



Monday, October 23, 2023
Planning and Zoning Commission Meeting

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

Planning and Zoning Commission meetings are streamed live online or available on-demand
(<https://sachsetx.swagit.com/live>).

A. Regular Meeting

1. Call to Order: The Planning and Zoning Commission of the City of Sachse will hold a Regular Meeting on Monday, October 23, 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. The public is invited to address the Commission regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the acting Secretary prior to the meeting. According to the Texas Open Meetings Act, the Commission is prohibited from discussing any item not posted on the agenda but will take comments under advisement.
4. Consider approval of the August 14, 2023, meeting minutes.
5. Consider and act on a revised Preliminary Plat for the Aria Retail Addition, generally located at the northeast corner of President George Bush Turnpike and Merritt Road, within Sachse city limits.
6. Conduct a public hearing to consider and act on a final plat of 5th Street District Phase 1, being a replat of lots 1-6, Block 44 of Original Town of Sachse, generally located between 5th Street and Sachse Road and south of Alexander Street, within Sachse city limits.
7. Conduct a public hearing to consider and act on a request by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.
8. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public 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: 10/17/2023 by 5:00pm Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 469-429-0415, via email at lrose@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

A. Regular Meeting

Subject	4. Consider approval of the August 14, 2023, meeting minutes.
Meeting	Oct 23, 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 Aug 14, 2023 - Planning and Zoning Commission Meeting

File Attachments

[A4. 08.14.2023 Planning & Zoning Minutes.pdf \(15 KB\)](#)

**PLANNING AND ZONING COMMISSION OF THE CITY OF SACHSE
AUGUST 14, 2023, MEETING MINUTES**

The Planning and Zoning Commission of the City of Sachse held a regular meeting on Monday, August 14, 2023, at 6:00 p.m. at Sachse City Hall, 3815-B Sachse Road. Members present were Chairperson Jeanie Marten; Vice Chairperson Scott Ohman; Commissioners Hadi Taqui, Travis Mondok, Brian Cox, and Butch Kemper; Councilmember Chance Lindsey, Development Services Director Matt Robinson; Planner II Philip Feinhals; and Development Service Coordinator Megan Jay.

Members absent: Daniel Betten

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

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

Mrs. Marten led the invocation, and Mr. Ohman led the pledges.

Public Comment:

No public comment at this time.

Consider approval of the June 12, 2023, meeting minutes.

Mr. Mondok made the motion to approve the minutes as presented. Mr. Ohman seconded the motion, and it carried unanimously.

Conduct a public hearing to consider and act on a request for the Villegas Addition, being a residential replat of a portion of the Original Townsite of Sachse, generally located at 5904 Boone Street, within Sachse city limits.

Mr. Feinhals presented the proposal to replat a portion of one residential lot and stated this covers approximately 0.18 acres. Staff recommended approval of the proposed plat.

Mr. Mondok made a motion to approve the residential replat subject to all conditions stipulated by the building official and city engineer. Mr. Cox seconded the motion, and it carried unanimously.

Butch Kemper arrived at 6:06 pm

Consider and act on a Final Plat for The Station Multi-Family Phase 2, generally located at the northwest corner of The Station Boulevard and The Commons Parkway, within Sachse city limits.

Mr. Feinhals presented the final plat for The Station Multi-Family Phase 2, and stated this is one multi-family lot that covers approximately 8.1 acres. Staff recommended approval of the final plat.

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

Adjournment.

Chairperson Marten adjourned the meeting at 6:11 p.m.

APPROVE:

Jeanie Marten, Chairperson

ATTEST:

Scott Ohman, Vice Chairperson

A. Regular Meeting

Subject	5. Consider and act on a revised Preliminary Plat for the Aria Retail Addition, generally located at the northeast corner of President George Bush Turnpike and Merritt Road, within Sachse city limits.
Meeting	Oct 23, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the revised preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to revise the existing preliminary plat, creating five commercial lots:

- Applicant: Urban Strategy
- Owner: Huffines Communities
- Size: Approximately 7.01 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

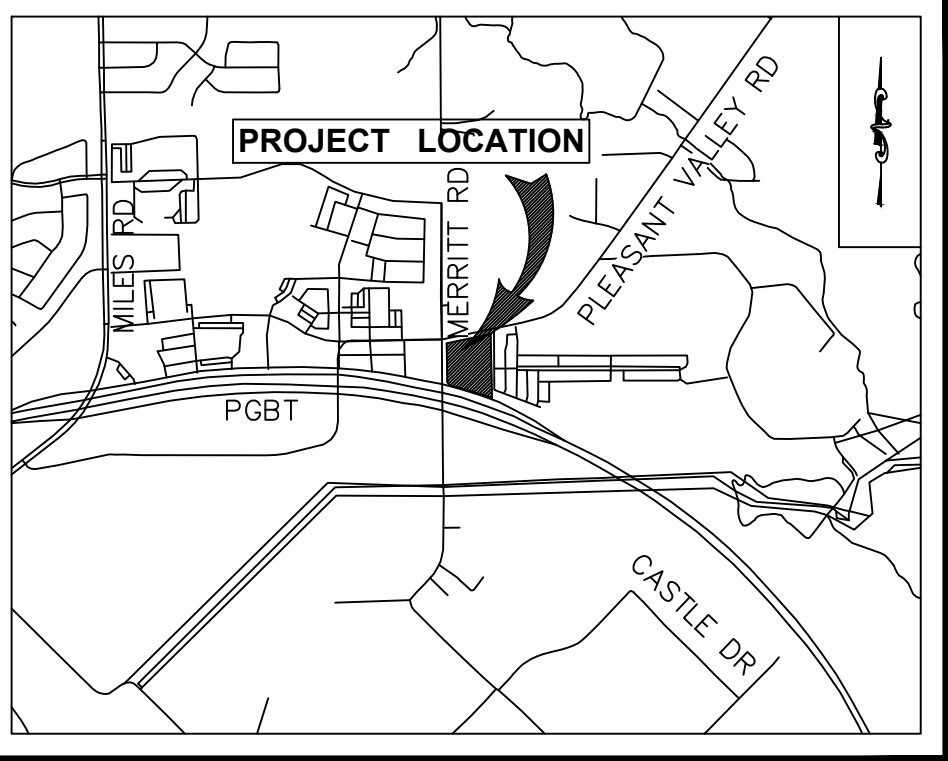
Per staff's technical review, the proposed preliminary plat is in compliance with the City's subdivision regulations. As such, staff recommends approval of the proposed preliminary plat, subject to all conditions stipulated by the Building Official and City Engineer.

File Attachments

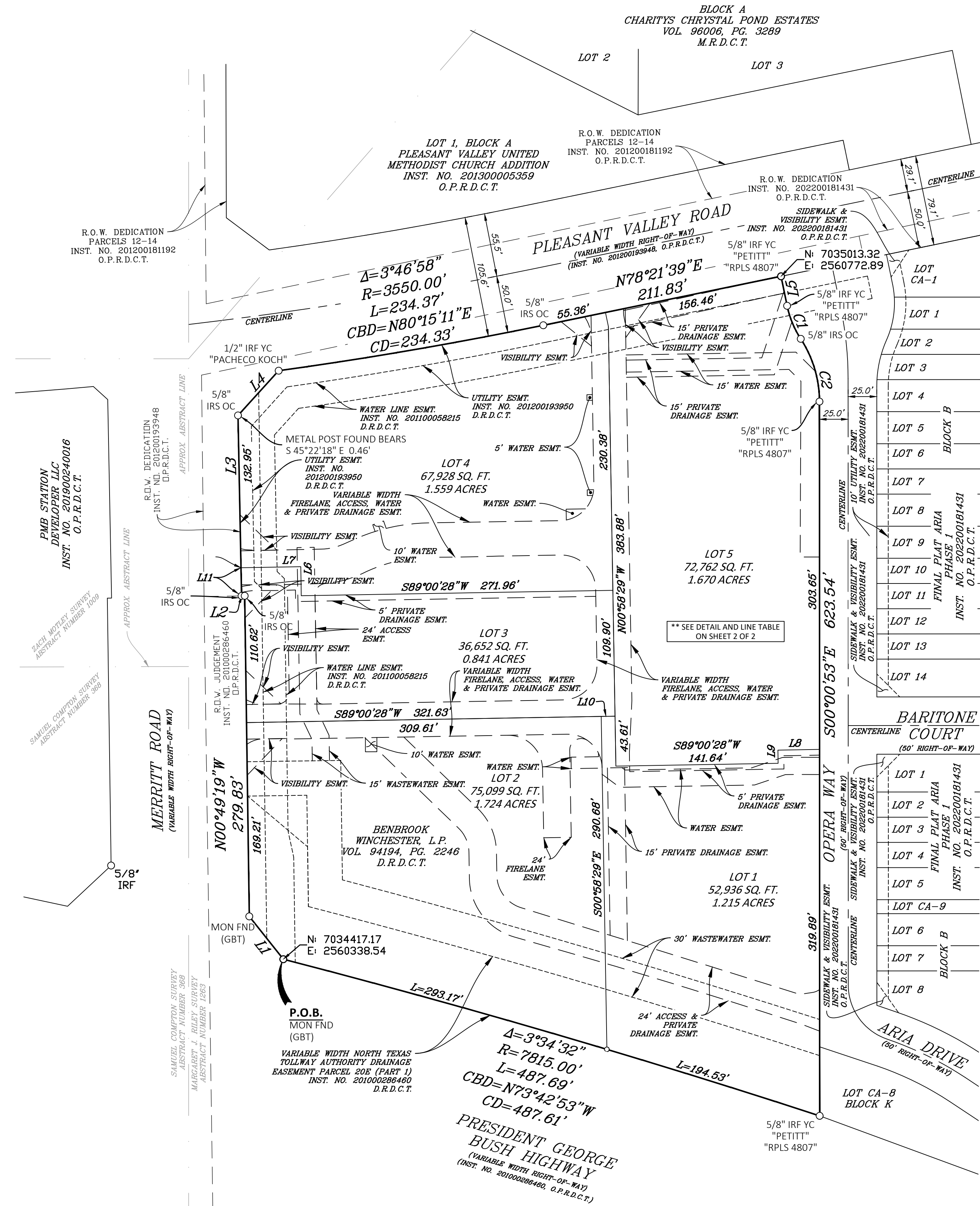
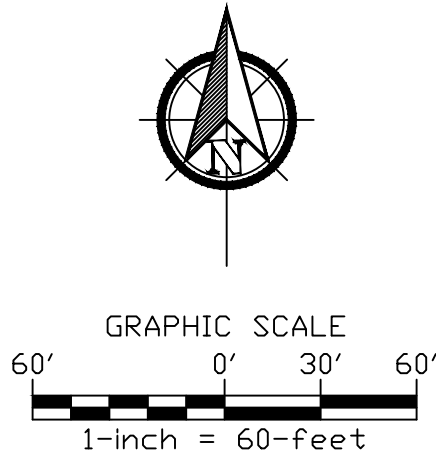
[A5.1 Aria Retail - Preliminary Plat.pdf \(2,961 KB\)](#)

