



**Monday, March 14, 2022
Planning and Zoning Commission Meeting**

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

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

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, March 14, 2022, at 6:00 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Consider approval of the January 10, 2021, meeting minutes.
4. Consider and elect a Chairperson and Vice-Chairperson of the Planning and Zoning Commission.
5. Consider and act on a Final Plat for the Trull Center, consisting of two lots, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.
6. Consider and act on a Preliminary Plat for the Merritt Circle subdivision, generally located west of Merritt Road and south of Lacey Circle, within Sachse city limits.
7. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
8. 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.



Leah K Granger, City Secretary

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



Agenda Item Details

Meeting	Mar 14, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the January 10, 2021, meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Jan 10, 2022 - Planning and Zoning Commission Meeting

Public Content

[01.10.22 Planning & Zoning Minutes.pdf \(70 KB\)](#)

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

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, January 10, 2022, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Travis Mondok, Fernando Gutierrez, Bill Thrash, and George Kemper; and Director of Development Services, Matt Robinson.

Members absent: Brian Cox.

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

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

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

Consider approval of the December 13, 2021, meeting minutes.

Commissioner Gutierrez made a motion to approve the minutes as presented. Commissioner Ohman seconded the motion, and it carried unanimously.

Consider and act on a Final Plat for The Station Ph.2 Lot 2, Block B, generally located north of The Station Boulevard and east of Miles Road, within Sachse city limits.

Approve the final plat.

Mr. Robinson presented the final plat noting that it is under construction for Amberlin at The Station Senior Living, located south of the Ariel Pointe development. Staff recommended approval of the final plat. Commissioner Thrash made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Commissioner Mondok seconded the motion, and it carried unanimously.

Consider and act on a Preliminary Plat for the Trull Addition, generally located west of Miles Road and south of Bunker Hill Road, within Sachse city limits.

Mr. Robinson presented the preliminary plat. He stated that per staff's technical review the preliminary plat is within conformance with Sachse's subdivision regulations and zoning ordinances. Staff recommended approval of the preliminary plat. Commissioners asked several questions. Mr. Robinson clarified that this is the multi-family component of the project and there is no access to the PGBT or the access road, but there is shared driveway access with the storage facility. Commissioner Thrash made a motion to approve the item as presented. Commissioner Gutierrez seconded the motion and it carried unanimously.

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

Mr. Robinson updated the Commission that Salad and Go has received their permits so construction should be starting soon. He noted several businesses that are nearing submission or in various stages of opening.

Adjournment.

Chairperson Marten adjourned the meeting at 6:19 p.m.

APPROVE:

ATTEST:

Jeanie Marten, Chairperson

Scott Ohman, Vice-Chairperson



Agenda Item Details

Meeting	Mar 14, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. Consider and elect a Chairperson and Vice-Chairperson of the Planning and Zoning Commission.
Access	Public
Type	Action, Discussion
Recommended Action	Appoint _____ as the Chairperson, and _____ as the Vice-Chairperson of the Planning and Zoning Commission.

Public Content

Overview

The Planning and Zoning Commission will elect officers for 2022.

Policy Considerations

There are no policy considerations affiliated with this item.

Recommendation

Nominate and elect Planning and Zoning Commission officers for 2022.



Agenda Item Details

Meeting	Mar 14, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. Consider and act on a Final Plat for the Trull Center, consisting of two lots, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat, subject to all conditions stipulated by the Building Official and City Engineer.

Public Content

BACKGROUND

The applicant is proposing to final plat two lots:

- Applicant: Winkelmann and Associates, Inc.
- Owner: Valk Properties Three , LLC
- Size: 3.94 acres
- The property is zoned PGBT-Turnpike Mixed-Use, which 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.

[Presentation - Final Plat - Trull Center.pdf \(924 KB\)](#)

[Trull Center - Final Plat.pdf \(542 KB\)](#)

Trull Center Final Plat

Planning & Zoning Commission

March 14, 2022



Request

Consider and act on a final plat for the Trull Center, consisting of two lots, generally located at the southwest corner of Miles Road and Bunker Hill Road, within Sachse city limits.

