



**Monday, January 10, 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, January 10, 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 December 13, 2021, meeting minutes.
4. 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.
5. 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.
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.


Leah K Granger, Interim 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	Jan 10, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	3. Consider approval of the December 13, 2021, meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Dec 13, 2021 - Planning and Zoning Commission Meeting

Public Content

[12.13.21 Planning & Zoning Minutes.pdf \(12 KB\)](#)

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
MEETING MINUTES
DECEMBER 13, 2021**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, December 13, 2021, at 6 p.m. at Sachse City Hall, 3815-B Sachse Road. Those present were Chairperson Jeanie Marten; Vice-Chairperson Scott Ohman; Commissioners Travis Mondok, Fernando Gutierrez, and George Kemper; and Director of Development Services, Matt Robinson.

Those absent were Bill Thrash and Brian Cox.

Chairperson Marten called the meeting to order at 6:02 p.m.

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

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

Consider approval of the October 25, 2021, meeting minutes.

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

**Consider and act on a revised Preliminary Plat for The Station, generally located north of the President George Bush Turnpike and west of Merritt Road, within Sachse city limits.
Approval of the Preliminary Plat.**

Mr. Robinson presented the item. He stated that the applicant was revising the preliminary plat to add approximately 50 single-family residential lots, add streets, and revise the general layout of the development. He noted that upon review the plat is in conformance with Sachse subdivision regulations and zoning ordinance. After discussion, Commissioner Kemper made a motion to approve the revised preliminary plat. Commissioner Ohman seconded the motion, and it passed unanimously.

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

Director Robinson updated the commissioners on development projects within the city. Evolve Biologics groundbreaking was Wednesday, December 8. Ms. Jeanie Marten received her Certificate of Occupancy for her new business location. The Salad & Go plans have been approved and the preconstruction meeting is upcoming. City Council approved the replat on 4th St for Townhomes at the December 6 meeting.

Adjournment.

Chairperson Marten adjourned the meeting at 6:14 p.m.

Scott Ohman, Vice-Chairperson

Jeanie Marten, Chairperson



Agenda Item Details

Meeting	Jan 10, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	4. 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.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat.

Public Content

BACKGROUND

The applicant is proposing to final plat one lot:

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: Sachse Station Boulevard Owner , LLC
- Size: 6.43 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.

[Staff Presentation - Final Plat The STation Ph 2, Lot 2, Block B.pdf \(744 KB\)](#)

[The Station Ph2 West Lot2 Block B Final Plat.pdf \(480 KB\)](#)

The Station Ph. 2 Lot 2, Block B Final Plat

Planning & Zoning Commission
January 10, 2022



Request

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



Project Information

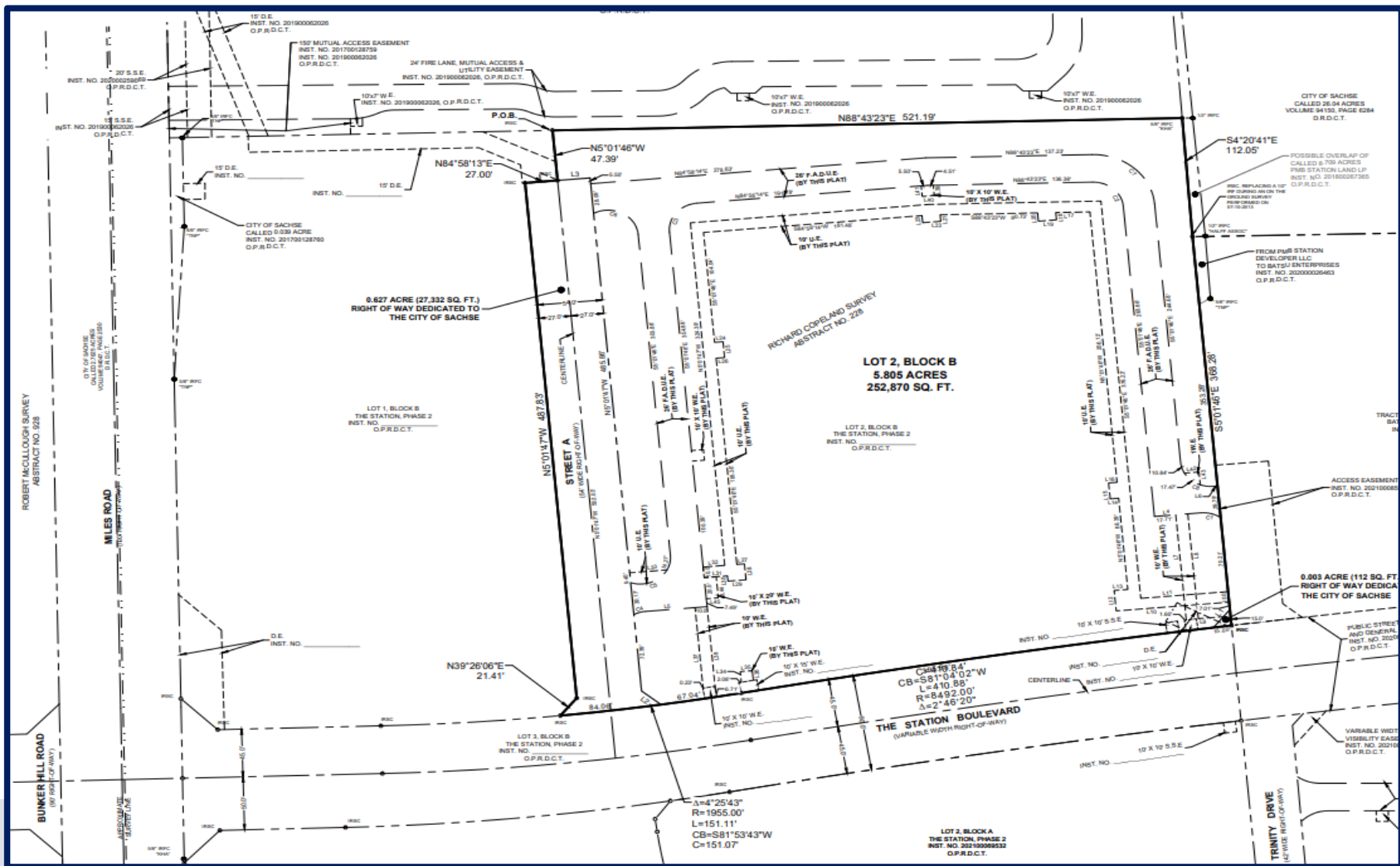
- Proposal to final plat one lot
- Applicant: Kimley-Horn & Associates, Inc.
- Owner: Sachse Station Boulevard Owner, LLC
- Size: Approximately 6.43 acres
- Site Attributes: Vacant
- Current Zoning: PGBT Zoning District (Turnpike Mixed-Use)



