



**Monday, April 27, 2020
Planning and Zoning Commission Meeting**

This meeting will begin at 5:00 p.m.

MEETING HELD AS A TELEPHONE CONFERENCE CALL

Because of the Dallas County, Collin County and City of Sachse disaster declarations we are practicing social distancing in order to prevent the spread of COVID-19.

We encourage members of the public to listen to the telephone conference meeting.

If you have any comments to submit regarding the agenda or other items related to the agenda, please e-mail those to mrobinson@cityofsachse.com.

INSTRUCTIONS FOR ACCESSING THE TELEPHONE CONFERENCE CALL:

Dial this Phone Number: 877-853-5247 (Toll Free)

Enter Meeting ID: 989 8075 1861

Meeting Link: <https://zoom.us/j/98980751861>

A. Regular Meeting - 5:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, April 27, 2020 at 5:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the March 9, 2020 meeting minutes.
4. Consider and act on a Preliminary Plat for The Station Ph.2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits
5. Consider and act on a Preliminary Plat for the Aria Ph.2, generally located east of Merritt Road and between President George Bush Turnpike and Pleasant Valley Road, within Sachse city limits
6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
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 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.

**Agenda Item Details**

Meeting	Apr 27, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the March 9, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Mar 9, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, March 9, 2020)

Generated by Charlotte Youngblood on Tuesday, March 10, 2020

Members present:

Travis Mondok, Jeanie Marten, Bill Thrash, Scott Ohman, George Kemper

Members absent:

Fernando Gutierrez
Teddy Kinzer

Others present:

Paul Watkins, City Council Liaison

Meeting called to order at 6:00 PM

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, March 9, 2020 at 6:00 p.m. at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

Chairwoman Marten called the meeting to order at 6:00 PM.

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

Commissioner Ohman led the pledges. Chairwoman Marten led the invocation.

3. Consider approval of the February 10, 2020 meeting minutes.

Kemper made a motion to approve the minutes as presented, with a second by Thrash, the minutes were approved unanimously.

4. Consider and act on a Preliminary Plat for Merritt Harmony Addition, generally located southeast of the intersection of Merritt Road and Harmony Hill Lane, within Sachse city limits.

Robertson presented the item. He stated the applicant is proposing to preliminary plat one commercial lot that is approximately 5.16 acres in size. The property is intended to be used for an office-warehouse use. He stated that the property is zoned PGBT which allows for commercial uses. After discussion, Thrash made a motion to approve the proposed final plat, subject to all conditions stipulated by the Building Official and City Engineer, with a second by Mondok, the plat was approved unanimously.

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

Robertson stated that The Station Phase 2 Preliminary Plat would be coming before the commission soon. He said that the council approved the developer's agreement with Ranch Park Village designating two city parks. He explained future agenda items would include some subdivision and zoning ordinance updates before the commission to reflect changes in state law and to correct conflicting language.

6. Adjournment.

Chairwoman Marten adjourned the meeting at 6:10 PM.

**Agenda Item Details**

Meeting	Apr 27, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	4. Consider and act on a Preliminary Plat for The Station Ph.2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented

Public Content**BACKGROUND**

- The applicant is proposing to preliminary plat two lots on approximately 23.609 acres.
- The purpose of the plat is to subdivide the property into two lots and layout and align The Station Boulevard right-of-way.
- The property is zoned PGHT, specifically Turnpike Mixed-Use and Turnpike Commercial, which allow for commercial, multi-family and limited single-family use.

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.

[Station Phase 2-Preliminary Plat.pdf \(1,079 KB\)](#)[Staff Presentation.pptx \(625 KB\)](#)

Preliminary Plat The Station Ph.2

PLANNING & ZONING COMMISSION

APRIL 27, 2020



Request

Consider and act on a Preliminary Plat for The Station Ph.2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits.



Project Information

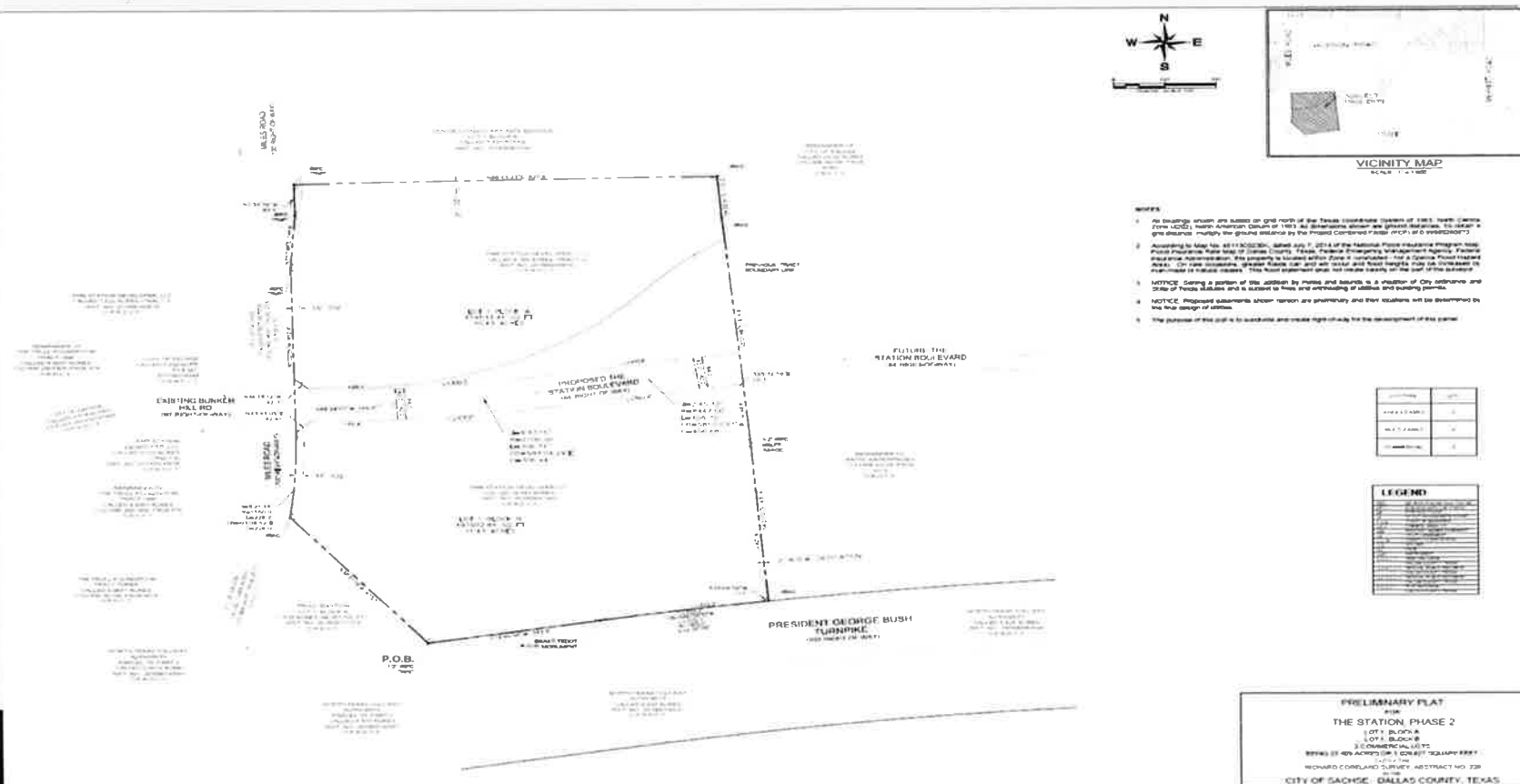
- Proposal to preliminary plat two lots and right-of-way
- Applicant: John Anderson, P.E., Kimley-Horn
- Owner: PMB Station Developer, LLC and PMB Station Land, LP
- Size: Approximately 23.609 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Mixed Use and Turnpike Commercial

