



Monday, October 25, 2021
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. A. Regular Meeting 6:00 PM

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 25, 2021 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 September 13, 2021 meeting minutes.
4. Consider and act on a Final Plat for The Station Major Infrastructure Ph.2 - West, generally located east of Miles Road and north of the President George Bush Frontage Road, within Sachse city limits.
5. Consider and act on a Final Plat for The Station Major Infrastructure Ph. 2 - East, generally located west of the intersection of The Commons Parkway and The Station Boulevard and north of the President George Bush Frontage 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	Oct 25, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	3. Consider approval of the September 13, 2021 meeting minutes.
Access	Public
Type	Action, Minutes
Recommended Action	Approve as presented.
Minutes	View Minutes for Sep 13, 2021 - Planning and Zoning Commission Meeting

Public Content

09.13.21 PZ Minutes.pdf (33 KB)

**City of Sachse, Texas
Planning and Zoning Commission
Regular Meeting
Monday, September 13, 2021**

Members present

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

Members absent

Fernando Gutierrez and Brian Cox

Others present

Michelle Howarth, City Council Liaison
Frank Millsap

Meeting called to order at 6:01 PM

Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, September 13, 2021, at 6:00 p.m. to consider the following items of business:

Chairperson Marten called the meeting to order at 6:01 p.m.

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

Commissioner Kemper led the invocation, and Commissioner Ohman led the pledges of allegiance to the U.S. and Texas flags.

3. Consider approval of the July 19, 2021, meeting minutes.

Commissioner Kemper made a motion to approve the minutes. Commissioner Ohman seconded that motion and the motion was unanimously approved.

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

Development Services Director, Matt Robinson, presented the item. He stated that the applicant is proposing to final plat one non-residential lot approximately 5.16 acres in size in the PGBT - Turnpike Mixed-Use District. He stated that staff recommends approval.

Chairperson Marten asked Director Robinson what was being developed on the property. Director Robinson stated Applied Energy.

After discussion, Commissioner Kemper made a motion to approve the final plat as presented. Commissioner Mondok seconded that motion and the motion was unanimously approved.

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

Director Robinson provided an update on recently opened businesses and stated that the next Planning and Zoning Commission meeting would likely be September 27 or October 11.

6. Adjournment.

Chairperson Marten adjourned the meeting at 6:15 p.m.

Chairperson

Secretary

**Agenda Item Details**

Meeting	Oct 25, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	4. Consider and act on a Final Plat for The Station Major Infrastructure Ph.2 - West, generally located east of Miles Road and north of the President George Bush Frontage Road, within Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Recommended Action	Approve as presented.

Public Content**BACKGROUND**

The applicant is proposing to final plat:

- One street (The Station Boulevard)
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: 1.87 acres
- The property is zoned PGBT-Turnpike Commercial, 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 preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

[The Station Major Infrastructure Ph.2-West Final Plat.pdf \(517 KB\)](#)

[Staff Presentation - Final Plat The Station Major Infrastructure Ph 2 - West.pdf \(827 KB\)](#)

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 Lot 3, Block B of The Station, Phase 2, an addition to the City of Sachse, according to the Revised Conveyance Plat recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas, same being a portion of a called "Tract 4" (8.709-acres), described in a Deed to PMB Station Developer LLC, recorded in Instrument No. 201900240016, a portion of a called 14.933-acre tract of land described in a Deed to PMB Station Developer LLC, recorded in Instrument No. 20200042440, both 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 red plastic cap, stamped "KHA" set for the southwest corner of said Lot 3 and the westerly, northwest corner of Lot 1, Block A of said Revised Conveyance Plat, same being on the easterly right of way line of Miles Road, a 100' wide right of way, same also being the beginning of a non-tangent curve to the left having a central angle of 0°09'14", a radius of 1550.00 feet, a chord bearing and distance of North 0°57'23" West, 4.17 feet;

THENCE in a northwesterly direction, along the westerly line of said Lot 3 and the easterly right of way line of said Miles Road, with said curve to the left, an arc distance of 4.17 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