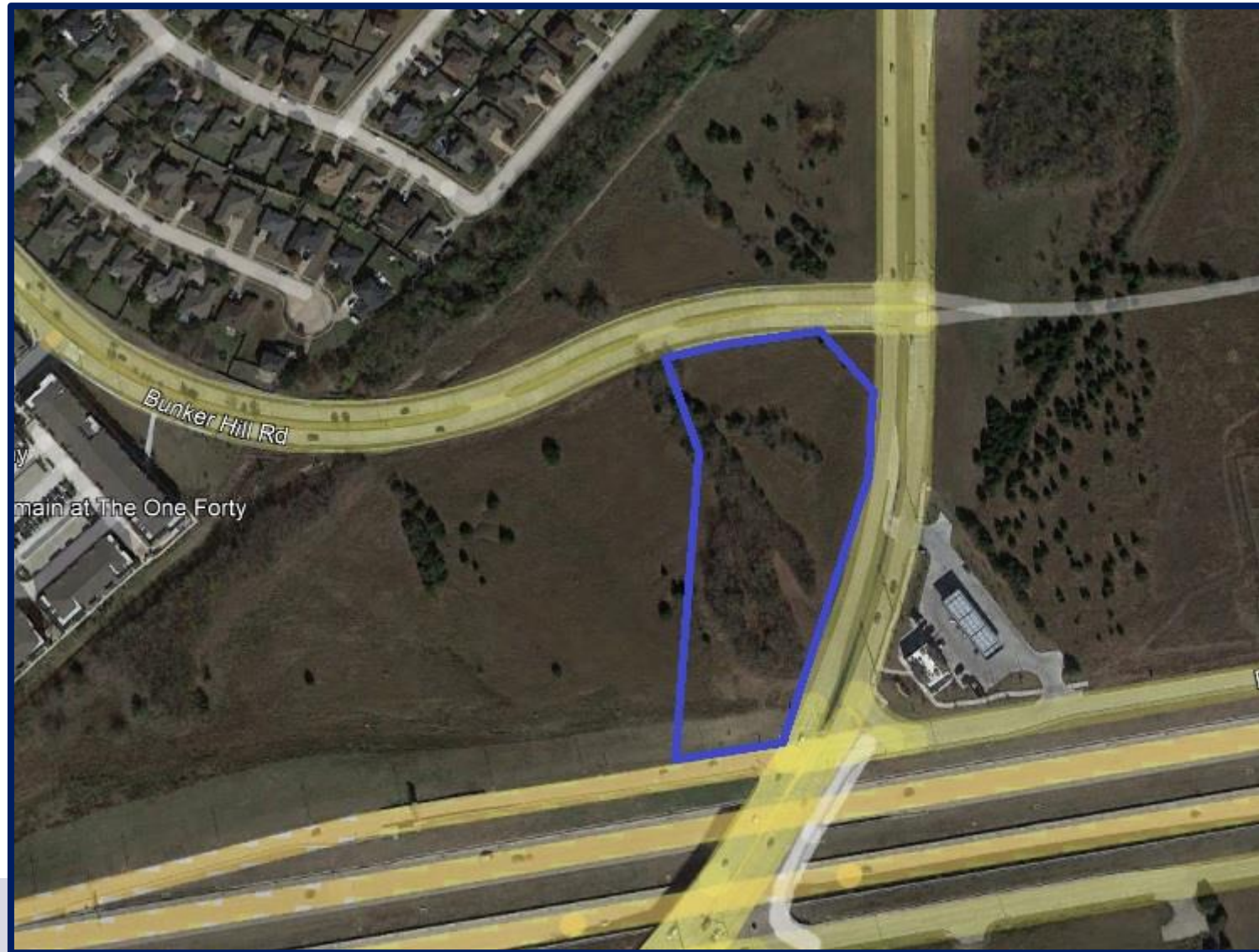


Project Information

- Proposal to final plat two lots
- Applicant: Winkelmann & Associates, Inc.
- Owner: Valk Properties Three, LLC
- Size: Approximately 3.94 acres
- Site Attributes: Site is currently under construction
- Current Zoning: PGBT Zoning District (Turnpike Mixed-Use)



Aerial Map



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C02230K dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made natural causes. This flood statement shall not create liability on the part of the surveyor.