Aerial Map

The subject property is generally located east of Miles Road and north of President George Bush Turnpike.



Proposed Plat



Staff Recommendation

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

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





NOTES:

- All** housing stories are based on grid north of the Texas Coordinate System of 1983, North Central Zone 142020, North American Datum of 1983. All dimensions shown are ground dimensions. To obtain a grid statement, kindly refer to the Texas State Surveyor General's Office (TSSGO) website.
- According to the Texas Real Property Rights Act of July 7, 2014 of the National Flood Insurance Program Map, the property is located in Flood Hazard Zone 1A (Special Flood Hazard Zone).** The property is located in Flood Hazard Zone 1A (Special Flood Hazard Zone) as shown on the attached Flood Hazard Map. The property is located in Flood Hazard Zone 1A (Special Flood Hazard Zone) as shown on the attached Flood Hazard Map. The property is located in Flood Hazard Zone 1A (Special Flood Hazard Zone) as shown on the attached Flood Hazard Map.
- NOTICE:** See a portion of this document by title and reference to a violation of City ordinances and the Texas State Surveyor General's Office (TSSGO) website.
- NOTICE:** Proposed encroachments shown herein are preliminary and their locations will be subject to the final design of the project.
- The purposes of this plat is to subdivide and create rights of way for the development of this project.**

ID#	TYPE	QTY.
1	SINGLE FAMILY	6
2	MULTIFAMILY	5
3	COMMERCIAL	3

[illegible]

PRELIMINARY PLAT
FOR
THE STATION, PHASE 2
LOT 1, BLOCK A
LOT 1, BLOCK B
2 COMMERCIAL LOTS
CONTAINING 22.609 ACRES OR 1,081,427 SQUARE FEET
OUT OF THE
CHARD COPELAND SURVEY, ABSTRACT NO. 228
IN THE
OF SACHSE, DALLAS COUNTY, TEXAS

CITY OF SPRINGFIELD, MISSOURI, TEXAS									
OWNER PWS Station Launch, LP PWS Station Developer, LLC			DESIGNER PWS Station Developer, LLC 4301 Maple Avenue, Suite 630 Dallas, TX 75219 Tel: (214) 554-1208 Contact: Taylor Reed			ENGINEERING FIRM  6140 Hammer Parkway, Suite 210 Houston, TX 77034 Tel: (281) 325-3680 Contact: JOHN H. ANDERSON, L.P.			
PROJECT MAA	DRAWING 000	CITY/STATE JAX FLA	SCALE AS SHOWN	DATE MARCH 2020	REVISION/ISSUE 001/01				
									P.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS PMB STATION DEVELOPER LLC 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 a called 8.709-acre tract of land, conveyed to PMB Station Developer LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 201600240016 and all of a called 14.933-acre tract of land, conveyed to PMB Station Developer LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 202000042440, both of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap, stamped "WAI" found for the southwest corner of said 14.933-acre tract, same being the northwest corner of a called 4.870-acre tract of land, conveyed to the North Texas Tollway Authority, as evidenced in a deed, recorded in Instrument No. 201900160241 of the Official Public Records of Dallas County, Texas, same being on the northerly right of way line of President George Bush Turnpike, a called 350' wide right of way;

THENCE North 38°01'10" West, departing the northerly right of way line of said President George Bush Turnpike, along the westerly line of said 14.933-acre tract, a distance of 435.82 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" found for the westernmost corner of said 14.933-acre tract, same being on the easterly right of way line of Miles Road, a called 100' wide right of way, and being the beginning of a non-tangent curve to the left having a central angle of 8°21'44", a radius of 1550.00 feet, a chord bearing and distance of North 3°08'52" East, 226.02 feet;

THENCE in a northeasterly direction, continuing along the westerly line of said 14.933-acre tract, and the easterly right of way line of said Miles Road, with said curve to the left, an arc distance of 226.22 feet to a point for corner;

THENCE North 01°02'31" West, continuing along the westerly line of said 14.933-acre tract, the westerly line of aforesaid 8.709-acre tract, and along the easterly right of way line of said Miles Road, a distance of 492.43 feet to a 5/8-inch iron rod with a plastic cap, stamped "TNP" found for the southerly corner of a called 0.039-acre tract of land, conveyed to the City of Sachse, as evidenced in a deed, recorded in Instrument No. 201700128760 of the Official Public Records of Dallas County, Texas;

