



# **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 25, 2019 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 Minutes for the November 11, 2019 meeting.

## **2. PLATS**

- a.** P 19-27 Ministerios “El Rey Ya Viene” Addition Final Plat
- b.** P 19-29 Parks at Rosehill Final Plat
- c.** P 19-30 The Foundry Church Addition Replat
- d.** P 19-31 Lakeshore RV Resort Addition Final Plat

## **3. MISCELLANEOUS**

- a.** Impact Fee Report

### **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.**

## **4. ZONING**

- a.** Consideration of the application of **Market Mission, Inc.**, requesting approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (District 5) (File Z 19-34)

## **5. 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:** 11/25/2019

**Item Title:** Plan Commission Minutes for November 11, 2019 meeting

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**Summary:**

Consider approval of Minutes for the November 11, 2019 meeting.

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**Attachments**

Plan Commission Minutes for November 11, 2019 meeting

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## Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 11, 2019, 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 | Wayne Dalton     |
| Commissioner | Steven Hallman   |
| Commissioner | Preston Edwards  |
| Commissioner | John O'Hara      |
| Commissioner | Truett Welborn   |
| Commissioner | Douglas Williams |
| Commissioner | Michael Rose     |
| Commissioner | Christopher Ott  |

### STAFF PRESENT

|                               |                    |
|-------------------------------|--------------------|
| First Assistant City Attorney | Brian England      |
| Recording Secretary           | Tracy Allmendinger |
| Assistant Recording Secretary | Denise Phillips    |
| Staff                         | Will Guerin        |
| Staff                         | Kira Wauwie        |
| Staff                         | Nabiha Ahmed       |
| Staff                         | Kimberly Hopkins   |

### 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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

### MINUTES

**1a. APPROVED\*\*** Approval of Minutes for the regular meeting of October 28, 2019.

### PLATS

**2a. APPROVED\*\*** P 19-25 Heights at Campfire Crossing-Commercial Replat

### ZONING

**3a.** Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of 1)



an amended Detail Plan and 2) an amended Specific Use Provision (SUP) for Fuel Pumps, Retail on a property zoned Planned Development (PD) District 83-32 for Community Retail Uses. This property is located at 5150 and 5102 Duck Creek Drive. (District 4) (File Z 19-03)

The applicant Terry Sauls, 2441 564 County Road, Princeton, Texas provided an overview of the request and elaborated on improved equipment standards to be implemented.

**Motion** was made by Commissioner O'Hara to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Hallman. **Motion carried: 9 Ayes, 0 Nays.**

**3b.**

Consideration of the application of **Dan Robertson**, requesting approval of a Specific Use Provision for an Automobile Sales, New or Used use on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (File Z 19-30)

The applicant was not available for comment or questions.

Jason Looney, 4234 Action Street, Garland, Texas, stated that he is in favor of the request, and raised concerns regarding off-site parking, inoperable vehicles left in the City Right-of-Way, and accessibility issues to surrounding properties.

**Motion** was made by Commissioner Williams to close the public hearing and **deny** the request. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

**3c.**

Consideration of the application of **Masterplan**, requesting approval of 1) a Zoning Change from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses; 2) a Specific Use Provision for a Recycling Salvage Yard (unlimited outside storage); and due to the placement of a new refuse enclosure: 3) a Variance to Section 4.34 of the Garland Development Code regarding Site and Perimeter Landscaping, Parking; Fencing; 4) a Variance to Section 4.35 of the Garland Development Code regarding Parking Area Landscaping; 5) a Variance to Section 4.42 of the Garland Development Code regarding Location and Screening of Light Vehicle Loading Areas; and 6) a Variance to Section 4.44 of the Garland Development Code regarding

Screening of Parking Areas. This property is located at 312 South International Road. (District 6) (File Z 19-32 - Zoning)

Representing the applicant, Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas, Texas provided an overview of the request and proposed amendments. Mr. Fisher elaborated on the business operations including processing the various materials or moving the materials from certain property lines, and also mentioned the prohibitive cost of installing a masonry wall.

Chairman Roberts inquired to the lowering the storage height of the various materials on the subject site.

Commissioner Hallman inquired as to the location choice of the proposed landscaping trees.

Commissioner Williams inquired as to the hardship of the masonry wall and landscaping in the right-of-way.

