in Instrument No. 201800268296, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the easternmost southeast corner of said 2.569-acre tract, common to the north corner of a visibility clip at the intersection of the westerly right-of-way line of Merrill Road (a variable width right-of-way) and the northerly right-of-way line of President George Bush Turnpike (a 350-foot right of way);

THENCE South 46°53'39" West, along said visibility clip, a distance of 52.21 feet to an aluminum disk monument found for the southernmost southeast corner of said 2.569-acre tract, common to the south corner of said visibility clip, same also being the beginning of a non-tangent curve to the left having a central angle of 8°08'11", a radius of 7815.00 feet, a chord bearing and distance of North 82°59'37" West, 1108.97 feet;

THENCE in a northwesterly direction, along the northerly right-of-way line of said President George Bush Turnpike and the southerly lines of said 2.569-acre tract, said 2.936-acre tract, and said 3.022-acre tract and with said curve to the left, an arc distance of 1109.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set (hereinafter referred to as an iron rod set) for the southwest corner of said 3.022-acre tract, common to the intersection of the northerly right-of-way line of said President George Bush Turnpike and the easterly right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE North 0°29'28" West, departing the northerly right-of-way line of said President George Bush Turnpike and along the westerly line of said 3.022-acre tract and the easterly right-of-way line of said Pleasant Valley Road, a distance of 34.07 feet to an iron rod set at the beginning of a non-tangent curve to the right having a central angle of 90°21'36", a radius of 216.92 feet, a chord bearing and distance of North 44°16'56" East, 306.11 feet;

THENCE in a northeasterly direction, continuing along the westerly line of said 3.022-acre tract and the easterly right-of-way line of said Pleasant Valley Road and with said curve to the right, an arc distance of 373.64 feet to an iron rod set for the end of said curve to the right;

THENCE North 89°30'06" East, along the southerly right-of-way line of said Pleasant Valley Road and the northerly lines of said 3.022-acre tract, said 2.936-acre tract, and said 2.569-acre tract, a distance of 598.69 feet to a 1/2-inch iron rod with plastic cap stamped "WAI RPLS" found for an angle point in the northerly line of said 2.569-acre tract;

THENCE South 87°09'52" West, continuing along the northerly line of said 2.569-acre tract and the southerly right-of-way line of said Pleasant Valley Road, a distance of 18.81 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found at the beginning of a non-tangent curve to the left having a central angle of 4°35'53", a radius of 3545.00 feet, a chord bearing and distance of North 87°04'49" East, 284.53 feet;

THENCE in a northeasterly direction, continuing along the northerly line of said 2.569-acre tract and the southerly right-of-way line of said Pleasant Valley Road and along the northerly line of the aforementioned 0.436-acre tract and with said curve to the left, an arc distance of 284.60 feet to a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found for the northernmost northeast corner of said 2.569-acre tract, common to the north corner of a visibility clip at the intersection of the southerly right-of-way line of said Pleasant Valley Road and the westerly right-of-way line of the aforementioned Merrill Road;

THENCE South 47°38'52" East, along said visibility clip, a distance of 16.95 feet to the easternmost northeast corner of said 2.569-acre tract, common to the south corner of said visibility clip, from which a 1/2-inch iron rod with plastic cap stamped "PACHECO KOCH" found bears North 6°02'15" East, 0.33 feet;

THENCE South 1°08'19" East, along the common line of said 2.569-acre tract and said Merrill Road, a distance of 173.31 feet to a 1/2-inch iron rod found for corner;

THENCE South 89°11'40" West, continuing along said common line, a distance of 3.69 feet to an iron rod set for corner;

THENCE South 0°49'18" East, continuing along said common line, a distance of 233.34 feet to the **POINT OF BEGINNING** and containing 8.877 acres (386,676 sq. ft.) of land, more or less.

FOR A COMBINED TOTAL ACREAGE OF 88.132 ACRES (3,839,003 SQ. FT.) OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION LAND, LP,** and the **CITY OF SACHSE, TEXAS**, (Owners) do hereby bind themselves and their heirs, assigners and successors of the this plat designating the hereinabove described property as **THE STATION**, 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 _____, 2019.

By: PMB STATION LAND, LP, a Texas limited partnership

_____

Name: TYLER BARR

Title: MANAGER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 _____, 2019.

_____

Notary Public for the State of Texas

By: CITY OF SACHSE, TEXAS, a municipal corporation

_____

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 _____, 2019.

_____

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.
1320 Greenway Drive, Suite 200
Irving, Texas 75038
Ph. 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

_____

Notary Public for the State of Texas

Approved for the purpose and use of the final plat of the subdivision as shown on this plat.

Approved by: Planning and Zoning Commission

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

Approved by: City Council
City of Sachse

_____ _____
Mayor Date

ATTEST:

_____ _____
City Secretary Date

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 0.99985260573.
2. 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) and 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 study does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damage.
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. Private Drainage Easements shall be maintained by the Home Owners Association (HOA).

