



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
November 27, 2017 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 6:20 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.

AGENDA:

1. MINUTES

- a. Consider approval of the November 13, 2017 Plan Commission Minutes.

2. PLATS

- a. P 17-24 Riverset Phase 1 Preliminary Plat

3. ZONING

- a. Consideration of the application of **Hart, Gaugler and Associates**, requesting approval of 1) a Detail Plan for Community Retail Uses on a property zoned Planned Development (PD) 13-28 District for Community Retail Uses, 2) a Specific Use Provision for Restaurant, Drive-Through, and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This property is located at 2630 Arapaho Road. (District 7) (File Z 17-40)
- b. Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 13, 2017 Plan Commission meeting)

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: 11/27/2017

Item Title: Plan Commission Minutes - November 13, 2017

Summary:

Consider approval of the November 13, 2017 Plan Commission Minutes.

Attachments

Plan Commission Minutes - November 13, 2017 Attachment

Garland, Texas
November 20, 2017

The Plan Commission of the City of Garland met in regular session on Monday, November 13, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Commissioner	Wayne Dalton
Commissioner	Louis Moore
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

First Vice Chair Hedrick called the meeting to order and Commissioner Moore gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

- 1a.** Approval of Minutes for the regular meeting of October 23, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Edwards to **approve** the minutes of the October 23, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Dalton did not vote due to his absence from this meeting.

Zoning

- 2a.** Consideration of the application of **Arleen Macias** requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (Staff requests postponement to the November 27, 2017 Plan Commission meeting.)

Motion was made by Commissioner Moore, seconded by Commissioner O'Hara to postpone the request to the November 27, 2017 Plan Commission Meeting. **Motion carried: 8 Ayes, 0 Nays.**

- 2b.** Consideration of the application of **Bannister Engineering**, requesting approval of 1) a Change of Zoning from Planned Development (PD) 99-04 District for Community Retail Uses and Planned Development (PD) 05-54 District for Single-Family-7 Uses to Planned Development (PD) 17-45 District for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for Self-Storage Facility (mini-warehouse). This property is located at 5750 Bunker Hill Road. (District 1) (File Z 17-45)

Representing the applicant, Jim Maibach, 1703 North Peya Drive, Arlington, Texas, Alan Rose 3416 Collard Road, Arlington, Texas and also representing the applicant, Hilario Ortiz, 2127 Chapel Downs, Arlington, Texas, provided additional information as to why Self-Storage Facilities locate on secondary lots, business hours of operation, location and specifics of lighting and the amount of traffic visiting the establishment.

Representing the owner of the property Stephen Coslik, 2100 West 7th Street, Fort Worth, provided an overview of the request.

Commissioner Moore asked the applicant would retail businesses or restaurants develop alongside this type of establishment.

Commissioner Dalton asked for clarification on the location of the proposed request and proximity of the driveway in relation to the neighboring street, business hours of operation, and if the applicant contacted the City of Sachse.

Speaking in opposition:

Marilyn K. Fouts, 1806 Breeds Hill Road
Jerry Haynes, 1833 McClary Street, Garland, Texas
Shawnette Banga, 1826 McClary Street, Garland, Texas

Concerns were raised regarding traffic, where the access point for the establishment will be, flood and drainage issues, and what impact will this request have on property values.

Registering their opposition, but not speaking:
Yan Banga, 1826 McClary Street, Garland, Texas

There was discussion among the Commissioners both in favor of and against the proposed request.

Motion was made by Commissioner Dalton, seconded by Commissioner Dodson to approve the request per staff recommendation. **Motion carried: 6 Ayes, 2 Nays** from Commissioner Edwards and O'Hara.

MISCELLANEOUS

- 3a.** Consideration of an amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific

Use Provisions.

Motion was made by Commissioner Dodson, seconded by Commissioner Dalton to approve the amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific Use Provisions as presented. **Motion carried: 8 Ayes, 0 Nays.**

3b. Impact Fee Report.

Motion was made by Commissioner Moore, seconded by Commissioner O'Hara to forward the Impact Fee Report to the City Council as presented. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:10 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 11/27/2017

Item Title: P 17-24 Riverset Phase 1 Preliminary Plat

Summary:

P 17-24 Riverset Phase 1 Preliminary Plat

Attachments

P 17-24 Riverset Phase 1 Preliminary Plat Report

17-24 Riverset Phase 1 Preliminary Plat Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-24/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 27, 2017

PRELIMINARY PLAT

Riverset Phase 1

LOCATION

Southwest corner of West Buckingham Road and North Shiloh Road

ZONING

Planned Development (PD) District 17-37 for Dwelling, Single-Family Detached, Single-Family Attached, and Commercial Uses

NUMBER OF LOTS

288 Lots:

- 286 dwelling unit lots
- One (1) commercial lot
- One (1) lot dedicated to the City of Garland for open space purposes
- Twenty-one (21) common area lots (HOA lots)

ACREAGE

57.119 acres

BACKGROUND

The applicant requests approval of a preliminary plat. The proposed preliminary plat is comprised of 288 lots and twenty-one (21) common area lots. The preliminary plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 17-37 approved on October 17, 2017. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits.

The Riverset community is being developed in numerous phases; the preliminary plat is to subdivide the properties in Phase 1 (first phase).

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

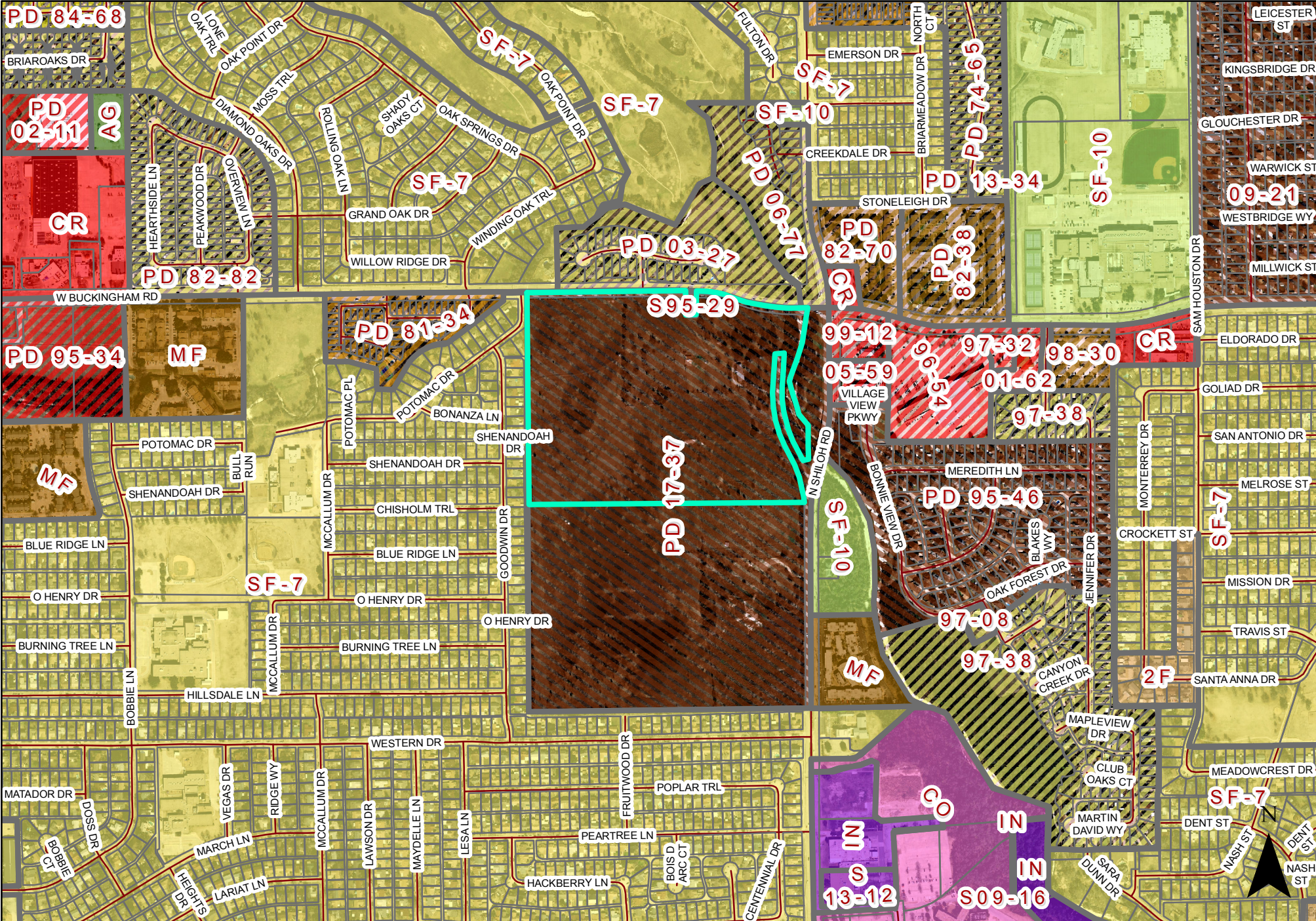
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning and Community Development
972-205-2456
kwauwie@garlandtx.gov

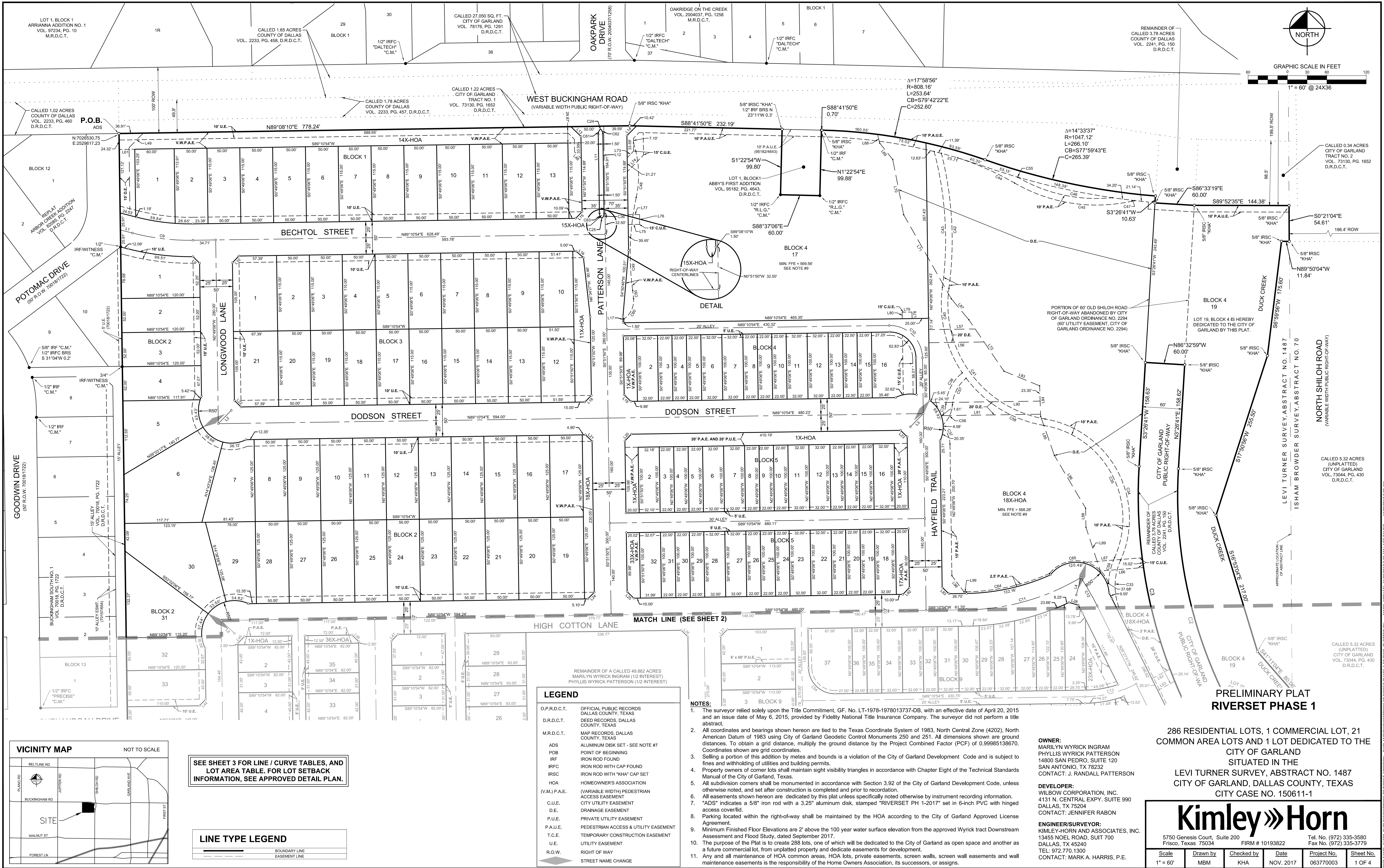
REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT P 17-24