THENCE North 01°02'31" West, continuing along the westerly line of said Lot 3 and the easterly right of way line of said Miles Road, a distance of 150.86 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwest corner of said Lot 3, same being the westerly, southwest corner of Lot 1, Block B of said Revised Conveyance Plat;

THENCE South 46°17'00" East, departing the easterly right of way line of said Miles Road, along the common line of said Lot 1, Block B and said Lot 3, a distance of 42.27 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE North 88°28'07" East, continuing along the common line of said Lot 1, Block B and said Lot 3, a distance of 135.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 8°47'15", a radius of 1955.00 feet, a chord bearing and distance of North 84°04'29" East, 299.55 feet;

THENCE in a northeasterly direction, continuing along the common line of said Lot 1, Block B and said Lot 3, passing the south common corner of said Lot 1 and Lot 2, Block B of said Revised Conveyance Plat, continuing along the common line of said Lot 2 and said Lot 3, with said curve to the left, an arc distance of 299.84 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 2°46'20", a radius of 8492.00 feet, a chord bearing and distance of North 81°04'02" East, 410.84 feet;

THENCE in a northeasterly direction, continuing along the common line of said Lot 2 and said Lot 3, with said curve to the right, an arc distance of 410.88 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northeast corner of said Lot 3 and the southeast corner of said Lot 2, same being on the westerly line of a called "Tract 1" (19.607-acres), described in a Deed to Batsu Enterprises LLC, recorded in Instrument No. 202000026464 of the Official Public Records of Dallas County, Texas;

THENCE South 05°01'46" East, along the easterly line of said Lot 3 and the westerly line of said "Tract 1" (19.607-acres), a distance of 90.09 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the southeast corner of said Lot 3, same being the northeast corner of Lot 2, Block A of The Station, Phase 2, an addition to the City of Sachse, according to the Conveyance Plat recorded in Instrument No. 202100069532 of the Official Public Records of Dallas County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 2°55'23", a radius of 8402.00 feet, a chord bearing and distance of South 80°57'53" West, 428.58 feet;

THENCE in a southwesterly direction along the southerly line of said Lot 3 and the northerly line of said Lot 2, Block A, with said curve to the left, an arc distance of 428.63 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 8°57'55", a radius of 2045.00 feet, a chord bearing and distance of South 83°59'09" West, 319.66 feet;

THENCE in a southwesterly direction, along the southerly line of said Lot 3 and the northerly line of said Lot 2, Block A, passing the northwest corner of said Lot 2 and the northeast corner of aforesaid Lot 1, Block A, continuing along the southerly line of said Lot 3 and the northerly line of said Lot 1, with said curve to the right, an arc distance of 319.99 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 88°28'07" West, continuing along the southerly line of said Lot 3 and the northerly line of said Lot 1, Block A, a distance of 103.93 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE South 43°43'22" West, continuing along the southerly line of said Lot 3 and the northerly line of said Lot 1, Block A, a distance of 42.62 feet to the **POINT OF BEGINNING** and containing 1.872 acres (81,552 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION DEVELOPER LLC**, , (Owner) does hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION MAJOR INFRASTRUCTURE PHASE 2 - WEST**, 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 _____, 2021.

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 K. 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 _____ 2021.

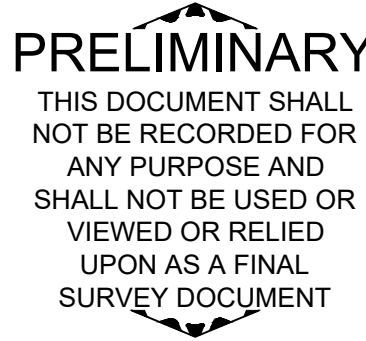
Notary Public for the State of Texas

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



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 MAJOR
INFRASTRUCTURE PHASE 2 - WEST**
THE STATION BOULEVARD

BEING 1.872 ACRES (81,552 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	OCT. 2021	061287015	2 OF 2

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

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

Final Plat The Station Major Infrastructure Ph.2 - West

Planning & Zoning Commission

October 25, 2021



Request

Consider and act on a Final Plat for The Station Major Infrastructure Ph.2 - West, generally located east of Miles Road and north of the President George Bush Turnpike Frontage Road, within Sachse city limits.