Aerial Map



Proposed Plat



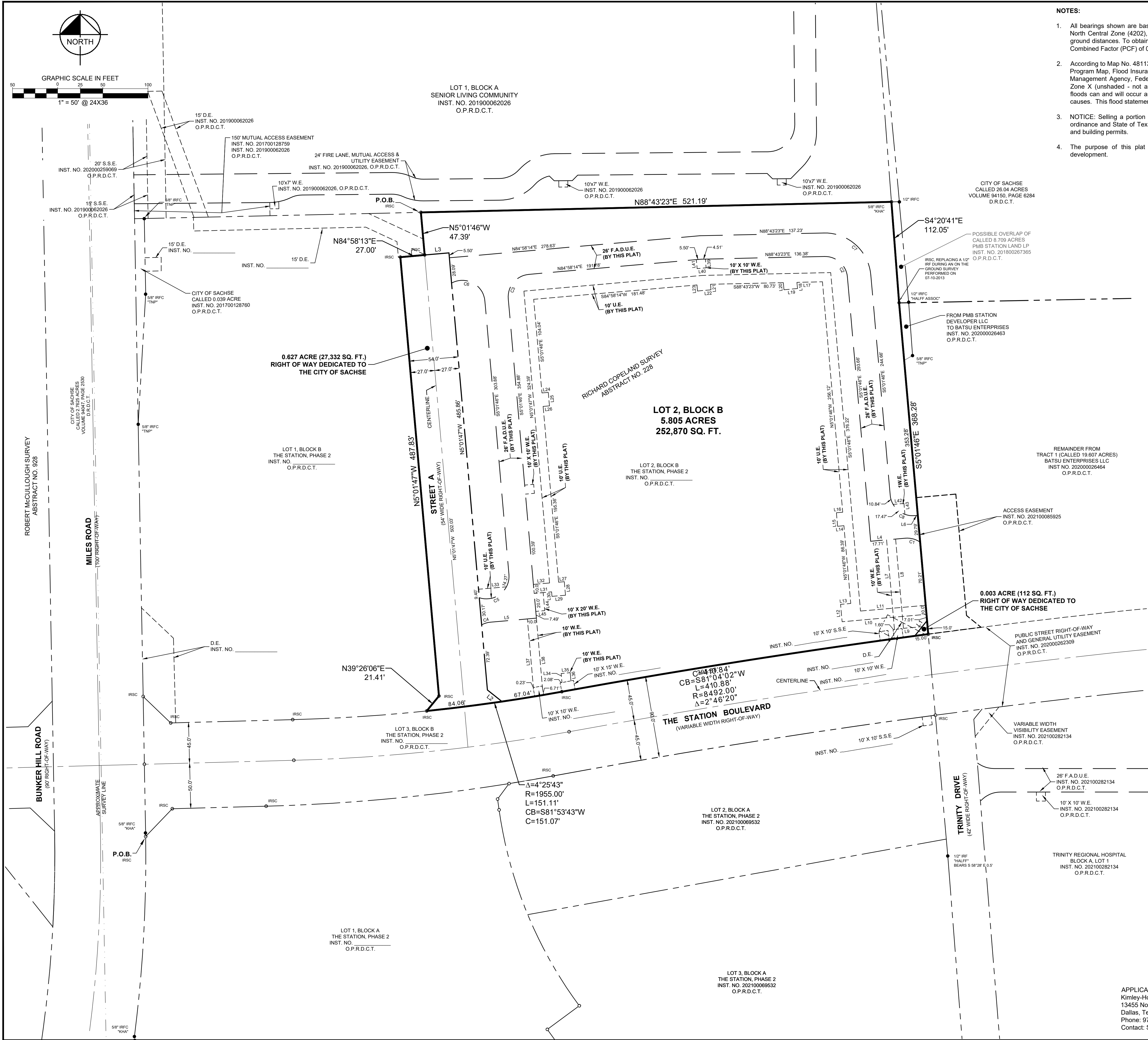
The City of
SACHSE

Staff Recommendation

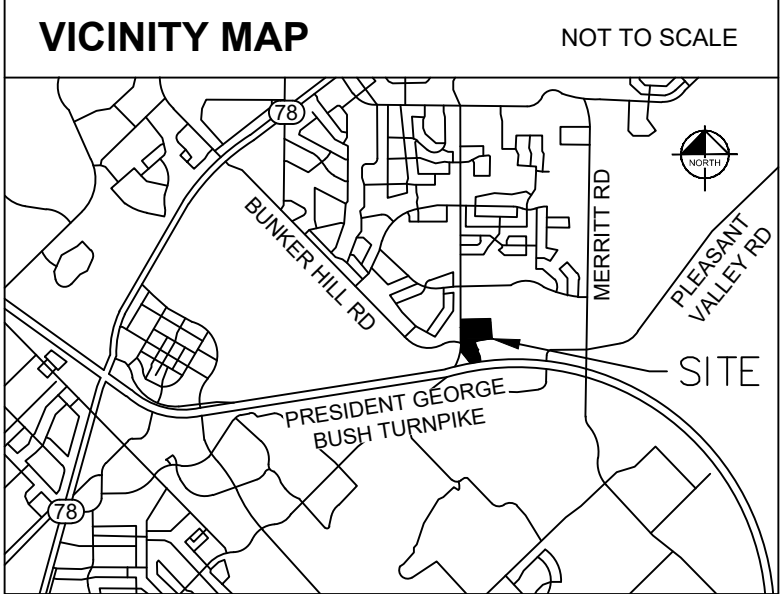
- Per Staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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





- NOTES:
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985260573.
 - According to Map No. 48113C0230K, dated July 7, 2014 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located within Zone X (unshaded - not a Special Flood Hazard Area). On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.
 - The purpose of this plat is to dedicate rights of way and easements for a new development.



LEGEND

IRSC	5/8" IRON ROD W/ "NHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
XF	1/2" CUT IN CONCRETE FOUND
P.O.B.	POINT OF BEGINNING
CA-X	COMMON AREA LOT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.D.U.E.	FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
C.C.#	COUNTY CLERK FILE NO.
VOL.	VOLUME
PL.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
P.R.D.C.T.	PLAT RECORDS
P.R.D.C.T.	COLLIN COUNTY, TEXAS

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	39°47'31"	25.00'	17.36'	N75°08'01"W	17.02'
C2	86°14'50"	25.00'	37.63'	N48°09'12"W	34.18'
C3	90°00'00"	25.00'	39.27'	S39°58'14"W	35.36'
