



**Monday, December 14, 2020
Planning and Zoning Commission Meeting**

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

MEETING HELD AS A TELEPHONE CONFERENCE CALL

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

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:

**Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/81614114876>
Or Telephone: 877-853-5247 (Toll Free) or 888-788-0099 (Toll Free)
Webinar ID: 816 1411 4876**

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, December 14, 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 October 19, 2020 meeting minutes.
4. Consider and act on a Preliminary Plat for The Station Phase 2, generally located north of President George Bush Turnpike and east of Miles Road, within Sachse city limits.
5. Consider and act on a Final Plat for The Station Apartments, generally located north of The Station Boulevard and east of The Commons Parkway, 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

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	Dec 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	3. Consider approval of the October 19, 2020 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Oct 19, 2020 - Planning and Zoning Commission Meeting

Public Content

Planning and Zoning Commission Meeting (Monday, October 19, 2020)
Meeting Held virtually via ZOOM

Members present

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

Members absent:

Fernando Gutierrez

Others Present:

Paul Watkins, City Council Liaison

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 19, 2020 at 5:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 5:00 p.m.

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

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

3. Consider approval of the September 28, 2020, meeting minutes.

With a motion by Vice-Chairperson Ohman and a second by Commissioner Kemper to approve the minutes with corrections noted. The motion passed 6-0.

4. Discuss potential changes to Chapter 11 "Zoning" of the Code of Ordinances.

Development Services Director Robinson introduced the item to discuss potential changes to the zoning ordinance. He stated that the Planning & Zoning recommendation will be forwarded onto City Council for discussion. He explained that currently Warehousing / Self-Storage Uses are allowed in the PGBT Zoning District. They are allowed in the Turnpike Commercial and Turnpike-Mixed Use districts of the PGBT, which are signified by the purple and dark purple areas on the map.

Commissioner Kemper asked why Self-Storage Uses were required to be a minimum of three stories in height. Mr. Robinson stated that the building would have a smaller footprint being three-stories.

Commissioner Thrash stated he did some research and there is ten (10) self-storage facilities in a 10-mile radius in our bedroom communities. He questioned if the city could use a SUP type mechanism in place to regulate or his preference to remove the use all together. Mr. Robinson explained that PGBT is the only district that allows the use by right. Other districts in the city require a SUP for Self-Storage Uses.

Commissioner Kemper asked if it is possible to prohibit the use in all districts. Mr. Robinson stated that would be the most extreme reaction, where SUP process would allow you to keep the use and alter criteria by location.

Chairperson Marten said we have an abundance of self-storage in the area. She would like to see the storage uses by SUP and doesn't believe it is the highest and best use for the area. She also stated there is no re-purposing of self storage facility. Commissioner Kemper agreed that allowing them by SUP would give the Commission and City Council discretion to mitigate some of the negative.

Vice-Chairperson Ohman stated he would like to eliminate the use like Mr. Thrash was recommending.

Commissioner Mondok stated he would like to see the use removed from the dark purple, and allowed by SUP in lighter purple areas. He suggested we may want to review other uses allowed in the district.

Commissioner Kinzer stated he does not want to limit development on private property for people who have capital and want to invest possibly hindering the vitality of Sachse. Mr. Robinson discussed limiting minor automotive repair uses in C-1 areas, highlighted areas on the map.

Vice-Chairperson Ohman recommended making them allowed by SUP only. Commissioner Thrash agreed with regulating these uses by the SUP process or removing the use all together in the PGBT zoning district.

After discussion, recommendation to the City Council would be to remove Self-Storage Uses and Minor Automotive Uses from the dark purple area, as shown on the map, and allow by SUP in lighter purple area. Also, regulate minor automotive in C-1 Zoning districts by SUP only. Mr. Robinson reviewed other minor changes to the zoning district; clarify denied rezoning applications, building plot requirements, and miscellaneous clean-up.

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

Mr. Robinson updated the commission on upcoming businesses, land development software, scanning archived project files, and improving GIS system.