[A5.2 Staff Presentation P23-05.pdf \(1,055 KB\)](#)

FILE NAME: PRELIMINARY PLAT NK REVISING
FILE LOCATION: P:\Projects\2023\2023022445 Aria Retail\Correspondence Received\Survey\20230403 - Preliminary Plat\Preliminary Plat NK Revising.dwg
PLOTTER: HP DesignJet T1200
PLOT DATE: 10/27/2023 11:45 AM



VICINITY MAP
(NOT TO SCALE)



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Benbrook Winchester, L.P., do hereby adopt this preliminary plat designating described property as ARIA RETAIL, an addition to the City of Sachse, Texas, 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.

Witness by my hand this _____ day of _____, 2023.

Benbrook Winchester, L.P.

By: _____ Date: _____
Representative

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said County and State, on this day personally appeared **REPRESENTATIVE**, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOWN ALL MEN BY THESE PRESENTS:

That I, Dave Minton, 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 Subdivision Regulations of the City of Sachse.

DATED THIS THE ____ DAY OF _____, 2023.

Dave Minton, RPLS #6233
Urban Strategy

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dave Minton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2023.

Notary Public in and for
the State of Texas

LEGEND

○ BOUNDARY/LOT CORNER

LINETYPES

--- STREET CENTERLINE

ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX* XX' XX'') RECORD BEARING
(XXXX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"URBAN STRATEGY + SURVEY, PLLC"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
GBT GEORGE BUSH TURNPIKE NTTA
MON FND MONUMENT FOUND

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Being a 305,375 square foot or a 7.01 acre tract of land situated in the Margaret J. Riley Survey, Abstract No. 1263, City of Sachse, Dallas County, Texas, same being a portion of that tract of land described to Benbrook Winchester, L.P., by Warranty Deed recorded in Volume 94194, Page 2246, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a monument found stamped "George Bush Turnpike NTTA" for the intersection of the North Right-of-Way (R.O.W.) line of President George Bush Highway (a variable width R.O.W., by judgment recorded in Instrument No. 201000286460, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.)), and the East R.O.W. line of Merritt Road (a variable width R.O.W.);

THENCE North 38 degrees 27 minutes 23 seconds West, with said intersection, a distance of 47.74 feet to a monument found stamped "George Bush Turnpike NTTA";

THENCE, with the East R.O.W. line of said Merritt Road, the following bearings and distances:

North 00 degrees 49 minutes 19 seconds West, with the East R.O.W. line of said Merritt Road, a distance of 169.21 feet to a 5/8 inch iron rod with orange cap stamped "Urban Strategy + survey, PLLC" set for corner;

South 89 degrees 13 minutes 56 seconds West, with the East R.O.W. line of said Merritt Road, a distance of 2.75 feet to a 5/8 inch iron rod with orange cap stamped "Urban Strategy + survey, PLLC" set for corner;

North 01 degrees 07 minutes 13 seconds West, with the East R.O.W. line of said Merritt Road, a distance of 132.95 feet to a 5/8 inch iron rod with orange cap stamped "Urban Strategy + survey, PLLC" set for the for the intersection of the East R.O.W. line of said Merritt Road, and the South R.O.W. line of Pleasant Valley Road (a variable width R.O.W.);

THENCE North 42 degrees 15 minutes 19 seconds East, with said intersection of the East R.O.W. line of Merritt Road, and the South R.O.W. line of Pleasant Valley Road, a distance of 52.75 feet to a 1/2 inch iron rod with yellow cap stamped "Pacheco KOCH" found, being the beginning of a curve to the left, having a radius of 3550.00 feet, a central angle of 03 degrees 46 minutes 58 seconds, and a chord bearing and distance of North 80 degrees 15 minutes 11 seconds East, 234.33 feet;

THENCE, with the South R.O.W. line of said Pleasant Valley Road, and said curve to the left, having an arc length of 234.37 feet to a 5/8 inch iron rod with orange cap stamped "Urban Strategy + survey, PLLC" set for corner;

THENCE North 78 degrees 21 minutes 39 seconds East, with the South R.O.W. line of said Pleasant Valley Road, a distance of 156.46 feet to a 5/8 inch iron rod with orange cap stamped "PITITT" & "RPLS 4807" found for the intersection of the South R.O.W. line of said Pleasant Valley Road, and the West R.O.W. line of Opera Way (a variable width R.O.W.);

THENCE, with the West R.O.W. line of said Opera Way, the following bearings and distance:

South 11 degrees 38 minutes 18 seconds East, a distance of 26.27 feet to a 5/8 inch iron rod with orange cap stamped "PITITT" & "RPLS 4807" found, being the beginning of a curve to the left, having a radius of 83.50 feet, a central angle of 21 degrees 34 minutes 00 seconds, and a chord bearing and distance of South 22 degrees 25 minutes 06 seconds East, 31.24 feet;

With said curve to the left, an arc length of 31.43 feet to a 5/8 inch iron rod with orange cap stamped "Urban Strategy + survey, PLLC" set, for the beginning of a curve to the right, having a radius of 100.00 feet, a central angle of 33 degrees 11 minutes 09 seconds, and a chord bearing and distance of South 16 degrees 36 minutes 32 seconds East, 57.11 feet;

With said curve to the right, an arc length of 57.92 feet to a 5/8 inch iron rod with orange cap stamped "PITITT" & "RPLS 4807" found;

South 00 degrees 00 minutes 53 seconds East, a distance of 623.54 feet to a 5/8 inch iron rod with orange cap stamped "PITITT" & "RPLS 4807" found for the Southwest corner of Lot CA-8, Block K, Aria Phase 1, an addition to the City of Sachse, Dallas County, Texas, according to the Map thereof recorded in Instrument No. 202200181431, O.P.R.D.C.T., and being in the North R.O.W. line of aforesaid President George Bush Highway, and being the begin of a curve to the left, having a radius of 7815.00 feet, a central angle of 03 degrees 34 minutes 32 seconds, and a chord bearing and distance of North 73 degrees 42 minutes 53 seconds West, 487.61 feet;

THENCE, with the North R.O.W. line of said President George Bush Highway, and said curve to the left, an arc length of 487.69 feet to the POINT OF BEGINNING, and containing 305,375 square feet or 7.01 acres of land.