C4	23°34'03"	25.00'	10.28'	S73°11'12"W	10.21'
C5	113°33'55"	25.00'	49.55'	N51°45'11"E	41.83'
C6	113°34'52"	25.00'	49.56'	N61°49'12"W	41.83'
C7	86°14'50"	51.00'	76.77'	N48°09'12"W	69.72'
C8	90°00'00"	25.00'	39.27'	S50°01'46"E	35.36'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S38°41'10"W	21.68'	L21	S05°01'46"E	6.14'	L41	N05°01'46"W	10.00'
L2	N51°37'35"W	20.65'	L22	S84°58'14"W	15.00'	L42	S84°58'14"W	12.07'
L3	S84°58'13"W	27.00'	L23	N05°01'46"W	6.71'	L43	N05°01'46"W	12.13'
L4	N84°58'14"E	38.50'	L24	N84°58'14"E	7.04'	L44	N05°01'46"W	20.00'
L5	S84°58'14"W	51.00'	L25	S05°01'46"E	15.00'	L45	N84°58'14"E	10.00'
L6	N84°58'14"E	3.50'	L26	S84°58'14"W	7.04'			
L7	S05°01'46"E	99.70'	L27	N84°58'14"E	6.35'			
L8	N05°01'46"W	99.22'	L28	S05°01'46"E	15.00'			
L9	S84°58'14"W	20.85'	L29	S84°58'14"W	15.00'			
L10	S84°58'14"W	93.82'	L30	N05°01'46"W	5.00'			
L11	N84°58'14"E	72.50'	L31	S84°58'14"W	19.35'			
L12	N05°01'46"W	19.34'	L32	N84°58'14"E	18.00'			
L13	N84°58'14"E	11.32'	L33	N84°58'14"E	31.03'			
L14	S84°58'14"W	7.03'	L34	N05°01'46"W	10.04'			
L15	N05°01'46"W	15.00'	L35	N84°58'14"E	10.00'			
L16	N84°58'14"E	7.03'	L36	S05°01'46"E	9.13'			
L17	S88°43'12"W	28.26'	L37	S05°01'46"E	76.21'			
L18	S05°01'46"E	6.88'	L38	N05°01'46"W	78.71'			
L19	S84°58'14"W	15.00'	L39	S05°01'46"E	9.70'			
L20	N05°01'46"W	7.86'	L40	S84°58'14"W	10.00'			