6. Adjournment.

Chairperson Marten adjourned the meeting at 6:17 p.m.



Agenda Item Details

Meeting	Dec 14, 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 Phase 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

- At their April 27th meeting, the Planning & Zoning Commission approved a preliminary plat for two lots for the subject property.
- The applicant is proposing to revise the preliminary plat to further subdivide the property into five lots for commercial development on approximately 23.609 acres.
- The property is zoned PGBT, specifically Turnpike Mixed-Use and Turnpike Commercial, which allow for commercial, multi-family and limited single-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.

Staff Presentation - The Station Ph.2 (PP).pdf (674 KB)

The Station Phase 2 - Preliminary Plat.pdf (1,154 KB)

Preliminary Plat The Station Ph. 2

PLANNING & ZONING COMMISSION

DECEMBER 14, 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

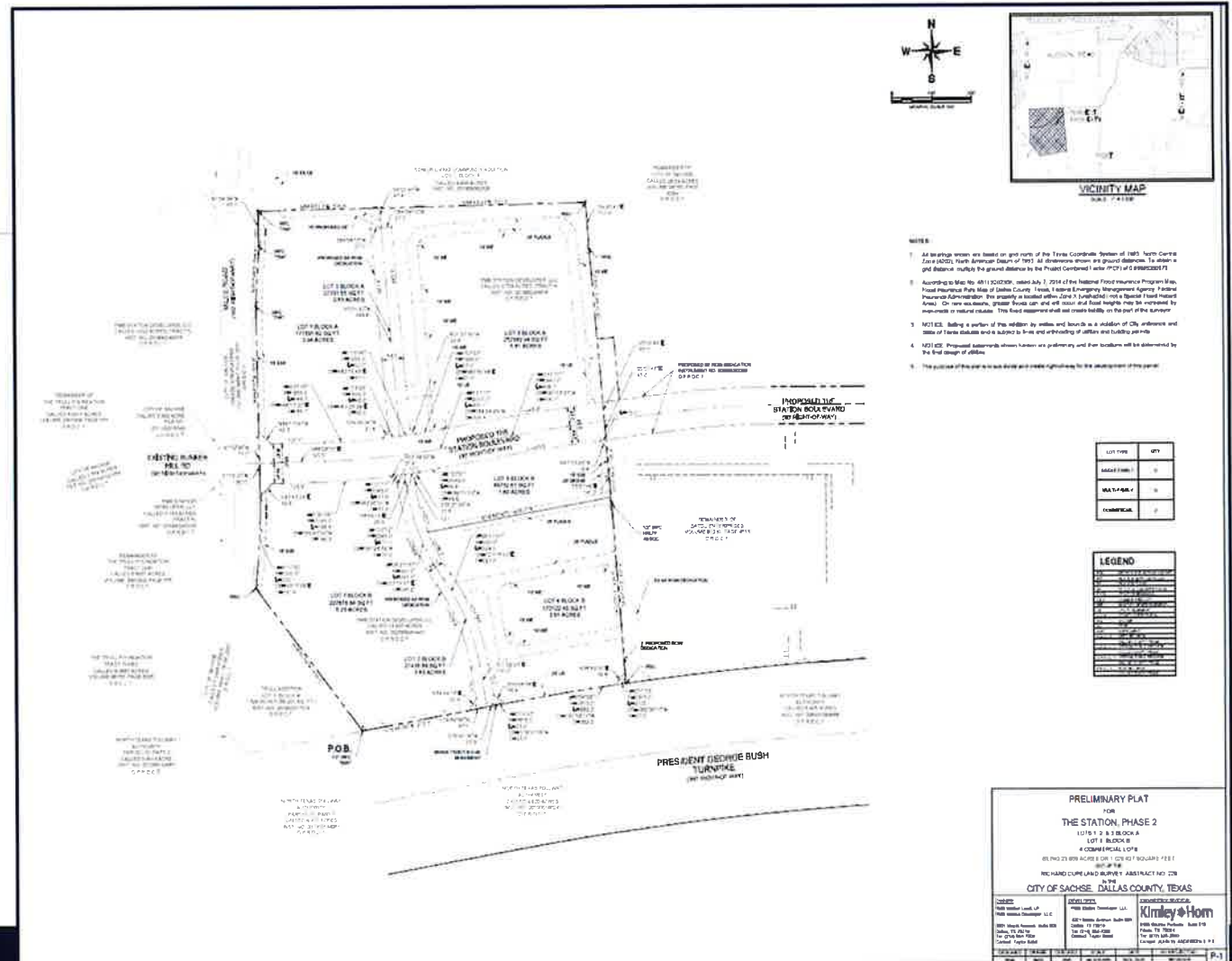
- Proposal to preliminary plat five commercial lots
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: PMB Station Land, LP and PMB Station Developer, LLC
- Size: Approximately 23.609 acres
- Zoning: PGBT – Turnpike Commercial and Turnpike Mixed-Use

