



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
December 15, 2021 at 7:00 p.m.

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Alternatively, the meeting will be broadcast by webinar at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_Gm36ygEIS-23DRlx0NBwiQ

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The

toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 956 7259 2684

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

REGISTRATION: If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers is wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 22, 2021 meeting.

2. PLATS

- a. P 21-35 Home Depot / Ryan's Addition Replat
- b. P 21-34 Heights at Campfire Crossing Replat
- c. P 21-36 Draper Garland Addition Preliminary Plat
- d. P 21-37 Cook Industrial Conveyance Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Lars Anderson & Associates, Inc.**, requesting approval of an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) Uses. This property is located at 3261 North President George Bush Turnpike. (District 1) (File Z 21-42 - Zoning)

- b. Consideration of the application of **Lars Anderson & Associates, Inc.**, requesting approval of a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a property zoned Planned Development (PD) District 97-23. This property is located at 3261 North President George Bush Turnpike. (District 1) (File Z 21-42 – Detail Plan)
- c. Consideration of the application of **Zone Systems**, requesting approval of a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail. This property is located at 1810 West Kingsley Road. (District 5) (File Z 21-47 – Specific Use Provision)
- d. Consideration of the application of **Zone Systems**, requesting approval of a Plan for Fuel Pumps, Retail. This property is located at 1810 West Kingsley Road. (District 5) (File Z 21-47 - Plan)
- e. Consideration of the application of **Wood Partners % Masterplan**, requesting approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53. This property is located at 3422 Firewheel Parkway. (District 1) (File Z 21-48 - Zoning)
- f. Consideration of the application of **Wood Partners % Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3422 Firewheel Parkway. (District 1) (File Z 21-48 – Detail Plan)
- g. Consideration of the application of **Stantec Consulting Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 00-21 and Planned Development (PD) District 97-12 to allow Automobile Sales, New or Used. This property is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5) (File Z 21-49 - Zoning)
- h. Consideration of the application of **Stantec Consulting Services, Inc.**, requesting approval of a Detail Plan for Automobile Sales, New or Used on a property zoned Planned Development (PD) District 00-21 and Planned Development (PD) District 97-12. This property is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5) (File Z 21-49 – Detail Plan)

4. **ADJOURN**

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 12/15/2021

Item Title: Plan Commission Minutes for November 22, 2021

Summary:

Consider approval of the Plan Commission Minutes for the November 22, 2021 meeting.

Attachments

Plan Commission Minutes for November 22, 2021

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 22, 2021, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Recording Secretary	Tracy Allmendinger
Interim City Attorney	Brian England
Lead Development Planner	Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Paris to **approve** the Consent Agenda as presented, seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the November 11, 2021 meeting.

PLATS

2a. APPROVED** P 21-33 Routh Terrace Replat

ZONING

3a. APPROVED Consideration of the application of **AJ Real Estate Investments LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 for Community Retail Uses and Planned Development (PD) District 86-26 for Community Office Use to Community Retail (CR) District. This property is located at 1640 and 1680 Eastgate Drive. (District 5) (File Z 21-43)

The applicant Arleen Macias, 2022 Wynn Joyce, Garland, Texas 75043, was available for questions.

There was a brief discussion between the applicant and the Commission regarding development of the subject property and tree conservation.

Motion was made by Commissioner Lucht to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris. Motion carried: 7 Ayes, **0** Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:08 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 12/15/2021

Item Title: P 21-35 Home Depot / Ryan's Addition Replat

Summary:

P 21-35 Home Depot / Ryan's Addition Replat

Attachments

P 21-35 Home Depot / Ryan's Addition Replat Report and Attachments

Planning Report

File No: P 21-35/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REPLAT

Home Depot / Ryan's Addition

LOCATION

2128 and 2140 North Jupiter Road

ZONING

Community Retail (CR) District

NUMBER OF LOTS

2

ACREAGE

12.9937

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to create an additional lot to construct a coffee shop,

STAFF RECOMMENDATION

Approval of the Replat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

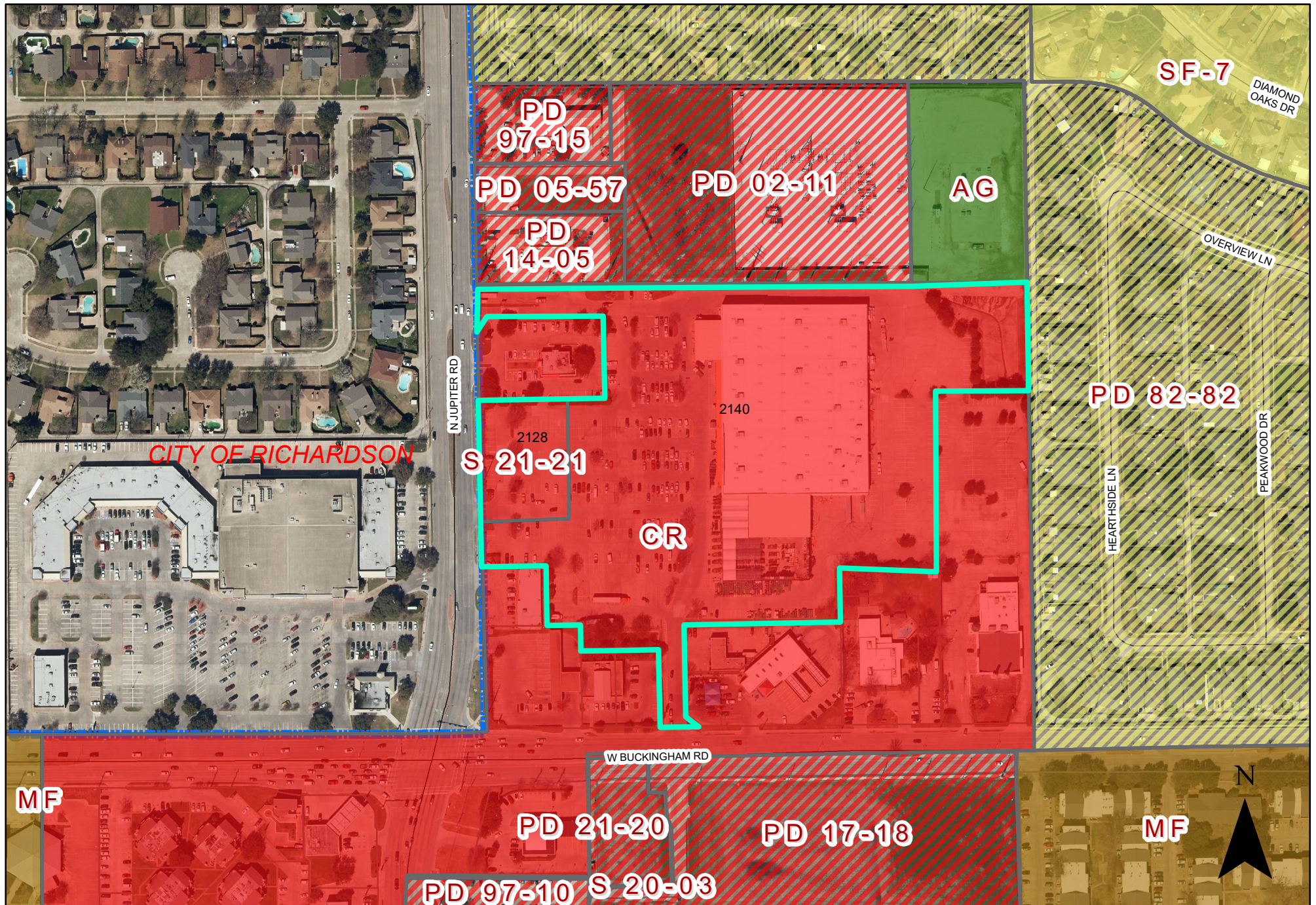
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

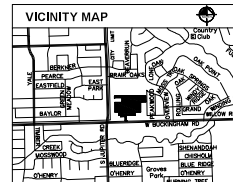
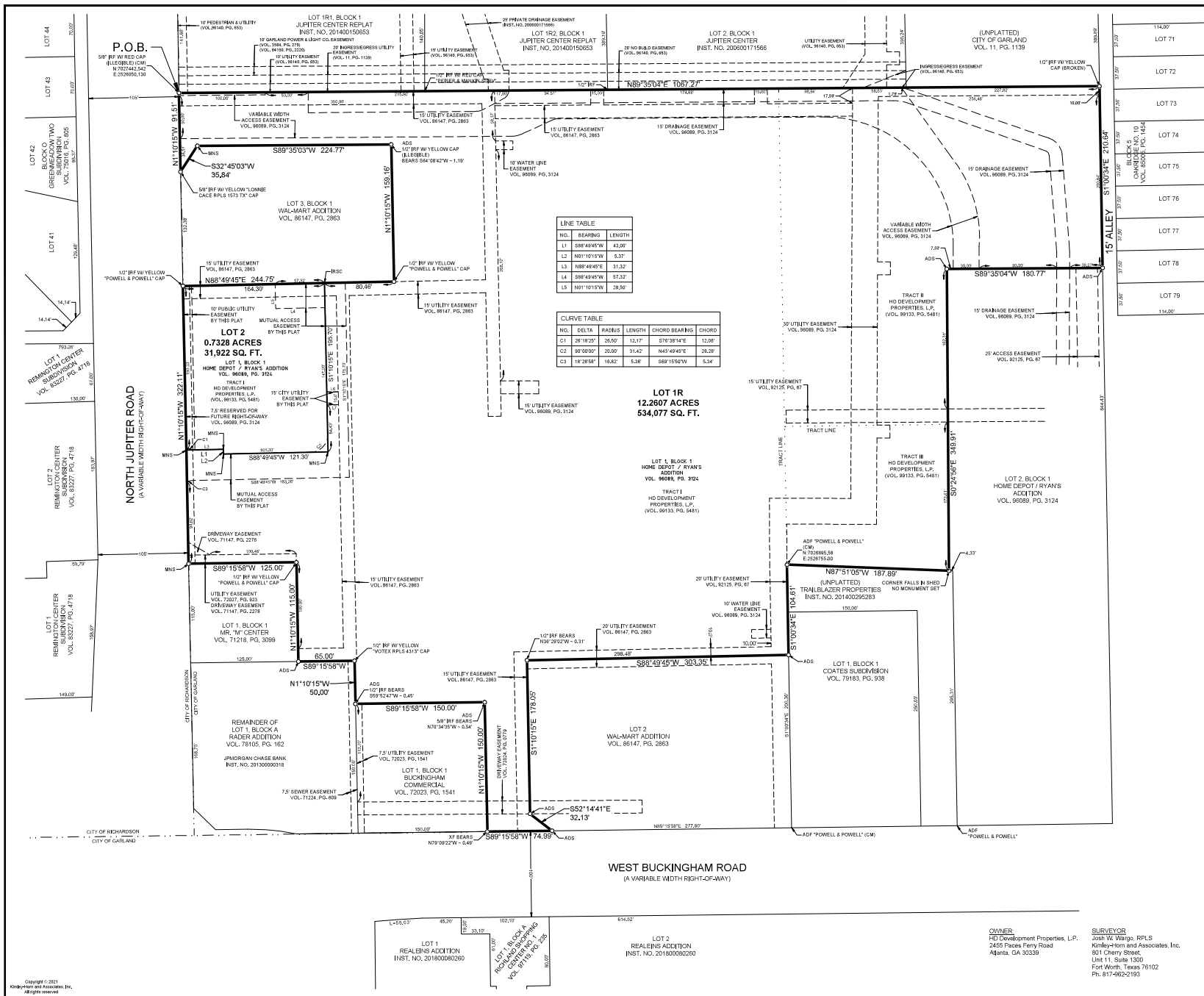
Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 244 feet

PLAT MAP P 21-35

 INDICATES AREA OF REQUEST



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
 CM = CONTROLLING MONUMENT
 IRFC = IRON ROD W/ CAP FOUND
 IRF = IRON ROD FOUND
 ALF = ALUMINUM DISK FOUND
 MRF = MAG NAIL FOUND
 MNS = MAG NAIL SET WITH "X" SHINER
 IRSC = 5/8" IRON ROD SET WITH RED "X" SHINER
 ADS = 3-1/4" ALUMINUM DISK SET STAMPED
 "X" 10/16/2020 HOME DEPOT / RYAN'S
 ADDITION 2021 DO NOT DISTURB"



REPLAT
 HOME DEPOT / RYAN'S
 ADDITION
 LOTS 1R & 2, BLOCK 1
 A REPLAT OF LOT 1, BLOCK 1 OF HOME
 DEPOT / RYAN'S ADDITION
 LEVI TURNER SURVEY
 ABSTRACT NO. 1487
 CITY OF GARLAND
 DALLAS COUNTY, TEXAS
 CITY CASE NO. 200728-2

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 Tel. No. (817) 335-6511
 www.kimley-horn.com

SURVEYOR
 Josh W. Waigo, RPLS
 Kimley-Horn and Associates, Inc.
 801 Cherry Street,
 Unit 11, Suite 1300
 Fort Worth, Texas 76102
 Ph: 817-462-2193

OWNER
 HD Development Properties, L.P.
 2455 Fares Ferry Road
 Atlanta, GA 30339

Scale 1"=50'
 Drawn by CRG
 Checked by JDW
 Date 12/01/2021
 Project No. 064554105
 Sheet No. 1 OF 2

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°49'45"W	43.00
L2	N01°10'15"W	5.37
L3	N88°49'45"E	31.37
L4	S88°49'45"W	57.52
L5	N01°10'15"W	28.50

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	26°18'25"	26.50	12.17	S78°38'14"E	12.08
C2	90°00'00"	20.00	31.42	N45°49'45"E	36.28
C3	18°28'58"	16.62	5.36	S88°15'58"W	5.34

LOT 1R
 12.2607 ACRES
 534,077 SQ. FT.

LOT 1, BLOCK 1
 HOME DEPOT / RYAN'S
 ADDITION
 VOL. 96089, PG. 3124

LOT 2
 WAL-MART ADDITION
 VOL. 86147, PG. 2863

LOT 1, BLOCK 1
 COATES SUBDIVISION
 VOL. 79183, PG. 938

LOT 1, BLOCK 1
 BUCKINGHAM
 COMMERCIAL
 VOL. 72023, PG. 1541

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

LOT 1, BLOCK 1
 REALTORS ADDITION
 INST. NO. 201800002020

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS HD DEVELOPMENT PROPERTIES, L.P., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NO. 1478, CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 8006, PAGE 3124, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF TRACTS I, II & III DESCRIBED IN THE WARRANTY DEED TO HD DEVELOPMENT PROPERTIES, L.P., RECORDED IN VOLUME 99133, PAGE 5481, DEED RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH RED CAP (CAP LIEBLEIBLE) FOUND AT THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, AND BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH JUPITER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY.

THENCE NORTH 89°35'04" EAST, DEPARTING THE SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 1007.27 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP (CAP BROKEN FOUND AT THE NORTHERNMOST NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION.

THENCE SOUTH 1°00'34" EAST, ALONG AN EAST LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 210.84 FEET TO A 3/4-INCH ALUMINUM DISK STAMPED "KHA 10194040 HOME DEPOT / RYAN'S ADDITION 2021" SET (HEREINAFTER CALLED "ADS") AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION.

THENCE SOUTH 89°35'04" WEST, ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 160.77 FEET TO AN "ADS" AT AN INTERIOR CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION.

THENCE SOUTH 0°24'50" EAST, ALONG AN EAST LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 340.91 FEET TO A POINT FOR CORNER CORNER FALLS IN A SHED, BEING AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION.

THENCE NORTH 87°51'05" WEST, ALONG A SOUTH LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 187.80 FEET TO AN ALUMINUM DISK STAMPED "POWELL & POWELL" FOUND AT AN INTERIOR CORNER OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION.

THENCE SOUTH 1°00'34" EAST, ALONG AN EAST LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 104.61 FEET TO AN "ADS" AT THE NORTHEAST CORNER OF LOT 2, WAL-MART ADDITION, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 89147, PAGE 2863, SAID MAP RECORDS, FROM WHICH AN ALUMINUM DISK STAMPED "POWELL & POWELL" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, BEARS SOUTH 1°00'34" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 201.36 FEET.

THENCE SOUTH 88°49'45" WEST, ALONG THE NORTH LINE OF SAID LOT 2, WAL-MART ADDITION, A DISTANCE OF 303.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, WAL-MART ADDITION, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 36°29'02" WEST, A DISTANCE OF 0.31 FEET.

THENCE SOUTH 1°10'15" EAST, ALONG THE WEST LINE OF SAID LOT 2, WAL-MART ADDITION, A DISTANCE OF 178.05 FEET TO AN "ADS" SET AT AN ANGLE POINT IN THE SAID WEST LINE.

THENCE SOUTH 52°14'41" EAST, CONTINUING ALONG THE SAID WEST LINE, A DISTANCE OF 321.13 FEET TO AN "ADS" AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID LOT 2, WAL-MART ADDITION, AN ADDITION TO THE CITY OF GARLAND, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF WEST BUCKINGHAM ROAD (A VARIABLE WIDTH RIGHT-OF-WAY).

THENCE SOUTH 89°15'58" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, AND ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 74.90 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, BUCKINGHAM COMMERCIAL, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 7223, PAGE 1541, SAID MAP RECORDS, FROM WHICH A "C" CUT FOUND IN CONCRETE BEARS NORTH 79°09'22" WEST, A DISTANCE OF 0.49 FEET.

THENCE NORTH 1°10'15" WEST, DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE, AND ALONG THE EAST LINE SAID LOT 1, A DISTANCE OF 150.00 FEET TO AN "ADS" AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, BUCKINGHAM COMMERCIAL, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 70°34'35" WEST, A DISTANCE OF 0.54 FEET.

THENCE SOUTH 89°15'58" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, BUCKINGHAM COMMERCIAL, A DISTANCE OF 150.00 FEET TO AN "ADS" AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, BUCKINGHAM COMMERCIAL, AND BEING ON THE EAST LINE OF LOT 1, BLOCK 1, RADER ADDITION, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 78105, PAGE 162, SAID MAP RECORDS, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 59°52'47" WEST, A DISTANCE OF 0.46 FEET.

THENCE NORTH 1°10'15" WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, RADER ADDITION, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "VOTEX RPLS 4315" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, RADER ADDITION.

THENCE SOUTH 89°15'58" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, RADER ADDITION, A DISTANCE OF 65.00 FEET TO AN "ADS" SET AT A SOUTHEAST CORNER OF LOT 1, BLOCK 1, MR. "M" CENTER, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 71218, PAGE 3099, SAID MAP RECORDS.

THENCE NORTH 1°10'15" WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1, MR. "M" CENTER, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "POWELL & POWELL" FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, MR. "M" CENTER.

THENCE SOUTH 89°15'58" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, MR. "M" CENTER, A DISTANCE OF 125.00 FEET TO A MAG NAIL WITH "KHA" SHANK SET AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, MR. "M" CENTER, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH JUPITER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY).

THENCE NORTH 1°10'15" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF NORTH JUPITER ROAD, AND ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, HOME DEPOT / RYAN'S ADDITION, A DISTANCE OF 322.11 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "POWELL & POWELL" FOUND AT THE SOUTHWEST CORNER OF LOT 3, SAID WAL-MART ADDITION.

THENCE NORTH 88°49'45" EAST, ALONG THE SOUTH LINE OF SAID LOT 3, WAL-MART ADDITION, A DISTANCE OF 244.75 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "POWELL & POWELL" FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, WAL-MART ADDITION.

THENCE NORTH 1°10'15" WEST, ALONG THE EAST LINE OF SAID LOT 3, WAL-MART ADDITION, A DISTANCE OF 158.16 FEET TO AN "ADS" AT THE NORTHEAST CORNER OF SAID LOT 3, WAL-MART ADDITION, FROM WHICH A 1/2-INCH IRON ROD WITH YELLOW CAP (CAP LIEBLEIBLE) FOUND BEARS SOUTH 40°04'42" WEST, A DISTANCE OF 1.19 FEET.

THENCE SOUTH 89°35'03" WEST, ALONG THE NORTH LINE OF SAID LOT 3, WAL-MART ADDITION, A DISTANCE OF 224.77 FEET TO A MAG NAIL WITH "KHA" SHANK SET AT THE NORTHERNMOST NORTHWEST CORNER OF SAID LOT 3, WAL-MART ADDITION.

THENCE SOUTH 32°45'03" WEST, ALONG THE NORTHWEST LINE OF SAID LOT 3, WAL-MART ADDITION, A DISTANCE OF 35.84 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "LONNIE CACE RPLS 1573 TX" FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID LOT 3, WAL-MART ADDITION, AND BEING IN THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF NORTH JUPITER ROAD.

THENCE NORTH 1°10'15" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 91.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 12.9555 ACRES OR 565,999 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

THAT HD DEVELOPMENT PROPERTIES, L.P., THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, BEING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS REPLAT, DESIGNATING THE PROPERTY AS **HOME DEPOT / RYAN'S ADDITION** AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, ANY STRIPS AND ALLEYS SHOWN THEREON AND ALLEYS TO BE DEDICATED TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED PROVIDED HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, SCREEN WALL, EASEMENT, OR WALL MAINTENANCE EASEMENT SHOWN ON THIS PLAT. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE FOR THE PURPOSES DEDICATED, NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT IN SUCH A MANNER AS TO RESTRICT THE USE OR SCOPE OF, OR INTERFERE WITH THE PURPOSE AND INTENT OF THE EASEMENT, ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY

ANY AND ALL MAINTENANCE OF SCREENING WALLS, SCREEN WALL EASEMENTS, RETAINING WALLS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS, OR ASSIGNS. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVELING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPED THE FLOW OF STORMWATER OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUNOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF ANY DAM, BUILDING, FENCE, BRIDGE, WALKWAY, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE CHANNELS OR EASEMENTS, UNLESS APPROVED BY THE CITY OF GARLAND. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S). THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

BY: HD DEVELOPMENT PROPERTIES, L.P.,

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC FOR AND IN THE STATE OF _____

MY COMMISSION EXPIRES: _____

NOTES

1. COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID, ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 89 AND 90.

GPS 089
N: 7026576.465
E: 2329551.024
Z: 560.98

GPS 090
N: 7026554.056
E: 2329526.833
Z: 593.83

2. ACCORDING TO MAP NO. 48113C0220L, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, 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 MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE ADDITIONAL LOT FOR THE DEVELOPMENT OF A STARBUCKS.

4. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

5. EACH LOT CORNER IS MONUMENTED BY A 5/8-INCH IRON ROD WITH RED "KHA" CAP UNLESS DENOTED OTHERWISE.

6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

7. PROVISIONS FOR PRIVATE DRAINAGE ARE PROVIDED IN THE RCRA RECORDED IN INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATE

I, JOSHUA D. WARGO, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED REPLAT.

DATED THIS THE ____ DAY OF _____, 20__.

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

JOSHUA D. WARGO
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8391

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND
THIS ____ DAY OF _____, 20__ BY THE CITY
PLAN COMMISSIONER OF THE CITY OF GARLAND, TEXAS.

CHAIRMAN OF THE CITY PLAN COMMISSION

DIRECTOR OF PLANNING

THE APPROVAL OF THE PLAT IS CONTINGENT UPON THE PLAN BEING FILED WITH THE COUNTY CLERK OF DALLAS COUNTY WITHIN 180 DAYS FROM THE ABOVE DATE.

OWNER,
HD Development Properties, L.P.,
2455 Frances Ferry Road
Atlanta, GA 30339

SURVEYOR
Josh W. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph: 817-462-2193

REPLAT
**HOME DEPOT / RYAN'S
ADDITION**
LOTS 1R & 2, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1 OF HOME
DEPOT / RYAN'S ADDITION
LEVI TURNER SURVEY
ABSTRACT NO. 1487
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 200728-2

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
www.kimley-horn.com
FIRM # 10194040
Project No. 064594109
Sheet No. 2 OF 2



GARLAND

Plan Commission

2. b.

Meeting Date: 12/15/2021

Item Title: P 21-34 Heights at Campfire Crossing Replat

Summary:

P 21-34 Heights at Campfire Crossing Replat

Attachments

P 21-34 Heights at Campfire Crossing Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-34/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REPLAT

Heights at Campfire Crossing Replat

LOCATION

1805, 1815 and 1825 West Campbell Road

6600, 6610 and 6620 North President George Bush Turnpike

ZONING

Planned Development (PD) District 17-35

NUMBER OF LOTS

6

ACREAGE

6.961

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to abandon one (1) easement and dedicate two (2) easements for a retail development.

STAFF RECOMMENDATION

Approval of the Replat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

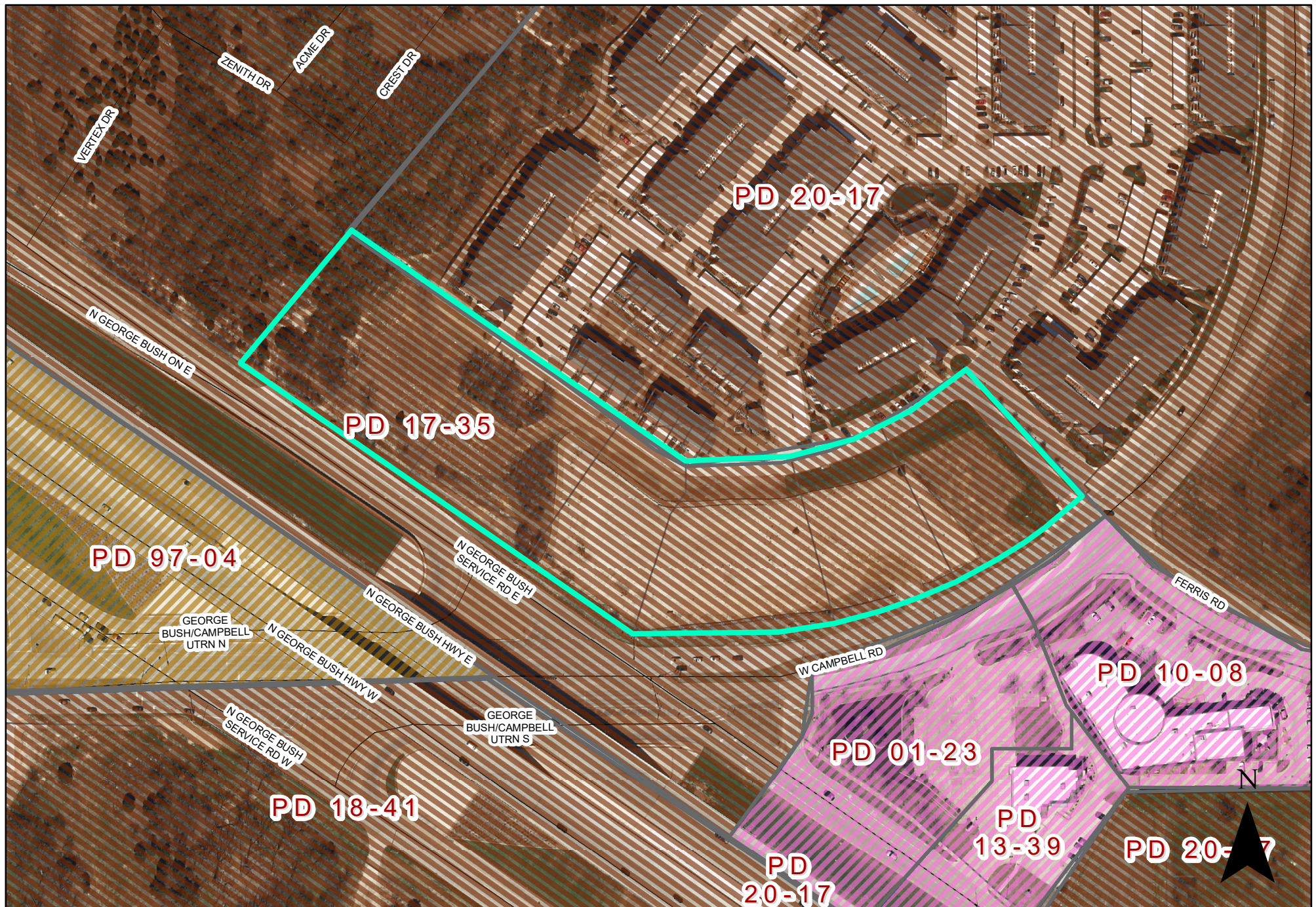
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 120 240 Feet
1 inch = 183 feet

PLAT MAP P 21-34

 INDICATES AREA OF REQUEST

ABBREVIATION LEGEND
ABBR. DEFINITION
IRF IRON ROD FOUND
CIRS IRON ROD SET W/RED CAP STAMPED "W.A.I. 5714"
CIRF IRON ROD FOUND W/CAP
MAG MAGNANL SET W/WASHER STAMPED "W.A.I. R.P.L.S. 5714"
MAG FD MAGNANL FOUND
XCF "X" CUT IN CONCRETE FOUND
PKS PK NAIL SET
PKF PK NAIL FOUND
CIN COUNTY CLERK'S INSTRUMENT NO.
CM CONTROLLING MONUMENT
3 1/2" ALUMINUM MONUMENT STAMPED "HEIGHTS AT CAMPFIRE"
MON FD CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS 5714 FOUND

LOT 1R, BLOCK 1
STRIKER MARQUIS ADDITION
CC #201700121237
SAMOE, LLC
CC #201700121237

PRESIDENT GEORGE BUSH TURNPIKE
(STATE HIGHWAY 190)
(VARIABLE WIDTH RIGHT-OF-WAY)

NOTES:

- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Each lot corner is monumented by a 3-1/2" aluminum monument stamped "HEIGHTS AT CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS 5714".
- Beings shown herein are based upon an on-the-ground survey performed in the field on the 5th day of May, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas, Central Zone (4202). NAD 83 grid values from the City of Garland monument nos. 102 AND 101.
- The purpose of this replat is to abandon 1 easement and dedicate 2 easements to lots for changes made and approved during construction.
- Minimum finish floor shown on the plat were derived from Campfire Crossing Floodplain Analysis and Downstream Assessment by Kinkley-Horn, dated February, 2016.

Required minimum finish floor elevation = 563.79
Minimum finished floor provided = 572.00 on Lot 1

- All easements and plats referenced with recording information are filed in the Official Public Records of Dallas County, Texas.