INDICATES AREA
OF REQUEST

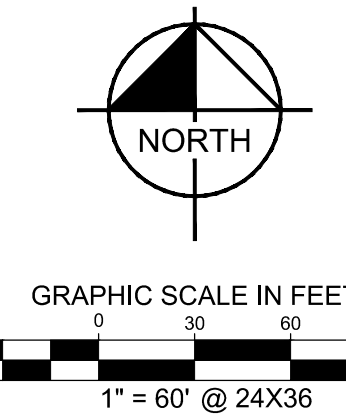




SEE SHEET 3 FOR LINE / CURVE TABLES, AND LOT AREA TABLE. FOR LOT SETBACK INFORMATION, SEE APPROVED DETAIL PLAN.

LEGEND table with 2 columns: Abbreviation and Description. Includes O.P.R.D.C.T., D.R.D.C.T., M.R.D.C.T., ADS, POB, IRF, IRFC, IRSC, HOA, (V.M.) P.A.E., C.U.E., D.E., P.U.E., P.A.U.E., T.C.E., U.E., and R.O.W.

LINE TYPE LEGEND table with 2 columns: Line Style and Description. Includes Boundary Line and Easement Line.



- NOTES: 1. The surveyor relied solely upon the Title Commitment, GF, No. LT-1978-1978013737-DB, with an effective date of April 20, 2015 and an issue date of May 6, 2015, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract. 2. All coordinates and bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of Garland Geodetic Control Monuments 250 and 251. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985138670. Coordinates shown are grid coordinates. 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 fines and withholding of utilities and building permits. 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. All subdivision corners shall be monumented in accordance with Section 3.92 of the City of Garland Development Code, unless otherwise noted, and set after construction is completed and prior to recordation. 6. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information. 7. "ADS" indicates a 5/8" iron rod with a 3.25" aluminum disk, stamped "RIVERSSET PH 1-2017" set in 6-inch PVC with hinged access coverlid. 8. Parking located within the right-of-way shall be maintained by the HOA according to the City of Garland Approved License Agreement. 9. Minimum Finished Floor Elevations are 2' above the 100 year water surface elevation from the approved Wyrick tract Downstream Assessment and Flood Study, dated September 2017. 10. The purpose of the Plat is to create 288 lots, one of which will be dedicated to the City of Garland as open space and another as a future commercial lot, from unplatted property and dedicate easements for development. 11. Any and all maintenance of HOA common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

OWNER: MARILYN WYRICK INGRAM PHYLIS WYRICK PATTERSON 14800 SAN PEDRO SUITE 120 SAN ANTONIO, TX 78232 CONTACT: J. RANDALL PATTERSON DEVELOPER: WILBOW CORPORATION, INC. 4131 N. CENTRAL EXPY. SUITE 990 DALLAS, TX 75204 CONTACT: JENNIFER RABON ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, SUITE 700 DALLAS, TX 75240 TEL: 972.770.1300 CONTACT: MARK A. HARRIS, P.E.

286 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, 21 COMMON AREA LOTS AND 1 LOT DEDICATED TO THE CITY OF GARLAND SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NO. 1487 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE NO. 150611-1 Kimley-Horn 5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779 Scale 1" = 60' Drawn by MBM Checked by KHA Date NOV. 2017 Project No. 063770003 Sheet No. 2 OF 4

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N75°34'11"W	18.90'	L26	N45°49'06"W	14.14'	L51	S60°49'08"E	87.10'	L76	S00°51'50"E	15.00'
L2	N44°10'54"E	28.28'	L27	S44°10'54"W	14.14'	L52	S01°58'00"E	108.02'	L77	N89°08'10"E	17.50'
L3	S44°10'54"W	28.28'	L28	N73°03'16"W	14.60'	L53	S01°58'00"E	108.02'	L78	S00°49'08"E	10.00'
L4	S14°58'02"W	27.90'	L29	N25°58'35"E	12.62'	L54	S45°49'06"E	14.14'	L79	N89°10'54"E	15.00'
L5	N25°21'19"W	14.78'	L30	N59°04'27"W	14.42'	L55	N44°10'54"E	14.14'	L80	N00°49'06"W	10.00'
L6	S82°51'11"W	25.00'	L31	N41°18'14"E	14.82'	L56	N89°10'54"E	84.03'	L81	S44°10'54"W	14.14'
L7	N44°10'54"E	28.28'	L32	S45°50'28"E	14.15'	L57	N89°10'54"E	70.78'	L82	S45°49'06"E	14.14'
L8	S45°49'06"E	28.28'	L33	N49°50'29"E	21.75'	L58	S00°49'08"E	60.13'	L83	S67°39'49"E	58.74'
L9	N45°49'05"W	14.14'	L34	N41°59'10"W	21.30'	L59	N89°10'54"E	17.89'	L84	S01°53'13"E	46.52'
L10	S44°10'54"W	14.14'	L35	N83°28'18"E	28.66'	L60	N89°10'54"E	10.76'	L85	S18°21'28"E	63.16'
L11	S00°51'50"E	120.00'	L36	S45°49'06"E	14.14'	L61	S89°10'54"W	23.67'	L86	S30°36'56"E	93.54'
L12	N00°51'50"W	119.91'	L37	N42°13'47"E	14.65'	L62	N61°44'59"E	31.31'	L87	S39°54'21"E	41.55'
L13	N45°51'50"W	21.21'	L38	S23°33'08"W	13.81'	L63	S61°44'59"W	29.57'	L88	S01°00'38"E	29.21'
L14	S44°53'54"W	20.94'	L39	N71°29'50"W	13.22'	L64	S23°43'26"E	23.10'	L89	S18°16'54"E	74.78'
L15	N44°09'32"E	14.14'	L40	N44°10'54"E	14.14'	L65	S18°45'23"E	41.54'	L90	S89°10'55"W	164.10'
L16	N48°33'55"W	14.87'	L41	S45°49'06"E	14.14'	L66	S85°21'20"W	68.52'	L91	S89°10'55"W	151.45'
L17	S00°51'50"E	10.04'	L42	S45°49'06"E	14.14'	L67	N85°21'20"E	93.08'	L92	S44°10'54"W	14.14'
L18	N44°09'32"E	14.14'	L43	N45°49'06"W	14.14'	L68	N14°06'30"W	13.69'	L93	S45°49'06"E	14.14'
L19	S45°50'28"E	14.18'	L44	N44°10'54"E	14.14'	L69	S38°18'03"E	32.03'	L94	S10°08'00"W	1.94'
L20	S44°09'32"W	14.17'	L45	S44°10'54"W	14.14'	L70	S11°11'44"E	85.89'	L95	S06°12'30"W	32.39'
L21	N45°50'28"W	14.11'	L46	N45°49'06"W	14.14'	L71	S29°32'32"E	147.29'	L96	S11°59'11"E	24.28'
L22	S45°49'06"E	14.14'	L47	S44°10'54"W	14.14'	L72	N34°21'12"W	94.93'	L97	S14°56'38"E	30.56'
L23	N45°49'06"W	14.14'	L48	N45°51'50"W	14.14'	L73	N44°08'10"E	14.14'	L98	N36°49'06"W	30.72'
L24	N44°09'32"E	14.10'	L49	N44°10'54"E	30.98'	L74	N44°08'10"E	35.36'	L99	S89°10'54"W	3.64'
L25	S45°50'28"E	14.18'	L50	S60°49'06"E	110.48'	L75	S89°08'10"W	17.50'			