FINAL PLAT THE STATION PHASE 2 - WEST LOT 2, BLOCK B

BEING 6.435 ACRES (280,314 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	DEC. 2021	061287015	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Rd., Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact: Shay Geach, PE

OWNER:
Sachse Station Boulevard Owner LLC
2500 Bee Cave Road, Bldg. 1, Suite 380
Austin, TX 78746
Phone: 512-298-1338
Contact: Mill Barber

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, SACHSE STATION BOULEVARD OWNER 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 6.435-acre tract of land conveyed to Sachse Station Boulevard Owner LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 202100136087, of the Official Public Records of Dallas County, Texas, same being a portion of Lot 1, Block A of The Station, Phase 2, Lots 1, 3 and 3, Block A, an addition to the City of Sachse, Texas, according to the Conveyance Plat, recorded in Instrument No. 202100069532 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap, stamped "KHA" set on the northerly line of said Lot 1, for the northwest corner of said 6.435-acre tract, same being 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, along the northerly line of said 6.435-acre tract and said Lot 1, and the southerly line of said Lot 1, Block A, a distance of 521.19 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the northeast corner of said Lot 1, 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 6284 of the Deed Records of Dallas County, Texas

THENCE South 04°20'41" East, along the easterly line of said Lot 1 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 called "Tract 1", conveyed to Batsu Enterprises LLC, according to the deed, recorded in Instrument No. 202000026464 of the Official Public Records of Dallas County, Texas;

THENCE South 05°01'46" East, continuing along the easterly line of said Lot 1 and along the westerly line of said Batsu Enterprises LLC tract and the easterly line of aforesaid 6.435-acre tract, a distance of 368.28 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at for the southeast corner of said 6.435-acre tract, and being the beginning of a non-tangent curve to the left having a central angle of 02°46'20", a radius of 8,492.00 feet, a chord bearing and distance of South 81°04'02" West, 410.84 feet;

THENCE in a southwesterly direction, departing the easterly line of said Lot 1, the westerly line of said Batsu Enterprises tract LLC tract, along the southerly line of said 6.435-acre tract and crossing said Lot 1, along said curve to the left, an arc distance of 410.88 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 4°25'43", a radius of 1,955.00 feet, a chord bearing and distance of South 81°53'43" West, 151.07 feet;

THENCE in a southwesterly direction, continuing across said Lot 1 and along the southerly line of said 6.435-acre tract, along said curve to the right, an arc distance of 151.11 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for the southwest corner of sad 6.435-acre tract;

THENCE North 39°26'06" East, continuing across said Lot 1 and along the westerly line of said 6.435-acre tract, a distance of 21.41 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 5°01'47" West, continuing across said Lot 1 and along the westerly line of said 6.435-acre tract, a distance of 487.83 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 84°58'13" East, continuing across said Lot 1 and along the westerly line of said 6.435-acre tract, a distance of 27.00 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 05°01'46" West, continuing across said Lot 1 and along the westerly line of said 6.435-acre tract, a distance of 47.39 feet to the POINT OF BEGINNING and containing 6.435 acres (280,314 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, SACHSE STATION BOULEVARD OWNER LLC, , (Owner) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as THE STATION PHASE 2 - WEST, LOT 2, BLOCK B, an addition to the City of Sachse, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Sachse, Texas.

WITNESS OUR HANDS AT _____, TEXAS, this _____ day of _____, 202__.

By: SACHSE STATION BOULEVARD OWNER LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 202__.

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 Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE, Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael 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 _____, 2021.

Notary Public for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Planning and Zoning Commission of the City of Sachse, Texas

Chairman, Planning and Zoning Commission _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

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

Director of Development Services _____ Date _____

ATTEST:

Signature _____ Date _____

Name & Title _____

FINAL PLAT
THE STATION PHASE 2 - WEST
LOT 2, BLOCK B

BEING 6.435 ACRES (280,314 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	DEC. 2021	061287015	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Rd., Suite 700
Dallas, Texas 75240
Phone: 972-770-1300
Contact: Shay Geach, PE

OWNER:
Sachse Station Boulevard Owner LLC
2500 Bee Cave Road, Bldg. 1, Suite 380
Austin, TX 78746
Phone: 512-298-1338
Contact : Milt Barber



Agenda Item Details

Meeting	Jan 10, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
Subject	5. 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.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the preliminary plat.