GENERAL NOTES

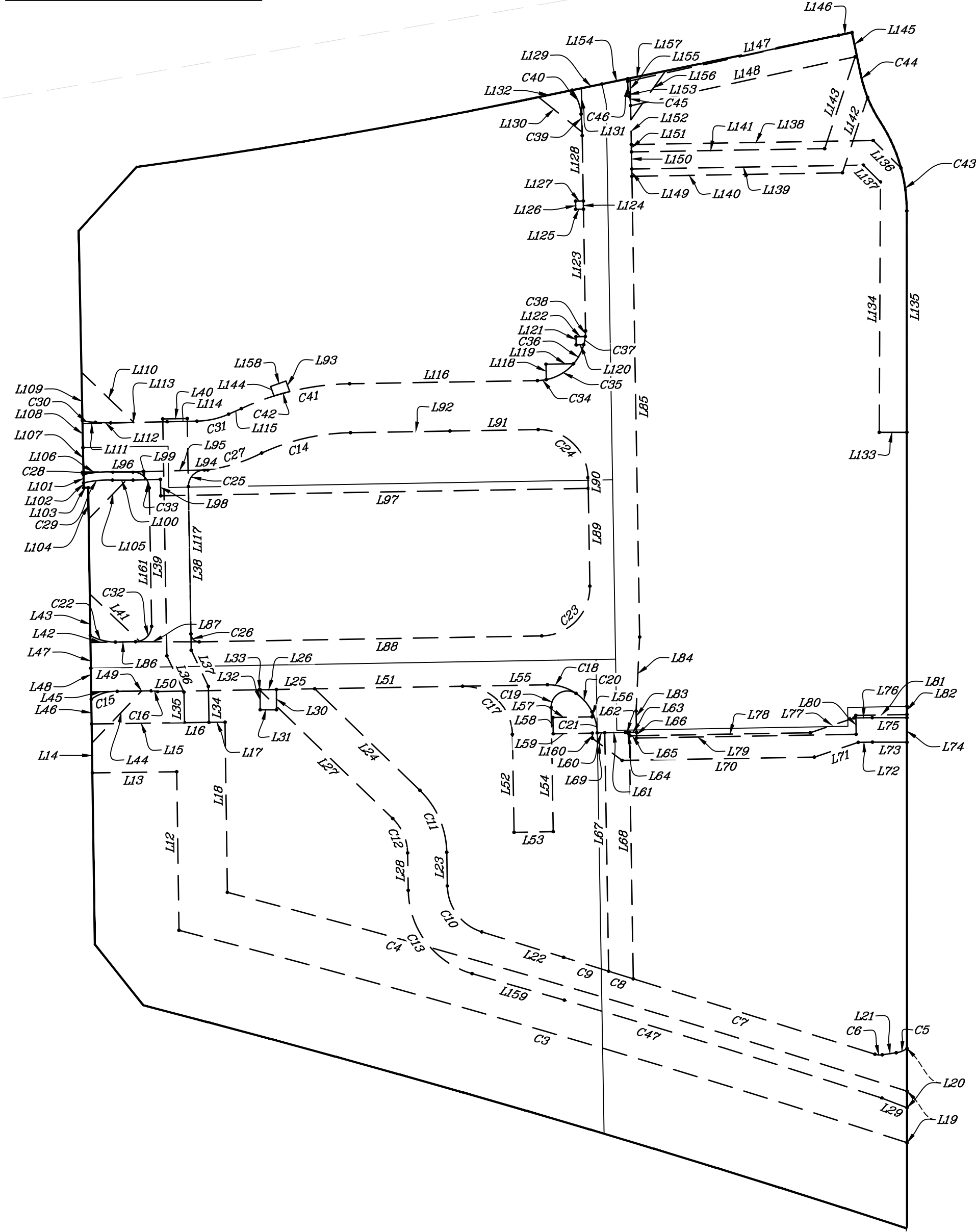
- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE OF TEXAS STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C0230K, DATED 07/07/2014 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
- THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
- PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
- SCREENING WALLS TO BE MAINTAINED BY PROPERTY OWNER.



PRELIMINARY PLAT

ARIA RETAIL
7.01 ACRES / 305,377 SQUARE FEET
LOTS 1-5, BLOCK A
OUT OF THE
MARGARET J. RILEY SURVEY, ABSTRACT NO. 1263
CITY OF SACHSE, DALLAS COUNTY, TEXAS

EASEMENT DETAIL



Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N 38°27'23" W	47.74'	L30	N 00°02'26" W	12.46'	L59	S 89°00'49" W	24.00'	L88	S 89°00'28" W	209.94'	L117	S 00°59'27" E	90.26'	L146	N 78°21'39" E	8.37'
L2	S 89°13'56" W	2.75'	L31	N 89°57'34" E	10.00'	L60	N 89°03'53" E	4.61'	L89	S 00°58'29" E	59.91'	L118	S 00°57'27" E	9.45'	L147	N 77°41'12" E	132.31'
L3	N 01°07'13" W	132.95'	L32	S 00°02'26" E	12.29'	L61	N 89°03'53" E	12.72'	L90	S 00°59'17" E	6.58'	L119	S 89°02'33" W	16.87'	L148	N 77°41'12" E	133.66'
L4	N 42°15'19" E	52.75'	L33	N 89°00'28" E	0.45'	L62	N 89°03'53" E	2.28'	L91	N 89°00'28" E	54.10'	L120	N 89°01'31" E	4.66'	L149	N 00°57'42" W	4.51'
L5	S 11°38'18" E	26.27'	L34	S 00°59'33" E	22.04'	L63	N 89°03'53" E	4.41'	L92	N 89°03'48" E	60.94'	L121	S 00°58'29" E	5.00'	L150	N 00°57'42" W	10.49'
L6	S 00°59'32" E	25.36'	L35	N 00°59'33" W	18.75'	L64	N 53°21'44" W	3.47'	L93	N 19°28'55" W	6.87'	L122	S 89°01'31" W	5.69'	L151	N 00°58'15" W	4.51'
L7	N 89°00'51" E	52.18'	L36	N 25°22'09" W	24.56'	L65	S 89°00'59" W	110.42'	L94	N 89°00'51" E	2.01'	L123	N 00°58'29" W	74.57'	L152	N 00°58'15" W	23.86'
L8	N 89°00'28" E	36.35'	L37	S 25°22'09" E	24.56'	L66	S 01°00'04" E	3.58'	L95	N 88°24'29" E	43.83'	L124	N 00°58'29" W	5.00'	L153	N 11°52'58" W	2.50'
L9	N 00°59'32" W	11.53'	L38	S 00°59'27" E	141.97'	L67	N 00°56'07" W	146.14'	L96	N 90°00'00" E	12.38'	L125	S 89°01'31" W	4.75'	L154	N 78°21'39" E	16.19'
L10	S 89°01'31" W	12.02'	L39	N 00°59'27" W	145.21'	L68	N 00°56'07" W	151.05'	L97	S 89°00'28" W	261.96'	L126	N 00°58'29" W	5.00'	L155	S 01°02'55" E	25.53'
L11	N 01°07'13" W	24.63'	L40	N 89°00'33" E	15.00'	L69	N 53°21'44" W	22.66'	L98	N 00°59'32" W	10.07'	L127	N 89°01'31" E	4.75'	L156	N 35°16'09" E	36.73'
L12	N 00°48'41" W	97.16'	L41	S 46°27'14" E	42.39'	L70	S 89°00'59" W	117.86'	L99	S 88°24'29" W	16.84'	L128	N 00°58'29" W	40.13'	L157	N 78°21'39" E	22.13'
L13	S 89°12'09" W	51.69'	L42	S 89°00'28" W	30.30'	L71	S 71°22'58" W	28.34'	L100	N 90°00'00" W	12.58'	L129	N 78°21'39" E	18.61'	L158	S 70°31'05" W	10.00'
L14	N 00°47'51" W	30.00'	L43	N 00°50'46" W	29.73'	L72	S 89°00'28" W	8.71'	L101	N 01°07'13" W	5.12'	L130	N 51°12'57" W	34.24'	L159	N 73°59'17" W	58.83'
L15	S 89°12'09" W	56.88'	L44	S 43°37'13" W	44.15'	L73	N 89°50'20" W	21.11'	L102	N 01°07'13" W	9.69'	L131	S 00°58'29" E	26.86'	L160	N 00°58'29" W	3.19'
L16	S 89°12'09" W	15.00'	L45	N 89°00'28" E	30.91'	L74	S 00°00'53" E	15.00'	L103	S 89°13'56" W	2.77'	L132	S 78°21'39" W	26.79'	L161	N 00°59'32" W	84.80'
L17	S 89°12'09" W	9.80'	L46	N 00°49'19" W	31.43'	L75	N 89°50'20" W	21.22'	L104	N 00°46'04" W	19.19'	L133	N 90°00'00" W	16.89'			
L18	N 00°48'41" W	104.32'	L47	N 00°49'19" W	19.98'	L76	S 89°00'28" W	11.18'	L105	N 44°02'33" E	40.12'	L134	N 00°15'18" E	153.44'			
L19	S 00°00'53" E	31.53'	L48	N 00°49'19" W	19.03'	L77	S 71°22'58" W	28.33'	L106	N 90°00'00" W	31.10'	L135	S 00°00'53" E	135.69'			
L20	N 89°00'28" E	36.31'	L49	N 89°00'28" E	20.85'	L78	N 89°50'20" W	110.42'	L107	N 01°07'13" W	16.52'	L136	N 45°21'10" W	23.92'			
L21	S 81°44'01" W	8.63'	L50	N 89°00'28" E	62.36'	L79	N 89°00'28" E	134.64'	L108	N 01°07'13" W	16.64'	L137	N 45°21'10" W	14.68'			
L22	N 72°46'12" W	52.48'	L51	N 89°00'28" E	90.60'	L80	N 00°59'32" W	11.53'	L109	N 01°07'13" W	31.44'	L138	S 89°02'22" W	148.27'			
L23	N 00°57'35" W	20.66'	L52	S 00°59'32" E	60.07'	L81	N 89°00'28" E	31.27'	L110	N 46°11'01" W	44.46'	L139	S 89°02'22" W	141.92'			
L24	N 45°59'32" W	89.55'	L53	N 89°00'28" E	24.00'	L82	S 00°00'53" E	5.00'	L111	N 88°48'23" E	31.47'	L140	N 89°01'31" E	129.03'			
L25	N 89°00'28" E	23.49'	L54	N 00°59'32" W	76.08'	L83	N 00°58'12" W	12.95'	L112	S 87°44'15" E	9.40'	L141	N 89°01'31" E	118.40'			
L26	N 89°00'28" E	10.00'	L55	N 89°00'28" E	51.99'	L84	N 02°45'18" E	45.45'	L113	N 88°48'23" E	34.63'	L142	N 18°21'39" E	48.76'			
L27	N 45°59'32" W	113.55'	L56	N 00°58'29" W	3.14'	L85	N 00°57'42" W	282.34'	L114	N 88°49'44" E	18.27'	L143	N 18°21'39" E	59.24'			
L28	N 00°57'35" W	23.00'	L57	N 89°00'49" E	24.01'	L86	S 89°00'28" W	12.34'	L115	N 66°08'58" E	8.45'	L144	S 19°28'55" E	6.19'			
L29	N 68°58'36" W	16.49'	L58	N 00°59'11" W	10.00'	L87	N 89°52'53" W	39.00'	L116	N 89°02'14" E	115.06'	L145	S 11°38'19" E	15.00'			