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°08'56"	849.10'	120.76'	N25°51'31"W	120.66'	C26	90°00'00"	40.00'	62.83'	N44°10'54"E	56.57'	C51	90°00'00"	40.00'	62.83'	S44°10'54"W	56.57'
C2	33°22'40"	686.30'	399.81'	N13°14'39"W	394.18'	C27	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C52	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'
C3	33°22'40"	746.30'	434.76'	S13°14'39"E	428.64'	C28	51°40'59"	53.00'	47.81'	S78°24'18"W	46.20'	C53	90°00'00"	40.00'	62.83'	S44°10'54"W	56.57'
C4	21°38'33"	789.10'	298.07'	S19°06'42"E	296.30'	C29	45°39'39"	63.00'	50.21'	S74°03'08"W	48.89'	C54	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'
C5	2°54'18"	375.00'	19.01'	S04°09'59"E	19.01'	C30	29°27'56"	190.00'	97.71'	S31°12'22"E	96.64'	C55	0°08'09"	441.00'	1.04'	N59°53'36"W	1.04'
C6	9°23'36"	325.00'	53.28'	N07°24'37"W	53.22'	C31	50°42'04"	180.00'	159.28'	S26°30'47"E	154.14'	C56	41°40'53"	47.50'	34.56'	N24°46'37"E	33.80'
C7	2°52'28"	375.00'	18.81'	S63°14'31"W	18.81'	C32	25°17'56"	378.00'	166.91'	N13°48'43"W	165.55'	C57	46°38'07"	57.50'	46.80'	S27°15'14"W	45.52'
C8	13°47'16"	190.00'	45.72'	S07°42'44"E	45.61'	C33	50°44'10"	95.00'	84.12'	S01°05'37"E	81.40'	C58	43°25'37"	187.50'	142.11'	S58°43'51"E	138.74'
C9	15°14'55"	350.00'	93.15'	S83°11'39"E	92.87'	C34	104°45'38"	154.11'	281.77'	N28°08'10"W	244.13'	C59	21°57'05"	105.00'	40.23'	S13°17'56"W	39.98'
C10	90°00'00"	50.00'	78.54'	N45°49'06"W	70.71'	C35	104°45'48"	144.11'	263.49'	N28°08'22"W	228.29'	C60	59°55'52"	34.00'	35.56'	N25°19'39"E	33.96'
C11	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C36	36°53'24"	11.50'	7.40'	N17°39'01"E	7.28'	C61	36°24'54"	11.50'	7.31'	S17°48'05"W	7.19'
C12	4°21'24"	350.00'	26.61'	S28°38'24"E	26.61'	C37	44°11'50"	35.50'	27.38'	N22°55'01"W	26.71'	C62	36°52'19"	11.50'	7.40'	N19°18'01"W	7.27'
C13	26°28'19"	175.00'	80.85'	N75°56'44"E	80.14'	C38	47°13'12"	67.50'	55.63'	S27°32'47"W	54.07'	C63	36°51'14"	11.50'	7.40'	S19°13'04"E	7.27'
C14	25°35'51"	350.00'	156.37'	S13°39'46"E	155.07'	C39	30°49'44"	37.50'	20.18'	N19°21'03"E	19.93'	C64	23°11'31"	322.50'	130.54'	N77°35'09"E	129.65'
C15	16°42'32"	350.00'	102.07'	N80°49'38"E	101.71'	C40	41°44'57"	187.50'	136.62'	S13°04'49"E	133.62'	C65	120°38'06"	52.50'	110.54'	N80°49'12"W	91.22'
C16	5°18'23"	350.00'	32.42'	S88°09'54"E	32.40'	C41	88°14'19"	177.50'	273.36'	S36°19'30"E	247.13'						
C17	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C42	21°57'46"	540.63'	207.24'	N03°11'23"W	205.97'						
C18	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C43	22°33'05"	530.50'	208.80'	N03°28'53"W	207.46'						
C19	22°38'29"	350.00'	138.31'	N14°02'04"W	137.41'	C44	12°37'52"	431.00'	95.02'	N66°08'28"W	94.82'						
C20	6°19'43"	175.00'	19.33'	S86°01'03"W	19.32'	C45	42°49'52"	248.07'	185.44'	S81°14'50"E	181.15'						
C21	90°00'00"	50.00'	78.54'	N45°49'06"W	70.71'	C46	36°02'47"	238.00'	149.73'	S77°50'55"E	147.28'						
C22	21°11'14"	175.00'	64.71'	N11°24'43"W	64.34'	C47	0°24'35"	555.32'	3.97'	S77°39'27"W	3.97'						
C23	90°00'00"	42.00'	65.97'	S44°10'54"W	59.40'	C48	29°59'56"	160.50'	84.03'	N02°50'13"W	83.08'						
C24	106°15'37"	1.50'	2.78'	S89°08'20"W	2.40'	C49	19°56'54"	409.50'	142.57'	S02°11'19"W	141.85'						
C25	106°15'37"	1.50'	2.78'	N89°08'20"E	2.40'	C50	3°08'51"	231.50'	12.72'	N06°12'43"W	12.72'						

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK 1 LOT 1	0.151	6,573	BLOCK 2 LOT 17	0.143	6,250	BLOCK 3 LOT 14	0.132	5,750	BLOCK 5 LOT 4	0.051	2,200	BLOCK 6 LOT 1	0.128	5,590	BLOCK 7 LOT 7	0.085	3,690	BLOCK 8 LOT 1	0.087	3,804	BLOCK 9 LOT 31	0.073	3,200	BLOCK 10 LOT 24	0.073	3,200	BLOCK 11 LOT 16	0.104	4,520
BLOCK 1 LOT 2	0.132	5,740	BLOCK 2 LOT 18X-HOA	0.084	3,645	BLOCK 3 LOT 15	0.132	5,750	BLOCK 5 LOT 5	0.051	2,200	BLOCK 6 LOT 2	0.110	4,800	BLOCK 7 LOT 8	0.079	3,444	BLOCK 8 LOT 2	0.058	2,542	BLOCK 9 LOT 2	0.104	4,520	BLOCK 10 LOT 25	0.073	3,200	BLOCK 11 LOT 17	0.104	4,520
BLOCK 1 LOT 3	0.132	5,750	BLOCK 2 LOT 19	0.143	6,250	BLOCK 3 LOT 16	0.132	5,750	BLOCK 5 LOT 6	0.073	3,200	BLOCK 6 LOT 3	0.110	4,800	BLOCK 7 LOT 9	0.058	2,542	BLOCK 8 LOT 3	0.058	2,542	BLOCK 9 LOT 3	0.104	4,520	BLOCK 10 LOT 26	0.051	2,200	BLOCK 11 LOT 18	0.104	4,520
BLOCK 1 LOT 4	0.132	5,750	BLOCK 2 LOT 20	0.143	6,250	BLOCK 3 LOT 17	0.132	5,750	BLOCK 5 LOT 7	0.073	3,200	BLOCK 6 LOT 4	0.110	4,800	BLOCK 7 LOT 10	0.058	2,542	BLOCK 8 LOT 4	0.085	3,690	BLOCK 9 LOT 4	0.104	4,520	BLOCK 10 LOT 27	0.073	3,200	BLOCK 11 LOT 19	0.104	4,520
BLOCK 1 LOT 5	0.132	5,750	BLOCK 2 LOT 21	0.143	6,250	BLOCK 3 LOT 18	0.132	5,750	BLOCK 5 LOT 8	0.051	2,200	BLOCK 6 LOT 5	0.110	4,800	BLOCK 7 LOT 11	0.085	3,690	BLOCK 8 LOT 5	0.079	3,444	BLOCK 9 LOT 5	0.123	5,374	BLOCK 10 LOT 28	0.073	3,200	BLOCK 11 LOT 20	0.104	4,511
BLOCK 1 LOT 6	0.132	5,750	BLOCK 2 LOT 22	0.143	6,250	BLOCK 3 LOT 19	0.132	5,750	BLOCK 5 LOT 9	0.051	2,200	BLOCK 6 LOT 6	0.110	4,800	BLOCK 7 LOT 12	0.079	3,444	BLOCK 8 LOT 6	0.058	2,542	BLOCK 9 LOT 6	0.146	6,357	BLOCK 10 LOT 29	0.051	2,200	BLOCK 11 LOT 21	0.101	4,388
BLOCK 1 LOT 7	0.132	5,750	BLOCK 2 LOT 23	0.143	6,250	BLOCK 3 LOT 20	0.132	5,750	BLOCK 5 LOT 10	0.051	2,200	BLOCK 6 LOT 7	0.110	4,800	BLOCK 7 LOT 13	0.058	2,542	BLOCK 8 LOT 7	0.085	3,690	BLOCK 9 LOT 7	0.051	2,200	BLOCK 10 LOT 30	0.073	3,200	BLOCK 11 LOT 22X-HOA	0.348	15,152
BLOCK 1 LOT 8	0.132	5,750	BLOCK 2 LOT 24	0.143	6,250	BLOCK 3 LOT 21	0.177	7,700	BLOCK 5 LOT 11	0.073	3,200	BLOCK 6 LOT 8	0.110	4,800	BLOCK 7 LOT 14	0.085	3,690	BLOCK 8 LOT 8	0.079	3,444	BLOCK 9 LOT 8	0.051	2,200	BLOCK 10 LOT 31	0.073	3,200	BLOCK 12 LOT 39X-HOA	0.088	3,823
BLOCK 1 LOT 9	0.132	5,750	BLOCK 2 LOT 25	0.143	6,250	BLOCK 4 LOT 1X-HOA	0.045	1,954	BLOCK 5 LOT 12	0.073	3,200	BLOCK 6 LOT 9	0.110	4,800	BLOCK 7 LOT 15	0.079	3,444	BLOCK 8 LOT 9	0.058	2,542	BLOCK 9 LOT 9	0.073	3,200	BLOCK 10 LOT 32	0.051	2,200			
BLOCK 1 LOT 10	0.132	5,750	BLOCK 2 LOT 26	0.143	6,250	BLOCK 4 LOT 2	0.073	3,200	BLOCK 5 LOT 13	0.051	2,200	BLOCK 6 LOT 10	0.110	4,800	BLOCK 7 LOT 16	0.058	2,542	BLOCK 8 LOT 10	0.085	3,690	BLOCK 9 LOT 10	0.073	3,200	BLOCK 10 LOT 33	0.073	3,200			
BLOCK 1 LOT 11	0.132	5,750	BLOCK 2 LOT 27	0.143	6,250	BLOCK 4 LOT 3	0.051	2,200	BLOCK 5 LOT 14	0.051	2,200	BLOCK 6 LOT 11	0.110	4,800	BLOCK 7 LOT 17	0.085	3,690	BLOCK 8 LOT 11	0.079	3,444	BLOCK 9 LOT 11	0.051	2,200	BLOCK 10 LOT 34	0.073	3,200			
BLOCK 1 LOT 12	0.132	5,750	BLOCK 2 LOT 28	0.143	6,250	BLOCK 4 LOT 4	0.051	2,200	BLOCK 5 LOT 15	0.051	2,200	BLOCK 6 LOT 12	0.110	4,775	BLOCK 7 LOT 18X-HOA	0.024	1,039	BLOCK 8 LOT 12	0.058	2,542	BLOCK 9 LOT 12	0.073	3,200	BLOCK 10 LOT 35	0.051	2,200			
BLOCK 1 LOT 13	0.132	5,750	BLOCK 2 LOT 29	0.171	7,451	BLOCK 4 LOT 5	0.051	2,200	BLOCK 5 LOT 16	0.073	3,200	BLOCK 6 LOT 13	0.168	7,311	BLOCK 7 LOT 19X-HOA	0.024	1,039	BLOCK 8 LOT 13	0.058	2,542	BLOCK 9 LOT 13	0.073	3,200	BLOCK 10 LOT 36	0.051	2,200			
BLOCK 1 LOT 14X-HOA	0.501	21,822	BLOCK 2 LOT 30	0.301	13,102	BLOCK 4 LOT 6	0.073	3,200	BLOCK 5 LOT 17X-HOA	0.045	1,950	BLOCK 6 LOT 14	0.280	12,195	BLOCK 7 LOT 20	0.079	3,444	BLOCK 8 LOT 14	0.115	4,992	BLOCK 9 LOT 14	0.051	2,200	BLOCK 10 LOT 37	0.051	2,200			
BLOCK 2 LOT 1	0.184	8,017	BLOCK 2 LOT 31	0.235	10,242	BLOCK 4 LOT 7	0.073	3,200	BLOCK 5 LOT 18	0.073	3,200	BLOCK 6 LOT 15	0.087	3,781	BLOCK 7 LOT 21	0.058	2,542	BLOCK 8 LOT 15	0.103	4,480	BLOCK 9 LOT 15	0.051	2,200	BLOCK 10 LOT 38	0.146	6,357			
BLOCK 2 LOT 2	0.143	6,240	BLOCK 2 LOT 32	0.137	5,949	BLOCK 4 LOT 8	0.051	2,200	BLOCK 5 LOT 19	0.051	2,200	BLOCK 6 LOT 16	0.062	2,697	BLOCK 7 LOT 22	0.085	3,690	BLOCK 8 LOT 16	0.090	3,906	BLOCK 9 LOT 16	0.073	3,200	BLOCK 10 LOT 39	0.104	4,520	BLOCK 11 LOT 1X-HOA	0.074	3,213
BLOCK 2 LOT 3	0.143	6,240	BLOCK 2 LOT 33	0.150	6,550	BLOCK 4 LOT 9	0.051	2,200	BLOCK 5 LOT 20	0.051	2,200	BLOCK 6 LOT 17	0.084	3,654	BLOCK 7 LOT 23	0.079	3,444	BLOCK 8 LOT 17	0.066	2,883	BLOCK 9 LOT 17	0.073	3,200	BLOCK 10 LOT 40	0.104	4,520	BLOCK 11 LOT 2	0.101	4,383
BLOCK 2 LOT 4	0.143	6,235	BLOCK 3 LOT 1	0.177	7,700	BLOCK 4 LOT 10	0.051	2,200	BLOCK 5 LOT 21	0.051	2,200	BLOCK 6 LOT 18	0.090	3,915	BLOCK 7 LOT 24	0.058	2,542	BLOCK 8 LOT 18	0.066	2,883	BLOCK 9 LOT 18	0.051	2,200	BLOCK 10 LOT 41	0.104	4,520	BLOCK 11 LOT 3	0.104	4,511
BLOCK 2 LOT 5	0.211	9,191	BLOCK 3 LOT 2	0.132	5,750	BLOCK 4 LOT 11	0.073	3,200	BLOCK 5 LOT 22	0.073	3,200	BLOCK 6 LOT 19	0.062	2,697	BLOCK 7 LOT 25	0.085	3,690	BLOCK 8 LOT 19	0.096	4,185	BLOCK 9 LOT 19	0.051	2,200	BLOCK 10 LOT 42	0.104	4,520	BLOCK 11 LOT 4	0.104	4,520
BLOCK 2 LOT 6	0.348	15,164	BLOCK 3 LOT 3	0.132	5,750	BLOCK 4 LOT 12	0.073	3,200	BLOCK 5 LOT 23	0.073	3,200	BLOCK 6 LOT 20	0.062	2,697	BLOCK 7 LOT 26	0.079	3,444	BLOCK 8 LOT 20	0.090	3,906	BLOCK 9 LOT 20	0.051	2,203	BLOCK 10 LOT 43	0.104	4,520	BLOCK 11 LOT 5	0.104	4,520
BLOCK 2 LOT 7	0.181	7,875	BLOCK 3 LOT 4	0.132	5,750	BLOCK 4 LOT 13	0.051	2,200	BLOCK 5 LOT 24	0.051	2,200	BLOCK 6 LOT 21	0.084	3,654	BLOCK 7 LOT 27	0.058	2,542	BLOCK 8 LOT 21	0.066	2,883	BLOCK 9 LOT 21	0.075	3,287	BLOCK 10 LOT 44	0.104	4,520	BLOCK 11 LOT 6	0.104	4,520
BLOCK 2 LOT 8	0.143	6,250	BLOCK 3 LOT 5	0.132	5,750	BLOCK 4 LOT 14	0.051	2,200	BLOCK 5 LOT 25	0.051	2,200	BLOCK 6 LOT 22	0.090	3,920	BLOCK 7 LOT 28	0.058	2,542	BLOCK 8 LOT 22	0.096	4,185	BLOCK 9 LOT 22X-HOA	0.093	4,067	BLOCK 10 LOT 45	0.104	4,520	BLOCK 11 LOT 7	0.104	4,520
BLOCK 2 LOT 9	0.143	6,250	BLOCK 3 LOT 6	0.132	5,750	BLOCK 4 LOT 15	0.051	2,200	BLOCK 5 LOT 26	0.051	2,200	BLOCK 6 LOT 23	0.083	3,762	BLOCK 7 LOT 29	0.085	3,690	BLOCK 8 LOT 23	0.090	3,906	BLOCK 9 LOT 23X-HOA	0.061	2,673	BLOCK 10 LOT 46	0.104	4,520	BLOCK 11 LOT 8	0.104	4,520
BLOCK 2 LOT 10	0.143	6,250	BLOCK 3 LOT 7	0.132	5,750	BLOCK 4 LOT 16	0.144	6,262	BLOCK 5 LOT 27	0.073	3,200	BLOCK 6 LOT 24	0.167	7,261	BLOCK 7 LOT 30	0.079	3,444	BLOCK 8 LOT 24	0.066	2,883	BLOCK 9 LOT 24	0.094	4,092	BLOCK 10 LOT 47	0.104	4,520	BLOCK 11 LOT 9	0.104	4,520
BLOCK 2 LOT 11	0.143	6,250	BLOCK 3 LOT 8	0.132	5,750	BLOCK 4 LOT 17	2.904	126,515	BLOCK 5 LOT 28	0.073	3,200	BLOCK 6 LOT 25	0.022	975	BLOCK 7 LOT 31X-HOA	0.022	975	BLOCK 8 LOT 25	0.096	4,185	BLOCK 9 LOT 25	0.064	2,779	BLOCK 10 LOT 48	0.104	4,520	BLOCK 11 LOT 10	0.104	4,520
BLOCK 2 LOT 12	0.143	6,250	BLOCK 3 LOT 9	0.132	5,750	BLOCK 4 LOT 18X-HOA	5.264	229,291	BLOCK 5 LOT 29	0.051	2,200	BLOCK 6 LOT 26	0.079	3,444	BLOCK 7 LOT 32	0.085	3,690	BLOCK 8 LOT 26	0.090	3,906	BLOCK 9 LOT 26	0.060	2,605	BLOCK 10 LOT 49	0.109	4,739	BLOCK 11 LOT 11	0.104	4,520
BLOCK 2 LOT 13	0.143	6,250	BLOCK 3 LOT 10	0.136	5,917	BLOCK 4 LOT 19-CoG Lot	2.279	99,265	BLOCK 5 LOT 30	0.051	2,200	BLOCK 6 LOT 27	0.058	2,542	BLOCK 7 LOT 33	0.079	3,444	BLOCK 8 LOT 27	0.066	2,883	BLOCK 9 LOT 27	0.081	3,546	BLOCK 10 LOT 50X-HOA	0.057	2,499	BLOCK 11 LOT 12	0.104	4,520
BLOCK 2 LOT 14	0.143	6,250	BLOCK 3 LOT 11X-HOA	0.118	5,150	BLOCK 5 LOT 1X-HOA	0.287	12,506	BLOCK 6 LOT 31	0.051	2,200	BLOCK 7 LOT 34	0.085	3,690	BLOCK 8 LOT 34	0.058	2,542	BLOCK 9 LOT 28	0.066	2,883	BLOCK 9 LOT 28	0.077	3,342	BLOCK 10 LOT 51	0.076	3,323	BLOCK 11 LOT 13	0.104	4,520
BLOCK 2 LOT 15	0.143	6,250	BLOCK 3 LOT 12	0.136	5,928	BLOCK 5 LOT 2	0.074	3,214	BLOCK 6 LOT 32	0.074	3,203	BLOCK 7 LOT 35	0.079	3,444	BLOCK 8 LOT 35	0.085	3,690	BLOCK 9 LOT 29	0.107	4,650	BLOCK 9 LOT 29	0.051	2,227	BLOCK 10 LOT 52	0.051	2,221	BLOCK 11 LOT 14	0.104	4,520
BLOCK 2 LOT 16	0.143	6,250	BLOCK 3 LOT 13	0.132	5,750	BLOCK 5 LOT 3	0.051	2,200	BLOCK 6 LOT 33X-HOA	0.045	1,952	BLOCK 7 LOT 36	0.058	2,542	BLOCK 7 LOT 36X-HOA	0.022	975	BLOCK 8 LOT 36X-HOA	3.273	142,575	BLOCK 9 LOT 30	0.074	3,203	BLOCK 10 LOT 53	0.051	2,201	BLOCK 11 LOT 15	0.104	4,520