Aerial Map

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



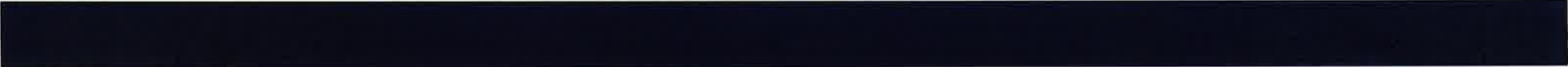
Proposed Plat



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 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:**
1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 12N03, 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 0.9985505573.
2. According to Map No. 4411320002, dated July 7, 2014 of the National Flood Insurance Program Map, the entire area lies in a Special Flood Hazard Area (SFHA) designated as a Special Flood Hazard Area. Administration, this portion is located within Zone X (unshaded - not a Special Flood Hazard Area). On rare occasions, greater flood risk can occur and flood heights may be increased by wind surge or related causes. This flood determination will not create liability on the part of the surveyor.
3. **NOTICE:** Settlement of a portion of these actions by a decision of City ordinance and Texas statutes and is subject to be challenged with affidavits of holding and pending.
4. **NOTICE:** Proposed easements shown herein are preliminary and their locations will be determined by the final design of utilities.
5. The purpose of this plan is to subdivide and create right-of-way for the development of this project.

LOT TYPE	QTY
SINGLE FAMILY	8
MULTI-FAMILY	8
CONVERTIBLE	8

[illegible]

PRELIMINARY PLAT
FOR
THE STATION, PHASE 2
LOTS 1, 2 & 3 BLOCK A
LOT 1, BLOCK B
4 COMMERCIAL LOTS
BEING 23.809 ACRES OR 1,628,427 SQUARE FEET
OUT OF THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228
IN THE
CITY OF RICHMOND, HANCOCK COUNTY, TEXAS

CITY OF SACRAMENTO, CALIFORNIA COUNTY, TEXAS					
CHANDLER PWSB Station-Land, LP PWSB Station-Channel, LLC 4801 E. Monte Avila, Suite 500 Dallas, TX 75218 Tel: (214) 463-2738 Contact: Taylor Band		DEVELOPER PWSB Station-Developer, LLC 4801 Maple Avenue, Suite 500 Dallas, TX 75218 Tel: (214) 463-2738 Contact: Taylor Band		ENGINEER/ARCHITECT  1100 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 350-3300 Contact: John W. KASSELBERG, P.E.	
INTERESTED PARTY	ADDRESS	CITY/STATE	ZIP	DATE	BY (PRINT NAME)
_____	_____	_____	_____	_____	_____

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. 201900240716 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. 202000042446, 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 4.620-acre tract of land, conveyed to the North Texas Tollway Authority, as evidenced in a deed, recorded in Instrument No. 2010091602241 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°01'18" 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 435.52 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" found for the westmost 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 452.43 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. 201900052026 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°28'41" 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 northeast corner of a tract of land, conveyed to Bahus Enterprises, according to the deed, recorded in Volume 61249, Page 4515 of the Deed Records of Dallas County, Texas;

THENCE South 03°01'46" East, continuing along the easterly line of said 8.709-acre tract, the westerly line of said Bahus 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 "VALFF 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 Bahus 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°26'05", a radius of 7815.00 feet, a chord bearing and distance of South 80°58'10" 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 332.18 feet to a brass TxDOT right of way monument found for the end of said curve;

THENCE South 78°46'08" 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 345.41 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, assigns and successors of the this plat designated 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, settling, 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.

