



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 9, 2024 at 6:30 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.

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.

Public Comments

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.

IN-PERSON COMMENTS: 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 are 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 between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 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 11, 2024 meeting.

2. PLATS

- a. Brand/190 Addition - Conveyance Plat
- b. Urbana Centerville Addition - Final 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 **Kimley-Horn**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. The site is located near 4802 North President George Bush Turnpike. (District 1) (Z 24-35)
- b. Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)

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: 12/09/2024

Item Title: Plan Commission Minutes for November 11, 2024

Summary:

Consider approval of the Plan Commission Minutes for the November 11, 2024 meeting.

Attachments

November 11, 2024 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, November 11, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

Absent: Jaric Jones, Commissioner

Staff Present: Nabila Nur, Planning Director
Angela Self, Planning Administrator
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. 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.

Motion was made by Commissioner Paris to **approve** the Consent Agenda as presented. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the October 28, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-26 Centerville Plaza Shopping Center - Replat **APPROVED**
b. P 24-28 Sikh Temple of North Texas No. 2 - Final **APPROVED**

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 the City of Garland, requesting approval of a change in zoning from Planned Development (PD) District 85-62, Planned Development (PD) District 86-5, and Single-Family-7 (SF-7) District to Agricultural (AG) District. The site is located at 2701 East Centerville Road. (District 2) (File Z 24-34) **APPROVED**

Ms. Nur provided a presentation and answered questions of the Plan Commission.

Chair Roberts provided clarification that the proposed zoning would limit any development on the site as Agricultural is the most restrictive zoning.

Staff further added that any applicant, including the City of Garland, would need to adhere to the Agricultural (AG) District uses and would need to go through the Plan Commission and City Council for developments beyond that scope.

Resident speaking in favor of the request:

Laura Perkins Cox, 718 Bard Dr., Garland, TX 75040

The resident speaking in favor expressed thanks to staff and the Commission for listening to the concerns of the residents of preserving the area as it is.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays** with 1 abstention by Commissioner Jenkins.

4. MISCELLANEOUS

- a. Garland Forward 2050 Comprehensive Plan - Discussion and Feedback from Plan Commission Members

Staff briefed the Commission on the October 15, 2024 Community Meeting presented by Verdunity.

There was a question by the Commission regarding assessing the value of land based on Verdunity's presentation.

Staff clarified that Verdunity will be providing a follow-up presentation on December 11, 2024 that will address that question.

5. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 6:54 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 12/09/2024

Item Title: P 24-29 Brand/190 Addition - Conveyance Plat

Summary:

Brand/190 Addition - Conveyance Plat

Attachments

P 24-29 Brand/190 Addition - Conveyance Plat Report & Attachments

Planning Report

File No: P 24-29 / District 1

Agenda Item:

Meeting: Plan Commission

Date: December 9, 2024



GARLAND

TEXAS MADE HERE

CONVEYANCE PLAT

Brand/190 Addition

LOCATION

East Brand Road and River Oaks Parkway

ZONING

Planned Development (PD) District 24-19 for Community Retail (CR) Uses & Planned Development (PD) District 00-39 for Community Retail Uses.

NUMBER OF LOTS

Four (4) lots.

ACREAGE

21.255 acres

BACKGROUND

The purpose of this conveyance plat is to create lots for sale.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

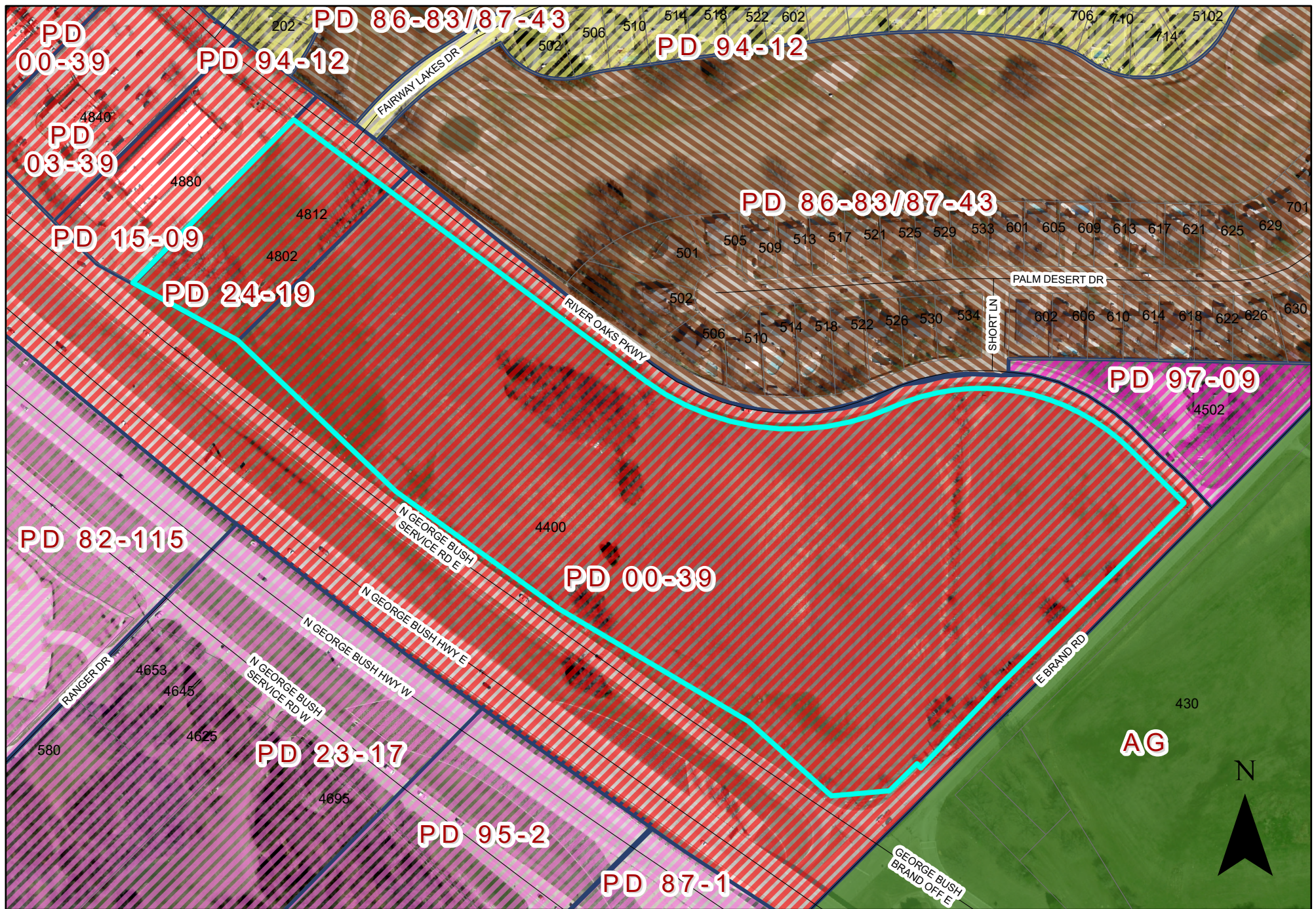
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 250 500 Feet

PLAT MAP P 24-29

 INDICATES AREA OF REQUEST



LEGEND OF ABBREVIATIONS

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
C.M. CONTROLLING MONUMENT
RCAP RED CAP
YCAP YELLOW CAP
SF SQUARE FEET
VOL. PG. VOLUME AND PAGE

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD83), is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a combined scale factor of 1.000136506. Coordinates shown hereon are on Grid (The projection plane), are not scaled, and are tied to the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (NAD83 (2011) EPOCH 2013), using City of Garland Geodetic Control Monuments 8 and 9;

GPS-08	GPS-09
N= 7037275.08	N= 7038961.06
E= 2539395.01	E= 2543341.51
Z= 528.91	Z= 492.85
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create three recorded lots out of a previously recorded lot.
- Conveyance Plat Note: 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 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.
- 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.
- Each lot corner is monumented by a 5/8" iron rod with a yellow plastic cap stamped "TRAVERSE LS PROP COR" unless denoted otherwise.
- Monuments shown hereon as "Found" were located as of the fieldwork date of 02/13/24.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS C&M Villareal Family Limited Partnership & Oliver Dewey Mayor Foundation are the owners of a 21.255 acre tract of land within the James Howard Survey, Abstract Number 542, being all of Lot 5, Block 1 of Brand/190 Addition, an addition to the City of Garland, as recorded in Volume 2003207, Page 204, Deed Records, Dallas County, Texas, same being all of a tract of land described to C&M Villareal Family Limited Partnership by Special Warranty Deed with Vendor's Lien, recorded in Instrument Number 202200249682, and all of a tract of land described to Oliver Dewey Mayor Foundation by Special warranty Deed (Cash Sale), Volume 93010, Page 2883, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar with red capped "KHA" found for the easternmost corner of Lot 4, Block 1 of said Brand/190 Addition, same being a point lying on the south right-of-way line of River Oaks Parkway (60 foot right-of-way);

THENCE South 53 degrees 23 minutes 22 seconds East, with the south right-of-way line of said River Oaks Parkway, a distance of 810.95 feet to a 5/8 inch rebar with red capped "KHA" found for corner and being the beginning of a curve to the left with a radius of 455.00 feet, a central angle of 60 degrees 57 minutes 08 seconds and a chord bearing and distance of South 83 degrees 51 minutes 56 seconds East, a distance of 461.53 feet;

THENCE with said curve to the left with the south right-of-way line of said River Oaks Parkway, an arc length of 484.04 feet to a 5/8 inch rebar found for corner and being the beginning of a curve to the right with a radius of 395.00 feet, a central angle of 69 degrees 02 minutes 20 seconds and a chord bearing and distance of South 79 degrees 49 minutes 20 seconds East, a distance of 447.68 feet;

THENCE with said curve to the right, with the south right-of-way line of said River Oaks Parkway, an arc length of 475.96 feet to a 5/8 inch rebar red capped "KHA" found for corner;

THENCE South 45 degrees 18 minutes 09 seconds East, with a southwest right-of-way line of said River Oaks Parkway, a distance of 140.00 feet to a 1/2 inch rebar yellow capped "WEIR" found at the intersection of the south right-of-way line of said River Oaks Parkway and the northwest right-of-way line of East Brand Road (90 foot right-of-way);

THENCE South 45 degrees 19 minutes 49 seconds West, with the northwest right-of-way line of said East Brand Road, a distance of 481.42 feet to a 5/8 inch rebar red capped "KHA" found for corner;

THENCE South 43 degrees 46 minutes 52 seconds West, with the northwest right-of-way line of said East Brand Road, a distance of 481.42 feet to a 1/2 inch rebar red capped "KHA" found for corner;

THENCE North 40 degrees 22 minutes 08 seconds West, with the northwest right-of-way line of said East Brand Road, a distance of 10.72 feet to a 1/2 inch rebar yellow capped "JDJR" found for corner;

THENCE South 45 degrees 10 minutes 53 seconds West, with a northwest right-of-way line of said East Brand Road, a distance of 71.67 feet to a 1/2 inch rebar yellow capped "WEIR" found for a corner at the northeast intersection of the west right-of-way line of East Brand Road and the north right-of-way line of President George Bush Turnpike (State Highway No. 190) (Variable Width right-of-way);

THENCE South 84 degrees 37 minutes 59 seconds West, with said intersection, a distance of 108.11 feet to a 4" brass TxDOT monument set in concrete found for corner;

THENCE North 47 degrees 47 minutes 36 seconds West, with a northeast right-of-way line of said President George Bush Highway, a distance of 207.01 feet to a 4" brass TxDOT monument set in concrete monument found for corner;

THENCE North 59 degrees 17 minutes 53 seconds West, with a northeast right-of-way line of said President George Bush Highway, a distance of 409.06 feet to a 4" brass TxDOT monument set in concrete monument found for corner;

THENCE North 54 degrees 14 minutes 13 seconds West, with a north right-of-way line of said President George Bush Highway, a distance of 372.17 feet to a 4" brass TxDOT monument set in concrete monument found for corner;

THENCE North 46 degrees 19 minutes 42 seconds West, with the north right-of-way line of said President George Bush Highway, a distance of 405.81 feet to a 1/2 inch rebar yellow capped "JDJR" found for corner;

THENCE North 61 degrees 13 minutes 16 seconds West, with the north right-of-way line of said President George Bush Highway, a distance of 221.12 feet to a 1/2 inch rebar yellow capped "TXHS" found for the southeast corner of said Lot 4;

THENCE North 44 degrees 39 minutes 58 seconds East, departing the northeast right-of-way line of said President George Bush Turnpike, with the east line of said Lot 4, a distance of 424.50 feet to THE POINT OF BEGINNING and containing 925,858 square feet or 21.255 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT C&M Villareal Family Limited Partnership and Oliver Dewey Mayor Foundation, the owners of the property described in this plat, do hereby adopt this plat designating the property as **Brand/190 Addition, Lot 5 Conveyance Plat**, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate in fee simple and to the public use forever, the streets and alleys 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 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, 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 are the responsibilities 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.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope 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 alleviate 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 to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

WITNESS our hand this the _____ day of _____, 20____.