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS MARILYN WYRICK INGRAM AND PHYLLIS WYRICK PATTERSON, are the owners of that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being:

All of the remainder of a called 49.862 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Executor's Deed recorded in Volume 2001152, Page 1851, Deed Records of Dallas County, Texas, and being the same as the remainder of a called 53-5/12 acre tract described as "FIRST TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And a portion of the remainder of a called 50 acre tract conveyed to Marilyn Wyrick Ingram (an undivided 1/2 interest) and Phyllis Wyrick Patterson (an undivided 1/2 interest) as evidenced by Gift Deeds recorded in Volume 90169, Page 3886, and in Volume 91039, Page 1335, said Deed Records, and being the same as the remainder of a called 53-2/3 acre tract described as "SECOND TRACT" in the Warranty Deed to Maydell C. Wyrick recorded in Volume 4208, Page 281, said Deed Records,

And all of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294,

And being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with a 3.25-inch aluminum disk, stamped "RIVERSET PH 1-2017" set for the northwest corner of the herein described tract of land, common to the northeast corner of Buckingham South No. 1 Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume, 70018, Page 1722, said Deed Records, common to the southwest corner of a called 1.22 acre tract of land described as Tract No. 1 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and common to the southeast corner of a called 1.02 acre tract of land described in the deed to County of Dallas recorded in Volume 2233, Page 460, said Deed Records, and at the intersection of the easterly right-of-way line of said Potomac Drive and the southerly right-of-way line of Buckingham Road, a called 100 foot wide public right-of-way at this point;

THENCE North 89°08'10" East, along the southerly line of said 1.22 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 778.24 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 88°41'50" East, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, a distance of 232.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of Lot 1, Block 1 of Abby's First Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 95182, Page 4643, said Deed Records, from which a 1/2-inch iron rod found for witness bears North 23°11' West, a distance of 0.3 feet;

THENCE South 01°22'54" West, along the westerly line of said Lot 1, Block 1 of Abby's First Addition, a distance of 99.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "R.L.G." found for corner;

THENCE South 88°37'06" East, along the southerly line of said Lot 1, Block 1 of Abby's First Addition, a distance of 60.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "R.L.G." found for corner;

THENCE North 01°22'54" East, along the easterly line of said Lot 1, Block 1 of Abby's First Addition, a distance of 99.88 feet to a 1/2-inch iron rod found for corner on the southerly line of said 1.22 acre tract and on the southerly right-of-way line of Buckingham Road;

THENCE South 88°41'50" East, along the southerly line of said 1.22 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 0.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 17°58'56", a radius of 808.16 feet, a chord bearing and distance of South 79°42'22" East, 252.60 feet;

THENCE in a southeasterly direction, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the right, an arc distance of 253.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 14°33'37", a radius of 1047.12 feet, a chord bearing and distance of South 77°59'43" East, 265.39 feet;

THENCE in a southeasterly direction, continuing along the southerly line of said 1.22 acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the left, an arc distance of 266.10 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the southeast corner of said 1.22 acre tract on the westerly line of a called 3.78 acre tract of land described in the deed to County of Dallas, recorded in Volume 2241, Page 150, said Deed Records;

THENCE South 03°26'41" West, along the westerly line of said 3.78 acre tract, a distance of 10.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the northwest corner of the portion of the 60 foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294;

