



**Monday, January 9, 2023
Planning and Zoning Commission Meeting**

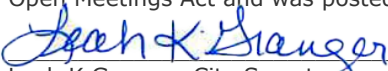
**Council Chambers
3815 Sachse Road, Building B
6:00 p.m.**

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 9, 2023, at 6 p.m. to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
3. Public Comment: The public is invited at this time to address the Commission. Please come to the microphone and state your name and address for the record. However, if your remarks pertain to a specific agenda item, please hold them until that item, at which time the presiding officer will solicit your comments. The time limit is 3 minutes per speaker. The Commission is prohibited by state law from discussing any item not posted on the agenda according to the Texas Open Meetings Act, but may take comments under advisement. Issues raised may be referred to City staff for research and possible future action.
4. Consider approval of the December 12, 2022, meeting minutes.
5. Consider and act on a final plat for The Station Single-Family Phase 2, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.
6. Conduct a public hearing to consider and act on a request for a Special Use Permit for a day care use, generally located south of State Highway 78 and west of Country Club Drive, within Sachse city limits.
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 was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K Granger, City Secretary

Posted: 01/06/2023 by 5 p.m. Removed: _____

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 975.429.4770, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Regular Meeting

Subject	4. Consider approval of the December 12, 2022, meeting minutes.
Meeting	Jan 9, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Minutes
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the minutes as presented.
Minutes	View Minutes for Dec 12, 2022 - Planning and Zoning Commission Meeting

File Attachments
[12.12.22 Planning & Zoning Minutes.pdf \(14 KB\)](#)

**PLANNING AND ZONING OF THE CITY OF SACHSE
DECEMBER 12, 2022, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, December 12, 2022, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Vice-Chairperson Scott Ohman; Commissioners Daniel Betten, Hadi Taqui, and George Kemper; Development Services Director Matt Robinson; and Development Service Coordinator Megan Jay.

Members absent: Jeanie Marten, Brian Cox, and Travis Mondok

Vice-Chairperson Ohman 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 Commissioner Betten led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the October 10, 2022, meeting minutes.

Mr. Kemper made the motion to approve the minutes presented. Mr. Betten seconded the motion, and it carried unanimously.

Consider and act on a Preliminary Plat for the SL6 Sachse Industrial Park Addition, generally located south of the President George Bush Turnpike and between Miles Road and Pleasant Valley Road, within Sachse city limits.

Mr. Robinson presented the Preliminary Plat for the SL6 Sachse Industrial Park Addition and stated this is for one commercial lot and one common area that is approximately 8.74 acres. Staff recommended approval of the Preliminary Plat.

Mr. Betten made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Mr. Taqui seconded the motion, and it carried unanimously.

Consider and act on a Final Plat for The Station Phase 2 - West, Lots 2 and 3 Block A, generally located south of The Station Boulevard and between Miles Road and Trinity Drive, within Sachse city limits.

Mr. Robinson presented the final plat for The Station Phase 2-West, Lots 2 and 3, Block A, and stated that is for two commercial lots that are approximately 5.8 acres. Staff recommended approval of the final plat.

Mr. Kemper made a motion to approve the final plat subject to all conditions stipulated by the building official and City engineer. Mr. Taqui seconded the motion, and it carried unanimously.

Adjournment.

Vice-Chairperson Ohman adjourned the meeting at 6:14 p.m.

APPROVE:

ATTEST:

Scott Ohman, Vice Chairperson

Commissioner

A. Regular Meeting

Subject	5. Consider and act on a final plat for The Station Single-Family Phase 2, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.
Meeting	Jan 9, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the final plat, subject to all conditions stipulated by the building official and city engineer.

BACKGROUND

The applicant is proposing to final plat 45 single-family detached lots and three common areas:

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC and K. Hovnanian DFW Villas at The Station, LLC
- Size: Approximately 6.92 acres
- The property is zoned PGBT - Turnpike Mixed-Use, which generally 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.