Project Information

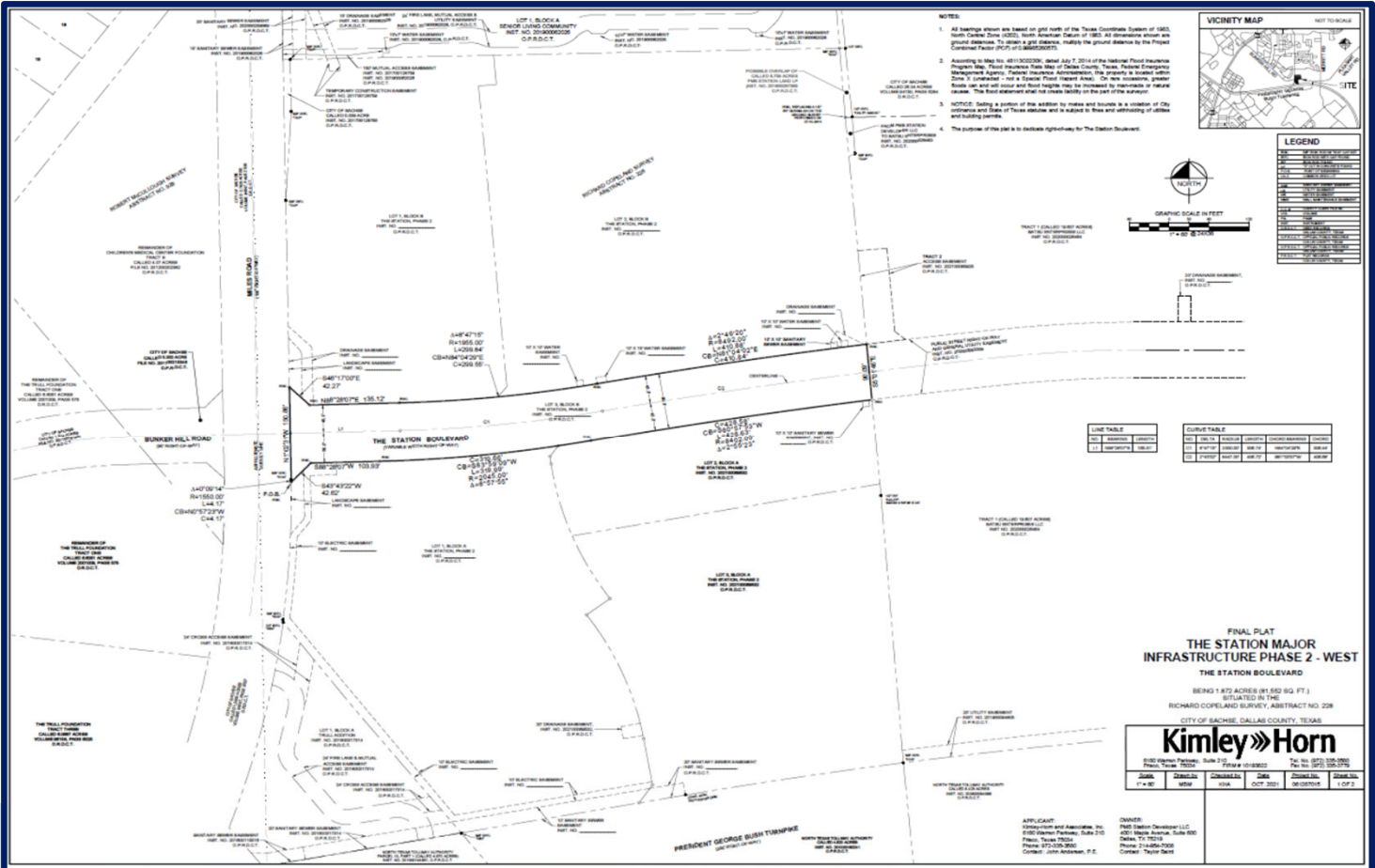
- Proposal to final plat one street (The Station Boulevard)
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC
- Size: Approximately 1.87 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Commercial



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.