LAND USE	SF
SINGLE FAMILY DETACHED	194
SINGLE FAMILY ATTACHED	50
MULTI-FAMILY	0
NON-RESIDENTIAL	10
RESIDENTIAL	0

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

OWNER
PMB Station Land, LP
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7000
Contact: Tyler Barr

OWNER
City of Sachse, Texas

PRELIMINARY PLAT
THE STATION

LOTS 1-16, BLOCK A; LOTS 1-10, BLOCK B;
LOTS 1-14, BLOCK C; LOTS 1-26, BLOCK D;
LOTS 1-29, BLOCK E; LOTS 1-25, BLOCK F;
LOTS 1-29, BLOCK G; LOTS 1-5, BLOCK H;
LOTS 1-28, BLOCK I; LOTS 1-14, BLOCK J;
LOTS 1-23, BLOCK K; LOTS 1-9, BLOCK L;
LOTS 1-3, BLOCK M

COMMON AREA LOTS CA-1 - CA-17

BEING 88.132 ACRES (3,839,003 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228,
THE ZACH MOTLEY SURVEY, A-1009, &
THE SAMUEL COMPTON SURVEY, A-368

CITY OF SACHSE, DALLAS COUNTY, TEXAS

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

Scale	Drawn By	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	APR 2019	061297012	8 OF 8

Preliminary Plat

The Station

PLANNING & ZONING COMMISSION

MAY 13, 2019

Request

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

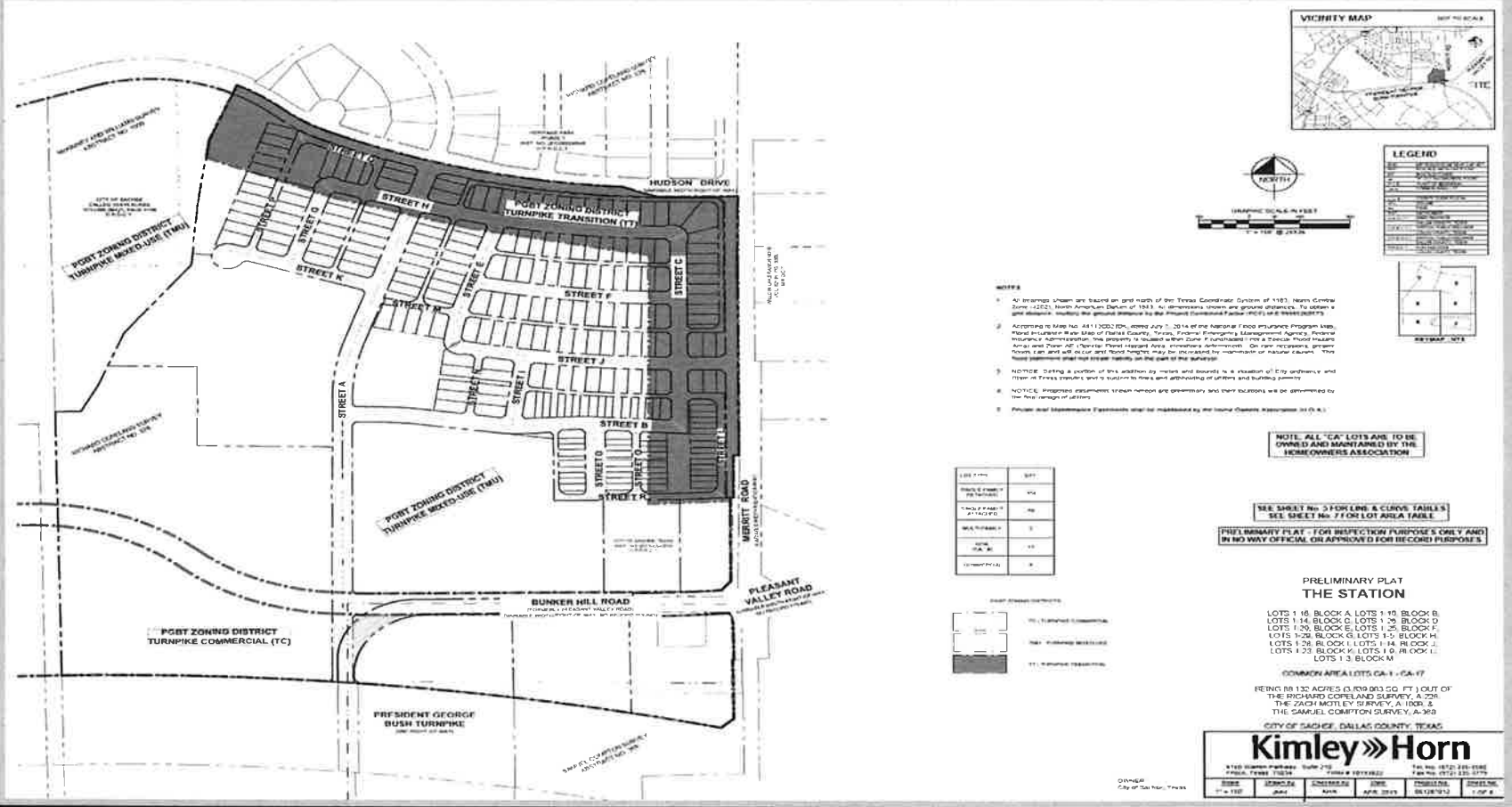
Project Information

- Proposal: Preliminary plat 164 single-family detached lots, 59 single-family attached lots, 5 commercial lots, and 2 multi-family lots.
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Land, LP.
- Size: Approximately 88.13 acres
- Site Attributes: undeveloped land
- Proposed Use: Detached single-family Residences, attached single-family residences, multi-family and retail/commercial/office
- Current Zoning: PGBT (Turnpike Commercial, Turnpike Mixed-Use, and Turnpike Transition)

Aerial Map

The subject property is generally located along President George Bush Turnpike and Merritt Road.

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 Planning & Zoning Commission is the final approval authority 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.