SURVEYOR
Winkelmann & Assoc.
6750 Inland Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7060

ENGINEER
S.T. Alad
400 Chisholm Plaza, Suite 410
Irving, Texas 75035
214-998-9320
stea@sds-engineering.com

OWNER
Clonard Development, LLC
9118 Colwell Street
Irving, Texas 75063
Mohamed Saleh
winkelm@cs.com
(972) 873-4307

OWNER
Merry Realty, LLC
3024 Robert Drive
Richardson, Texas 75082
Samuel Callum
callum@merrey.com
(972) 2671-4223

OWNER
Epic Business, LLC
4700 14th Street
Plano, Texas 75074
Riyad Chowdhury
rchowdh@epicbiz.com
(469) 417-8602

REPLAT
HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL REPLAT
LOTS 1-6, BLOCK 1

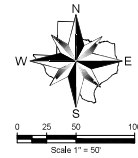
A REPLAT OF LOTS 1-6, BLOCK 1 OF HEIGHTS AT CAMPFIRE CROSSING-COMMERCIAL, CC #201900332113 O.P.R.D.C.T., BEING 6.961 ACRES (303,217 SQ. FT.), OUT OF THE L.F. FERRIS SURVEY, ABSTRACT NO. 477 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY PROJECT NO. 181219-2 DATE OF PREPARATION: JULY, 2020

SHRIT
201

REPLAT
HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL REPLAT
LOTS 1-6, BLOCK 1

L. FERRIS SURVEY, ABSTRACT NO. 477
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CAMPFIRE SHOPS, LLC
1625 FERRIS ROAD
GARLAND, TEXAS 75044

Winkelmann & Associates, Inc.
1600 ALBERT STREET, SUITE 200
DALLAS, TEXAS 75246
TEL: 214-266-1100
FAX: 214-266-1101
www.winkelmann.com



VICINITY MAP
NOT TO SCALE

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Wic, Ciconest Development, LLC, Mercy Realty, LLC, and Epic Business, LLC, are the sole owners of a tract of land situated in the L. FERRIS SURVEY, ABSTRACT NO. 477, in the City of Garland, Dallas County, Texas, being all or a tract of land described in deed to Ciconest Development, LLC as recorded in County Clerk's Instrument No. 20200040673, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Mercy Realty, LLC as recorded in County Clerk's Instrument No. 20200047250, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Epic Business, LLC as recorded in County Clerk's Instrument No. 202100297190, Official Public Records, Dallas County, Texas, and being all of Lots 1-6, Block 1, Heights at Campfire Crossing-Commercial an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 2019003032113, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch aluminum monument stamped "HEIGHTS AT CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS5714" found for the Southwest corner of said Lot 1 and the Southeast corner of Lot 1R, Block 1, Stellar Mangos Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in County Clerk's Instrument Number 201700056053, Official Public Records, Dallas County, Texas, said monument being on the Northwest right-of-way of President George Bush Turnpike, a variable width right-of-way, and

THENCE North 39 deg 51 min 57 sec East, departing the Northwest right-of-way of said President George Bush Turnpike and along the East line of said Lot 1R and the Western line of said Lot 1, a distance of 251.65 feet to a 3/4-inch aluminum monument stamped "HEIGHTS AT CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS5714" found for the Northwest corner of said Lot 1;

THENCE departing the East line of said Lot 1R and along the North lines of said Lots 1-6, the following courses and distances

South 55 deg 20 min 16 sec East, a distance of 588.72 feet to a 3/4-inch aluminum monument stamped "HEIGHTS AT CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS5714" found for corner;

North 69 deg 29 min 55 sec East, a distance of 114.74 feet to an "X" cut in concrete found for corner, said point being the beginning of a non-tangent curve to the left, with a radius of 537.62 feet, a central angle of 27 deg 02 min 31 sec, a chord bearing of North 69 deg 41 min 06 sec East, and a chord distance of 251.39 feet;

Along said non-tangent curve to the left, an arc distance of 253.74 feet to a mag-nal-horn found for corner, said point being the beginning of a non-tangent curve to the right, with a radius of 500.00 feet, a central angle of 07 deg 28 min 51 sec, a chord bearing of North 51 deg 18 min 40 sec East, and a chord distance of 71.76 feet;

Along said non-tangent curve to the left, an arc distance of 71.81 feet to an "X" cut in concrete found for the Northwest corner of said Lot 6;

THENCE South 42 deg 27 min 46 sec East, along the Northeast line of said Lot 6, a distance of 246.88 feet to 3/4-inch aluminum monument stamped "HEIGHTS AT CAMPFIRE CROSSING - COMMERCIAL WINKELMANN & ASSOCIATES RPLS5714" found for corner on the Northwest right-of-way of West Campbell Road, a variable width right-of-way, said "X" cut being the beginning of a non-tangent curve to the right, with a radius of 800.00 feet, a central angle of 07 deg 38 min 02 sec, a chord bearing of South 51 deg 21 min 06 sec West, and a chord distance of 108.74 feet;

THENCE along the South lines of said Lots 1-6, the following courses and distances

Along said non-tangent curve to the right and the Northwest right-of-way of said West Campbell Road, an arc distance of 106.82 feet to a 1/2-inch iron rod with a plastic cap stamped "BURNS SURVEYING" found for corner, said point being the beginning of a non-tangent curve to the right, with a radius of 787.62 feet, a central angle of 28 deg 19 min 06 sec, a chord bearing of South 70 deg 07 min 15 sec West, and a chord distance of 385.33 feet;

Along said non-tangent curve to the right, continuing along the Northwest right-of-way of said West Campbell Road, an arc distance of 389.28 feet to 1/2-inch iron rod with a red plastic cap stamped "VIA 5714" found for corner;

South 88 deg 28 min 46 sec West, continuing along the Northwest right-of-way of said West Campbell Road, a distance of 206.40 feet to a 1/2-inch iron rod with a red plastic cap stamped "VIA 5714" found for corner, said point being at the intersection of the Northwest right-of-way of said West Campbell Road with the Northeast right-of-way of said President George Bush Turnpike;

THENCE North 55 deg 23 min 19 sec West, along the Southwest lines of said Lot 3, 2, and 1 and the Northeast right-of-way of said President George Bush Turnpike, a distance of 691.84 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 6,961 acres or 303,217 square feet of land, more or less. Bearings shown herein are based upon an on-the-ground Survey performed in the field on the 06 day of May, 2017, using a G.P.S. bearing related to the Texas Coordinate System, North Texas, Central Zone (4302), NAD 83, grid values from the City of Garland Monument Nos. 102 and 101.

OWNERS DECORATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Ciconest Development, LLC, Mercy Realty, LLC, and Epic Business, LLC, owners of the property described in this plat do hereby adopt this plat, designating the property as **HEIGHTS AT CAMPFIRE CROSSING-COMMERCIAL**, **REPLAT** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2021.

Mercer Realty, LLC, fee owner of Lot 5, Block 1

BY: _____
Sameeh Zalloum, Director

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Sameeh Zalloum, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

Notary Public, for and in the State of Texas
My commission expires: _____

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2021.

Ciconest Development, LLC, fee owner of Lot 3 & 4, Block 1

BY: _____
Mohamad Bakahi, Director

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Mohamad Bakahi, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

Notary Public, for and in the State of Texas
My commission expires: _____

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2021.

Epic Business, LLC, fee owner of Lot 1, 2, & 6, Block 1

BY: _____
Riyad Chowdhury, Treasurer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Riyad Chowdhury, 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 consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2021.

Notary Public, for and in the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE PRESENTS:

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown herein was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Amending Plat.

Dated this _____ day of _____, 2021.

PRELIMINARY - This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public, State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2021 by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

DATE: 05/04/2020
SCALE: N/A
FILE: 20200047250
PROJECT NO.: 20200047250

REPLAT
HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL REPLAT
LOTS 1-6, BLOCK 1

DATE: 05/04/2020
SCALE: N/A
FILE: 20200047250
PROJECT NO.: 20200047250

SHOWN
2020

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N79°37'24"E	25.56'
L2	N04°39'25"E	30.63'
L3	N55°22'36"W	5.00'
L4	N04°39'25"E	15.00'
L5	N55°22'36"E	5.00'
L6	N55°20'18"E	15.00'
L7	N55°23'19"W	33.06'
L8	S63°52'51"W	43.95'
L9	S71°58'46"W	67.11'
L10	S74°58'46"W	37.39'
L11	N74°58'46"E	37.13'
L12	N71°58'46"E	66.14'
L13	N63°52'51"E	19.93'
L14	N26°07'09"W	5.00'
L15	N63°52'51"E	10.00'
L16	S26°07'09"E	5.00'
L17	N63°52'51"E	13.32'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	27°02'31"	537.62'	253.74'	251.39'	N69°41'02"E
C2	7°28'51"	550.00'	71.81'	71.76'	N51°16'40"E
C3	7°39'02"	800.00'	106.82'	106.74'	S51°21'08"W
C4	28°19'06"	787.62'	389.28'	385.33'	S70°07'15"W
C5	2°56'44"	577.71'	29.70'	29.70'	N80°31'25"E
C7	3°15'59"	566.57'	32.30'	32.30'	N77°22'46"E
C8	90°46'01"	20.00'	31.68'	28.47'	S30°21'46"W
C9	89°23'32"	20.00'	31.20'	28.13'	S59°43'00"E
C10	5°12'24"	725.62'	85.94'	85.92'	N78°11'26"E
C11	95°48'53"	20.00'	33.45'	29.68'	N32°53'12"E
C12	82°58'59"	20.00'	28.97'	26.50'	N55°30'44"W
C13	48°15'18"	800.00'	673.77'	654.03'	N23°23'56"E

SURVEYOR

Winkelman & Assoc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
(972) 490-7090

ENGINEER

S.I. Abed
400 Chisholm Place, Suite 410
Irving, Texas 75063
214-655-9320
s.abed@sds-engineering.com
(972) 873-4307

OWNER

Ciconest Development, LLC
9118 Cottonweaver Ct.
Richardson, Texas 75083
Mohamed Saleh
ksaleh@cdc.com
(972) 873-4307

OWNER

Mercy Realty, LLC
3204 Robert Drive
Plano, Texas 75074
Sameeh Zalloum
zalloum@myrco.com
(972) 671-4223

OWNER

Epic Business, LLC
4700 14th Street
Plano, Texas 75074
Riyad Chowdhury
rchowdh@epic.com
(469) 417-8602

SPACE RESERVED FOR COUNTY RECORDING LABEL

REPLAT
HEIGHTS AT CAMPFIRE
CROSSING-COMMERCIAL REPLAT
LOTS 1-6, BLOCK 1

DATE: 05/04/2020
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GARLAND

Plan Commission

2. c.

Meeting Date: 12/15/2021

Item Title: P 21-36 Draper Garland Addition Preliminary Plat

Summary:

P 21-36 Draper Garland Addition Preliminary Plat

Attachments

P 21-36 Draper Garland Addition Preliminary Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-36/District 2

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

PRELIMINARY PLAT

Draper Garland Addition

LOCATION

111, 209, 213 and 217 South Garland Avenue

1413 West Avenue B

1412 and 1413 Rodondo Drive

ZONING

Planned Development (PD) District 20-29

NUMBER OF LOTS

2

ACREAGE

4.646

BACKGROUND

The applicant requests approval of a Preliminary Plat. The purpose of the Preliminary Plat is to create two (2) lots to construct an apartment complex.

STAFF RECOMMENDATION

Approval of the Preliminary Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

i. Location Map

ii. 8x11 Plat

PREPARED BY:

Nabiha Ahmed

Lead Development Planner

Planning & Community Development

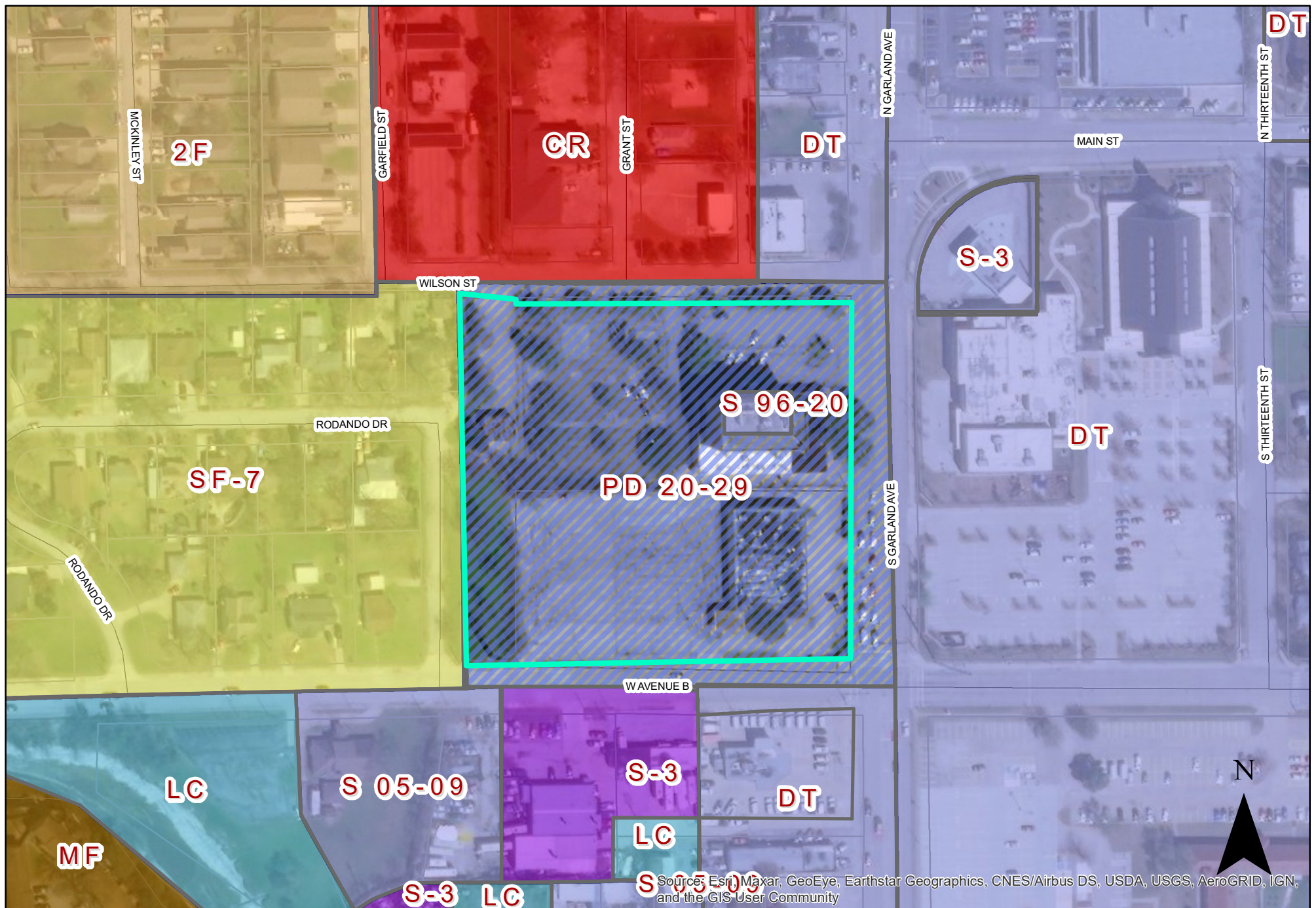
972-205-2453

nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP

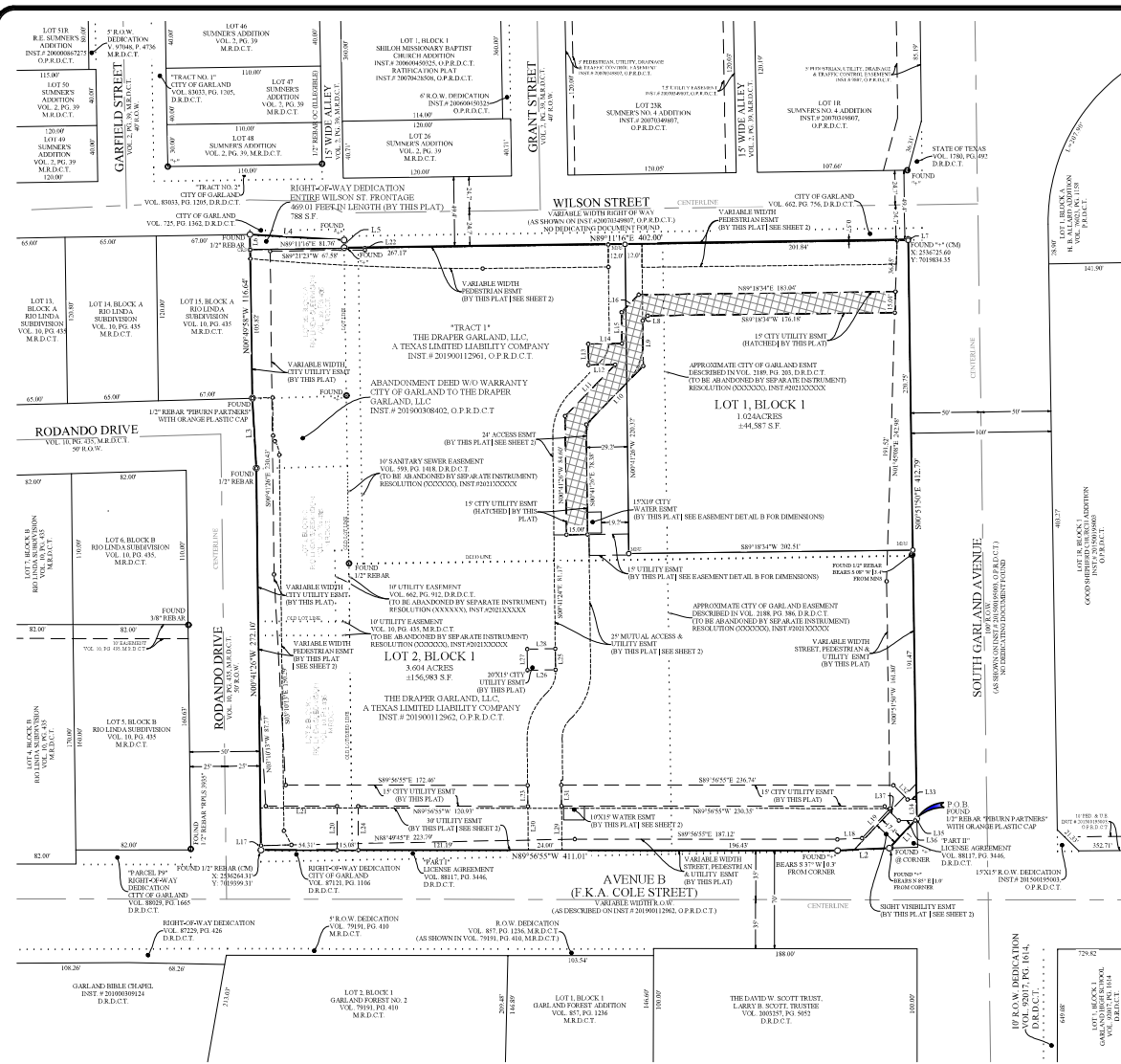
Director of Planning



0 100 200 Feet
1 inch = 151 feet

PLAT MAP P 21-36

INDICATES AREA
OF REQUEST



Scale: 1" = 40'

2019 103-022 NWC (F.K.A. Garland & W. A. R. Garland, Dallas Co. TX - Prelim Plat.dwg)

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785 Lusk Lane, Suite 100, Dallas, Texas 75244

Phone: (972) 431-4471 | www.jphlandsurveying.com

TITLE: Prelim Plat (10101500) 10101500 10101500

DATE: 10/15/2021

MONUMENTS

Monuments are found if not marked CRS or MNS.

CRS = 1/2" rebar with orange plastic cap stamped "JPH Land Surveying"

MNS = Mag and/or wheel stamped "JPH Land Surveying"

1/4" = 1/4" cut into concrete

✓ = Varies or contains point (not a monument)

Coordinate values, if shown, are UTM 18Q UTM 18Q UTM 18Q

LEGEND OF ABBREVIATIONS

US SPT: United States Survey Feet

TCS: Texas Coordinate System of 1983, North Central Zone

NAD83: North American Vertical Datum of 1988

M.D.C.T.: Map Records of Dallas County, Texas

O.P.R.D.C.T.: Official Public Records of Dallas County, Texas

D.R.D.C.T.: Deed Records of Dallas County, Texas

VOL: Page/Instrument Number

P.O.P.C.: Point of Beginning/Point of Commencement

ESMT: Easement

C.M.S.F.: Controlling Monument Square Feet

F.K.A.: Formerly Known As

- SURVEYOR'S NOTES:**
- This survey was performed with the benefit of a title commitment provided by First American Title Insurance Company, OPH 1002-290275A-RTT, Commitment # 1002-290275A-RTT, effective November 21, 2019, and issued December 10, 2019.
 - The purpose of this plat is to subdivide an existing tract and lots into two (2) lots.
 - A portion of this dedication by metes and bounds is a violation of the City of Garland Development Code and is subject to withdrawal of title and building permits.
 - Bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone (4202), by GPS observation utilizing the Texas VRS/RTK Network.
 - Monuments marked CRS are 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" were set during a previous survey dated October, 2020.
 - For dimensioned easements, refer to the original document for confirmation of distances, location and uses.
 - Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
 - Parking located within the right of way adjacent to Lot 1 and 2, Block 1 shall be maintained by the adjacent lot owner according to the City of Garland Approved License Agreement.
 - Lot corners will be marked with a 1/2" rebar with an orange plastic cap stamped "JPH Land Surveying" or a Mag Nail with a metal washer stamped "JPH Land Surveying", or a Cap-equestered monument with the plat & surveyor name.
 - This property lies within ZON(BS) X (NON-SHADED) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 4811-0022M, dated 2014/07/07, via scaled map location and graphic plotting under the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://floodzda.fema.gov>.

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, The Draper Garland, LLC, a Texas limited liability company, is the owner of that certain tract situated in the William Russell Survey, Abstract No. 156, City of Garland, Dallas County, Texas, according to the Special Warranty Deeds recorded under Instrument Numbers 201900112961 and 201900112962, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and tract being partially comprised of the following all of Lot 1, Block C, and the remainder of Lot 2, Block C and Lot 16, Block A, *RODANDO SUBDIVISION*, recorded in Volume 10, Page 435, Map Records, Dallas County, Texas, and of that part of the east line of Rodando Drive described in the Abandonment Deed Without Warranty from the City of Garland, Texas to said The Draper Garland, LLC recorded under Instrument Number 20190008402, O.P.R.D.C.T., the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar with orange plastic cap stamped "BURN PARTNERS" found on the west line of South Garland Avenue (100 feet wide as referenced in Instrument Number 20190015953, O.P.R.D.C.T.), at the north corner of the tract identified and described as "Part II" in the License Agreement between the City of Garland and Katharine T. Bell, Barbara Bell Packer and Betty Bell Mums recorded in Volume 88117, Page 3446, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE SOUTH 43°19'00" WEST, with the north line of the said Part II tract, a distance of 28.72 feet to the west corner thereof, from which a found 1/4" cut in concrete bears NORTH 89°54'00" EAST, a distance of 1.6 feet;

THENCE SOUTH 87°19'00" WEST, with the north line of Avenue

THE DRAPER GARLAND, LLC
A TEXAS LIMITED LIABILITY COMPANY
INST # 201900112961, O.P.R.D.C.T.

LOT 1, BLOCK 1
1.02 ACRES
± 44,587 S.F.

LOT 2, BLOCK 1
3.64 ACRES
± 156,981 S.F.

LOT 3, BLOCK 1
1.02 ACRES
± 44,587 S.F.

LOT 16, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 17, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 18, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 19, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 20, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 21, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 22, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 23, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 24, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 25, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 26, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 27, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 28, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 29, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 30, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 31, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 32, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 33, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 34, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 35, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 36, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 37, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 38, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 39, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 40, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 41, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 42, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 43, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 44, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 45, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 46, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 47, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 48, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 49, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 50, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 51, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 52, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 53, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 54, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 55, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 56, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 57, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 58, BLOCK A
1.02 ACRES
± 44,587 S.F.

LOT 59, BLOCK A
1.02 ACRES
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SURVEYOR'S NOTES

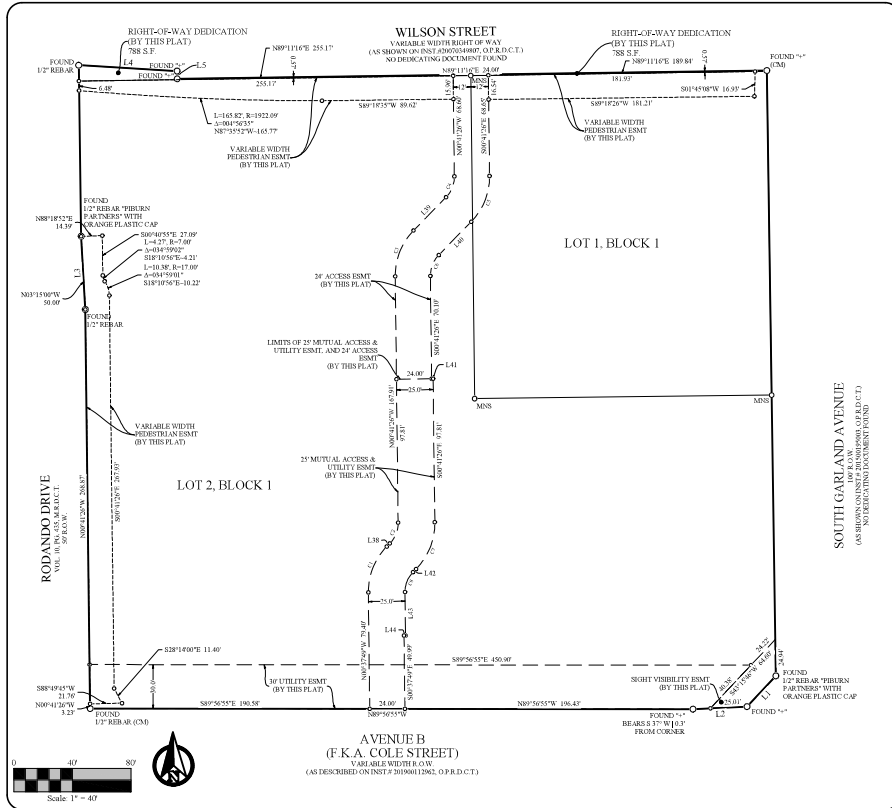
- This survey was performed with the benefit of a title commitment provided by First American Title Insurance Company. (GR# 100250025A-RTT), Commitment # 100250025A-RTT, effective November 21, 2019, and issued December 10, 2019.
- The purpose of this plat is to subdivide an existing tract and lots into two (2) lots.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone (4202), by GPS observation utilizing the Texas VRS/RTK Network.
- Monuments marked CRS are 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" or a May Nail with a metal washer stamped "JPH LAND SURVEYING", or a City-requried monument with the plat & surveyor name.
- For dimensioned easements, refer to the original document for confirmation of distances, location and uses.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
- Parking located within the right of way adjacent to Lot 1 and Block 1 shall be maintained by the adjacent lot owner according to the City of Garland Approved License Agreement.
- Lot corners will be marked with a 1/2 inch rebar with an orange plastic cap stamped "JPH LAND SURVEYING" or a May Nail with a metal washer stamped "JPH LAND SURVEYING", or a City-requried monument with the plat & surveyor name.

Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S43°13'00"W	28.72	L26	S89°18'34"W	20.00
L2	S87°18'00"W	36.88	L27	S00°41'26"W	15.00
L3	S03°15'31"W	50.02	L28	S89°18'34"E	20.00
L4	S86°15'56"E	67.19	L29	S00°17'49"W	31.57
L5	S00°15'59"E	5.11	L30	S00°17'49"W	31.57
L6	S00°49'58"W	10.02	L31	S00°17'49"W	15.00
L7	S00°15'59"E	6.57	L32	S44°56'53"E	14.26
L8	S43°18'34"W	5.00	L33	S89°18'34"E	4.00
L9	S00°41'26"W	31.29	L34	S00°15'59"E	15.70
L10	S43°18'34"W	58.21	L35	S43°15'06"W	1.70
L11	S44°18'34"E	51.14	L36	S89°17'02"W	11.70
L12	S89°18'34"W	19.00	L37	S44°56'55"W	14.26
L13	S00°41'26"W	15.00	L38	S44°18'34"E	2.90
L14	S89°18'34"E	24.00	L39	S44°18'34"E	31.70
L15	S00°41'26"W	22.29	L40	S44°18'34"W	31.70
L16	S44°18'34"E	17.46	L41	S89°18'34"E	1.00
L17	S00°41'26"W	3.28	L42	S44°18'34"W	2.90
L18	S87°18'00"W	17.68	L43	S00°17'49"E	29.70
L19	S43°13'00"E	29.19	L44	S89°22'11"W	1.00
L20	S00°09'10"W	31.30			
L21	S89°16'15"W	50.81			
L22	S00°18'37"E	1.44			
L23	S00°17'49"E	15.00			
L24	S00°09'14"E	31.30			
L25	S00°41'26"E	15.00			

Curve #	Asc.	Station	Delta	Chord Bearing	Chord
C1	34.51	44.00	044°56'23"	N21°59'37"E	33.68
C2	15.71	30.00	045°00'00"	N21°48'33"E	15.31
C3	34.50	44.00	045°00'00"	N21°48'34"E	33.68
C4	15.71	30.00	045°00'00"	N21°48'34"E	15.31
C5	34.50	44.00	045°00'00"	N21°48'34"W	33.68
C6	15.71	30.00	045°00'00"	N21°48'34"W	15.31
C7	34.51	45.00	045°00'00"	N21°48'34"W	34.44
C8	14.90	15.00	044°56'23"	S19°23'39"	14.52

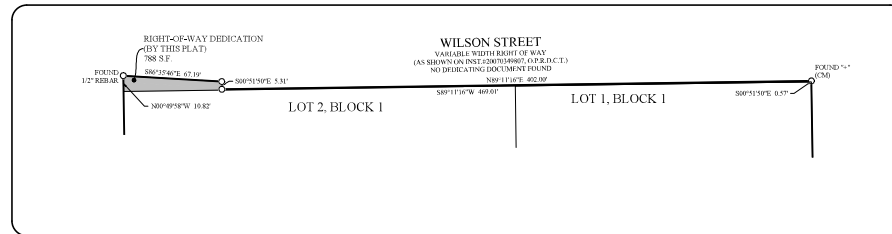
EASEMENT DETAIL A

25' MUTUAL ACCESS & UTILITY EASEMENT, PEDESTRIAN EASEMENTS, 24' ACCESS EASEMENT, 30' UTILITY EASEMENT, AND SIGHT VISIBILITY EASEMENT
Scale: 1" = 40'



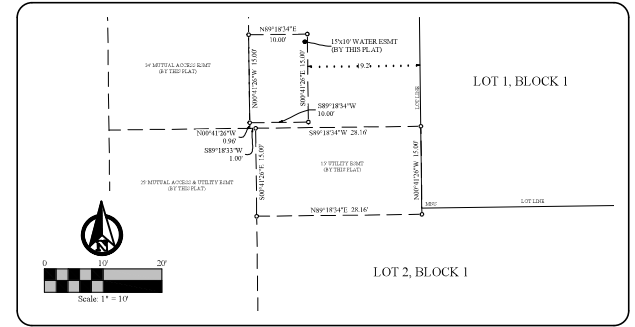
RIGHT-OF-WAY DEDICATION DETAIL

Scale: 1" = 40'



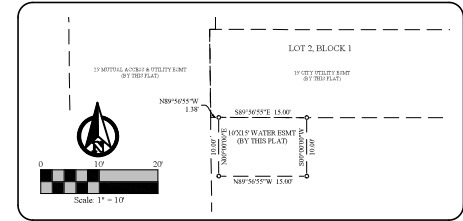
EASEMENT DETAIL B

Water Easement, and Utility Easement
Scale: 1" = 10'



EASEMENT DETAIL C

Water Easement
Scale: 1" = 10'



PRELIMINARY PLAT DRAPER GARLAND ADDITION LOTS 1 & 2, BLOCK 1

SITUATED IN THE
WILLIAM RUSSELL SURVEY, ABSTRACT NO. 156
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191023-2



GARLAND

Plan Commission

2. d.