THENCE North 03°17'48" East, continuing along the westerly line of said 8.709-acre tract, the easterly line of said 0.039-acre tract, and the easterly right of way line of Miles Road, a distance of 144.44 feet to a 5/8-inch iron rod with a plastic cap, stamped "TNP" found for corner;

THENCE North 01°04'34" West, continuing along the westerly line of said 8.709-acre tract, the easterly line of said 0.039-acre tract, and the easterly right of way line of Miles Road, a distance of 83.55 feet to a 5/8-inch iron rod with a plastic cap, stamped "TNP" found for the northwest corner of said 8.709-acre tract and the northeast corner of said 0.039-acre tract, same being on the southerly line of Lot 1, Block A of Senior Living Community, an addition to the City of Sachse, according to the Final Plat, recorded in Instrument No. 201900062026 of the Official Public Records of Dallas County, Texas;

THENCE North 88°43'23" East, departing the easterly right of way line of said Miles Road, along the northerly line of said 8.709-acre tract and the southerly line of said Lot 1, Block A, a distance of 827.60 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the northeast corner of said 8.709-acre tract, same being on the westerly line of a called 26.04-acre tract of land, conveyed to the City of Sachse, as evidenced in a deed, recorded in Volume 94150, Page 6294 of the Deed Records of Dallas County, Texas;

THENCE South 04°20'41" East, along the easterly line of said 8.709-acre tract and the westerly line of said 26.04-acre tract, a distance of 112.05 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set to replace an originally found 1/2-inch iron rod for the northwest corner of a tract of land, conveyed to Batuu Enterprises, according to the deed, recorded in Volume 91249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE South 05°01'46" East, continuing along the easterly line of said 8.709-acre tract, the westerly line of said Batuu Enterprises tract and the easterly line of aforesaid 14.933-acre tract, a distance of 614.77 feet to a 1/2-inch iron rod with a plastic cap, stamped "HALFF ASSOC" found for corner;

THENCE South 04°27'51" East, continuing along the easterly line of said 14.933-acre tract, the westerly line of said Batuu Enterprises tract, a distance of 431.45 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" found for the southeast corner of said 14.933-acre tract, same being on the northerly right of way line of aforesaid President George Bush Turnpike, and being at the beginning of a non-tangent curve to the left having a central angle of 2°26'08", a radius of 7815.00 feet, a chord bearing and distance of South 80°59'10" West, 332.17 feet;

THENCE in a southwesterly direction, along the southerly line of said 14.933-acre tract and the northerly right of way line of said President George Bush Turnpike, with said curve to the left, an arc distance of 332.19 feet to a brass TXXDOT right of way monument found for the end of said curve;

THENCE South 79°46'06" West, continuing along the southerly line of said 14.933-acre tract and the northerly right of way line of said President George Bush Turnpike, a distance of 343.41 feet to the **POINT OF BEGINNING** and containing 23,609 acres (1,028,427 square feet) of land, more or less,

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION DEVELOPER LLC**, (Owner) does hereby bind itself and its heirs, assignees and successors of title 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 does 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 existing ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

By: **PMB STATION DEVELOPER LLC**, a Texas limited partnership

Name: TAYLOR BAIRD

Title: MANAGER

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, 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 therein 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.
6150 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JOHN W. ANDERSEN II, P.E.

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 _____, 2020.

Notary Public for the State of Texas

Approved for the preparation of the final plat of the subdivision
shown on this plat.

Approved by: Planning and Zoning Commission

Chairman, Planning and Zoning Commission Date

ATTEST:

Signature _____ Date _____

Name & Title _____

PRELIMINARY PLAT
FOR
THE STATION, PHASE 2
LOT 1, BLOCK A
LOT 1, BLOCK B
2 COMMERCIAL LOTS
BEING 23.609 ACRES OR 1,028,427 SQUARE FEET
OUT OF THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228
IN THE
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PREPARED BY	DESIGNED BY	APPROVED BY
2/28/20 PMB Station Land, LP PMB Station Developer, LLC 4301 Maple Avenue, Suite 600 Dallas, TX 75219 Tel: (214) 964-7028 Contact: Taylor Baird	2/28/20 PMB Station Developer, LLC 4301 Maple Avenue, Suite 600 Dallas, TX 75219 Tel: (214) 964-7028 Contact: Taylor Baird	2/28/20 Kimley-Horn 6150 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: John W. Andersen II, P.E.
RECORDED	EXAMINED	FILED
2/28/20	2/28/20	2/28/20
SEARCHED	INDEXED	SERIALIZED
2/28/20	2/28/20	2/28/20

**Agenda Item Details**

Meeting	Apr 27, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	5. Consider and act on a Preliminary Plat for the Aria Ph.2, generally located east of Merritt Road and between President George Bush Turnpike and Pleasant Valley Road, within Sachse city limits
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented

Public Content**BACKGROUND**

- The applicant is proposing to preliminary plat 55 townhome lots and 3 common areas on approximately 6.329 acres.
- The property is zoned PGMT, specifically Turnpike Mixed-Use, which allows for townhomes, commercial, and multi-family uses.

OVERVIEW

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

POLICY

There are no policy considerations with this item.

RECOMMENDATION

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

[Aria Phase 2-Preliminary Plat.pdf \(3,120 KB\)](#)[Staff Presentation.pptx \(503 KB\)](#)

Preliminary Plat Aria Ph.2

PLANNING & ZONING COMMISSION

APRIL 27, 2020



Request

Consider and act on a Preliminary Plat for the Aria Ph.2, generally located east of Merritt Road and between President George Bush Turnpike and Pleasant Valley Road, within Sachse city limits.