By: **PMB STATION DEVELOPER LLC**, a Texas limited partnershipName: **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 thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Sachse.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, 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 _____

ATTTEST:

Signature _____ Date _____

Name & Title _____

PRELIMINARY PLAT

FOR

THE STATION, PHASE 2

LOTS 1, 2 & 3 BLOCK A

LOT 1, BLOCK B

4 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

OWNER	DEVELOPER	LAND SURVEYOR
PMB Station Land, LP PMB Station Developer, LLC 6001 Maple Avenue, Suite 200 Dallas, TX 75237 Tel: (972) 335-3580 Contact: Taylor Baird	PMB Station Developer, LLC 6001 Maple Avenue, Suite 200 Dallas, TX 75237 Tel: (972) 335-3580 Contact: Taylor Baird	Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: John W. Andersen II, P.E.
REVISIONS	CHANGES	DATE
NO. 1	NO. 1	NO. 1



Agenda Item Details

Meeting	Dec 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	5. Consider and act on a Final Plat for The Station Apartments, generally located north of The Station Boulevard and east of The Commons Parkway, 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 final plat one lot on approximately 10.144 acres.
- The use of the property is for a multi-family development.
- The property is zoned PGBT, specifically Turnpike Mixed-Use, which allows 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 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.

Staff Presentation - The Station Apts (FP).pdf (623 KB)

The Station Apartments - Final Plat.pdf (2,133 KB)

Final Plat The Station Apartments

PLANNING & ZONING COMMISSION

DECEMBER 14, 2020



Request

Consider and act on a Final Plat for The Station Apartments, generally located north of The Station Boulevard and east of The Commons Parkway, within Sachse city limits