Meeting Date: 12/15/2021

Item Title: P 21-37 Cook Industrial Conveyance Plat

Summary:

P 21-37 Cook Industrial Conveyance Plat

Attachments

P 21-37 Cook Industrial Conveyance Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-37/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

CONVEYANCE PLAT

Cook Industrial

LOCATION

2945 Market Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

2

ACREAGE

5.553

BACKGROUND

The applicant requests approval of a Conveyance Plat. The purpose of the Conveyance Plat is to replat one (1) platted lot.

STAFF RECOMMENDATION

Approval of the Conveyance Plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION

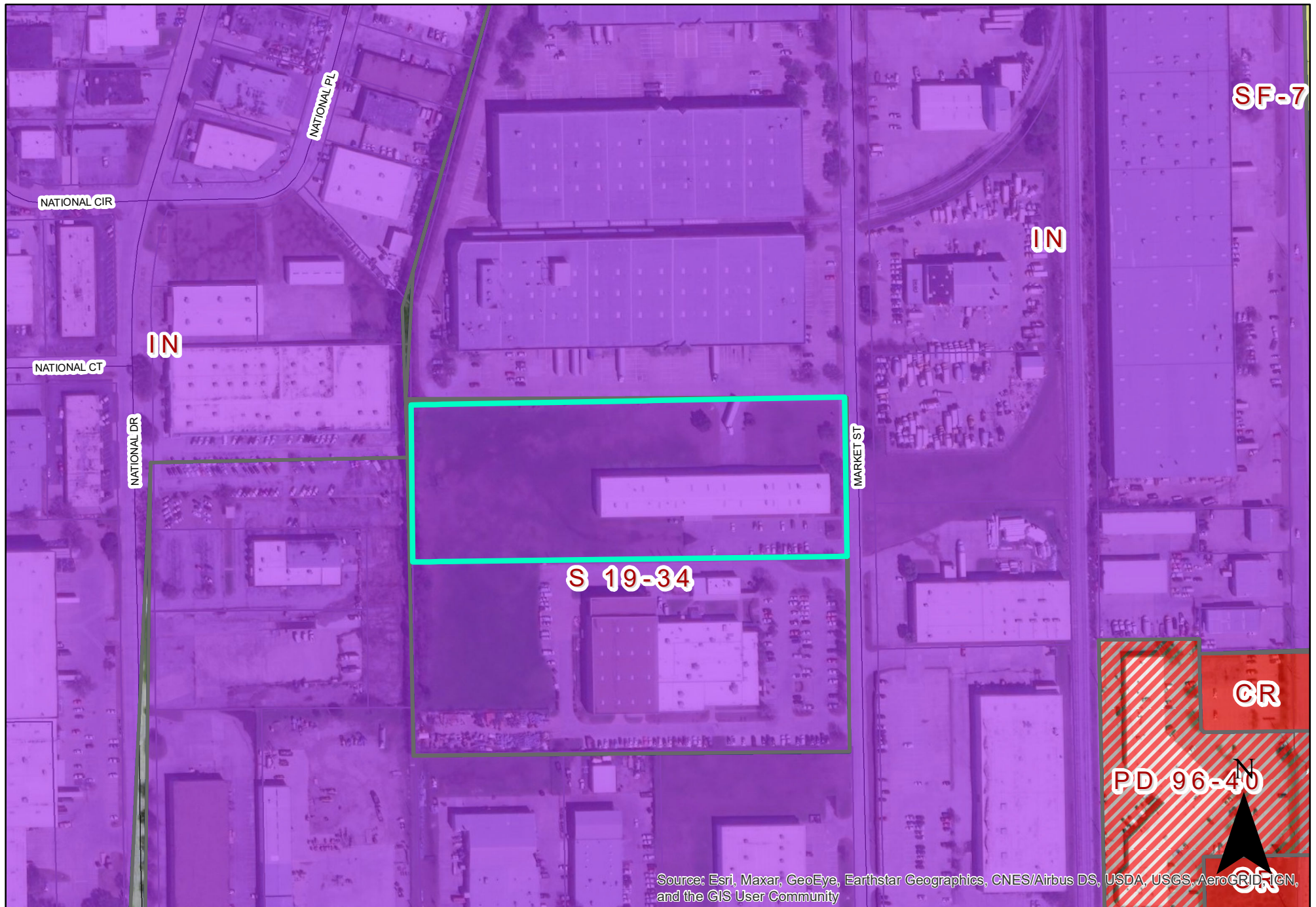
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

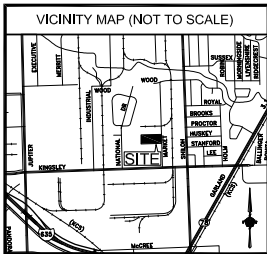
Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 232 feet

PLAT MAP P 21-37

 INDICATES AREA OF REQUEST



LEGEND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
R.F. IRON ROD FOUND
A.D.S. 2" BRASS DISK STAMPED "COOK INDUSTRIAL & RPLS 5299" SET WITH A MAGNOLIA FOR CORNER CONTROL MONUMENT
CM EASEMENT LINE
BORDER LINE
CENTERLINE

GENERAL NOTES:

- 1) The purpose of this plat is to replat 1 plotted lot.
- 2) Bearings and coordinates shown hereon are on grid (the projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83/2011) EPOCH 2033, North Central Zone (4202) using City of Garland Geodetic Control Monuments.
GPS 202 GPS 203
N= 7,010,421.452 N= 7,013,781.327
E= 2,531,603.152 E= 2,531,537.496
Z= 562.86' Z= 567.30'
- 3) Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 4) This plat is a Conveyance Plat only, and is approved solely for the purpose of defining lots and other interests in the land described herein, no building permit, certificate of occupancy, or other development approval shall be issued or is hereby intended, nor shall permanent public utility service be provided to any lot described on this conveyance plat until a final plat is approved, filed of record, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, JERRY COOK ENTERPRISES LIMITED LIABILITY COMPANY, is the owner of a tract of land situated in the Henry Reid Survey, Abstract No. 1197, City of Garland, Dallas County, Texas, being Lot 1R, Block 1, Northeast Business Park No. 13, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 91164, Page 3584, Deed Records, Dallas County, Texas, and being that tract of land described in Special Warranty Deed with Vendor's Lien to Jerry Cook Enterprises Limited Liability Company, recorded in Volume 94227, Page 149, Deed Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 2" brass disk stamped "COOK INDUSTRIAL & RPLS 5299" set with a Magnolia for the northeast corner of Lot 2R, Block 1 of said Northeast Business Park No. 13, same lying in the west right-of-way line of Market Street (50' right-of-way);

THENCE South 88 degrees 51 minutes 56 seconds West, along the north line of said Lot 2R, Block 1, a distance of 801.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the east line of Lot 2, Block C, Revised Kingsley Road Properties Industrial District No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 60088, Page 2144, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "HALFF & ASSOC." bears North 88 degrees 51 minutes, 56 seconds East a distance of 0.96 feet;

THENCE North 01 degrees 01 minutes 55 seconds West, along the east line of said Block C, a distance of 301.97 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "HALFF & ASSOC." in the east line of Lot 3, Block C of said Revised Kingsley Road Properties Industrial District No. 2, same being the southwest corner of Lot 1, Block 1, Northeast Business Park No. 12, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 65128, Page 2964, Deed Records, Dallas County, Texas;

THENCE North 88 degrees 51 minutes 56 seconds East, along the south line of said Lot 1, Block 1, a distance of 800.80 feet to a 2" brass disk stamped "COOK INDUSTRIAL & RPLS 5299" set with a Magnolia for the southeast corner of said Lot 1, Block 1, same lying in the said west right-of-way line of Market Street;

THENCE South 01 degrees 07 minutes 40 seconds East, along the said west right-of-way line of Market Street, a distance of 301.97 feet to the PLACE OF BEGINNING and containing 241,891 square feet of 5.553 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the JERRY COOK ENTERPRISES LIMITED LIABILITY COMPANY is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as COOK INDUSTRIAL, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of piling on utility easements and the lines to the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be used by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this _____ day of _____, 20____.

JERRY COOK ENTERPRISES

BY: JERRY COOK - PRESIDENT

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, 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 purposes and consideration and under the authority therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, and Texas Local Government Code, Chapter 212 and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Garland Development Code, and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2021.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (11/29/2021)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 in and for the State of Texas

My commission expires: _____

SPACED RESERVATION BY THE CITY OF GARLAND, TEXAS

Approved and accepted for the City of Garland this _____ day of _____, 20____ by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.



OWNER
JERRY COOK ENTERPRISES
2945 MARKET STREET
GARLAND, TEXAS 75041-2429
214-630-7010

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #01069300

CONVEYANCE PLAT
COOK INDUSTRIAL
LOTS 1 & 2, BLOCK 1
A REPLAT OF LOT 1R, BLOCK 1
NORTHEAST BUSINESS PARK NO. 13
SITUATED IN THE HENRY REID SURVEY,
ABSTRACT NO. 1197
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210021-0

DATE: 10/07/2021 | JOB # 210325-1 | SCALE: 1" = 60' | DRAWING NO.



GARLAND

Plan Commission

3. a.

Meeting Date: 12/15/2021

Item Title: Z 21-42 Lars Anderson & Associates, Inc. - Zoning (District 1)

Summary:

Consideration of the application of **Lars Anderson & Associates, Inc.**, requesting approval of an amendment to Planned Development (PD) District 97-23 for Community Retail (CR) Uses. This property is located at 3261 North President George Bush Turnpike. (District 1) (File Z 21-42 - Zoning)

Attachments

Z 21-42 Lars Anderson & Associates, Inc (Zoning)

Z 21-42 Lars Anderson & Associates, Inc. Responses

Planning Report

File No: Z 21-42/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 97-23 for Community Retail Uses.

Approval of a Detail Plan for a building expansion and outdoor rentals of trucks and equipment on a property zoned Planned Development (PD) District 97-23.

LOCATION

3261 North President George Bush Turnpike

APPLICANT

Lars Anderson & Associates, Inc.

OWNER

HD Development Properties, LP

BACKGROUND

In 1997, City Council approved a Planned Development (PD) District 97-23 and Detail Plan for a variety of retail, restaurants and commercial service uses including The Home Depot. The applicant is requesting approval of a building expansion for a tool rental center and outdoor display and rentals for the subject property (Home Depot).

SITE DATA

The subject property is 11.66 acres with approximately 196 lineal feet along North President George Bush Turnpike and 580 lineal feet along Crist Road. The site can be accessed from North President George Bush Turnpike and Crist Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 97-23 which allows Community Retail (CR) District Uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to expand the square footage of the existing Home Depot. The building expansion includes a tool rental center, storage room, and outdoor storage for larger equipment and trucks. The proposal requires an amendment to the Planned Development (PD) District 97-23 and a Detail Plan.

CONSIDERATIONS

1. The applicant proposes to expand the existing 130,696 square-foot Home Depot by approximately 4,473 square feet for a new total building area of 134,199 square feet. This expansion is for a tool rental center, storage room for pickup items, and a tool rental enclosure for large tools. In addition to the total rental center, the applicant proposes outdoor rentals for large equipment, which includes ten (10) spaces for equipment rental and eight (8) spaces for truck rental. Large equipment consists of Trencher, Tractor Loader Backhoe, Skid Steer, Mini Excavator, Home Depot Truck Rental and other larger equipment. The proposal would deviate from GDC standards related to outdoor displays and storage, such as screening from public view and day/time restrictions of displays. It should be noted that many Home Depot locations currently include this operation as an accessory use.
2. The site plan (Exhibit C) complies with the GDC parking requirements.
3. No parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
4. The design of the building expansion complies with the applicable building design regulations of the GDC.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Community center.

Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south, east, and west are developed with a variety of retail and restaurant uses. The property to the north across North President George Bush Turnpike is zoned Planned Development (PD) District 02-25 and it is currently unimproved.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 97-23 for Community Retail Uses.

Approval of a Detail Plan for a building expansion and outdoor rentals of trucks and equipment on a property zoned Planned Development (PD) District 97-23.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

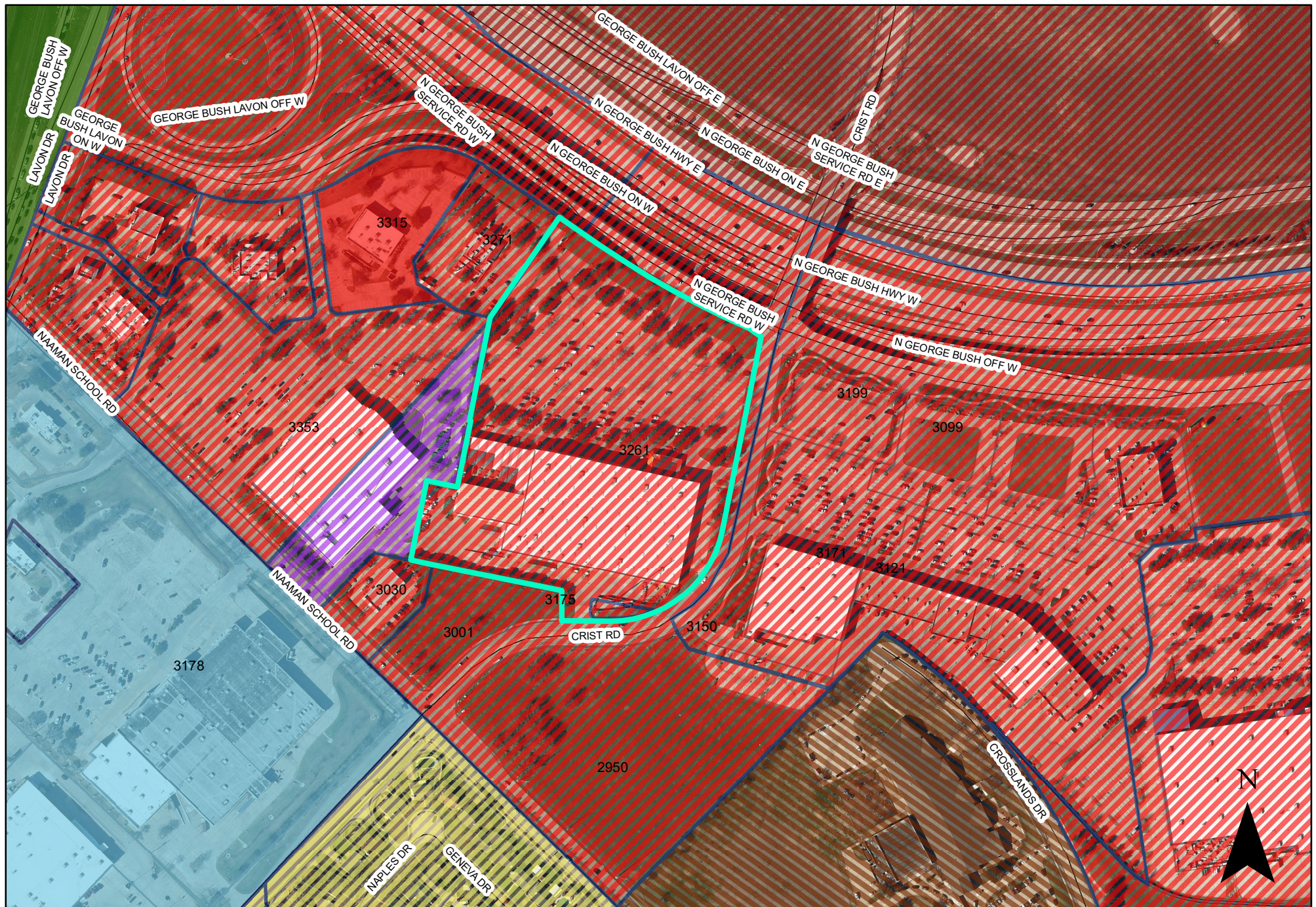
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 300 feet

ZONING MAP Z 21-42

3261 North George Bush Highway

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-42

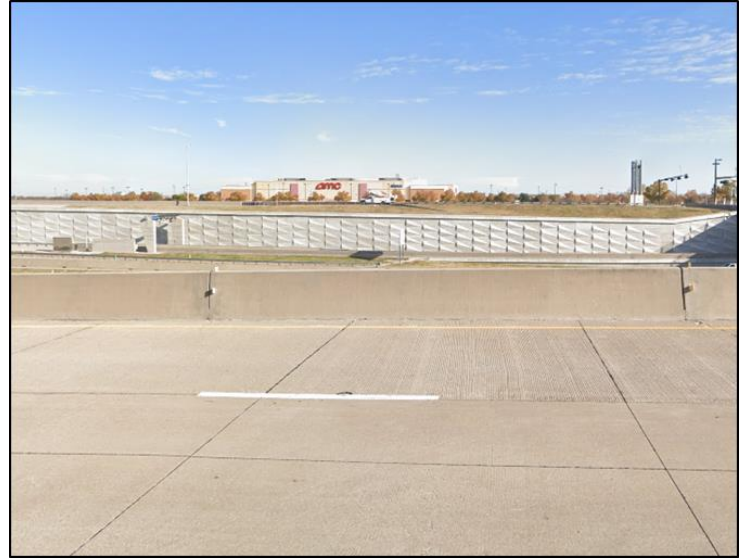
3261 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 97-23 to allow a building expansion and outdoor vehicle and equipment displays and rentals.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 97-23, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 97-23 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

Z 21-42



Looking at the subject property from North President George Bush Turnpike.



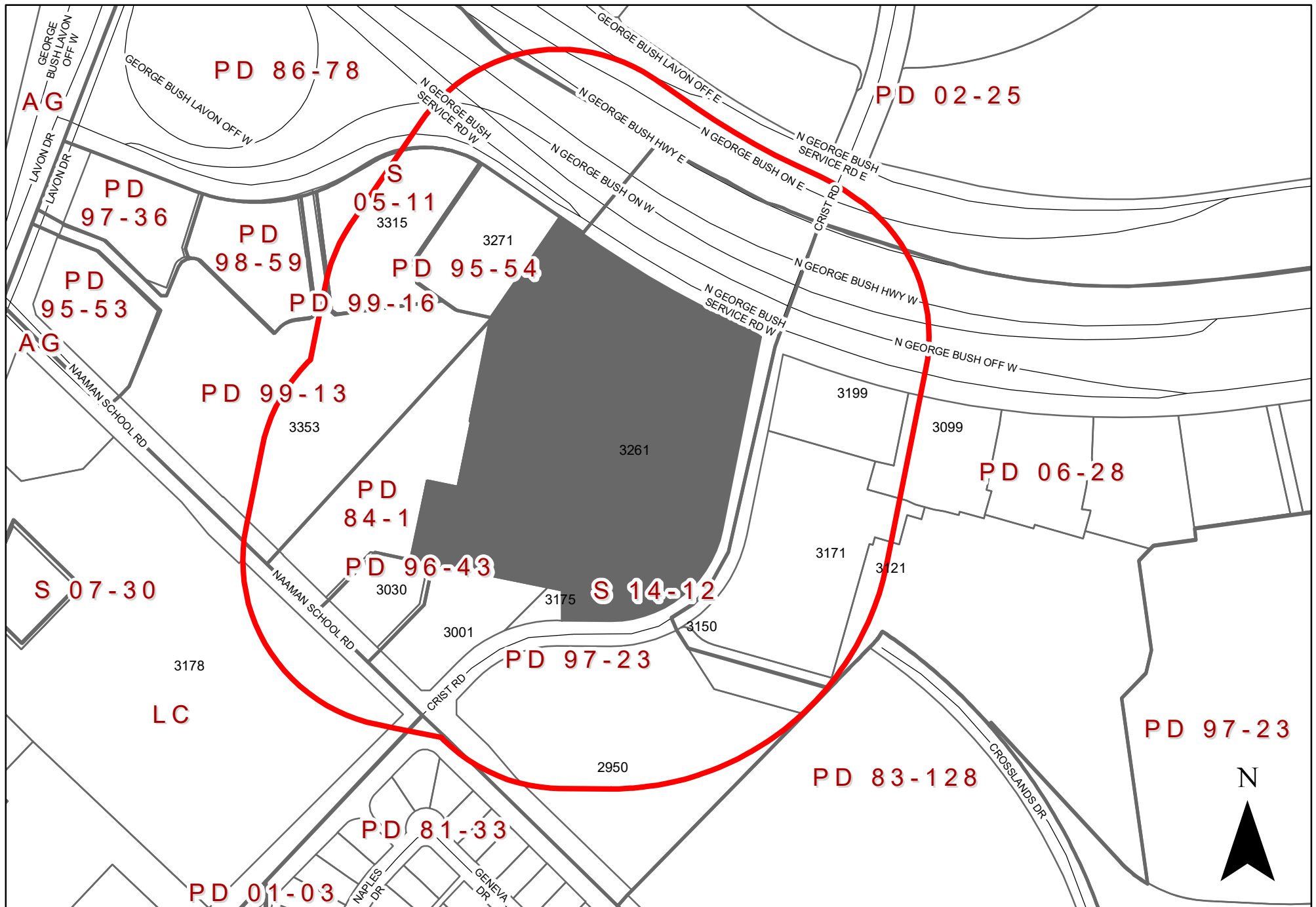
Looking north of the subject property from North President George Bush Turnpike.



Looking west from the subject property.



Looking east of the subject property from Crist Road.



0 190 380 Feet 1 inch = 300 feet	ZONING MAP Z 21-42	INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
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3261 North President George Bush Turnpike

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. b.

Meeting Date: 12/15/2021

Item Title: Z 21-42 Lars Anderson & Associates, Inc. - Detail Plan (District 1)

Summary:

Consideration of the application of **Lars Anderson & Associates, Inc.**, requesting approval of a Detail Plan for a building expansion and outdoor rentals of vehicles and equipment on a property zoned Planned Development (PD) District 97-23. This property is located at 3261 North President George Bush Turnpike. (District 1) (File Z 21-42 – Detail Plan)

Attachments

Z 21-42 Lars Anderson & Associates, Inc. (Detail Plan)

Z 21-42 Lars Anderson & Associates, Inc. Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-42/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REQUEST

Approval of an amendment to Planned Development (PD) District 97-23 for Community Retail Uses.

Approval of a Detail Plan for a building expansion and outdoor rentals of trucks and equipment on a property zoned Planned Development (PD) District 97-23.

LOCATION

3261 North President George Bush Turnpike

APPLICANT

Lars Anderson & Associates, Inc.

OWNER

HD Development Properties, LP

BACKGROUND

In 1997, City Council approved a Planned Development (PD) District 97-23 and Detail Plan for a variety of retail, restaurants and commercial service uses including The Home Depot. The applicant is requesting approval of a building expansion for a tool rental center and outdoor display and rentals for the subject property (Home Depot).

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CONSIDERATIONS

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STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 97-23 for Community Retail Uses.

Approval of a Detail Plan for a building expansion and outdoor rentals of trucks and equipment on a property zoned Planned Development (PD) District 97-23.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

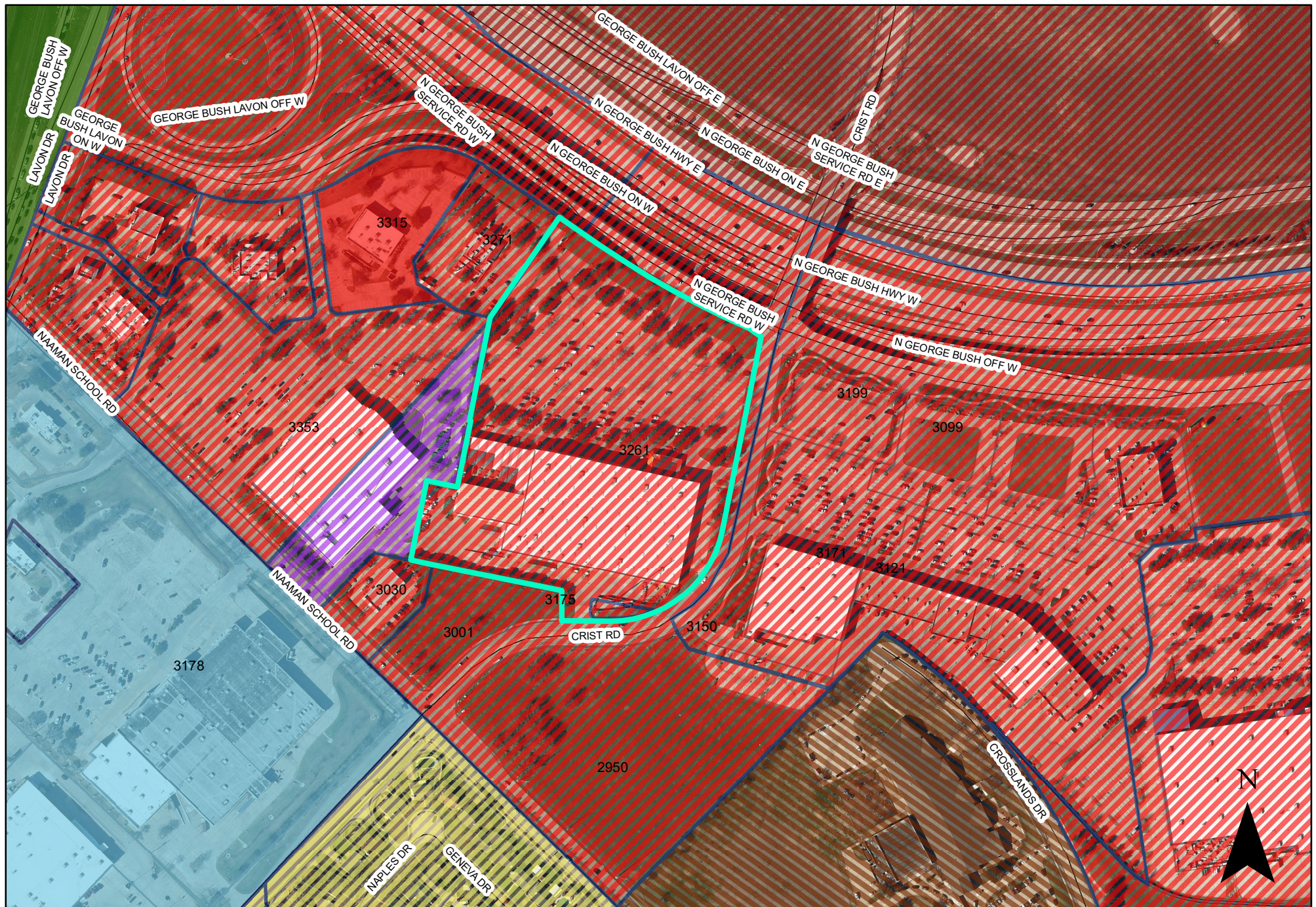
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