Curve Table						Curve Table					
Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance	Curve #	Central Angle	Radius	Length	Chord Bearing	Chord Distance
C1	21°34'00"	83.50'	31.43'	S 22°25'06" E	31.24'	C30	14°47'34"	31.07'	8.02'	S 81°41'21" E	8.00'
C2	33°11'09"	100.00'	57.92'	S 16°36'32" E	57.11'	C31	22°57'46"	50.00'	20.04'	N 77°31'58" E	19.90'
C3	3°23'09"	7865.00'	464.79'	N 73°44'18" W	464.72'	C32	85°24'45"	10.03'	14.96'	N 46°13'28" E	13.61'
C4	3°08'58"	7895.00'	433.96'	N 73°41'26" W	433.91'	C33	89°00'28"	10.00'	15.53'	N 45°29'46" W	14.02'
C5	26°41'03"	15.38'	7.16'	S 68°23'30" W	7.10'	C34	10°25'38"	30.00'	5.46'	N 83°47'38" E	5.45'
C6	25°56'24"	10.00'	4.53'	N 85°17'47" W	4.49'	C35	37°35'42"	30.00'	19.68'	N 59°46'58" E	19.33'
C7	0°11'49"	45128.48'	155.16'	N 72°40'42" W	155.16'	C36	25°30'03"	30.00'	13.35'	N 28°14'06" E	13.24'
C8	0°01'12"	45128.47'	15.79'	N 72°47'12" W	15.79'	C37	9°45'34"	30.00'	5.11'	N 10°36'17" E	5.10'
C9	0°02'12"	45128.47'	28.91'	N 72°48'54" W	28.91'	C38	6°41'59"	30.00'	3.51'	N 02°22'30" E	3.51'
C10	71°48'37"	30.00'	37.60'	N 36°51'53" W	35.19'	C39	4°02'28"	185.00'	13.05'	N 02°59'43" W	13.05'
C11	45°01'58"	54.00'	42.44'	N 23°28'34" W	41.36'	C40	30°25'50"	30.00'	15.93'	N 20°13'52" W	15.75'
C12	45°01'58"	30.00'	23.58'	N 23°28'34" W	22.98'	C41	23°45'14"	165.54'	68.63'	S 77°06'32" W	68.14'
C13	73°01'42"	54.00'	68.83'	N 37°28'26" W	64.26'	C42	3°28'11"	165.54'	10.02'	S 74°23'41" W	10.02'
C14	23°52'31"	135.06'	56.28'	S 77°05'06" W	55.87'	C43	15°17'00"	100.00'	26.67'	S 07°39'27" E	26.60'
C15	38°52'14"	25.01'	16.96'	S 73°10'00" W	16.64'	C44	10°00'49"	83.50'	14.59'	S 16°38'31" E	14.57'
C16	15°03'51"	15.00'	3.94'	N 83°27'37" W	3.93'	C45	10°50'03"	30.00'	5.67'	N 06°27'57" W	5.66'
C17	90°00'00"	30.00'	47.12'	S 45°59'32" E	42.43'	C46	16°11'08"	30.00'	8.47'	S 03°47'24" E	8.45'
C18	35°37'43"	30.00'	18.66'	N 73°10'41" W	18.36'	C47	1°48'06"	6476.62'	203.67'	N 72°51'04" W	203.66'
C19	123°09'39"	10.00'	21.50'	N 60°35'17" E	17.59'						
C20	28°38'21"	30.00'	15.00'	N 41°02'38" W	14.84'						
C21	25°44'16"	30.00'	13.48'	N 13°51'20" W	13.36'						
C22	28°19'55"	32.45'	16.05'	S 75°35'03" E	15.88'						
C23	89°58'57"	30.00'	47.11'	N 44°00'59" E	42.42'						
C24	90°01'03"	30.00'	47.13'	N 45°59'01" W	42.43'						
C25	90°00'24"	10.00'	15.71'	S 44°00'39" W	14.14'						
C26	90°00'00"	5.00'	7.85'	S 45°59'32" E	7.07'						
C27	19°17'01"	103.43'	34.81'	N 72°39'41" E	34.65'						
C28	15°36'51"	66.17'	18.03'	S 84°57'52" W	17.98'						
C29	16°41'56"	61.17'	17.83'	S 84°32'00" W	17.77'						

GENERAL NOTES

- ALL BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE GRID BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM OF 1983, AS DERIVED BY GNSS.
- 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.
- NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48113C0230K, DATED 07/07/2014 FOR ROCKWALL COUNTY, TEXAS, THIS PROPERTY IS LOCATED IN NON-SHADED "ZONE X", DETERMINED BY SCALING AND GRAPHICAL PLOTTING ONLY. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THAT MAP.
- PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
- THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
- PRELIMINARY PLAT - FOR INSPECTION PURPOSES ONLY AND IN NO WAY OFFICIAL OR APPROVED FOR RECORD PURPOSES.
- SCREENING WALLS TO BE MAINTAINED BY PROPERTY OWNER.



PRELIMINARY PLAT

ARIA RETAIL
7.01 ACRES / 305,377 SQUARE FEET
LOTS 1-5, BLOCK A
OUT OF THE
MARGARET J. RILEY SURVEY, ABSTRACT NO. 1263
CITY OF SACHSE, DALLAS COUNTY, TEXAS

Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

Surveyor
Dave Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us

DEVELOPER/ OWNER
Hodges Architecture
contact: Colin Huffines
8200 Douglas Ave., Suite 300
Phone: 214-750-1800
Email: chuffines@huffinescommunities.com

Preliminary Plat Aria Retail

Planning and Zoning Commission
October 23, 2023



Request

Consider and act on a Revised Preliminary Plat for the Aria Retail Addition, generally located at the northeast corner of President George Bush Turnpike and Merritt Road, within Sachse city limits.