By: C&M Villareal Family Limited Partnership (Owner of Lots 5R, 6 & 7)

Signature _____ Date _____

Printed Name & Title _____

By: Oliver Dewey Mayor Foundation (Owner of Lot 8)

Signature _____ Date _____

Printed Name & Title _____

CONVEYANCE PLAT

BRAND/190 ADDITION
LOT 5 CONVEYANCE
PLAT
LOTS 5R, 6, 7, 8, BLOCK 1

BEING 21.255 ACRES
OUT OF THE JAMES HOWARD SURVEY,
ABSTRACT NUMBER 542
BEING A REPLAT OF LOT 5, BLOCK 1 OF
BRAND/190 ADDITION, AN ADDITION TO THE CITY
OF GARLAND, AS RECORDED IN
VOL. 2003207, PG. 204, P.R.D.C.T.
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2024
City of Garland Case Number 240039-0 **1** of **1**



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2024.10.30 Drawn by: ER Project No.: TR-36-24

OWNER/DEVELOPER
Oliver Dewey Mayor Foundation
1201 Elm Street, Suite 3100
PO Box 2320
Dallas, Texas 75221-2320

OWNER/DEVELOPER
C&M Villareal Family Limited Partnership
216 Market Avenue, Suite 115
Boerne, Texas 78006

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF _____ §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED for the City of Garland, this the _____ day of _____, 20____ by the City Plan Commission of the City of Garland,

Director of Planning _____

Chairman of Planning 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.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48113C0210L, dated July 7, 2014. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

SURVEYOR'S STATEMENT

That I, David F. McCullah, 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 Final Plat.

Dated this the _____ day of _____, 20____.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 202__.

Notary Public in and for the State of Texas



GARLAND

Plan Commission

2. b.

Meeting Date: 12/09/2024

Item Title: Z 24-31 Urbana Centerville Addition - Final Plat

Summary:

Urbana Centerville Addition - Final Plat

Attachments

P 24-31 Urbana Centerville Addition - Final Plat Report & Attachments

Planning Report

File No: P 24-31 / District 2

Agenda Item:

Meeting: Plan Commission

Date: December 9, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Urbana Centerville Addition

LOCATION

2201 East Miller Road

ZONING

Planned Development (PD) District 21-45

NUMBER OF LOTS

Two (2) Lots.

ACREAGE

38.374 acres

BACKGROUND

The purpose of this Final Plat is to construct a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

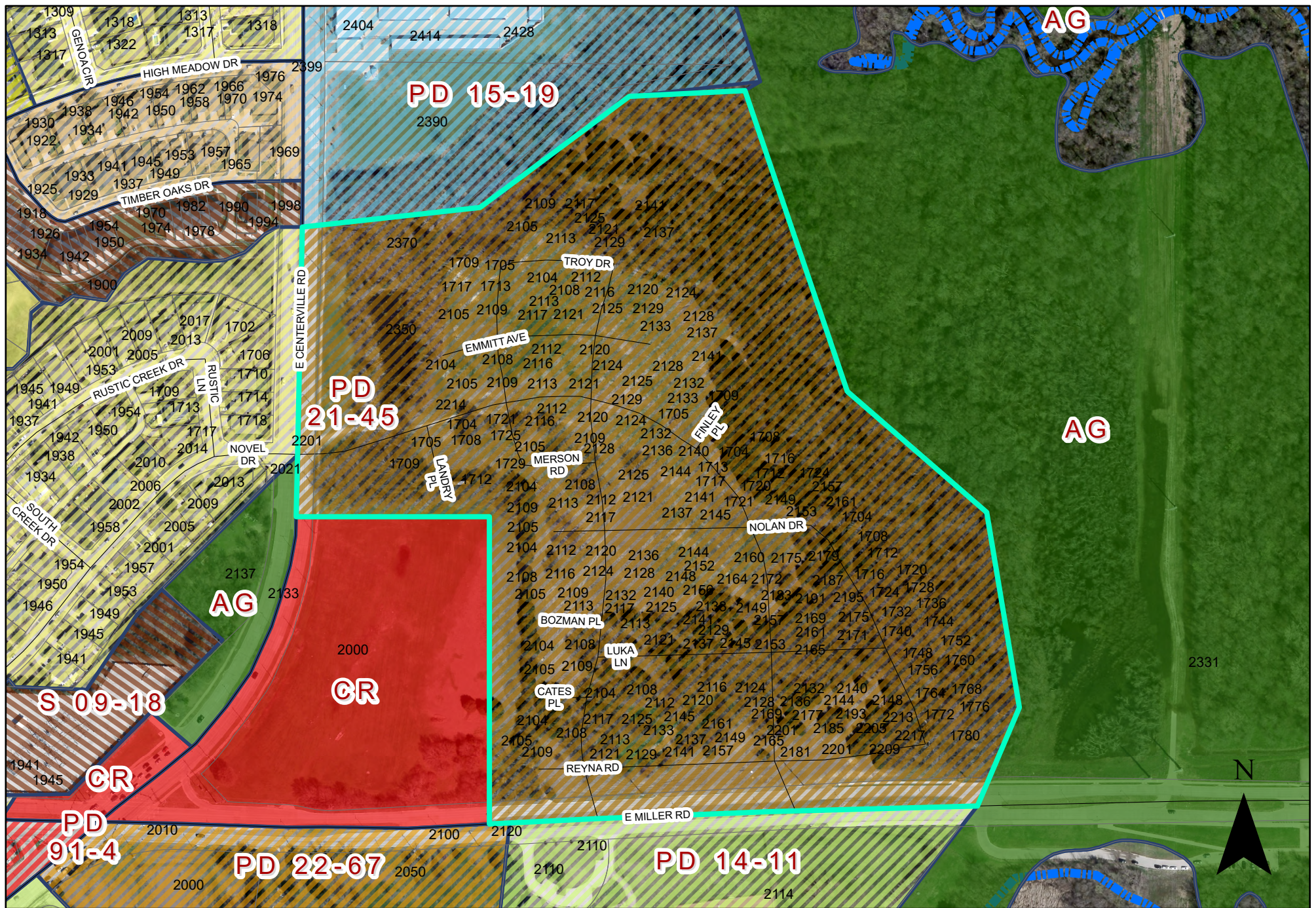
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

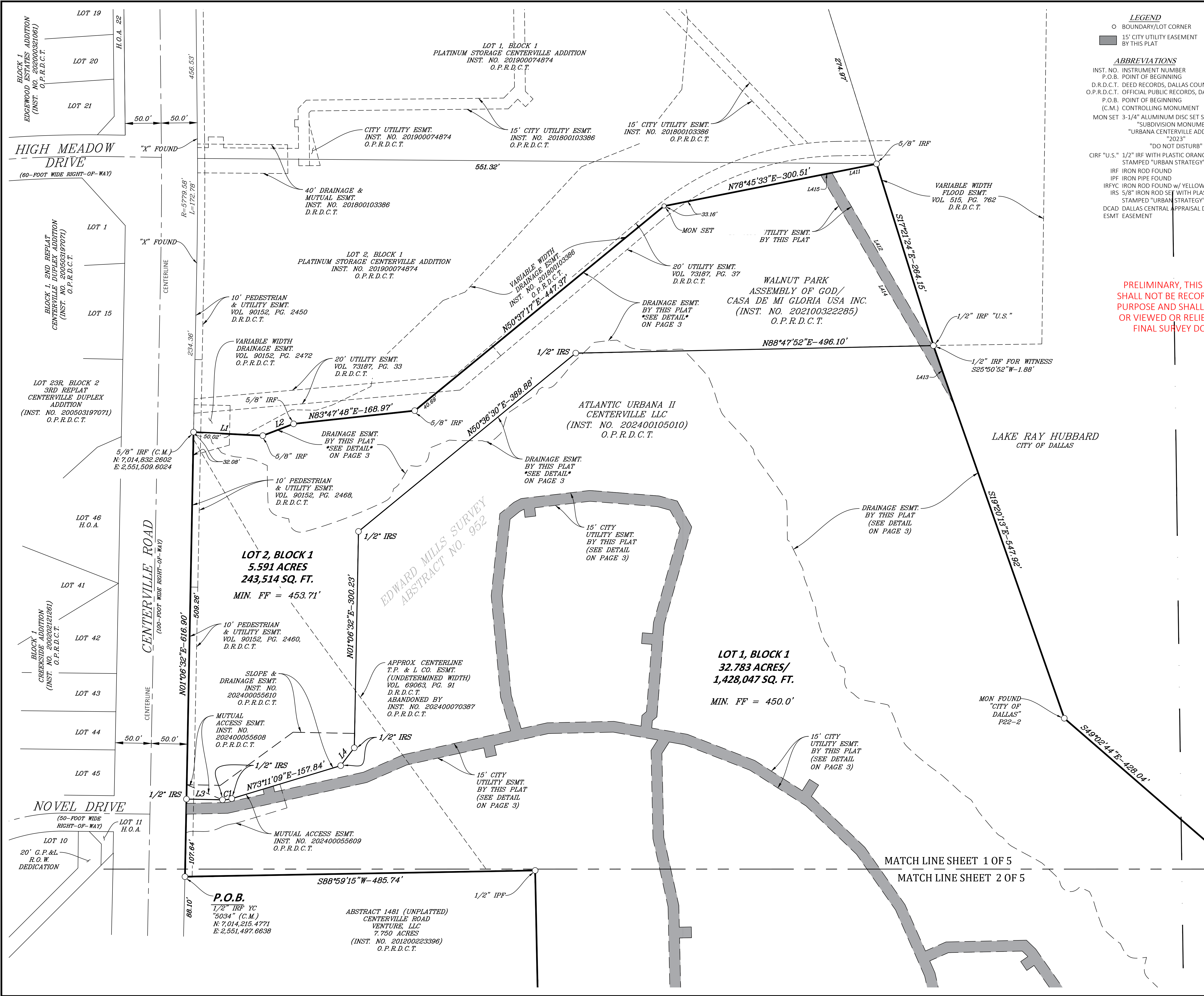
Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