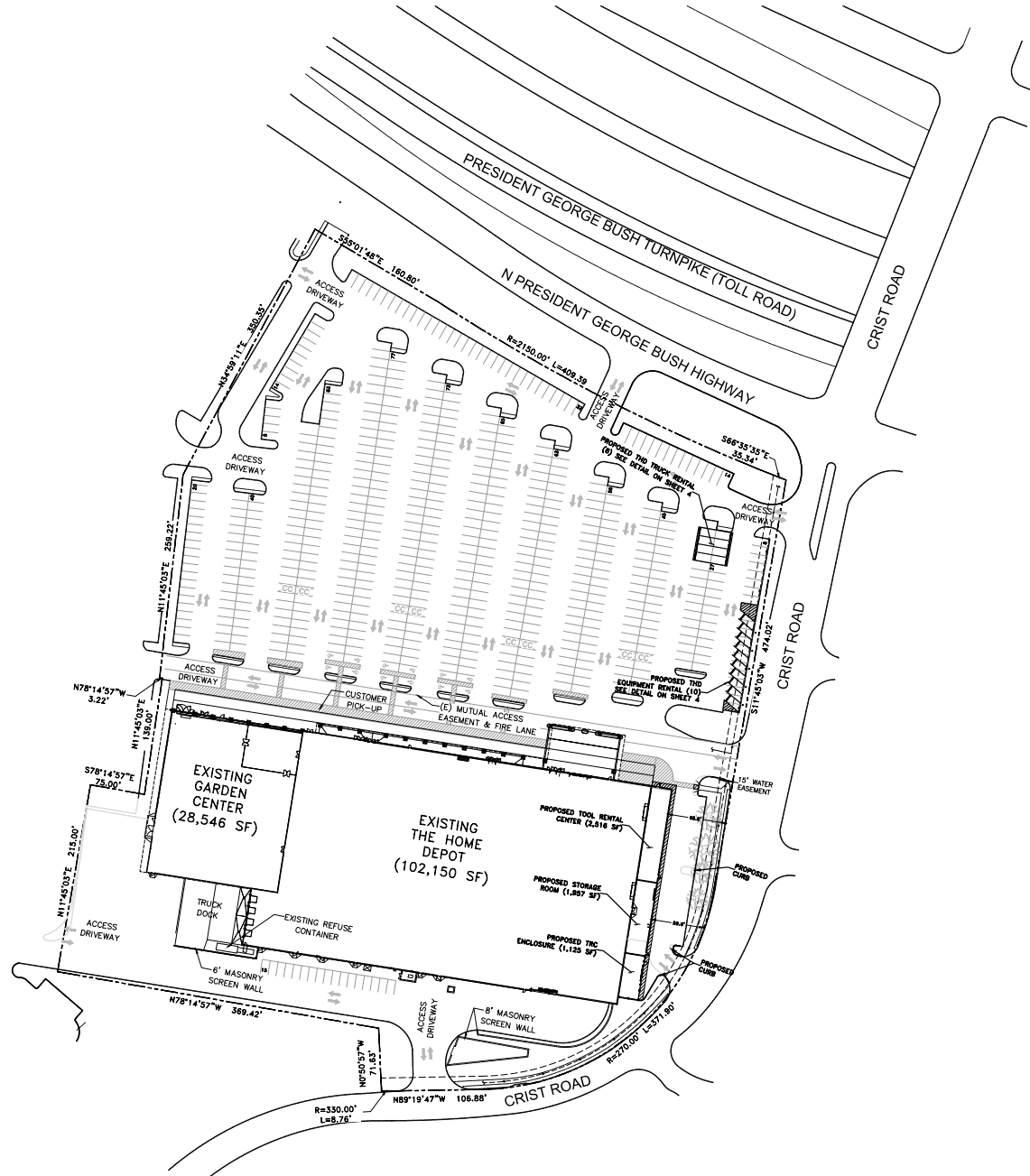


0 200 400 Feet
1 inch = 300 feet

ZONING MAP Z 21-42

3261 North George Bush Highway

 INDICATES AREA OF REQUEST



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 4894 WEST JACQUELYN AVENUE - FRESNO, CALIFORNIA 93722
 TEL: 559 276-2700 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 Texas Registered Engineering Firm F-18450



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT PARCEL AREA	+/- 11.66 AC
APN:	2612545-001-001-0000
ZONE:	PLANNED DEVELOPMENT 21-42 (CR)
JURISDICTION:	CITY OF GARLAND
HOME DEPOT BUILDING AREAS	
EXISTING HOME DEPOT AREA	102,150 SF
PROPOSED TOOL RENTAL CENTER	4,473 SF
EXISTING GARDEN CENTER AREA	+ 28,546 SF
TOTAL HD AREA	134,169 SF
PARKING REQUIRED PER CITY CODE	
HOME DEPOT (@ 10250 SF) GFA	409 STALLS
PROPOSED TRC (@ 10250 SF) GFA	18 STALLS
GARDEN CENTER (@ 10250 SF) GFA	114 STALLS
EQUIPMENT RENTAL (OUTDOOR) (@ 1600 SF)	+ 4 STALLS
TOTAL HD PARKING REQUIRED	545 STALLS
HOME DEPOT PARKING PROVIDED	
FRONT FIELD PARKING	586 STALLS
REAR FIELD PARKING	0 STALLS
REAR FIELD PARKING	+ 17 STALLS
TOTAL HD PARKING PROVIDED	603 STALLS
INCLUDED WITHIN PARKING PROVIDED	
ACCESSIBLE PARKING (2% REQ AT 501-1000)	12 STALLS
NOT INCLUDED WITHIN PARKING PROVIDED	
EQUIPMENT RENTAL	10 STALLS
TRUCK RENTAL	8 STALLS

CASE #: 210907-2

TRC SITE PLAN

DATE: 07/26/2021
 REVISION DATES: 10/25/2021
 SITE PLANNER: DAVID BORSCH
 SITE DEV. COORDINATOR: SCOTT MOMMER



**GARLAND, TX
 STORE # 0553**

ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
 GARLAND, TX 75040

LA PROJECT NUMBER 18178.00



0' 60' 120'
 SCALE 1"=60'

EXHIBIT C

PROPOSED TRC ENCLOSURE (1,125 SF)

PROPOSED STORAGE ROOM (1,957 SF)

PROPOSED ROLL-UP DOOR

PROPOSED TOOL RENTAL CENTER (2,516 SF)

PROPOSED ROLL-UP DOOR

PEDESTRIAN PATHWAY

EXISTING ISLAND TO BE REMOVED

PROPOSED CURB

EXISTING CURB TO BE REMOVED

PROPOSED CURB

EXISTING STALLS TO BE REMOVED

EXISTING CURB TO BE REMOVED

PROPOSED CURB

15.0' WATER EASEMENT

RESERVED

23.5'

24.0'

18.9'

16.1'

12.8'

10.6'

9.0'

6.0'



CASE #: 210907-2

TRC SITE PLAN

DATE:	07/26/2021
REVISION DATES:	10/25/2021
SITE PLANNER	DAVID BORSCH
SITE DEV. COORDINATOR	SCOTT MOMMER



GARLAND, TX
STORE # 0553

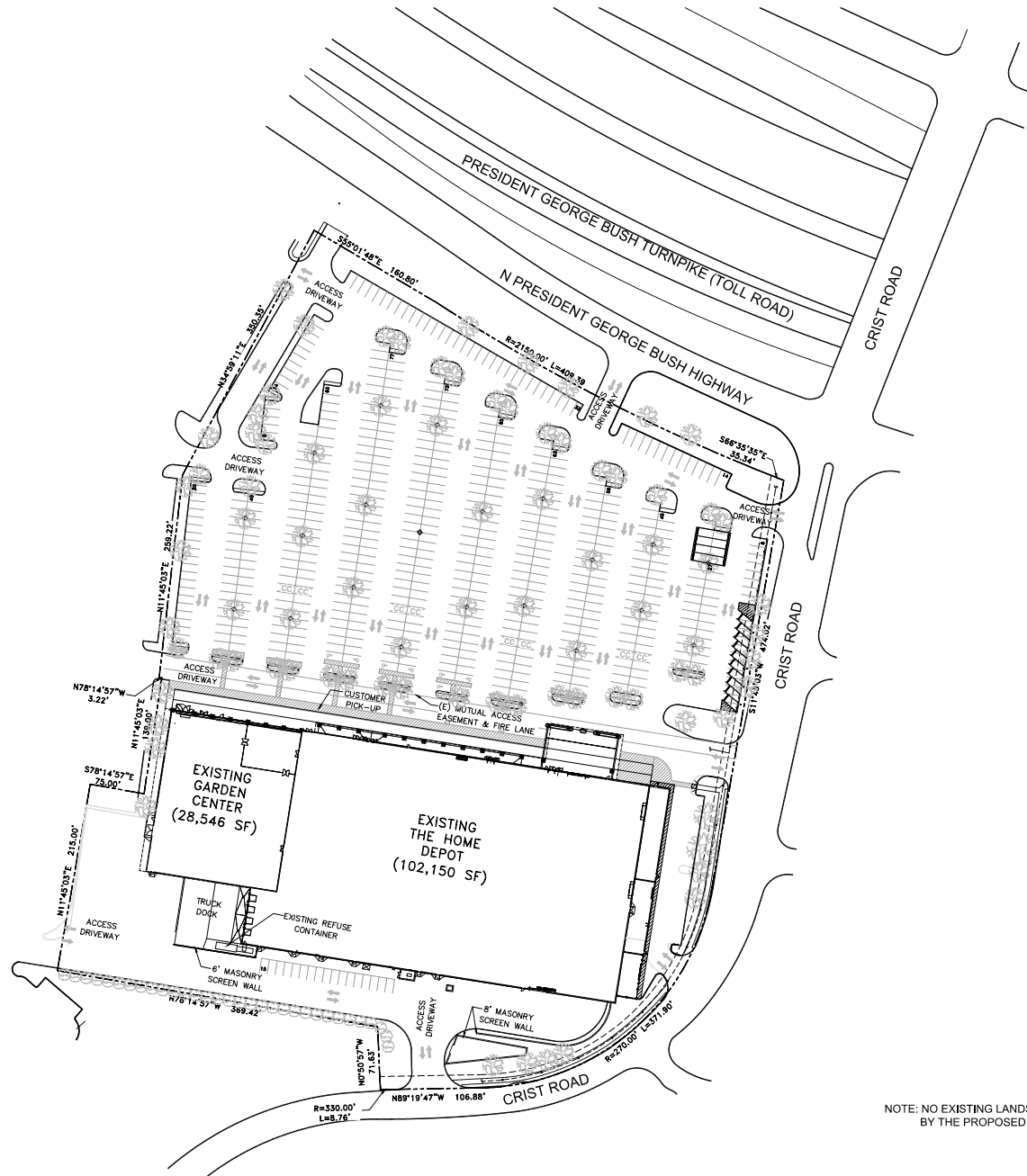
ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
GARLAND, TX 75040

LA PROJECT NUMBER	18178.00
-------------------	----------



SHEET 2 OF 3

EXHIBIT D



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
 4894 WEST JACQUELYN AVE. - FRESNO, CALIFORNIA 93722
 TEL: 559 276-2700 FAX: 559 276-0850 WWW.LARSANDERSEN.COM
 Texas Registered Engineering Firm F-18450



VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

CASE #: 210907-2

EXISTING LANDSCAPE PLAN

DATE: 10/26/2021
 REVISION DATES:



**GARLAND, TX
 STORE # 0553**

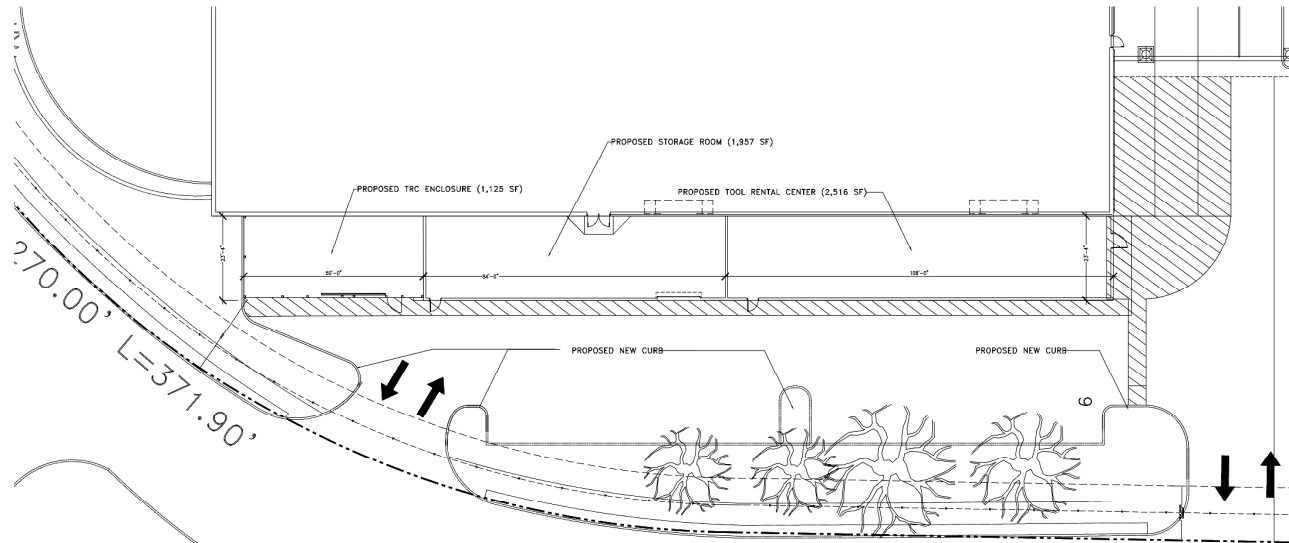
ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
 GARLAND, TX 75040

LA PROJECT NUMBER 18178.00

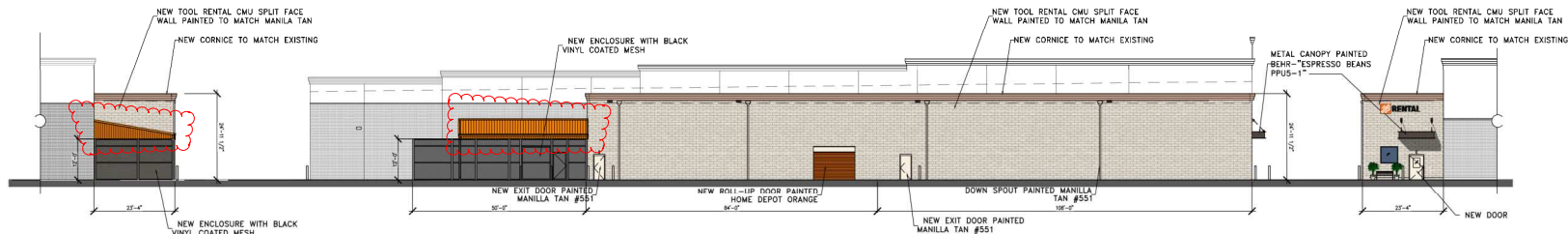


0' 60' 120'
 SCALE 1"=60'

SHEET 1 OF 1



① PARTIAL FLOOR PLAN (NEW TOOL RENTAL CENTER)
Scale: 1/16" = 1'-0"



② WEST ELEVATION
Scale: 1/16" = 1'-0"

③ SOUTH ELEVATION
Scale: 1/16" = 1'-0"

④ EAST ELEVATION
Scale: 1/16" = 1'-0"

CASE # 210907-2

TRC ELEVATIONS

DATE: 10/25/2021
REVISION DATES:



**GARLAND, TX
STORE # 0553**

ADDRESS: 3261 N PRESIDENT GEORGE BUSH HWY
GARLAN, TX

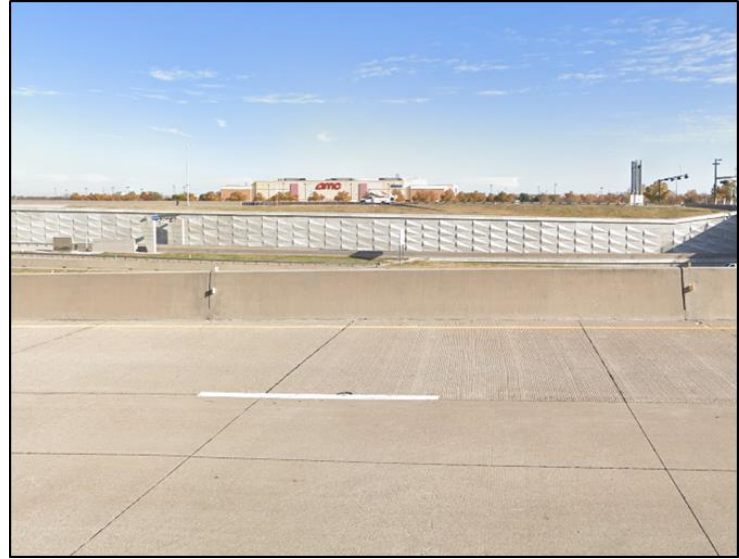
LA PROJECT NUMBER 18178.00



Z 21-42



Looking at the subject property from North President George Bush Turnpike.



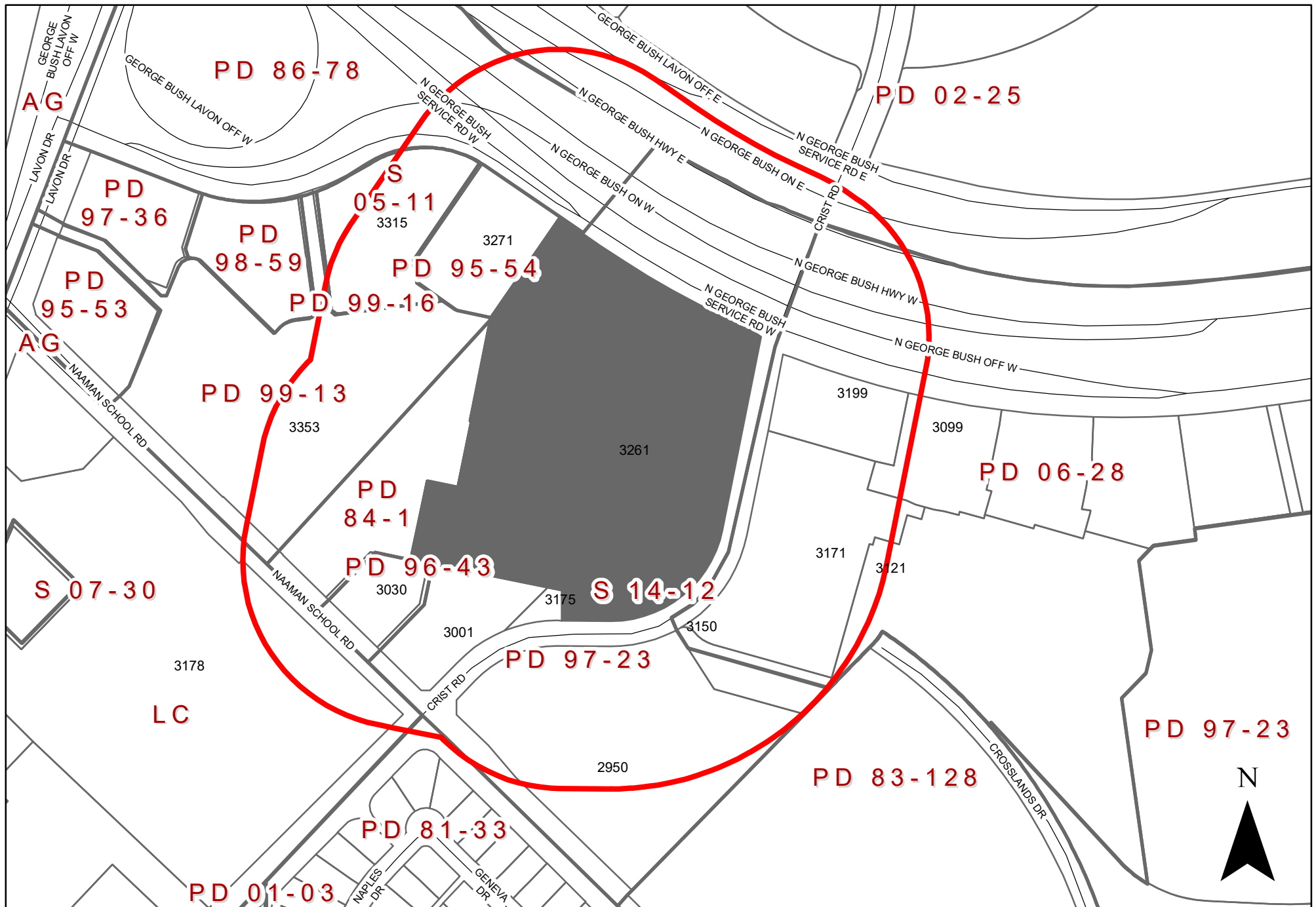
Looking north of the subject property from North President George Bush Turnpike.



Looking west from the subject property.



Looking east of the subject property from Crist Road.



0 190 380 Feet
1 inch = 300 feet

ZONING MAP Z 21-42

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

3261 North President George Bush Turnpike

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. c.

Meeting Date: 12/15/2021

Item Title: Z 21-47 Zone Systems - Specific USe Provision (District 5)

Summary:

Consideration of the application of **Zone Systems**, requesting approval of a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail. This property is located at 1810 West Kingsley Road. (District 5) (File Z 21-47 – Specific Use Provision)

Attachments

Z 21-47 Zone Systems Report and Attachments (Specific Use Provision)

Z 21-47 Zone Systems Responses

Planning Report

File No: Z 21-47/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail and 2) a Plan for Fuel Pumps, Retail.

LOCATION

1810 West Kingsley Road

APPLICANT

Zone Systems

OWNER

Eviad LLC

BACKGROUND

The subject site is developed with a multi-tenant building that includes a convenience store and associated fuel pumps. In 1998, City Council approved an SUP and development plans (i.e. site plan and exterior elevations) to allow the construction of the multi-tenant building and fuel pumps. The approved SUP was for a period of twenty (20) years. The applicant seeks to renew the SUP to continue the sales of fuel.

SITE DATA

The site contains 0.94 acres with approximately 190 lineal feet of frontage along West Kingsley Road and 220 lineal feet of frontage along Cortez Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District where Fuel Pumps, Retail is permitted only by SUP; hence, the requirement to renew the SUP.

CONSIDERATIONS

Detail Plan:

1. The site consists of a 7,565 square-foot multi-tenant building and three (3) fuel pumps under a canopy. The applicant is not proposing any additions or modifications to the existing site.
2. Given that the applicant is neither proposing any modifications nor introducing a new land use to the site under this request, site development requirements such as parking, landscaping and signage are not triggered with this application.

Specific Use Provision:

3. The applicant is requesting approval of a Specific Use Provision renewal for a period of twenty (20) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned for Single-Family-7 (SF-7) Uses and mostly developed with single-family homes. The properties to the south are zoned for Multi-Family (MF) and Single-Family (SF-7) Uses and are mostly developed with apartments and single-family homes. The properties to the east are zoned for Community Retail (CR), Single-Family-7 (SF-7), Neighborhood Office (NO), Two-Family (2F), Multi-Family (MF) and Heavy Commercial (HC) Uses; these properties are developed with a church, single-family homes, apartments, office/retail/personal services, gas station and auto repair shops. The properties to the west are zoned for Community Retail (CR), Light Commercial (LC), Multi-Family and Heavy Commercial (HC) Uses; these properties are developed with a carwash, self-storage, apartments, a single-family home, a grocery store, auto sales and a truck rental business.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail and 2) a Plan for Fuel Pumps, Retail as presented by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

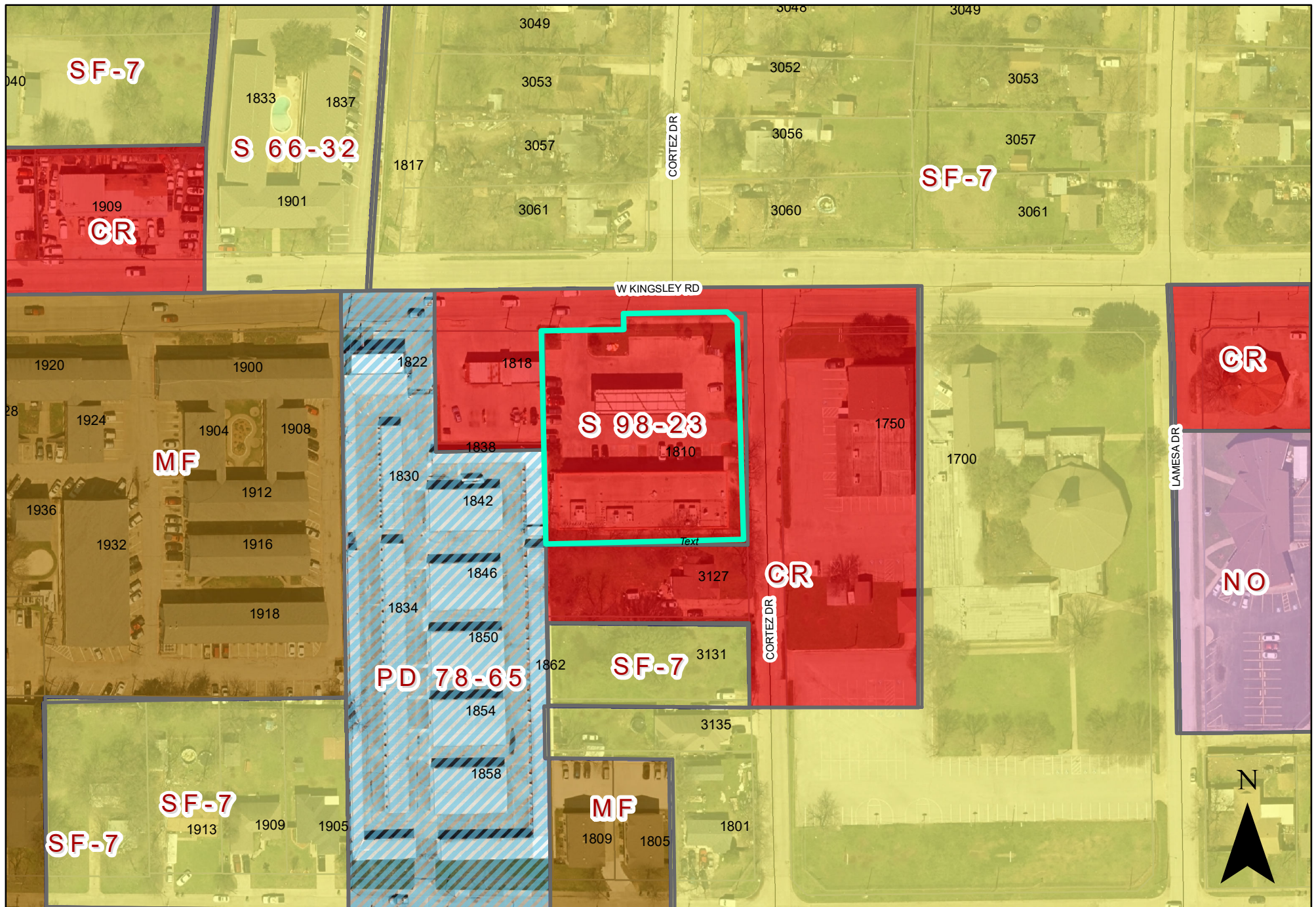
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 122 feet

ZONING MAP Z 21-47

1810 West Kingsley Road

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-47

1810 West Kingsley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Fuel Pumps, Retail.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. **Site Layout:** The site shall be in conformance to the site layout reflected on Exhibit C.
 - B. **Time Period:** The Specific Use Provision shall be in effect for a period of twenty (20) years.

Z 21-47



View of subject site from Kingsley Rd.



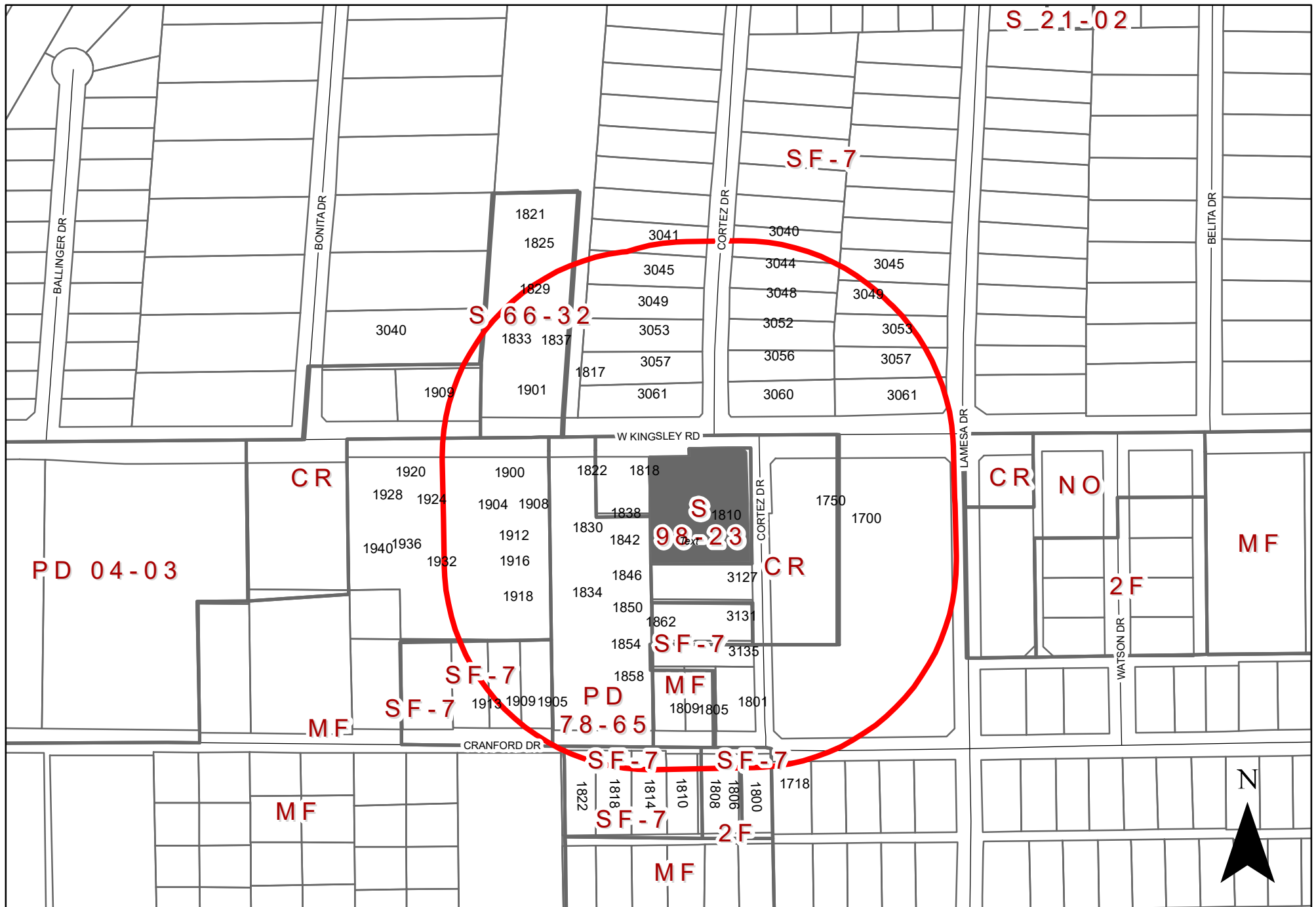
View of properties located across Kingsley Rd. from subject site



View of properties located to the east from subject site



View of properties located to the west from subject site



ZONING MAP Z 21-47

1810 West Kingsley Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. d.

Meeting Date: 12/15/2021

Item Title: Z 21-47 Zone Systems - Plan (District 5)

Summary:

Consideration of the application of **Zone Systems**, requesting approval of a Plan for Fuel Pumps, Retail. This property is located at 1810 West Kingsley Road. (District 5) (File Z 21-47 - Plan)

Attachments

Z 21-47 Zone Systems Report and Attachments (Plan)

Z 21-47 Zone Systems Responses

Planning Report

File No: Z 21-47/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail and 2) a Plan for Fuel Pumps, Retail.