THENCE South 86°33'19" East, crossing said 3.78 acre tract, along the northerly line of said Old Shiloh Road right-of-way abandonment, and along the southerly right-of-way line of Buckingham Road, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the northeast corner of said Old Shiloh Road right-of-way abandonment, common to the southwest corner of a called 0.34 acre tract of land described as Tract No. 2 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

THENCE South 89°52'35" East, along the southerly line of said 0.34 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 144.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of said 49.862 acre tract, and on the westerly right-of-way line of Shiloh Road, a variable width public right-of-way at this point;

THENCE South 00°21'04" East, along the easterly line of said 49.862 acre tract, and along the westerly right-of-way line of said Shiloh Road, a distance of 54.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the northerly line of a called 5.32 acre tract of land described in the deed to City of Garland, recorded in Volume 73044, Page 430, said Deed Records;

THENCE North 89°50'04" West, departing the easterly line of said 49.862 acre tract, and crossing said 49.862 acre tract along the northerly line of said 5.32 acre tract, a distance of 11.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 5.32 acre tract at or near the center of Duck Creek;

THENCE along the westerly line of said 5.32 acre tract, and along the westerly right-of-way line of Shiloh Road, and along or near the center of Duck Creek, the following courses:

South 06°59'56" West, a distance of 175.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 17°50'56" West, a distance of 255.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 16°53'04" East, a distance of 217.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°11'04" East, a distance of 80.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of said 49.862 acre tract, and at the northerly corner of a called 0.99 acre tract of land described in the deed to City of Garland, recorded in Volume 73003, Page 1651, said Deed Records;

THENCE South 00°21'04" East, along the easterly line of said 49.862 acre tract, and along the westerly line of said 0.99 acre tract, and along the westerly right-of-way line of Shiloh Road, a distance of 148.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of a called 0.03 acre tract of land described as Tract No. 4 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

THENCE South 80°12'19" West, departing the easterly line of said 49.862 acre tract, and crossing said 49.862 acre tract along the northerly line of said 0.03 acre tract, a distance of 31.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of aforesaid 3.78 acre tract, and on the easterly line of the aforesaid 60 foot wide Old Shiloh Road right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 8°08'56", a radius of 849.10 feet, a chord bearing and distance of North 25°51'31" West, 120.66 feet;

THENCE along the easterly line of said 3.78 acre tract, and along the easterly line of the 60 foot wide Old Shiloh Road right-of-way, the following courses:

In a northwesterly direction, with said curve to the left, an arc distance of 120.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right having a central angle of 33°22'40", a radius of 686.30 feet, a chord bearing and distance of North 13°14'39" West, 394.18 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 399.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 03°26'41" East, a distance of 158.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of aforesaid Old Shiloh Road right-of-way abandonment;

THENCE North 86°32'59" West, crossing said 3.78 acre tract, along the southerly line of aforesaid Old Shiloh Road right-of-way abandonment, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Old Shiloh Road right-of-way abandonment and on the westerly line of said 3.78 acre tract and the westerly line of the said 60 foot wide Old Shiloh Road right-of-way;

THENCE along the westerly line of said 3.78 acre tract, and along the westerly line of the said 60 foot wide Old Shiloh Road right-of-way, the following courses:

South 03°26'41" West, a distance of 158.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 33°22'40", a radius of 746.30 feet, a chord bearing and distance of South 13°14'39" East, 428.64 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 434.76 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the right having a central angle of 21°38'33", a radius of 789.10 feet, a chord bearing and distance of South 19°06'42" East, 296.30 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 298.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northerly corner of a called 0.61 acre tract of land described as Tract No. 3 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and at the beginning of a non-tangent curve to the left having a central angle of 08°12'23", a radius of 1245.98 feet, a chord bearing and distance of South 03°38'02" West, 178.31 feet, and on the westerly right-of-way line of said Shiloh Road;

THENCE in a southwesterly direction, along the westerly line of said 0.61 acre tract, and along the westerly right-of-way line of said Shiloh Road, and with said curve to the left, an arc distance of 178.46 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

THENCE South 00°23'18" East, continuing along the westerly line of said 0.61 acre tract, and the westerly right-of-way line of said Shiloh Road, a distance of 88.75 feet to a 5/8-inch iron rod with a 3.25-inch aluminum disk, stamped "RIVERSET PH 1-2017" set for corner;

THENCE in a westerly direction, departing the westerly line of said 0.61 acre tract, the westerly right-of-way line of said Shiloh Road and crossing aforesaid 50 acre Wyrick tract, the following courses:

South 89°33'27" West, a distance of 79.60 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 324.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 44°10'54" West, 56.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 20.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 363.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 06°22'23", a radius of 165.00 feet, a chord bearing and distance of South 85°59'43" West, 18.34 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 18.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 02°54'18", a radius of 375.00 feet, a chord bearing and distance of South 04°09'59" East, 19.01 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 19.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°17'10" West, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 9°23'36", a radius of 325.00 feet, a chord bearing and distance of North 07°24'37" West, 53.22 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 53.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 125.27 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°52'28", a radius of 375.00 feet, a chord

bearing and distance of South 63°14'31" West, 18.81 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 18.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 13°47'16", a radius of 190.00 feet, a chord bearing and distance of South 07°42'44" East, 45.61 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 45.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°49'06" East, a distance of 137.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 30.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°49'06" West, a distance of 2.26 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 491.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 44°10'54" West, 56.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the westerly line of said 50 acre tract, same being the easterly line of Buckingham South No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 70018, Page 1722, said Deed Records, and on the easterly line of a called 15 foot wide alley running north-south according to said plat of Buckingham South No. 1;

THENCE North 00°49'06" West, along the westerly lines of said 49.862 acre tract and said 50 acre tract, and along the easterly line of said 15 foot wide north-south alley, and along the easterly line of said Buckingham South No. 1 addition, passing en route at a distance of 1257.70 feet a 3/4-inch iron rod found for witness at the northeast corner of said 15 foot wide north-south alley, common to the southeast corner of Lot 10 in Block 13 of said Buckingham South No. 1 addition, and continuing on said course and passing en route at a distance of 1440.16 feet a 1/2-inch iron rod found for witness at the northeast corner of said Lot 10, and on the easterly right-of-way line of Potomac Drive, a 60 foot wide public right-of-way, and continuing on said course along the easterly right-of-way line of said Potomac Drive, a total distance of a distance of 1613.10 feet to the **POINT OF BEGINNING** and containing 57.119 acres (2,488,082 square feet of land), more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **MARILYN WYRICK INGRAM** and **PHYLLIS WYRICK PATTERSON**, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **RIVERSET PHASE 1**, 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 and do 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, 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. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, 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 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 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 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 the _____ day of _____, 20____.

By: **MARILYN WYRICK INGRAM**, owner

Signature

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Marilyn Wyrick Ingram, 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, State of _____

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

By: **PHYLLIS WYRICK PATTERSON**, owner

Signature

STATE OF _____ §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Phyllis Wyrick Patterson, 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, State of _____

SURVEYORS STATEMENT:

I, Michael B. Marx, 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 Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that the monumentation shown hereon 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 Final Plat.

Dated this the ____ day of _____, 20____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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, State of _____

PLAN COMMISSION

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

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.

CHAIRMAN OF THE CITY PLAN COMMISSION

PLANNING DIRECTOR

PRELIMINARY PLAT RIVERSET PHASE 1

286 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, 21
COMMON AREA LOTS AND 1 LOT DEDICATED TO THE
CITY OF GARLAND
SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 150611-1

OWNER:
MARILYN WYRICK INGRAM
PHYLLIS WYRICK PATTERSON
14800 SAN PEDRO, SUITE 120
DALLAS, TX 75232
CONTACT: J. RANDALL PATTERSON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUIT 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MARK A. HARRIS, P.E.

Kimley»Horn					
5750 Genesis Court, Suite 200 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	NOV. 2017	063770003	4 OF 4



GARLAND

Plan Commission

3.a.

Meeting Date: 11/27/2017

Item Title: Z 17-40 Hart, Gaugler + Associates (District 7)

Summary:

Consideration of the application of **Hart, Gaugler and Associates**, requesting approval of 1) a Detail Plan for Community Retail Uses on a property zoned Planned Development (PD) 13-28 District for Community Retail Uses, 2) a Specific Use Provision for Restaurant, Drive-Through, and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This property is located at 2630 Arapaho Road. (District 7) (File Z 17-40)

Attachments

Z 17-40 Hart, Gaugler + Associates Report

Z 17-40 Hart, Gaugler + Associates Attachments

Planning Report

File No: Z 17-40/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 27, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Detail Plan for Community Retail Uses on a property zoned Planned Development (PD) 13-28 District for Community Retail Uses, 2) a Specific Use Provision for Restaurant, Drive-Through, and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers.

LOCATION

2630 Arapaho Road

APPLICANT

Hart, Gaugler + Associates

OWNER

2600 Arapaho Crossing, LP

BACKGROUND

The subject property is zoned Planned Development (PD) 13-28 District which stipulates that prior to the development of the subject property approval of a Detail Plan is required through a public hearing process. The applicant makes the above request to develop the site with a building with two tenant spaces; one space for retail and the other for a restaurant with a drive-through.

SITE DATA

The subject property has an area of 1.015 acres with approximately 150 lineal feet of frontage along Arapaho Road. The unimproved site would be accessed from Arapaho Road and Shiloh Road through common access drives.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 13-28 allows those uses as permitted in the Community Retail (CR) District where Retail Store is permitted by right and Restaurant with a Drive-Through is only permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Detail Plan

1. **Site Plan:** The proposal is for the construction of one 4,887 square-foot building with two tenant spaces for Retail and Restaurant, Drive-Through use. The retail tenant space comprises 2,500 square feet. The Restaurant, Drive-Through use consists of 2,387 square feet. Access to the site will be provided through mutual access easements, to Arapaho Road from the west side of the site, and to Shiloh Road from the east side of the site. The restaurant, which is identified as a Starbucks, includes patio with chairs and tables at the front of the building.
2. **Parking:** The Garland Development Code requires parking ratios for Restaurant, Drive-Through at a rate of one (1) parking space per 100 square feet of gross floor area; and for Retail use at a rate of one (1) parking space per 250 square feet of gross floor area. The resulting parking requirement for this development is thirty-four (34) total parking spaces or twenty-four (24) parking spaces for the Restaurant, Drive-Through use and

ten (10) parking spaces for the Retail use. The site plan includes thirty-six (36) parking spaces, in conformity with the Garland Development Code.

3. **Screening and Landscape:** The landscape layout reflected on Exhibit D complies with the applicable regulations of the Garland Development Code.
4. **Elevations.** The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

3. **Signs:** The application does not include deviations from the sign regulations.

Specific Use Provision

5. The applicant is requesting an indefinite period of time for the Specific Use Provision. While not required, the Garland Development Code (GDC) allows a time period to be conditioned with a Specific Use Provision.