Agenda Item Details

Meeting	Oct 25, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 PM
Subject	5. Consider and act on a Final Plat for The Station Major Infrastructure Ph. 2 - East, generally located west of the intersection of The Commons Parkway and The Station Boulevard and north of the President George Bush Frontage Road, within Sachse city limits.
Access	Public
Type	Action, Discussion
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

Public Content

BACKGROUND

The applicant is proposing to final plat:

- Two streets (The Station Boulevard and Nash Boulevard)
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC and City of Sachse
- Size: 2.84 acres
- The property is zoned PGBT-Turnpike Commercial, 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

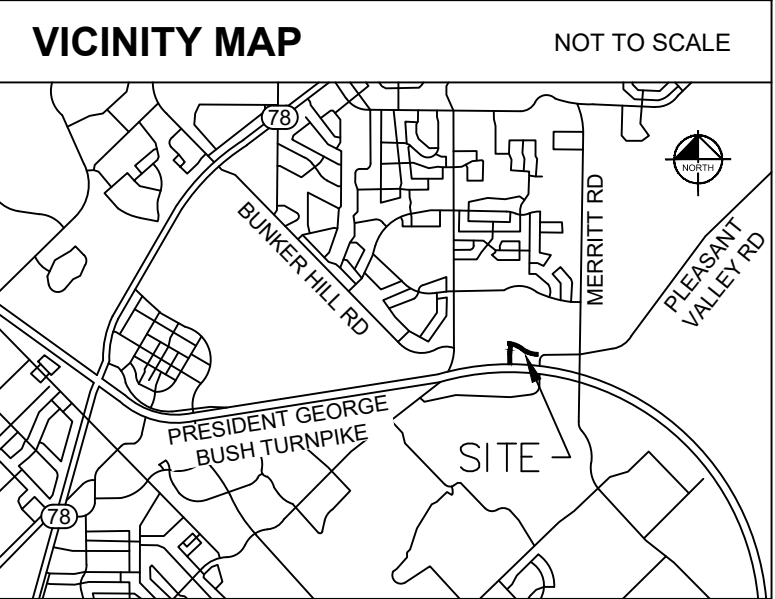
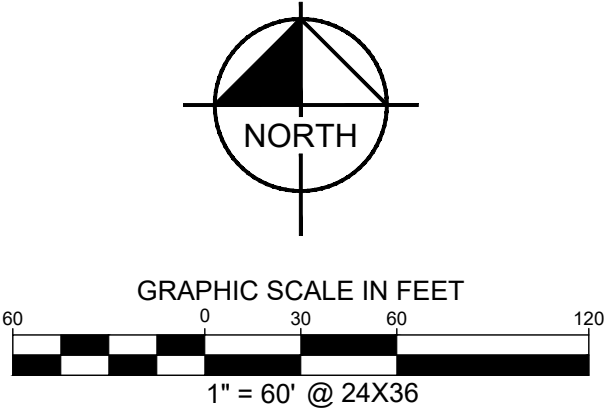
There are no policy considerations with this item.

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 preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

[The Station Major Infrastructure Ph.2-East Final Plat.pdf \(523 KB\)](#)

[Staff Presentation - Final Plat The Station Major Infrastructure Ph 2 - East.pdf \(860 KB\)](#)



ASC	5/8" IRON ROD W/ "KHA" CAP SET
RF	IRON ROD WITH CAP FOUND
RF	IRON ROD FOUND
CF	"X" CUT IN CONCRETE FOUND
POA-X	POINT OF BEGINNING
C.A.B.	COMMON AREA LOT
SE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
ME	WALL MAINTENANCE EASEMENT
C. #	COUNTY CLERK FILE No.
VOL.	VOLUME
PAGE.	PAGE
INST.	INSTRUMENT
R.D.C.T.	DEED RECORDS
	DALLAS COUNTY, TEXAS
P.R.C.T.	OFFICIAL PUBLIC RECORDS
	DALLAS COUNTY, TEXAS
P.R.C.T.	OFFICIAL PUBLIC RECORDS
	DALLAS COUNTY, TEXAS
P.R.C.T.	PLAT RECORDS
	COLLIN COUNTY, TEXAS