LOCATION

1810 West Kingsley Road

APPLICANT

Zone Systems

OWNER

Eviad LLC

BACKGROUND

The subject site is developed with a multi-tenant building that includes a convenience store and associated fuel pumps. In 1998, City Council approved an SUP and development plans (i.e. site plan and exterior elevations) to allow the construction of the multi-tenant building and fuel pumps. The approved SUP was for a period of twenty (20) years. The applicant seeks to renew the SUP to continue the sales of fuel.

SITE DATA

The site contains 0.94 acres with approximately 190 lineal feet of frontage along West Kingsley Road and 220 lineal feet of frontage along Cortez Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District where Fuel Pumps, Retail is permitted only by SUP; hence, the requirement to renew the SUP.

CONSIDERATIONS

Detail Plan:

1. The site consists of a 7,565 square-foot multi-tenant building and three (3) fuel pumps under a canopy. The applicant is not proposing any additions or modifications to the existing site.
2. Given that the applicant is neither proposing any modifications nor introducing a new land use to the site under this request, site development requirements such as parking, landscaping and signage are not triggered with this application.

Specific Use Provision:

3. The applicant is requesting approval of a Specific Use Provision renewal for a period of twenty (20) years. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

These areas also accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned for Single-Family-7 (SF-7) Uses and mostly developed with single-family homes. The properties to the south are zoned for Multi-Family (MF) and Single-Family (SF-7) Uses and are mostly developed with apartments and single-family homes. The properties to the east are zoned for Community Retail (CR), Single-Family-7 (SF-7), Neighborhood Office (NO), Two-Family (2F), Multi-Family (MF) and Heavy Commercial (HC) Uses; these properties are developed with a church, single-family homes, apartments, office/retail/personal services, gas station and auto repair shops. The properties to the west are zoned for Community Retail (CR), Light Commercial (LC), Multi-Family and Heavy Commercial (HC) Uses; these properties are developed with a carwash, self-storage, apartments, a single-family home, a grocery store, auto sales and a truck rental business.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) renewal for Fuel Pumps, Retail and 2) a Plan for Fuel Pumps, Retail as presented by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

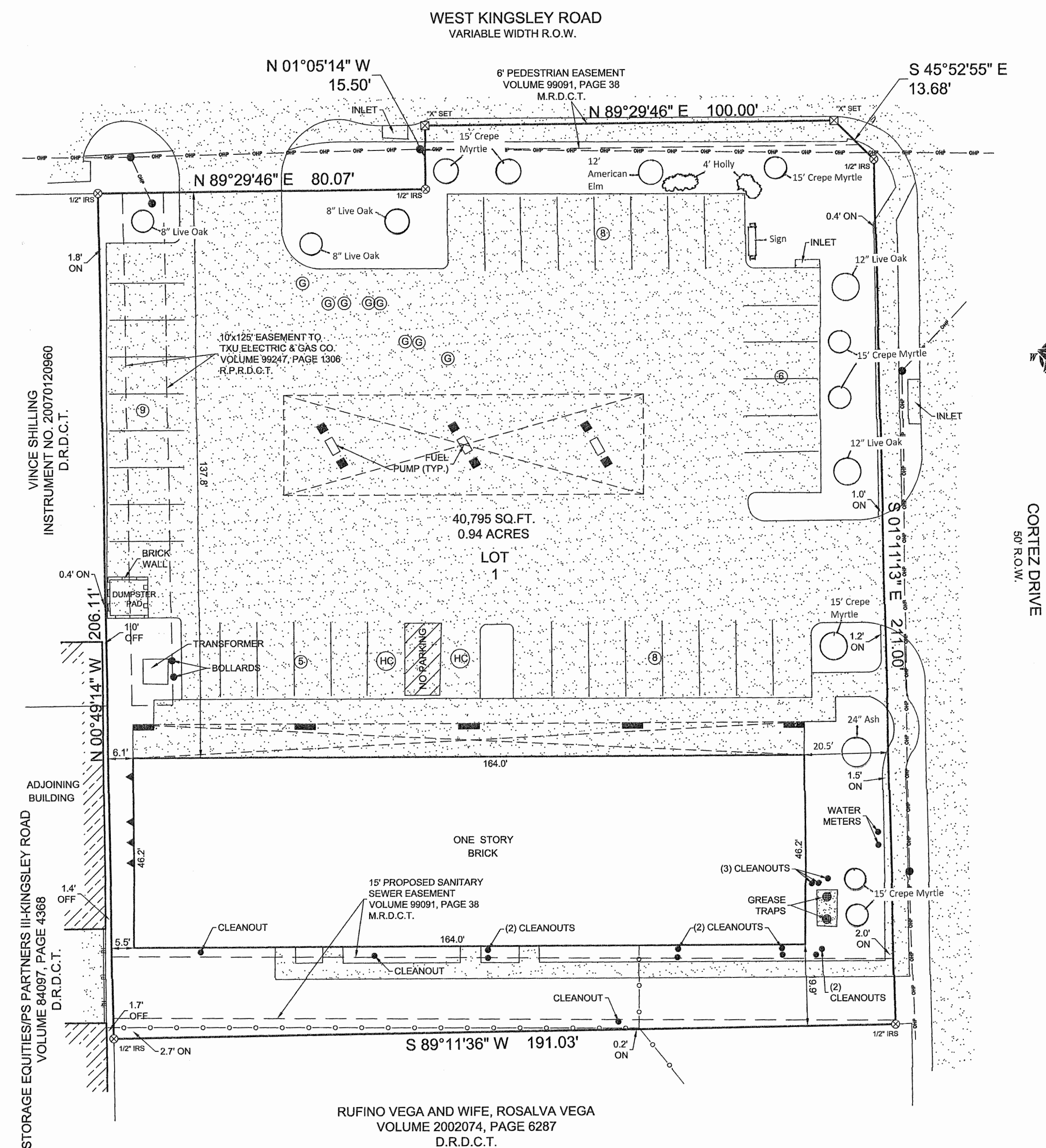
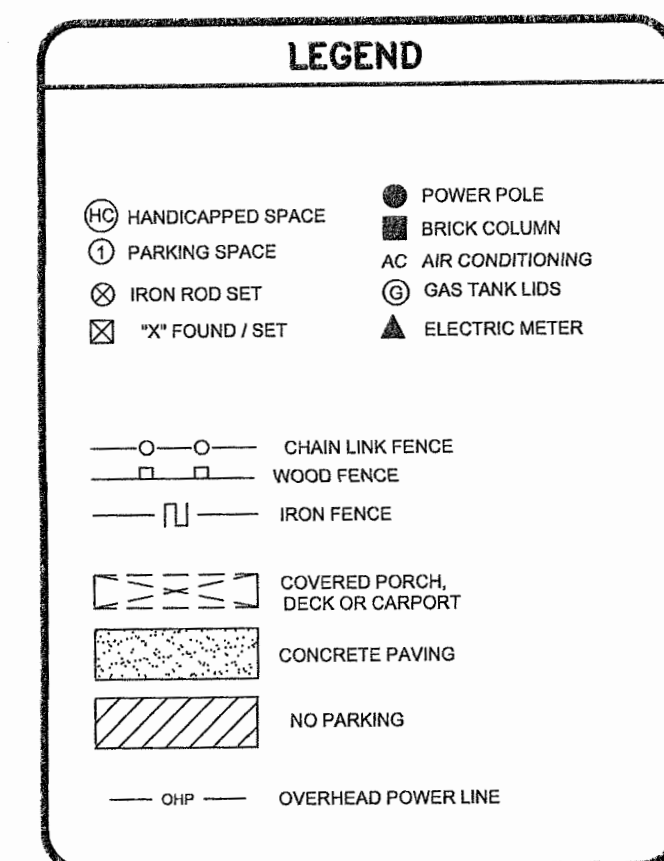
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



COVERAGE	
Total Area (0.9366 AC)	40,798 Sq Ft
Total Building Coverage	7,565 Sq Ft
Floor Area Ratio	19 %
Impervious Surface Sq Ft	32,345 Sq Ft
Impervious Surface %	79%

PARKING	
Building Area	7565 Sq Ft
PARKING AVAILABLE	
Regular	36 spaces
Handicap	2 spaces
Total	38 spaces

REQUIRED PARKING	
Laundry 2200 Sq Ft	9 spaces
Hair Salon 1100 Sq Ft	4 spaces
Office 1100 Sq Ft	4 spaces
Restaurant 1100 Sq Ft	11 spaces
Convenience 1235 Sq Ft	5 Spaces
Total	33 spaces

CASE NO. 210805-3
Lot 1, Blk 1 WAZIR ADDITION

EVIAD LLC
1810 W. Kingsley Road
Garland, TX
SITE PLAN

September 27, 2021
Zoning: CR

OWNER: EVIAD LLC
1810 Kingsley Road
GARLAND, TX 75041

APPLICANT: PETER KAVANAGH
ZONE SYSTEMS, INC.
1620 HANDLEY DRIVE, STE A, DALLAS TX 75208
214-941-4440
PeterK@ZoneSystems.com

AREA: 0.9366 ACRES
USE: Retail Sales with Gas Pumps



Scale 1" = 20'

Exhibit C

Z 21-47



View of subject site from Kingsley Rd.



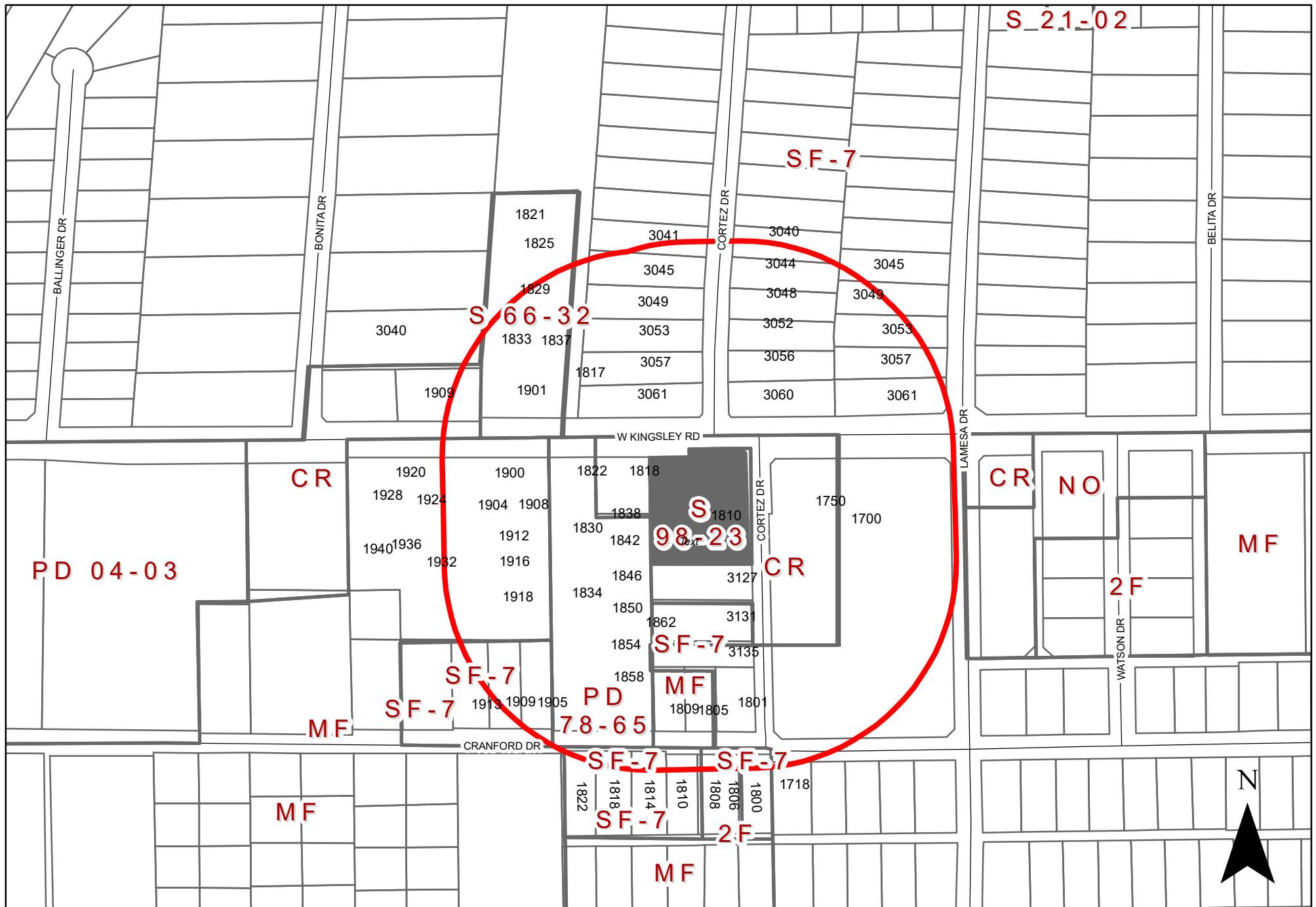
View of properties located across Kingsley Rd. from subject site



View of properties located to the east from subject site



View of properties located to the west from subject site



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-47

1810 West Kingsley Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



Plan Commission

3. e.

Meeting Date: 12/15/2021

Item Title: Z 21-48 Wood Partners % Masterplan - Zoning (District 1)

Summary:

Consideration of the application of **Wood Partners % Masterplan**, requesting approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53. This property is located at 3422 Firewheel Parkway. (District 1) (File Z 21-48 - Zoning)

Attachments

Z 21-48 Wood Partners % Masterplan Report and Attachments (Zoning)

Z 21-48 Wood Partners % Masterplan Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-48/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REQUEST

Approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

LOCATION

3422 Firewheel Parkway

APPLICANT

Wood Partners % Masterplan

OWNER

L & S Land Company, LTD, By: L&S Partners, LLC % Jay Grogan, Jr

MVB Associates, LTD, By: MVB Group, LLC, George Baldwin

Valley Creek State Highway 190 Partners, LP By: Sunrise Partners, LLC MA Reilly

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses

Lot 2: Multi-Family Uses

Lot 3: Retail/Commercial Uses

Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process. The applicant now requests a Detail Plan for Lot 2 to build an apartment complex.

SITE DATA

The overall site consists of approximately 9.80 acres with approximately 506 lineal feet of frontage along Firewheel Parkway. The site plan (Exhibit C) shows two (2) access points; one access point is directly from Firewheel Parkway and the other point is a "Resident Only" access from the southern multi-family development.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped and consists of two (2) zoning districts; Planned Development (PD) District 03-53 and Planned Development (PD) District 18-33 for Multi-Family Use.

The Planned Development (PD) 03-53 District identifies Tract 1 and Tract 2 for development regulations. Tract 1, the core area of the Firewheel Town Center, allows uses including include retail, office, restaurant, personal services. Tract 2 also allows Multi-Family Use, Retail Sales with Gas Pumps (Fuel Pumps, Retail) and Commercial Antenna Type 2 (Commercial Antenna) uses.

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 2 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 250 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with public space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. The applicant requests a total of 250 units for Lot 2, which now reduces the future available number to 1,231 units.

2. Parking

The GDC requires 417 parking spaces for this proposal. The site layout shows 417 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports, tuck under garages and tandem parking. It should be noted that Planned Development (PD) District 18-33 allowed tandem parking towards the required amount of parking for Lot 1.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-three (53) feet for building types A and B. The maximum height for building types C and D is forty (40) feet. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Building Setbacks

Planned Development (PD) District 03-53 requires a thirty (30)-foot setback along Firewheel Parkway. The applicant proposes a twenty (20)-foot setback along Firewheel Parkway, which aligns with the building setback established in the GDC. The floodplain

to the rear of the site limits the depth of the property. The proposed building position allows for greater space for amenities behind the building. Moreover, the reduced setback provides a more urban streetscape along Firewheel Parkway.

The subject property complies with all other applicable building setbacks.

5. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes street connectivity. The applicant has worked with staff to provide a trail easement around the perimeter of the property. The trail easement would provide an option for future alignment to the spine trail.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,000 square-foot clubhouse.
- **Swimming Pool:** A swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 800 square feet of surface water in the interior courtyard.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park and a gaming area.
- **Public Space:** Planned Development (PD) District 03-53 emphasizes public spaces. The streets are the most important public space within the development and the building massing and orientation shall reinforce and enhance the streetscape by creating quality public spaces and pedestrian corridors. The landscape plan (Exhibit D) delineates the public spaces along Firewheel Parkway.

7. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	956 square feet
Total number of units:	250 units

Minimum dwelling unit size.

Required Efficiency:	500 square feet
Proposed:	673 square feet
Number of units:	7 units (2.8%)

Required one- bedroom:	650 square feet
Proposed:	816 square feet
Number of units:	153 units (61.2%)
Required two-bedroom:	800 square feet
Proposed:	1,017 square feet
Number of units:	78 units (31.2%)
Required three-bedroom:	950 square feet
Proposed:	1,475 square feet
Number of units:	12 units (4.8%)

8. Screening and Landscaping

The proposed landscaping conforms to the screening and landscaping requirements of the Planned Development (PD) District 03-53, Planned Development (PD) District 18-33 and the GDC. The landscape theme must be consistent throughout the Firewheel Town Center Core and the peripheral developments. The applicant contends the proposed plant theme follows the same palette of native and adapted species and mimics the arrangement of the adjacent Lot 1 development with a curvilinear arrangement of groundcovers along Freewheel Parkway. The planting design opens up to signify to motorists and pedestrians where the primary entries to the site are and provides an aesthetically pleasing environment with a rhythm of formalized clusters and groupings of the taller shrubs buffering the proposed buildings.

In addition, Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The applicant is following the GDC requirement by landscaping forty-four (44%) of the site.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing massing, materiality, and architectural elements and a traditional architectural style. Each building includes a calculated amount of vertical and horizontal articulation to create aesthetic building elevations and break monotony.

10. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations

The applicant requests to deviate from Planned Development (PD) District 03-53. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Analysis
Building Setback	Planned Development (PD) District 03-53 requires a thirty (30)-foot setback along Firewheel Parkway.	The applicant proposes a twenty (20)-foot setback along Firewheel Parkway, which aligns with the building setback established in the GDC.	The floodplain to the rear of the site limits the depth of the property. The proposed building position allows for greater space for amenities behind the building. Moreover, the reduced setback provides a more urban streetscape along Firewheel Parkway.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The areas to the north are zoned Agricultural (AG) District and Planned Development (PD) District 02-25; these properties are unimproved. The property to the east is zoned Planned Development (PD) District 03-53; it is currently unimproved. The property to the south is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the west, across Firewheel Parkway, is zoned Planned Development (PD) District 02-25 and Planned Development (PD) District 21-19; it is part of the Core Area of the Firewheel Town Center.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

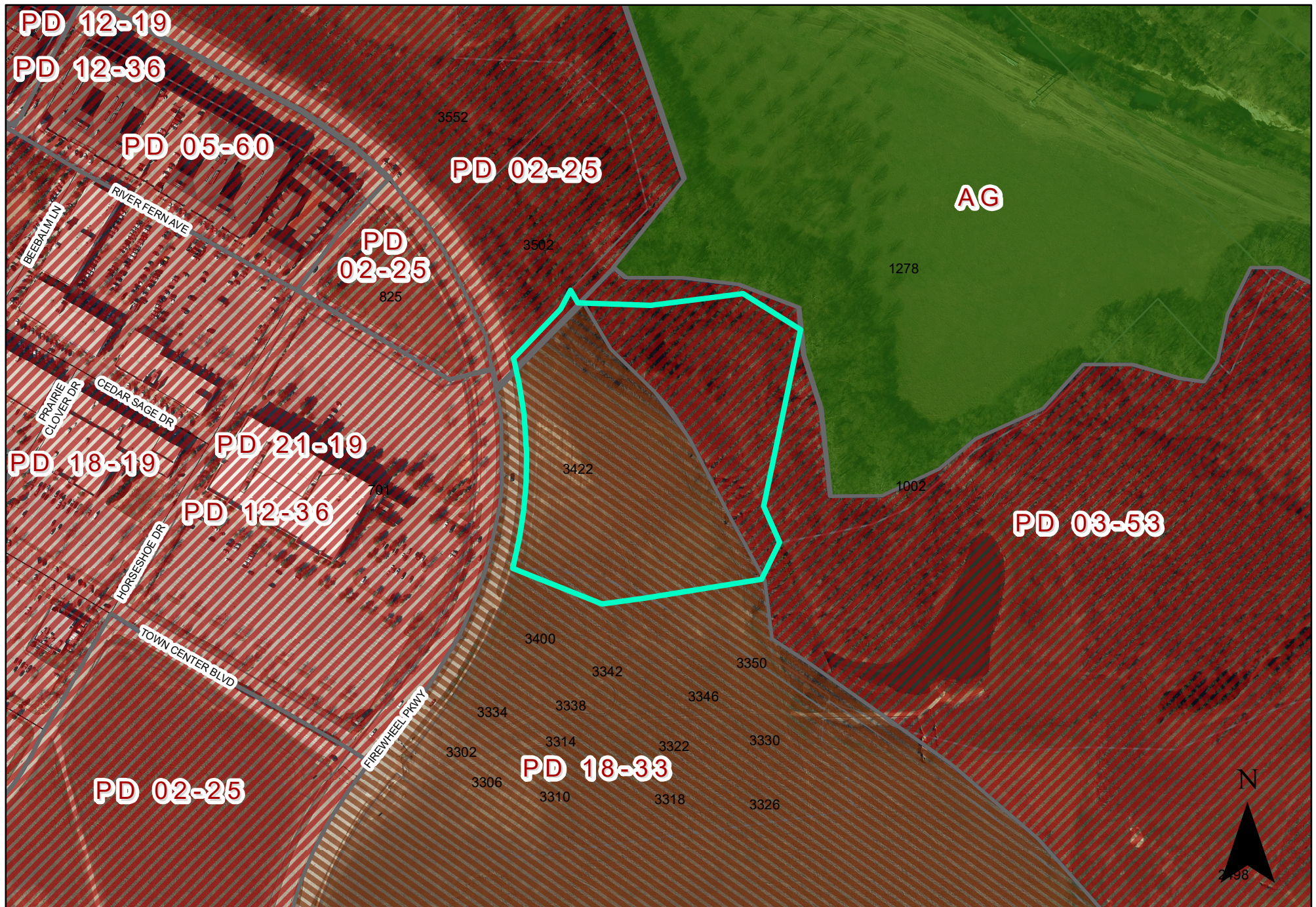
CITY COUNCIL DATE: January 4, 2021

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet 1 inch = 304 feet	ZONING MAP Z 21-48	 INDICATES AREA OF REQUEST
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3422 Firewheel Parkway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-48

3422 Firewheel Parkway

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 18-33 and Planned Development (PD) District 03-53 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.

B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Building Height: The maximum height shall be fifty-three (53) feet for Building types A and B. The maximum height for building types C and D is forty (40) feet.

D. Building Setback: The minimum building setback shall be twenty (20) feet.

- E. Dwelling Units: A maximum of 250 dwelling units shall be permitted.
- F. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of

all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

I. Carports: Carports shall be no more than ten (10) parking stalls in length in each instance and cover a maximum of twenty (20) parking spaces and two rows of parking maximum.

J. Tandem Parking: Tandem parking is allowed and may be counted towards the required amount of parking.

K. Trails: The trail easement shall be provided as shown in Exhibit C.

Z 21-48



View of the subject property from Firewheel Parkway



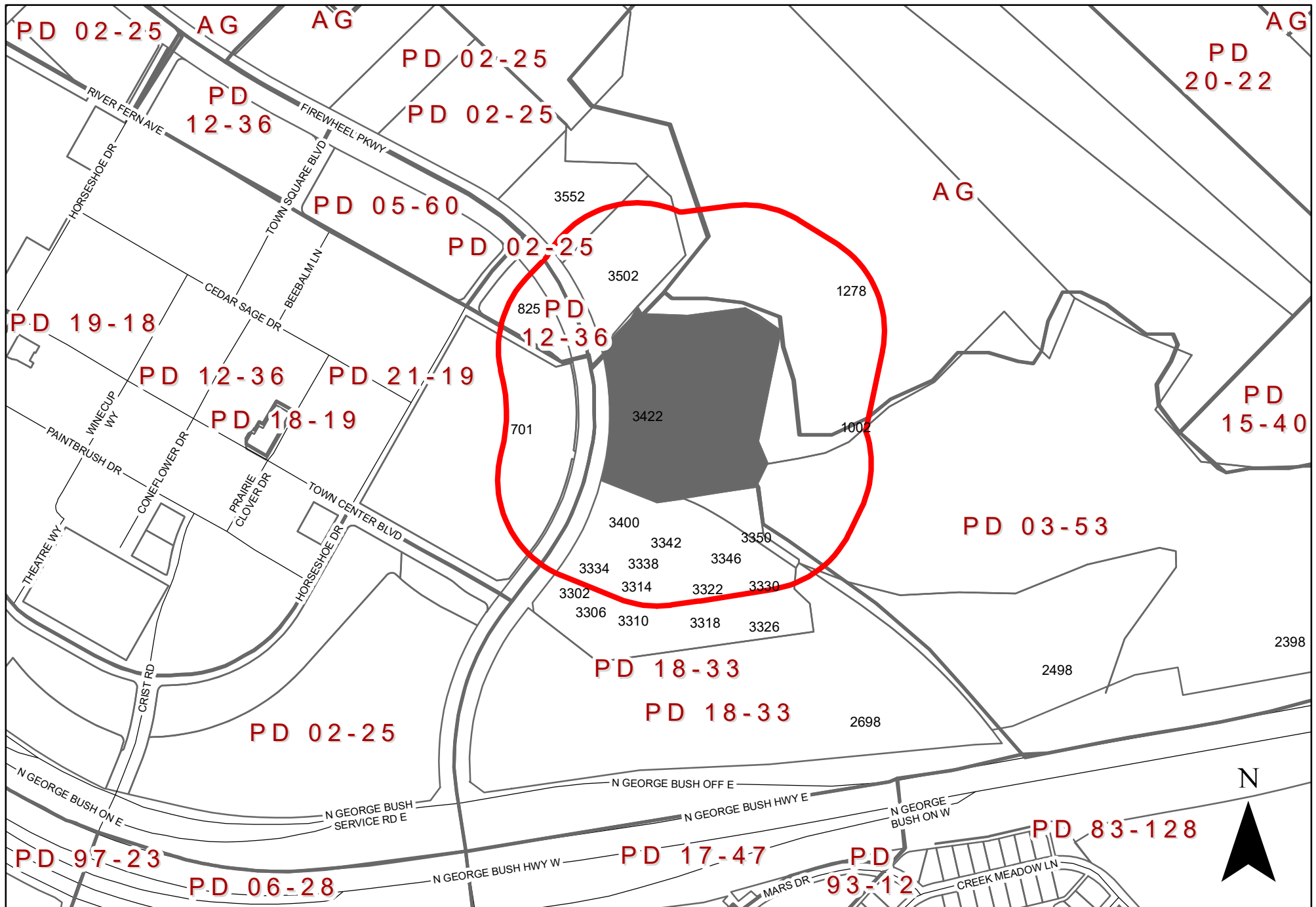
Looking west of the subject property



Looking north of the subject property



Looking south of the subject property



0 325 650 Feet
1 inch = 487 feet

ZONING MAP Z 21-48

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

3422 Firewheel Parkway

To date we have not received any responses for this case.



Plan Commission

3. f.

Meeting Date: 12/15/2021

Item Title: Z 21-48 Wood Partners % Masterplan - Detail Plan (District 5)

Summary:

Consideration of the application of **Wood Partners % Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 3422 Firewheel Parkway. (District 1) (File Z 21-48 – Detail Plan)

Attachments

Z 21-48 Wood Partners % Masterplan Report and Attachments (Detail Plan)

Z 21-48 Wood Partners % Masterplan Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-48/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REQUEST

Approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

LOCATION

3422 Firewheel Parkway

APPLICANT

Wood Partners % Masterplan

OWNER

L & S Land Company, LTD, By: L&S Partners, LLC % Jay Grogan, Jr

MVB Associates, LTD, By: MVB Group, LLC, George Baldwin

Valley Creek State Highway 190 Partners, LP By: Sunrise Partners, LLC MA Reilly

BACKGROUND

In 2003, City Council approved Planned Development (PD) 03-53 District to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall.

In 2018, the applicant brought forward a Concept Plan and a Detail Plan only for Tract 2 of PD 03-53 to build an apartment complex. The Concept Plan reflected four (4) lots.

Lot 1: Multi-Family Uses

Lot 2: Multi-Family Uses

Lot 3: Retail/Commercial Uses

Lot 4: Multi-Family Uses

The Detail Plan approved in 2018 was for Lot 1 to build The Lively at Firewheel. Any other developments on the remainder of the lots requires a Detail Plan approval through the Public Hearing process. The applicant now requests a Detail Plan for Lot 2 to build an apartment complex.

SITE DATA

The overall site consists of approximately 9.80 acres with approximately 506 lineal feet of frontage along Firewheel Parkway. The site plan (Exhibit C) shows two (2) access points; one access point is directly from Firewheel Parkway and the other point is a "Resident Only" access from the southern multi-family development.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped and consists of two (2) zoning districts; Planned Development (PD) District 03-53 and Planned Development (PD) District 18-33 for Multi-Family Use.

The Planned Development (PD) 03-53 District identifies Tract 1 and Tract 2 for development regulations. Tract 1, the core area of the Firewheel Town Center, allows uses including include retail, office, restaurant, personal services. Tract 2 also allows Multi-Family Use, Retail Sales with Gas Pumps (Fuel Pumps, Retail) and Commercial Antenna Type 2 (Commercial Antenna) uses.

Planned Development (PD) District 18-33 is an amendment of Tract 2 of Planned Development (PD) District 03-53. A Detail Plan was approved for a Multi-Family Use on Lot 1. The remainder of the lots requires Detail Plan approval.