Public Content

BACKGROUND

The applicant is proposing to preliminary plat one lot:

- Applicant: Winkelman and Associates, Inc.
- Owner: Miles One 90 Owner, LLC
- Size: 11.12 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 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 - Preliminary Plat - Trull Addition.pptx \(693 KB\)](#)

[Trull Addition Preliminary Plat.pdf \(558 KB\)](#)

Trull Addition Preliminary Plat

Planning & Zoning Commission

January 10, 2022



Request

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

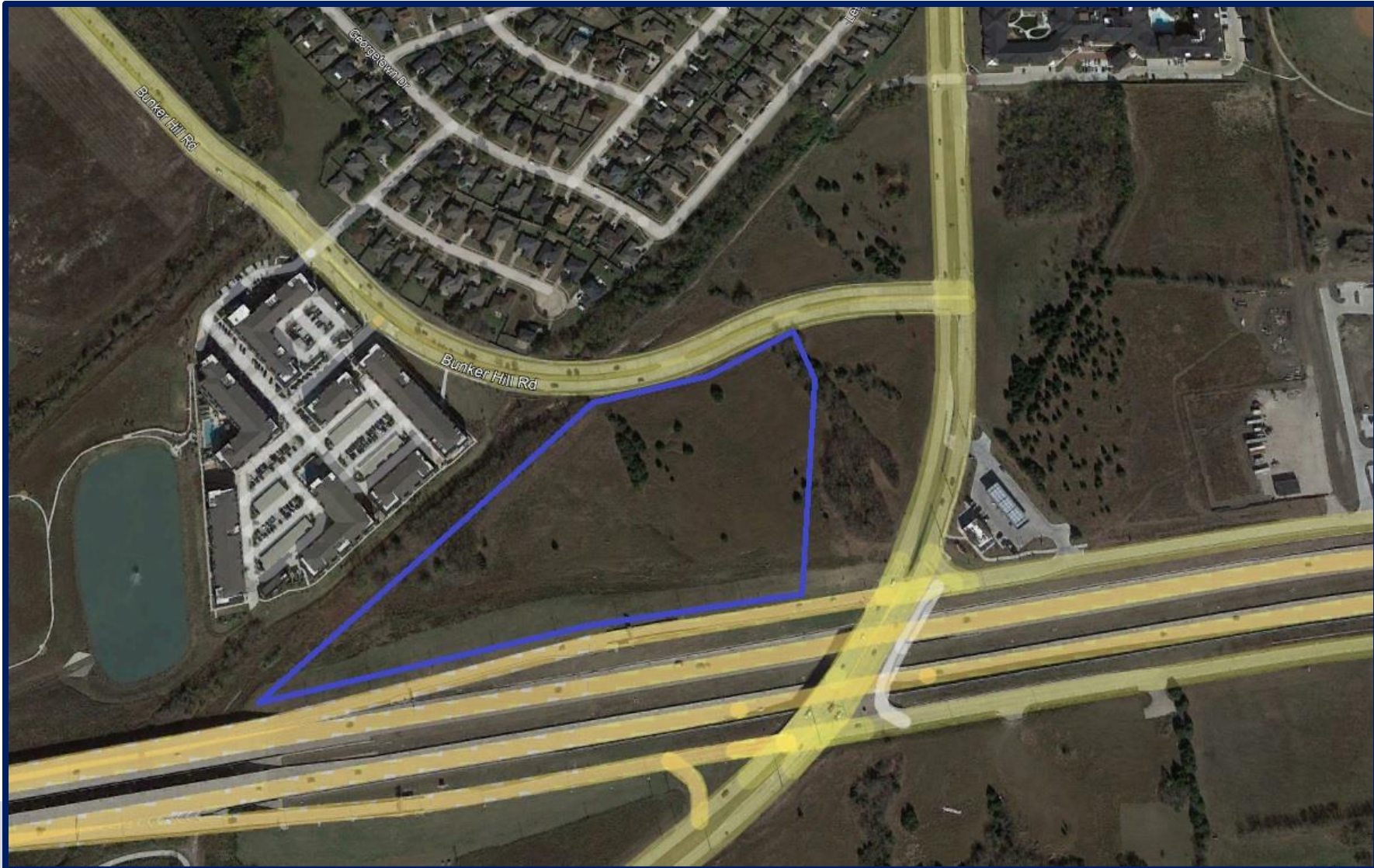


Project Information

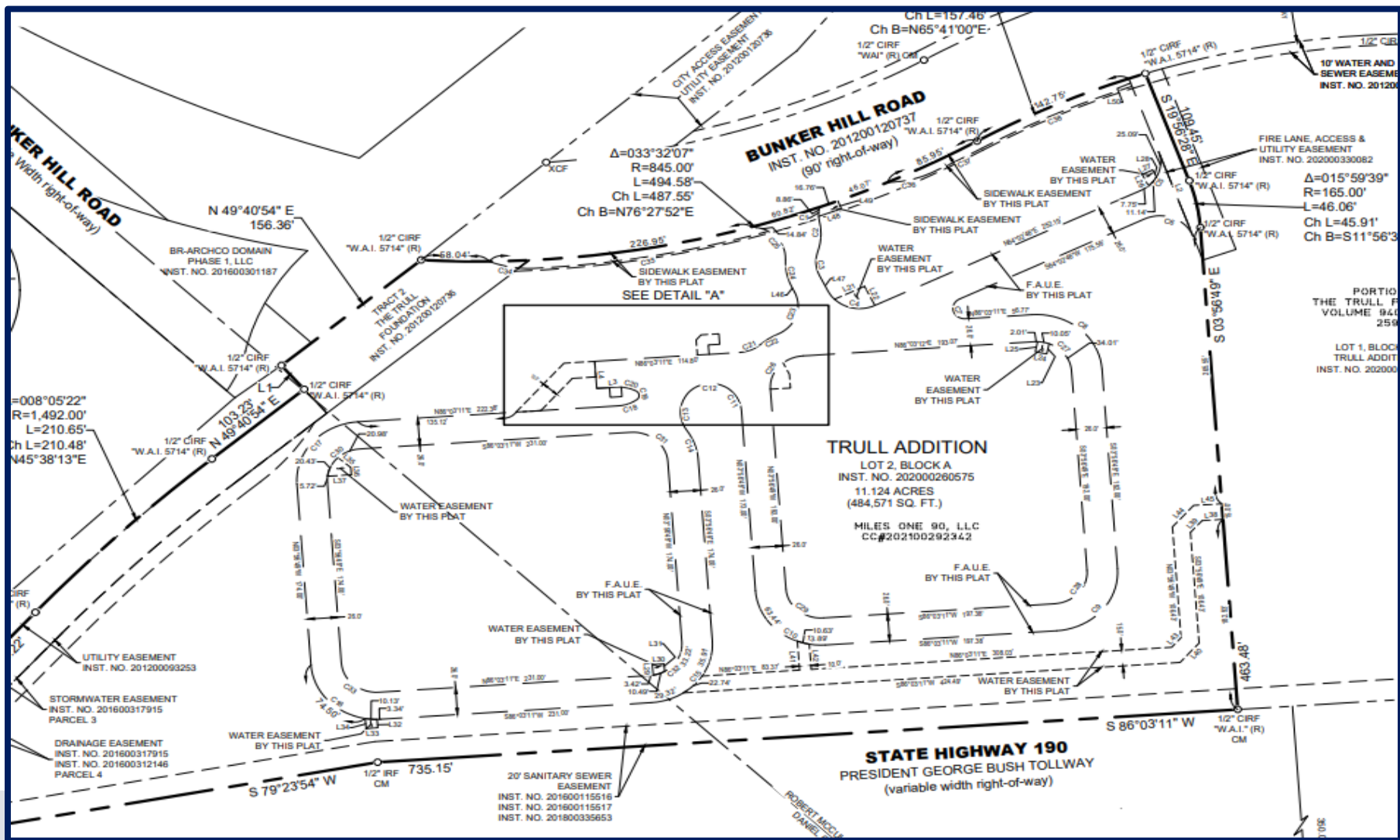
- Proposal to preliminary plat one lot