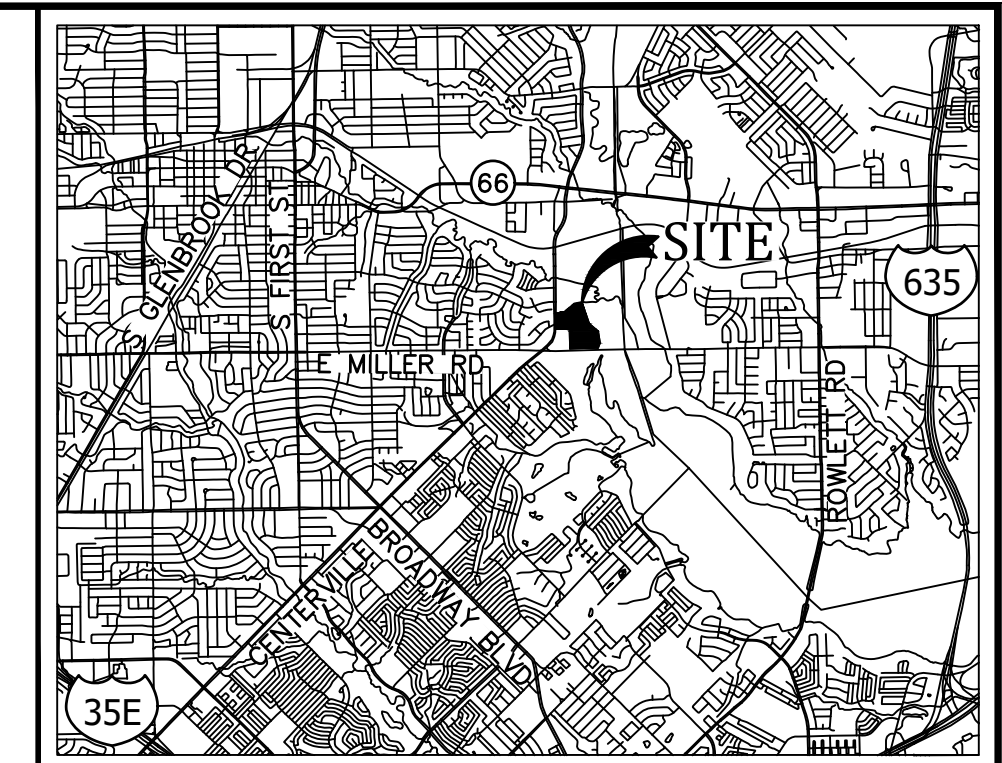
Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



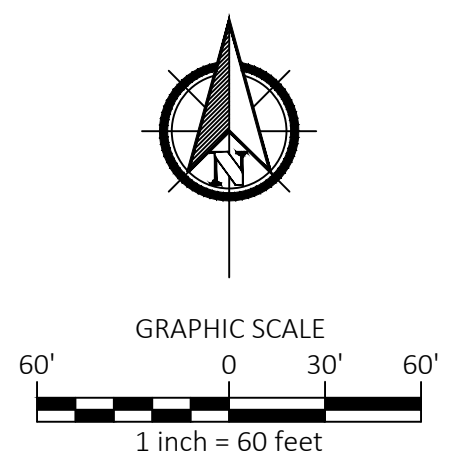
FILE NAME: SV231023.FINAL.PAT-BIG-VA.DWG
DATE: 07/03/2024
DRAWN BY: J. MONTGOMERY
CHECKED BY: J. MONTGOMERY
PLOT DATE: 07/03/2024
PLOT TIME: 11:50 AM



- LEGEND**
- BOUNDARY/LOT CORNER
 - 15' CITY UTILITY EASEMENT BY THIS PLAT
- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - MON SET 3-1/4" ALUMINUM DISC SET STAMPED: "SUBDIVISION MONUMENT"
 - "URBANA CENTERVILLE ADDITION"
 - "2023"
 - "DO NOT DISTURB"
 - CIRF "U.S." 1/2" IRF WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - IRFYC IRON ROD FOUND w/ YELLOW CAP
 - IRS 5/8" IRON ROD SET WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
 - DCAD DALLAS CENTRAL APPRAISAL DISTRICT
 - ESMT EASEMENT



VICINITY MAP
(NOT TO SCALE)



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.

GENERAL NOTES

- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
- The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
- Any new structures may not extend across new property lines.
- Selling a portion of the 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.
- 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.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Each interior lot corner is monumented by a 5/8" iron rod with ornage plastic cap stamped "URBAN STRATEGY" unless denoted otherwise.
- The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and applying the Q100 identified in the Centerville Road Paving and Drainage Improvements As-built #900039 and running a channel report in Hydroflow.
- The 1988 Rowlett and Spring Creek Flood Plain Management Study was prepared by Albert H. Half Associates, Inc.
- Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
- Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.71 feet.
- Interior lot monumentation will be set after construction.

Surveyor

David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
Dallas, TX 75226
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

Civil

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

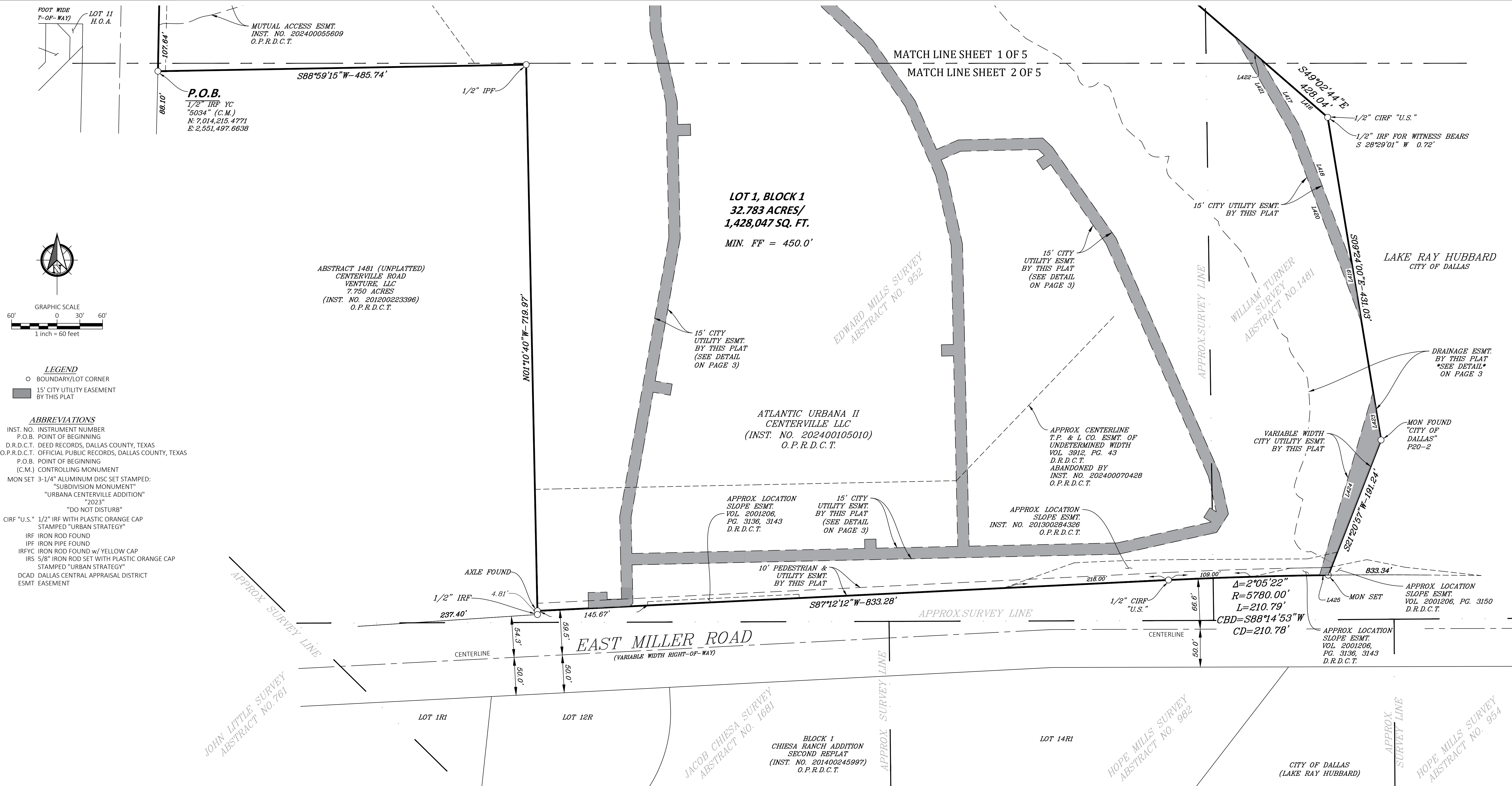
Owner

Atlantic Urbana II
Centerville LLC
Contact: Kelly Dwyer
1005 E. St. Elmo Road
Building 5
Austin, TX 78745
kd@urbanmoment.com
612-747-8148



FINAL PLAT

URBANA CENTERVILLE ADDITION
LOTS 1 AND 2, BLOCK 1
OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952
AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 210824-2



GENERAL NOTES

1. Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
2. The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
3. Any new structures may not extend across new property lines.
4. Selling a portion of the addition by metes and bounds is a violation of the City of Garland Ordinance 1000001 and is subject to withholding of utilities and building permits.
5. 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.
6. Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
7. Each interior lot corner is monumented by a 5/8" iron rod with orange plastic cap stamped "URBAN STRATEGY" unless denoted otherwise.
8. The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and as-plumb the Q100 identified in the Centerville Road Paving and Drainage Improvements As-built #900039 and running a channel report in Hydroflow.
9. The 1988 Rowlett and Spring Creek Flood Plain Management Study was prepared by Albert H. Half Associates, Inc.
10. Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
11. Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.71 feet.
12. Interior lot monumentation will be set after construction.

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

Surveyor
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
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214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

Owner
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Casa De Me Gloria
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972-272-0976

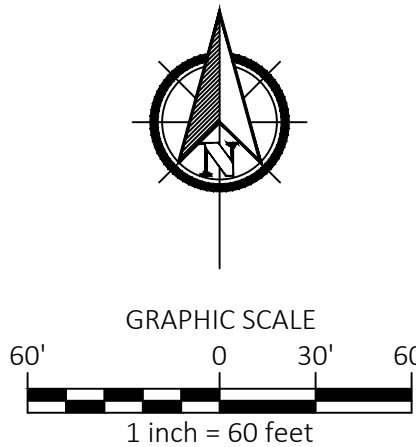
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Owner
Atlantic Urbana II
Centerville LLC
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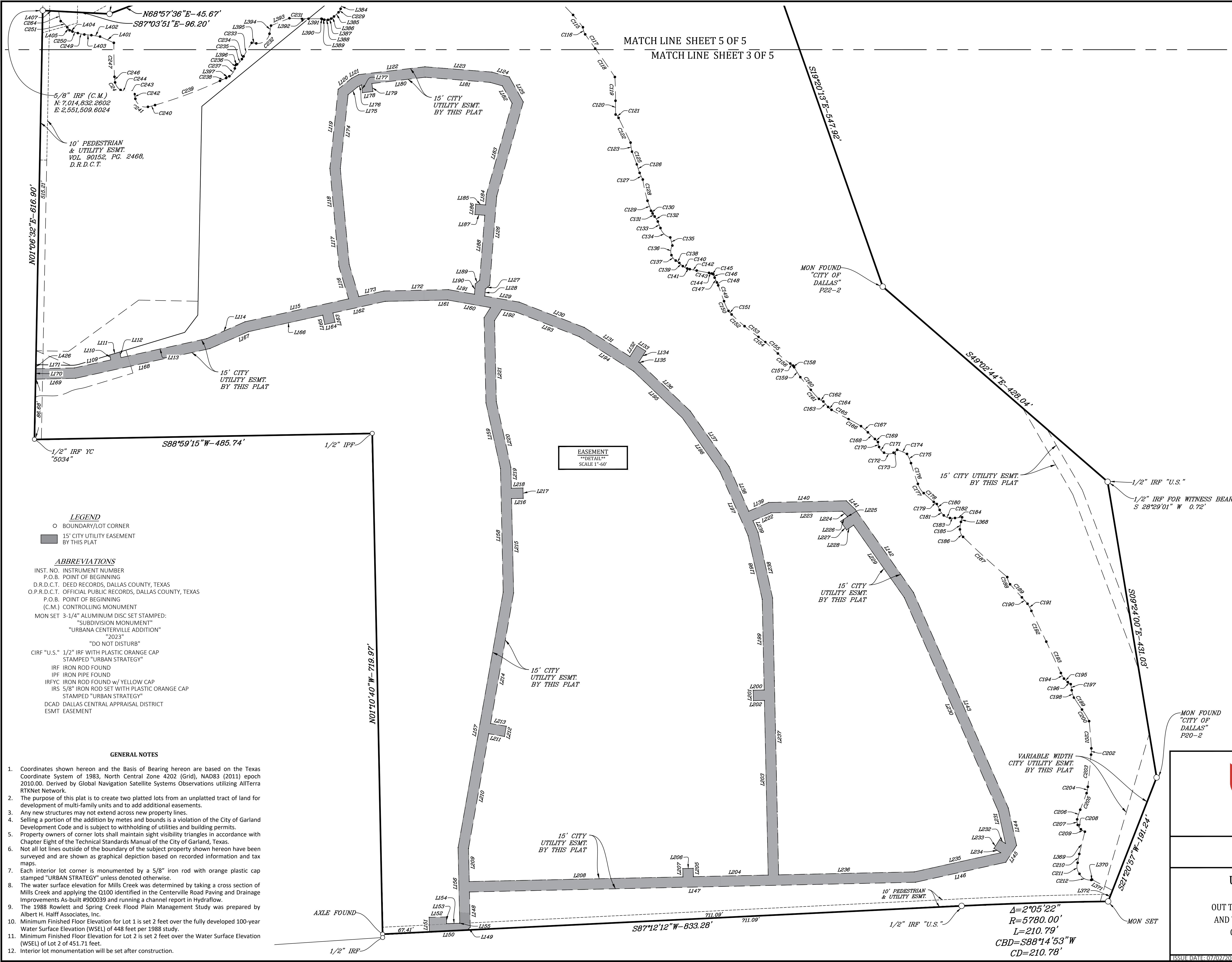


