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 26, 2018 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 6:30 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.

CONSENT AGENDA

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

1. MINUTES

a. Consider approval of the November 12, 2018 Plan Commission meeting minutes.

2. PLATS

a. P 18-37 Woodlands Arapaho Addition Final Plat Lot 1, Block 1

b. P 18-38 Skillman Circle Addition Replat, Lots 1 and 2, Block 1 of replat of Lot 1 and Lot 4, Block 1, Safeway Addition No. 1

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 **Cates-Clark & Associates, LLP,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. The property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the December 10, 2018 Plan Commission meeting.)

b. Consideration of the application of **Eco Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is located at 1921 North Plano Road. (District 6) (File Z 18-39) (This item was postponed from the October 22, 2018 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 priviledged and unpriviiledged 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: 11/26/2018

Item Title: Plan Commission Minutes - November 12, 2018

Summary:

Consider approval of the November 12, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - November 12, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 12, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Kira Wauwie
Staff	Nabiha Ahmed

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Williams gave the Invocation and led the Pledge of Allegiance to the United States Flag.

ITEMS PULLED AND DISCUSSED SEPARATELY

MINUTES

1a. APPROVED** PULLED AND DISCUSSED SEPARATELY

Approval of Minutes for the regular meeting of October 22, 2018.

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to **approve** the minutes of the October 22, 2018 meeting. Motion **carried: 6** Ayes, **0** Nays. Commissioner O'Hara did not vote due to his absence from this meeting.

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Hedrick to **approve** the Consent Agenda as presented, seconded by Commissioner Ott, to approve item 2a. and 2b. **Motion carried**: **7** Ayes, **0** Nays.

PLATS

2a. APPROVED** P 18-29 Eastside-Sauceda Addition Final Plat, Lot 1, Block 1

2b. APPROVED** P 18-36 Sanctuary Addition Final Plat, Lots 1-2, Block 1

ITEMS FOR INDIVIDUAL CONSIDERATION

MISCELLANEOUS

3a. APPROVED Consider amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations.

Motion was made by Commissioner Hedrick, seconded by Commissioner Williams to close the public hearing and approve the request for amendments to Chapter 2, Section 2.61 of the Garland Development Code regarding Home Occupations. **Motion carried: 7** Ayes, **0** Nays.

3b. APPROVED Consider amendments to Chapter 4, Article 5, "Signs", of the Garland Development Code regarding changes to the sign regulations.

Commissioner Hedrick, Ott, and Hall spoke in support of removing Section 4.78(m)(2) from the amendment change. Commissioners stated the size limitation was too small.

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to close the public hearing and approve the request for Chapter 4, Article 5, "Signs", of the Garland Development Code redline version reflecting Plan Commission changes to date, as presented by staff. **Motion carried: 7** Ayes, **0** Nays.

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to remove Section 4.73(f)(2) and all subsections. **Motion carried: 7** Ayes, **0** Nays.

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to remove Section 4.78(m)(2) which restricts the size of a mural to only twenty (20) square feet in size with the recommendation that an Arts Commission be formed to review public art displays including murals. **Motion carried: 6** Ayes, **1** Nay from Commissioner Edwards.

3a. APPROVED Impact Fee Report

Motion was made by Commissioner Williams, seconded by Commissioner Hedrick to forward the Impact Fee Report to the City Council as presented. **Motion carried: 7** Ayes, **0** Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:28 p.m.

City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Secretary

GARLAND

Plan Commission **2.a.**

Meeting Date: 11/26/2018

Item Title: P 18-37 Woodlands Arapaho Addition Final Plat (District 7)

Summary:

P 18-37 Woodlands Arapaho Addition Final Plat Lot 1, Block 1

Attachments

P 18-37 Woodlands Arapaho Addition Final Plat Report and Attachments

Planning Report

File No: P 18-37/District 7
Agenda Item:
Meeting: Plan Commission
Date: November 26, 2018

FINAL PLAT
Woodlands Arapaho Addition, Lot 1, Block 1

LOCATION
2055 Arapaho Road

ZONING
Planned Development (PD) District 17-52 for Mixed Use

NUMBER OF LOTS
1

ACREAGE
34.4961

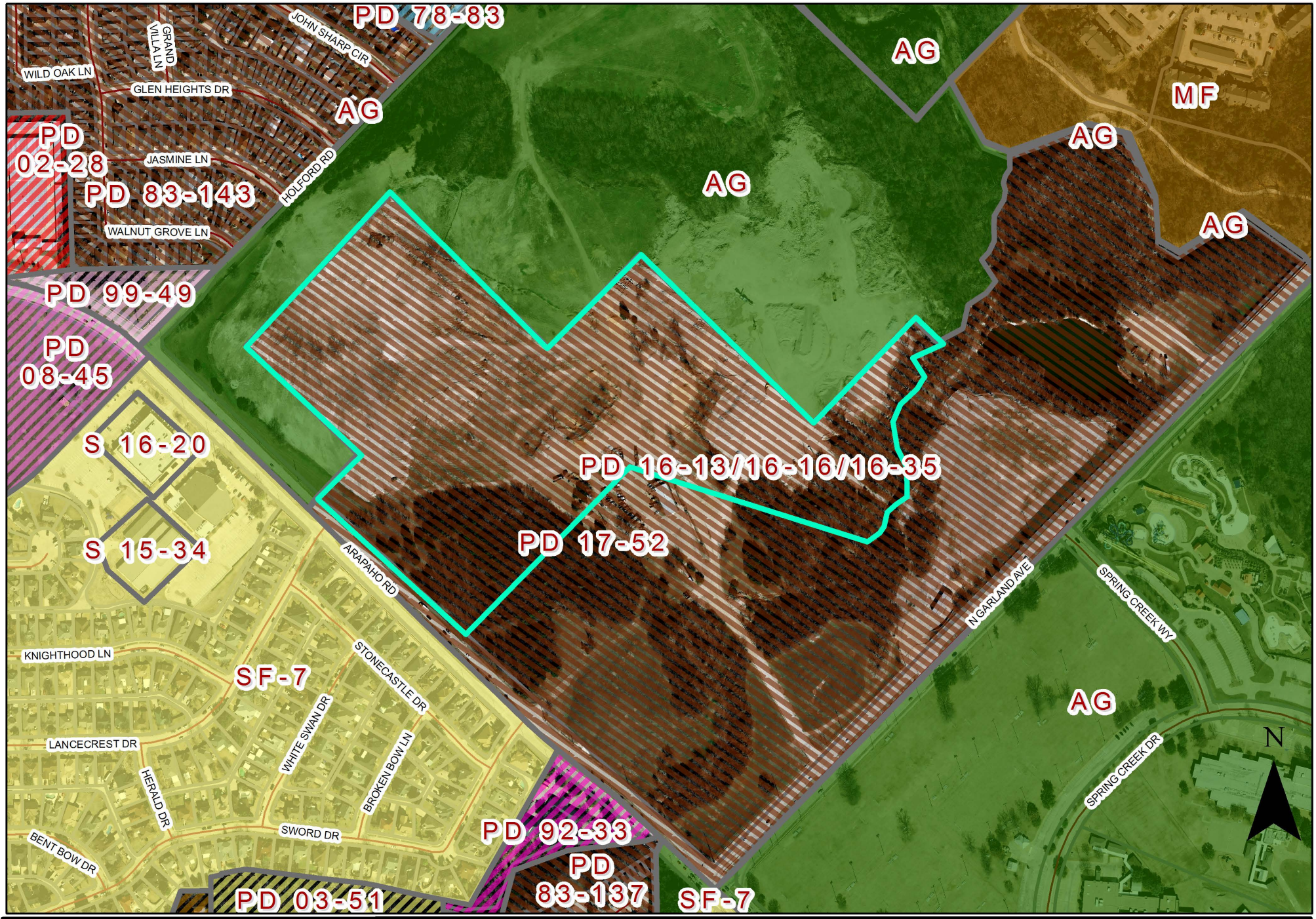
BACKGROUND
The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this Final Plat is to create one (1) platted lot to plat previously unplatted property which is approved in zoning case Z 17-52 for the construction of an Elder Care-Independent Living and Assisted Living facility. The lot is currently undeveloped.