There was discussion among the Commission is support of the request with proper repair to the current fencing in lieu of the masonry fence and not requiring the removal of the asphalt driveway.

**Motion** was made by Commissioner Williams to close the public hearing and **approve** the application with the extra provision that the fencing be repaired to code standards and allowing six (6) months to complete the items listed in the ordinance. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

**3d.**

Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for a Recycling Salvage Yard (unlimited outside storage). This property is located at 312 South International Road (District 6) (File Z 19-32 - Detail Plan)

The applicant was available for questions. There were no questions of this applicant.

**Motion** was made by Commissioner Williams to close the public hearing and **approve** the Detail Plan as requested. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

**3e.**

Consideration of the application of **Patricia Ann Jones**, requesting approval of a Specific Use Provision for a Guest House on a property zoned Single-Family-7 (SF-7) District. This property is located at 718 Carpenter Drive. (District 2)

(File Z 19-35)

The applicant Patricia Ann Jones, 718 Carpenter Drive, Garland, Texas provided an overview of the request and elaborated on the work already in place for the guest house.

Commissioner Ott inquired as to the amount of work performed to the guest house and when it was completed.

**Motion** was made by Commissioner Hallman to close the public hearing and **approve** the request for a fifteen (15) year Specific Use Provision. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

3f.

Consideration of the application of **Rock Ink Tattoos**, requesting approval of 1) a Specific Use Provision for Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Uptown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 316 Main Street. (District 2) (File Z 19-36)

The applicant Lucas Cervellini, 1210 Wendell Way, Garland, Texas provided a brief overview of the request and remained available for questions.

There were no questions of this applicant.

**Motion** was made by Commissioner Rose to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

4a. **APPROVED**

Consideration of the application of **Barnett Signs, Inc.**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a zero (0) foot setback from the property line where five (5) feet is required per the GDC. This property is located at 11405 LBJ Freeway. (District 5) (File SV 19-01)

The applicant Brad Roberson, 511 Shaye Court, Seagoville, Texas provided an overview of the request and remained available for questions.

There were no questions of this applicant.

**Motion** was made by Commissioner Welborn to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Williams.  
**Motion carried: 9 Ayes, 0 Nays.**

## **ADJOURNMENT**

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:58 p.m.

**City of Garland, TX**

**Approved:**

\_\_\_\_\_  
Chairman

**Attested:**

\_\_\_\_\_  
Recording Secretary



**GARLAND**

**Plan Commission**

**2. a.**

**Meeting Date:** 11/25/2019

**Item Title:** P 19-27 Ministerios "El Rey Ya Viene" Addition Final Plat

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**Summary:**

P 19-27 Ministerios "El Rey Ya Viene" Addition Final Plat

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**Attachments**

P 19-27 Ministerios "El Rey Ya Viene" Addition Final Plat Report and Attachments

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**GARLAND**  
TEXAS MADE HERE

# ***Planning Report***

**File No: P 19-27/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 25, 2019**

## **FINAL PLAT**

Ministerios "El Rey Ya Viene" Addition Final Plat

## **LOCATION**

4413 and 4417 Rosehill Road

## **ZONING**

Planned Development (PD) District 85-17 for Office Use and Specific Use Provision [S 00-05] for a Child Care Center

## **NUMBER OF LOTS**

1

## **ACREAGE**

1.731 acres

## **BACKGROUND**

The applicant requests approval of a Final Plat. The purpose of this plat is to combine two lots into one lot for new construction.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