- Applicant: Winkelmann & Associates, Inc.
- Owner: Miles One 90 Owner, LLC
- Size: Approximately 11.12 acres
- Site Attributes: Vacant
- Current Zoning: PGBT Zoning District (Turnpike Mixed-Use)



Aerial Map



Proposed Plat



The City of
SACHSE

Staff Recommendation

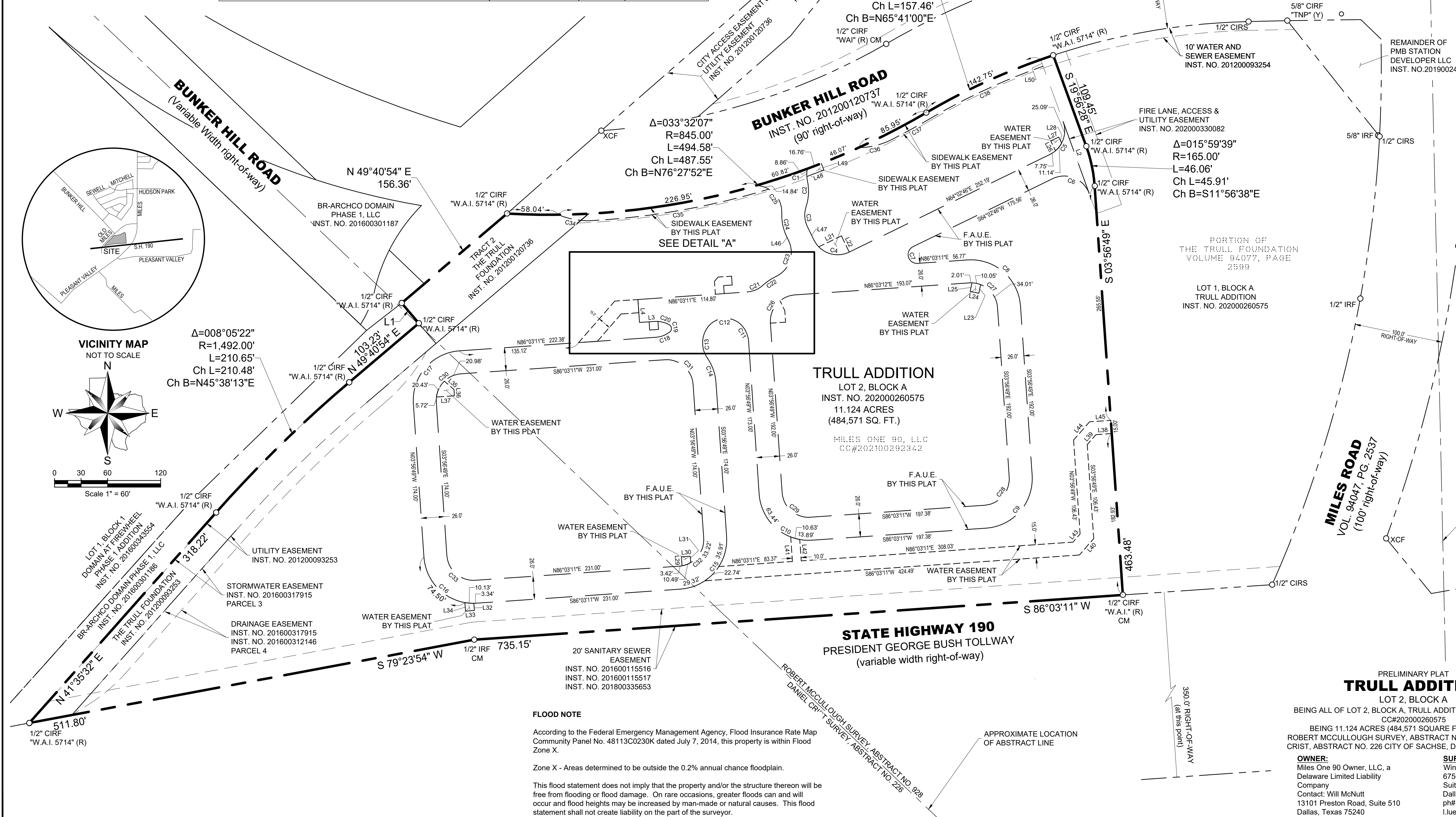
- Per staff's technical review, the proposed plat is in conformance with Sachse's subdivision regulations and zoning ordinance.
- Staff recommends approval of the proposed plat, subject to all conditions stipulated by the Building Official and City Engineer.
- The action of the Planning & Zoning Commission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