FINAL PLAT

URBANA CENTERVILLE ADDITION
LOTS 1 AND 2, BLOCK 1
OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952
AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 210824-2



MATCH LINE SHEET 5 OF 5
MATCH LINE SHEET 3 OF 5



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URBAN STRATEGY
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FINAL PLAT

URBANA CENTERVILLE ADDITION
LOTS 1 AND 2, BLOCK 1
OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952
AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 210824-2

FILE NAME: SVY231023.FINAL.PLAT-BSG-V4.DWG
USER: GARDEN, RYAN/20230509/231023-Garland_Centerville_UrbanaII
PLOTED ON: 11/26/2024 1:51 PM

- GENERAL NOTES**
- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
 - The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
 - Any new structures may not extend across new property lines.
 - Selling a portion of the 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.
 - 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.
 - Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
 - Each interior lot corner is monumented by a 5/8" iron rod with orange plastic cap stamped "URBAN STRATEGY" unless denoted otherwise.
 - The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and applying the Q100 identified in the Centerville Road Paving and Drainage Improvements As-built #900039 and running a channel report in Hydraflow.
 - The 1988 Rowlett and Spring Creek Flood Plain Management Study was prepared by Albert H. Half Associates, Inc.
 - Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
 - Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.71 feet.
 - Interior lot monumentation will be set after construction.

FILE NAME: SV\231023-FINAL PLAT-BEG-VA.DWG
DATE PLOTTED: 07/03/2024 09:53:03
USER: DAVID MINTON
PLOTTER: HP DesignJet T120
PLOTTED ON: 11/26/2024 12:51:04

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C1	17°55'23"	39.50'	12.36'	N 82° 08' 51" E	12.31'
C109	3°38'14"	782.46'	49.67'	N 42° 50' 45" W	49.67'
C110	6°22'25"	42.98'	4.78'	S 19° 53' 27" E	4.78'
C111	7°04'06"	209.57'	25.85'	N 19° 46' 56" W	25.84'
C112	5°53'50"	200.50'	20.64'	S 19° 48' 31" E	20.63'
C113	17°08'05"	23.35'	6.98'	S 33° 08' 00" E	6.96'
C114	2°23'33"	943.51'	39.40'	S 42° 57' 40" E	39.40'
C115	3°42'40"	349.16'	22.61'	N 38° 40' 11" W	22.61'
C116	26°35'50"	23.30'	10.81'	S 17° 38' 53" E	10.72'
C117	1°10'48"	1211.59'	24.95'	S 35° 16' 30" E	24.95'
C118	3°00'19"	949.09'	49.78'	N 34° 38' 33" W	49.78'
C119	4°02'01"	485.16'	34.16'	N 01° 30' 54" W	34.15'
C120	2°14'16"	507.97'	19.84'	S 00° 29' 45" E	19.84'
C121	46°24'34"	8.13'	6.59'	N 41° 24' 56" W	6.41'
C122	0°00'50"	163193.95'	39.53'	N 25° 53' 35" W	39.53'
C123	10°56'00"	69.11'	13.19'	S 09° 00' 59" E	13.17'
C125	2°05'47"	534.53'	19.56'	S 20° 54' 45" E	19.56'
C126	4°22'20"	168.92'	12.89'	S 17° 57' 33" E	12.89'
C127	4°04'57"	148.38'	10.57'	S 25° 30' 20" E	10.57'
C128	9°22'29"	191.24'	31.29'	S 12° 30' 26" E	31.26'
C129	0°50'54"	1031.35'	15.27'	N 19° 35' 32" W	15.27'
C130	17°57'45"	14.41'	4.52'	S 29° 17' 30" E	4.50'
C131	0°30'26"	598.07'	5.29'	N 34° 30' 07" W	5.29'
C132	7°30'05"	65.21'	8.54'	N 32° 06' 10" W	8.53'
C133	1°28'43"	390.32'	10.07'	S 21° 59' 33" E	10.07'
C134	59°30'18"	19.68'	20.44'	S 46° 49' 03" E	19.53'
C135	3°40'40"	187.07'	12.01'	N 14° 32' 14" W	12.01'
C136	52°14'20"	15.79'	14.39'	S 05° 26' 46" W	13.90'
C137	35°16'13"	16.33'	10.05'	S 38° 12' 33" E	9.90'
C138	3°43'43"	96.05'	6.25'	S 56° 44' 47" E	6.25'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C139	6°49'33"	56.81'	6.77'	S 47° 17' 57" E	6.76'
C140	20°05'28"	20.53'	7.20'	S 61° 36' 38" E	7.16'
C141	4°32'50"	48.70'	3.87'	S 75° 11' 00" E	3.86'
C142	2°31'06"	230.77'	10.14'	S 78° 50' 03" E	10.14'
C143	0°27'04"	2284.00'	17.98'	N 79° 23' 29" W	17.98'
C144	3°22'21"	69.71'	4.10'	N 77° 19' 50" W	4.10'
C145	6°24'44"	22.49'	2.52'	N 63° 56' 15" W	2.52'
C146	8°26'43"	35.53'	5.24'	S 20° 49' 25" E	5.23'
C147	0°51'17"	506.48'	7.55'	S 25° 06' 08" E	7.55'
C148	2°37'29"	101.32'	4.64'	N 24° 11' 10" W	4.64'
C149	0°59'52"	1392.77'	24.25'	S 20° 53' 18" E	24.25'
C150	12°56'36"	67.92'	15.34'	S 24° 34' 11" E	15.31'
C151	10°01'35"	39.33'	6.88'	S 40° 56' 55" E	6.87'
C152	4°02'51"	355.60'	25.12'	S 47° 54' 49" E	25.12'
C153	4°44'08"	305.01'	25.21'	S 52° 07' 24" E	25.20'
C154	2°07'20"	334.15'	12.38'	N 52° 56' 39" W	12.38'
C155	0°57'07"	1466.60'	24.37'	N 48° 03' 30" W	24.37'
C156	11°59'14"	109.98'	23.01'	S 50° 50' 14" E	22.97'
C157	5°01'17"	56.71'	4.97'	N 53° 47' 43" W	4.97'
C158	3°45'46"	42.62'	2.80'	N 33° 26' 27" W	2.80'
C159	3°57'02"	244.19'	16.84'	S 31° 49' 14" E	16.83'
C160	2°16'28"	594.23'	23.59'	S 39° 35' 12" E	23.59'
C161	5°57'38"	168.02'	17.48'	S 41° 59' 48" E	17.47'
C162	13°42'55"	31.06'	7.43'	S 59° 13' 51" E	7.42'
C163	2°35'31"	230.74'	10.44'	S 40° 57' 52" E	10.44'
C164	13°57'12"	26.52'	6.46'	S 49° 44' 15" E	6.44'
C165	1°49'18"	875.81'	27.85'	S 61° 13' 40" E	27.84'
C166	3°01'54"	389.33'	20.60'	N 60° 50' 55" W	20.60'
C167	3°35'31"	211.73'	13.27'	N 48° 10' 08" W	13.27'
C168	1°24'03"	568.37'	13.90'	N 46° 15' 49" W	13.90'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C169	1°46'56"	200.02'	6.22'	N 44° 50' 19" W	6.22'
C170	9°35'00"	43.29'	7.24'	S 13° 22' 15" E	7.23'
C171	44°35'38"	14.31'	11.14'	S 40° 44' 04" E	10.86'
C172	55°15'36"	14.83'	14.31'	S 89° 45' 28" E	13.76'
C173	19°45'06"	19.57'	6.75'	N 51° 06' 23" E	6.71'
C174	8°15'57"	105.86'	15.27'	N 67° 02' 59" W	15.26'
C175	9°39'37"	85.68'	14.45'	N 23° 29' 37" W	14.43'
C176	5°16'25"	341.44'	31.43'	S 18° 20' 54" E	31.42'
C177	30°38'59"	29.66'	15.87'	S 32° 12' 10" E	15.68'
C178	4°37'23"	236.88'	19.11'	S 48° 52' 32" E	19.11'
C179	1°22'18"	227.92'	5.46'	S 54° 53' 43" E	5.46'
C180	2°52'42"	188.44'	9.47'	S 25° 42' 32" E	9.47'
C181	21°24'54"	26.24'	9.81'	S 36° 50' 01" E	9.75'
C182	36°02'00"	15.83'	9.96'	S 66° 57' 41" E	9.79'
C183	10°43'40"	38.47'	7.20'	N 89° 34' 14" E	7.19'
C184	1°54'47"	307.64'	10.27'	N 84° 18' 30" E	10.27'
C185	15°15'52"	40.85'	10.88'	S 07° 49' 22" W	10.85'
C186	45°53'33"	15.00'	12.01'	S 22° 45' 21" E	11.70'
C187	3°58'44"	1236.92'	85.90'	S 47° 41' 30" E	85.88'
C188	27°59'46"	22.93'	11.20'	S 21° 12' 00" E	11.09'
C189	1°28'40"	983.66'	25.37'	S 42° 05' 11" E	25.37'
C190	2°07'40"	328.49'	12.20'	N 41° 21' 11" W	12.20'
C191	12°30'06"	53.70'	11.72'	N 28° 39' 51" W	11.69'
C192	0°22'23"	7546.59'	49.14'	N 25° 48' 51" W	49.14'
C193	0°33'31"	5098.21'	49.72'	S 24° 56' 09" E	49.72'
C194	8°17'11"	64.09'	9.27'	S 48° 49' 04" E	9.26'
C195	10°43'57"	39.62'	7.42'	S 47° 26' 57" E	7.41'
C196	1°55'55"	153.12'	5.16'	S 55° 27' 54" E	5.16'
C197	0°18'45"	1611.20'	8.79'	S 09° 27' 50" E	8.79'
C198	20°34'46"	30.98'	11.13'	S 16° 56' 22" E	11.07'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C199	4°54'53"	241.69'	20.73'	S 33° 46' 01" E	20.73'
C200	11°28'10"	98.06'	19.63'	N 31° 28' 40" W	19.60'
C201	2°46'29"	804.87'	38.98'	N 04° 34' 09" W	38.98'
C202	10°48'47"	48.15'	9.09'	N 02° 30' 47" E	9.07'
C203	1°15'47"	2103.54'	46.37'	N 05° 41' 17" E	46.37'
C204	17°24'48"	30.94'	9.40'	N 11° 14' 28" E	9.37'
C205	0°26'19"	3329.07'	25.49'	N 21° 00' 48" E	25.49'
C206	9°27'02"	88.56'	14.61'	S 17° 43' 16" W	14.59'
C207	30°01'57"	15.58'	8.17'	S 05° 48' 38" E	8.07'
C208	28°17'12"	15.75'	7.78'	S 36° 04' 23" E	7.70'
C209	14°27'55"	27.15'	6.77'	S 58° 53' 28" E	6.75'
C210	4°35'34"	160.52'	12.87'	S 10° 43' 52" W	12.86'
C211	60°01'01"	16.10'	16.87'	S 09° 37' 31" E	16.11'
C212	68°40'26"	16.91'	20.27'	S 62° 20' 48" E	19.08'
C223	8°01'14"	44.97'	6.30'	N 35° 45' 15" E	6.29'
C224	4°46'58"	291.65'	24.35'	N 41° 03' 11" E	24.34'
C225	23°47'24"	16.82'	6.98'	N 55° 47' 04" E	6.93'
C226	30°19'16"	15.68'	8.30'	N 84° 38' 35" E	8.20'
C227	1°35'28"	1592.98'	44.24'	S 56° 44' 24" W	44.24'
C228	4°35'41"	221.95'	17.80'	S 17° 40' 54" W	17.79'
C229	27°52'52"	12.22'	5.95'	N 30° 52' 52" E	5.89'
C231	3°58'00"	259.73'	17.98'	S 87° 46' 56" E	17.98'
C232	86°30'57"	17.19'	25.96'	N 53° 58' 43" E	23.57'
C233	2°00'12"	650.39'	22.74'	S 30° 54' 49" W	22.74'
C234	1°13'12"	216.77'	4.62'	N 31° 16' 00" E	4.62'
C235	28°30'30"	20.61'	10.26'	N 42° 58' 30" E	10.15'
C236	4°22'55"	69.63'	5.33'	N 15° 27' 04" E	5.32'
C237	41°20'31"	19.46'	14.04'	N 34° 57' 02" E	13.74'
C238	2°18'55"	240.74'	9.73'	N 65° 09' 56" E	9.73'
C239	8°26'01"	677.26'	99.69'	N 69° 29' 54" E	99.60'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C240	6°22'11"	94.82'	10.54'	N 76° 27' 41" E	10.54'
C241	89°44'46"	15.21'	23.82'	S 57° 22' 30" E	21.46'
C242	8°17'32"	46.68'	6.76'	S 09° 45' 38" E	6.75'
C243	5°43'41"	130.98'	13.09'	S 76° 48' 30" E	13.09'
C244	12°09'31"	37.40'	7.94'	S 67° 45' 21" E	7.92'
C245	47°25'12"	16.68'	13.81'	S 35° 58' 24" E	13.42'
C246	6°59'30"	66.76'	8.15'	S 06° 31' 39" E	8.14'
C247	2°30'14"	1118.09'	48.86'	S 01° 02' 05" E	48.86'
C249	10°17'54"	53.37'	9.59'	S 77° 54' 58" E	9.58'
C250	1°11'10"	387.03'	8.01'	S 73° 43' 24" E	8.01'
C251	27°27'25"	27.23'	13.05'	N 46° 52' 37" W	12.92'
C252	4°26'49"	87.87'	6.82'	S 45° 22' 57" W	6.82'
C253	4°27'40"	309.69'	24.11'	S 83° 29' 23" W	24.11'
C254	3°33'07"	123.80'	7.67'	S 86° 55' 13" W	7.67'
C255	3°19'56"	161.57'	9.40'	N 59° 46' 36" W	9.39'
C256	7°32'28"	83.09'	10.94'	S 61° 07' 20" E	10.93'
C257	14°06'26"	28.33'	6.97'	S 74° 49' 32" E	6.96'
C258	3°36'31"	143.99'	9.07'	S 83° 17' 58" E	9.07'
C259	2°35'59"	421.84'	19.14'	S 86° 09' 14" E	19.14'
C260	4°08'37"	104.80'	7.58'	N 87° 52' 02" E	7.58'
C261	2°00'17"	412.30'	14.43'	S 87° 24' 50" W	14.42'
C262	3°27'30"	95.90'	5.79'	N 89° 44' 23" W	5.79'
C263	2°16'06"	77.56'	3.07'	N 46° 28' 55" W	3.07'
C264	15°50'28"	52.52'	14.52'	S 11° 14' 01" E	14.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 87°03'51"E	96.20'
L2	N 68°57'36"E	45.67'
L3	S 88°53'28"E	50.69'
L4	N 37°08'51"E	31.13'
L109	S 77°30'16"W	53.44'
L110	S 12°29'44"E	7.11'
L111	S 73°11'09"W	15.04'
L112	N 12°29'44"W	8.24'
L113	S 77°30'16"W	126.24'
L114	S 66°15'16"W	60.15'
L115	S 77°30'16"W	152.49'
L116	S 16°31'36"E	48.81'
L117	S 05°16'36"E	68.16'
L118	S 05°16'36"E	73.12'
L119	S 05°58'24"W	114.47'
L120	S 50°58'24"W	25.11'
L121	S 62°13'24"W	11.22'
L122	S 83°16'04"W	95.96'
L123	N 85°28'56"W	96.57'
L124	N 74°13'56"W	26.03'
L125	N 29°13'56"W	41.16'
L126	N 04°31'36"E	128.48'
L127	N 49°31'04"E	8.21'
L128	N 04°31'04"E	10.08'
L129	N 79°59'44"W	50.11'