The subject property is designated as Lot 2 in Planned Development (PD) District 18-33, which allows Multi-Family Uses.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 250 multi-family dwelling units on an unimproved property. The development will consist of five (5) multi-family buildings along with public space, a swimming pool, dog park and other amenities (Exhibit C in the Plan agenda item).

Planned Development (PD) District 18-33 restricts the maximum permitted aggregate number of dwelling units on Tract 2 to 1,800 multi-family units. A total of 319 units were proposed for Lot 1, reducing the available number of multi-family units from 1,800 to 1,481 on Tract 2. The applicant requests a total of 250 units for Lot 2, which now reduces the future available number to 1,231 units.

2. Parking

The GDC requires 417 parking spaces for this proposal. The site layout shows 417 parking spaces. Additionally, the GDC provides the required covered parking spaces including carports, tuck under garages and tandem parking. It should be noted that Planned Development (PD) District 18-33 allowed tandem parking towards the required amount of parking for Lot 1.

3. Building Height

Planned Development (PD) 18-33 states the maximum building height will be reviewed with future Detail Plans. The applicant proposes a maximum height of fifty-three (53) feet for building types A and B. The maximum height for building types C and D is forty (40) feet. It should be noted the maximum height allowed per the GDC is forty (40) feet and the Firewheel Town Center Core (Tract 1) is allowed a maximum height of fifty-five (55) feet.

4. Building Setbacks

Planned Development (PD) District 03-53 requires a thirty (30)-foot setback along Firewheel Parkway. The applicant proposes a twenty (20)-foot setback along Firewheel Parkway, which aligns with the building setback established in the GDC. The floodplain

to the rear of the site limits the depth of the property. The proposed building position allows for greater space for amenities behind the building. Moreover, the reduced setback provides a more urban streetscape along Firewheel Parkway.

The subject property complies with all other applicable building setbacks.

5. Connectivity:

Planned Development (PD) District 03-53 highly emphasizes street connectivity. The applicant has worked with staff to provide a trail easement around the perimeter of the property. The trail easement would provide an option for future alignment to the spine trail.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 3,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,000 square-foot clubhouse.
- **Swimming Pool:** A swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with a minimum of 800 square feet of surface water in the interior courtyard.
- **Leisure Areas:** One (1) leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park and a gaming area.
- **Public Space:** Planned Development (PD) District 03-53 emphasizes public spaces. The streets are the most important public space within the development and the building massing and orientation shall reinforce and enhance the streetscape by creating quality public spaces and pedestrian corridors. The landscape plan (Exhibit D) delineates the public spaces along Firewheel Parkway.

7. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Average minimum dwelling unit size.

Required:	725 square feet
Proposed:	956 square feet
Total number of units:	250 units

Minimum dwelling unit size.

Required Efficiency:	500 square feet
Proposed:	673 square feet
Number of units:	7 units (2.8%)

Required one- bedroom:	650 square feet
Proposed:	816 square feet
Number of units:	153 units (61.2%)
Required two-bedroom:	800 square feet
Proposed:	1,017 square feet
Number of units:	78 units (31.2%)
Required three-bedroom:	950 square feet
Proposed:	1,475 square feet
Number of units:	12 units (4.8%)

8. Screening and Landscaping

The proposed landscaping conforms to the screening and landscaping requirements of the Planned Development (PD) District 03-53, Planned Development (PD) District 18-33 and the GDC. The landscape theme must be consistent throughout the Firewheel Town Center Core and the peripheral developments. The applicant contends the proposed plant theme follows the same palette of native and adapted species and mimics the arrangement of the adjacent Lot 1 development with a curvilinear arrangement of groundcovers along Freewheel Parkway. The planting design opens up to signify to motorists and pedestrians where the primary entries to the site are and provides an aesthetically pleasing environment with a rhythm of formalized clusters and groupings of the taller shrubs buffering the proposed buildings.

In addition, Planned Development (PD) District 18-33 requires a minimum of ten (10%) of the site to be landscaped. The applicant is following the GDC requirement by landscaping forty-four (44%) of the site.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC and Planned Development (PD) District 03-53.

The applicant contends the proposed multi-family development has been designed to be compatible to the Core Building Area of the Firewheel Town Center by emphasizing massing, materiality, and architectural elements and a traditional architectural style. Each building includes a calculated amount of vertical and horizontal articulation to create aesthetic building elevations and break monotony.

10. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

11. Signage

No deviations were requested regarding signage.

12. Summary of Deviations

The applicant requests to deviate from Planned Development (PD) District 03-53. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Analysis
Building Setback	Planned Development (PD) District 03-53 requires a thirty (30)-foot setback along Firewheel Parkway.	The applicant proposes a twenty (20)-foot setback along Firewheel Parkway, which aligns with the building setback established in the GDC.	The floodplain to the rear of the site limits the depth of the property. The proposed building position allows for greater space for amenities behind the building. Moreover, the reduced setback provides a more urban streetscape along Firewheel Parkway.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The areas to the north are zoned Agricultural (AG) District and Planned Development (PD) District 02-25; these properties are unimproved. The property to the east is zoned Planned Development (PD) District 03-53; it is currently unimproved. The property to the south is zoned Planned Development (PD) District 18-33 for Multi-Family Use; it is developed with an apartment complex. The property to the west, across Firewheel Parkway, is zoned Planned Development (PD) District 02-25 and Planned Development (PD) District 21-19; it is part of the Core Area of the Firewheel Town Center.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) 18-33 and Planned Development (PD) District 03-53.

Approval of a Detail Plan for Multi-Family development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

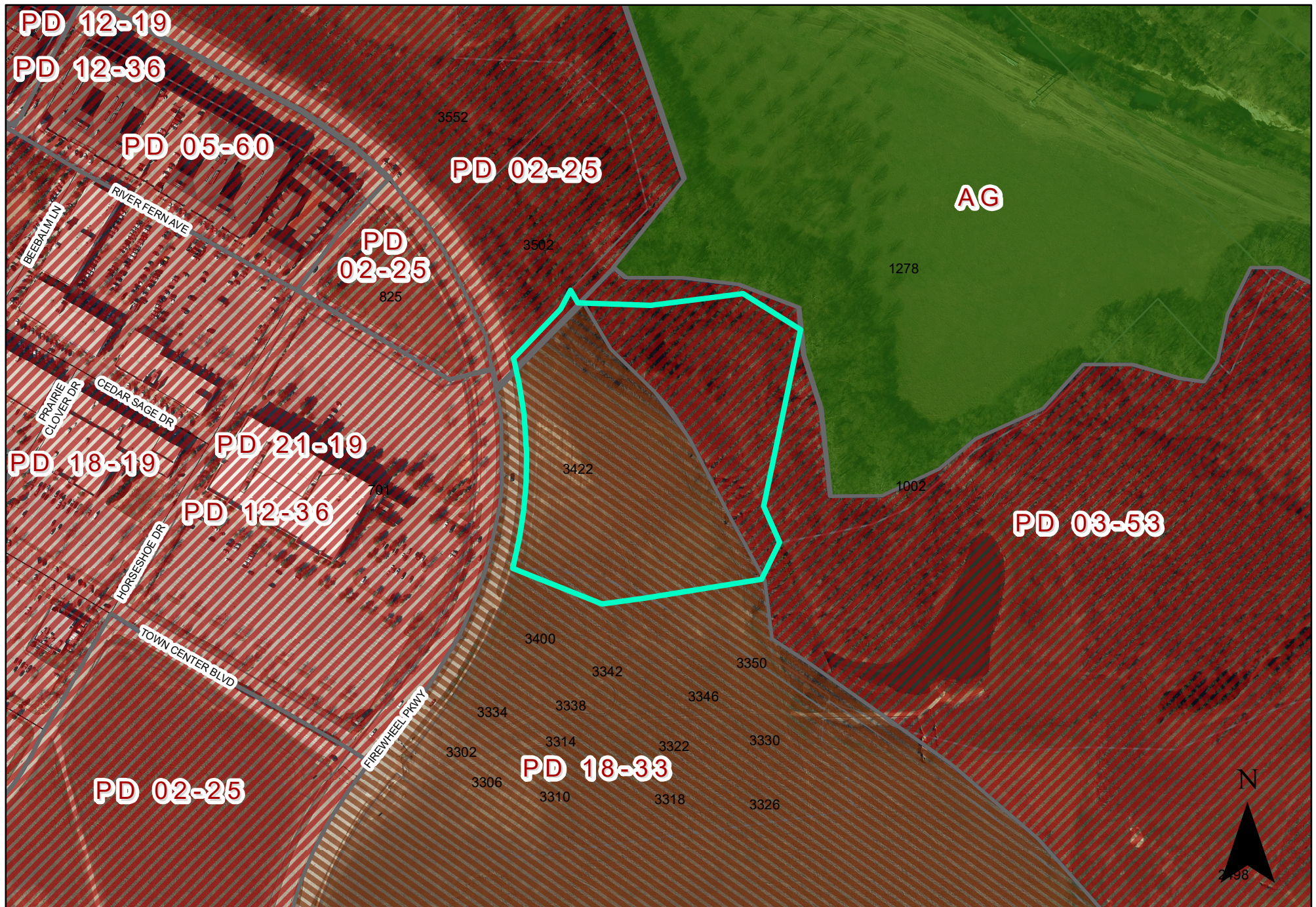
CITY COUNCIL DATE: January 4, 2021

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 304 feet

ZONING MAP Z 21-48

 INDICATES AREA OF REQUEST

3422 Firewheel Parkway

WOOD PARTNERS
5440 HARVEST HILL ROAD # 206
DALLAS, TX
214.593.0218

DESIGN BALANCE, INC.
1629 SMIRL DRIVE, SUITE 100
HEATH, TX 75032
214.668.2306

KIMLEY-HORN
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX
972.770.1300

KEY MAP

SEAI

PRELIMINARY
FOR REVIEW PURPOSES ONLY
SHALL NOT BE USED FOR B
PERMITTING, OR CONSTRU

Joshua Wilcox
Registered Landscape Architect of the
State of Texas
Registration Number: 3355

**NOT FOR
CONSTRUCTION**

PROJECT

ALTA FIREWHEEL

TEXAS

LANDDESIGN PROJ.# 8521104

REVISION / ISSUANCE

DESIGNED BY
DRAWN BY:
CHECKED BY:

SCALE

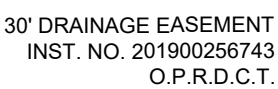
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HORZ: 1"=40'

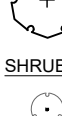
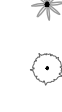
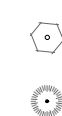
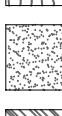
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1



PLANT SCHEDULE						
TREES	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	ILE NE2	4	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens' FULL TO THE GROUND, MATCHING	B&B	2"	6' HT MIN.
	QUAMU	22	Chinkapin Oak / Quercus muehlenbergii	B&B	4" CAL.	10'-12' HT.
	QUSH	51	Shumard Red Oak / Quercus shumardi	B & B	4" CAL.	8-10' HT.
	TADI	21	Bald Cypress / Taxodium distichum	B & B	4" CAL.	10'-12' HT.
	ULCR	18	Cedar Elm / Ulmus crassifolia	B & B	4" CAL.	10'-12' HT.
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	CECA	6	Texas Redbud / Cercis canadensis 'texensis'	B & B	4" CAL.	8-10' HT.
	LAIN	10	Crape Myrtle / Lagerstroemia indica	B & B	4" CAL.	8'-12' HT.
	PRME	16	Mexican Plum / Prunus mexicana	B&B	4" CAL.	8'-10' HT.
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	ABE GRA	76	Glossy Abelia / Abelia x grandiflora	#5	As Shown	24"
	COT GLA	88	Bright Bead Cotoneaster / Cotoneaster glaucophyllus	#5	As Shown	24"
	HES PAR	102	Red Yucca / Hesperaloe parviflora	#3	As Shown	24"
	ILE BUR	145	Dwarf Burford Holly / Ilex cornuta 'Burfordi Nana'	#5	As Shown	24"
	ILE NAN	100	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	#3	As Shown	18"
	ILE SCP	8	Scarlet's Peak Yaupon Holly / Ilex vomitoria 'Scarlet's Peak' FULL TO GROUND, MATCHING. #30 CONT.	-	As Shown	10'-15'
	ILE NEL	19	Nellie R. Stevens Holly / Ilex x 'Nellie R. Stevens'	#1	As Shown	48"
	LEU COM	203	Compact Texas Ranger / Leucophyllum frutescens 'Compacta'	#5	As Shown	24"
	MYR FMO	282	Dwarf Southern Wax Myrtle / Myrica cerifera 'Nana'	#5	As Shown	24"
	PAN SHD	65	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	#1	As Shown	36"
	PRU COM	2	Compact Carolina Laurel Cherry / Prunus caroliniana 'Compacta'	#5	As Shown	24"
	ROS DWA	4	Dwarf Rosemary / Rosmarinus officinalis 'Prostratus'	#1	As Shown	18"
	SAB MIN	95	Dwarf Plectranthus / Sabal minor	#1		
GRASSES	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	MIS MOR	29	Morning Light Eulalia Grass / Miscanthus sinensis 'Morning Light'	#1	As Shown	18"
	MUH CAP	535	Pink Muhly Grass / Muhlenbergia capillaris	#1	As Shown	18"
	MUH LIN	164	Lindheimer's Muhly / Muhlenbergia lindheimeri	#1	As Shown	24"
	NAS TEN	48	Mexican Feather Grass / Nassella tenuissima	#1	As Shown	12"
PERENNIALS / ANNUALS	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	RUD HIR	25	Black-eyed Susan / Rudbeckia hirta	#3	As Shown	18"
	SAL GRE	8	Autumn Sage / Salvia greggii	#3	As Shown	18"
VINES	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	BIG CRO	17	Cross Vine / Bignonia capreolata	#3	As Shown	24"
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	CHA LAT	748 sf	Northern Sea Oats / Chasmananthus latifolium	#1	12" O.C.	18-24"
	NAS TE2	3,454 sf	Mexican Feather Grass / Nassella tenuissima	#1	12" O.C.	12-18"
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	MIN. CONT.	SPACING	MIN. HT.
	CAR PLN	1,887 sf	Cedar Sedge / Carex planostachys	4" POTS	8" O.C.	6"
	SOD	38,716 sf	Bermuda Grass / Cynodon dactylon	SOD		
	LM	293	Lily Turf / Liriope muscari	#1	18" O.C.	
	TA	2,162	Asian Jasmine / Trachelospermum asiaticum	4" POTS	12" O.C.	
	VIN CO2	1,605	Common Periwinkle / Vinca minor	4" POTS		

SITE AREA:		
	SQ. FT.	%
TOTAL SITE AREA	426,706	100%
LANDSCAPE AND OPEN SPACE	189,307	44%

PARKING AREA:		
	SQ. FT.	%
TOTAL PARKING AREA	146,248	100%
LANDSCAPED ISLANDS	7,313	5%

REQUIRED PLANTING:			
	RATIO	REQUIRED	PROVIDED
FIREWHEEL PARKWAY	1 TREE / 30 LF	17 TREES	17 TREES
-509 LF FRONTAGE	7 SHRUBS / 30 LF	119 SHRUBS	119 SHRUBS
PARKING	1 TREE / 10 SPACES	35 TREES	35 TREES
-346 SPACES			

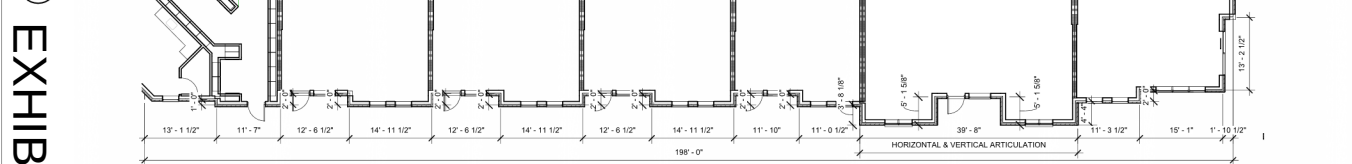
PLANTING NOTES:

1. ALL SHRUBS SCREENING PARKING AREAS WILL HAVE A MINIMUM HEIGHT OF 2 FEET AT TIME OF PLANTING AND WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.
2. ALL AREAS OF EXISTING VEGETATION DISTURBED BY CONSTRUCTION ACTIVITY AREA TO BE REPLANTED WITH SOD OR GROUND COVER UNLESS SPECIFIED OTHERWISE.

	CONCRETE SIDEWALK
	ENHANCED PAVING
	ENHANCED PAVING
	ENHANCED PAVING
	PATIO PAVING



BUILDING A1 - EAST ELEVATION
3/32" = 1'-0"



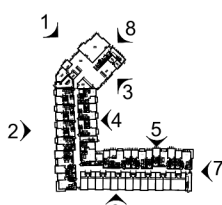
BUILDING ARTICULATION FACING STREET (REQUIRED)
3/32" = 1'-0"



ISOMETRIC VIEW
1/8" = 1'-0"

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING

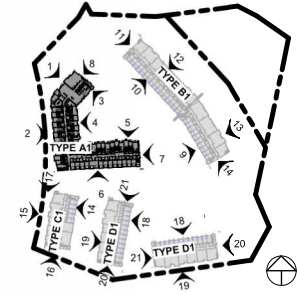
ARCHITECTURAL ELEMENTS	
1	VARIED ROOF HEIGHTS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)



KEY PLAN - A
1" = 100'-0"

BUILDING A		
MATERIAL	AREA	PCT.
BRICK 01	925 SF	
BRICK 02	1,856 SF	
BRICK 03	747 SF	
STUCCO PT 01	1,218 SF	
STUCCO PT 02	313 SF	
TOTAL BRICK	3,538 SF	70%
TOTAL STUCCO	1,531 SF	30%

BUILDING 'A' ARTICULATION
HORIZONTAL ARTICULATION
BUILDING TOTAL STREET-FACING LENGTH = 299'-0 1/2"
30% REQUIRED HORIZONTAL = 89'-6 1/2"
PROVIDED HORIZONTAL ARTICULATION = 95'-8 1/2"
VERTICAL ARTICULATION
BUILDING TOTAL STREET-FACING HEIGHT = 29'-0 1/2"
20% REQUIRED VERTICAL = 5'-9 1/2"
PROVIDED VERTICAL ARTICULATION = 95'-8 1/2"

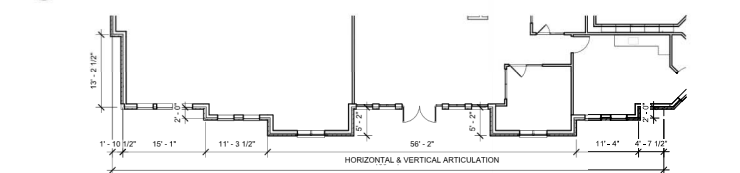


SITE KEY
1" = 160'-0"

BUILDING A		
MATERIAL	AREA	PCT.
BRICK 01	923 SF	
BRICK 02	484 SF	
BRICK 03	592 SF	
STUCCO PT 01	764 SF	
STUCCO PT 02	122 SF	
TOTAL BRICK	1,999 SF	69%
TOTAL STUCCO	886 SF	31%



BUILDING A1 - SOUTH-EAST ELEVATION
3/32" = 1'-0"



BUILDING ARTICULATION FACING STREET
3/32" = 1'-0"

DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

OWNER:

ALTA FIREWHEEL
GARLAND, TEXAS

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:

21	CITY COMMENTS	11/10/21
22	CITY COMMENTS	11/29/21

SHEET TITLE:
ELEVATIONS
BUILDING A1

SHEET NAME:
A-210

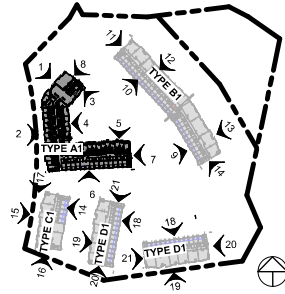
CASE: 210819-1



BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)



BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)

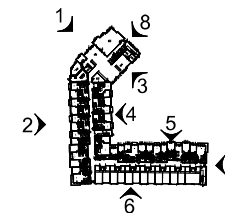


SITE KEY
1" = 160'-0"

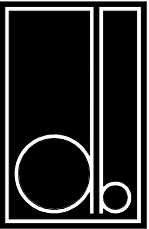
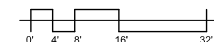
ARCHITECTURAL ELEMENTS	
1	VARIABLE ROOF HEIGHTS
2	ENVIRONMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	MINI-SPLIT A/C UNITS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND

	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



KEY PLAN - A
1" = 100'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306



WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

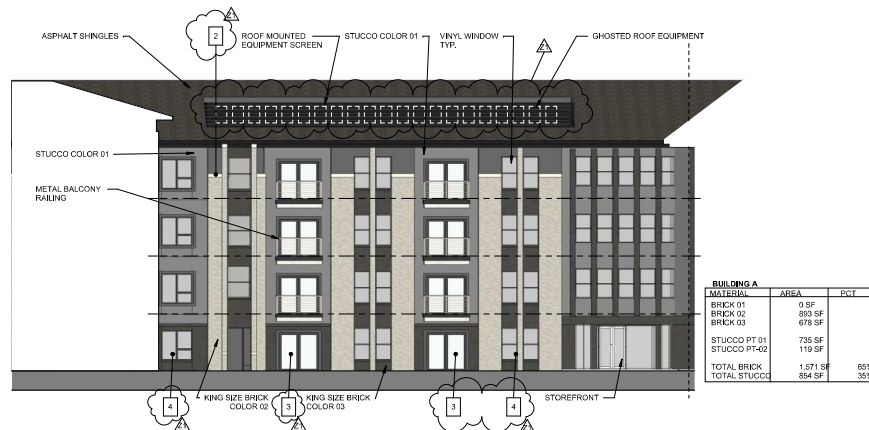
REVISIONS:
21 CITY COMMENTS 11/09/21

SHEET TITLE:

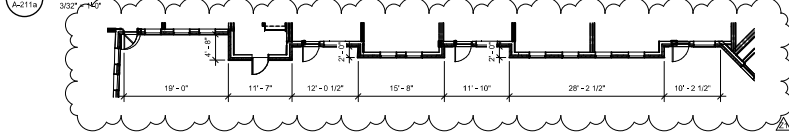
ELEVATIONS
BUILDING A1

SHEET NAME:

A-211

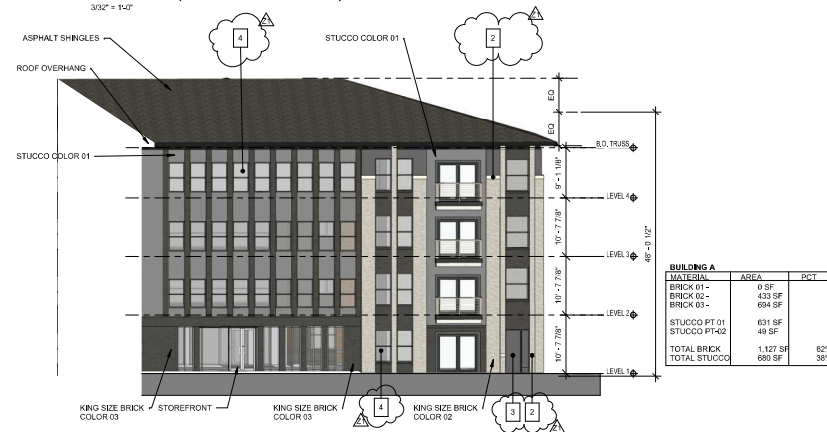


4 BUILDING A1 - WEST ELEVATION

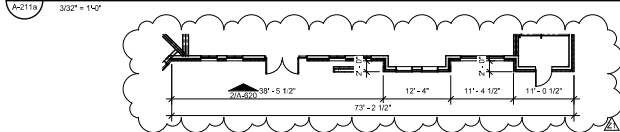


BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)

3/32" = 1'-0"

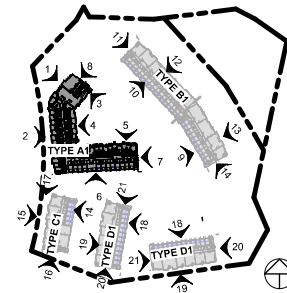


3 BUILDING A1 - NORTH-WEST ELEVATION



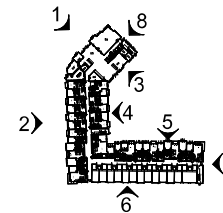
BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)

3/32" = 1'-0"



SITE KEY

1" = 160'-0"

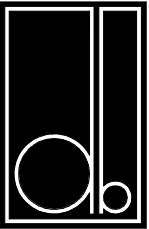
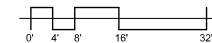


KEY PLAN - A

1" = 100'-0"

ARCHITECTURAL ELEMENTS	
1	VARIED ROOF HEIGHTS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:



WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

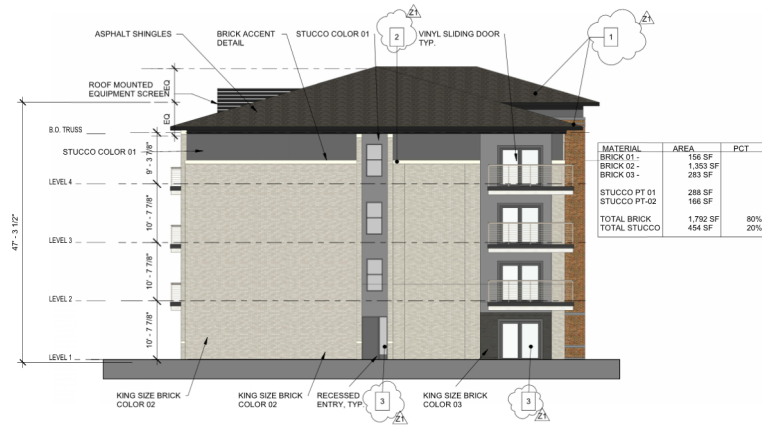
REVISIONS:
X1 CITY COMMENTS 11/10/21

SHEET TITLE:

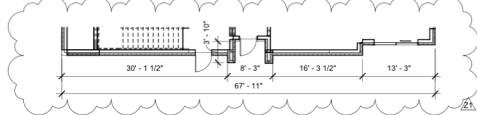
ELEVATIONS
BUILDING A1

SHEET NAME:

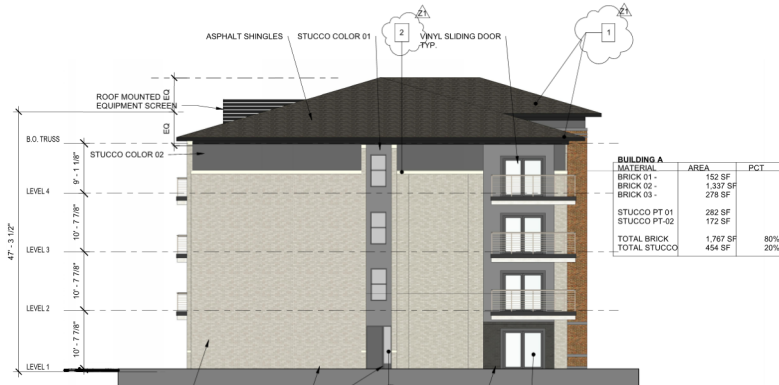
A-211a



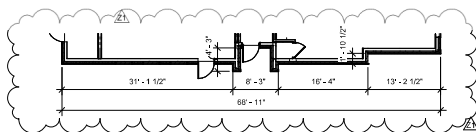
7 BUILDING A1 - WEST ELEVATION
3/32" = 1'-0"



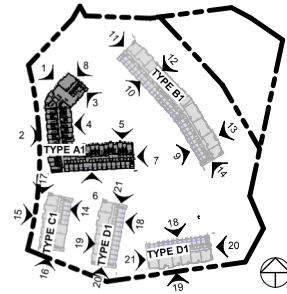
BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)
3/32" = 1'-0"



8 BUILDING A1 - SOUTH-WEST ELEVATION
3/32" = 1'-0"



BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)
3/32" = 1'-0"



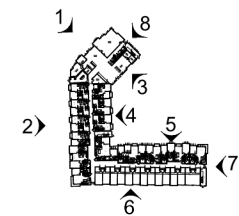
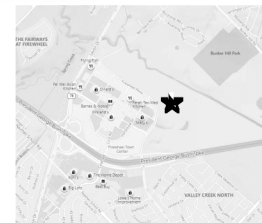
SITE KEY
1" = 160'-0"

ARCHITECTURAL ELEMENTS	
1	VARIABLE ROOF BRICKS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	VARIABLE LEFT WINDOWS
5	PLANTERS (TREE + LANDSCAPE)
6	BRICKS TREE (LANDSCAPE)

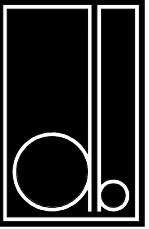
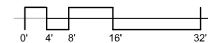
MATERIAL LEGEND

	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING

VICINITY MAP



KEY PLAN - A
1" = 100'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:

WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

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DATE ISSUED:
11/10/2021

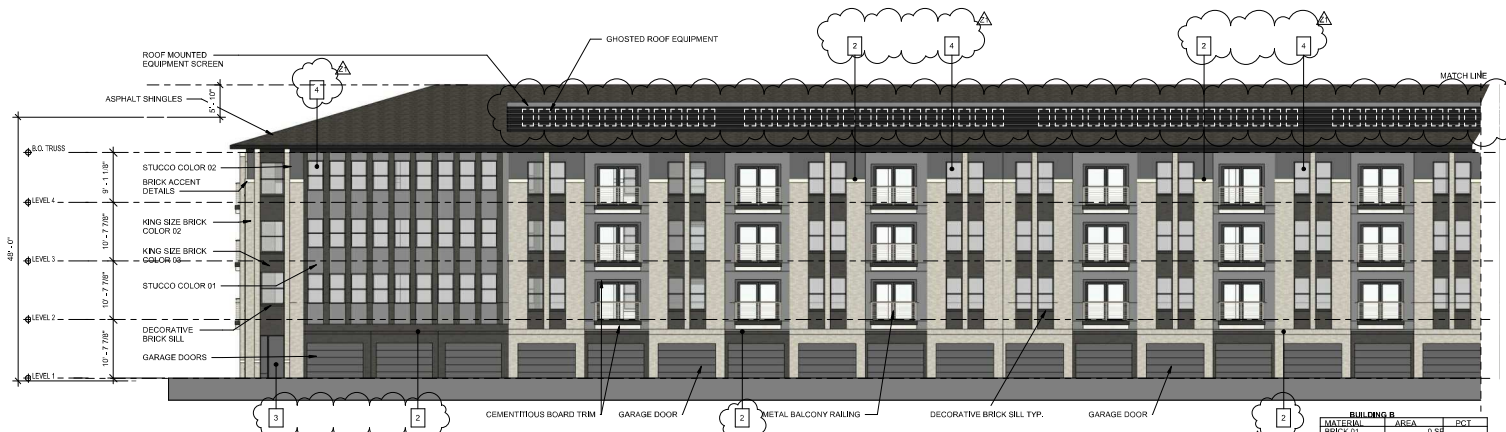
REVISIONS:
Z1 CITY COMMENTS 11/09/21

SHEET TITLE:

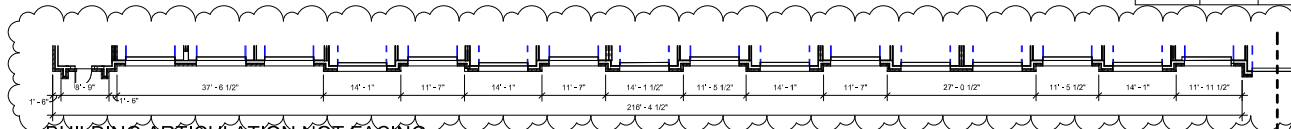
ELEVATIONS
BUILDING A1

SHEET NAME:

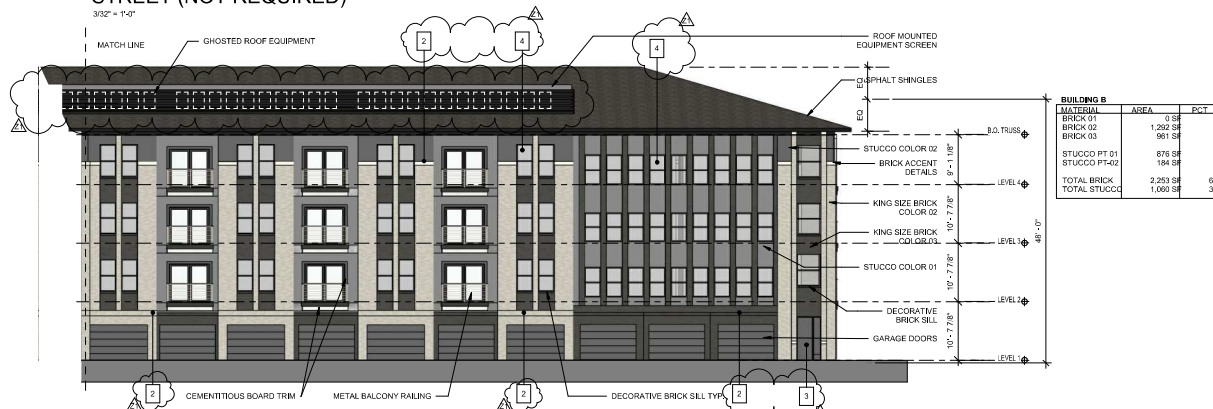
A-212



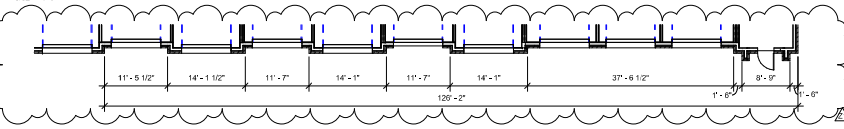
BUILDING B1 - NORTH-EAST ELEVATION
3/32" = 1'-0"



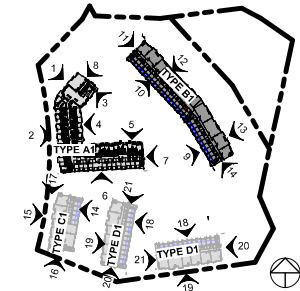
BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)
3/32" = 1'-0"



BUILDING B1 - NORTH-EAST ELEVATION
3/32" = 1'-0"



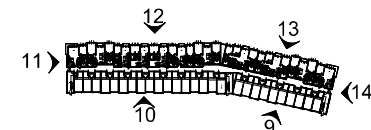
BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)
3/32" = 1'-0"



SITE KEY
1" = 160'-0"

ARCHITECTURAL ELEMENTS
1. VARIOUS ROOF PRICES
2. PERMANENT FACING TRIMS
3. RECESSED ENTRIES
4. DOWNED LIGHT WINDOWS
5. PLANTERS (REF. LANDSCAPE)
6. BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



KEY PLAN - B
1" = 100'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
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ROCKWALL, TX 75087
214.668.2306

OWNER:

WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:
X1 CITY COMMENTS 11/10/21

SHEET TITLE:
ELEVATIONS
BUILDING B1

SHEET NAME:
A-220

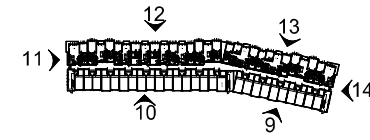
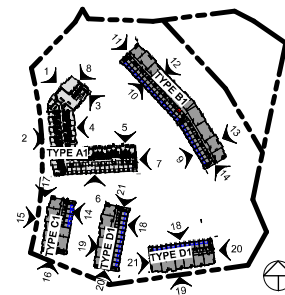
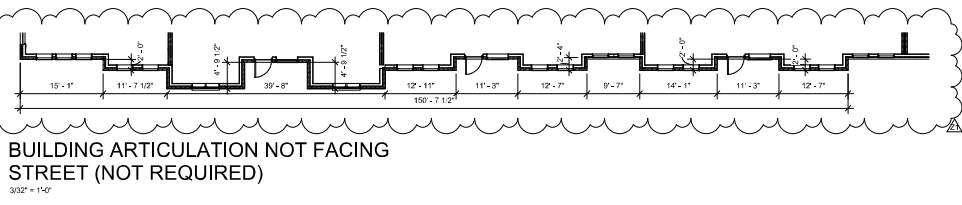
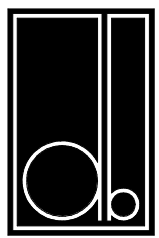
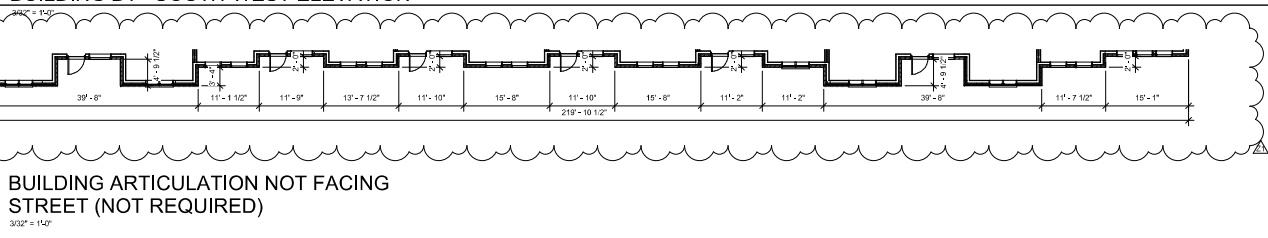


EXHIBIT E



ARCHITECTURAL ELEMENTS	
1	VARIOUS ROOF HEIGHTS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



DESIGN BALANCE, INC.
2231 RIDGE ROAD
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WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
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DALLAS, TEXAS 75230

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GARLAND, TEXAS

CASE: 210819-1

SEAL:

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11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:
X1 CITY COMMENTS 11/10/21

SHEET TITLE:

ELEVATIONS
BUILDING B1

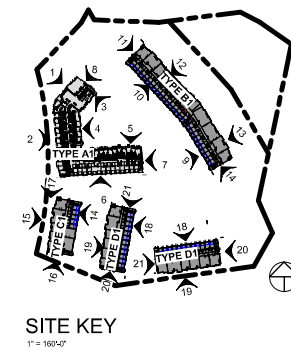
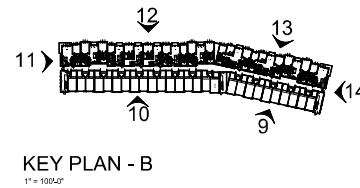
SHEET NAME:

A-221

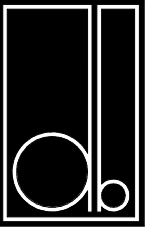
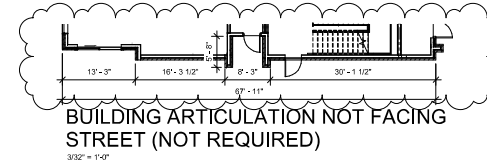
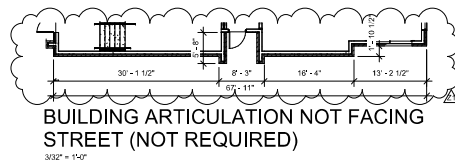
EXHIBIT E

ARCHITECTURAL ELEMENTS	
1	WOOD SHOE TRIM
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



BUILDING B1 (or both side elevations)			
MATERIAL	AREA	sq ft	Pct
BRICK 01	150 SF	150	7%
BRICK 02	1,300 SF	1,300	67%
BRICK 03	287 SF	287	15%
STUCCO PT 01	289 SF	289	15%
STUCCO PT-02	176 SF	176	9%
TOTAL BRICK	1,737 SF	1,737	79%
TOTAL STUCCO	465 SF	465	21%



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GARLAND, TEXAS
CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:	DATE	BY	COMMENTS
1	11/10/2021	AL	QTY COMMENTS

SHEET TITLE:

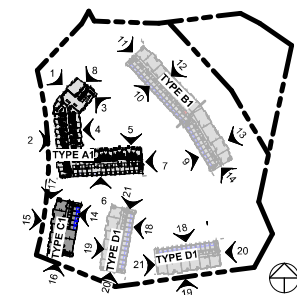
ELEVATIONS
BUILDING B1

SHEET NAME:

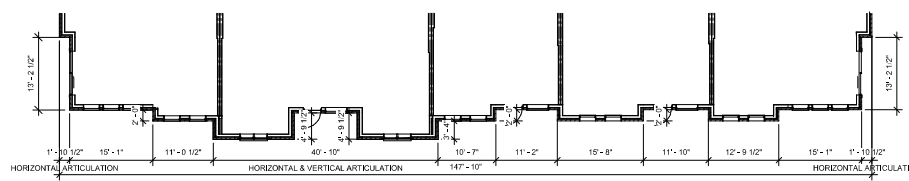
A-222



BUILDING C		
MATERIAL	AREA	PCT
BRICK COLOR #1	619 SF	
BRICK COLOR #2	947 SF	
BRICK COLOR #3	560 SF	
STUCCO COLOR 01	674 SF	
STUCCO COLOR 02	208 SF	
TOTAL BRICK	2,226 SF	72%
TOTAL STUCCO	882 SF	28%



SITE KEY
1" = 100'-0"



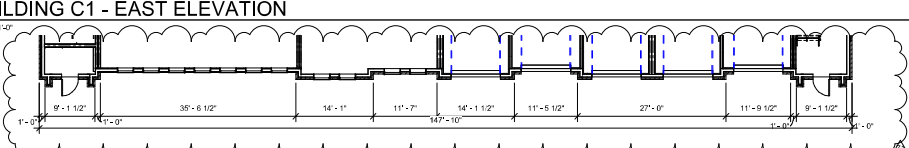
BUILDING ARTICULATION FACING STREET
(REQUIRED)
3/32" = 1'-0"



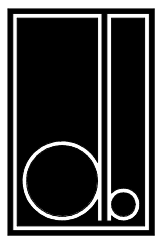
BUILDING C		
MATERIAL	AREA	PCT
BRICK COLOR #1	0 SF	
BRICK COLOR #2	1,121 SF	
BRICK COLOR #3	737 SF	
STUCCO COLOR 01	742 SF	
STUCCO COLOR 02	197 SF	
TOTAL BRICK	1,858 SF	66%
TOTAL STUCCO	939 SF	34%

ARCHITECTURAL ELEMENTS	
1	WINDOW DOOR PROFILES
2	ORNAMENTAL FACADE TRIMS
3	RICKS/SLIDING ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



BUILDING ARTICULATION NOT FACING STREET (NOT REQUIRED)
3/32" = 1'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:

WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021
PROJECT NUMBER:
21018
DATE ISSUED:
11/10/2021
REVISIONS:
X1 CITY COMMENTS 11/10/21

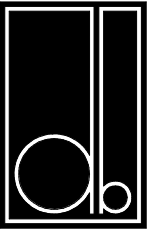
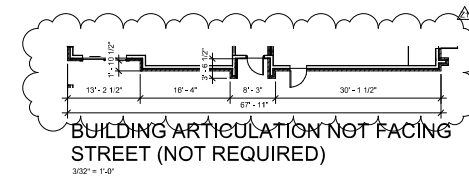
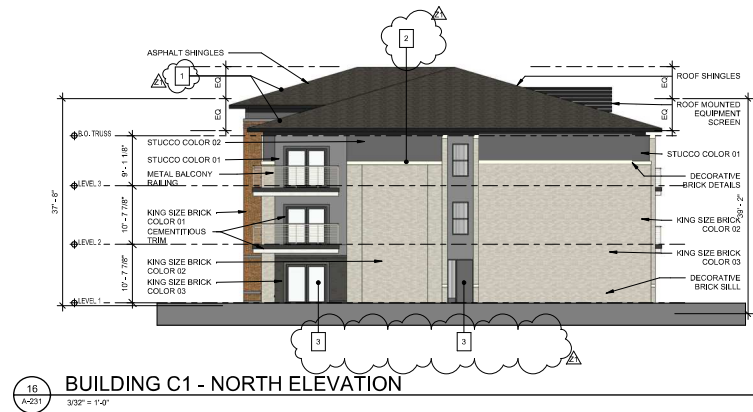
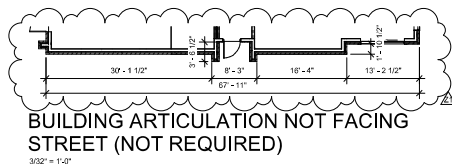
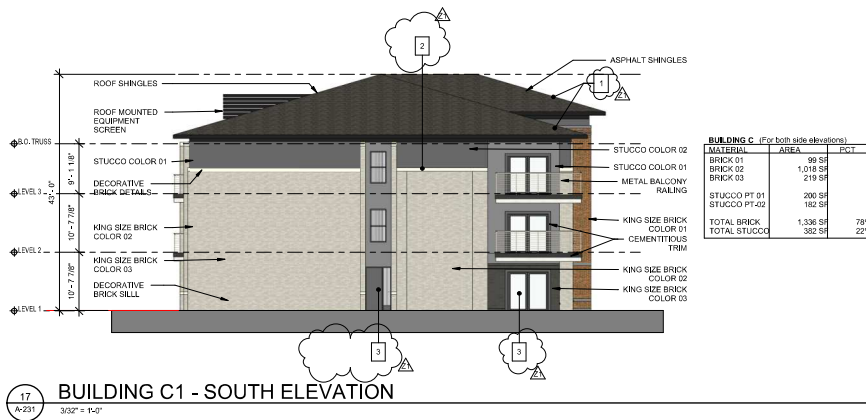
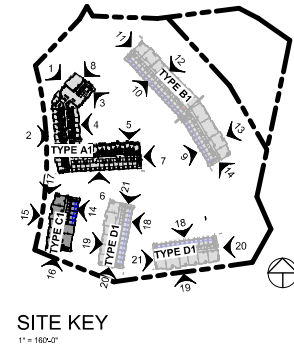
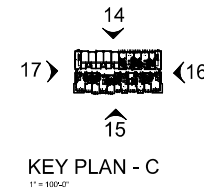
SHEET TITLE:
ELEVATIONS
BUILDING C1

SHEET NAME:
A-230



ARCHITECTURAL ELEMENTS	
1	VARIED ROOF HEIGHTS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



DESIGN BALANCE, INC.
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SUITE 200
ROCKWALL, TX 75087
214.668.2306

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SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS
CASE: 210819-1

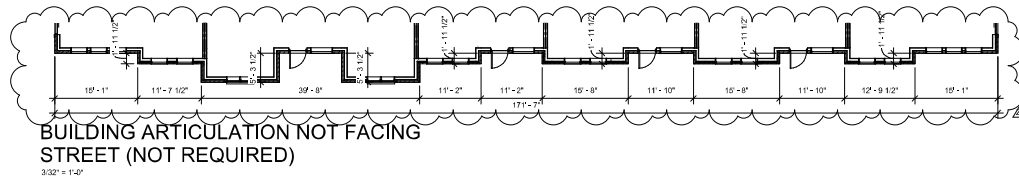
SEAL:

JOHN M. WOMBLE, AIA
11/10/2021
PROJECT NUMBER:
21018
DATE ISSUED:
11/10/2021
REVISIONS:
X1 CITY COMMENTS 11/10/21

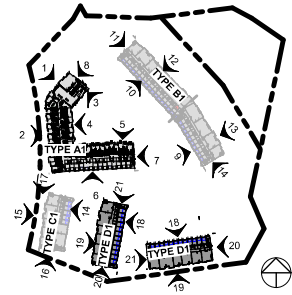
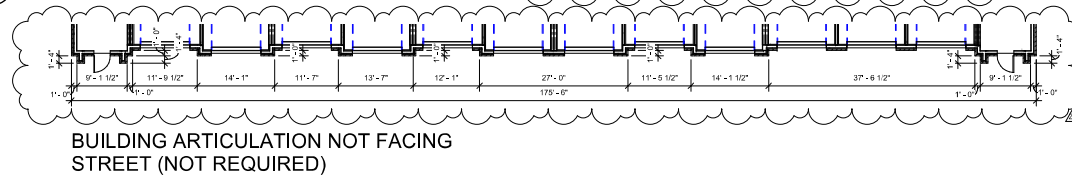
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**ELEVATIONS
BUILDIN C1**
SHEET NAME:
A-231



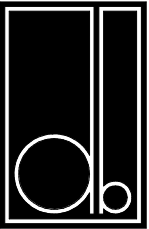
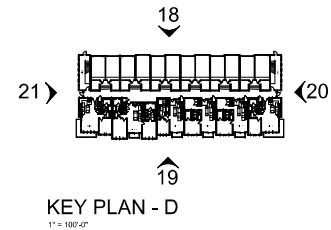
19
A-240
BUILDING D1 - NORTH/EAST ELEVATION
3/32" = 1'-0"



18
A-240
BUILDING D1 - SOUTH/WEST ELEVATION
3/32" = 1'-0"



SITE KEY
1" = 100'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:



ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:
21 CITY COMMENTS 11/10/21

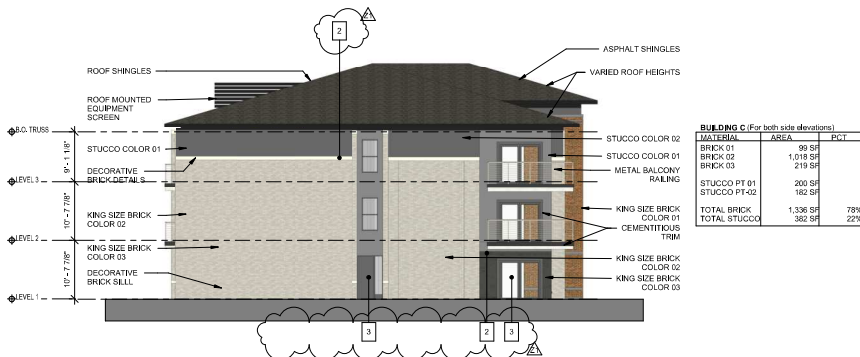
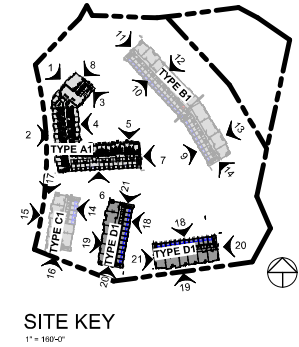
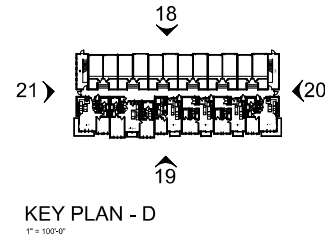
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ELEVATIONS
BUILDING D1

SHEET NAME:
A-240

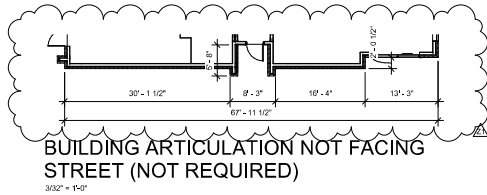
EXHIBIT E

ARCHITECTURAL ELEMENTS	
1	VARIED ROOF HEIGHTS
2	ORNAMENTAL FACADE TRIMS
3	RECESSED ENTRY
4	DIVIDED LIGHT WINDOWS
5	PLANTERS (REF. LANDSCAPE)
6	BENCHES (REF. LANDSCAPE)

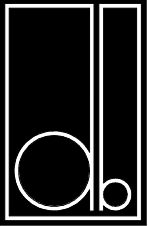
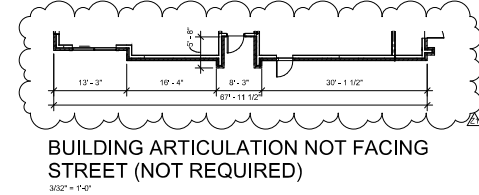
MATERIAL LEGEND	
	BRICK - COLOR 1
	BRICK - COLOR 2
	BRICK - COLOR 3
	STUCCO - COLOR 1
	STUCCO - COLOR 2
	GLAZING



21
A-241
3/32" = 1'-0"



20
A-241
3/32" = 1'-0"



DESIGN BALANCE, INC.
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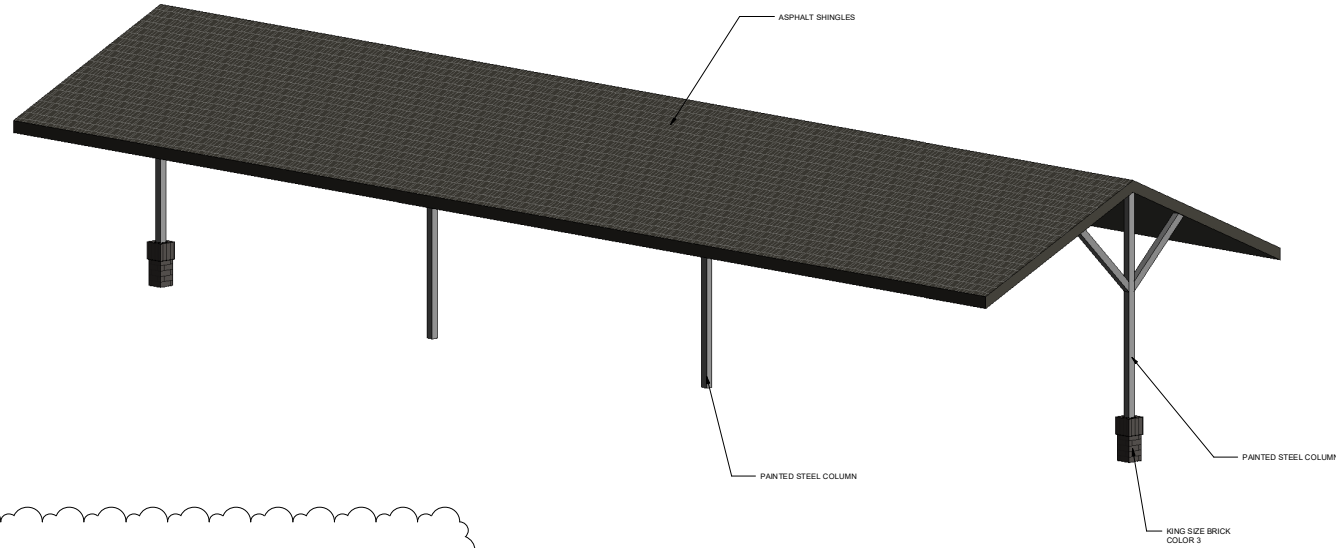
REVISIONS:	DATE	BY	APP
21	11/10/21	QTY COMMENTS	

SHEET TITLE:

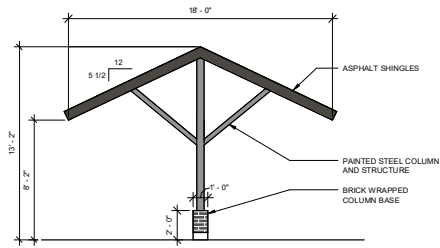
ELEVATIONS
BUILDING D1

SHEET NAME:

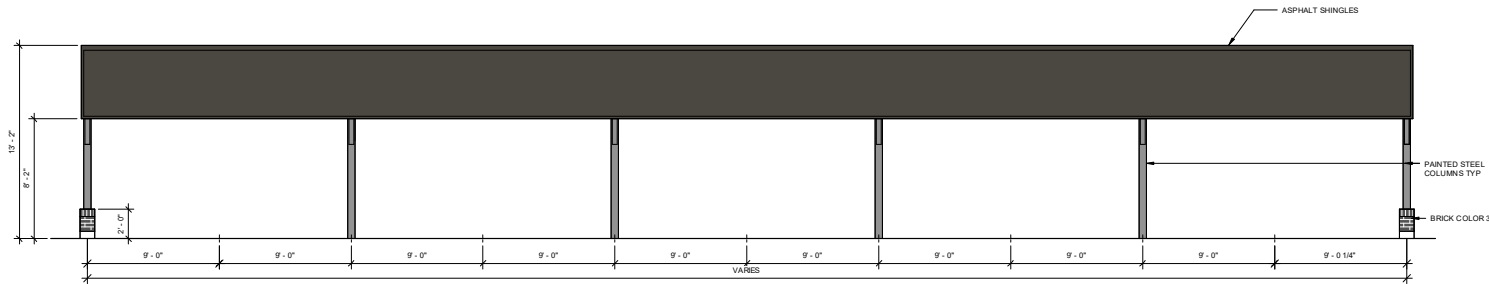
A-241



4 CARPORT 3D



2 CARPORT SECTION



1 CARPORT ELEVATION



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:



WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:		
21	QTY COMMENTS	11/18/21

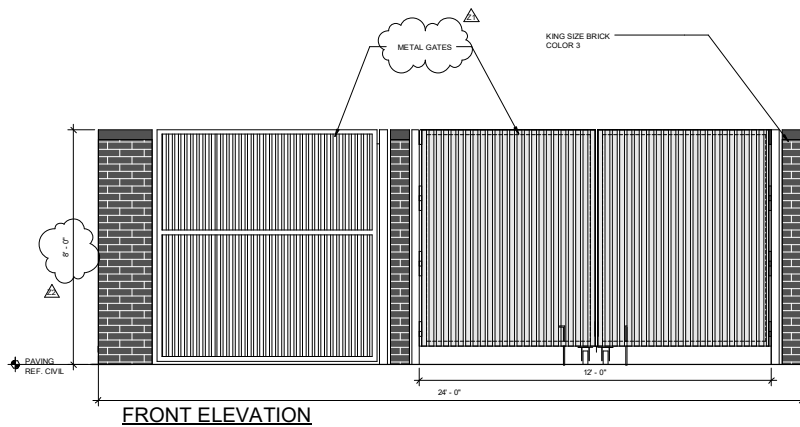
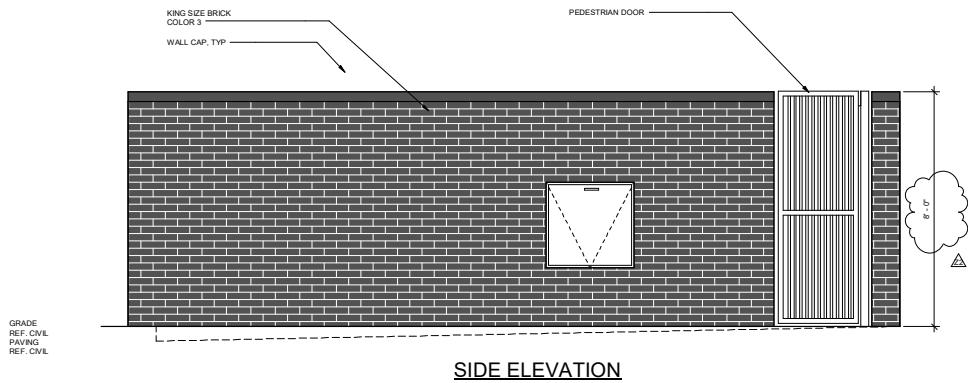
SHEET TITLE:

CARPORTS

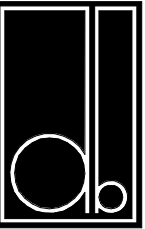
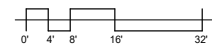
SHEET NAME:

A-250

EXHIBIT E



2 TRASH ENCLOSURE
A-251 1/2" = 1'-0"



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306



ALTA FIREWHEEL
GARLAND, TEXAS

CASE: 210819-1

SEAL:

JOHN M. WOMBLE, AIA
11/10/2021

PROJECT NUMBER:
21018

DATE ISSUED:
11/10/2021

REVISIONS:		
21	QTY COMMENTS	11/10/21
22	QTY COMMENTS	11/26/21

SHEET TITLE:

TRASH ENCLOSURE

SHEET NAME:
A-251

Z 21-48



View of the subject property from Firewheel Parkway



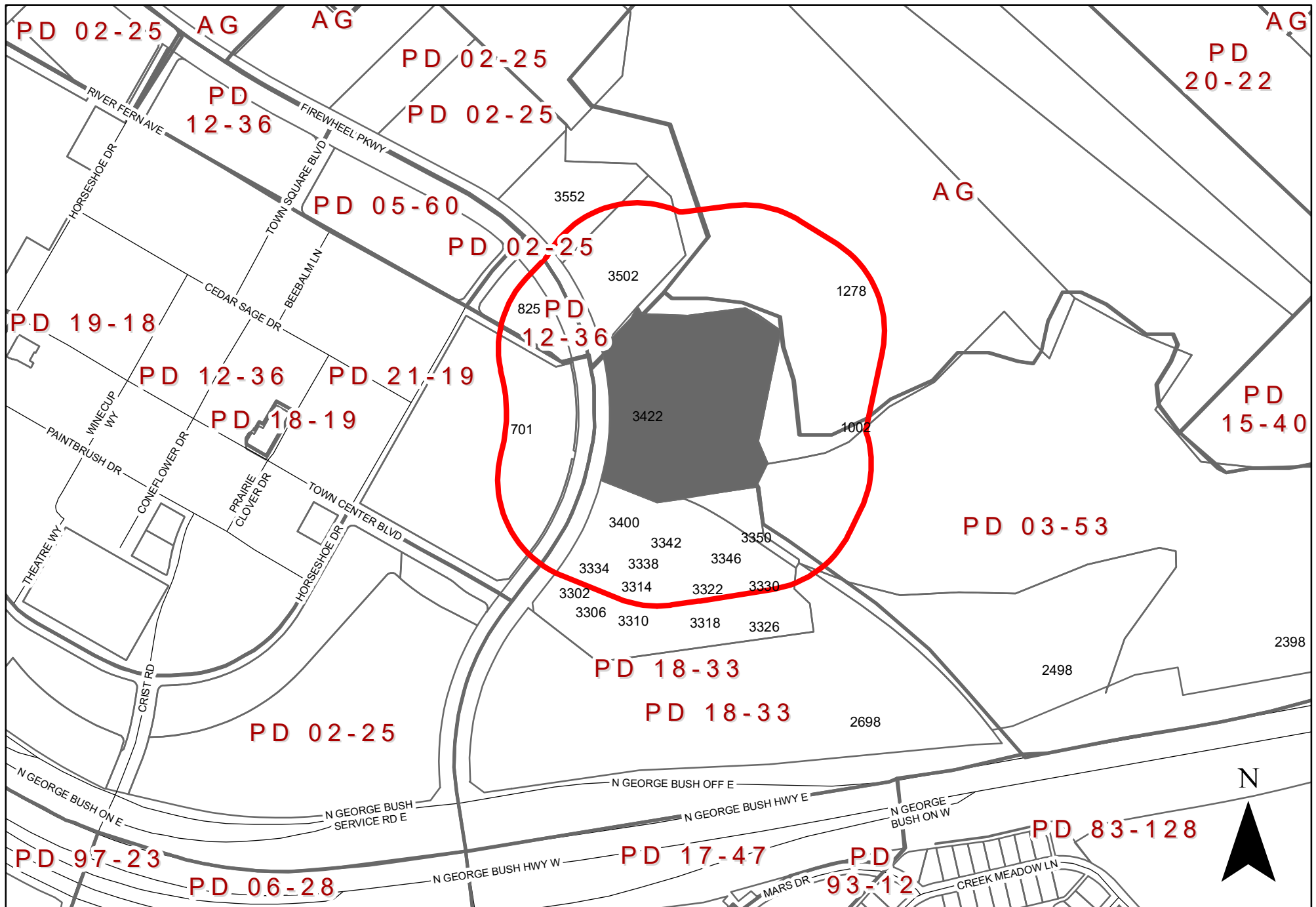
Looking west of the subject property



Looking north of the subject property



Looking south of the subject property



0 325 650 Feet
1 inch = 487 feet

ZONING MAP Z 21-48

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

3422 Firewheel Parkway

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. g.