- i. Location Map
- ii. 8x11 Plat

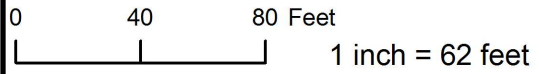
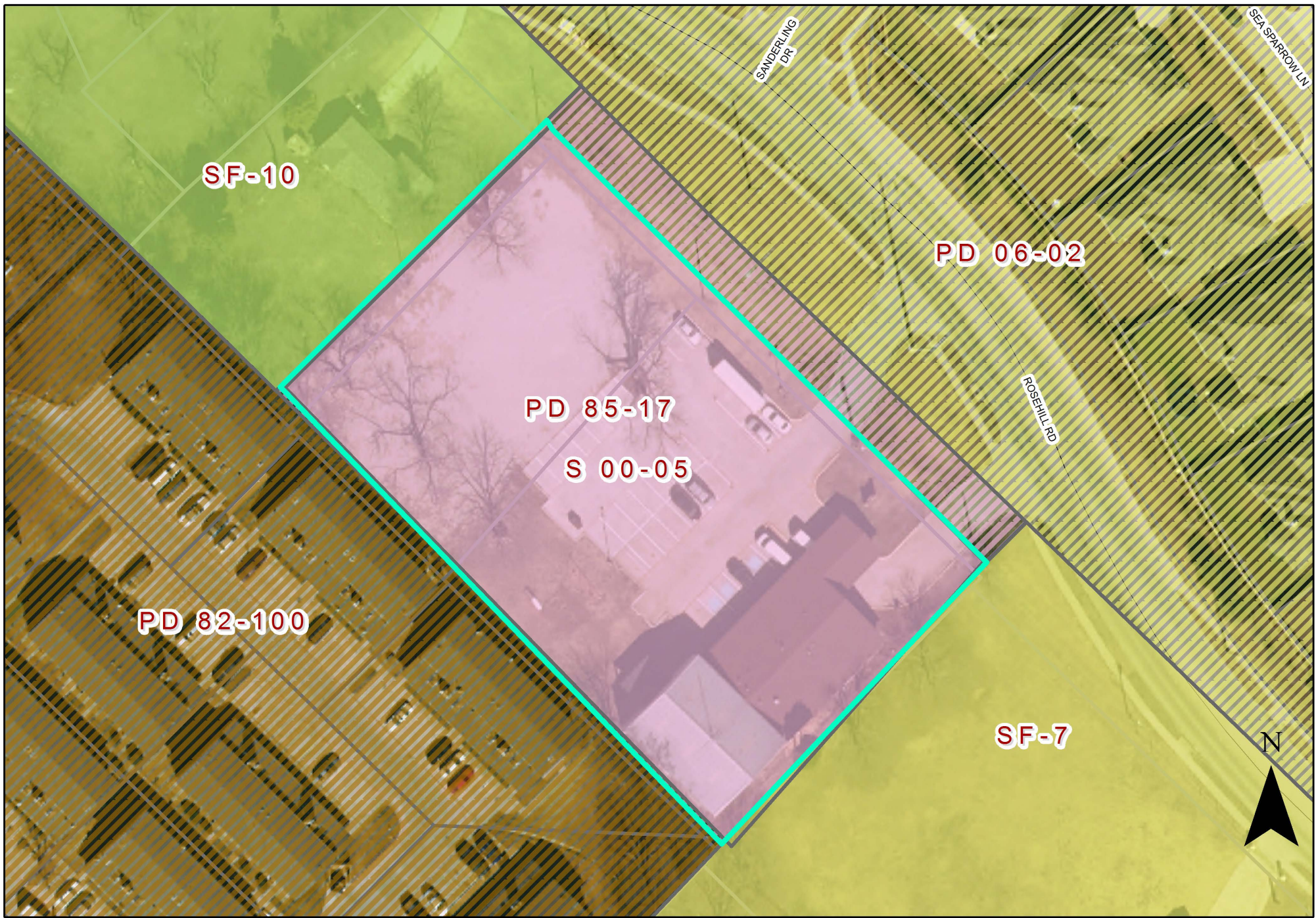
## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning

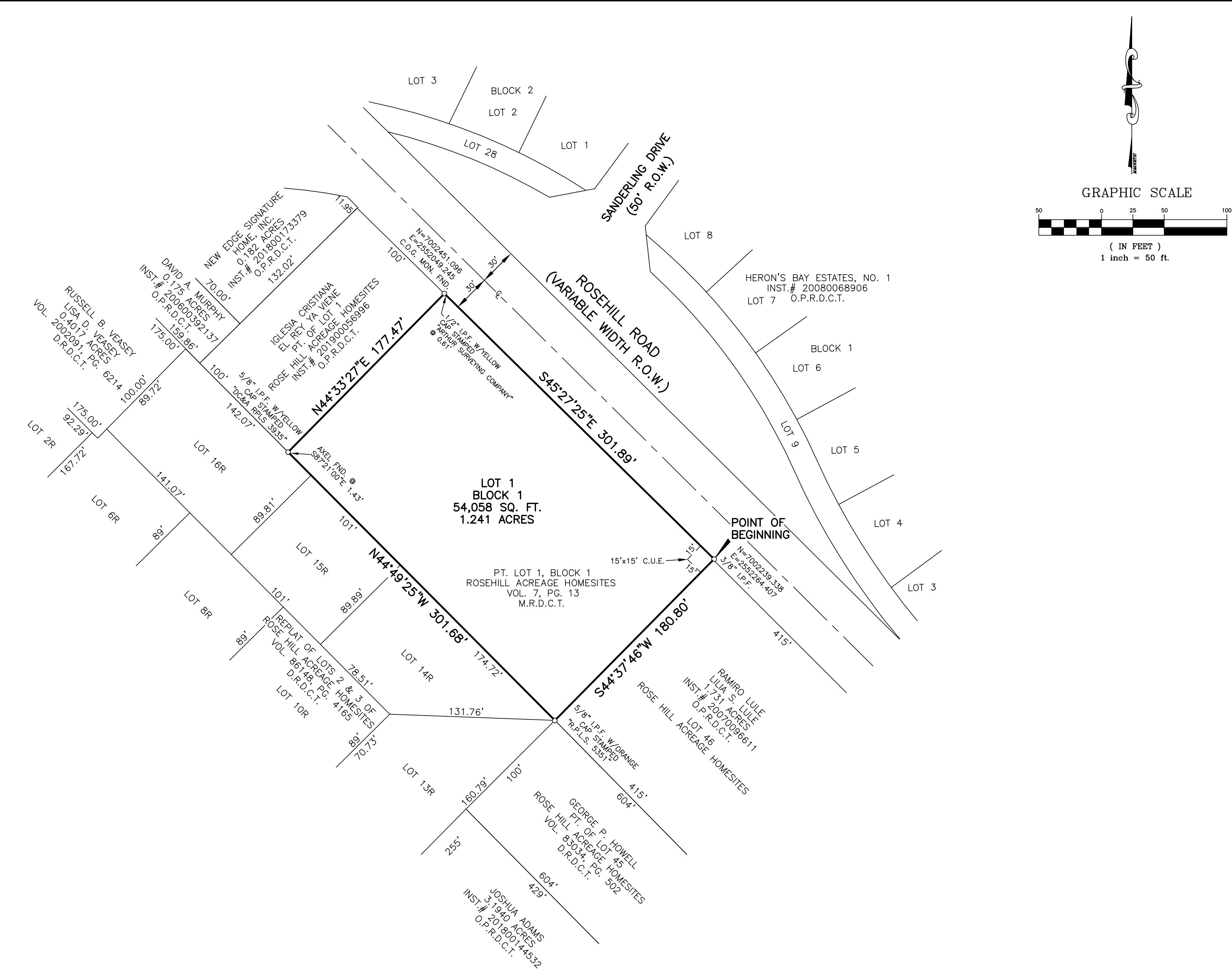
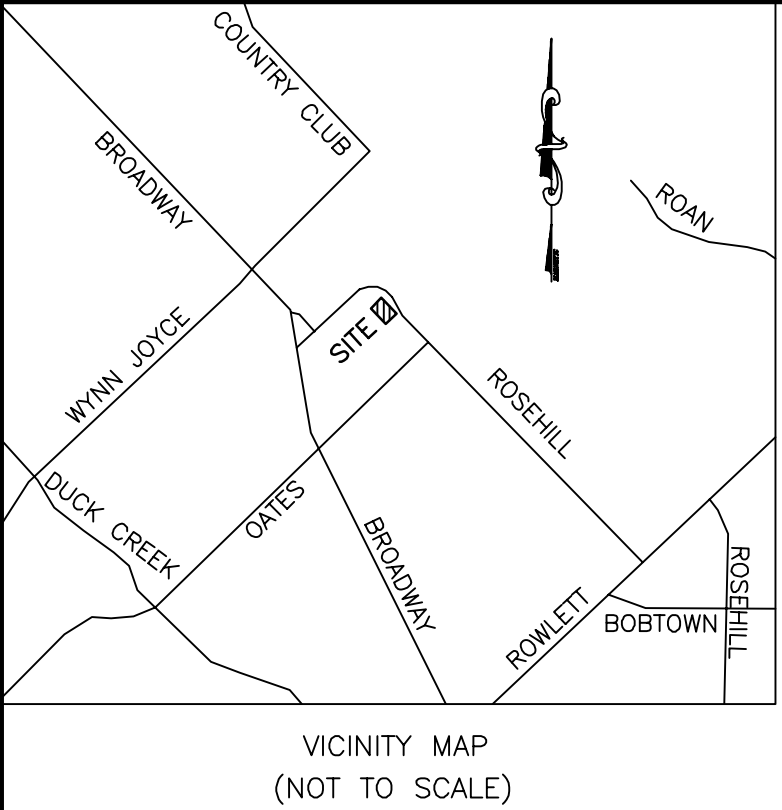