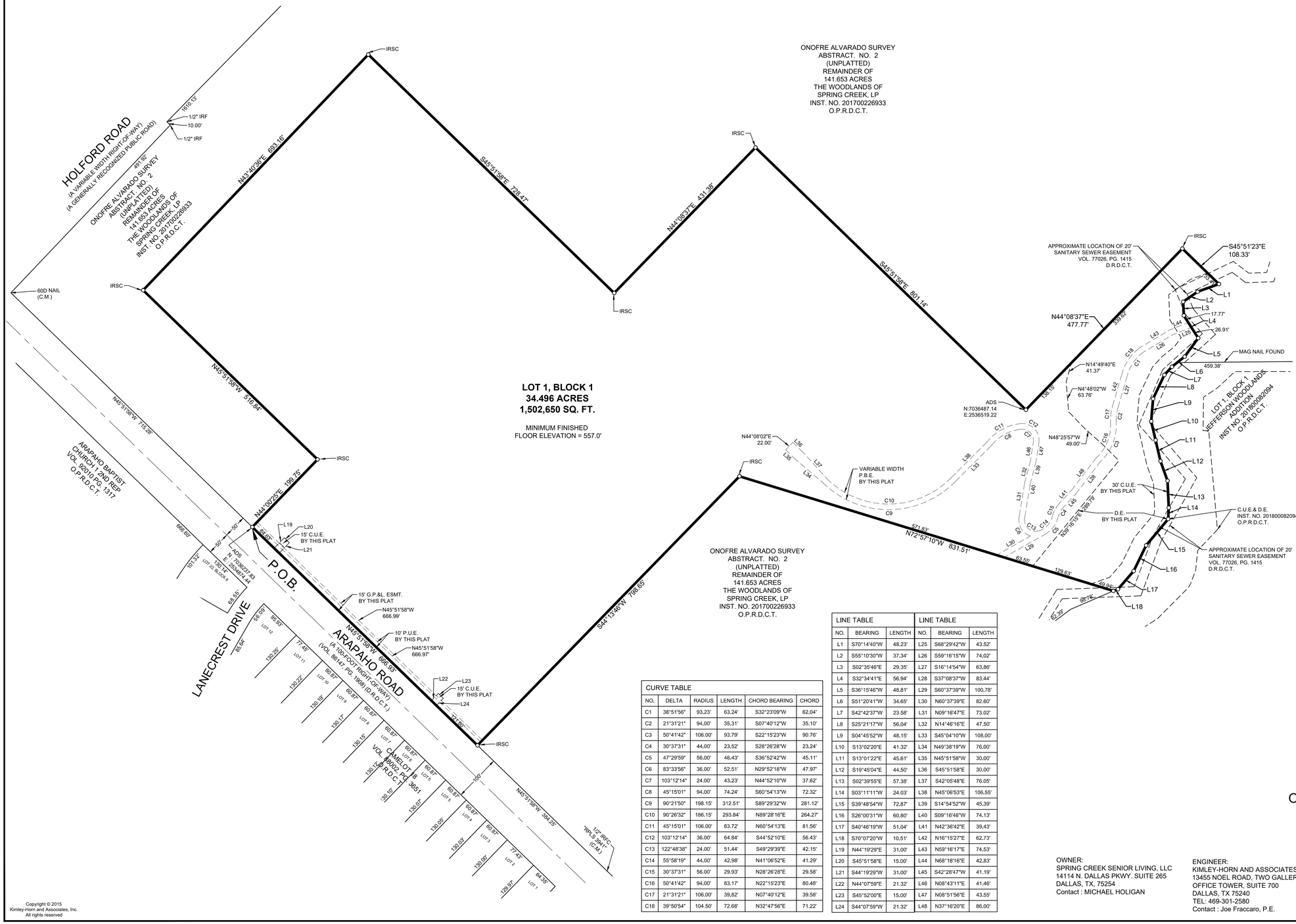
STAFF RECOMMENDATION
Approval of the plat. All technical requirements of the plat have been addressed and the plat is in order as submitted.

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning


PD 78-83
JOHN SHARP CIR
GRAND VILLA LN
WILD OAK LN
GLEN HEIGHTS DR
AG
PD 02-28
JASMINE LN
PD 83-143
HOLFORD RD
WALNUT GROVE LN
AG
AG
MF
AG
AG
PD 99-49
PD 08-45
S 16-20
S 15-34
PD 16-13/16-16/16-35
PD 17-52
ARAPAHO RD
N GARLAND AVE
SPRING CREEK WY
KNIGHTHOOD LN
SF-7
STONECASTLE DR
WHITE SWAN DR
BROKEN BOW LN
LANCECREST DR
HERALD DR
SWORD DR
BENT BOW DR
PD 92-33
PD 83-137
SF-7
PD 03-51
AG
SPRING CREEK DR
N
0 200 400 Feet
1 inch = 417 feet
PLAT MAP P18-37
INDICATES AREA OF REQUEST

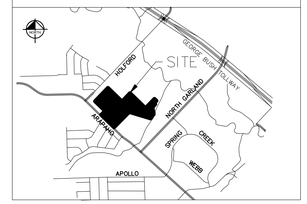


NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

VICINITY MAP

NOT TO SCALE



LEGEND

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ RED "KHA" CAP SET
ADS = 5/8" IRON ROD WITH 3" ALUMINUM DISK SET STAMPED "WOODLANDS ARAPHO ADDITION" "KHA"
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
C.U.E. = CITY UTILITY EASEMENT
G.P.& L. = GARLAND POWER AND LIGHT
ESMT. = EASEMENT
P.U.E. = PEDESTRIAN & UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
P.B.E. = PEDESTRIAN, BIKE & TRAIL EASEMENT
R.O.W. = RIGHT-OF-WAY
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

1. THE BASIS OF BEARING IS NAD83 (CORS96, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 114 AND 115 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 114.

GPS 114	GPS 115
N: 7036077.532	N: 7037705.540
E:2535085.891	E: 2536749.454
Z: 550.59	Z: 543.36

2. 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.
3. EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE"
4. MINIMUM FINISHED FLOOR ELEVATION BASED ON GARLAND FLOODPLAIN MANAGEMENT STUDY 8470RE04.
5. THE PURPOSE OF THIS PLAT IS TO PLAT PREVIOUSLY UNPLATTED PROPERTY.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	38°51'56"	93.23'	63.24'	S32°23'09"W	62.04'
C2	21°31'21"	94.00'	35.31'	S07°40'12"W	35.10'
C3	50°41'42"	106.00'	93.79'	S22°15'23"W	90.76'
C4	30°37'31"	44.00'	23.52'	S28°26'28"W	23.24'
C5	47°29'59"	56.00'	46.43'	S36°52'42"W	45.11'
C6	83°33'56"	36.00'	52.51'	N29°52'18"W	47.97'
C7	103°12'14"	24.00'	43.23'	N44°52'10"W	37.62'
C8	45°15'01"	94.00'	74.24'	S60°54'13"W	72.32'
C9	90°21'50"	198.15'	312.51'	S89°29'32"W	281.12'
C10	90°26'32"	186.15'	293.84'	N89°28'16"E	264.27'
C11	45°15'01"	106.00'	83.72'	N60°54'13"E	81.56'
C12	103°12'14"	36.00'	64.84'	S44°52'10"E	56.43'
C13	122°48'38"	24.00'	51.44'	S49°29'39"E	42.15'
C14	55°58'19"	44.00'	42.98'	N41°06'52"E	41.29'
C15	30°37'31"	56.00'	29.93'	N28°26'28"E	29.58'
C16	50°41'42"	94.00'	83.17'	N22°15'23"E	80.48'
C17	21°31'21"	106.00'	39.82'	N07°40'12"E	39.58'
C18	39°50'54"	104.50'	72.68'	N32°47'56"E	71.22'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S70°14'40"W	48.23'	L25	S68°29'42"W	43.52'
L2	S55°10'30"W	37.34'	L26	S59°16'15"W	74.02'
L3	S02°35'46"E	29.35'	L27	S16°14'54"W	63.86'
L4	S32°34'41"E	56.94'	L28	S37°08'37"W	83.44'
L5	S36°15'46"W	48.81'	L29	S60°37'39"W	100.78'
L6	S51°20'41"W	34.65'	L30	N60°37'39"E	82.60'
L7	S42°42'37"W	23.58'	L31	N09°16'47"E	73.02'
L8	S25°21'17"W	56.04'	L32	N14°46'16"E	47.50'
L9	S04°45'52"W	48.15'	L33	S45°04'10"W	108.00'
L10	S13°02'20"E	41.32'	L34	N49°38'19"W	76.00'
L11	S13°01'22"E	45.61'	L35	N45°51'58"W	30.00'
L12	S19°45'04"E	44.50'	L36	S45°51'58"E	30.00'
L13	S02°39'55"E	57.38'	L37	S42°05'48"E	76.05'
L14	S03°11'11"W	24.03'	L38	N45°06'53"E	106.55'
L15	S39°48'54"W	72.87'	L39	S14°54'52"W	45.39'
L16	S26°00'31"W	60.80'	L40	S09°16'46"W	74.13'
L17	S40°46'19"W	51.04'	L41	N42°36'42"E	39.43'
L18	S70°07'20"W	10.51'	L42	N16°15'27"E	62.73'
L19	N44°19'29"E	31.00'	L43	N59°16'17"E	74.53'
L20	S45°51'58"E	15.00'	L44	N68°18'16"E	42.83'
L21	S44°19'29"W	31.00'	L45	S42°28'47"W	41.19'
L22	N44°07'59"E	21.32'	L46	N08°43'11"E	41.46'
L23	S45°52'00"E	15.00'	L47	N08°51'56"E	43.55'
L24	S44°07'59"W	21.32'	L48	N37°16'20"E	86.00'

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
WOODLANDS ARAPAHO ADDITION
LOT 1, BLOCK 1
34.4961 ACRES
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY PLAN NO. 170905-3

OWNER:
SPRING CREEK SENIOR LIVING, LLC
14114 N. DALLAS PKWY. SUITE 265
DALLAS, TX, 75254
Contact : MICHAEL HOLIGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
TEL: 469-301-2580
Contact : Joe Fraccaro, P.E.