File Attachments

[Presentation_Final Plat The Station Single-Family Ph2.pdf \(953 KB\)](#)
[The Station Single-Family Phase 2 Final Plat.pdf \(966 KB\)](#)

Final Plat The Station Single-Family Phase 2

Planning & Zoning Commission
January 9, 2023



Request

Consider and act on a final plat for The Station Single-Family Phase 2, generally located west of The Commons Parkway and south of Parkside Trail, within Sachse city limits.



Project Information

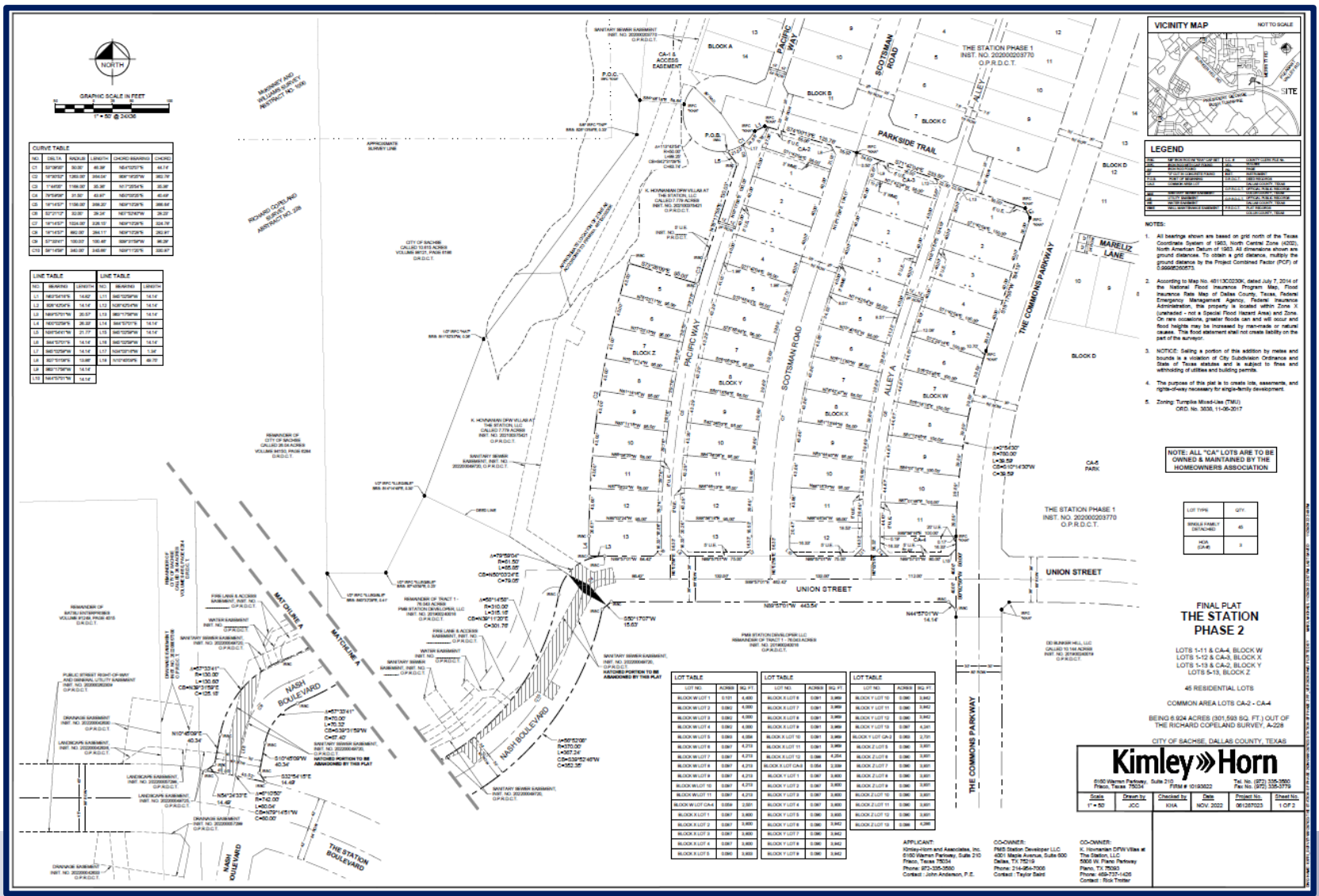
- Proposal to final plat 45 single-family detached lots and 3 common areas
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC & K. Hovnanian DFW Villas at The Station, LLC
- Size: Approximately 6.92 acres
- Site Attributes: Under construction
- Current Zoning: PGBT District – Turnpike Mixed-Use