Project Information

- Proposal to preliminary plat 55 townhome lots and 3 common areas
- Applicant: Elvio Bruni, Huffines Communitites
- Owner: Benbrook Winchester, LP
- Size: Approximately 6.33 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Mixed Use

Aerial Map

The subject property is generally located east of Merritt Road and between President George Bush Turnpike and Pleasant Valley Road



[illegible]

Staff Recommendation

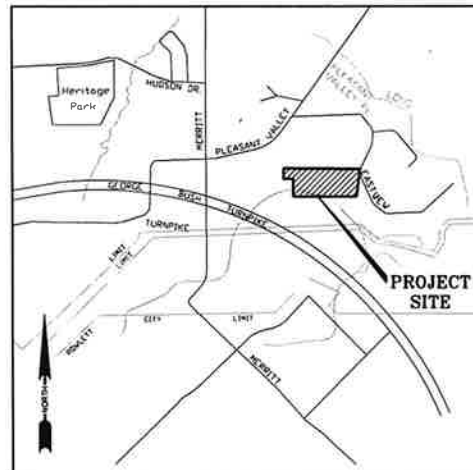
- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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



PRELIMINARY DEVELOPMENT PLANS FOR PAVING, DRAINAGE AND UTILITY IMPROVEMENTS OF **ARIA PHASE 2** CITY OF SACHSE, DALLAS COUNTY, TEXAS

APPROVALS:
CITY OF SACHSE



LOCATION MAP
N.T.S.

SHEET INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PAVING PLAN
5	PRELIMINARY WATER & SANITARY SEWER PLAN
6	PRELIMINARY DRAINAGE AREA MAP
7	PRELIMINARY HYDRAULIC CALCULATIONS

OWNER:

BENBROOK WINCHESTER, L.P.

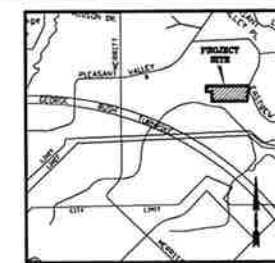
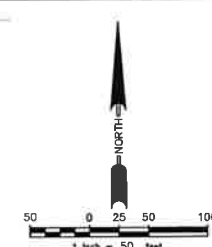
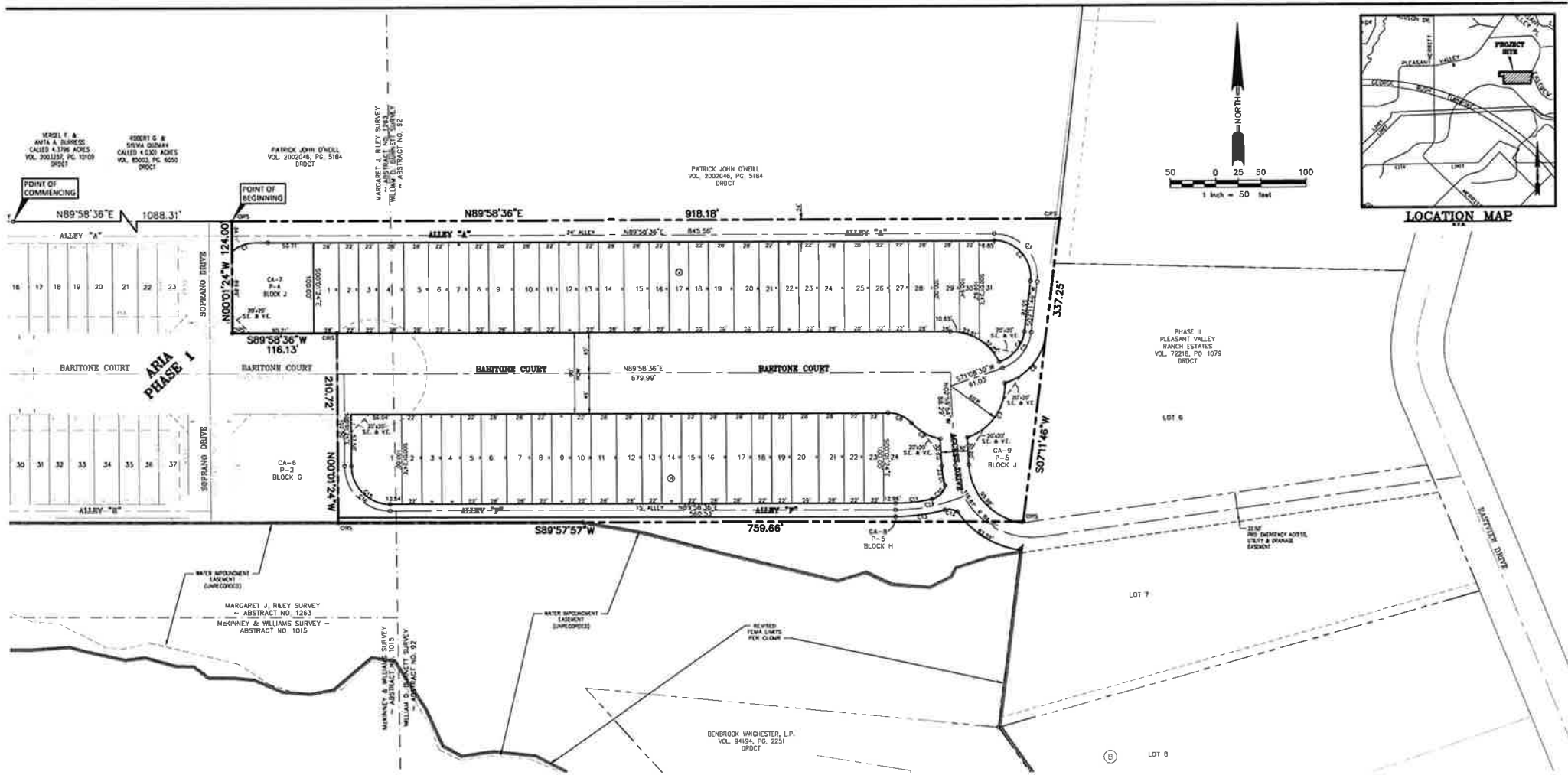
CONTACT: ELVIO BRUNI
8200 DOUGLAS AVENUE, SUITE 300
DALLAS, TEXAS 75225
(214) 526-3000

ENGINEER:

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
T&A FIRM REGISTRATION NO. 1488
T&A FIRM REGISTRATION NO. 101068-00
1651 N. Greenville Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9955
Fax No. (214) 340-3550

APRIL 2020

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
Robert D. Pettit, P.E. 52800