Project Information

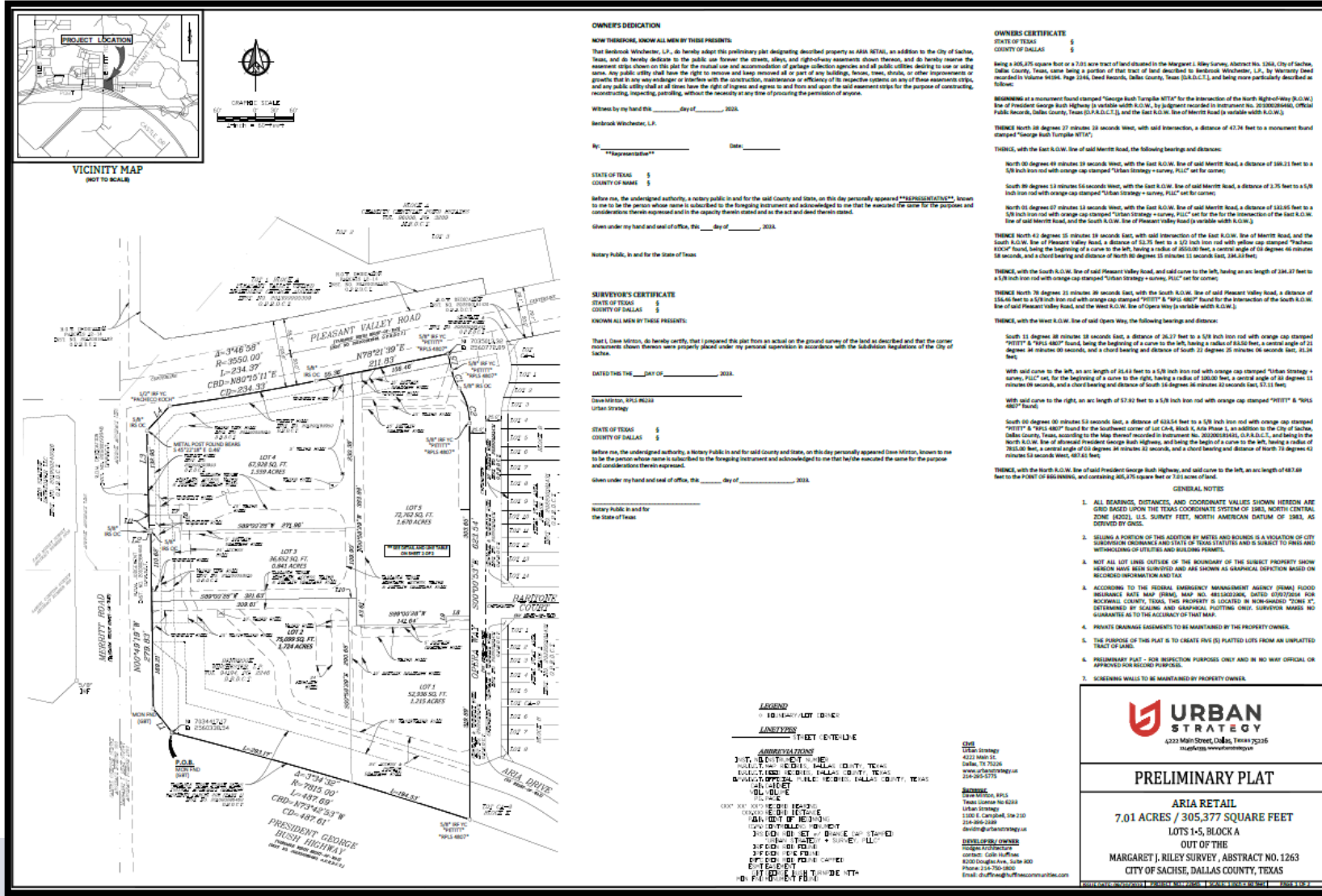
- Proposal to preliminary plat five (5) commercial lots
- Applicant: Urban Strategy
- Owner: Huffines Communities
- Size: Approximately 7.01 acres
- Site Attributes: Vacant land
- Current Zoning: Turnpike Mixed-Use



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 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.



A. Regular Meeting

Subject	6. Conduct a public hearing to consider and act on a final plat of 5th Street District Phase 1, being a replat of lots 1-6, Block 44 of Original Town of Sachse, generally located between 5th Street and Sachse Road and south of Alexander Street, within Sachse city limits.
Meeting	Oct 23, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve the plat subject to all conditions stipulated by the Building Official and City Engineer.

BACKGROUND

The applicant is proposing to final plat four commercial lots, being a replat of six lots of the Original Town of Sachse plat.

- Applicant: Kimley-Horn and Associates, Inc.
- Owner: City of Sachse
- Size: 2.4420 acres
- The property is zoned Old Town District - Downtown South

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.

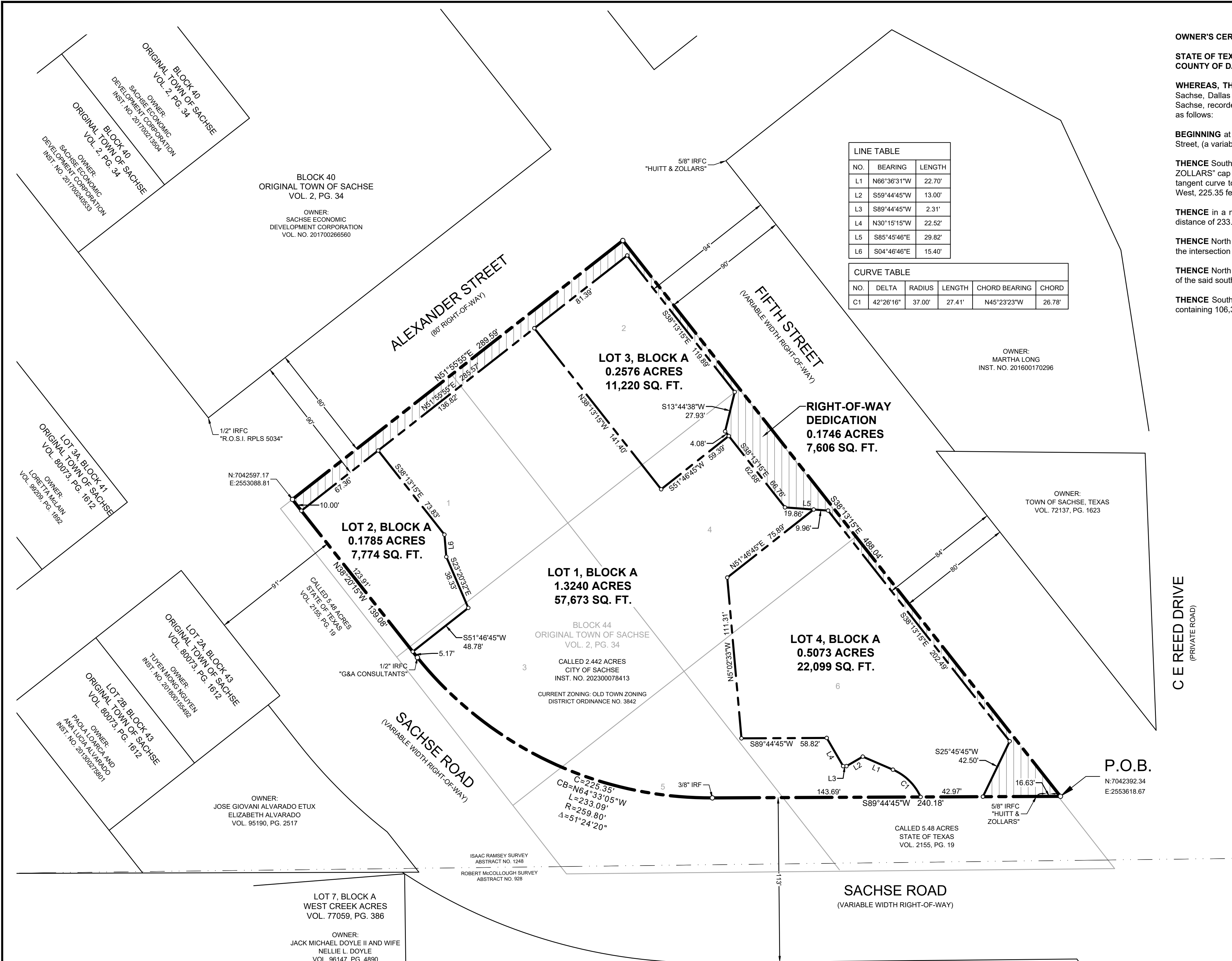
RECOMMENDATION

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

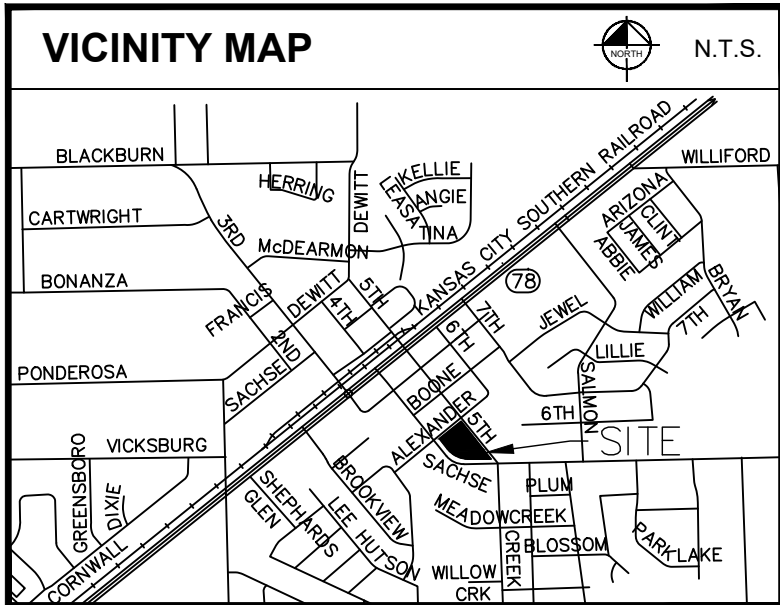
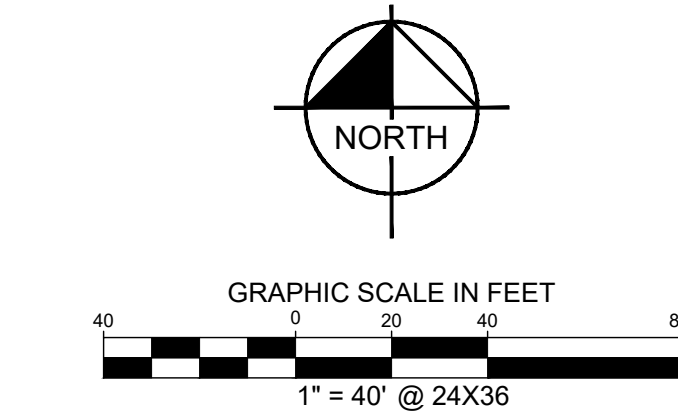
[A6.1 5th Street District Phase 1 - Replat.pdf \(450 KB\)](#)