Aerial Map



Proposed Plat

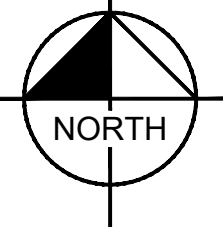


Staff Recommendation

- 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 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.





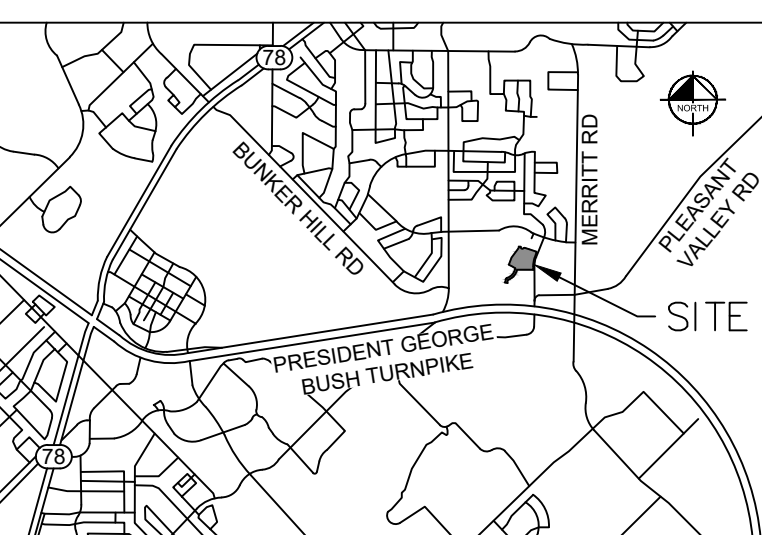
GRAPHIC SCALE IN FEET

1" = 50' @ 24X36

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	53°09'35"	50.00'	46.39'	N54°02'07"E
C2	16°30'52"	1263.00'	364.04'	S08°18'25"W
C3	1°44'05"	1168.00'	35.36'	N17°25'54"E
C4	79°59'08"	31.50'	43.97'	N50°03'25"E
C5	18°14'57"	1156.00'	368.20'	N09°10'28"E
C6	52°21'12"	32.00'	29.24'	N07°52'40"W
C7	18°14'57"	1024.00'	326.15'	N09°10'28"E
C8	18°14'57"	892.00'	284.11'	N09°10'28"E
C9	57°33'41"	100.00'	100.46'	S39°31'59"W
C10	58°14'58"	340.00'	345.66'	N39°11'20"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N63°54'16"E	14.82'	L11	S45°02'59"W	14.14'
L2	S26°42'04"E	14.14'	L12	N26°42'04"W	14.14'
L3	N89°57'01"W	20.57'	L13	S63°17'56"W	14.14'
L4	N00°02'59"E	26.33'	L14	S44°57'01"E	14.14'
L5	N38°54'41"W	21.77'	L15	S45°02'59"W	14.14'
L6	S44°57'01"E	14.14'	L16	S45°02'59"W	14.14'
L7	S45°02'59"W	14.14'	L17	N34°03'16"W	1.34'
L8	S27°51'08"E	13.86'	L18	N10°45'09"E	49.75'
L9	S63°17'56"W	14.14'			
L10	N44°57'01"W	14.14'			