Variance:

6. Section 4.45 of the Garland Development Code (GDC) states that refuse containers provided in conjunction with nonresidential developments must be located behind the main building(s) or within an interior service court where possible. This site, with its proposed building placement and sizes, has limited surface area and the location of other site elements that enable the proposed development to meet the City's technical engineering standards, Fire Department requirements, and the GDC landscaping and parking regulations inhibit the placement of the refuse containers behind the building as prescribed by the GDC. Therefore, the applicant requests approval of a variance to allow the refuse containers to the side of the building. It should be noted that the refuse containers and refuse enclosures will continue to meet the minimum required setbacks and design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of 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. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. Further expansion the Retail and Restaurant, Drive-Through use within the boundaries of Planned Development (PD) District 13-28 will continue to provide a coherent transition from the residential development located south and west of the subject property

to the shopping center development, gas station, bank and self-storage units established north of Arapaho Road.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The site is located on within Planned Development (PD) District 13-28, which established a Charter School campus and three commercial lots at the southwest corner of Arapaho Road and North Shiloh Road. The Charter School campus is located to the west and south of the subject property and is developed for the Charter School campus; a 2017 zoning action amended the Charter School campus district to Planned Development (PD) District 17-32. The three commercial lots are unimproved.

The subject site is the westernmost commercial lot of PD 13-28. Community Retail Uses are permitted in PD 13-28 for the commercial lots; Restaurant Drive-Through requires a Specific Use Provision. The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 99-14, Planned Development (PD) District 14-09 and Planned Development (PD) District 02-28 for Community Retail Uses; these properties are developed self-storage units, a financial institution, a gas station, and a shopping center containing a grocery store, retail sales/personal services and a restaurant.

The properties to the east are zoned Planned Development (PD) District 84-73 for Office Uses. These properties are currently unimproved.

The Detail Plan for the proposed Retail Use and Restaurant, Drive-Through Use continues to offer a site layout that provides compatibility with the existing and planned surrounding development.

STAFF RECOMMENDATION

Approval of a Detail Plan, and Specific Use Provision for Restaurant, Drive-Through, as proposed by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

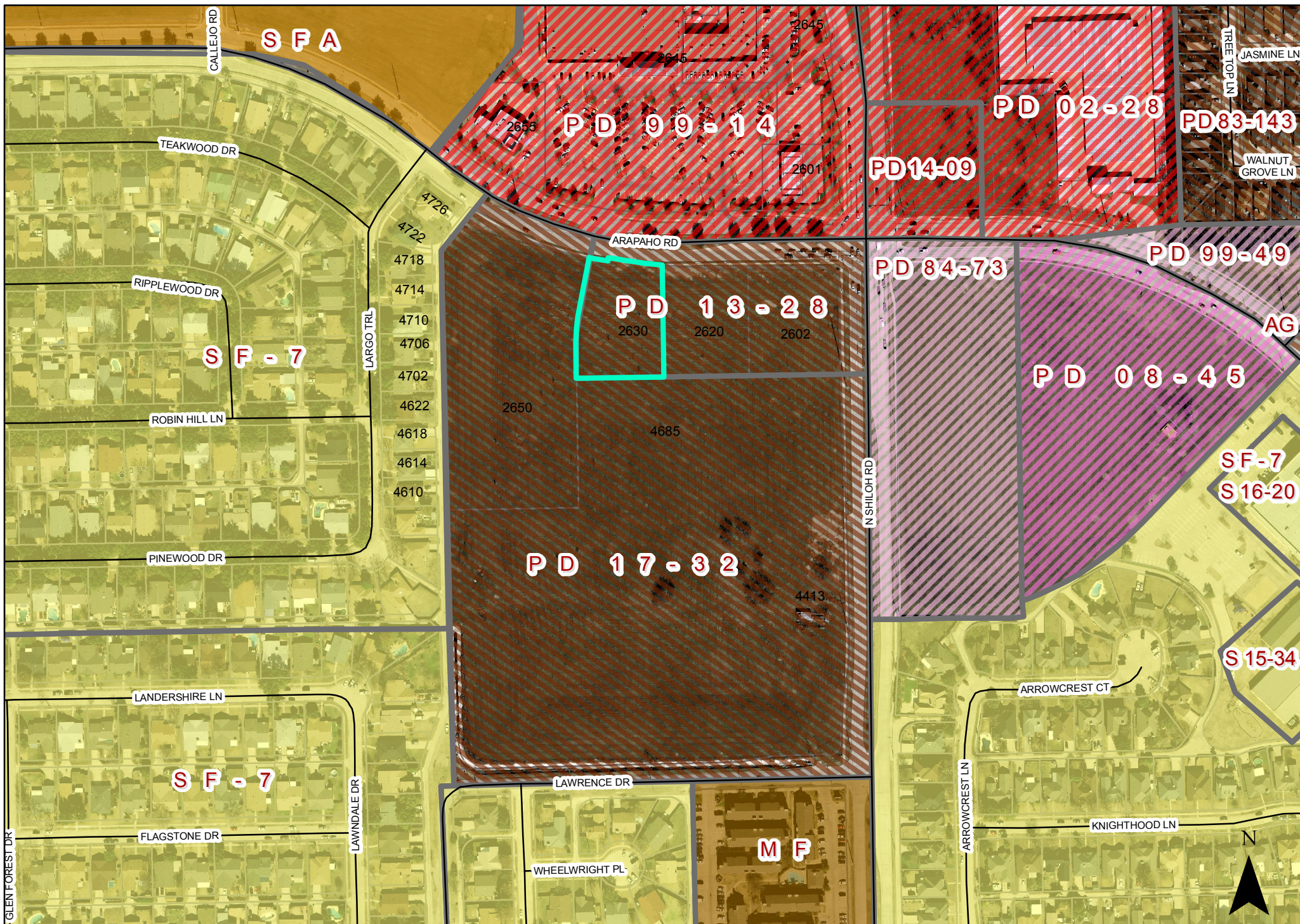
CITY COUNCIL DATE: December 12, 2017

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 17-40

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-40

2630 Arapaho Road

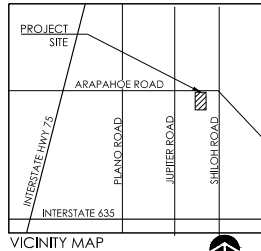
- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow Retail and Restaurant, Drive-Through Uses.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption 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 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 conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall conform to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall conform to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall conform to the elevations as approved on Exhibit E.
- D. Location of Refuse Containers: The refuse container and its masonry enclosure may be located to the side of the main building as shown on Exhibit C.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-40

2630 Arapaho Road

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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.
- VI. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Regulations:**
- A. Tenant Space: The Specific Use Provision for Restaurant Drive-Through is limited to the 2,387 square foot tenant space as reflected on Exhibit C.



NOT TO SCALE

PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES								
12	LI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	2.5"	10'	5'	45 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
4	QV	QUERCUS VIRGINIANA LIVE OAK	3"	10'	4'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
4	UP	ULMUS PARVIFOLIUM LACEBARK ELM	3"	10'	4'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS

127	IC	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	30"	24"	7 GAL.	36" O.C.		
54	JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR' BAR HARBOR JUNIPER	6"	18"	1 GAL.	36" O.C.		FULL POTS, MIN. 5 RUNNERS
105	MC	MUHLENBERGIA CAPILLARIS/ GULF MUHLY	24"	24"	5 GAL.	36" O.C.		
255	TA	TRACHELOSPERUM ASIATICUM/ ASIAN JASMINE	6"	6"	4" POTS	12" O.C.		



CYNADON DACTYLON/
COMMON BERMUDA GRASS

SOLID 500 AS DESIGNATED ON PLANS

ACCESSORIES

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
E1	4" X 18" STEEL EDGE	GRAY/METALLIC	GALVANIZED	COL-MET, 972-494-3800
G1	COLORADO RIVER ROCK 2" - 4" DIA.	GRAY, SPECKLED	NATURAL, ROUNDED	FULL CONTINUOUS COVERAGE IN AREAS DESIGNATED ON PLANS 4" DEPTH W/ FILTER FABRIC

MATERIALS SCHEDULE

CONCRETE

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
C-1	CONCRETE PAVING	STANDARD GRAY PORTLAND	LIGHT BROOM	
C-2	CONCRETE PAVING	STANDARD GRAY PORTLAND	MEDIUM SAND BLAST	

OWNER:

2600 ARAPAHOE CROSSING LP
8117 PRESTON ROAD #300
DALLAS, TEXAS 75225
CONTACT: SCOTT D. REMPHREY

CITY OF GARLAND LANDSCAPE REQUIREMENTS

ZONING: COMMERCIAL

TOTAL LANDSCAPE AREA
REQUIRED: 10% MIN OF SITE AREA
44,215 SF X 10% = 4,421 SF
PROVIDED: 7,297 SF

LANDSCAPE BUFFERS

REQUIRED:
15' DEPTH ALONG ARAPAHOE ROAD
1 CANOPY TREE / 30 LINEAR FEET OF REQUIRED LANDSCAPE BUFFER
136 LF / 30 = 5 CANOPY TREES OR 4 CANOPY TREES & 3 ORNAMENTAL TREES
7 SHRUBS OR ORNAMENTAL GRASSES / 30 LINEAR FEET OF REQUIRED LANDSCAPE BUFFER
136 LF / 30 = 5 X 7 SHRUBS = 35 SHRUBS
MAXIMUM 75% OF LANDSCAPE BUFFER TO BE TURF, REMAINING GROUNDCOVER
TOTAL BUFFER AREA: 1,705 SF X 25% = 426 SF TO BE GROUNDCOVER

PROVIDED:

15' DEPTH ALONG ARAPAHOE ROAD
4 CANOPY TREES AND 3 ORNAMENTAL TREES
40 SHRUBS
453 SF OF GROUNDCOVER WITHIN LANDSCAPE BUFFER AREA. TYPE OF GROUNDCOVER USED
IS BAR HARBOR JUNIPER AS SELECTED FROM THE APPROVED PLANT LIST ON TABLE 4-5, PER
SECTION 4.34 (B)(3)(c).