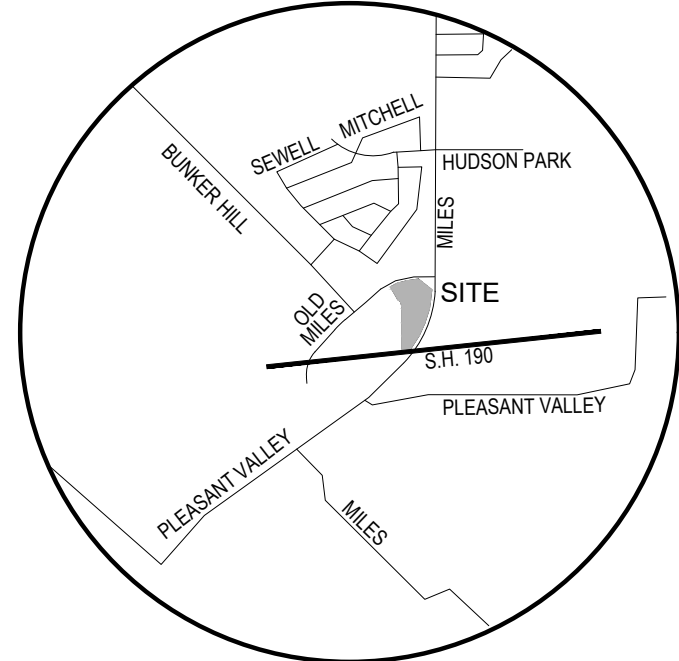
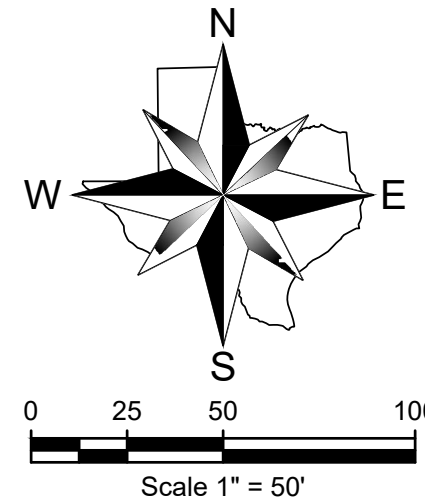
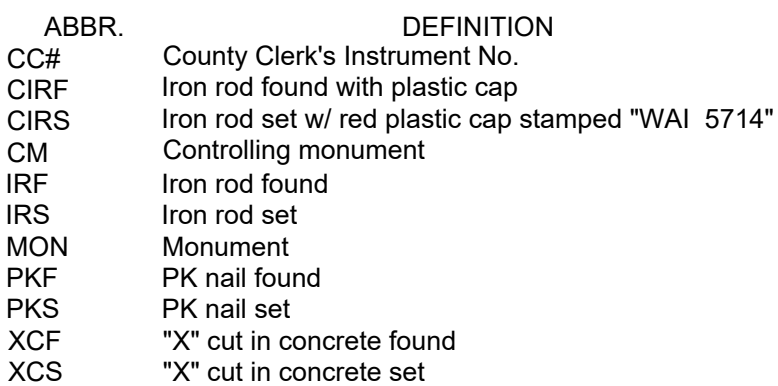


Staff Recommendation

- 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.





VICINITY MAP
NOT TO SCALE

NOTES:

1. 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.
2. The purpose of this plat is to divide the lot into 2 lots and add necessary easements for development.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N03°56'43"W	2.22'
L2	N77°40'46"W	32.34'
L3	S86°03'17"W	23.69'
L4	S21°11'59"W	3.82'
L5	S21°11'59"W	3.82'
L6	N86°48'41"E	55.24'
L7	S86°48'41"W	49.61'
L8	S48°11'19"E	15.33'
L9	S41°48'41"W	21.58'
L10	N48°11'19"W	7.69'
L11	S19°56'28"E	13.98'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	74°00'15"	30.00'	38.75'	36.11'	S56°56'35"E
C2	90°00'00"	2.00'	3.14'	2.83'	N41°03'17"E
C3	75°15'28"	30.00'	39.40'	36.63'	S41°34'26"E
C4	16°15'56"	30.00'	8.52'	8.49'	N85°48'45"W
C5	90°00'00"	30.00'	47.12'	42.43'	S41°03'17"W
C6	25°08'41"	60.00'	26.33'	26.12'	N03°37'38"E
C7	64°51'19"	60.00'	67.92'	64.35'	N53°37'38"E
C8	90°00'00"	60.00'	94.25'	84.85'	S48°56'43"E
C9	15°59'45"	30.00'	8.38'	8.35'	N11°56'35"W
C10	90°00'00"	30.00'	47.12'	42.43'	N41°03'17"E
C11	90°00'00"	30.00'	47.12'	42.43'	S48°56'43"E
C12	85°13'11"	30.00'	44.62'	40.62'	S38°39'53"W
C13	85°13'11"	30.00'	80.32'	73.12'	S38°39'53"W
C14	25°08'41"	36.00'	15.80'	15.67'	S03°37'38"W
C15	64°51'19"	36.00'	40.75'	38.61'	S53°37'38"W
C16	90°00'00"	36.00'	56.55'	50.91'	N48°56'43"W

1	08-17-2020	1st CITY SUBMITTAL		LJL
No.	DATE	REVISION		APPROV.