VICINITY MAP



LEGEND

IRFC	5/8" IRON ROD W/ "KHA" CAP SET	C.C. #	COUNTY CLERK FILE NO.
IRFC	IRON ROD WITH CAP FOUND	VOL.	VOLUME
IRF	IRON ROD FOUND	PG.	PAGE
XF	"X" CUT IN CONCRETE FOUND	INST.	INSTRUMENT
P.O.B.	POINT OF BEGINNING	D.R.D.C.T.	DEED RECORDS
CA-X	COMMON AREA LOT	DALLAS COUNTY, TEXAS	
SSE	SANITARY SEWER EASEMENT	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
UE	UTILITY EASEMENT	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS
WE	WATER EASEMENT	DALLAS COUNTY, TEXAS	
WME	WALL MAINTENANCE EASEMENT	P.R.D.C.T.	PLAT RECORDS

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) and Zone. 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 Subdivision 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 create lots, easements, and rights-of-way necessary for single-family development.
- Zoning: Turnpike Mixed-Use (TMU) ORD. No. 3838, 11-06-2017

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

LOT TYPE	QTY.
SINGLE FAMILY DETACHED	45
HOA (CA-#)	3

FINAL PLAT THE STATION PHASE 2

LOTS 1-11 & CA-4, BLOCK W
LOTS 1-12 & CA-3, BLOCK X
LOTS 1-13 & CA-2, BLOCK Y
LOTS 5-13, BLOCK Z

45 RESIDENTIAL LOTS

COMMON AREA LOTS CA-2 - CA-4

BEING 6.924 ACRES (301,593 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-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'	JCC	KHA	NOV. 2022	061287023	1 OF 2

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

CO-OWNER:
PMB Station Developer LLC
4001 Maple Avenue, Suite 600
Dallas, TX 75219
Phone: 214-954-7008
Contact : Taylor Baird

CO-OWNER:
K. Hovnanian DFW Villas at
The Station, LLC
5808 W. Plano Parkway
Plano, TX 75093
Phone: 469-737-1426
Contact : Rick Trotter

LOT NO.	ACRES	SQ. FT.
BLOCK W LOT 1	0.101	4,400
BLOCK W LOT 2	0.092	4,000
BLOCK W LOT 3	0.092	4,000
BLOCK W LOT 4	0.092	4,000
BLOCK W LOT 5	0.093	4,058
BLOCK W LOT 6	0.097	4,213
BLOCK W LOT 7	0.097	4,213
BLOCK W LOT 8	0.097	4,213
BLOCK W LOT 9	0.097	4,213
BLOCK W LOT 10	0.097	4,213
BLOCK W LOT 11	0.097	4,213
BLOCK W LOT CA-4	0.059	2,551
BLOCK X LOT 1	0.087	3,800
BLOCK X LOT 2	0.087	3,800
BLOCK X LOT 3	0.087	3,800
BLOCK X LOT 4	0.087	3,800
BLOCK X LOT 5	0.090	3,933

LOT NO.	ACRES	SQ. FT.
BLOCK X LOT 6	0.091	3,969
BLOCK X LOT 7	0.091	3,969
BLOCK X LOT 8	0.091	3,969
BLOCK X LOT 9	0.091	3,969
BLOCK X LOT 10	0.091	3,969
BLOCK X LOT 11	0.091	3,969
BLOCK X LOT 12	0.098	4,254
BLOCK X LOT CA-3	0.054	2,339
BLOCK Y LOT 1	0.087	3,800
BLOCK Y LOT 2	0.087	3,800
BLOCK Y LOT 3	0.087	3,800
BLOCK Y LOT 4	0.087	3,800
BLOCK Y LOT 5	0.090	3,935
BLOCK Y LOT 6	0.090	3,942
BLOCK Y LOT 7	0.090	3,942
BLOCK Y LOT 8	0.090	3,942
BLOCK Y LOT 9	0.090	3,942