[A6.2 Staff Presentation P23-15.pdf \(888 KB\)](#)



LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°36'31"W	22.70'
L2	S59°44'45"W	13.00'
L3	S89°44'45"W	2.31'
L4	N30°15'15"W	22.52'
L5	S85°45'46"E	29.82'
L6	S04°46'46"E	15.40'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	42°26'16"	37.00'	27.41'	N45°23'23"W



LEGEND
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRFC = IRON ROD WITH CAP FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, THE CITY OF SACHSE is the sole owner of a tract of land situated in the I. Ramsey Survey, Abstract No. 1248, City of Sachse, Dallas County, Texas, and being all of a called 2.442 acre tract of land described in the Special Warranty Deed to the City of Sachse, recorded in Instrument No. 202300078413, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the east corner of the said called 2.442 acre tract, and being in the intersection of the southwest right-of-way line of Fifth Street, (a variable width right-of-way), and the north right-of-way line of Sachse Road, (a variable width right-of-way);

THENCE South 89°44'45" West, along the said north right-of-way line, at a distance of 16.63 feet passing a 5/8-inch iron rod with "HUITT & ZOLLARS" cap found, and continuing in all a total distance of 240.18 feet to a 3/8-inch iron rod found for corner, being at the beginning of a tangent curve to the right with a radius of 259.80 feet, a central angle of 51°24'20", and a chord bearing and distance of North 64°33'05" West, 225.35 feet;

THENCE in a northwesterly direction, continuing along the said north right-of-way line, and along said tangent curve to the right, an arc distance of 233.09 feet to a 1/2-inch iron rod with "G&A CONSULTANTS" cap found for corner;

THENCE North 38°20'15" West, along the northeast right-of-way line of said Sachse Road, a distance of 139.08 feet to a point for corner in the intersection of the said northeast right-of-way line and the southeast right-of-way line of Alexander Street, (an 80-foot right-of-way);

THENCE North 51°55'55" East, along the said southeast right-of-way line, a distance of 289.59 feet to a point for corner in the intersection of the said southeast right-of-way line and the aforementioned southwest right-of-way line of Fifth Street;

THENCE South 38°13'15" East, along the said southwest right-of-way line, a distance of 488.04 feet to the POINT OF BEGINNING and containing 106,373 square feet or 2.4420 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, THE CITY OF SACHSE, Owners, do hereby bind themselves and their heirs, assigns and successors of title this plat designating the hereinabove described property as "5TH STREET DISTRICT PHASE 1, LOTS 1-4, 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 ____, 20__.

CITY OF SACHSE

BY: _____
Gina Nash
City Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Gina Nash, 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 the ____ day of ____, 20__.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

That I, Joshua D. Wargo, 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 played under my person supervision in accordance with the Platting Rules and Regulations of the City of Sachse Planning and Zoning Commission

Date: _____

Joshua D. Wargo
Registered Professional Land Surveyor No. 6391
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193
josh.wargo@kimley-horn.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Joshua D. Wargo, 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.

Given under my hand and seal of office this the ____ day of ____, 20__.

Notary Public in and for the State of Texas _____

OWNER/DEVELOPER:
CITY OF SACHSE
3815 SACHSE ROAD, BLDG B
SACHSE, TEXAS 75048
PHONE: 972-495-1212
CONTACT: GINA NASH

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

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY STREET, UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
PHONE: 817-335-6511
CONTACT: JOSHUA D. WARGO, R.P.L.S.

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 his/her knowledge of 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 _____

LOT 1, BLOCK A
WEST CREEK ACRES
VOL. 77059, PG. 386

OWNER:
ROYCE S. SPEER AND DELORIS ANN
SPEER
VOL. 76042, PG. 1696

NOTES:

- Zoning classifications indicated on this plat reflects the zoning in place at the time this plat was approved and does not represent a vested right to the zoning indicated.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).
- According to Community Panel 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 not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to dedicate right-of-way and replat into four lots for development.
- All lot corners are 5/8-inch iron rods with cap stamped "KHA", unless otherwise noted.
- 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

LOT 2, BLOCK A
WEST CREEK ACRES
VOL. 77059, PG. 386

OWNER:
CHRISTOPHER WEIDNER AND
MADHA ZANEER
INST. NO. 201800190403

REMAINDER OF
LOT 3, BLOCK A
WEST CREEK ACRES
VOL. 77059, PG. 386

OWNER:
TODD CONDIFF
INST. NO. 201900162232

Final Plat 5th Street District Phase 1

Planning and Zoning Commission

October 23, 2023



Request

Conduct a public hearing to consider and act on a final plat of 5th Street District Phase 1, being a replat of lots 1-6, Block 44 of Original Town of Sachse, generally located between 5th Street and Sachse Road and south of Alexander Street, within Sachse city limits.