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DWP	DAB	JULY 2017	063227603	1 OF 2

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DWG NAME: K:\DAL_SURVEY\063227603-WOODLANDS-SPRING CREEK\DWG\063227603_WOODLAND-SPRING CREEK_FP.DWG PLOTTED BY BROWN, DANA 11/1/2018 7:27 AM LAST SAVED 11/1/2018 7:25 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Spring Creek Senior Living, LLC, is the owner of a tract of land situated in the Onefre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being part of a called 141.653 acre Tract described in Special Warranty Deed to **Spring Creek Senior Living, LLC**, recorded in Instrument No. 201700320681, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with 3-1/4 inch aluminum disk stamped "WOODLANDS ARAPAHO ADDITION" "KHA" set in the northeast right-of-way line of Arapaho Road (a 100-foot right-of-way) from which a 60d nail found at the intersection of said northeast right-of-way line with the southeast right-of-way line of Holford Road (a 60-foot right-of-way) bears North 45°51'58" West a distance of 715.28 feet;

THENCE departing said northeast right-of-way line the following courses and distances to wit:

North 44°00'25" East, a distance of 199.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 45°51'58" West, a distance of 516.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 43°40'36" East, a distance of 693.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 45°51'58" East, a distance of 728.47 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
North 44°08'37" East, a distance of 431.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 45°51'58" East, a distance of 801.14 feet to a 5/8-inch iron rod with 3-1/4 inch aluminum disk stamped "WOODLANDS ARAPAHO ADDITION" "KHA" set;
North 44°08'37" East, a distance of 477.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;
South 45°51'23" East, a distance of 108.33 feet to a point for corner in a creek;

THENCE along said creek, the following courses and distances to wit:

South 70°14'40" West, a distance of 48.23 feet to a point for corner;
South 55°10'30" West, a distance of 37.34 feet to a point for corner;
South 2°35'46" East, a distance of 29.35 feet to a point for corner;
South 32°34'41" East, a distance of 56.94 feet to a point for corner;
South 36°15'46" West, a distance of 48.81 feet to a point for corner;
South 51°20'41" West, a distance of 34.65 feet to a point for corner;
South 42°42'37" West, a distance of 23.58 feet to a point for corner;
South 25°21'17" West, a distance of 56.04 feet to a point for corner;
South 4°45'52" West, a distance of 48.15 feet to a point for corner;
South 13°02'20" East, a distance of 41.32 feet to a point for corner;
South 13°01'22" East, a distance of 45.61 feet to a point for corner;
South 19°45'04" East, a distance of 44.50 feet to a point for corner;
South 2°39'55" East, a distance of 57.38 feet to a point for corner;
South 3°11'11" West, a distance of 24.03 feet to a point for corner;
South 39°48'54" West, a distance of 72.87 feet to a point for corner;
South 26°00'31" West, a distance of 60.80 feet to a point for corner;
South 40°46'19" West, a distance of 51.04 feet to a point for corner;
South 70°07'20" West, a distance of 10.51 feet to a point for corner;

THENCE departing said creek, the following courses and distances to wit:

North 72°57'10" West, a distance of 831.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set;
North 44°13'46" West, a distance of 798.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said northeast right-of-way line;

THENCE with said northeast right-of-way line, North 45°51'58" West, a distance of 666.93 feet to the **POINT OF BEGINNING** and containing 34.4961 acres or 1,502,650 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **Spring Creek Senior Living, LLC,** the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **WOODLANDS ARAPAHO ADDITION** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to all public and private utilities, without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have:(1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities;(3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.
WITNESS, my hand at _____,_____, this the _____ day of _____, 2018.

BY: **Spring Creek Senior Living, LLC**

_____

Printed Name _____

Title _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2018.

_____
NOTARY PUBLIC in and for the STATE OF _____

_____
Printed Name

SURVEYOR'S AFFIRMATION:

I, Dana Brown, 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 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.

_____
Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dana.brown@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 2018.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

_____
Printed Name

GENERAL NOTES:

1. THE BASIS OF BEARING IS NAD83 (CORS96, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 114 AND 115 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 114.

GPS 114	GPS 115
N: 7036077.532	N: 7037705.540
E:2535085.891	E: 2536749.454
Z: 550.59	Z: 543.36

2. 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.
3. EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE"
4. MINIMUM FINISHED FLOOR ELEVATION BASED ON GARLAND FLOODPLAIN MANAGEMENT STUDY 8470RE04.
5. THE PURPOSE OF THIS PLAT IS TO PLAT PREVIOUSLY UNPLATTED PROPERTY.

CERTIFICATE OF APPROVAL

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

_____
Chairman of the City Plan Commission

_____
Director of Planning Department

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.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
WOODLANDS ARAPAHO ADDITION
LOT 1, BLOCK 1
34.4961 ACRES
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY PLAN NO. 170905-3

OWNER:
SPRING CREEK SENIOR LIVING, LLC
14114 N. DALLAS PKWY. SUITE 265
DALLAS, TX, 75254
Contact : MICHAEL HOLIGAN

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
TEL: 469-301-2580
Contact : Joe Fraccaro, P.E.

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ###'	DWP	DAB	JULY 2017	063227603	2 OF 2

DWG NAME: K:\DAL_SURVEY\063227603-WOODLANDS-SPRING CREEK\DWG\063227603_WOODLAND-SPRING CREEK_FP.DWG PLOTTED BY BROWN, DANA 11/1/2018 7:27 AM LAST SAVED 11/1/2018 7:25 AM

GARLAND

Plan Commission **2.b.**

Meeting Date: 11/26/2018

Item Title: P 18-38 Skillman Circle Addition Replat (District 3)

Summary:

P 18-38 Skillman Circle Addition Replat, Lots 1 and 2, Block 1 of replat of Lot 1 and Lot 4, Block 1, Safeway Addition No. 1

Attachments

P 18-38 Skillman Circle Addition Replat Report and Attachments

Planning Report

File No: P 18-38/District 3
Agenda Item:
Meeting: Plan Commission
Date: November 26, 2018