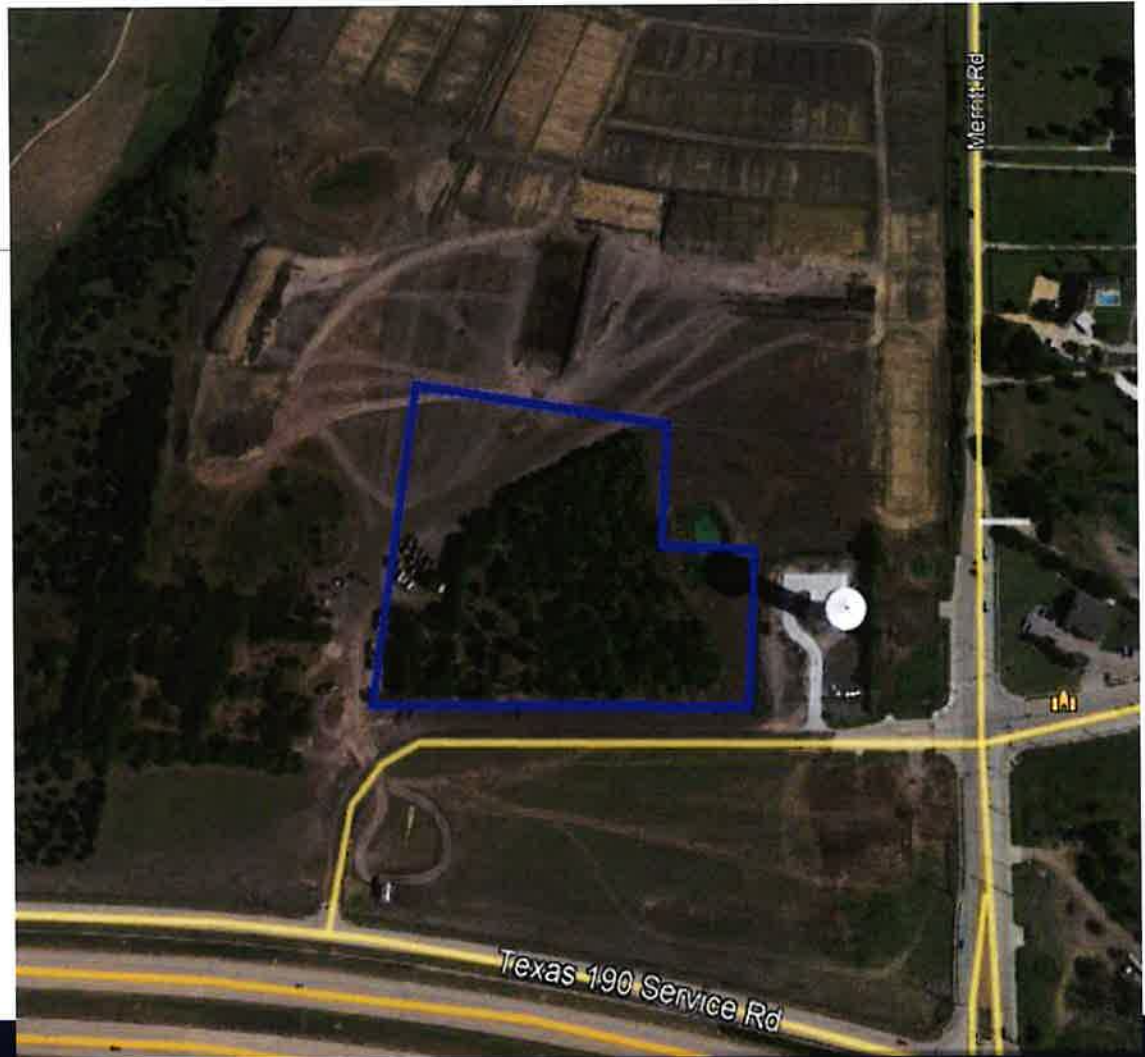


Project Information

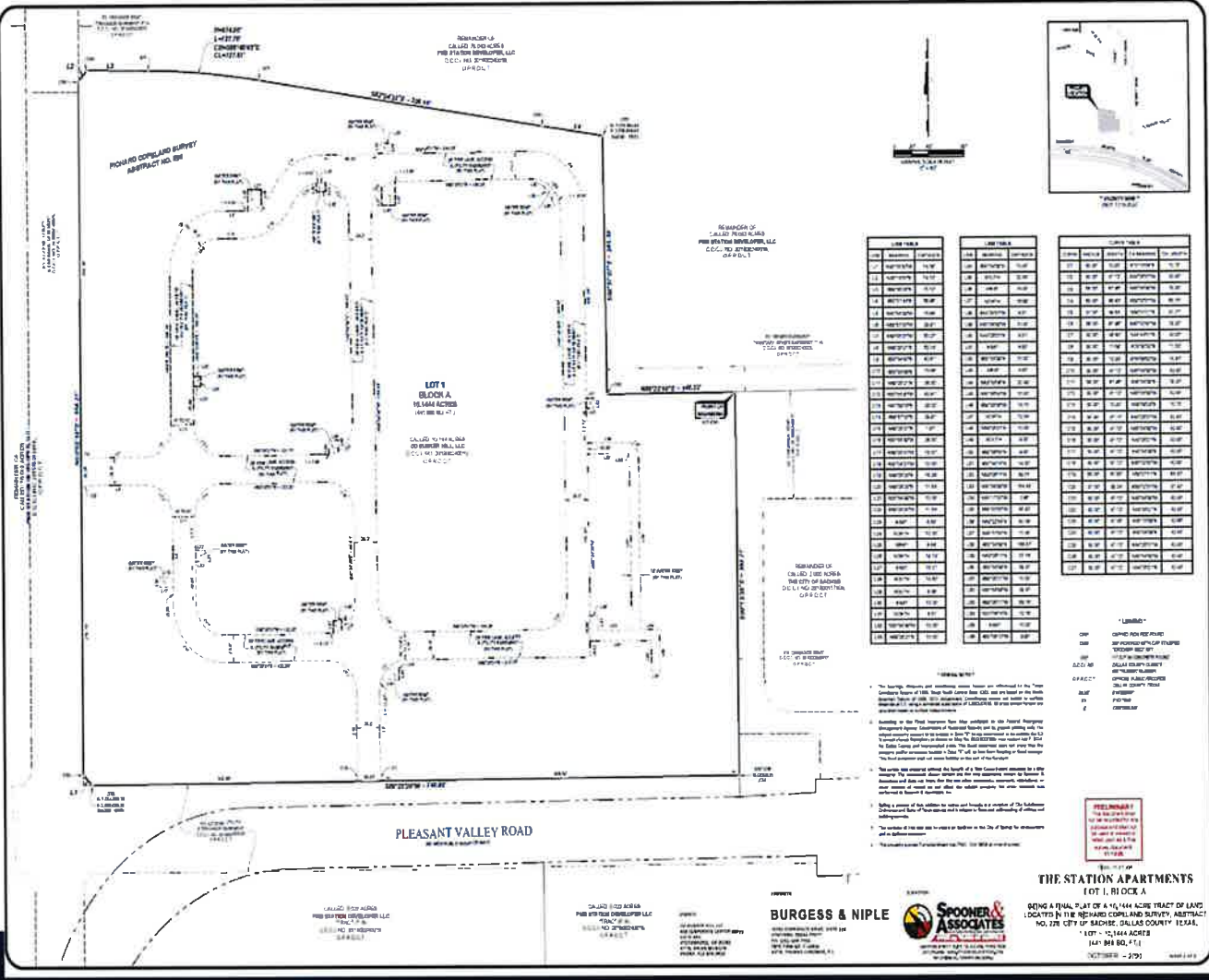
- Proposal to final plat one lot for a multi-family use
- Applicant: TX-Morrow
- Owner: DD Bunker Hill, LLC
- Size: Approximately 10.144 acres
- Zoning: PGBT – Turnpike Mixed-Use

Aerial Map

The subject property is located east of The Commons Parkway and north of The Station Boulevard.



Proposed Plat



Staff Recommendation

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

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



* OWNER'S CERTIFICATE *

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS DD BUNKER HILL, LLC is the sole owner of a 10.1444 acre tract of land located in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, said 10.1444 acre tract of land being all of a called 10.144 acre tract of land conveyed to DD BUNKER HILL, LLC by deed thereof filed for record in Dallas County Clerk's Instrument No. 2019002400019, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said 10.1444 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found (Controlling Monument) at the most easterly northeast property corner of the said 10.144 acre tract, same being the northwest property corner of a called 2.000 acre tract of land conveyed to the City of Sachse, by deed thereof filed for record in Dallas County Clerk's Instrument No. 201806117809, O.P.R.D.C.T.;

THENCE South 09°15'35" East along the most easterly property line of the said 10.144 acre tract and along the west property line of the said 2.000 acre tract, a distance of 580.71 feet to a 5/8 inch iron rod with an (Ineligible cap found (Controlling Monument) at the southeast property corner of the said 10.144 acre tract;

THENCE South 89°25'20" West, along the south property line of the said 10.144 acre tract, a distance of 740.96 feet to a 5/8 inch iron rod with a cap stamped "SPD008R 59227" set (hereinafter referred to as an iron rod set) at the most southerly southwest property corner of the said 10.144 acre tract;

THENCE North 45°15'50" West, along the southwest property line of the said 10.144 acre tract, a distance of 34.06 feet to an iron rod set;

THENCE North 09°02'59" East, along the west property line of the said 10.144 acre tract, a distance of 584.21 feet to an iron rod set at the most westerly northwest property corner of the said 10.144 acre tract;

THENCE North 45°13'57" East, along the northwest property line of the said 10.144 acre tract, a distance of 14.10 feet to an iron rod set at the most northerly northwest property corner of the said 10.144 acre tract;