LOT NO.	ACRES	SQ. FT.
BLOCK Y LOT 10	0.090	3,942
BLOCK Y LOT 11	0.090	3,942
BLOCK Y LOT 12	0.090	3,942
BLOCK Y LOT 13	0.097	4,241
BLOCK Y LOT CA-2	0.063	2,731
BLOCK Z LOT 7	0.090	3,931
BLOCK Z LOT 8	0.090	3,931
BLOCK Z LOT 9	0.090	3,931
BLOCK Z LOT 10	0.090	3,931
BLOCK Z LOT 11	0.090	3,931
BLOCK Z LOT 12	0.090	3,931
BLOCK Z LOT 13	0.098	4,286

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PMB STATION DEVELOPER LLC AND K. HOVNIANIAN DFW VILLAS AT THE STATION, LLC, are the sole owners of a tract of land located in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas, part of the remainder from a called 76.043 acre Tract 1 described in the deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016 of the Official Public Records of Dallas County, Texas, and a portion of a called 7.999 acre tract of land described in a deed to K. Hovnianian DFW Villas at The Station, LLC, recorded in Instrument No. 202100375421 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in a southeast line of a called 10.615 acre tract described in the deed to City of Sachse recorded in Volume 98121, Page 6186 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), a northwest line of said Tract 1, for the southwest corner of Lot CA-1, Block A of The Station Phase 1, an addition to the City of Sachse as shown on the plat recorded in Instrument No. 202000203770 O.P.R.D.C.T., and the northwest corner hereof;

THENCE South 84°46'18" East, along the south line of said Lot CA-1, a distance of 58.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the westerly right-of-way line of Parkside Trail, a 50-foot wide right-of-way as shown on the plat of said The Station Phase 1, at the beginning of a non-tangent curve to the left having a central angle of 113°43'54", a radius of 50.00 feet, a chord bearing and distance of South 42°31'09" East, 83.74 feet;

THENCE In a southeasterly direction, along the southerly right-of-way lines of said Parkside Trail, with said curve to the left, an arc distance of 145.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing along the southerly right-of-way line of said Parkside Trail and continuing along said curve to the left, an arc distance of 46.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE continuing along the southerly right-of-way line of said Parkside Trail, the following courses and distances:

North 63°54'16" East, a distance of 14.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 74°00'13" East, a distance of 125.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 71°42'04" East, a distance of 233.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the northerly end of a corner clip at the intersection of the southerly right-of-way line of said Parkside Trail with the easterly right-of-way line of The Commons Parkway, a 50-foot wide right-of-way as shown on the plat of said The Station Phase 1;

THENCE South 26°42'04" East, along said corner clip, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the southerly end of said corner clip;

THENCE along the westerly right-of-way lines of said The Commons Parkway, the following courses and distances:

South 18°17'56" West, a distance of 184.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 18°14'57", a radius of 780.00 feet, a chord bearing and distance of South 9°10'28" West, 247.39 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 248.44 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 0°02'59" West, a distance of 96.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the easterly southeast corner hereof;

THENCE departing the westerly right-of-way line of said The Commons Parkway, and crossing said Tract 1, the following courses and distances:

North 44°57'01" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 443.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°17'07" West, a distance of 15.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 370.00 feet, a central angle of 56°52'08", and a chord bearing and distance of South 39°52'46" West, 352.35 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 367.24 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 70.00 feet, a central angle of 57°33'41", and a chord bearing and distance of South 39°31'59" West, 67.40 feet;

In a southwesterly direction, with said reverse curve to the left, an arc distance of 70.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°45'09" West, a distance of 40.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°54'15" East, a distance of 14.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set, in the future northerly right-of-way line of The Station Boulevard, for the westerly southeast corner hereof, at the beginning of a non-tangent curve to the left having a central angle of 6°10'50", a radius of 742.00 feet, a chord bearing and distance of North 79°14'51" West, 80.00 feet;

THENCE in a northwesterly direction, along the future northerly right-of-way line of said The Station Boulevard, with said curve to the left, an arc distance of 80.04 feet to a 5/8-inch iron rod with plastic cap

stamped "KHA" set for the southerly southwest corner hereof;

THENCE departing the future northerly right-of-way line of said The Station Boulevard, over and across said Tract 1, the following courses and distances:

North 54°24'33" East, a distance of 14.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 10°45'09" East, a distance of 40.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 130.00 feet, a central angle of 57°33'41", and a chord bearing and distance of North 39°31'59" East, 125.18 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 130.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 310.00 feet, a central angle of 58°14'58", and a chord bearing and distance of North 39°11'20" East, 301.76 feet;

In a northeasterly direction, with said reverse curve to the left, an arc distance of 315.16 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 61.50 feet, a central angle of 79°59'04", and a chord bearing and distance of North 50°03'24" East, 79.05 feet;

In a northeasterly direction, with said reverse curve to the right, an arc distance of 85.85 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°57'01" West, a distance of 20.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°02'59" East, a distance of 26.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,263.00 feet, a central angle of 16°30'52", and a chord bearing and distance of North 08°18'25" East, 362.78 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 364.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°26'09" East, a distance of 95.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 1,168.00 feet, a central angle of 01°44'05", and a chord bearing and distance of North 17°25'54" East, 35.36 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 18°17'56" East, a distance of 130.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 36°54'41" West, a distance of 21.77 feet to the POINT OF BEGINNING and containing 6.924 acres (301,593 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, PMB STATION DEVELOPER LLC AND K. HOVNIANIAN DFW VILLAS AT THE STATION, LLC, (Owners) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as THE STATION PHASE 2 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 _____, 2022.

By: PMB STATION DEVELOPER LLC,
a Texas limited liability company

By: PMB Station Land LP,
a Texas limited partnership,
its Manager

By: PMB Station Land GP LLC,
a Texas limited liability company,
its General Partner

By: _____
Name: K. 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 Taylor Baird, 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 _____, 2022.

Notary Public for the State of Texas

WITNESS OUR HANDS AT _____, TEXAS, this _____ day of _____, 2022.

By: HOVNIANIAN DFW VILLAS AT THE STATION, LLC,
a Texas limited liability company

By: _____
Rick Trotter, DFW Division 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 Taylor Baird, 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 _____, 2022.

Notary Public for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Brady Alan Becker, 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 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 Brady Alan Becker, 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 _____, 2022.

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

LOTS 1-11 & CA-4, BLOCK W
LOTS 1-12 & CA-3, BLOCK X
LOTS 1-13 & CA-2, BLOCK Y
LOTS 5-13, BLOCK Z

45 RESIDENTIAL LOTS

COMMON AREA LOTS CA-2 - CA-4

BEING 6.924 ACRES (301,593 SQ. FT.) OUT OF
THE RICHARD COPELAND SURVEY, A-228

CITY OF SACHSE, DALLAS COUNTY, TEXAS

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	NOV. 2022	061287023	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 600
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Anderson, P.E.

CO-OWNER:
K. Hovnianian DFW Villas at
The Station, LLC
5808 W. Plano Parkway
Plano, TX 75093
Phone: 469-737-1426
Contact : Taylor Baird

CO-OWNER:
K. Hovnianian DFW Villas at
The Station, LLC
5808 W. Plano Parkway
Plano, TX 75093
Phone: 469-737-1426
Contact : Rick Trotter

A. Regular Meeting

Subject	6. Conduct a public hearing to consider and act on a request for a Special Use Permit for a day care use, generally located south of State Highway 78 and west of Country Club Drive, within Sachse city limits.
Meeting	Jan 9, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the proposed Special Use Permit.

BACKGROUND

- Special Use Permit (SUP) request for a day care use
- Applicant: Jake Fears, JHF Engineering, PLLC
- Owner: C&C Sachse, LLC
- Size: Approximately 1.24 acres
- Site attributes: Vacant
- Current Zoning: PD-11, following C-1 Neighborhood Commercial and C-2 General Commercial uses.