LINE TABLE		
LINE #	BEARING	DISTANCE
L130	N68°44'44"W	100.32'
L131	N57°29'44"W	78.01'
L132	S32°30'16"W	18.82'
L133	N57°29'44"W	15.00'
L134	N32°30'16"E	18.82'
L135	N57°29'44"W	2.23'
L136	N46°14'44"W	100.06'
L137	N34°55'27"W	97.35'
L138	N23°48'51"W	70.07'
L139	S66°15'16"W	31.23'
L140	S88°45'16"W	111.59'
L141	N46°14'44"W	17.76'
L142	N34°59'44"W	146.03'
L143	N23°44'44"W	338.51'
L144	N12°29'44"W	54.97'
L145	N32°30'16"E	28.84'
L146	N77°30'16"E	132.94'
L147	N88°45'16"E	641.27'
L148	N01°14'44"W	50.61'
L149	N43°45'16"E	5.69'
L150	N87°12'12"E	54.78'
L151	S01°14'44"E	20.95'
L152	S88°45'16"W	25.00'
L153	N01°14'44"W	9.50'
L154	S88°45'16"W	18.51'

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

BEING a 1,671,561 Square foot tract of land situated in the Edward Mills Survey, Abstract No. 952, and the William Turner Survey, Abstract No. 1481, Dallas County, Texas; said tract of land being conveyed by Deed without Warranty to Walnut Park Assembly of God/Casa De Mi Gloria USA Inc., recorded in Instrument No. 202100322285, Official Public Records, Dallas County, Texas, and that tract of land being conveyed by Special Warranty Deed to Atlantic Urbana II Centerville LLC, a Delaware limited liability company, recorded in Instrument No. 202400105010, Official Public Records, Dallas County, Texas, and being more particularly described as follows;

BEGINNING, at a 1/2 inch iron rod with plastic yellow cap stamped "5034" found at the Northwest corner of that tract of land conveyed by Special Warranty Deed to Centerville Road Venture, LLC, recorded in Instrument No. 201200223396, Official Public Records, Dallas County, Texas, said corner being in the east Right-of-Way line of Centerville Road (a 100 foot Right-of-Way);

THENCE North 01 degrees 06 minutes 32 seconds East, a distance of 616.90 feet to a 5/8 inch iron rod found for the southwest corner of Lot 2, Block 1, Platinum Storage Centerville Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201900074874, Official Public Records, Dallas County, Texas;

THENCE, with the south line of said Lot 2, the following bearings and distances:

South 87 degrees 03 minutes 51 seconds East, a distance of 96.20 feet to a 5/8 inch iron rod found for corner;

North 68 degrees 57 minutes 36 seconds East, a distance of 45.67 feet to a 5/8 inch iron rod found for corner;

North 83 degrees 47 minutes 48 seconds East, a distance of 168.97 feet to an iron rod found;

North 50 degrees 37 minutes 17 seconds East, a distance of 447.37 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum cap stamped "Subdivision Monument" "Urbana Centerville Addition" "2023" and "Do not disturb" set;

North 78 degrees 45 minutes 33 seconds East, a distance of 300.51 feet to a 5/8 inch iron rod found for the east corner of said Lot 2, the Southeast corner of Lot 1, Block 1, said Platinum Storage Centerville Addition, and being on the west line of a tract of land conveyed to the City of Dallas per Dallas County Central Appraisal District, no record found, and also being the northeast corner of the herein described tract;

THENCE with the east line of the herein described tract conveyed to said Walnut Hill Park Assembly of God/Casa De Mi Gloria USA Inc., the following bearings and distances:

South 17 degrees 21 minutes 24 seconds East, a distance of 264.15 feet to a 1/2 inch iron rod found with plastic orange cap stamped "Urban Strategy", from which a 1/2 inch iron rod found for witness bears South 25 degrees 50 minutes 52 seconds West, a distance of 1.88 feet;

South 19 degrees 20 minutes 13 seconds East, a distance of 547.92 feet to a concrete monument found for corner stamped "City of Dallas, P22-2";

South 49 degrees 02 minutes 44 seconds East, a distance of 428.04 feet to a 1/2 inch iron rod found with plastic orange cap stamped "Urban Strategy", from which a 1/2 inch iron rod found for witness bears South 28 degrees 29 minutes 01 seconds West, a distance of 0.72 feet;

South 09 degrees 24 minutes 00 seconds East, a distance of 431.03 feet to a concrete monument found for corner stamped "City of Dallas, P20-2";

South 21 degrees 20 minutes 57 seconds West, a distance of 191.24 feet to a 1/2 inch iron rod with 3-1/4 inch aluminum cap stamped "Subdivision Monument" "Urbana Centerville Addition" "2023" and "Do not disturb" set, being the Southeast corner of the herein described tract, and being in the north Right-of-Way line of East Miller Road (a variable width Right-of-Way), said corner being the beginning of a curve to the left, having a radius of 5780.00 feet, a central angle of 02 degrees 05 minutes 22 seconds, and a chord bearing and distance of South 88 degrees 14 minutes 53 seconds West, 210.78 feet;

THENCE, with the north Right-of-Way line of said East Miller Road, and said curve to the left, an arc length of 210.79 feet to a 1/2 inch iron rod found with plastic orange cap stamped "Urban Strategy";

THENCE South 87 degrees 12 minutes 12 seconds West, with the north Right-of-Way line of said East Miller Road, a distance of 833.28 feet to an axle found for corner, being on the east line of aforesaid Centerville Road Venture, LLC tract;

THENCE North 01 degrees 10 minutes 40 seconds West, with the east line of said Centerville Road Venture, LLC tract, a distance of 719.97 feet to a 1/2 inch iron pipe found for corner, said corner being the northeast corner of said Centerville Road Venture, LLC tract;

THENCE South 88 degrees 59 minutes 15 seconds West, with the north line of said Centerville Road Venture, LLC tract, a distance of 485.74 feet to the POINT OF BEGINNING, and containing 1,671,561 square feet or 38.374 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Walnut Park Assembly of God/Casa De Mi Gloria USA Inc., acting by and through its duly authorized agent, Pastor Mauricio Elizondo, along with Atlantic Urbana II Centerville LLC, a Delaware limited liability company, acting by and through its duly authorized agent, Kelly Dwyer, the owners of the property described in this plat does hereby adopt this plat, designating the property as **Urbana Centerville Addition**, 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; provided, however, that no public dedication is made or intended as to any private easement, screening wall easement, or wall maintenance easement shown on the plat. 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 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, 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 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.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope 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 alleviate 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 to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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 the _____ day of _____, 2024.