1. 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.
2. According to Map No. 48113C02030K, 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.
3. **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.
4. The purpose of this plat is to dedicate right-of-way for The Station Boulevard and Nash Boulevard.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	35°38'19"	700.00'	435.41'	S68°44'54"E	428.42'
C2	39°36'06"	700.00'	483.83'	S70°43'48"E	474.25'
C3	12°15'25"	500.00'	106.96'	N04°37'27"E	106.76'

FINAL PLAT

**THE STATION MAJOR
INFRASTRUCTURE PHASE 2 - EAST**

NASH BOULEVARD AND THE STATION BOULEVARD

BEING 2.840 ACRES (123,711 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MBM	KHA	OCT. 2021	061287015	1 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, 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:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-495-1212
Contact : Gina Nash, City Manager

OWNER'S CERTIFICATE
STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, **PMB STATION DEVELOPER LLC AND CITY OF SACHSE, TEXAS**, are the owners of a tract of land situated in the Richard Copeland Survey, Abstract No. 228, City of Sachse, Dallas County, Texas and being a portion of a called 26.04-acre tract of land described in a deed to the City of Sachse, recorded in Volume 94150, Page 6284 of the Deed Records of Dallas County, Texas, and being a portion of a called "Tract 1" (76.043-acres), described in a Deed to PMB Station Developer LLC recorded in Instrument No. 201900240016 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a TxDOT Brass Monument stamped "2661" found on the northerly right-of-way line of President George Bush Turnpike, a 350-foot wide right-of-way, in the westerly line of a said 26.04-acre tract, for the southeast corner of a "Tract 1" (19.607-acres), described in a Deed to Batsu Enterprises LLC, recorded in Instrument No. 202000026464 of the Official Public Records of Dallas County, Texas;

THENCE North 01°00'38" West, along the easterly line of said "Tract 1" (19.607-acres) and the westerly line of said 26.04-acre tract, a distance of 305.70 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 12°13'01", a radius of 542.00 feet, a chord bearing and distance of North 04°38'38" East, 115.35 feet;

THENCE in a northeasterly direction, departing the easterly line of said "Tract 1" (19.607-acres), the westerly line of said 26.04-acre tract, crossing said 26.04-acre tract, with said curve to the right, an arc distance of 115.57 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 10°45'09" East, continuing across said 26.04-acre tract, a distance of 115.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 36°26'17" West, continuing across said 26.04-acre tract, a distance of 20.45 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 02°01'19", a radius of 655.00 feet, a chord bearing and distance of North 85°15'03" West, 23.11 feet;

THENCE in a northwesterly direction, continuing across said 26.04-acre tract, to the westerly line of said 26.04-acre tract and the easterly line of said "Tract 1" (19.607-acres), an arc distance of 23.11 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE North 1°00'38" West, along the easterly line of said "Tract 1" (19.607-acres) and the westerly line of said 26.04-acre tract, a distance of 90.27 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 03°52'05", a radius of 745.00 feet, a chord bearing and distance of South 84°54'09" East, 50.29 feet;

THENCE in a southeasterly direction, departing the east line of said "Tract 1" (19.607-acres), across said 26.04-acre tract, with said curve to the right, an arc distance of 50.30 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner on the easterly line of said 26.04-acre tract, same being on the westerly line of aforesaid "Tract 1" (76.043-acres), PMB Station Developer LLC tract;

THENCE South 01°00'38" East, along the easterly line of said 26.04-acre tract and the westerly line of said "Tract 1" (76.043-acres), a distance of 3.03 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 32°00'24", a radius of 742.00 feet, a chord bearing and distance of South 66°55'56" East, 409.13 feet;

THENCE in a southeasterly direction, departing the easterly line of said 26.04-acre tract and the westerly line of said "Tract 1" (76.043-acres), crossing said "Tract 1" (76.043-acres), with said curve to the right, an arc distance of 414.50 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 39°35'56", a radius of 658.00 feet, a chord bearing and distance of South 70°43'42" East, 445.77 feet;

THENCE in a southeasterly direction, continuing across said "Tract 1" (76.043-acres), with said curve to the left, an arc distance of 454.76 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner on the westerly line of The Commons Parkway, a variable width right of way at this point, as dedicated in The Station Major Infrastructure Phase 1, an addition to the City of Sachse, according to the Final Plat recorded in Instrument No. 202000340837 of the Official Public Records of Dallas County, Texas;