**Winkmann
& Associates, Inc.**

75750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75250

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
(972) 490-7090
(972) 490-7099 FAX

Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12/31/2020
COPYRIGHT © 2020, Winkelmann & Associates, Inc.

ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928
AND THE DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Valk Properties Three, LLC
1450 T L Townsend Dr., Suite 100
Rockwall, Texas 75032

FINAL PLAT
TRULL CENTER
LOTS 1 & 2, BLOCK A

Submission Date : 08-17-2020

Scale: 1" = 50'

File : 43510.0D

SHEET
1
OF
2

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0230K dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER:
Valk Properties Three, LLC
1450 T L Townsend Dr.,
Suite 100
Rockwall, Texas 75032
Ron Valk
(972) 722-2590

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090
l.lueker@winkelmann.com

ENGINEER:
Cumulus Design
2080 North Highway 360,
Suite 240
Grand Prairie, Texas 75050
(214) 235-0367
Paul@cumulusdesign.net

FINAL PLAT
TRULL CENTER

LOTS 1 & 2, BLOCK A
BEING 3.942 ACRES (171,703 SQ. FT.) OUT OF THE
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO.
928, BEING ALL OF LOT 1, BLOCK A, TRULL
ADDITION, RECORDED IN CC #202000260575
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Plat Start Date : 07-14-2020

G:\435\10\0D\Survey\Plat\43510.0D - FPLT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Valk Properties Three, LLC, are the sole owner of a tract of land situated in the ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928, in the City of Sachse, Dallas County, Texas, and being all of Lot 1, Block A, Trull Addition, an addition to the City of Sachse, Dallas County, Texas, as recorded in County Clerk's Instrument No. 202000260575, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for the Southerly Northeast corner of said Lot 1, Block A, at the intersection of the Southwest line of a tract of land described in a deed to PMB Station Developer LLC as recorded in County Clerk's Instrument No. 201900240016, Official Public Records, Dallas County, Texas, and the West right-of-way of Miles Road, a 100-foot right-of-way, as dedicated to the City of Sachse in Volume 94047, Page 2537, Deed Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 1,450.00 feet, a central angle of 20 deg 42 min 10 sec, a chord bearing of South 13 deg 28 min 30 sec West, and a chord length of 521.09 feet;

THENCE along the West right-of-way of said Miles Road, the East line of said Lot 1, Block A, and said non-tangent curve to the right, an arc distance of 523.93 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for the Southeast corner of said Lot 1, Block A, at the intersection of the North right-of-way of State Highway 190 (President George Bush Tollway), a variable width right-of-way, with the West right-of-way of said Miles Road;

THENCE South 86 deg 03 min 11 sec West, along the North right-of-way of said State Highway 190 and the South line of said Lot 1, Block A, a distance of 169.20 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for the Southwest corner of said Lot 1, Block A, and the Southeast corner of Lot 2, Block A, said Trull Addition;

THENCE departing the North right-of-way of said State Highway 190, along the West line of said Lot 1, Block A, and the East line of said Lot 2, Block A, the following courses and distances:

North 03 deg 56 min 49 sec West, a distance of 463.48 to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for corner, said point being the beginning of a curve to the left, with a radius of 165.00 feet, a central angle of 15 deg 59 min 39 sec, a chord bearing of North 11 deg 56 min 38 sec West, and a chord length of 45.91 feet;

Along said curve to the left, an arc distance of 46.06 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

North 19 deg 56 min 28 sec West, a distance of 109.45 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for the Northwest corner of said Lot 1, Block A, and the Northeast corner of said Lot 2, Block A, on the South right-of-way of Bunker Hill Road, a 90-foot right-of-way, as defined by Agreed Final Judgement (Cause No. CC-11-03461-C) as recorded in County Clerk's Instrument No. 201200120737, Official Public Records, Dallas County, Texas, said point being the beginning of a non-tangent curve to the right having a radius of 755.00 feet, a central angel of 17 deg 03 min 56 sec, a chord bearing of North 80 deg 12 min 07 sec East, and a chord length of 224.05 feet;

THENCE along the North line of said Lot 1, Block A, the South right-of-way of said Bunker Hill Road, and said non-tangent curve to the right, an arc distance of 224.88 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI 5714" found for corner;

THENCE North 88 deg 44 min 05 sec East, continuing along the North line of said Lot 1, Block A, and the South right-of-way of said Bunker Hill Road, a distance of 43.98 feet to a 5/8-inch iron rod with yellow plastic cap stamped "TNP" found for the most Northly Northeast corner of said Lot 1, Block A, and the West corner of said PMB Station Developer LLC, tract;

THENCE South 38 deg 31 min 23 deg East, departing the South right-of-way of said Bunker Hill Road, along the Northeast line of said Lot 1, Block A, and the Southwest line of said PMB Station Developer, LLC, a distance of 167.30 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 3.942 acres or 171,703 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of November, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Garland GPS Station Nos. 151 and 53.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Valk Properties Three, LLC, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **TRULL CENTER**, Lots 1 & 2, Block A, an addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements 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 Sachse, Texas, this _____ day of _____, 2022.