PARKING

REQUIRED: 1 TREE AT THE TERMINUS OF EACH PARKING ROW
1 TREE WITHIN 65' OF EVERY PARKING SPACE
1 TREE FOR EVERY 10 PARKING SPACES
37 PARKING SPACES / 10 = 4 CANOPY TREES
35% OF CANOPY TREES CAN BE REPLACED WITH 3 ORNAMENTAL TREES
LIVING LANDSCAPE MATERIALS MUST COVER 5% OF OF PARKING LOT AREA
PARKING LOT AREA: 27,315 SF X 5% = 1,366 SF

PROVIDED:

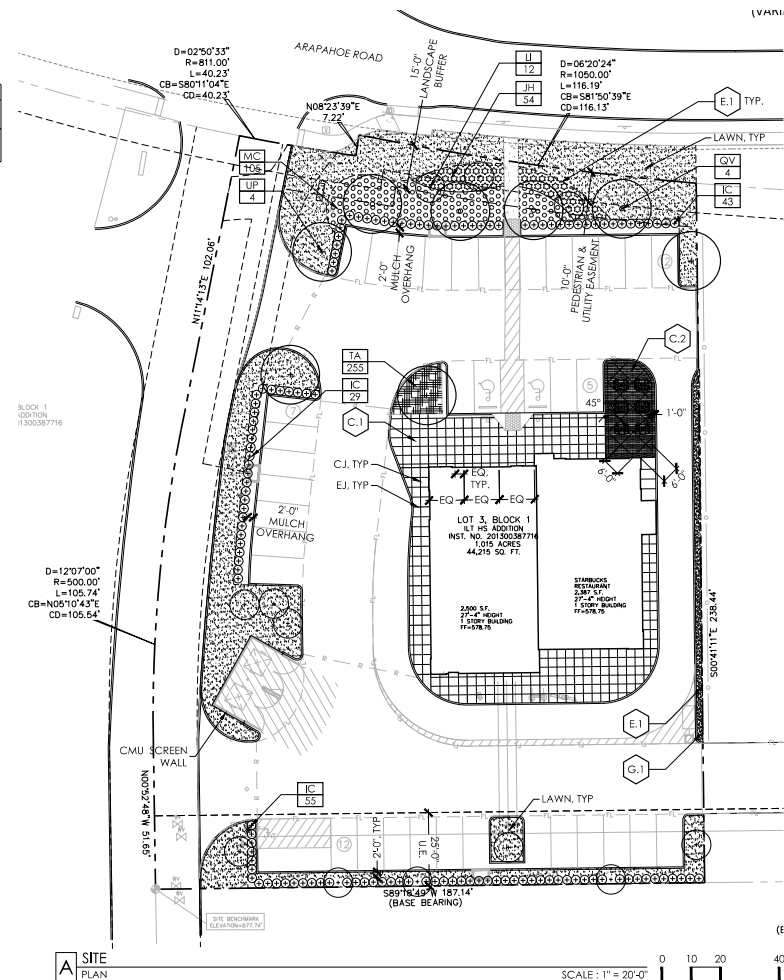
1 TREE AT THE TERMINUS OF EACH PARKING ROW
1 TREE WITHIN 65' OF EVERY PARKING SPACE
7 TREES PROVIDED (4 CANOPY TREES & 9 ORNAMENTAL TREES)
10% (2,868 SF) OF LIVING LANDSCAPE MATERIALS IN PARKING LOT AREA

SCREENING OF PARKING

REQUIRED: CONTINUOUS ROW OF SHRUBS AT 24" HEIGHT AT INSTALLATION AND WILL PROVIDE
A SOLID VISUAL SCREEN AT LEAST 3'-0" IN HEIGHT WITHIN 2 YEARS FOLLOWING INSTALLATION.
PROVIDED: CONTINUOUS ROW OF SHRUBS AT 30" HEIGHT AT INSTALLATION AND WILL
REACH A HEIGHT OF 3'-0" WITHIN 2 YEARS FOLLOWING INSTALLATION.

IRRIGATION:

ALL REQUIRED LANDSCAPE AREAS WILL RECEIVE 100% HEAD TO HEAD COVERAGE BY
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES
AND REGULATIONS. LAWN AREAS WILL BE IRRIGATED W/ POP-UP SPRAY HEADS, PLANTING
BEDS W/ DRIP TUBING, AND TREES W/ STREAM BUBBLERS.



HART GAUGLER + ASSOCIATES
Structural + Civil Engineering Services
12801 N. Central Expressway, Suite 400
972.238.5111 / 972.238.5055 fax
www.hartgaugler.com
Texas Registered Engineering Firm #F-5053



ARAPAHOE RETAIL
CITY OF GARLAND, TEXAS

LANDSCAPE PLAN
EXHIBIT D

Scale: AS SHOWN
Designed by: CD
Drawn by: CD
Checked by: CD
Date: November 7, 2017
Project No.: 210208

SHEET
L1.1

Z 17-40



Looking west to the north portion of the site and the school dormitory building.



Looking north across site to commercial shopping center to north.



Looking towards the east of the site, to undeveloped land zoned for Retail and Office



Looking towards the northeast of the site, gasoline station and commercial shopping center



GARLAND

Plan Commission

3.b.

Meeting Date: 11/27/2017

Item Title: Z 17-44 Arleen Macias (District 4)

Summary:

Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 13, 2017 Plan Commission meeting)

Attachments

Z 17-44 Arleen Macias Report

Z 17-44 Arleen Macias Attachments

Planning Report

File No: 17-44/District 4

Agenda Item:

Meeting: Plan Commission

Date: November 27, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Reception Facility on property zoned Community Retail (CR) District

LOCATION

3265 Broadway Boulevard, Suite 103 (Reception Facility will be in proposed Suite 104)

APPLICANT

Arleen Macias

OWNER

AJ Real Estate

BACKGROUND

The subject property is developed within an approximately 67,169 square-foot building with retail, health and fitness, restaurant and indoor athletic facility uses. The existing restaurant use contains a "ballroom" to the rear of the restaurant. The applicant has indicated that the ballroom portion of the restaurant commonly held functions such as "neighborhood functions, comedians, singers, [and] anniversary parties." The applicant intends to separate space to create Suite 104 and expand the scope of these functions to the extent that the area must be classified as a Reception Facility.

The Garland Development Code defines Reception Facility as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events.

SITE DATA

The subject property is approximately 7.194 acres. Primary access to the site is from East Kingsley Road and Broadway Boulevard; the site may also be accessed from East Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates 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 and at the intersection of major transportation corridors. Reception Facility uses require Specific Use Provision approval for development within the Community Retail (CR) District.

CONSIDERATIONS

1. The proposed use would operate within the 6,283 square-foot "ballroom/ event space" section of the Fat Fish Restaurant [suite 103]; the total area of the Fat Fish Restaurant [including the "ballroom/event space" is approximately 9,783 square-feet. The applicant has indicated that the ballroom portion of the restaurant commonly held functions such as "neighbor functions, comedians, singers, [and] anniversary parties." The request to allow a Reception Facility reflects the applicant's intent to separate the

“ballroom/event space” from the restaurant establishment. The applicant does not intend to expand any portion of the existing building to accommodate the proposed use. Additional landscaping and screening standards will not be triggered by the proposed use. The facility’s hours of operation will be from 12:00 p.m. to 12:00 a.m. Monday through Wednesday; Thursday to Sunday hours are 12:00 p.m. to 2:00 a.m.

2. A Reception Facility must comply with the following provisions:
 - a. Security must be provided at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be provided by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. The applicant intends to utilize “private security” for all events after 6:00 p.m. and any event that involves alcoholic beverages.
 - b. Prolonged congregating or loitering of event attendees or participants outside the Reception Facility is prohibited per the Garland Development Code. Outside activities, if any, must be in compliance with the City’s noise regulations as set forth in the City Code.
 - c. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.
 - d. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.
3. Reception Facility and Restaurant uses require the same amount of parking spaces per square feet as reflected in the GDC. No additional parking is required. does
4. The applicant has not proposed any signage at this time. Any signage will be subject the regulation set forth in Chapter 4 Article 5 of the Garland Development Code.
5. Additional landscape and screening standards will not be triggered by the proposed use.
6. The applicant requests approval of the Specific Use Permit for a period of fifteen (15) years.

COMPREHENSIVE PLAN

The Envision Garland Comprehensive Plan recommends the subject area as a Neighborhood Center. Neighborhood Centers provide a mix of retail, services and community gathering places. This Center should be appropriately scaled to adjacent residential areas. This type of Center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes. The subject site is developed with uses consistent with the intent of a Neighborhood Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the immediate area surrounding the subject property is a mixture of retail, commercial and amusement/recreational uses. There is residential development within the larger surrounding area, specifically southwest of the subject site across Kingsley Road. However there is a distance of approximately 400 feet from the rear

door of the proposed Reception Facility and the nearest residential property line. The applicant has indicated that a portion of the existing restaurant establishment was utilized for events and local functions. There is no indication that the proposed reception facility will create an adverse effect on current or future operations of the other establishments within the building or surrounding development. The applicant has indicated an intent to ensure the establishment is compatible with and complimentary to the uses within the multi-tenant building and surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Reception Facility as requested by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions

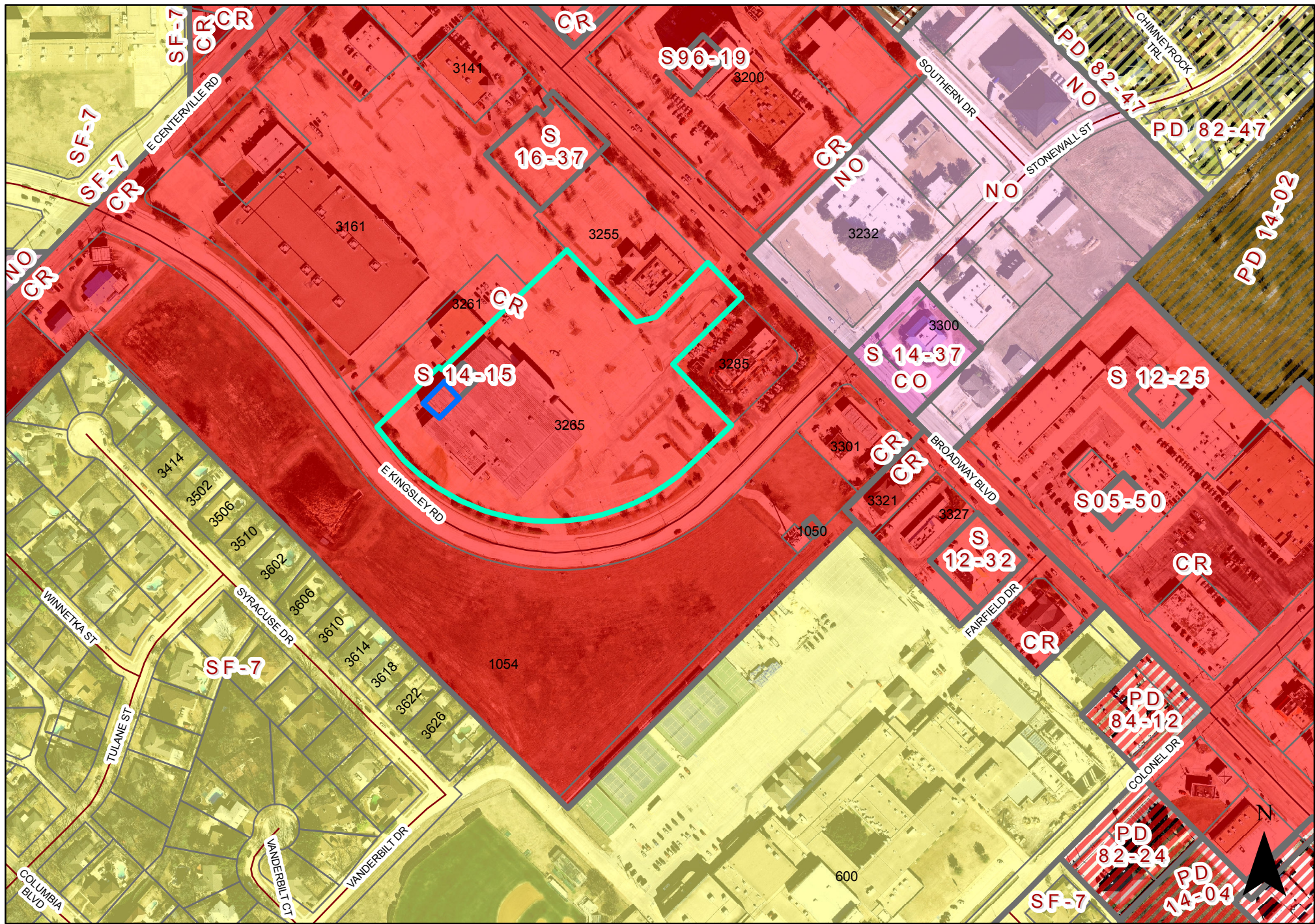
CITY COUNCIL DATE: December 12, 2017

PREPARED BY:

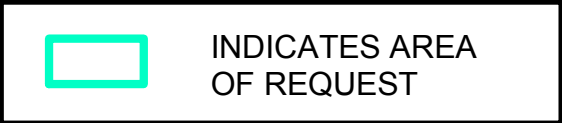
Isaac Williams
Development Planner
Planning and Community Development
972-205-2459
Iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



ZONING MAP Z 17-44



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-44

3265 Broadway Boulevard, Suite 104

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- 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 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. Specific Use Provision: The Specific Use Provision shall be effective for a period of fifteen (15) years.
 - B. Site Layout: Reception Facility operations shall be limited to Suite 104, in accordance with the site layout as shown on Exhibit C.
 - C. Parking: Reception Facility parking shall be as provided on Exhibit C.
 - D. Hours of Operation: The Reception Facility shall be open for events only as follows: Monday through Wednesday 12:00 p.m. to 12:00 a.m., and 12:00 p.m. to 2:00 a.m. Thursday through Sunday.
 - E. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
 - F. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.