REPLAT PLAT
Skillman Circle Addition, Lots 1 and 2, Block 1

LOCATION
3342 Broadway Boulevard and 901 Colonel Drive

ZONING
Community Retail (CR) District

NUMBER OF LOTS
2

ACREAGE
3.792

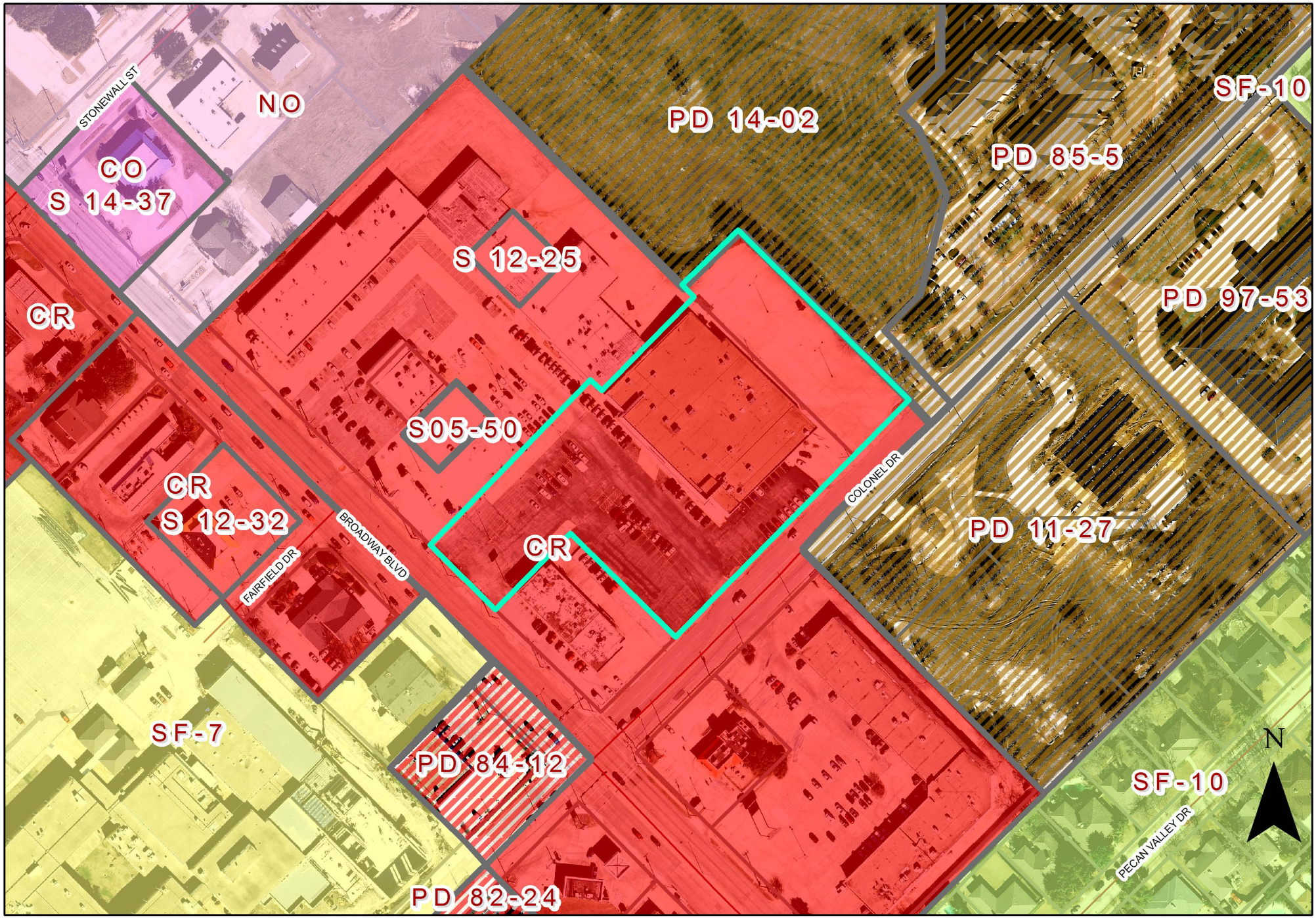
BACKGROUND
The proposed Final Plat is comprised of Lots 1 and 2, Block 1. The purpose of this Replat Plat is to create two (2) platted lots for future development on Lot 2. There is an existing shopping center on proposed Lot 1.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 8x11 Plat

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning

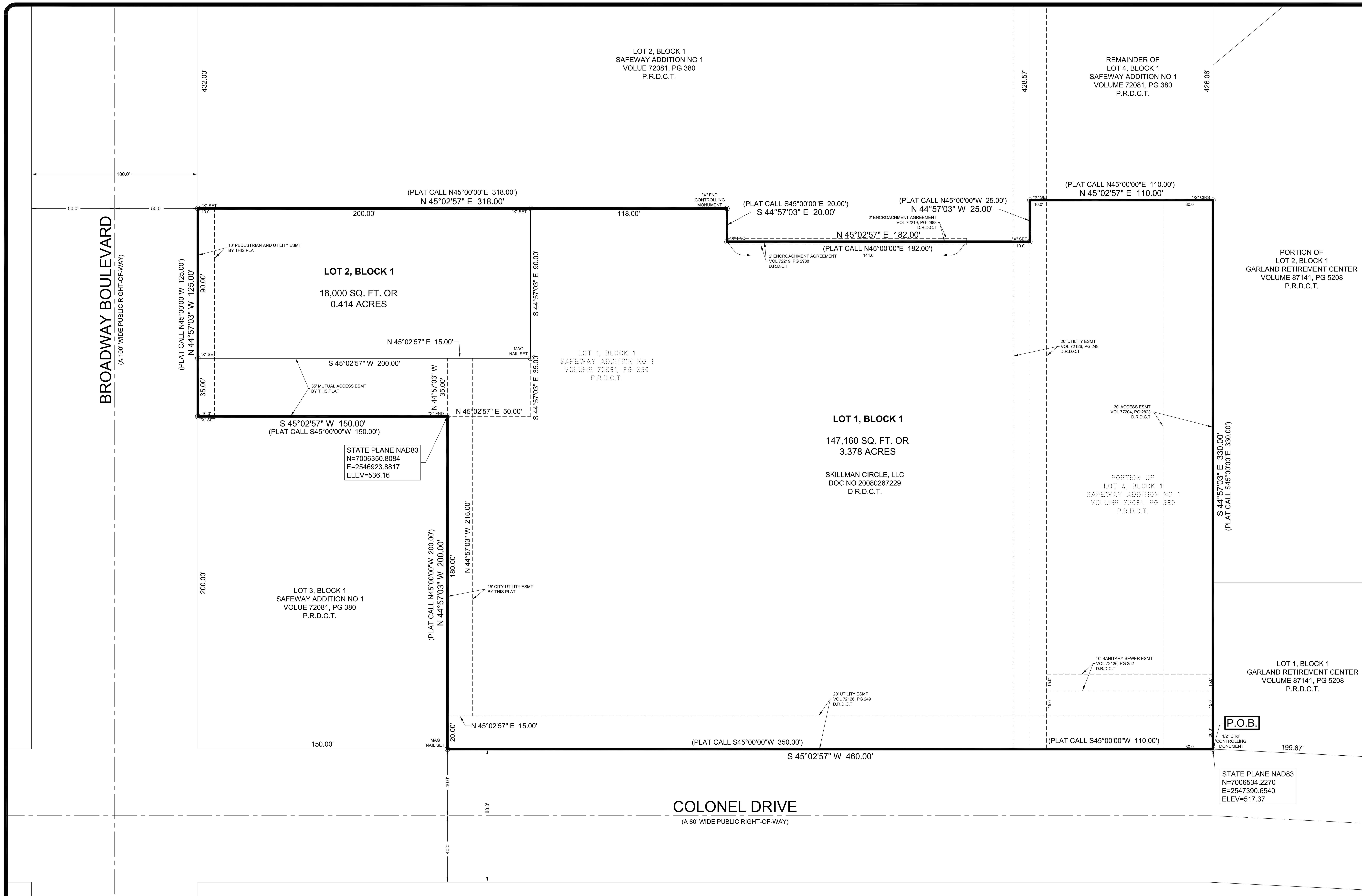


0 100 200 Feet

1 inch = 174 feet

PLAT MAP P18-38

INDICATES AREA OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS S**KILLMAN CIRCLE, LLC** is the sole owner of a 3.792 acres of land situated in the **JOHN LITTLE SURVEY, ABSTRACT NO. 761,** in the City of Garland, Dallas County, Texas, being all of Lot 1, and Lot 4, Block 1, Safeway Addition No. 1, an addition in the City of Garland, according to the plat thereof recorded in Volume 72081, Page 380, Plat Records, Dallas County, Texas, and being described in a deed to Skillman Circle, LLC, recorded in Document Number 20080267229, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Lot 4, and Lot 1, Block 1, Garland Retirement Center, an addition in the City of Garland, according to the plat thereof recorded in Volume 87141, Page 5208, Plat Records, Dallas County, Texas, and being in the northwesterly right-of-way line of Colonel Drive (an 80 foot wide public right-of-way);

THENCE S 45°02'57" W, along the southeasterly line of said Lot 4, and the northwesterly right-of-way line of Colonel Drive, passing the common corner of said Lot 4, and said Lot 1, a total distance of 460.00 feet to a nail set for the common corner of said Lot 1, and Lot 3, Block 1, of said Safeway Addition No. 1;

THENCE N 44°57'03" W, along the common line of said Lot 1, and said Lot 3, a distance of 200.00 feet to an "X" cut in concrete found for the common corner of said Lot 1, and said Lot 3;

THENCE S 45°02'57" W, along the common line of said Lot 1, and said Lot 3, a distance of 150.00 feet to an "X" cut in concrete set for the common corner of said Lot 1, and said Lot 3, said point being in the easterly right-of-way line of Broadway Boulevard (a 100 foot wide public right-of-way);

THENCE N 44°57'03" W, along the westerly line of said Lot 1, and along the easterly right-of-way line of said Broadway Boulevard, a distance of 125.00 feet to an "X" cut in concrete set for the common corner of said Lot 1, and Lot 2, Block 1, of said Safeway Addition No. 1;

THENCE N 45°02'57" E, along the common line of said Lot 1, and said Lot 2, a distance of 318.00 feet to an "X" cut in concrete found for the common corner of said Lot 1, and said Lot 2;