Walnut Park Assembly of God/Casa De Me Gloria USA, Inc.
(Owner of Lot 2, Block 1)

By: _____ Date: _____
Mauricio Elizondo, Pastor

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Mauricio Elizondo, 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 _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

Atlantic Urbana II Centerville LLC
a Delaware limited liability company
(Owner of Lot 1, Block 1)

By: _____ Date: _____
Kelly Dwyer, President

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Kelly Dwyer, 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 _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

I, David A. Minton, 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 Final Plat.

Dated this the _____ day of _____, 2024.

David A. Minton, RPLS
Texas Professional Land Surveyor No. 6233

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared David A. Minton, 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 _____, 2024.

Notary Public for and in the State of Texas

My commission expires: _____

GENERAL NOTES

- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing AllTerra RTKNet Network.
- The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
- Any new structures may not extend across new property lines.
- Selling a portion of the 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.
- 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.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Each interior lot corner is monumented by a 5/8" iron rod with orange plastic cap stamped "URBANA STRATEGY" unless denoted otherwise.
- The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and applying the Q100 identified in the Centerville Road Paving and Drainage Improvements As-built #900039 and running a channel report in Hydraflow.
- The 1988 Rowlett and Spring Creek Flood Plain Management Study was prepared by Albert H. Halff Associates, Inc.
- Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
- Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.71 feet.
- Interior lot monumentation will be set after construction.

Approved and accepted for the City of Garland this _____ day of _____, 2024 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

Space reserved for County recording label.

LEGEND

- BOUNDARY/LOT CORNER
- 15' CITY UTILITY EASEMENT BY THIS PLAT

ABBREVIATIONS

INST. NO. INSTRUMENT NUMBER
P.O.B. POINT OF BEGINNING
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
(C.M.) CONTROLLING MONUMENT
MON SET 3-1/4" ALUMINUM DISC SET STAMPED:
"SUBDIVISION MONUMENT"
"URBANA CENTERVILLE ADDITION"
"2023"
"DO NOT DISTURB"
CIRF "U.S." 1/2" IRF WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFYC IRON ROD FOUND w/ YELLOW CAP
IRS 5/8" IRON ROD SET WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
DCAD DALLAS CENTRAL APPRAISAL DISTRICT
ESMT EASEMENT

Surveyor
David A. Minton, RPLS
Texas License No 6233
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 1019461

Owner
Walnut Park Assembly of God/
Casa De Me Gloria
Contact: Mauricio Elizondo
3818 Lawler Road
Garland, Texas 75042
972-272-0976

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

Owner
Atlantic Urbana II
Centerville LLC
Contact: Kelly Dwyer
1005 E. St. Elmo Road
Building 5
Austin, TX 78745
kd@urbanmoment.com
612-747-8148

FINAL PLAT

URBANA CENTERVILLE ADDITION

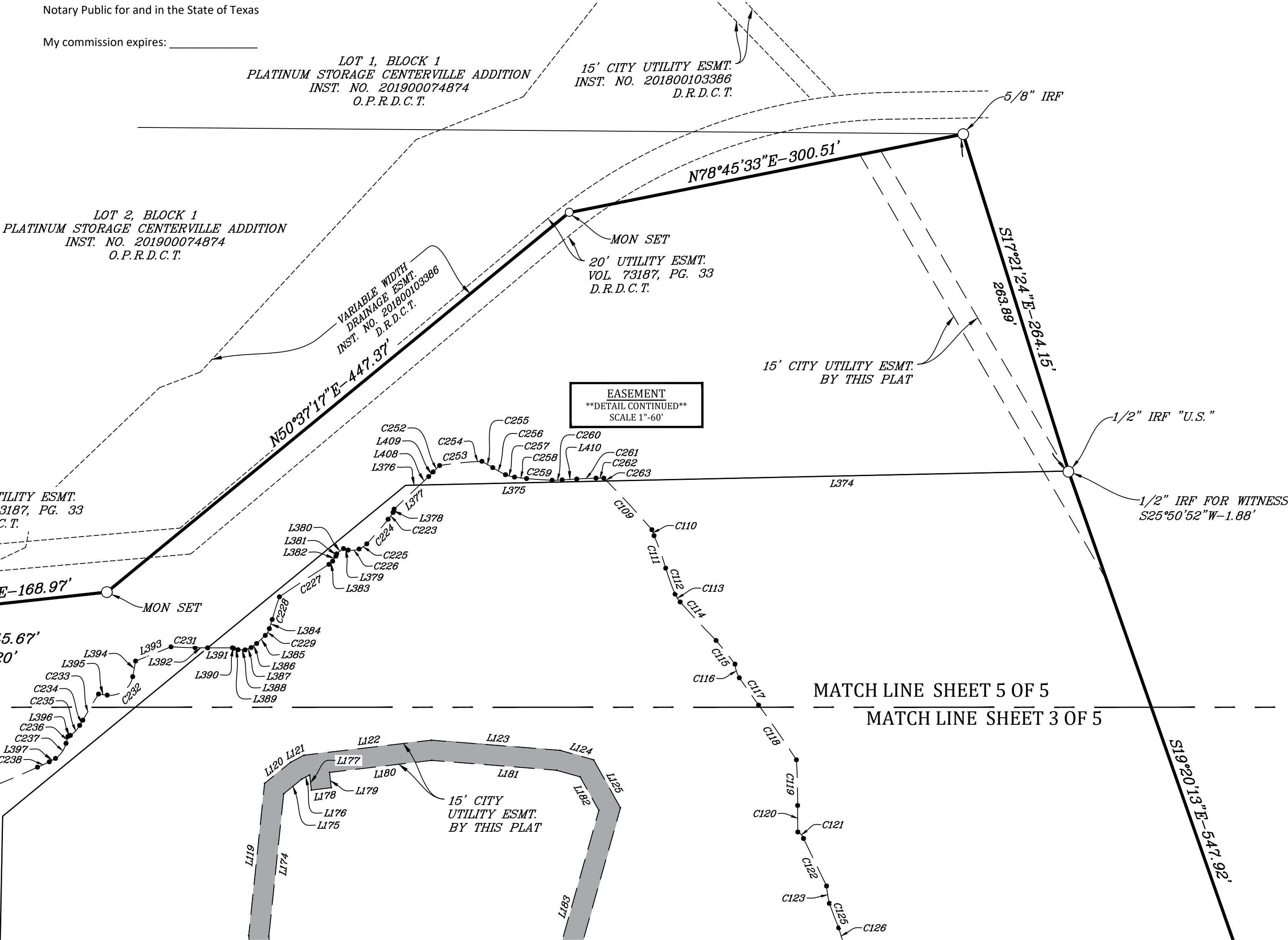
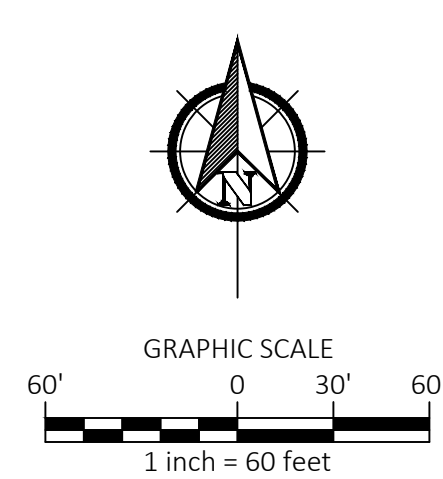
LOTS 1 AND 2, BLOCK 1

OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952

AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 210824-2





GARLAND

Plan Commission

3. a.

Meeting Date: 12/09/2024

Item Title: Z 24-35 Kimley-Horn (District 1)

Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. The site is located near 4802 North President George Bush Turnpike. (District 1) (Z 24-35)

Attachments

Z 24-35 Kimley-Horn Report & Attachments

Z 24-35 Kimley-Horn Responses

Planning Report

File No: Z 24-35/District 1

Agenda Item:

Meeting: Plan Commission

Date: December 9, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

LOCATION

Near 4802 North President George Bush Turnpike

APPLICANT

Kimley-Horn

OWNER

C&M Villarreal Family Limited Partnership

BACKGROUND

The subject property is currently unimproved. The applicant proposes to open a shopping center with a Restaurant, Drive-Through. Per the GDC, the Restaurant, Drive-Through Use is only allowed by Specific Use Provision (SUP).

SITE DATA

The subject property contains approximately 2.00 acres and has approximately 215 linear feet of frontage along North President George Bush Turnpike. The site can be accessed from a mutual access drive along North President George Bush Turnpike only. There will be no direct access from the neighborhood to the North.

USE OF PROPERTY UNDER CURRENT ZONING

The PD is currently under the base zoning of Community Retail (CR). The Community Retail (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 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.

CONSIDERATIONS

Specific Use Provision:

1. The applicant is requesting the SUP to be indefinite. The SUP time period guide recommends a period of 20-25 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. 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.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North are zoned Planned Development (PD) District 94-12 & Planned Development (PD) District 86-83/87-43. These districts are used as Single-Family Detached housing and a golf course. The properties to the West are zoned Planned Development (PD) District 15-09, Planned Development (PD) District 03-39, Planned Development/SUP (PD) District 24-19 & Planned Development (PD) District 06-80, all for Community Retail (CR) Uses. These districts contain a dental clinic and multiple restaurants. A future Licensed Day Care will be constructed directly to the West. The property to the East is Planned Development (PD) District 00-39, which lies vacant and is for Community Retail uses. To the South lies the President George Bush Turnpike.

STAFF RECOMMENDATION

As the proposed restaurant with drive through use is consistent with the Future Land Use Map and the is generally compatible with surrounding area, staff recommends approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Community Retail (CR) District and 2) a Concept Plan for a Restaurant, Drive-Through Use.

Staff also recommends that the SUP time period be twenty-five (25) years, following the SUP time period guide.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Concept Plan
- iv. Site Photos