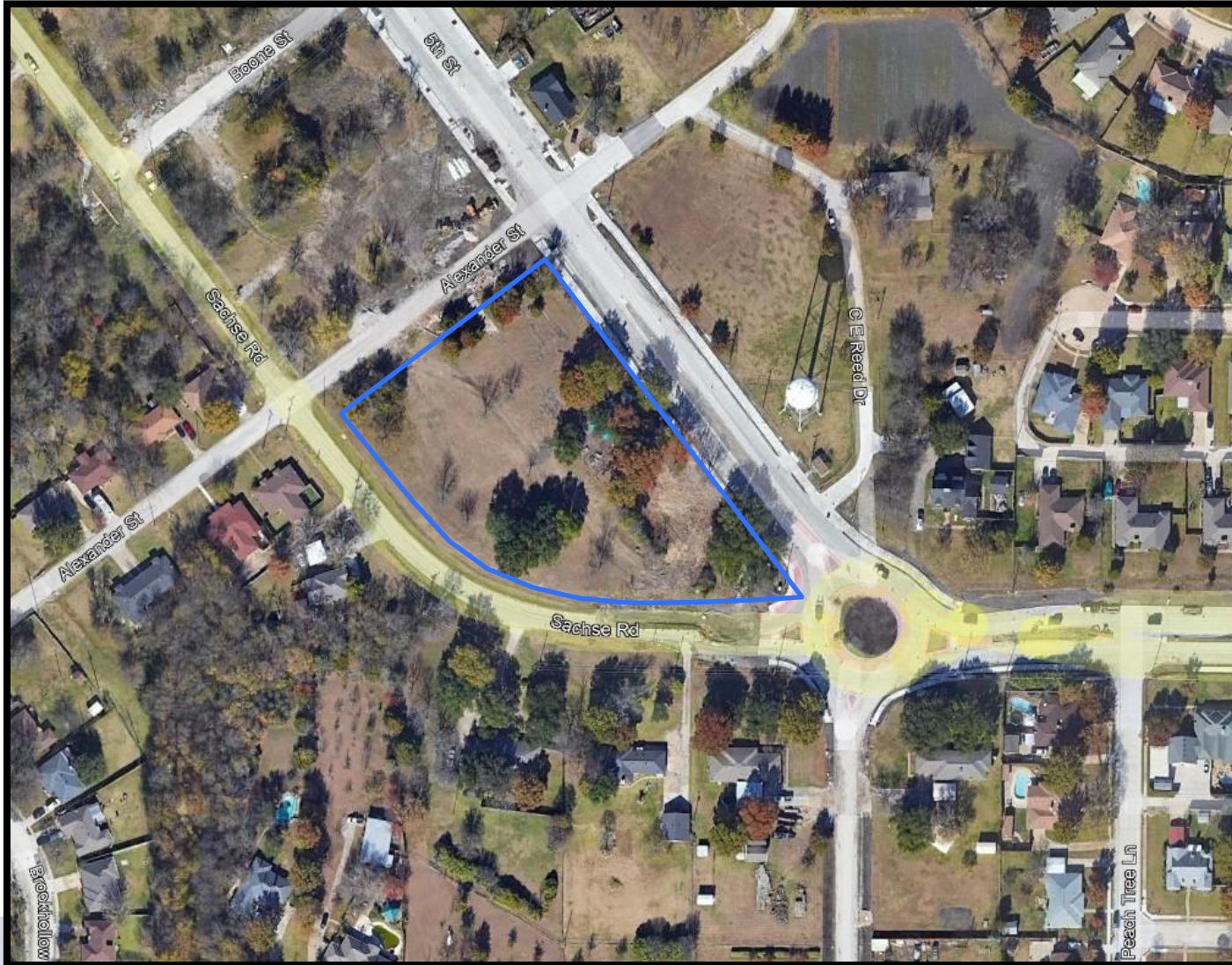


Project Information

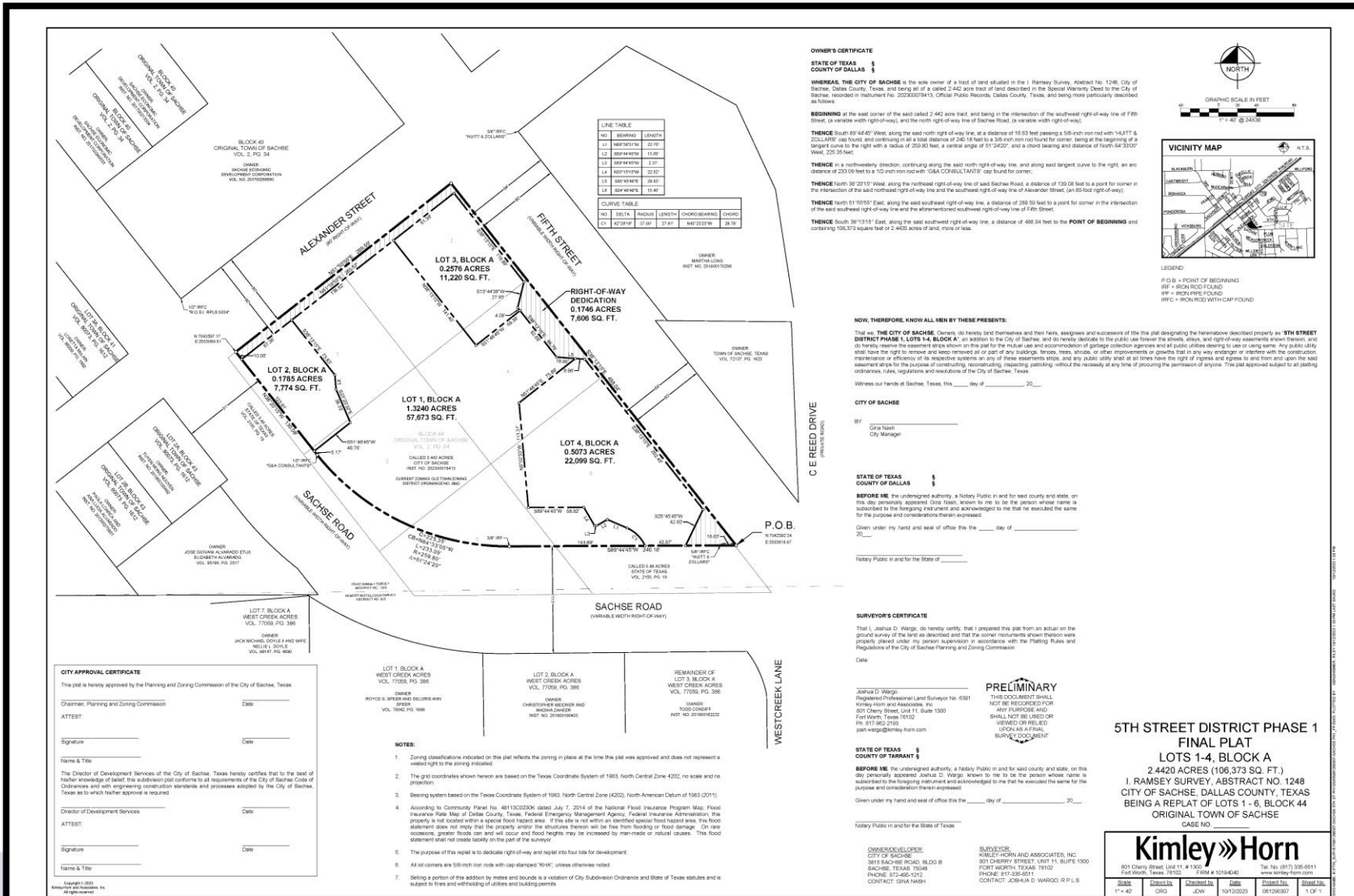
- The applicant is proposing to final plat four commercial lots, being a replat of lots 1 through 6.
- Applicant: Kimley-Horn and Associates, Inc.
- Owner: City of Sachse
- Size: 2.4420 acres
- Zoning: Old Town District - Downtown South



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.



A. Regular Meeting

Subject	7. Conduct a public hearing to consider and act on a request by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.
Meeting	Oct 23, 2023 - Planning and Zoning Commission Meeting
Access	Public
Type	Action, Discussion, Information
Fiscal Impact	No
Budgeted	No
Recommended Action	Approve as presented.

BACKGROUND

- The subject property consists of one tract of land.
- Zone change request from AG - Agricultural District to R-39 Single Family Residential District.
- Applicant: HabeebAurrahman Syed Quadri
- Owner: Habeeburrahman Syed Quadri
- Size: Approximately 4.7 acres
- Site Attributes: Existing single-family dwelling

POLICY

- The subject property is identified as Low Density Residential on the Future Land Use Plan, which calls for neighborhoods with conventional detached dwellings on a range of lot sizes.
- The applicant has stated in their request they intend to subdivide if this zoning is approved to a total of three single-family residential lots meeting the R-39 zoning district requirements.
- All properties surrounding this parcel are identified for Low Density Residential uses in the Comprehensive Plan, with property to the northwest identified for commercial uses.
- The proposed rezoning request and uses are consistent with the vision identified in the Comprehensive Plan.

RECOMMENDATION

Staff recommends approval of the proposed rezoning request as it is in compliance with the Future Land Use Plan and the goals and objectives of the Comprehensive Plan.

File Attachments

[A7. Staff Presentation ZO 23-03.pdf \(904 KB\)](#)

7200 Bailey Road Rezoning Request

Planning and Zoning Commission

October 23, 2023



Request

Conduct a public hearing to consider and act on a request by Habeeburrahman Syed Quadri to rezone approximately 4.7 acres of land from AG, Agricultural District to R-39 Single Family Residential District, generally located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.