THENCE S 44°57'03" E, along the common line of said Lot 1, and said Lot 2, a distance of 20.00 feet to an "X" cut in concrete found for the common corner of said Lot 1, and said Lot 2;

THENCE N 45°02'57" E, along the common line of said Lot 1, and said Lot 2, a distance of 182.00 feet to an "X" cut in concrete set for the common corner of said Lot 1, and said Lot 2, and being in the southerly line of said Lot 4;

THENCE N 44°57'03" W, along the common line of said Lot 4, and said Lot 2, a distance of 25.00 feet to an "X" cut in concrete set for the common corner of said Lot 4, and said Lot 2;

THENCE N 45°02'57" E, along the common line of said Lot 4, and said Lot 2, a distance of 110.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4, and said Lot 2, and being in the southerly line of Lot 2, Block 1, of said Garland Retirement Center;

THENCE S 44°57'03" E, along the common line of said Lot 4, and said Lot 2, passing the common corner of said Lot 2, and said Lot 1, of said Garland retirement Center, and continuing a total distance of 330.00 feet to the **POINT OF BEGINNING** and containing 165,160 square feet or 3.792 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **SKILLMAN CIRCLE, LLC** is the owner of the property described in this plat, acting by and through their duly authorized agent, do hereby adopt this plat, designating the property as **SKILLMAN CIRCLE 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. 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 the 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 undersigned does covenant and agree that the access easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easements.

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 ___________, 2018.

SKILLMAN CIRCLE, LLC,

BY:____
PRINTED NAME:
TITLE:

STATE TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____________, President of SKILLMAN CIRCLE, LLC 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 ________________, 2018.

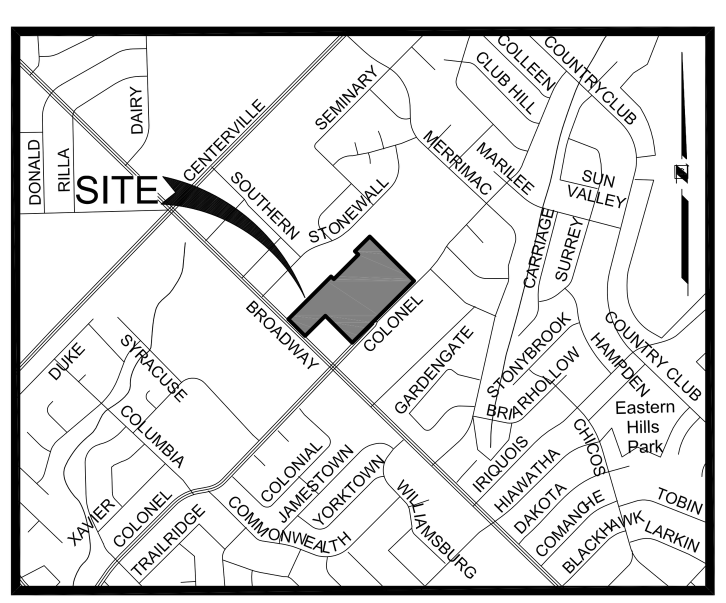
____
Notary Public for and in the State of Texas

My commission expires: ______________

NOTES:

1. IRF - Iron Rod Found
2. CIRS - Iron Rod Set with plastic cap stamped "BLUESTAR SURVEYING"
3. C.M. - Controlling Monument.

VICINITY MAP
NTS



W N S E

0' 10' 20' 30' 60'
SCALE: 1" = 30'

NOTES:

1. Basis of Bearing - The Basis of Bearing of this survey is RTK Network and are NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202).
2. Property owners of corner lots shall maintain sight visibility triangles in accordance with #11 - Chapter Eight of the Technical Standards Manual.
3. The purpose of this replat is to create two lots for future site development along with the necessary utility easements.
4. no on-site structures or improvements exist on Lot 2, Block 1.
5. Coordinates shown hereon are per RTK Network and are NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control (2002 Datum) Monuments 235 and 236.

GPS 235	GPS 236
N = 7007775.09000	N = 7006713.96600
E = 2545029.99000	E = 2546278.26900
Z = 539.034	Z = 540.524

Approved and accepted for the City of Garland this ______ day of __________, 2018 by the City Plan Commission of the City of Garland, Texas.

____
Chairman of the City Plan Commission

____
Director of Planning Department

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

SURVEYOR'S CERTIFICATE

I, Roy Rodriguez, a Registered Professional Land Surveyor, licensed by the State of Texas, certify 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 certify that 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 plat.

PRELIMINARY

RELEASED 05/03/2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Roy Rodriguez Date
Registered Professional Land Surveyor, No. 5596

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Roy Rodriguez, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of __________ 2018.

____
Notary Public in and for Dallas County, Texas

My Commission Expires: ______________________

OWNER:
SKILLMAN CIRCLE, LLC
P O BOX 195914
DALLAS, TEXAS 752198616
PHONE: 469-831-7574

REPLAT
SKILLMAN CIRCLE ADDITION
LOT 1, AND LOT 2, BLOCK 1
A REPLAT OF
LOT 1, AND LOT 4, BLOCK 1
SAFEWAY ADDITION NO 1
SITUATED IN THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NUMBER 180403-3
THIS PLAT FILED IN INSTRUMENT NO. ______________

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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2002).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
817-659-9206
WWW.BLUESTARSURVEYING.COM

JN 18-120-PLAT	GF #	DATE: 11/2/18

GARLAND

Plan Commission **3.a.**

Meeting Date: 11/26/2018

Item Title: Z 18-33 Cates-Clark & Associates, LLP (District 1)

Summary:

Consideration of the application of **Cates-Clark & Associates, LLP,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. The property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the December 10, 2018 Plan Commission meeting.)

Attachments

Z 18-33 Cates-Clark & Associates, LLP Postponement Memo Attachment

Planning Report

GARLAND
TEXAS MADE HERE

File No: Z 18-33/District 1
Agenda Item:
Meeting: Plan Commission
Date: November 26, 2018

REQUEST
Approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses.

LOCATION
3400 Firewheel Parkway

APPLICANT
Cates-Clark & Associates

OWNERS
Valley Creek/State Highway 190 Partners
L & S Land Company, Ltd

During the August 13, 2018 Plan Commission meeting, the Commission postponed this case to September 10, 2018, with comments regarding building design, connectivity and the maximum number of units and related density. Subsequently, the applicant submitted a request to postpone the request to the October 8, 2018 Plan Commission meeting. After the October 8, 2018 Plan Commission meeting, the applicant requested a further postponement to the November 26, 2018 Plan Commission meeting. In an email dated November 6, 2018 the applicant has requested postponement to the December 10, 2018 Plan Commission meeting.

GARLAND

Plan Commission **3.b.**

Meeting Date: 11/26/2018

Item Title: Z 18-39 Eco Site, LLC (District 6)

Summary:

Consideration of the application of **Eco Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The property is located at 1921 North Plano Road. (District 6) (File Z 18-39) (This item was postponed from the October 22, 2018 Plan Commission meeting.)

Attachments

Z 18-39 Eco Site, LLC Report and Exhibits

Planning Report

File No: Z 18-39/District 6
Agenda Item:
Meeting: Plan Commission
Date: November 26, 2018

REQUEST
Approval of Specific Use Provision for Antenna, Commercial on property zoned Community Retail (CR) District

LOCATION
1921 North Plano Road

APPLICANT
Eco-Site, LLC.

OWNER
JJJ & K Corp.

BACKGROUND
In 2006, City Council approved a Specific Use Provision (S 06-70) for a Retail Sales with Gas Pumps for a period of twenty (20) years. The applicant intends to lease 0.0385 acres of the property to build a 90-foot tall (including the appurtenances) commercial antenna/telecommunications tower support structure. The lease area is currently planted with grass and trees.

During the October 22, 2018 Plan Commission meeting, the Commission postponed this case to November 26, 2018 upon request of the applicant in order for the applicant to hold a neighborhood meeting.

SITE DATA
The subject site (overall site) contains approximately 0.92 acres in total area and is developed with a retail sales with gas pumps, an ice kiosk and a retail store. The lease area is approximately 0.0385 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from North Plano Road.

USE OF PROPERTY UNDER CURRENT ZONING
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 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.

The development of a clock design telecommunication tower requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS
1. The applicant is proposing to build a ninety (90)-foot tall clock design stealth tower that will be enclosed in a lease area of approximately 0.0385 acres. The applicant is proposing to place a lightning rod on top of the tower. The lighting rod is included in the total height of 90 feet. The proposed height is not allowed in the Community Retail (CR) District without approval of a Specific Use Provision.