Owner

Valk Properties Three, LLC

By: _____
Ronald Valk, Owner

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 Ronald Valk, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described 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 of Sachse Planning and Zoning Commission.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

The Director of Development Services of the City of Sachse, Texas, hereby certifies that to the best of his/her 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 his/her approval is required.

Director of Development Services Date

ATTEST:

Signature Date

Name & Title

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

FINAL PLAT
TRULL CENTER

LOTS 1 & 2, BLOCK A
BEING 3.942 ACRES (171,703 SQ. FT.) OUT OF THE
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO.
928, BEING ALL OF LOT 1, BLOCK A, TRULL
ADDITION, RECORDED IN CC #202000260575
CITY OF SACHSE, DALLAS COUNTY, TEXAS

OWNER:
Valk Properties Three, LLC
1450 T L Townsend Dr.,
Suite 100
Rockwall, Texas 75032
Ron Valk
(972) 722-2590

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090
l.lueker@winkelmann.com

ENGINEER:
Cumulus Design
2080 North Highway 360,
Suite 240
Grand Prairie, Texas 7050
(214) 235-0367
Paul@cumulusdesign.net

SHEET
2
OF
2

ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928
AND THE DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF SACHSE, DALLAS COUNTY, TEXAS

VALK PROPERTIES THREE, LLC
1450 T L TOWNSEND DR., SUITE 100
ROCKWALL, TEXAS 75032

FINAL PLAT
TRULL CENTER
LOTS 1 & 2, BLOCK A

Submission Date : 08-17-2020

Scale : N/A

File : 43510.0D - FPLT

Project No. : 43510.0D

No. 1 08-17-2020 DATE

1st CITY SUBMITTAL

REVISION

LUL

APPROV

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 FAX (972) 490-7090
Texas Engineer Registration No. 89
COPRIGHT © 2020, Winkelmann & Associates, Inc.



Agenda Item Details

Meeting	Mar 14, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	6. Consider and act on a Preliminary Plat for the Merritt Circle subdivision, generally located west of Merritt Road and south of Lacey Circle, within Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat subject to all conditions stipulated by the Building Official and City Engineer.

Public Content

BACKGROUND

The applicant is proposing to preliminary plat 20 single-family lots:

- Applicant: John Martini
- Owner: Merritt Circle, LLC
- Size: 6.94 acres
- The property is zoned R-10, Single-Family Residential.

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.

[Merritt Circle - Preliminary Plat.pdf \(468 KB\)](#)

[Presentation - Prelim Plat - Merritt Cir.pptx \(1,701 KB\)](#)

Merritt Circle Preliminary Plat

Planning & Zoning Commission

March 14, 2022



The City of
SACHSE

Request

Consider and act on a preliminary plat for the Merritt Circle subdivision, generally located west of Merritt Road and south of Lacey Circle, within Sachse city limits.