POLICY

- An SUP is required of uses that the zoning ordinance may allow but are uses that may need to be screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.
- The subject property is currently identified as Commercial on the Future Land Use Plan, which calls for general retail, restaurants, and office type uses.
- The applicant has stated in their request to use the property for a day care use.
- Property to the north is currently being developed with two commercial retail buildings, with the immediate property to the west and east undeveloped at this time. Property immediately south is zoned and developed for single-family residential uses.
- As part of the development of the property, the applicant will be installing a six-foot masonry wall and canopy trees spaced 50-feet on center along the south boundary of the site adjacent to the single-family residences.
- The Future Land Use plan supports the SUP request, which calls for non-residential land uses.

RECOMMENDATION

Approve the proposed SUP request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan. The recommendation of the Planning and Zoning Commission will be forwarded on to the City Council for action at their February 6, 2023 regular meeting.

File Attachments

[Presentation_SUP Woodbridge Village Daycare.pdf \(1,680 KB\)](#)

Special Use Permit Woodbridge Village Daycare

Planning & Zoning Commission
January 9, 2023



Request

Conduct a public hearing to consider and act on a request for a Special Use Permit for a day care use, generally located south of State Highway 78 and west of Country Club Drive, within Sachse city limits.



Project Information

- Request for approval of a Special Use Permit for a child care/day care use
- Applicant: Jake Fears, JHF Engineering, PLLC
- Owner: C&C Sachse, LLC
- Size: Approximately 1.245 acres
- Site Attributes: Vacant
- Current Zoning: PD-11, following C-1 Neighborhood Commercial and C-2 General Commercial uses



SUP Overview

- Chapter 11 of the Sachse Code of Ordinances requires child care center (day care) uses to obtain a Special Use Permit (SUP) to legally operate in a commercial zoning district.
- An SUP is required of uses that the zoning ordinance may allow but uses that are screened and specially approved for situational suitability. The purpose of the SUP requirement is to allow the City to determine the appropriateness of a proposal.



Aerial Map



LEGEND

- PROPOSED LANDSCAPE /SEEDING AREAS
- PROPOSED CONCRETE SIDEWALK
- LIGHT DUTY CONCRETE PAVEMENT
- MEDIUM DUTY CONCRETE DRIVEWAY
- HEAVY DUTY CONCRETE PAVEMENT
- UNIT COUNT
- E EXPANSION JOINTS
- E.O.P. EDGE OF PAVEMENT
- B.F.R. BARRIER FREE RAMP

GENERAL NOTES:

- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
- ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
- ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

LOT 2, WOODBRIDGE VILLAGE ADDITION ZONING PD-11 (COMMERCIAL)

LOT 3, WOODBRIDGE VILLAGE ADDITION ZONING PD-11 (COMMERCIAL)

LOT 5, WOODBRIDGE VILLAGE ADDITION ZONING PD-11 (COMMERCIAL)

LOT 6, WOODBRIDGE VILLAGE ADDITION ZONING PD-11 (COMMERCIAL)

LOT 9, BLOCK G WOODBRIDGE, PH 1 CAB. K, SL 187 P.R.C.C.T.

LOT 10, BLOCK G WOODBRIDGE, PH 1 CAB. K, SL 187 P.R.C.C.T.

LOT 11, BLOCK G WOODBRIDGE, PH 1 CAB. K, SL 187 P.R.C.C.T.

LOT 5R, WOODBRIDGE INST. No. 1

TRACT A OPEN SPACE & DRAINAGE EASEMENT WOODBRIDGE PH 4B

ZONING PD-10 (SINGLE FAM.)

SITE DATA CHART

EXISTING ZONING	PD-11
PROPOSED ZONING	PD-11
EXISTING USE	VACANT
PROPOSED USE	CHILD-CARE CENTER
LOT GROSS AREA	1,375 AC
LOT NET AREA	1,221 AC
LOT 6 BUILDING AREA	10,000 SF
BUILDING SETBACKS	
FRONT:	20' MIN. (COMMERCIAL)
SIDE:	0' MIN. (COMMERCIAL)
REAR:	0' MIN. (COMMERCIAL)
LOT PARKING REQ'D	1 SPACE/10 STUDENTS
	19 SPACES REQUIRED
	50 PROVIDED