- 1) Preliminary Plat - For inspection purposes only and in no way official or approved for record purposes.
- 2) 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.
- 3) Subject Property is Zoned Turnpike Mixed-Use (TMU) by Ordinance No. 3838 Dated 11-06-2017.

ABBR.	DEFINITION
INST. NO.	INSTRUMENT NUMBER
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
XCF	"X" CUT IN CONCRETE FOUND
F.A.U.E.	FIRE LANE, ACCESS, & UTILITY EASEMENT

[illegible]

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

ANTHEM DEVELOPMENT
13101 PRESTON ROAD, SUITE 510
DALLAS, TEXAS 75240

PRELIMINARY PLAT
TRULL ADDITION
LOT 2, BLOCK A

SHEET	
1	
OF	
2	
Date : 11.08.21	
Scale : 1" = 60'	
File : 91201 - PPLT	
Project No. : 91201.00	

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928 and the DANIEL CRIST SURVEY, ABSTRACT NO. 226, City of Sachse, Dallas County, Texas and being all of Lot 2, Block A, Trull Addition, an addition to the City of Sachse, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 202000260575, Official Public Records, Dallas County, Texas.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 11th day of March, 2021, 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, MILES ONE 90 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Owners, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **TRULL ADDITION**, Lot 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 _____, 2021.

Owner(s)

MILES ONE 90 OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: _____
Will McNutt
President

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared R. Scott Trull, 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 _____, 2021.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

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 & Title

APPROVED BY: City Council
City of Sachse

Mayor _____ Date _____

ATTEST:

City Secretary _____ Date _____

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 _____, 2021.

Notary Public in and for the State of Texas

CITY APPROVAL CERTIFICATE

This plat is hereby approved by the Director of Development Services of the City of Sachse, Texas, in accordance with the City of Sachse Subdivision Ordinance, Review & Approval Procedures.

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

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N40°19'06"W	30.00'
L2	S19°56'28"E	86.48'
L3	S86°03'11"W	17.00'
L4	N03°56'49"W	26.00'
L5	N03°56'49"W	14.58'
L6	N41°03'11"E	6.31'
L7	N86°03'11"E	15.21'
L8	S03°56'49"E	10.00'
L9	S86°03'11"W	9.68'
L10	S03°56'49"E	9.05'
L11	S03°56'49"E	9.12'
L12	S86°03'11"W	10.00'
L13	N03°56'49"W	9.37'
L14	N41°03'11"E	62.23'
L15	N86°03'11"E	26.26'
L16	S86°03'11"W	20.05'
L17	S41°03'11"W	41.01'