PROPOSED BALLROOM

3265 Broadway Blvd., Suite 104
Garland, Texas 75043

One Story Tilt Wall Building

ONE STORY BUILDING 7.1938 ACRES
ZONE: (CR) COMMUNITY RETAIL
OCCUPANCY TYPE: BALLROOM
PROJECT: TYPE A-2
CONSTRUCTION TYPE : TYPE II

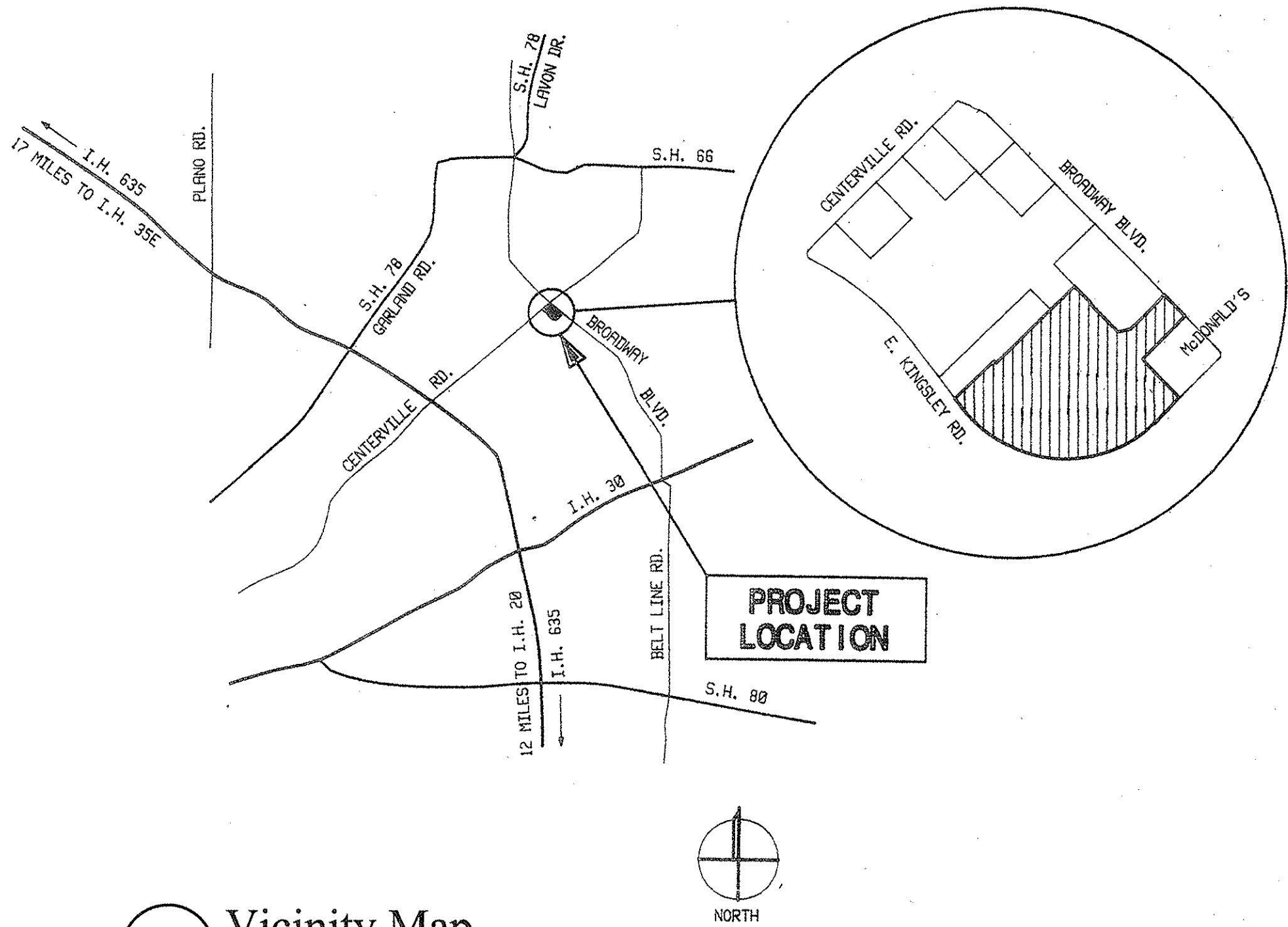
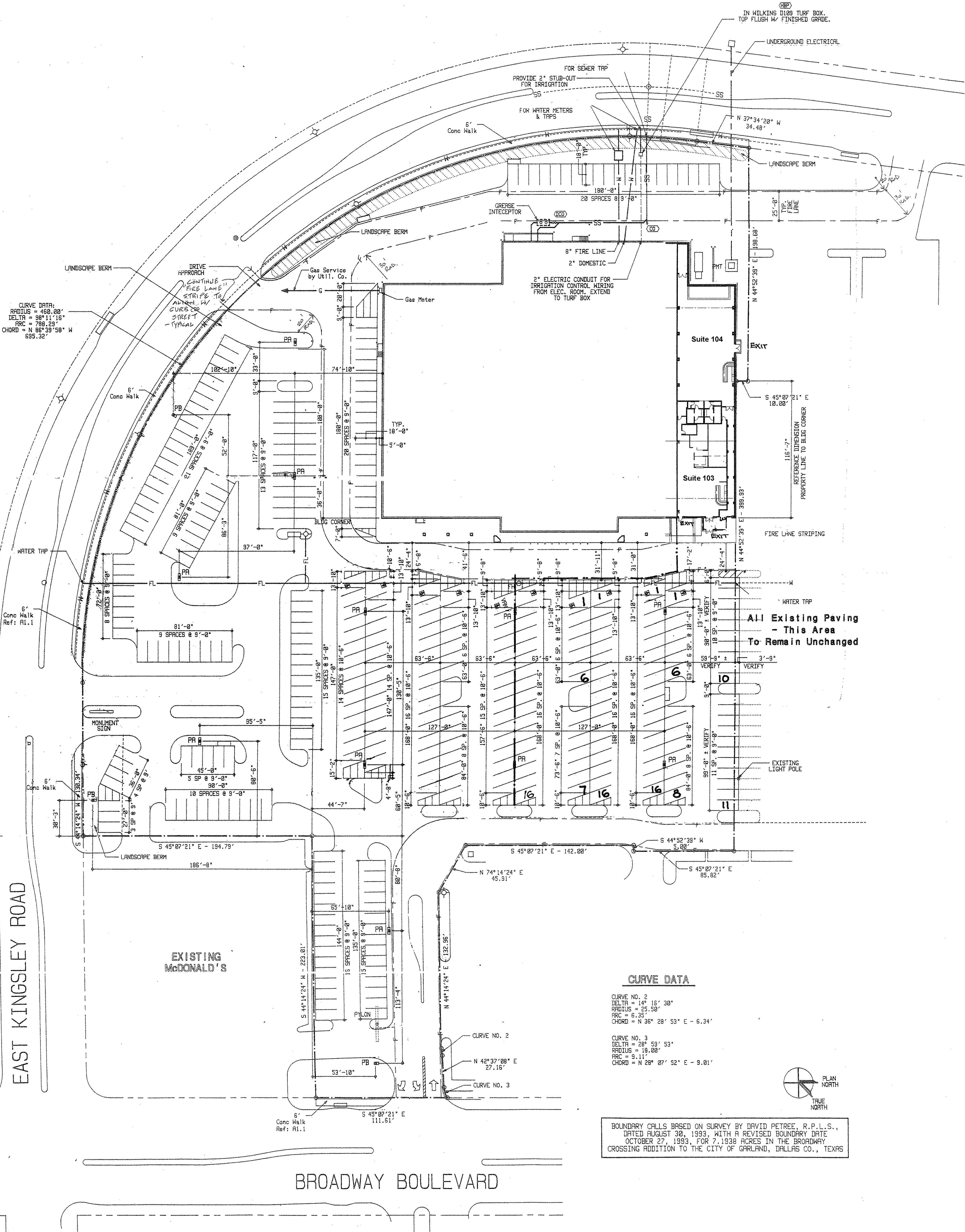
PROPOSED BALLROOM
3265 Broadway Blvd., Suite 104
Garland, Texas 75043
Exhibit C

EAST KINGSLEY ROAD

BROADWAY BOULEVARD

01 Site Plan
Scale: 1" = 40'-0"

02 Vicinity Map



MVZ Designs
Mario V. Zambrano
Frisco, Texas 75035
Tel 469-774-7033

Arturo & Arleen
Macias
Indoor Soccer Zone
Dallas, Texas 75237
Tel 214-728-1881

Project Number: 201302.00
Drawn By: MVZ
Issue For Permit: 10-23-2017

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Revision Date

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▲
▲
▲

Z 17-44



View facing subject site multi-tenant commercial center.



View of rear of subject site building.



View looking south across E. Kingsley Road towards residential neighborhood.



View looking southeast along E. Kingsley Road.



GARLAND

Plan Commission

4.

Meeting Date: 11/27/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - December 11, 2017



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: November 27, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the December 11, 2017 Plan Commission meeting.

PLATS

Mansions at Spring Creek Addition Final Plat

ZONING

1. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
2. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
3. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)

4. Consideration of the application of **Akram Alzoubi / Masterplan**, requesting approval of an amendment to Planned Development (PD) District 13-32 for Community Office Use to add Automobile, Minor Repair and Car Wash, Automated / Rollover and 2) a Specific Use Provision for Automobile, Minor Repair and 3) a Specific Use Provision for a Car Wash, Automated / Rollover. This property is located at 6475 Broadway Boulevard, on the west side of Broadway Boulevard. (District 4) (File Z 17-41)
5. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
6. Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) District Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)
7. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
8. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Detail Plan for a Retail Store on a property zoned Planned Development (PD) District 94-6 for Community Retail Use. This property is located at 3501 Mars Drive. (District 1) (File Z 17-47)
9. Consideration of the application of **Nutribiotech USA, Inc.**, requesting approval of a Specific Use Provision for a Food Processing & Storage Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (File Z 17-48)