OWNER/DEVELOPER
PROJECT: CAC SACHSE, LLC
WOODBRIDGE VILLAGE ADDITION
CONTACT: FOREMARK DEVELOPMENT
CHAD DUBOSE
8350 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75208
214-581-6522
CHAD@FOREMARK.COM

ENGINEER
JHF ENGINEERING, PLLC
1501 W. 222 S.
LANEVILLE, TEXAS 75667
CONTACT: JAKE FEARS, P.E.
(903) 645-6340
EMAIL: jakefears@JHFEEngineering.com
No. 99376

PRELIMINARY PLANS FOR PROJECT REVIEW, NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/For Under Direct Supervision Of
Jacob H. Fears, PE
Texas Registration No. 99376

EXHIBIT "C" ZONING CONCEPT PLAN

SHEET No. S101

- 

The City of
SACHSE

Layout



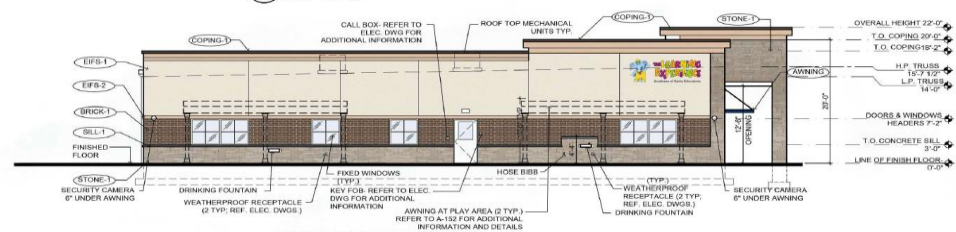
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KANNEER	TH648 4511 / 350 PBR DOOR SCHEDULE	SOME WHITE
DOOR		PBR DOOR SCHEDULE	FACILITY PRIMED
FIXED WINDOW	P.L.V GEM	SILVER LINE V1 SERIES PBR WINDOW SCHEDULE	WHITE
STONE-1 BRICK-1	ALLIANCE MATERIALS OLEN GRY	6" LVL DEPTH STONE MODULAR	RATTLENANCE REGULAR
SILL-1	MODERN PRECAST	3" 3/4" W x 2" 2" PLAT W/ 1/4" DRP EDGE	ASHPOUR (LIGHT GREY)
SILL-2	MODERN PRECAST	CURBSTONE 3" 3/4" W x 2" 2" PLAT REF. DFL. 6A-352	REGULAR (LIGHT GREY)
EIPS-1	DRYVIT	-	SAND PCCOL (FRESH COLOR: OYSTER SHELL REF. NOTE 2 BELOW)
EIPS-2	DRYVIT	-	SAND PCCOL (FRESH COLOR: SANDY GULL REF. NOTE 2 BELOW)
VINYL-1	ROYAL BUILDING PRODUCTS	COLORGRAYS TRIPLE-L PERFORATED GOLF NOMIA THYRONES 6042"	WHITE
AWNING		CUSTOM ALUMINUM	AWARD BLUE (PAC-GLAZ)
COPING-1	FABRIL (OR EQUAL)	BREAK METAL	DARK BRONZE
KNOX-1	KNOX BOX	3300 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE REF. NOTE 2-BELOW

FINISH SCHEDULE / NOTES:
 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING
 2. G.C. SHALL INSTALL ALL EXTERIOR FINISHES AS INSTALLED AND FINISH IN COMPLIANCE WITH MANUFACTURER'S
 3. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISH IN COMPLIANCE WITH MANUFACTURER'S
 4. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISH IN COMPLIANCE WITH MANUFACTURER'S

FINISH SCHEDULE NOTE:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED BY WRITING TO THE ARCHITECT & TITL FOR APPROVAL.



The City of
SACHSE

Staff Recommendation

- Staff recommends approval of the proposed Special Use Permit.
- The recommendation of the Planning & Zoning Commission will be forwarded on to City Council for final action at their February 6, 2023, regular meeting.