# Plat Map P 19-27

 INDICATES AREA OF REQUEST





OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Whereas, Ministerios "El Rey Ya Viene", is the owner of a tract of land situated in the John Little Survey, Abstract No. 761, City of Garland, Dallas County, Texas, and being part of Lot 1, of Rose Hill Acreage Homesites, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 7, Page 13, Map Records, Dallas County, Texas and being the same tracts of land as conveyed to Ministerios "El Rey Ya Viene by Warranty Deeds recorded in Instrument No. 20130006674 and Instrument No. 201400046435, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 3/8" iron pin found for on the southwest right-of-way line of Rosehill Road (variable width R.O.W.) and for the east corner of said Lot 1 and the north corner of Lot 46 of said Rose Hill Acreage Homesites and also the north corner of a 1.731 acre tract of land conveyed to Ramiro Lule and Lilia S. Lule by deed recorded in Instrument No. 20070096611, Official Public Records, Dallas County, Texas;

Thence, South 44°37'46" West, along the southeast line of said Lot 1 and the northwest line of said 1.731 acre tract, a distance of 180.80 feet to a 5/8" iron pin found with orange cap stamped "R.P.L.S. 5351" for the west corner of said 1.731 acre tract, the north corner of a tract of land conveyed to George P. Howell by deed recorded in Volume 83034, Page 502, Deed Records, Dallas County, Texas and the east corner of the Replat of Lots 2 & 3 of Rose Hill Acreage Homesites, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 86148, Page 4165, Deed Records, Dallas County, Texas;

Thence, North 44°37'25" West, along the southwest line of said Lot 1 and the northeast line of said Replat of Rose Hill Acreage Homesites, a distance of 301.68 feet to a 5/8" iron pin found with yellow cap stamped "DC&A RPLS 3935" for the south corner of a tract of land conveyed to Iglesia Cristiana El Rey Ya Viene by deed recorded in Instrument No. 201900056996, Official Public Records, Dallas County, Texas;

Thence, North 44°33'27" East, along the southeast line of said Iglesia Cristiana tract, a distance of 177.47 feet to a 3" aluminum disk stamped "CITY OF GARLAND ENGINEERING DEPT SURVEY MONUMENT DO NOT DISTURB" found for the east corner of said Iglesia Cristiana tract and being on the southwest right-of-way line of said Rosehill Road;

Thence, South 45°27'25" East, along the southwest right-of-way line of said Rosehill Road, a distance of 301.89 feet to the Point of Beginning and containing 54,058 square feet or 1.241 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Ministerios "El Rey Ya Viene", 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 **MINISTERIOS "EL REY YA VIENE" 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 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.

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 \_\_\_\_\_, 2019.

Ministerios "El Rey Ya Viene", Owner  
By: Omar Maravilla, President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Omar Maravilla, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Notary Public for the State of Texas  
My Commission expires \_\_\_\_\_

\_\_\_\_\_

**LEGEND**

C.U.E. - CITY UTILITY EASEMENT  
I.P.F. - IRON PIN FOUND  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS  
C.O.G. MON. FND. - 3" ALUMINUM DISK FOUND STAMPED "CITY OF GARLAND ENGINEERING DEPT SURVEY MONUMENT DO NOT DISTURB"

**NOTES:**

- 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.
- Coordinates and Bearings 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 79 and 97;

|                                                    |                                                    |
|----------------------------------------------------|----------------------------------------------------|
| GPS79 - N=7001857.945<br>E=2553681.631<br>Z=510.85 | GPS97 - N=7001765.576<br>E=2550863.822<br>Z=519.05 |
|----------------------------------------------------|----------------------------------------------------|

- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.
- Purpose of this plat is for new construction.
- Building lines hereby abandoned by this plat. Refer to Garland Development Code for applicable setbacks.