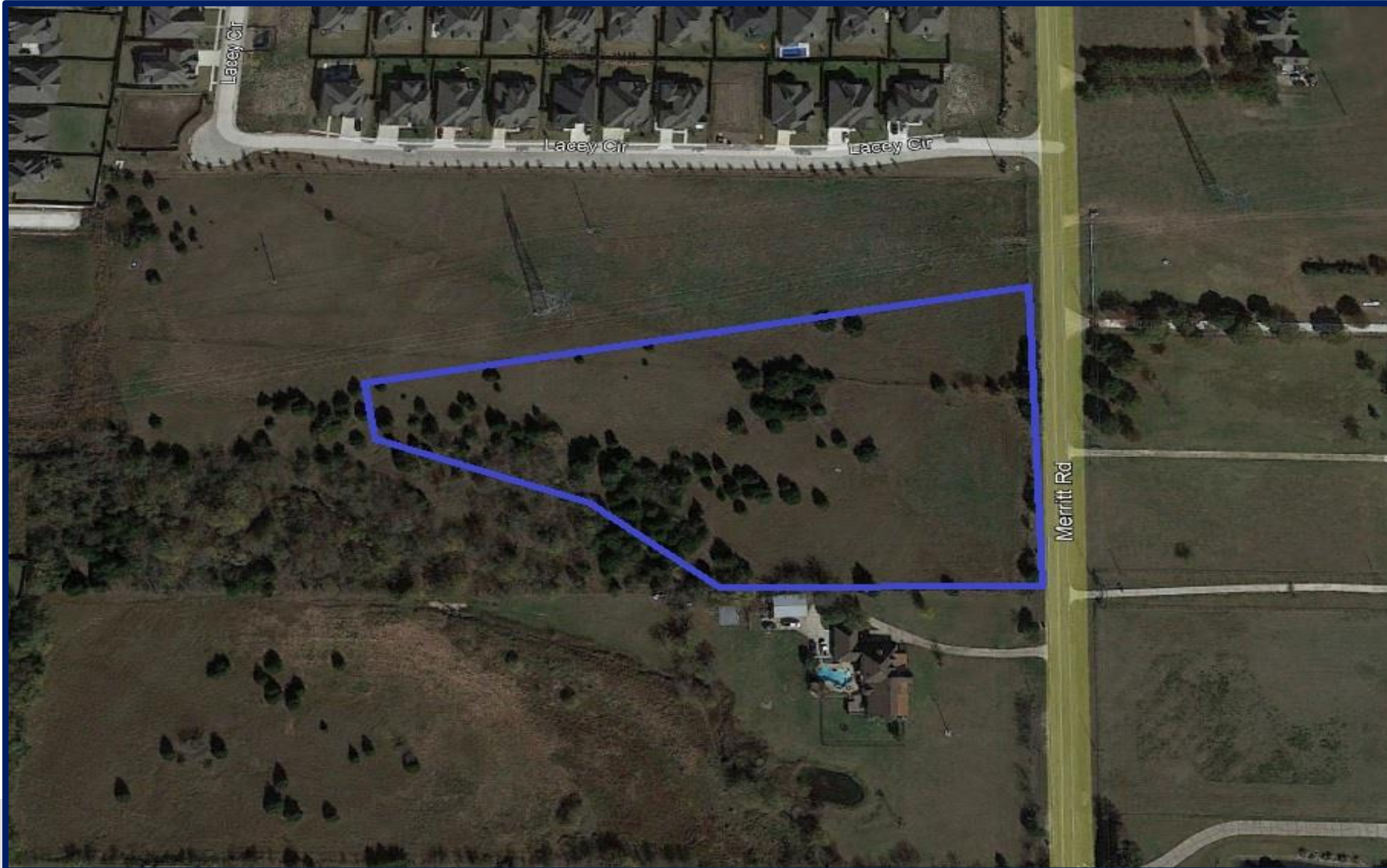


Project Information

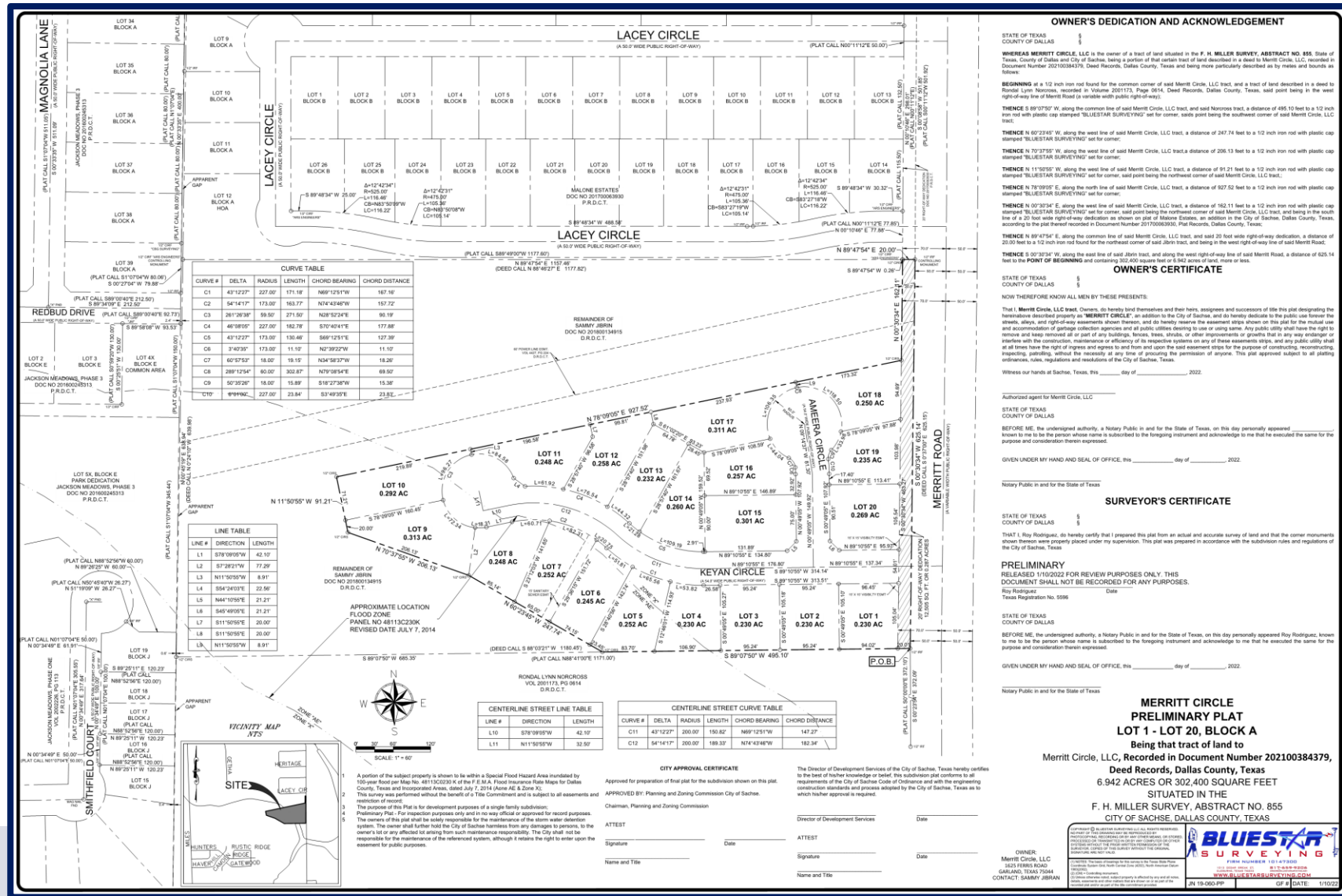
- Proposal to preliminary plat 20 single-family lots
- Applicant: John Martini
- Owner: Merritt Circle, LLC
- Size: Approximately 6.94 acres
- Site Attributes: Vacant
- Current Zoning: R-10 Single-Family Residential



Aerial Map



Proposed Plat



Staff Recommendation

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

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



OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS SAMMY JIBRIN is the owner of a tract of land situated in the F. H. MILLER SURVEY, ABSTRACT NO. 855, State of Texas, County of Dallas and City of Sachse, being a portion of that certain tract of land described in a deed to Sammy Jibrin, recorded in Document Number 201800134915, Deed Records, Dallas County, Texas and being more particularly described as by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Jibrin tract, and a tract of land described in a deed to Rondal Lynn Norcross, recorded in Volume 2001173, Page 0614, Deed Records, Dallas County, Texas, said point being in the west right-of-way line of Merritt Road (a variable width public right-of-way);

THENCE S 89°07'50" W, along the common line of said Jibrin tract, and said Norcross tract, a distance of 495.10 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE, crossing said Jibrin tract the following calls:

N 60°23'45" W, a distance of 247.74 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;
N 70°37'55" W, a distance of 206.13 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;
N 11°50'55" E, a distance of 91.21 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;
N 78°09'05" E, a distance of 927.52 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;