CITY COUNCIL DATE: January 7, 2024

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



Next to 4802 N George Bush Hwy

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 24-35

Near 4802 North President George Bush Turnpike

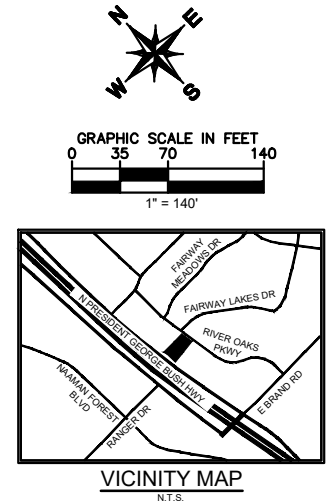
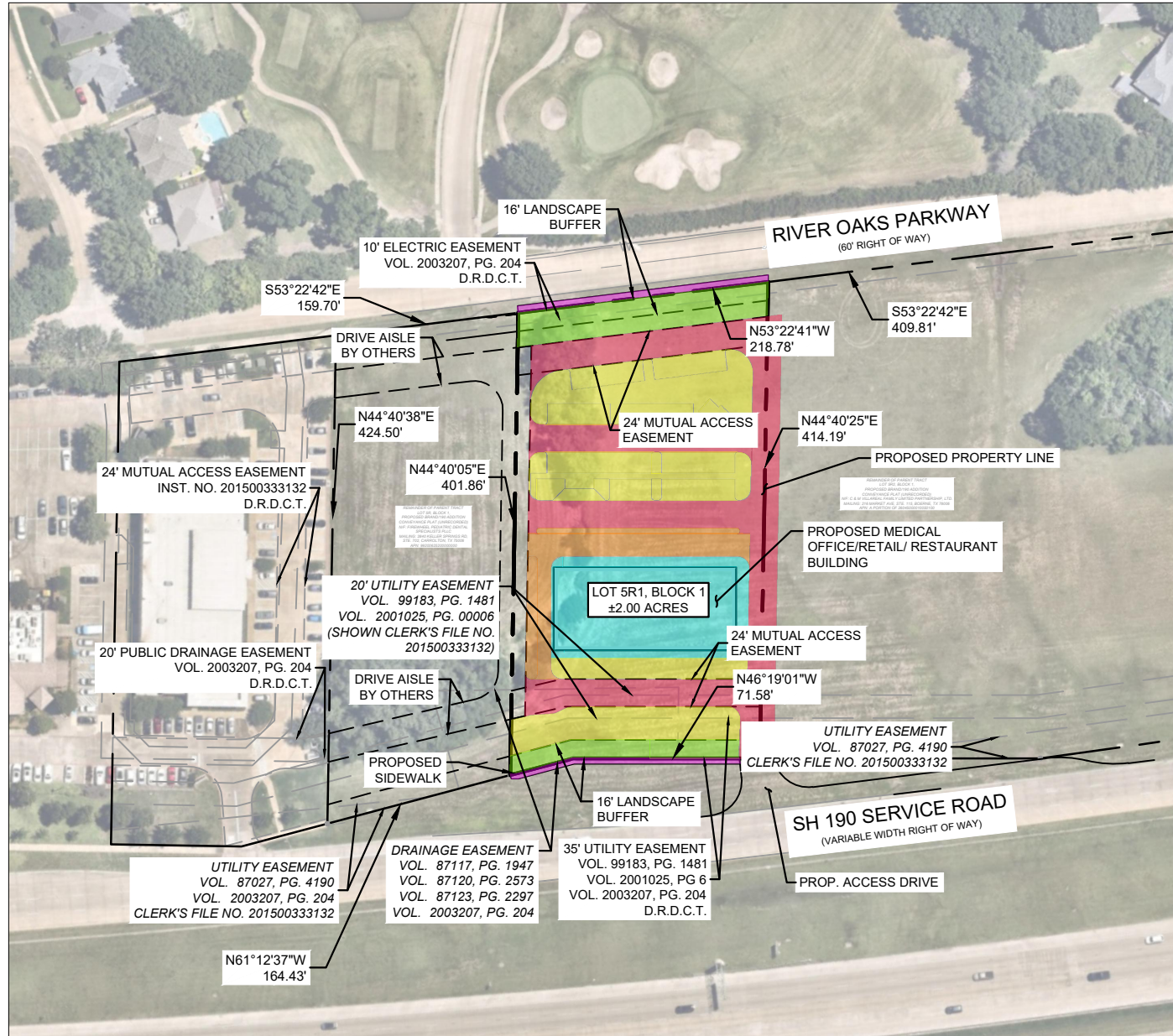
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

COALSON, ASHLEY 11/27/2024 5:50 PM
K:\WCH\CIVIL\064689712 - GARLAND COMMERCIAL\CAD\EXHIBITS\20241107 - GARLAND COMMERCIAL CONCEPT PLAN\SITE PLAN-LETTER SIZING
11/20/2024 4:19 PM

PLOTTED BY
DNG NAME
LAST SAVED



LEGEND	
	PROPOSED BUILDING FOOTPRINT
	PROPOSED DRIVE-THRU
	PROPOSED DRIVE AISLES
	PROPOSED PARKING
	PROPOSED SIDEWALK
	PROPOSED LANDSCAPE AREAS

SITE DATA	
SITE AREA:	±2.00 AC
OWNER/APPLICANT:	ASHTON GRAY 6723-071-9877 12360 MARKET DR. OKLAHOMA, OK 73114
PLAN PREPARER	ASHLEY COALSON KIMLEY-HORN +1 972-581-6560 2600 N CENTRAL EXPRESSWAY SUITE 400 RICHARDSON, TX 75080
FT CONSULTATION NUMBER:	240912-1
EXISTING ZONING	PD-00-39
SITE NOTE:	
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE AND SHALL BE SUBORDINATE TO THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.	

GARLAND COMMERCIAL

GARLAND, TEXAS
NOVEMBER 2024

Kimley»Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TEXAS 75080
214-617-0535
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a twenty-five year time period.

Z 24-35



View from the subject site looking North from the PGBT.



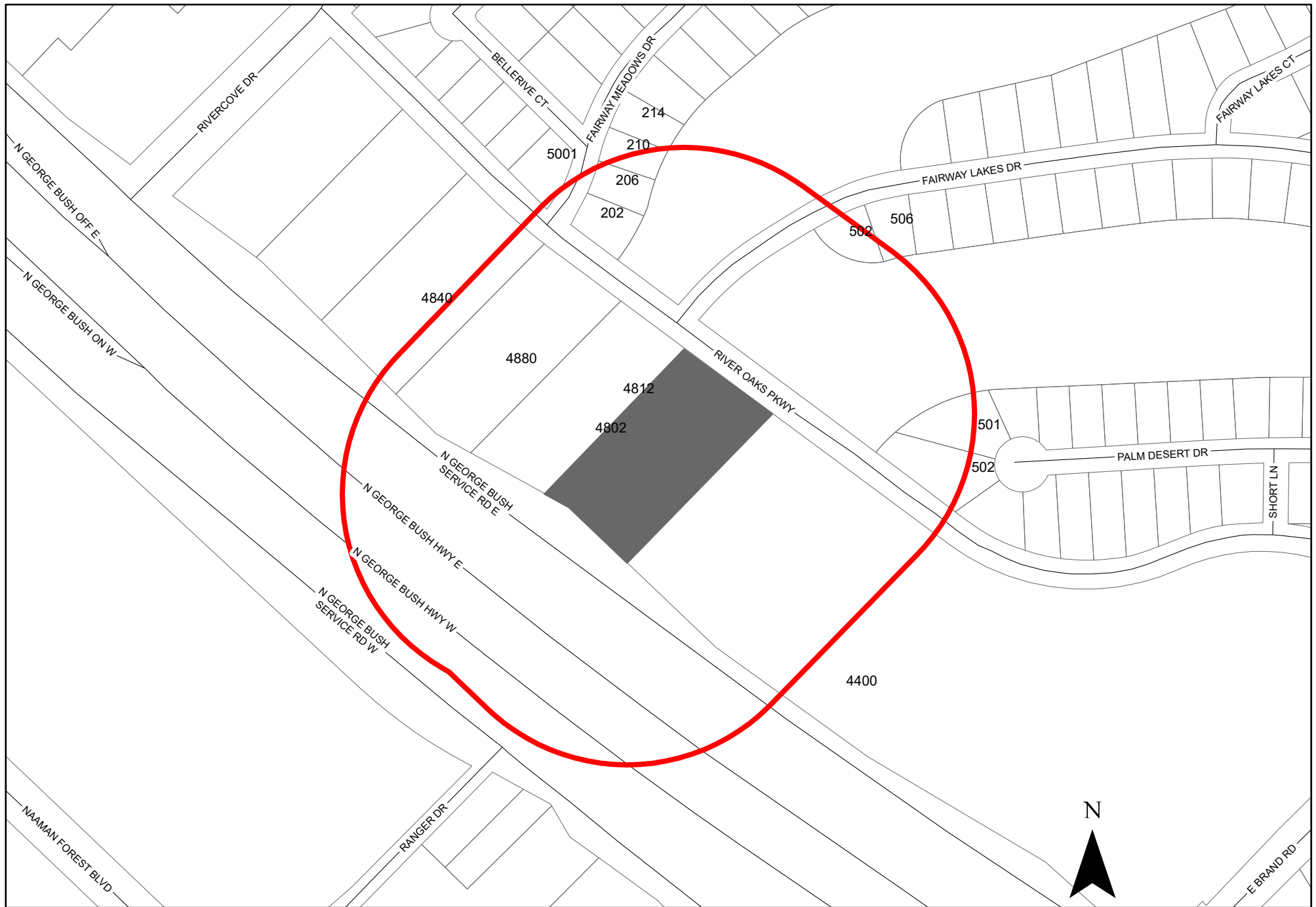
View from the subject site looking West down the PGBT.



View from the subject site looking East down River Oaks Parkway.



View of the subject site looking East from the site.



0 250 500 ft

ZONING MAP Z 24-35

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Next to 4802 N George Bush Hwy

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



GARLAND

Plan Commission

3. b.

Meeting Date: 12/09/2024

Item Title: Z 24-37 Prime Data Centers / Munsch Hardt Kopf & Harr (District 7)

Summary:

Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37)

Attachments

Z 24-37 Prime Data Centers / Munsch Hardt Kopf & Harr Report & Attachments

Z 24-37 Prime Data Centers / Munsch Hardt Kopf & Harr Responses

Planning Report

File No: Z 24-37/District 7

Agenda Item:

Meeting: Plan Commission

Date: December 9, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations.

LOCATION

Northeast Corner of Arapaho Road and Holford Road

APPLICANT

Prime Data Centers / Munsch Hardt Kopf & Harr

OWNER

Woodlands of Spring Creek LP

BACKGROUND

The subject property is currently undeveloped. The applicant proposes an update to Planned Development (PD) District 23-47 for Community Office (CO) District Uses containing a data center and an electric substation to support the data center. This update will expand the site from 48.93 acres to 54.54 acres by adding a 5.611-acre piece of land zoned Agricultural (AG) District at the corner of Arapaho Road and Holford Road. This land is proposed to be rezoned and incorporated into the existing PD and data center site, containing access points, a gate, and other proposed equipment.

SITE DATA

The subject property contains approximately 54.54 acres with the addition to the site being 5.611 acres. Also, the site has approximately 2,275 linear feet of frontage along Holford Road and 700 linear feet along Arapaho Road. The site can be accessed from two access points along Holford Road within the 5.611-acre addition.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 23-47 for Community Office Uses and Data Center with an accompanying substation and Agricultural (AG) District. The Agricultural District is generally intended for agricultural or open space purposes.

The expansion of the Planned Development (PD) District 23-47 onto the neighboring Agricultural (AG) District lot triggers a rezoning of the site, though a data center and accompanying substation are now allowed by right on the land included in the Planned Development. The inclusion of the additional area within the PD would ensure the entire development of the proposed data center remain under one zoning district. Additionally, the updated concept plan incorporates the change of the driveway location and access points, which creates improved vehicular entry/exit and flow for the site and also shifts the buildings southward, away from the Spring Creek Forest Preserve, which is considered an added benefit. There are no proposed changes to the provisions and conditions approved with the original PD 23-47.

CONSIDERATIONS

Planned Development:

1. The Planned Development (PD) District Ordinance 23-47 will remain in effect on the current site and applied to the proposed area of expansion, if approved.

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 proposed expansion will not have an additional impact on the area as it would be an expansion of an approved development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast is zoned Agricultural (Ag) and contains the Spring Creek preserve. The properties to the east are zoned Planned Development (PD) District 19-04 and Multi-Family-1 (MF-1) District; these properties are developed with apartment complexes. The properties to the south are zoned Planned Development (PD) District 22-80 and Planned development (PD) District 21-01; there is a senior living complex under construction. The properties to the west, across Holford Road, are zoned Agricultural (AG) District, Single-Family-7 (SF-7) District and Planned Development (PD) District 78-83; there is a fire station across Holford Road.