2. The initial installation will have six (6) antennas. The carriers will have the ability to mount up to twelve (12) antennas, thereby having a possible configuration of up to a total of thirty-six (36) antennas within the structure. The first carrier is known but other two carriers are undetermined at this time.

3. Section 2.65 (D) of the GDC states that freestanding commercial antenna support structures must be a minimum distance of five thousand feet from another wireless telecommunications antenna. The applicant requested a variance from the Board of Adjustment and that was approved in March 2018.

4. Section 2.65 (C) of the GDC states no commercial antenna support structure may be closer to any residential district boundary line or the residential dwelling property line than a distance equal to three times the height of the support structure. Based on this ratio, a 90-foot tall commercial antenna support structure must be placed a minimum of 180 lineal feet from a single-family zoning district boundary line. The existing tower is approximately 330 feet from the nearest single-family zoning district boundary line, which is south of the subject property.

5. Section 2.65 (M) of the GDC states that support buildings and storage areas or buildings must be screened from public view by a dense, opaque, evergreen landscaped screen with an initial planting height of three feet, and which will attain an ultimate height of six feet at maturity. A six-foot solid masonry wall may be used in lieu of the landscaped screen provided exterior finish materials are compatible with nearby structures. The applicant is proposing an 8-foot masonry screening wall.

6. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development. However, the applicant is proposing to place shrubs around the masonry screening wall.

7. The applicant is requesting that the Specific Use Provision be granted for an indefinite time period.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. This type of center is predominately, but not exclusively non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across West Buckingham Road are commercial development and are within the Richardson city limits. The properties to the east across North Plano Road are zoned Community Retail (CR) District and are developed with an Auto Repair shop and a Dental Clinic. The properties to the south are zoned Community Retail (CR) District and are developed with auto repair shops. The property to the west is zoned Community Retail (CR) District and is developed with an eye care clinic.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. The applicant has presented a "stealth" design that is intended to provide a more aesthetic appearance than a typical cellular tower design, as was originally

submitted with this application. However, given the compact nature of the developed site and the proposed total height of 90 feet which far exceeds the height of surrounding and nearby buildings, staff finds the proposal incompatible with the immediate surrounding area.

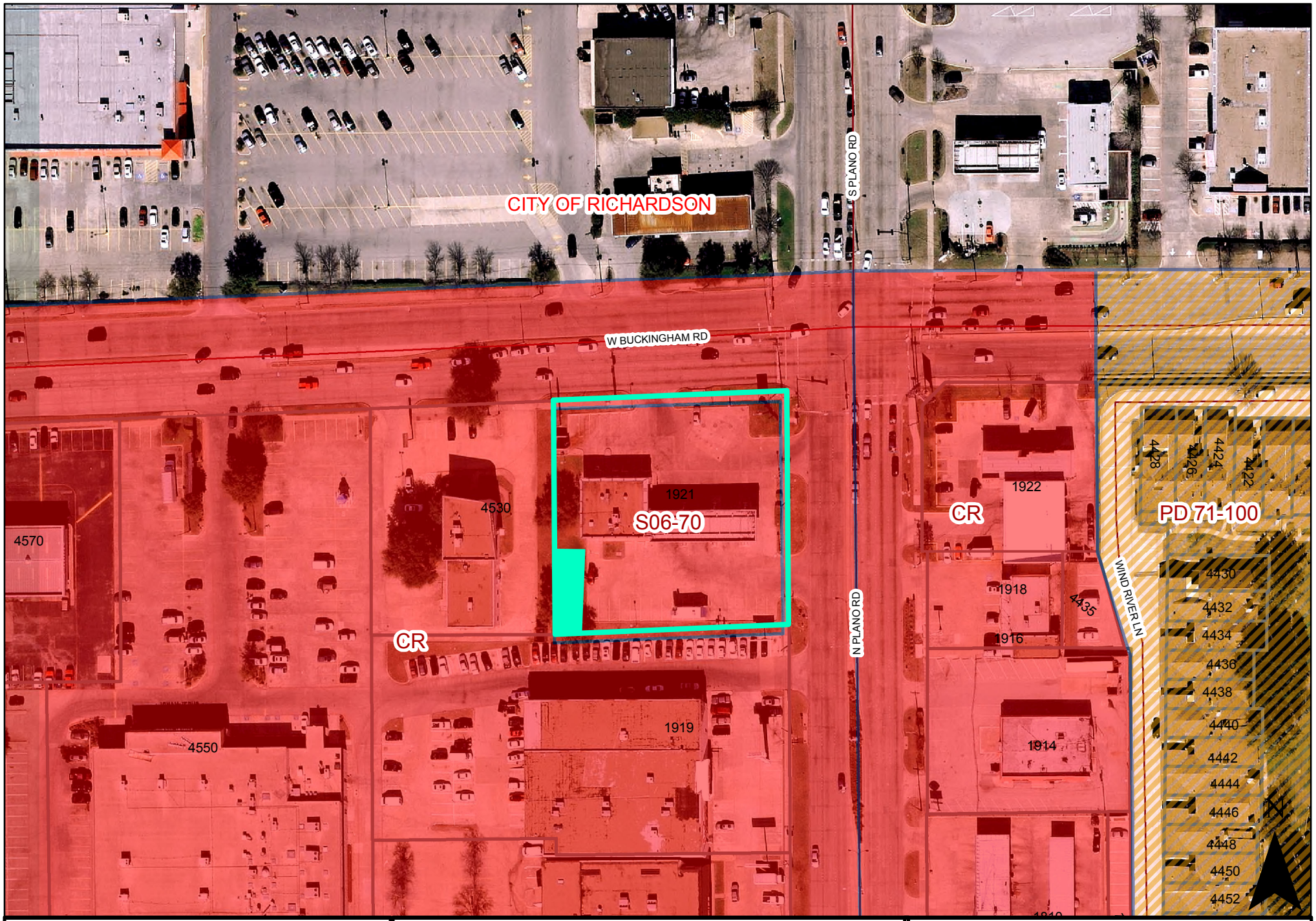
ADDITIONAL INFORMATION

i. Location Map
ii. SUP Conditions

CITY COUNCIL DATE: December 18, 2018

PREPARED BY:
Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning


CITY OF RICHARDSON
S PLANO RD
W BUCKINGHAM RD
N PLANO RD
WIND RIVER LN
1921
S06-70
4530
4570
CR
1922
CR
PD 71-100
4428
4426
4424
4422
1918
4435
1916
1919
4550
1914
4430
4432
4434
4436
4438
4440
4442
4444
4446
4448
4450
4452
0 50 100 Feet
1 inch = 106 feet
ZONING MAP Z 18-39
INDICATES AREA OF REQUEST
SUBJECT SITE

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-39

1921 North Plano Road

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow an Antenna, Commercial.

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

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for an Antenna, Commercial shall be in effect for an indefinite time period.

B. Site Layout: Antenna, Commercial operation shall be limited to the 0.0385-acre lease area, in accordance with the site layout in Exhibit C.

C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.