THENCE South 00°34'40" East, along the westerly line of said The Commons Parkway, a distance of 84.00 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 39°36'16", a radius of 742.00 feet, a chord bearing and distance of North 70°43'52" West, 502.74 feet;

THENCE in a northwesterly direction, departing the westerly right of way line of said The Commons Parkway, and crossing aforesaid "Tract 1" (76.043-acres), with said curve to the right, an arc distance of 512.89 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 23°20'56", a radius of 658.00 feet, a chord bearing and distance of North 62°36'13" West, 266.29 feet;

THENCE in a northwesterly direction, continuing across said "Tract 1" (76.043-acres), with said curve to the left, an arc distance of 268.15 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 57°55'59" West, continuing across said "Tract 1" (76.043-acres), a distance of 20.45 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 10°45'09" West, continuing across said "Tract 1" (76.043-acres), a distance of 118.19 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 12°15'25", a radius of 458.00 feet, a chord bearing and distance of South 04°37'27" West, 97.79 feet;

THENCE in a southwesterly direction, continuing across said "Tract 1" (76.043-acres), with said curve to the left, an arc distance of 97.98 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 01°00'38" East, continuing across said "Tract 1" (76.043-acres), a distance of 290.29 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set for corner;

THENCE South 46°05'18" East, continuing across said "Tract 1" (76.043-acres), a distance of 21.18 feet to a 5/8-inch iron rod with a plastic cap, stamped "KHA" set on the southerly line of said "Tract 1" (76.043-acres), 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 00°43'33", a radius of 7815.00 feet, a chord bearing and distance of South 88°31'34" West, 99.00 feet,

THENCE in a southwesterly direction, along the northerly right of way line of said President George Bush Turnpike, the southerly line of said "Tract 1" (76.043-acres), crossing aforesaid 26.04-acre City of Sachse tract, an arc distance of 99.00 feet to **POINT OF BEGINNING** and containing **2.840 acres** (123,711 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **PMB STATION DEVELOPER LLC AND CITY OF SACHSE, TEXAS**, (Owners) do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as **THE STATION MAJOR INFRASTRUCTURE PHASE 2 - EAST**, 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 _____, 2021.

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 K. 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 _____, 2021.

Notary Public for the State of Texas

By: **CITY OF SACHSE, TEXAS**, a Texas home rule municipal corporation

Signature
Printed 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 _____, 2021.

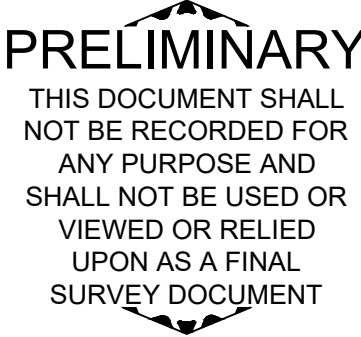
Notary Public for the State of Texas

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



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 MAJOR
INFRASTRUCTURE PHASE 2 - EAST**
NASH BOULEVARD AND THE STATION BOULEVARD

BEING 2.840 ACRES (123,711 SQ. FT.)
SITUATED IN THE
RICHARD COPELAND SURVEY, ABSTRACT NO. 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	MBM	KHA	OCT. 2021	061287015	2 OF 2

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : John Andersen, 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:
City of Sachse, Texas
3815 Sachse Road
Sachse, TX 75048
Phone: 972-495-1212
Contact : Gina Nash, City Manager

Final Plat The Station Major Infrastructure Ph.2 - East

Planning & Zoning Commission

October 25, 2021



Request

Consider and act on a Final Plat for The Station Major Infrastructure Ph.2 - East, generally located west of the intersection of The Commons Parkway and The Station Boulevard and north of the President George Bush Turnpike Frontage Road, within Sachse city limits.