PARADE CURVE DATA TABLE

Curve	Station	Radius	Length	Chord	Chord Bearing
C1	4+28.48	38.50	28.54	14.88	S89°44.13'W
C2	8+12.10	43.00	32.82	16.00	S81°24.48'W
C3	8+12.10	43.00	32.82	16.00	N41°24.48'E
C4	8+38.43	45.00	44.44	24.91	N70°22.08'E
C5	8+38.43	47.00	53.01	29.65	N39°22.08'E
C6	8+38.43	44.00	41.43	20.95	N39°22.08'E
C7	10+23.14	62.00	38.98	19.32	S45°48.50'W
C8	10+23.14	35.00	28.92	15.32	N68°52.29'W
C9	10+11.70	63.00	36.88	19.53	S65°28.18'E
C10	10+11.70	18.00	13.51	6.73	N43°28.82'E
C11	12+14.42	183.00	41.14	35.85	S82°11.13'W
C12	12+14.42	18.00	13.51	6.73	S62°11.13'W
C13	12+14.42	257.50	55.23	47.81	N62°22.31'W
C14	22+17.78	250.00	57.82	49.41	N38°48.42'E
C15	30+00.00	42.00	38.78	20.50	S45°01.24'E
C16	30+00.00	50.00	38.54	20.25	S45°01.24'E

- LEGEND**
- S.E. & V.L. SIDEWALK & VISIBILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P-3 PARK-3 BUILDING SETBACK LINE
 - NTWMD NORTH TEXAS WATER MUNICIPAL DISTRICT
 - CRS 6/8-INCH IRON ROD W/CAP MARKED "PETITT-NPLS 4087" SET
 - IRF IRON ROD FOUND
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCING
 - P.O.B. POINT OF BEGINNING
 - ST-5W 87.5-FOOT RADIUS
 - OPROCT OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - DESIGNATES SUBDIVISION BLOCK
 - Ⓢ DENOTES STREET NAME CHANGE

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

**PRELIMINARY PLAT
ARIA PHASE 2**
275,700.42 SQUARE FEET
6.329 ACRES TOTAL
55 RESIDENTIAL LOTS - 3 COMMON AREA LOTS
WILLIAM D. BURNETT SURVEY, ABSTRACT NO. 92, &
MARGARET J. RILEY SURVEY, ABSTRACT NO. 1283, &
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETITT & ASSOCIATES
141401200\PRELIM\1401200PP.dwg 6/6/2019 5:16:35 PM CDT

OWNER: BENBROOK WINCHESTER, L.P.
CONTACT: ELVO GROUP
4009 SHILOH AVENUE, SUITE 300
DALLAS, TEXAS 75225
(214-228-2099)

TITLE FIRM REGISTRATION NO. 1486
TITLE FIRM REGISTRATION NO. 101088-00
181 N. D. Avenue, Suite 212
Richardson, Texas 75081
TEL: (214) 227-9555
FAX: (214) 340-3550
DATE: APRIL 2020 JOB NO 1401200 SCALE: 1"=50'

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, Benbrook Winchester, L.P., is the Owner of a tract of land situated in the Margaret J. Riley Survey - Abstract No. 1263, the William D. Burnett Survey - Abstract No. 92 in Dallas County, Texas, and being part of a ceded 136.5144 acre tract of land described in a deed to Benbrook Winchester, L.P., recorded in Volume 94294, Page 2246 of the Deed Records of Dallas County, Texas (DRDCT), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at an angle point in the north line of said Benbrook Winchester Tract and being the southwest corner of a called 4.3796 acre tract of land described in a deed to Vergel T. Burres and Anita A. Burres, recorded in Volume 2003237, Page 10109, DRDCT;

THENCE North 89°58'36" East, along the common line of said Benbrook Winchester tract, said Burres tract, a called 4.0901 acre tract described in deed to Robert G. & Sylvia Gusman recorded in Volume B5003, Page 6050, DRDCT, and that certain tract of land described in a deed to Patrick John O'Neill recorded in Volume 2002046, Page 5184, a distance of 1089.31 feet to a 5/8-inch iron rod with cap marked "Point RPUS 4087" set for the POINT OF BEGINNING;

THENCE North 89°58'36" East continuing along the common line of said Benbrook Winchester tract and said O'Neill tract a distance of 918.18 feet to a 5/8-inch iron rod with cap marked "Point RPUS 4087" set for the northeast corner of said Benbrook Winchester tract and being in the westerly line of Pleasant Valley Ranch Estates, an addition to Dallas County, Texas according to the plat thereof recorded in Volume 72061, Page 2775, DRDCT;

THENCE South 07°13'46" West, along the common line of said Benbrook Winchester tract, said Pleasant Valley Ranch Estates and Phase II Pleasant Valley Ranch Estates, an addition to Dallas County, Texas according to the plat thereof recorded in Volume 72218, Page 3079, DRDCT, a distance of 337.25 to a 5/8 inch iron rod with cap marked "Point RPUS 4087" set for corner;

THENCE, departing said common line, over and across said Benbrook Winchester tract to 5/8 inch iron rods with cap marked "Point RPUS 4087" set for corners:
South 89°57'13" West, a distance of 759.66 feet;
North 00°01'24" West, a distance of 150.70 feet;
South 89°58'36" West, a distance of 116.13 feet;
North 00°01'24" West, a distance of 128.00 feet to the POINT OF BEGINNING, containing 275,709.42 square feet or 6.329 acres of land, more or less.

HOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Benbrook Winchester, L.P., Owner, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the heretofore described property as "ARIA PHASE 2", an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easement shown hereon, 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 (or 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, repairing, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

Witness our hands at Sachse, Texas, this ____ day of _____, 2020.

Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Benbrook Winchester, L.P., Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public In and for
the State of Texas

NOTES:

1. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND IN ZONE AE (BASED FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48113C0230K, EFFECTIVE DATE JULY 7, 2014 AND FEMA FIRM PANEL MAP NUMBER 48113C0235K, EFFECTIVE DATE JULY 7, 2014.

2. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE No. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.998852605.

3. 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.

4. ALL COMMON AREA LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).

5. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO PROVIDE A TOWNHOME DEVELOPMENT.