THENCE along the northerly property lines of the said 10.144 acre tract the following courses and distances:

South 89°35'05" East, a distance of 70.18 feet to an "X" cut in concrete found at the beginning of a tangent curve to the right having a radius of 934.00 feet;

Along said curve to the right, an arc length of 127.70 feet, and across a chord which bears South 85°49'43" East, a chord length of 127.61 feet to an "X" cut in concrete found;

South 82°04'23" East, a distance of 326.14 feet to an iron rod set;

South 82°22'44" East, a distance of 69.96 feet to an iron rod set at the most northerly northeast property corner of the said 10.144 acre tract;

THENCE South 00°37'07" East, along a northeast property line of the said 10.144 acre tract, a distance of 243.39 feet to an iron rod set at an interior all property corner, same being the southwest corner of an existing Sewer Easement, described as "Sanitary Sewer Easement 1" in the deed thereof filed for record in Dallas County Clerk's Instrument No. 2018002400003, O.P.R.D.C.T.

THENCE North 89°22'48" East, along a northeast property line of the said 10.144 acre tract and along the said existing easement line, a distance of 346.32 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 10.1444 acres (441,888 square feet) of land, more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, DD BUNKER HILL, LLC, (Owner), do hereby bind themselves and their heirs, assigns and successors to file this plat designating the hereinabove described property as THE STATION APARTMENTS, in Addition to the City of Sachse, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements 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. An 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 system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, repairing, repairing, without the necessity of any leave or procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS MY HAND this _____ day of _____, 2020.

DD Bunker Hill, LLC, a Georgia limited liability company

By: Morrow Investment, Inc., a Georgia corporation, its Manager

Fred S. Hazel, Vice President

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared FRED S. HAZEL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

Notary Public, State of _____

STATE OF TEXAS §

COUNTY OF TARRANT §

THAT I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground 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

Surveyed on the ground during the month of October, 2020

Eric S. Spooner, RPLS Date
Texas Registration No. 5922
TPLS Firm No. 12054900

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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 I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

Notary Public, State of Texas

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon in a final survey document.
11-15-20

* GENERAL NOTES *

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are related to surface distances at 0.0 using a combined scale factor of 1.000187416. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 4411100100E, Map revised July 7, 2014, for Dallas County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
- Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
- The purpose of this plat was to create an Addition to the City of Sachse for development and to dedicate easement.

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

Printed Name and Title

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

Printed Name and Title

FINAL PLAT OF
THE STATION APARTMENTS
LOT 1, BLOCK A

BEING A FINAL PLAT OF A 10.1444 ACRE TRACT OF LAND
LOCATED IN THE RICHARD COPELAND SURVEY, ABSTRACT
NO. 228, CITY OF SACHSE, DALLAS COUNTY, TEXAS.

1 LOT - 10.1444 ACRES
(441,888 SQ. FT.)

OCTOBER - 2020

SHEET 5 OF 8

OWNER:

DD BUNKER HILL, LLC
480 COPPERATE CENTER DR STE
SUITE 200,
FITCHBURGH, CA 90041
ATTN: BRUCE HUNTER
PHONE: 714.461.9910

ENGINEER:

BURGESS & NIPLÉ

1000 COMPANION DRIVE, SUITE 100
STAMPA, TEXAS 75787
PH: (817) 889-7700
FAX: (817) 889-7700
ATTN: TONYA LUTHEMAN, P.E.

SURVEYOR:

SPooner & ASSOCIATES
CIVIL ENGINEERS
20100 BENTLEY BLVD., SUITE 100, FORT WORTH, TEXAS 76116
(817) 889-8800 WWW.SPOONERANDASSOCIATES.COM
TITLE: FINAL PLAT OF THE STATION APARTMENTS



Agenda Item Details

Meeting	Dec 14, 2020 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting - 5:00 PM
Subject	6. Discussion of future agenda items, update on Council actions, training topics, and requests for new business consideration.
Access	Public
Type	Discussion

Public Content