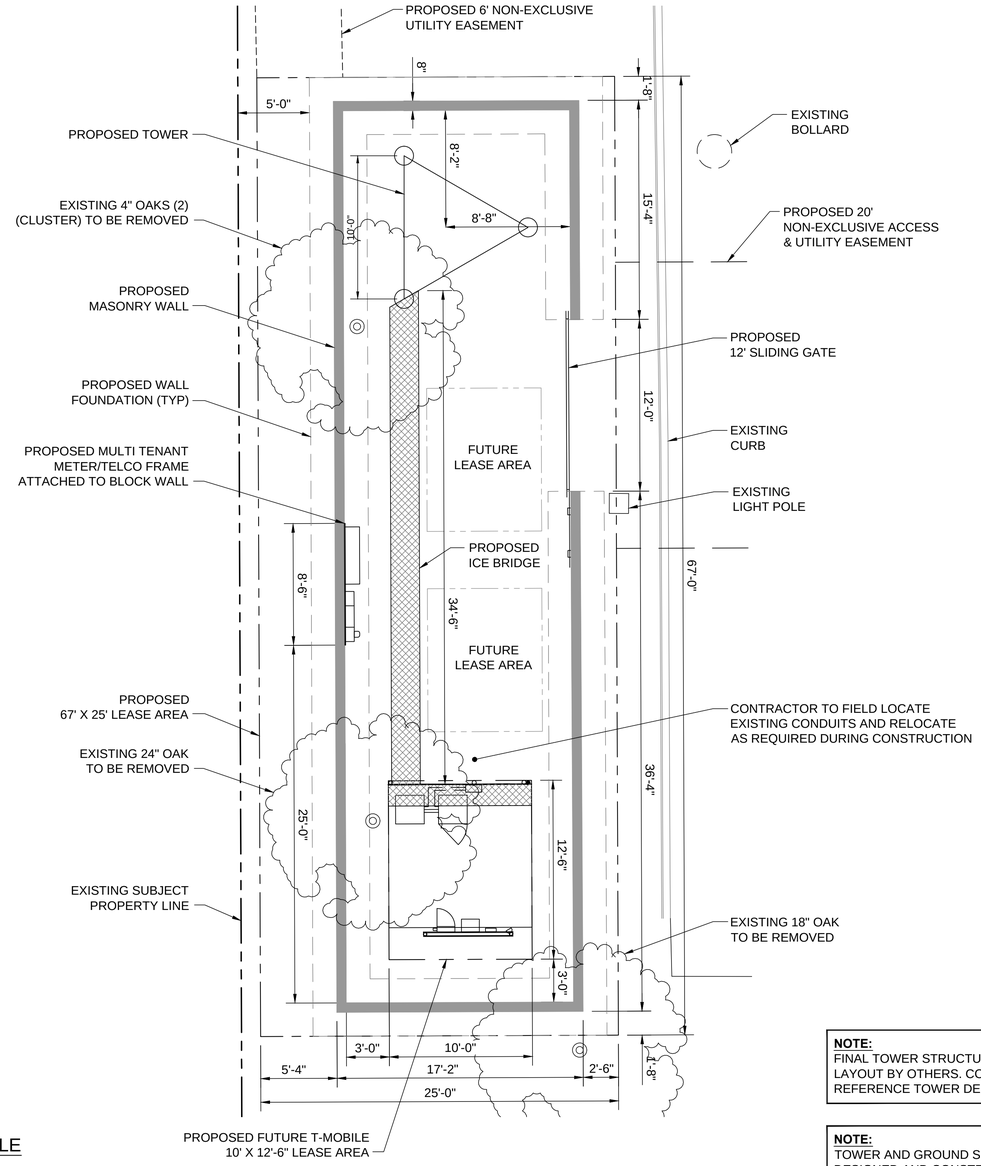
D. Building and Structure Elevations: Building and Structure elevations shall conform to the elevations reflected on Exhibit E.

E. Height: The total height shall be limited to ninety (90) feet.

EXHIBIT B

EXHIBIT C

LEASE AREA (AS SURVEYED) = 1,675 SQUARE FEET (0.0385 ACRES)



GRAPHIC SCALE

10 0 10

(SHEET SIZE 11" X 17")
SCALE : 1" = 10'

5 0 5

(SHEET SIZE 24" X 36")
SCALE : 1" = 5'

1/C2 SITE PLAN

NOTE:
FINAL TOWER STRUCTURE DESIGN AND LAYOUT BY OTHERS. CONTRACTOR TO REFERENCE TOWER DESIGN FOR DETAILS.

NOTE:
TOWER AND GROUND SPACE WILL BE DESIGNED AND CONSTRUCTED FOR 3 TOTAL CARRIERS.

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ECO-SITE CONSTRUCTION MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND ECO-SITE SPECIFICATIONS, THE ECO-SITE CONSTRUCTION MANAGER SHOULD BE CONTACTED FOR CLARIFICATION.
3. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE EC0-SITE CONSTRUCTION MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE CONSTRUCTION MANAGER AND/OR ENGINEER.
4. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
5. WAVEGUIDE BRIDGE ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION INCLUDING FOOTINGS AND WAVEGUIDE BRIDGE LOCATION.
6. ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
7. THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. DO NOT SCALE. NOTIFY ENGINEER OR ECO-SITE CONSTRUCTION MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS FROM ECO-SITE CONSTRUCTION MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
8. THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
9. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
10. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "STATE 811" 48 HOURS IN ADVANCE OF PERFORMING. ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
11. CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
12. CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

COAX NOTE:

1. ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.

PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
CHECKED BY:	MSB
APPROVED BY:	JC

REVISIONS

REV.	DATE	DESCRIPTION
A	11/15/17	ISSUED FOR REVIEW
B	01/16/18	ISSUED FOR REVIEW
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D	06/13/18	ISSUED FOR REVIEW
E	06/15/18	ISSUED FOR REVIEW
F	08/06/18	REVISED PER NEW SURVEY
G	09/13/18	REVISED PER COMMENTS
H	10/01/18	REVISED PER COMMENTS

STATE OF TEXAS
JOHN R. CUNNINGHAM
118463
LICENSED
PROFESSIONAL ENGINEER
10/02/18

SHEET TITLE:
SITE PLAN

SHEET #:	REVISION:
C2	H

EXHIBIT D

LANDSCAPE NOTES

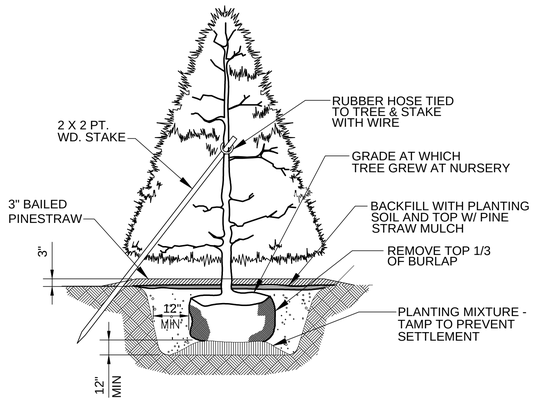
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
10. THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
11. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
12. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

TOTAL AREA OF LANDSCAPE BUFFER: 260 SF - .006 ACRES

PLANT LIST:

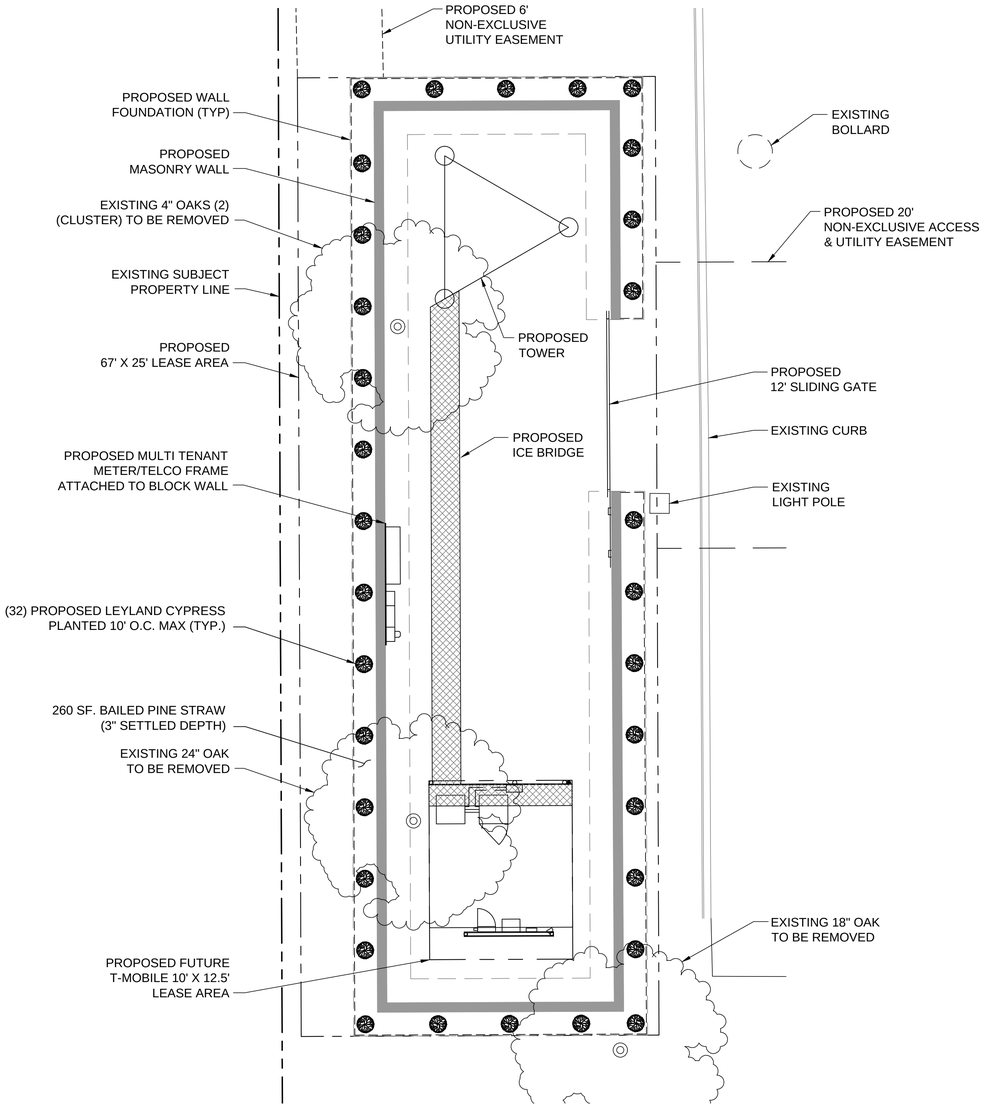
QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS
32	LEYLAND CYPRESS	CUPRESSOCYPARIS LEYLANDII	6' MIN. HEIGHT AT PLANTING