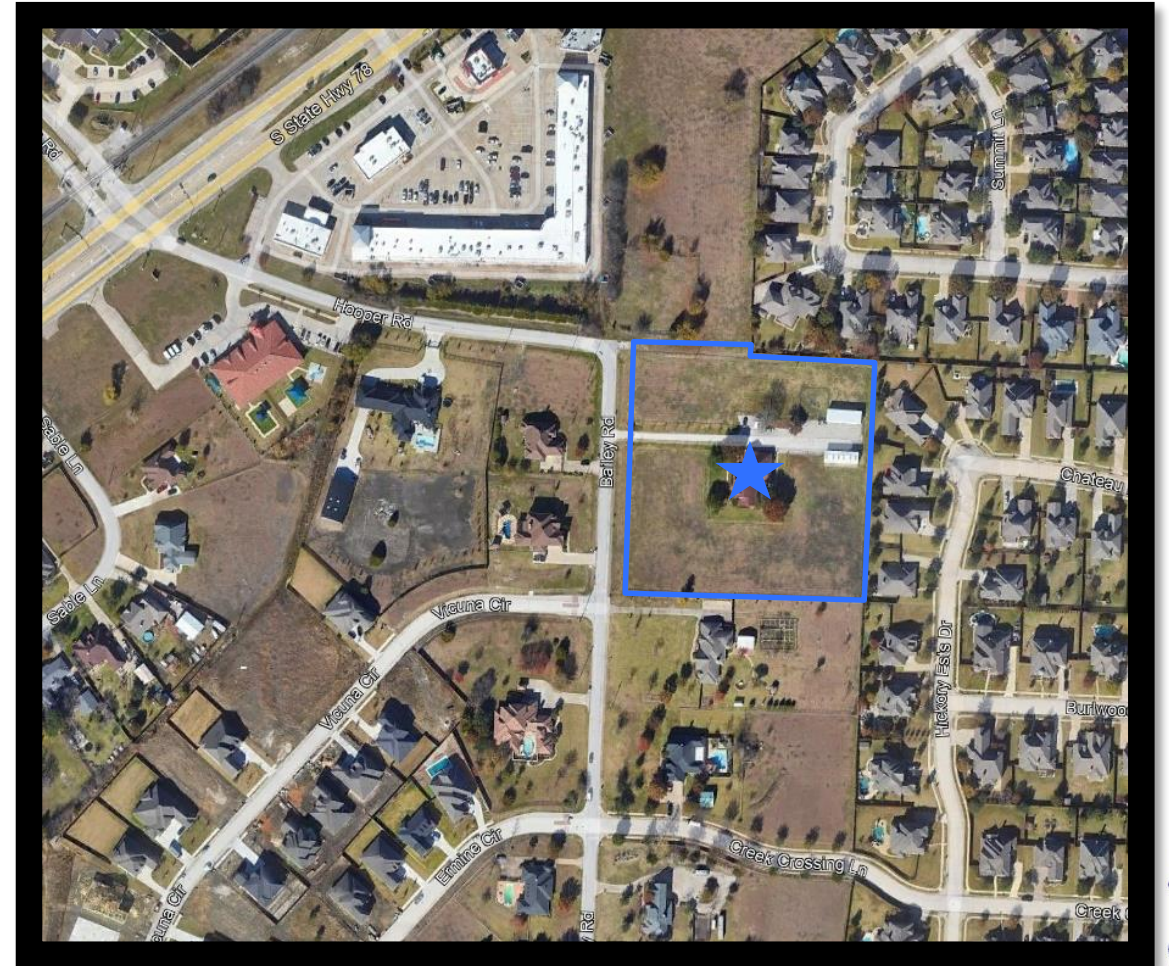
Project Information

- Proposal to rezone property from AG - Agricultural District to R-39 Single Family Residential District
- Applicant: Habeeburrahman Syed Quadri
- Owner: Habeeburrahman Syed Quadri
- Size: Approximately 4.7 acres
- Site Attributes: Property is currently one lot with one single family dwelling.

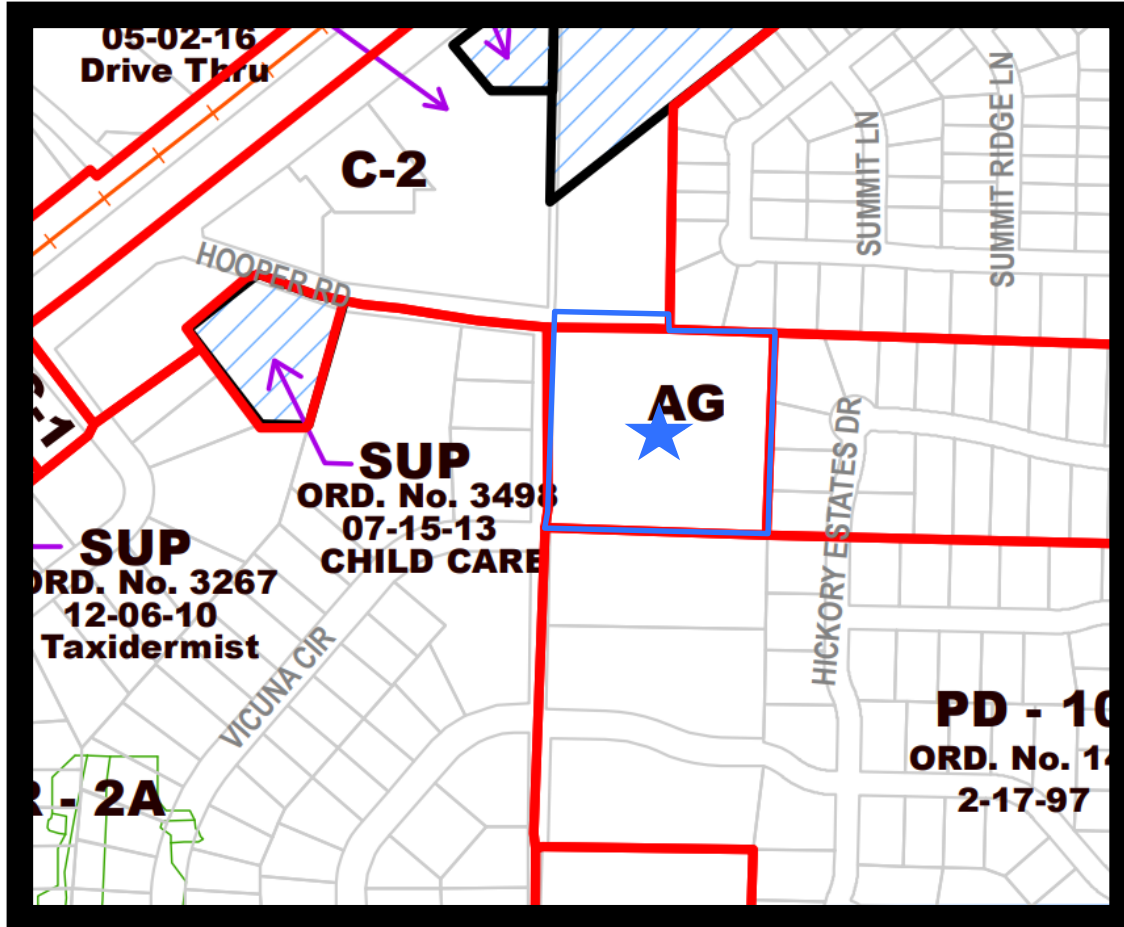


Aerial Map

The property is located east of the intersection of Hooper Road and Bailey Road, within Sachse city limits.



Zoning Map



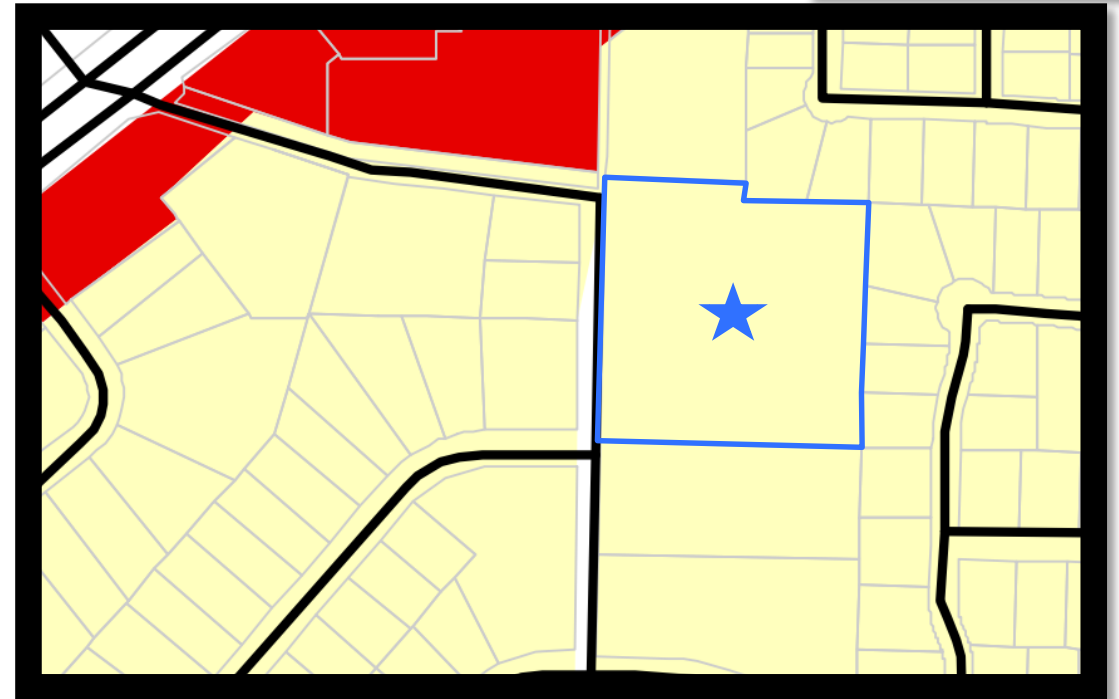
The property is zoned AG.
The blue star indicates the
subject property.

R-39 Single Family Zoning District Standards

- Minimum Lot Area: 39,000 square feet
- Minimum Building Size: 2,000 square feet (exclusive of garages)
- Maximum Height: 2 stories
- Minimum width at Building Line: 130'
- Minimum width at Street ROW: 100'

FLUP

- The Future Land Use Plan (FLUP) designates the subject property for Low Density Residential Uses, which are described as “neighborhoods with conventional detached single family dwellings on a range of lot sizes and various setbacks”.
- State law requires that zoning decisions “*must be adopted in accordance with a Comprehensive Plan*”.
- The FLUP supports the proposed rezoning request.



Staff Recommendation

Staff recommends approval of the proposed rezoning request for the following reasons:

- The proposed rezoning request is consistent with the goals and objectives of the Comprehensive Plan and is in compliance with the Future Land Use Plan.
- The permitted uses within the proposed rezoning request would be consistent with surrounding residentially zoned and developed land.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at their December 4, 2023 regular meeting.