STAFF RECOMMENDATION

As the proposed expansion of an existing PD generates the path for a more efficient use of an approved development site and enables building footprint to be placed away from a natural preserve, staff recommends approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary 2) an updated Concept Plan for a Data Center and Electric Substations.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Original PD Conditions as included on the approved PD 23-47 (Ordinance 7520)
- iii. Updated Concept Plan
- iv. Site Photos

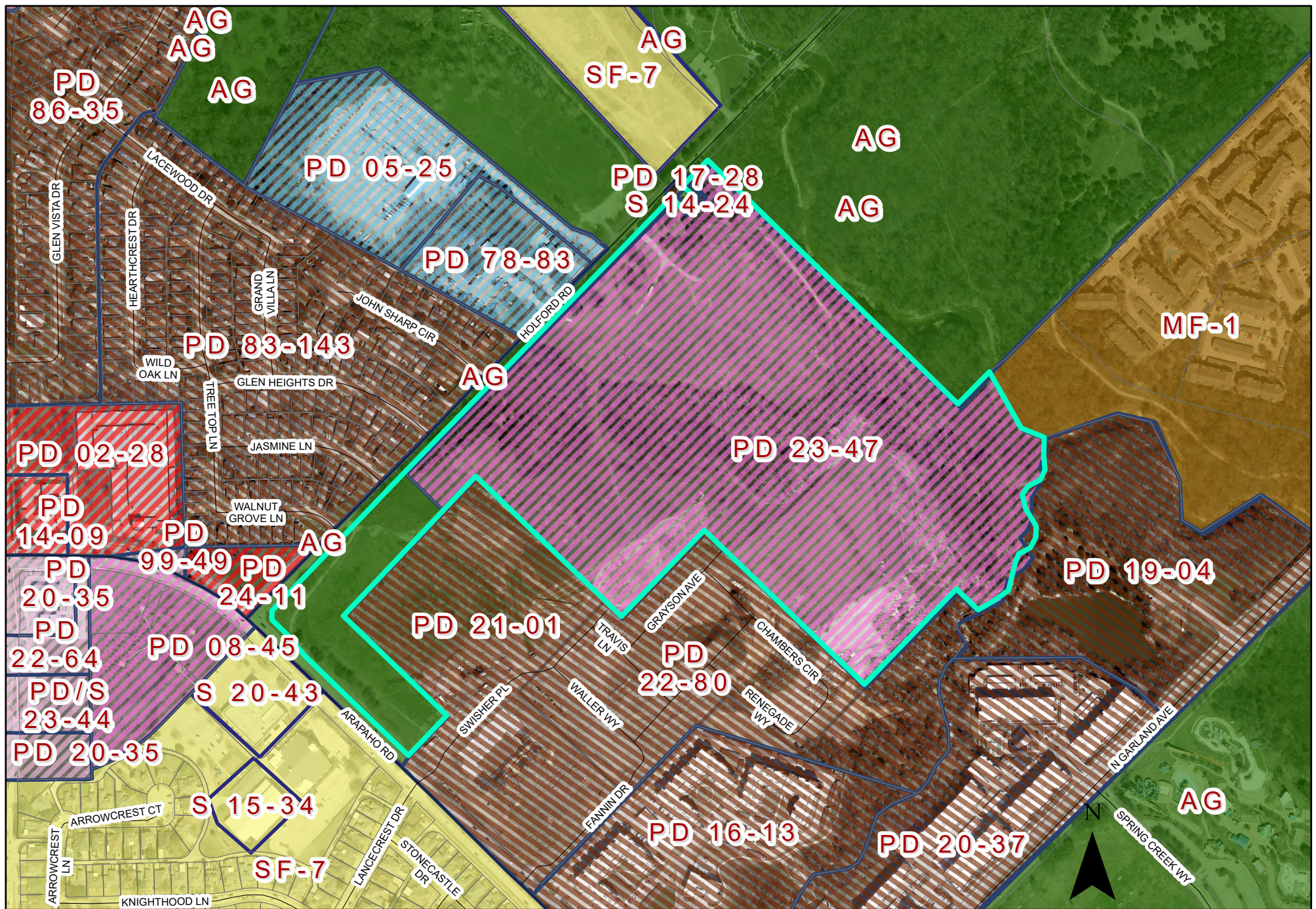
CITY COUNCIL DATE: January 7, 2024

PREPARED BY:

Matthew Wolverton
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REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
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0 500 1,000 ft	ZONING MAP Z 24-37	 INDICATES AREA OF REQUEST
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Northwest Corner of Arapaho Road and Holford Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-47

2000 Holford Road

I. **Statement of Purpose:** The purpose of this Planned Development is to approve a Data Center and Electric Substations.

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 Community Office (CO) District 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: Only a Data Center Use and Electric Substation Use shall be permitted on the subject property.

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

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

If an easement interferes with landscaping along Holford Road, the large canopy trees may be

substituted with small ornamental trees.

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.

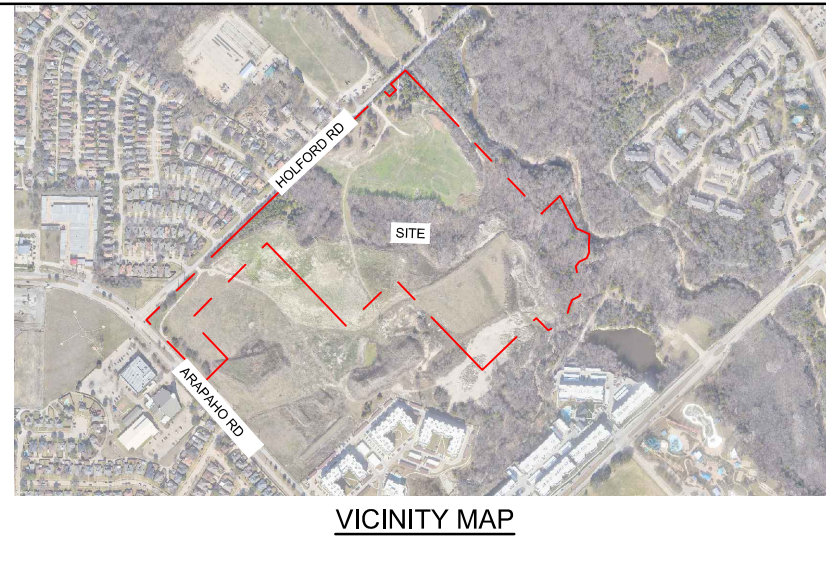
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

SITE DATA SUMMARY TABLE - CASE NUMBER 230928-1	
GENERAL SITE DATA	
ZONING (CURRENT)	AGRICULTURAL (AG)
ZONING (PROPOSED)	PLANNED DEVELOPMENT (PD 23-47)
PROJECT ADDRESS	4221 N GARLAND AVE
LOT AREA (SQUARE FEET & ACRES) (REMAINING LOT AFTER PREVIOUS)	2,369,874 SF/54.40 ACRES

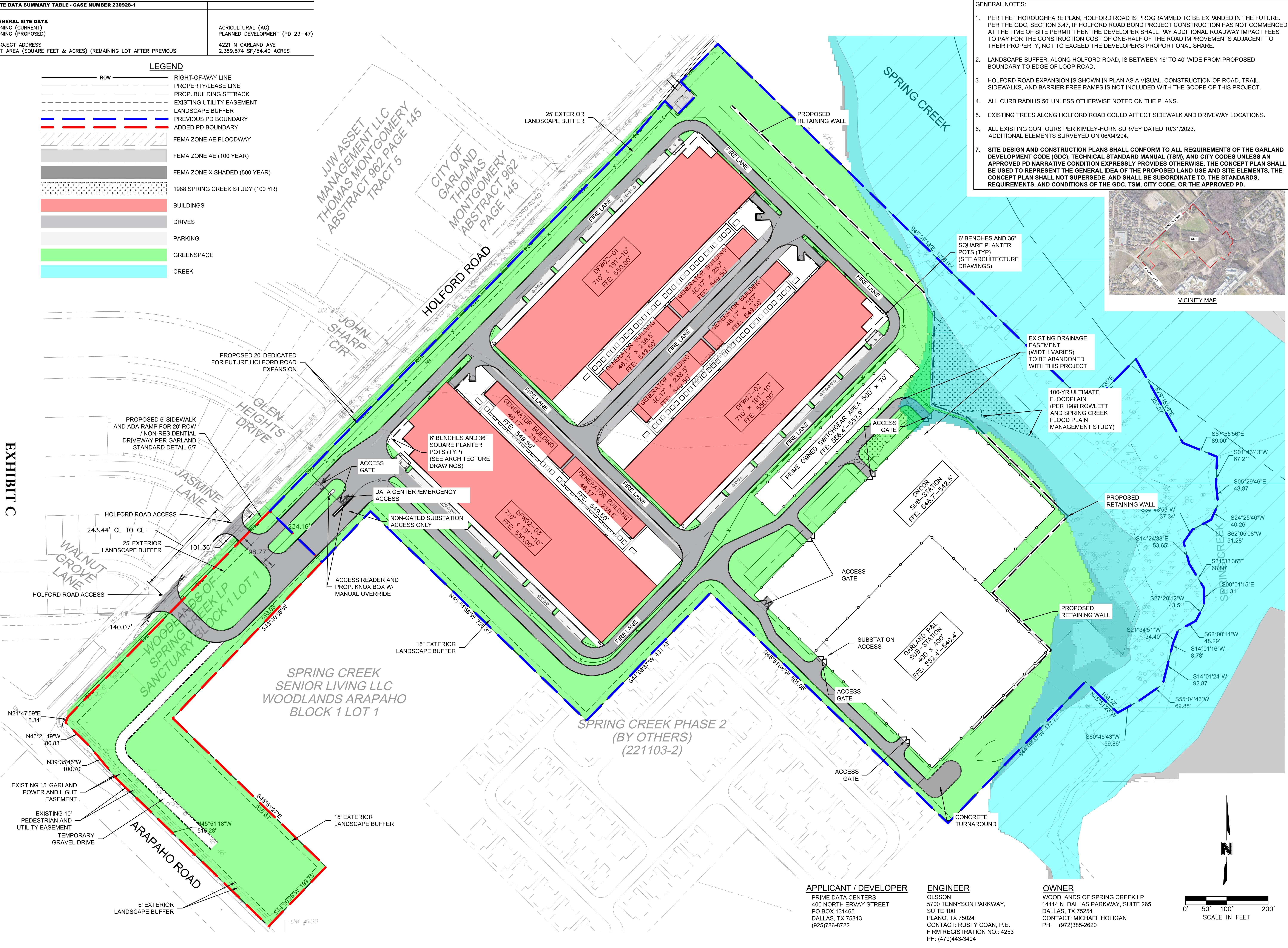
LEGEND

—	RIGHT-OF-WAY LINE
- - -	PROPERTY/LEASE LINE
- - -	PROP. BUILDING SETBACK
- - -	EXISTING UTILITY EASEMENT
- - -	LANDSCAPE BUFFER
- - -	PREVIOUS PD BOUNDARY
- - -	ADDED PD BOUNDARY
///	FEMA ZONE AE FLOODWAY
■	FEMA ZONE AE (100 YEAR)
■	FEMA ZONE X SHADED (500 YEAR)
■	1988 SPRING CREEK STUDY (100 YR)
■	BUILDINGS
■	DRIVES
■	PARKING
■	GREENSPACE
■	CREEK

- GENERAL NOTES:
- PER THE THOROUGHFARE PLAN, HOLFORD ROAD IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 3.47, IF HOLFORD ROAD BOND PROJECT CONSTRUCTION HAS NOT COMMENCED AT THE TIME OF SITE PERMIT THEN THE DEVELOPER SHALL PAY ADDITIONAL ROADWAY IMPACT FEES TO PAY FOR THE CONSTRUCTION COST OF ONE-HALF OF THE ROAD IMPROVEMENTS ADJACENT TO THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.
 - LANDSCAPE BUFFER, ALONG HOLFORD ROAD, IS BETWEEN 16' TO 40' WIDE FROM PROPOSED BOUNDARY TO EDGE OF LOOP ROAD.
 - HOLFORD ROAD EXPANSION IS SHOWN IN PLAN AS A VISUAL. CONSTRUCTION OF ROAD, TRAIL, SIDEWALKS, AND BARRIER FREE RAMPS IS NOT INCLUDED WITH THE SCOPE OF THIS PROJECT.
 - ALL CURB RADII IS 50' UNLESS OTHERWISE NOTED ON THE PLANS.
 - EXISTING TREES ALONG HOLFORD ROAD COULD AFFECT SIDEWALK AND DRIVEWAY LOCATIONS.
 - ALL EXISTING CONTOURS PER KIMLEY-HORN SURVEY DATED 10/31/2023. ADDITIONAL ELEMENTS SURVEYED ON 06/04/2024.
 - SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.



VICINITY MAP



Z 24-37



View from the subject site looking West Toward the neighborhood.



View from the subject site looking down Arapaho Road



View from the subject site looking North up Holford Road



View of the subject site South down Holford Road



Northwest Corner of Arapaho Road and Holford Road

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