ARIA PHASE 2 COMMON AREAS		
LOT	LOT AREA (SF)	LOT AREA (AC)
CA-7	8,988	0.206
CA-8	4,161	0.096
CA-9	8,622	0.198
TOTAL	21,771	0.500

ARIA PHASE 2 : BLOCK H		
LOT	LOT AREA (SF)	LOT AREA (AC)
1	5,216	0.120
2	2,200	0.051
3	2,200	0.051
4	2,200	0.051
5	2,200	0.051
6	2,800	0.064
7	2,800	0.064
8	2,200	0.051
9	2,200	0.051
10	2,200	0.051
11	2,800	0.064
12	2,800	0.064
13	2,200	0.051
14	2,200	0.051
15	2,200	0.051
16	2,800	0.064
17	2,800	0.064
18	2,200	0.051
19	2,200	0.051
20	3,000	0.069
21	2,800	0.064
22	2,200	0.051
23	2,200	0.051
24	5510.0	0.126
TOTAL	64,126	1.472

ARIA PHASE 2 : BLOCK J		
LOT	LOT AREA (SF)	LOT AREA (AC)
1	8,728	0.200
2	2,800	0.064
3	2,200	0.051
4	2,200	0.051
5	2,800	0.064
6	2,800	0.064
7	2,200	0.051
8	2,200	0.051
9	2,800	0.064
10	2,800	0.064
11	2,200	0.051
12	2,200	0.051
13	2,200	0.051
14	2,800	0.064
15	2,800	0.064
16	2,200	0.051
17	2,200	0.051
18	2,200	0.051
19	2,800	0.064
20	2,800	0.064
21	2,200	0.051
22	2,200	0.051
23	2,200	0.051
24	2,800	0.064
25	2,800	0.064
26	2,200	0.051
27	2,200	0.051
28	2,800	0.064
29	2,803	0.064
30	2,298	0.053
31	6,218	0.143
TOTAL	86,646	1.989

PRELIMINARY PLAT
ARIA PHASE 2
275,709.42 SQUARE FEET
6.329 ACRES TOTAL
55 RESIDENTIAL LOTS - 3 COMMON AREA LOTS
WILLIAM D. BURNETT SURVEY, ABSTRACT NO. 92, &
MARGARET J. RILEY SURVEY, ABSTRACT NO. 1263, &
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETITT & ASSOCIATES
P.L.L.C. 1401200\PRELIM\1401200PP.dwg

OWNER: BENBROOK WINCHESTER, L.P.,
CONTACT: ELMO BRUM
8200 DOWDALE AVENUE, SUITE 300
DALLAS, TEXAS 75235
(214) 346-3000

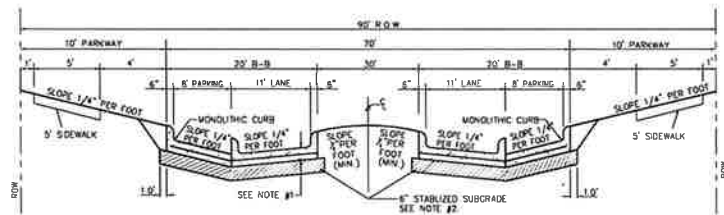
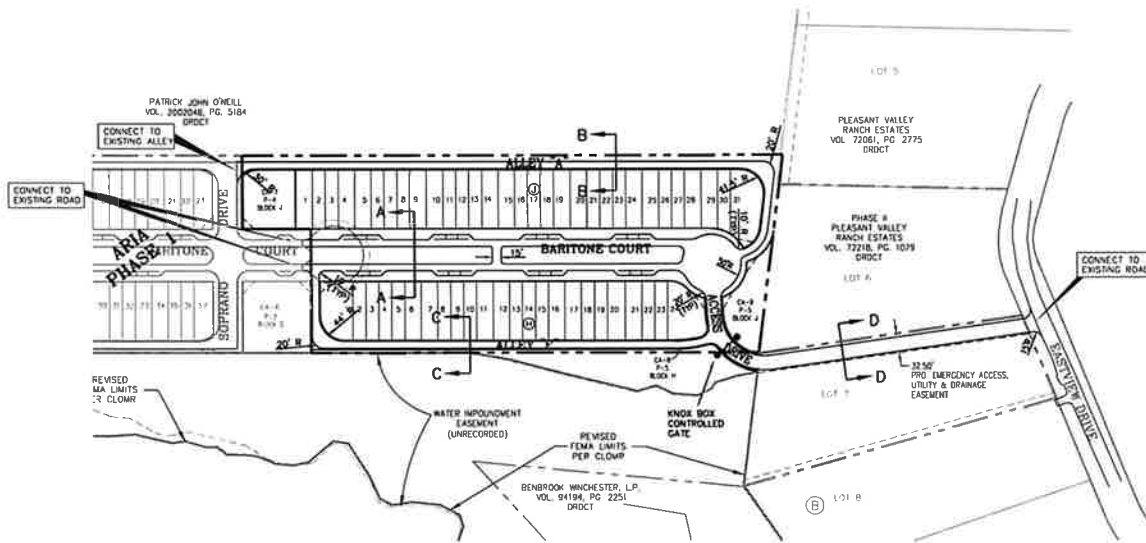
TYPE FIRM REGISTRATION NO. 1488
TBPPLS FIRM REGISTRATION NO. 101045-00
1651 W. Dowdale Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 221-9555
Fax No. (214) 340-5550
DATE: APRIL 2020 JOB NO. 1401203 SCALE: 1"=50'

SHEET 2 OF 2

8/23/25 AM

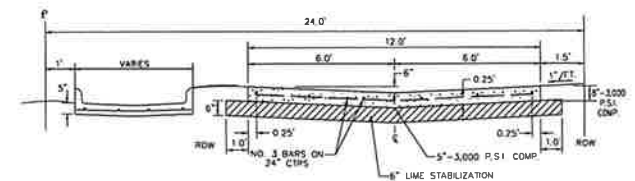
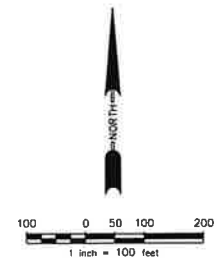
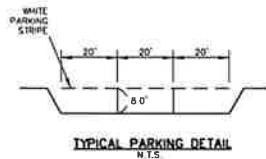
4/7/2020