N 00°30'34" E, a distance of 162.11 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the north line of said Jibrin tract, and being in the south line of a 20 foot wide right-of-way dedication as shown on plat of Malone Estates, an addition in the City of Sachse, Dallas County, Texas, according to the plat thereof recorded in Document Number 201700063930, Plat Records, Dallas County, Texas;

THENCE N 89°47'54" E, along the common line of said Jibrin tract, and said 20 foot wide right-of-way dedication, a distance of 20.00 feet to a 1/2 inch iron rod found for the northeast corner of said Jibrin tract, and being in the west right-of-way line of said Merritt Road;

THENCE S 00°30'34" W, along the east line of said Jibrin tract, and along the west right-of-way line of said Merritt Road, a distance of 625.14 feet to the POINT OF BEGINNING and containing 302,400 square feet or 6.942 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, SAMMY JIBRIN, does hereby adopt this plat designating the heron described property as, MERRITT CIRCLE on addition to the City of Sachse, Dallas County, Texas, and does hereby dedicate to the public use forever, the streets and alleys 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 removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which 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 full right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND, This the _____ day of _____, 2022

SAMMY JIBRIN

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared SAMMY JIBRIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Roy Rodriguez, do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of Sachse, Texas

PRELIMINARY

RELEASED 1/10/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.