Meeting Date: 12/15/2021

Item Title: Z 21-49 Stantec Consulting Services, Inc. - Zoning (District 5)

Summary:

Consideration of the application of **Stantec Consulting Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 00-21 and Planned Development (PD) District 97-12 to allow Automobile Sales, New or Used. This property is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5) (File Z 21-49 - Zoning)

Attachments

Z 21-49 Stantec Consulting Services, Inc. (Zoning)

Z 21-49 Stantec Consulting Services, Inc. Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-49/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 97-12 and Planned Development (PD) District 00-21 to allow Automobile Sales, New or Used.

Approval of a Detail Plan for Automobile Sales, New or Used Use on a property zoned Planned Development (PD) District 97-12.

LOCATION

12675 and 12715 Lyndon B Johnson Freeway
2110, 2101 and 2201 Millay Boulevard

APPLICANT

Stantec Consulting Services, Inc.

OWNER

Carmax Auto Superstores & Realty Income Properties 8, LLC

BACKGROUND

In 1997, City Council approved a Planned Development (PD) District 97-12 for Industrial uses, but it requires approval of a Detail Plan through the public hearing process prior to a building permit. In 2000, City Council approved a Planned Development (PD) District 00-21 for Industrial uses along with an approval of a Specific Use Provision for Automobile Sales (New or Used), Leasing and Repair for the CarMax dealership. The applicant is requesting approval of a car staging area, which would be an accessory use to the existing Carmax Dealership across the street. Carmax currently owns both properties.

SITE DATA

The subject property is 4.408 acres with approximately 191 lineal feet along Millay Boulevard. The site can be accessed only from Millay Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 97-12 which allows Industrial Use (IN) District Uses. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

The applicant intends to use Tract 2 in Planned Development (PD) District 97-12 for staging to be conducted in a tandem parking lot style as an accessory use to the Carmax dealership. PD 97-12 allows Automobile Sales use by right, and a portion of the subject property was identified as a "future expansion" for Carmax. However, a Planned Development amendment and Detail Plan are required.

CONSIDERATIONS

1. The applicant proposes to expand the parking area of Tract 1A for CarMax into Tract 2 and a portion of Tract 1B of Planned Development (PD) District 97-12 (eastern side of Millay Boulevard). The expansion does not include new buildings or development other than car staging for Carmax. The applicant is proposing six hundred and nine (609) parking spaces in a tandem style for the proposed staging area.
2. The applicant is proposing a six-foot chain-link fence with mesh material along Millay Boulevard and landscaping to enhance the screening of the staging area. The landscaping includes large canopy trees and a continuous row of shrubs.
3. PD 97-12 requires trees no greater than fifty (50) feet on center along the eastern edge of the Planned Development. The applicant does not propose trees along the eastern edge. There is an existing wall, a drainage creek, and a dense row of vegetation currently screening the subject property from the residential area to the east. The proposed staging area (parking lot) otherwise complies with the applicable GDC landscaping and screening requirements.
4. PD 97-12 requires all exterior parking lot lighting to be directed onto the subject property using concealed sources of light such as shoebox type fixtures. The applicant concurs with this requirement.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Transit-Oriented Center.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use which involves mostly paving, with landscaping and screening, leaves future redevelopment opportunities open that would be more supportive to the Transit-Oriented Center designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are primarily residential, commercial and industrial. The property to the north is zoned Industrial (IN) District and is developed with a self-storage use. The property to the south and west are zoned Planned Development (PD) District 00-21 and is developed with an Automobile Sales, New or Used (CarMax dealership) which is part of the request. The property to the east is zoned Planned Development (PD) District 71-7 and is developed with Single-Family Attached (SFA) homes.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 97-12 and Planned Development (PD) District 00-21 to allow Automobile Sales, New or Used.

Approval of a Detail Plan for Automobile Sales, New or Used on a property zoned Planned Development (PD) District 97-12.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

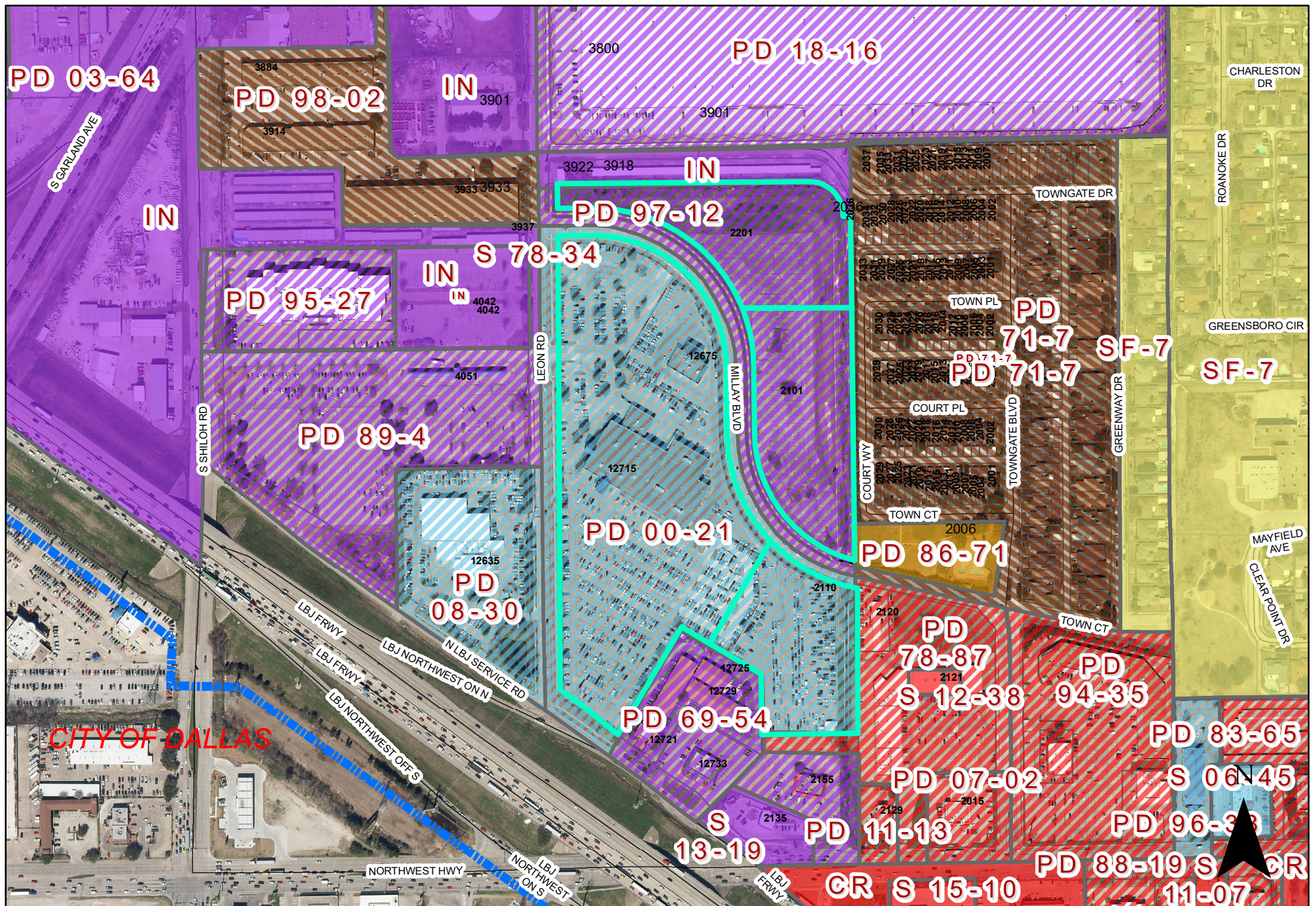
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 240 480 Feet
1 inch = 365 feet

ZONING MAP Z 21-49

INDICATES AREA OF REQUEST

2101, 2110 and 2201 Millay Blvd and 12715 Lyndon B. Johnson Frwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-49

12715 Lyndon B Johnson Freeway

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 97-12 to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 97-12, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 97-12 and the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C and Exhibit D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The staging area shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Lighting: In addition to meeting the requirements of the City's Glare and Lighting Standards, all exterior parking lot lighting and lighting on buildings shall be directed onto property within the Planned Development District using concealed sources of light such as shoebox type fixtures.
- D. Noise: No outside loud speaker system shall be installed in accordance with Planned Development 97-12.

Z 21-49



Looking at the subject property from Millay Boulevard.



Looking south of the subject property from Millay Boulevard.



Looking west from the subject property from Leon Road.



Looking east of the subject property from Towngate Boulevard.



2101, 2110 and 2201 Millay Blvd and 12715 Lyndon B. Johnson Frwy

Comment Form

Case Z 21-49

Z 21-49 Stantec Consulting Services, Inc. The applicant proposes an expansion of the car staging parking lot for Carmax. This site is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5)

Z 21-49 Stantec Consulting Services, Inc. La demandante propone una ampliación del aparcamiento de estacionamiento de vehículos de Carmax. Este sitio está ubicado en 2101, 2110 y 2201 Millay Boulevard y 12715 Lyndon B Johnson Freeway. (Distrito 5)

Z 21-49 Stantec Consulting Services, Inc. Người nộp đơn đề xuất mở rộng bãi đậu xe cho Carmax. Địa điểm này nằm ở 2101, 2110 và 2201 Đại lộ Millay và 12715 Đường cao tốc Lyndon B Johnson Freeway. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

HH HOUSE SERIES LLC, SERIES D1, HUI-JUAN XU, BUSINESS OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2020 TOWN PL

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

12/05/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-49	December 15, 2021	January 4, 2021	Kimberly Hopkins

The applicant proposes an expansion of the car staging parking lot for Carmax. This site is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5)

Michael**Against**

12/6/2021
6:17:29 PM

Carroll

windashine@earthlink.net

Garland

2149081481

Texas

United States

75041

I live next to the northeast corner of this property - It is my understanding that Stantec and Carmax want to use the flood control Retention Pond for a used car holding lot - there is the problem, that land is designated for Flood Control, therefore, no logic exist's to store junk assests such as old car's in it's place. The loud speakers currently used to deter unauthorized access currently exhibit an infrigment on peace and quiet times during the dark of night. Once again, the only thing this retention pond needs, is removal of the asphalt for absorbing water, and effective storm water run-off drainage of the 15' tall dike surrounding this ill-conceived zoning problem. Stantec's consulting service should of done the job they are paid to do, for example, perhap's, suggesting to store old car's in the Hollywood theater Parking lot. Thank you for the oppurtunity to point out this problem. Michael Carroll, 2035 Towngate Dr. P.S. the main Carmax parking lot could have a 2nd layer !



GARLAND

Plan Commission

3. h.

Meeting Date: 12/15/2021

Item Title: Z 21-49 Stantec Consulting Services, Inc. - Detail Plan (District 5)

Summary:

Consideration of the application of **Stantec Consulting Services, Inc.**, requesting approval of a Detail Plan for Automobile Sales, New or Used on a property zoned Planned Development (PD) District 00-21 and Planned Development (PD) District 97-12. This property is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5) (File Z 21-49 – Detail Plan)

Attachments

Z 21-49 Stantec Consulting Services, Inc. (Detail Plan)

Z 21-49 Stantec Consulting Services, Inc. Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-49/District 5

Agenda Item:

Meeting: Plan Commission

Date: December 15, 2021

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 97-12 and Planned Development (PD) District 00-21 to allow Automobile Sales, New or Used.

Approval of a Detail Plan for Automobile Sales, New or Used Use on a property zoned Planned Development (PD) District 97-12.

LOCATION

12675 and 12715 Lyndon B Johnson Freeway
2110, 2101 and 2201 Millay Boulevard

APPLICANT

Stantec Consulting Services, Inc.

OWNER

Carmax Auto Superstores & Realty Income Properties 8, LLC

BACKGROUND

In 1997, City Council approved a Planned Development (PD) District 97-12 for Industrial uses, but it requires approval of a Detail Plan through the public hearing process prior to a building permit. In 2000, City Council approved a Planned Development (PD) District 00-21 for Industrial uses along with an approval of a Specific Use Provision for Automobile Sales (New or Used), Leasing and Repair for the CarMax dealership. The applicant is requesting approval of a car staging area, which would be an accessory use to the existing Carmax Dealership across the street. Carmax currently owns both properties.

SITE DATA

The subject property is 4.408 acres with approximately 191 lineal feet along Millay Boulevard. The site can be accessed only from Millay Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 97-12 which allows Industrial Use (IN) District Uses. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

The applicant intends to use Tract 2 in Planned Development (PD) District 97-12 for staging to be conducted in a tandem parking lot style as an accessory use to the Carmax dealership. PD 97-12 allows Automobile Sales use by right, and a portion of the subject property was identified as a "future expansion" for Carmax. However, a Planned Development amendment and Detail Plan are required.

CONSIDERATIONS

1. The applicant proposes to expand the parking area of Tract 1A for CarMax into Tract 2 and a portion of Tract 1B of Planned Development (PD) District 97-12 (eastern side of Millay Boulevard). The expansion does not include new buildings or development other than car staging for Carmax. The applicant is proposing six hundred and nine (609) parking spaces in a tandem style for the proposed staging area.
2. The applicant is proposing a six-foot chain-link fence with mesh material along Millay Boulevard and landscaping to enhance the screening of the staging area. The landscaping includes large canopy trees and a continuous row of shrubs.
3. PD 97-12 requires trees no greater than fifty (50) feet on center along the eastern edge of the Planned Development. The applicant does not propose trees along the eastern edge. There is an existing wall, a drainage creek, and a dense row of vegetation currently screening the subject property from the residential area to the east. The proposed staging area (parking lot) otherwise complies with the applicable GDC landscaping and screening requirements.
4. PD 97-12 requires all exterior parking lot lighting to be directed onto the subject property using concealed sources of light such as shoebox type fixtures. The applicant concurs with this requirement.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Transit-Oriented Center.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This use which involves mostly paving, with landscaping and screening, leaves future redevelopment opportunities open that would be more supportive to the Transit-Oriented Center designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are primarily residential, commercial and industrial. The property to the north is zoned Industrial (IN) District and is developed with a self-storage use. The property to the south and west are zoned Planned Development (PD) District 00-21 and is developed with an Automobile Sales, New or Used (Carmax dealership) which is part of the request. The property to the east is zoned Planned Development (PD) District 71-7 and is developed with Single-Family Attached (SFA) homes.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 97-12 and Planned Development (PD) District 00-21 to allow Automobile Sales, New or Used.

Approval of a Detail Plan for Automobile Sales, New or Used on a property zoned Planned Development (PD) District 97-12.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

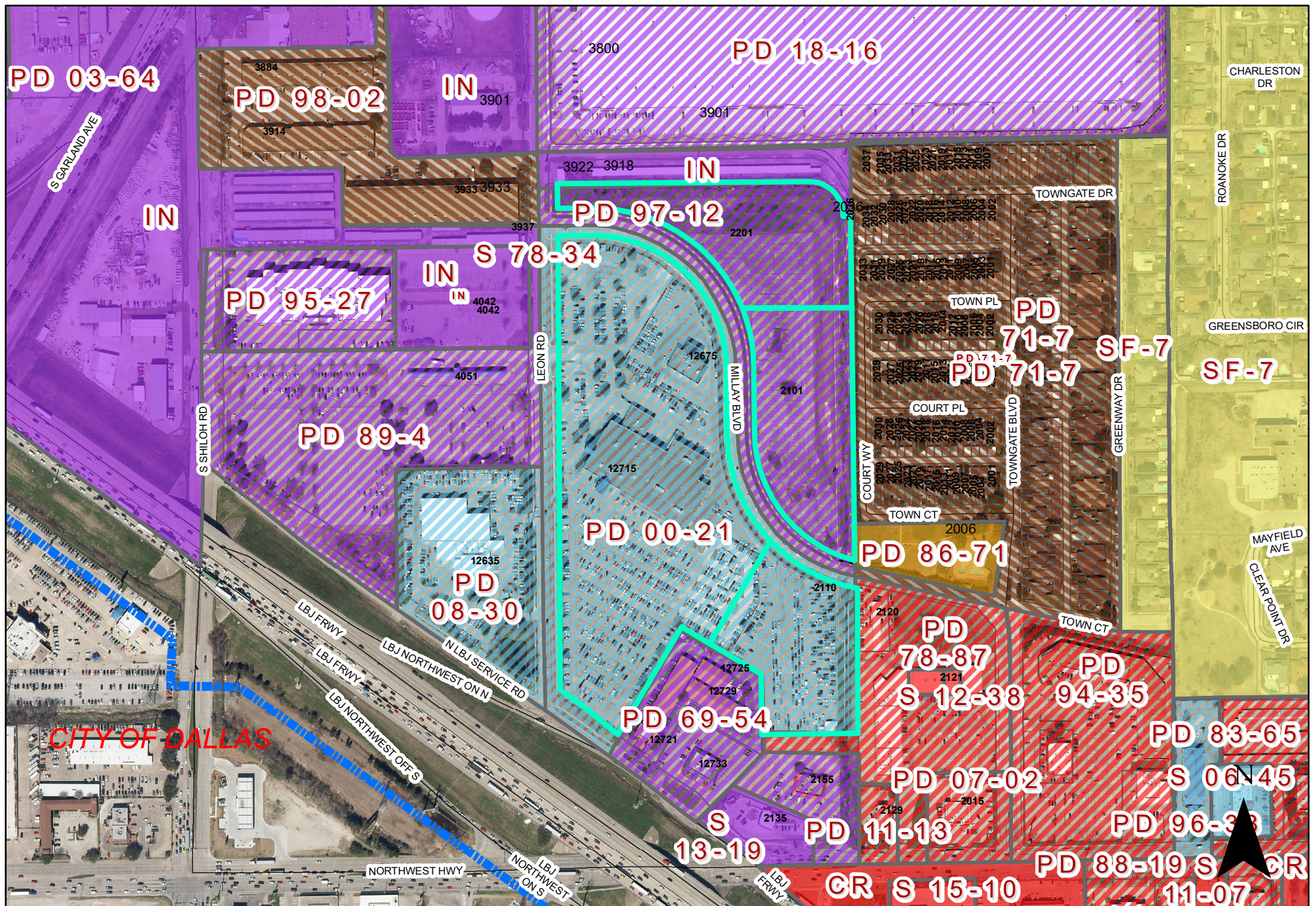
CITY COUNCIL DATE: January 4, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 240 480 Feet
1 inch = 365 feet

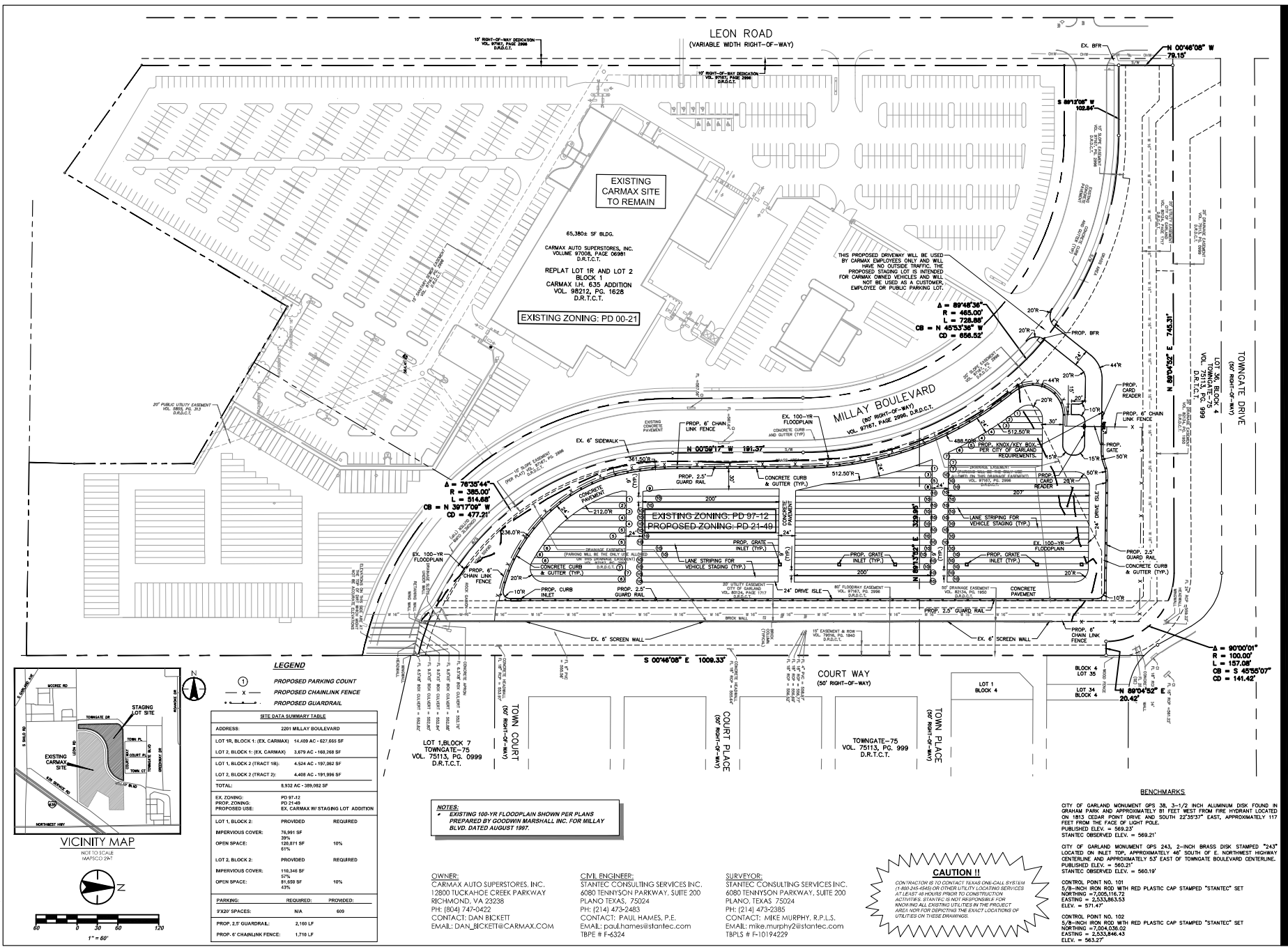
ZONING MAP Z 21-49

 INDICATES AREA OF REQUEST

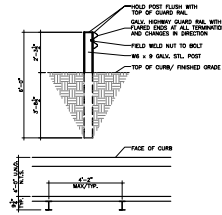
2101, 2110 and 2201 Millay Blvd and 12715 Lyndon B. Johnson Frwy



EXHIBIT C



V:\2220\active\2220\2341\cml\phone_01\drawing\sheet\2341.cd\301_3d.dwg
2021/12/08 1:34 AM by: Guimaraes, Joa



NOT USED

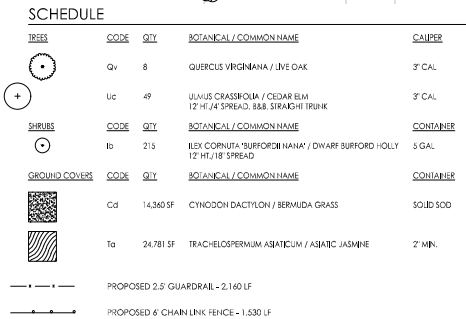
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SCALE: N.T.S.

NOT USED
SCALE: N.T.S.



Project Number: 222012341			
File Name: 12341c01_501.dwg			
JG	PMH	JGW	21.12.08
Dwn.	Chkd.	Sign.	YY.MM.DD
Drawing No.		C1.01	
Revision		Sheet	

6080 Tennyson Parkway Suite 200
Plano, TX 75024-6003
Phone TX 75024-6003
www.startnet.com

[illegible]

BENCHMARKS

STY OF GARLAND MONUMENT GPS, 36-1/2" HIGH ALUMINUM DISK FOUND IN GRAHAM PARK AND APPROXIMATELY 81' FEET FROM FIRE HYDRANT LOCATED ON CENTERLINE APPROXIMATELY 22°26'37" EAST, APPROXIMATELY 117' FEET FROM THE FACE OF LIGHT POLE.

CONTROL POINT #51
STANTEC OBSERVED ELEV. = 569.21

STY OF GARLAND MONUMENT GPS, 243, 2-INCH BRASS DISK STAMPED "243" LOCATED ON INLET TPO APPROXIMATELY 48' SOUTH OF N. NORTHWEST HIGHWAY CENTERLINE APPROXIMATELY 22°26'37" EAST, APPROXIMATELY 117' FEET FROM THE FACE OF LIGHT POLE.

CONTROL POINT #52
STANTEC OBSERVED ELEV. = 560.18

CONTROL POINT NO. 101
5-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "STANTEC" SET
EASTING = 2,553,665.51
ELEV. = 571.47

CONTROL POINT NO. 102
5-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "STANTEC" SET
EASTING = 2,553,666.43
ELEV. = 563.27

Z 21-49



Looking at the subject property from Millay Boulevard.



Looking south of the subject property from Millay Boulevard.



Looking west from the subject property from Leon Road.



Looking east of the subject property from Towngate Boulevard.



2101, 2110 and 2201 Millay Blvd and 12715 Lyndon B. Johnson Frwy

Comment Form

Case Z 21-49

Z 21-49 Stantec Consulting Services, Inc. The applicant proposes an expansion of the car staging parking lot for Carmax. This site is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5)

Z 21-49 Stantec Consulting Services, Inc. La demandante propone una ampliación del aparcamiento de estacionamiento de vehículos de Carmax. Este sitio está ubicado en 2101, 2110 y 2201 Millay Boulevard y 12715 Lyndon B Johnson Freeway. (Distrito 5)

Z 21-49 Stantec Consulting Services, Inc. Người nộp đơn đề xuất mở rộng bãi đậu xe cho Carmax. Địa điểm này nằm ở 2101, 2110 và 2201 Đại lộ Millay và 12715 Đường cao tốc Lyndon B Johnson Freeway. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

HH HOUSE SERIES LLC, SERIES D1, HUI-JUAN XU, BUSINESS OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2020 TOWN PL

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

12/05/2021

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-49	December 15, 2021	January 4, 2021	Kimberly Hopkins

The applicant proposes an expansion of the car staging parking lot for Carmax. This site is located at 2101, 2110 and 2201 Millay Boulevard and 12715 Lyndon B Johnson Freeway. (District 5)

Michael**Against**

12/6/2021
6:17:29 PM

Carroll

windashine@earthlink.net

Garland

2149081481

Texas

United States

75041

I live next to the northeast corner of this property - It is my understanding that Stantec and Carmax want to use the flood control Retention Pond for a used car holding lot - there is the problem, that land is designated for Flood Control, therefore, no logic exist's to store junk assests such as old car's in it's place. The loud speakers currently used to deter unauthorized access currently exhibit an infrigment on peace and quiet times during the dark of night. Once again, the only thing this retention pond needs, is removal of the asphalt for absorbing water, and effective storm water run-off drainage of the 15' tall dike surrounding this ill-conceived zoning problem. Stantec's consulting service should of done the job they are paid to do, for example, perhap's, suggesting to store old car's in the Hollywood theater Parking lot. Thank you for the oppurtunity to point out this problem. Michael Carroll, 2035 Towngate Dr. P.S. the main Carmax parking lot could have a 2nd layer !