LINE TABLE		
LINE #	BEARING	DISTANCE
L18	S25°57'14"E	12.25'
L19	S03°56'49"E	13.06'
L20	S86°03'11"W	17.15'
L21	N64°02'46"E	28.42'
L22	S25°57'14"E	20.40'
L23	S11°31'48"W	10.00'
L24	N78°28'12"W	10.00'
L25	N11°31'48"E	10.00'
L26	N25°57'14"W	12.29'
L27	N64°02'46"E	10.00'
L28	S25°57'14"E	7.53'
L29	N03°56'49"W	10.20'
L30	N86°03'11"E	10.00'
L31	S03°56'49"E	7.23'
L32	S03°56'49"E	8.13'
L33	S86°03'11"W	10.00'
L34	N03°56'49"W	9.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L35	S48°56'49"E	14.45'
L36	S03°56'49"E	7.06'
L37	S86°03'11"W	20.36'
L38	S86°03'11"W	17.90'
L39	S41°03'11"W	15.00'
L40	S41°03'11"W	24.60'
L41	N03°56'49"W	27.79'
L42	S03°56'49"E	24.21'
L43	N41°03'11"E	12.17'
L44	N41°03'11"E	27.43'
L45	N86°03'11"E	24.12'
L46	S25°57'14"E	5.00'
L47	S25°57'14"E	16.48'
L48	N69°20'32"E	20.66'
L49	N21°21'06"W	8.00'
L50	N19°56'28"W	8.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	25°51'23"	30.00'	13.54'	13.42'	S00°24'02"W
C2	30°49'55"	55.85'	30.05'	29.69'	N02°50'47"E
C3	44°10'29"	30.00'	23.13'	22.56'	S03°52'00"E
C4	71°20'06"	30.00'	37.35'	34.98'	S80°17'11"E
C5	83°59'14"	30.00'	43.98'	40.14'	N22°03'09"E
C6	96°00'46"	30.00'	50.27'	44.59'	N67°56'51"W
C7	157°59'35"	10.00'	27.58'	19.63'	S14°57'01"E
C8	90°00'00"	56.00'	87.96'	79.20'	N48°56'49"W
C9	90°00'00"	56.00'	87.96'	79.20'	N41°03'11"E
C10	90°00'00"	56.00'	87.96'	79.20'	S48°56'49"E
C11	37°53'24"	30.00'	19.84'	19.48'	N22°53'31"W
C12	104°13'13"	25.00'	45.47'	39.46'	S86°03'11"W
C13	68°39'43"	30.00'	35.95'	33.84'	S00°23'17"E
C14	30°46'20"	56.00'	30.08'	29.72'	N19°19'59"W
C15	90°00'00"	56.00'	87.96'	79.20'	N41°03'11"E
C16	89°59'57"	56.00'	87.96'	79.20'	S48°56'47"E
C17	90°00'00"	56.00'	87.96'	79.20'	S41°03'11"W
C18	32°56'46"	29.92'	17.21'	16.97'	N69°37'26"E
C19	114°16'49"	5.00'	9.97'	8.40'	N03°56'49"W
C20	32°51'36"	30.00'	17.21'	16.97'	N77°31'01"W
C21	38°49'29"	30.00'	20.33'	19.94'	N66°38'26"E
C22	17°49'49"	56.00'	17.43'	17.36'	S56°08'37"W
C23	91°00'45"	30.00'	47.65'	42.80'	N19°33'09"E
C24	28°18'51"	56.00'	27.67'	27.39'	S11°47'49"E
C25	90°01'33"	30.00'	47.14'	42.44'	N42°39'10"W
C26	90°00'00"	30.00'	47.12'	42.43'	S41°03'11"W
C27	87°59'15"	30.00'	46.07'	41.67'	N47°54'24"W
C28	90°00'00"	30.00'	47.12'	42.43'	N41°03'11"E
C29	90°00'00"	30.00'	47.12'	42.43'	S48°56'49"E
C30	90°00'00"	30.00'	47.12'	42.43'	S41°03'11"W
C31	90°00'00"	30.00'	47.12'	42.43'	N48°56'49"W
C32	90°00'00"	30.00'	47.12'	42.43'	N41°03'11"E
C33	90°00'00"	30.00'	47.12'	42.43'	S48°56'49"E
C34	25°58'25"	85.26'	38.65'	38.32'	S79°55'14"E
C35	13°41'25"	853.00'	203.82'	203.33'	N79°55'21"E
C36	26°10'03"	82.50'	37.68'	37.35'	N76°39'28"E
C37	3°21'55"	853.00'	50.10'	50.09'	N61°22'46"E
C38	10°50'23"	746.88'	141.30'	141.09'	S65°07'01"W

PRELIMINARY PLAT
TRULL ADDITION
LOT 2, BLOCK A
BEING ALL OF LOT 2, BLOCK A, TRULL ADDITION AS RECORDED IN
CC#202000260575
BEING 11.124 ACRES (484,571 SQUARE FEET) OUT OF THE
ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928 AND THE DANIEL
CRIST, ABSTRACT NO. 226 CITY OF SACHSE, DALLAS COUNTY, TEXAS
OWNER:
Miles One 90 Owner, LLC, a
Delaware Limited Liability
Company
Contact: Will McNutt
13101 Preston Road, Suite 510
Dallas, Texas 75240
214-608-3182
SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# 972-490-7090
l.lueker@winkelmann.com

Date : 11.08.21
Scale : N/A
File : 91201 - PPLT
Project No. : 91201.00
SHEET
2
of
2

ROBERT MCCULLOUGH SURVEY, ABSTRACT NO. 928 AND
THE DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF SACHSE, DALLAS COUNTY, TEXAS
ANTHEM DEVELOPMENT
13101 PRESTON ROAD, SUITE 510
DALLAS, TEXAS 75240

Winkelmann & Associates, Inc.
A PROFESSIONAL SURVEYING
FIRM
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Email: l.lueker@winkelmann.com
Texas Surveyor No. 1008606 Expires 12/31/2021 CDP#PGH# © 2021.
Winkelmann & Associates, Inc.



Agenda Item Details

Meeting	Jan 10, 2022 - Planning and Zoning Commission Meeting
Category	A. Regular Meeting
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