Roy Rodriguez
Texas Registration No. 5596

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Roy Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

MERRITT CIRCLE
PRELIMINARY PLAT
LOT 1 - LOT 20, BLOCK A

Being a portion of that tract of land to

Sammy Jibrin, Recorded in Document Number 201800134915,

Deed Records, Dallas County, Texas

6.942 ACRES OR 302,400 SQUARE FEET

SITUATED IN THE

F. H. MILLER SURVEY, ABSTRACT NO. 855

CITY OF SACHSE, DALLAS COUNTY, TEXAS

OWNER:
SAMMY JIBRIN
21 BALMORAL
RICHARDSON, TEXAS 75082
CONTACT: SAMMY JIBRAN

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System Grid, North Central Zone (4202), North American Datum
(1983/2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or are part of the title commitment provided.

BLUE STAR
SURVEYING
FIRM NUMBER 10147300
1013 CEDAR BREAK CT. 817-659-9206
DALLAS, TEXAS 75243
WWW.BLUESTARSURVEYING.COM

JN 19-060-PP

GF # DATE: 1/10/22

LACEY CIRCLE

(A 50.0' WIDE PUBLIC RIGHT-OF-WAY)

(PLAT CALL N00°11'12"E 50.00')

LACEY CIRCLE

(A 50.0' WIDE PUBLIC RIGHT-OF-WAY)

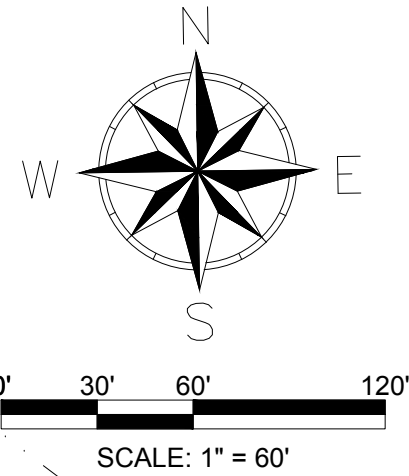
LACEY CIRCLE

(A 50.0' WIDE PUBLIC RIGHT-OF-WAY)

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	43°12'27"	227.00'	171.18'	N69°12'51"W	167.16'
C2	54°14'17"	173.00'	163.77'	N74°43'46"W	157.72'
C3	261°26'38"	59.50'	271.50'	N28°52'24"E	90.19'
C4	46°08'05"	227.00'	182.78'	S70°40'41"E	177.88'
C5	43°12'27"	173.00'	130.46'	S69°12'51"E	127.39'
C6	3°40'35"	173.00'	11.10'	N2°39'22"W	11.10'
C7	60°57'53"	18.00'	19.15'	N34°58'37"W	18.26'
C8	289°12'54"	60.00'	302.87'	N79°08'54"E	69.50'
C9	50°35'26"	18.00'	15.89'	S18°27'38"W	15.38'
C10	6°01'00"	227.00'	23.84'	S3°49'35"E	23.83'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S78°09'05"W	42.10'
L2	S7°28'21"W	77.29'
L3	N11°50'55"W	8.91'
L4	S54°24'03"E	22.56'
L5	N44°10'55"E	21.21'
L6	S45°49'05"E	21.21'
L7	S11°50'55"E	20.00'
L8	S11°50'55"E	20.00'
L9	N11°50'55"W	8.91'

APPROXIMATE LOCATION
FLOOD ZONE
PANEL NO 48113C230K
REVISED DATE JULY 7, 2014



CENTERLINE STREET LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S78°09'05"W	42.10'
L11	N11°50'55"W	32.50'

CENTERLINE STREET CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C11	43°12'27"	200.00'	150.82'	N69°12'51"W
C12	54°14'17"	200.00'	189.33'	N74°43'46"W

CITY APPROVAL CERTIFICATE

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

APPROVED BY: Planning and Zoning Commission City of Sachse.

Chairman, Planning and Zoning Commission

ATTEST

Signature _____ Date _____

Name and Title _____

The Director of Development Services of the City of Sachse, Texas hereby certifies to the best of his/her knowledge or belief, this subdivision plat conforms to all requirements of the City of Sachse Code of Ordinance and with the engineering construction standards and process adopted by the City of Sachse, Texas as to which his/her approval is required.

Director of Development Services _____

Date _____

ATTEST

Signature _____

Date _____

Name and Title _____



Agenda Item Details

Meeting	Mar 14, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	7. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content