F:\3201A\1401202\PROJECT\DWG\1401202P\1401202P.DWG

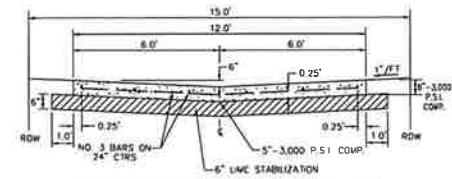


PGRT TYPE A STREET (TYPE B-2)
SECTION A-A
NO SCALE

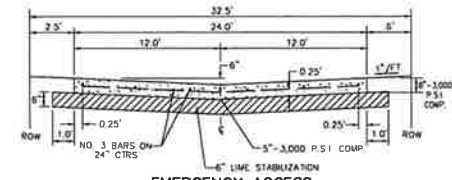
- NOTE:
1. 8" REIN. CONC. PAVT. THICKNESS (3,600 PSI) # 3 BARS @ 18" O.C.
 2. RATE OF LIME/CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST - MINIMUM 7% (36 LBS/SY) PER GEOTECH RECOMMENDATION.



PGRT RESIDENTIAL ALLEY (TYP F-3) W/FLUME
SECTION B-B
NO SCALE



PGRT RESIDENTIAL ALLEY (TYP F-3)
SECTION C-C
NO SCALE



EMERGENCY ACCESS
SECTION D-D
NO SCALE

PRELIMINARY PAVING PLAN

ARIA PHASE 2
CITY OF SACHSE, DALLAS COUNTY, TEXAS

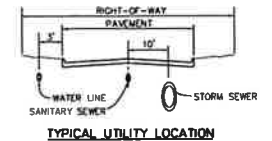
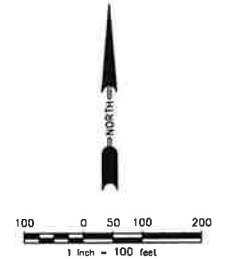
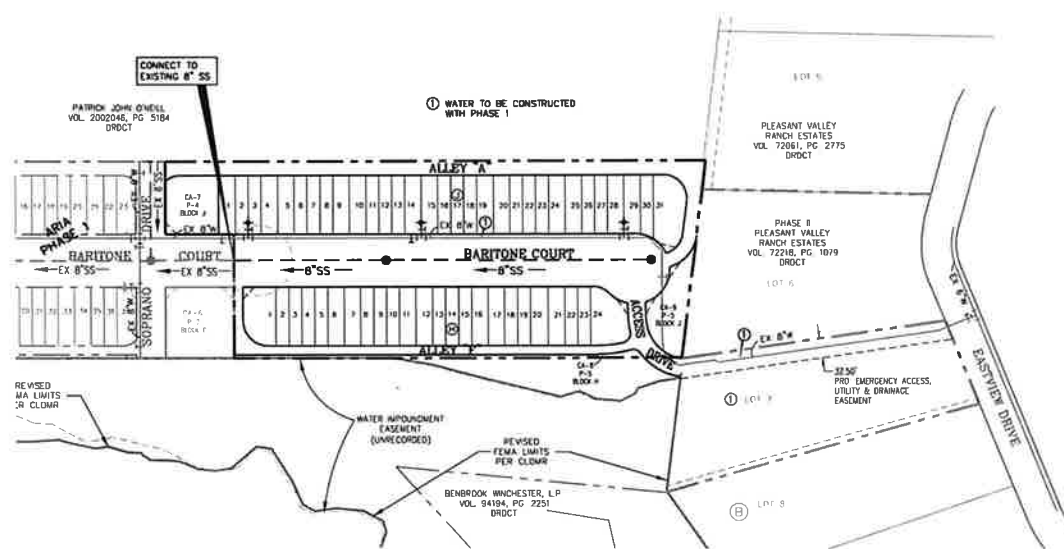
PETITT & ASSOCIATES
LAW OFFICES

TYPE FIRM REGISTRATION NO. 1488
TYPE FIRM REGISTRATION NO. 101068-00

1851 N. Concho Drive, Suite 212
Richardson, Texas 75081

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
Robert D. Pettit, J.E. 5280

DESIGN	CHECKED	DATE	SCALE	ADVIS	FILE	SHEET NO.
KLJ	RD	APR 2020	1"=100'		14012-02	4



LEGEND

	PROPOSED FIRE HYDRANT
	PROPOSED 8" WATER LINE
	PROPOSED MANHOLE
	PROPOSED SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING MANHOLE
	EXISTING SANITARY SEWER