Project Information

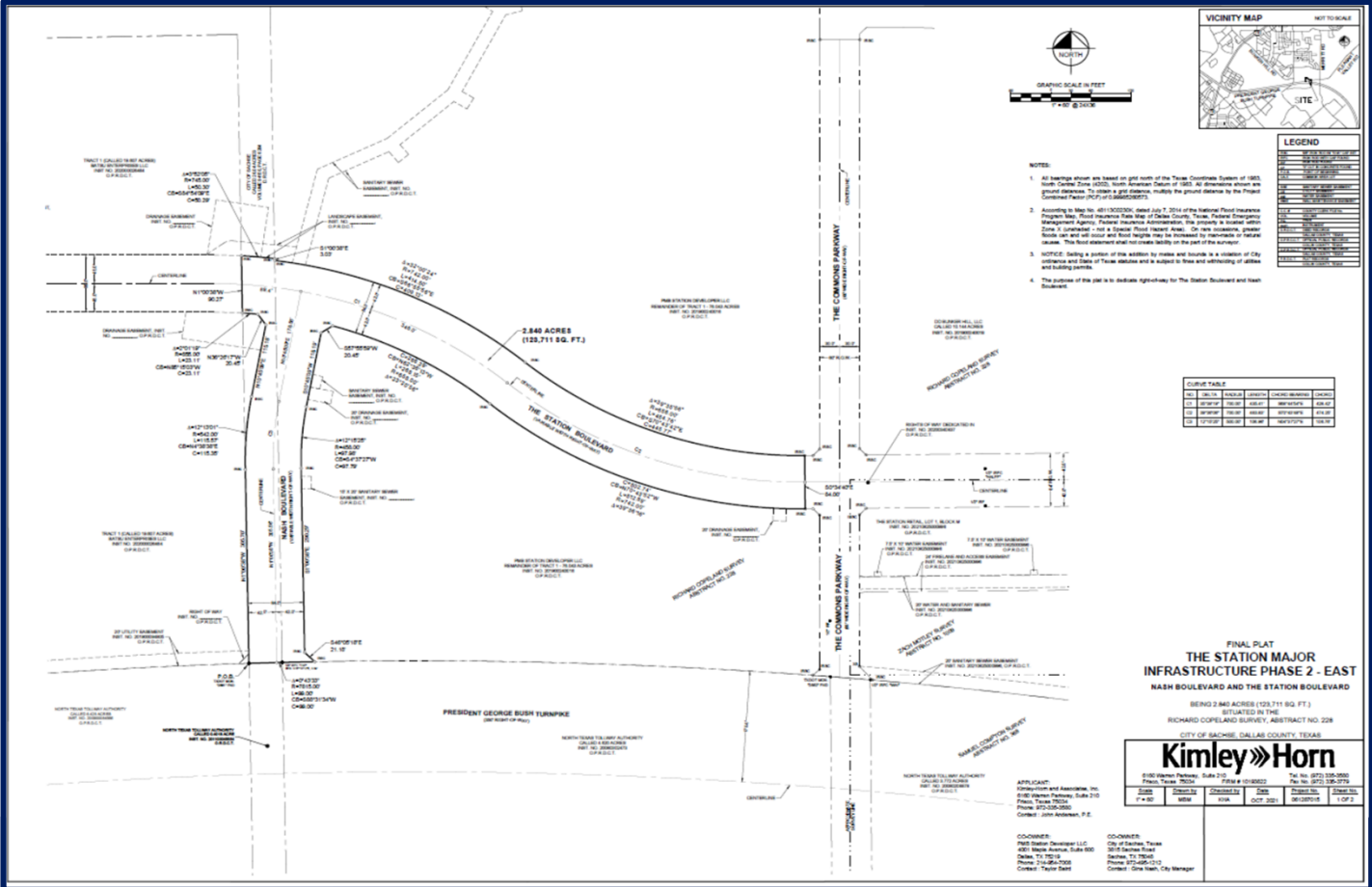
- Proposal to final plat two streets (The Station Boulevard and Nash Boulevard)
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: PMB Station Developer, LLC and City of Sachse
- Size: Approximately 2.84 acres
- Site Attributes: Vacant
- Current Zoning: PGBT – Turnpike Commercial



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.





Agenda Item Details

Meeting	Oct 25, 2021 - Planning and Zoning Commission Meeting
Category	A. A. Regular Meeting 6:00 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