260 SF PINESTRAW MULCH - 3" SETTLED LAYER OF CLEAN STRAW



TREE PLANTING DETAIL
NOT TO SCALE

LEASE AREA (AS SURVEYED) = 1,675 SQUARE FEET (0.0385 ACRES)



GRAPHIC SCALE

10 0 10

(SHEET SIZE 11" X 17")
SCALE : 1" = 10'

5 0 5

(SHEET SIZE 24" X 36")
SCALE : 1" = 5'

1/L1 LANDSCAPE PLAN

PREPARED FOR:
Eco-Site
240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:
towersource
1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
TEL: 678-990-2338 FAX: 678-990-2342

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PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
CHECKED BY:	MSB
APPROVED BY:	JC

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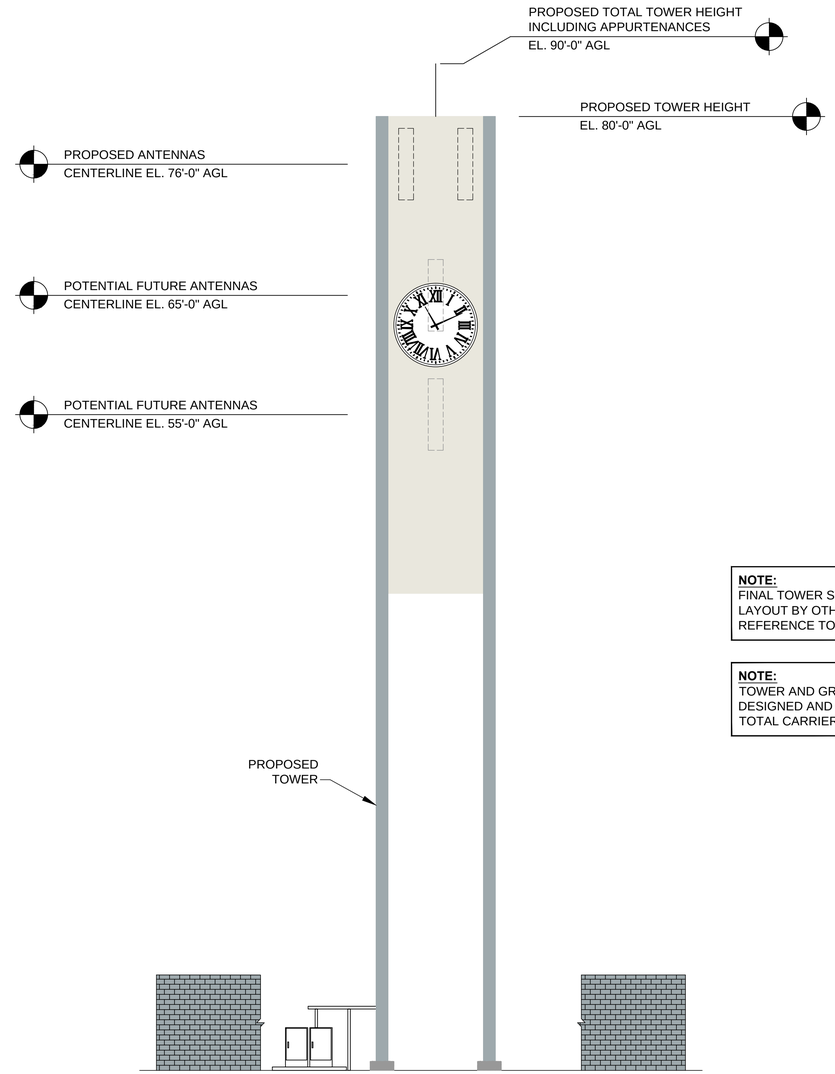
STATE OF TEXAS
JOHN R. CUNNINGHAM
118463
LICENSED
PROFESSIONAL ENGINEER
10/02/18

SHEET TITLE:
LANDSCAPE PLAN

SHEET #:	REVISION:
L1	H

EXHIBIT E



MATERIALS TABLE		
PIPES & BRACING	810 SQ. FT.	40%
RF COMPLIANT MATERIAL	1,180 SQ. FT.	60%

1 / C5 TOWER ELEVATION

NOT TO SCALE

NOTE:
FINAL TOWER STRUCTURE DESIGN AND LAYOUT BY OTHERS. CONTRACTOR TO REFERENCE TOWER DESIGN FOR DETAILS.

NOTE:
TOWER AND GROUND SPACE WILL BE DESIGNED AND CONSTRUCTED FOR 3 TOTAL CARRIERS.

NOTE:
ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND COAX CABLE INFORMATION.

PREPARED FOR:

Eco-Site

240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

A&E FIRM:

towersource

1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
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PROJECT INFORMATION:

TX-0255
WEST BUCKINGHAM
1921 N PLANO RD
GARLAND, TX 75042

DRAWN BY:	JW
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STATE OF TEXAS
JOHN R. CUNNINGHAM
118463
LICENSED
PROFESSIONAL ENGINEER
10/02/18

SHEET TITLE:
TOWER ELEVATION & ANTENNA MOUNT DETAILS

SHEET #:	REVISION:
C5	H

Project Name:
TX-0255 West Buckingham

Photosimulation
2A After

Location
32° 55' 50.90"
-96° 42' 03.16"

Prepared For:
Eco-Site
240 LEIGH FARM ROAD, SUITE 230
DURHAM, NC 27707

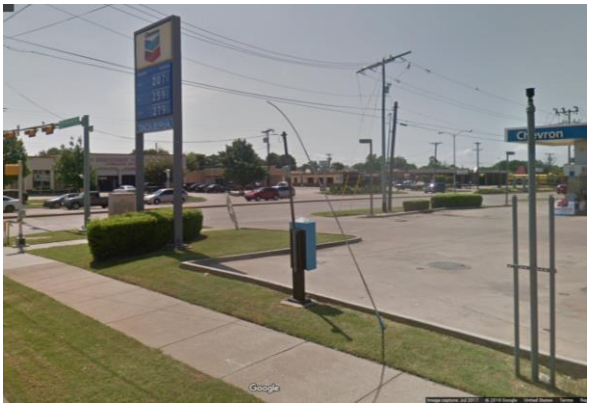
Prepared By:
towersource
www.TOWERSOURCEINC.com

Z 18-39

Looking at the subject property from West Buckingham Road

Looking west of subject site from West Buckingham Road

Looking north of subject site from West Buckingham Road



Looking east of subject site from N Plano Road

GARLAND

Plan Commission **4.**

Meeting Date: 11/26/2018

Item Title: Future Cases Memo

Summary:

ADJOURN

Attachments

Future Cases Memo 12-10-18 Attachment

GARLAND

PLANNING &
COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: November 26, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the December 10, 2018 Plan Commission meeting.

ZONING

1. 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 IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

2. Consideration of the application of **Alejandro F. Herrera, Ph.D.,** requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)

3. Consideration of the application of **Pankaj Patel,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)

4. Consideration of the application of **Firewheel Real Estate Development,** requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Uses to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)

5. Consideration of the application of **Cates-Clark & Associates, LLP,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan and 3) a Detail Plan for Dwelling, Multi-Family Uses. The property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the December 10, 2018 Plan Commission meeting.)

6. Consideration of the application of **Spiars Engineering, Inc.,** requesting approval of 1) Master Concept Plan and 2) a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1718 Lookout Drive. (District 1) (File Z 18-44)

7. Consideration of the application of **Chandler Signs, LLC, requesting** approval of an amendment to Planned Development (PD) District 16-44 for Mixed Uses to allow an increase to the allowable maximum square footage of signage. This property is located at 7217 Telcom Parkway. (District 1) (File Z 18-45)

8. Consideration of the application of **Kenny Lesiuk,** requesting approval of an amendment to Planned Development (PD) District 85-44 to change the requirement of materials used for the perimeter screening wall. The location of the wall will not change. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)

9. Consideration of the application of **MMA, Inc.,** requesting approval of an amendment to Planned Development (PD) District 84-73 for Office Uses to add Commercial Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 18-47)

10. Consideration of the application of **Extreme Signs,** requesting approval of a reduction in sign setback on property zoned Planned Development (PD) District 82-59 for Retail and Apartment Uses. This property is located at 1350 Northwest Highway. (District 5) (SV 18-04)