PRELIMINARY WATER & SANITARY SEWER PLAN

ARIA PHASE 2
CITY OF SACHSE, DALLAS COUNTY, TEXAS

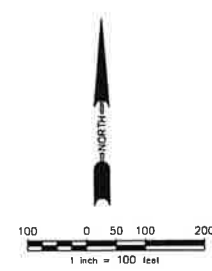
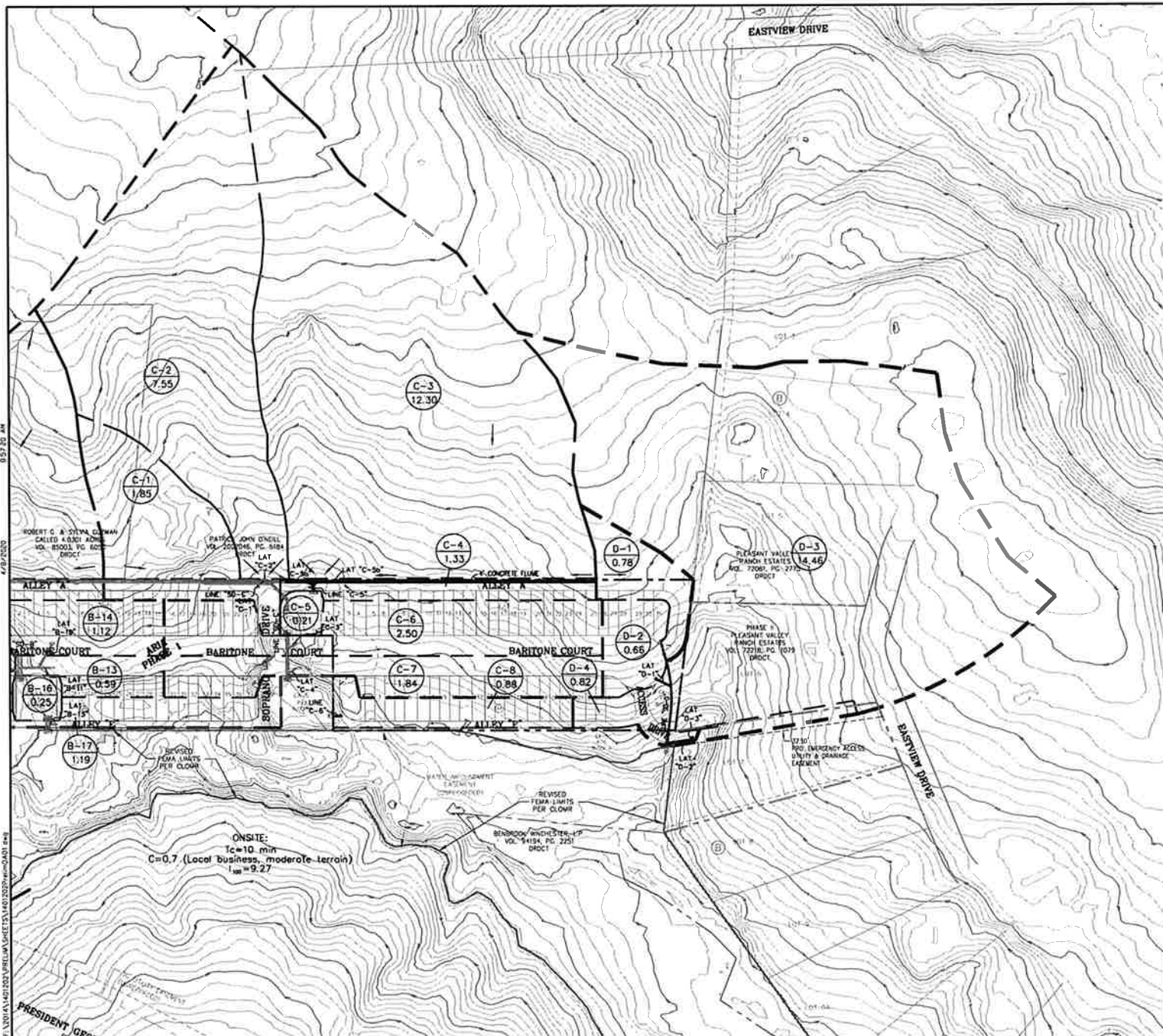
PETITT & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
TSPS REGISTRATION NO. 14088
1651 N. Denzels Drive, Suite 212
Richardson, Texas 75081

TSPS REGISTRATION NO. 101088-00
Tel No. (214) 221-9955
Fax No. (214) 340-3300

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
Robert D. Pettit, Jr. #E 52802

DESIGN	CHECKED	DATE	SCALE	NOTES	FILE	SHEET NO.
KLJ	ROP	APR 2020	1"=100'		14012-02	5



NOTE:
A DRAINAGE EASEMENT FROM THE DOWNSTREAM
PROPERTY OWNER IS REQUIRED FOR ALL
LOT-TO-LOT DRAINAGE.

Q = CIA
Tc = 15 min. (Single Family)
C=0.5 (Single Family)
1.00 = 7.99 in/hr (Single Family)

LEGEND

- DRAINAGE DIVIDE LINE
- AREA NO.
- AREA (ACREAGE)
- ◇ INLET NO.
- (10') INLET SIZE
- == PROP. STORM WATER LINE
- PROP. CURB INLET

PRELIMINARY DRAINAGE AREA MAP

ARIA PHASE 2
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETITT & ASSOCIATES

1991 FIRM REGISTRATION NO. 1488
1991 FIRM REGISTRATION NO. 107068-00
1651 N. Country Drive, Suite 212
Richardson, Texas 75081
Tel. No. (214) 271-9555
Fax No. (214) 348-2550

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
NORM D. PETITT, JR. PE 5380

DESIGN	CHECKED	DATE	SCALE	NOTES	FILE	SHEET NO.
KLJ	RDP	APR 2020	1"=100'		14012-02	6

RUNOFF/INLET CALCULATIONS

Drainage Area					
Area No	Area (ac)	Runoff coeff "C"	Time of concn. (min)	100 Year Intensity (in / hr)	100 Year Peak Flow (cfs)
C1	1.85	0.5	15.0	7.99	7.4
C2	7.55	0.5	15.0	7.99	30.2
C3	12.30	0.5	15.0	7.99	49.1
C4	1.33	0.65	15.0	7.99	6.9
C5	0.21	0.65	15.0	7.99	1.1
C6	2.50	0.65	15.0	7.99	13.0
C7	1.84	0.65	15.0	7.99	9.6
C8	0.88	0.65	15.0	7.99	4.6
D1	0.78	0.65	15.0	7.99	4.0
D2	0.66	0.65	15.0	7.99	3.4
D3	14.46	0.4	15.0	7.99	46.2
D4	0.82	0.65	15.0	7.99	4.3

PRELIMINARY HYDRAULIC CALCULATIONS

ARIA PHASE 2
CITY OF SACHSE, DALLAS COUNTY, TEXAS

PETITT & ASSOCIATES
ENGINEERS, ARCHITECTS AND PLANNERS

1895 TSSA REGISTRATION NO. 1458
1895 TSSA REGISTRATION NO. 101068-00
1651 N. Greenville Drive, Suite 212
Richardson, Texas 75081
Tel No (214) 221-5900
Fax No (214) 340-3500

THIS DOCUMENT IS RELEASED
FOR REVIEW PURPOSES ONLY
UNDER THE AUTHORITY OF
Robert D. Pettit, Jr. PE 53802

DESIGN	CHECKED	DATE	SCALE	NOTES	FILE	SHEET NO.
KLJ	ROP	APR 2020			14012-02	7