SURVEYOR'S AFFIRMATION

I, James Bart Carroll, 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 as described hereon and is in substantial compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2019.

James Bart Carroll  
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Notary Public for the State of Texas  
My Commission expires \_\_\_\_\_

APPROVED AND ACCEPTED for the City of Garland this \_\_\_\_ day of \_\_\_\_\_, 2019, 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.

**FINAL PLAT**

**MINISTERIOS "EL REY YA VIENE" ADDITION**

**LOT 1, BLOCK 1**

**A REPLAT OF PART OF LOT 1 OF**

**ROSE HILL ACREAGE HOMESITES**

**JOHN LITTLE SURVEY, ABSTRACT NO. 761**

**CITY OF GARLAND, DALLAS COUNTY, TEXAS**

**CITY CASE NO.: 190604-2**

|                                       |        |                                       |           |
|---------------------------------------|--------|---------------------------------------|-----------|
| <b>CARROLL CONSULTING GROUP, INC.</b> |        |                                       |           |
| P.O. BOX 11                           |        | 972-742-4411                          |           |
| LAVON, TEXAS 75166                    |        | TEXAS FIRM REGISTRATION NO.: 10007200 |           |
| JOB No.                               | SCALE: | DATE PREPARED:                        | DRAWN BY: |
| 2571-19                               | 1"=50' | SEPTEMBER 17, 2019                    | CP        |





**GARLAND**

**Plan Commission**

**2. b.**

**Meeting Date:** 11/25/2019

**Item Title:** P 19-29 Parks at Rosehill Final Plat

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**Summary:**

P 19-29 Parks at Rosehill Final Plat

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**Attachments**

P 19-29 Parks at Rosehill Final Plat Report and Attachments

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**GARLAND**  
TEXAS MADE HERE

# ***Planning Report***

**File No: P 19-29/District 4**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 25, 2019**

## **FINAL PLAT**

Parks at Rosehill Final Plat

## **LOCATION**

North and west of Rosehill Road and I30 Freeway

## **ZONING**

Planned Development (PD) District 18-20 for Mixed Uses

## **NUMBER OF LOTS**

136 (including nine (9) Homeowner Association open space common area lots)

## **ACREAGE**

28.016 acres

## **BACKGROUND**

The applicant requests approval of a Final Plat. The purpose of this plat is to create one hundred and thirty-six lots for a residential subdivision and park area.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

- i. Location Map
- ii. 8x11 Plat

## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

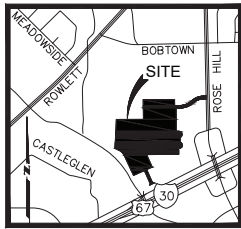
## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning

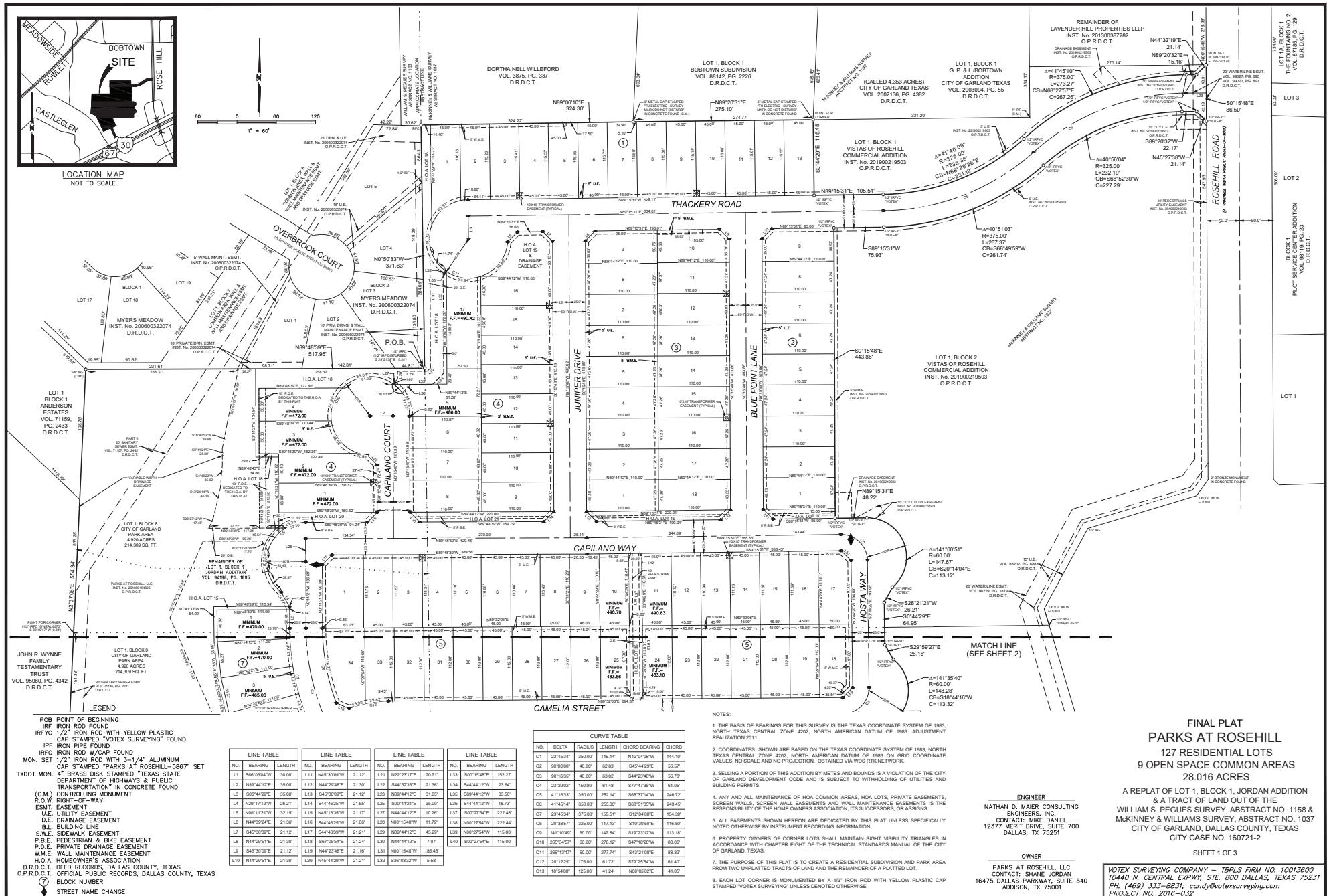








LOCATION MAP  
NOT TO SCALE



| CURVE TABLE |            |        |        |             |
|-------------|------------|--------|--------|-------------|
| NO.         | DELTA      | RADIUS | LENGTH | CHORD       |
| C1          | 23°49'34"  | 350.00 | 145.14 | 142°04'08"W |
| C2          | 90°10'00"  | 40.00  | 62.83  | 84°04'29"E  |
| C3          | 90°16'30"  | 40.00  | 63.02  | 84°12'24"W  |
| C4          | 23°29'02"  | 150.00 | 61.48  | 87°47'36"W  |
| C5          | 41°10'02"  | 350.00 | 252.14 | 88°07'14"W  |
| C6          | 41°40'14"  | 350.00 | 255.06 | 88°01'30"W  |
| C7          | 23°49'34"  | 375.00 | 155.51 | 81°24'08"E  |
| C8          | 20°38'57"  | 325.00 | 117.13 | 81°03'05"E  |
| C9          | 141°10'40" | 60.00  | 147.84 | 81°02'12"W  |
| C10         | 265°34'57" | 60.00  | 276.12 | 84°18'28"W  |
| C11         | 265°19'17" | 60.00  | 277.74 | 84°21'08"E  |
| C12         | 20°12'25"  | 175.00 | 61.72  | 87°25'54"W  |
| C13         | 18°54'08"  | 125.00 | 41.24  | 88°05'02"E  |

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION. OBTAINED VIA NGS RTN NETWORK.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- 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.
- ALL EASEMENTS SHOWN HEREON ARE DESIGNATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE A RESIDENTIAL SUBDIVISION AND PARK AREA FROM TWO UNPLATTED TRACTS OF LAND AND THE REMAINDER OF A PLATTED LOT.
- EACH LOT CORNER IS MONUMENTED BY A 12" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "VOTEX SURVEYING" UNLESS DENOTED OTHERWISE.

ENGINEER

NATHAN D. MAIER CONSULTING  
ENGINEERS, INC.  
CONTACT: MIKE DANIEL  
12377 MENT DRIVE, SUITE 700  
DALLAS, TX 75251

OWNER

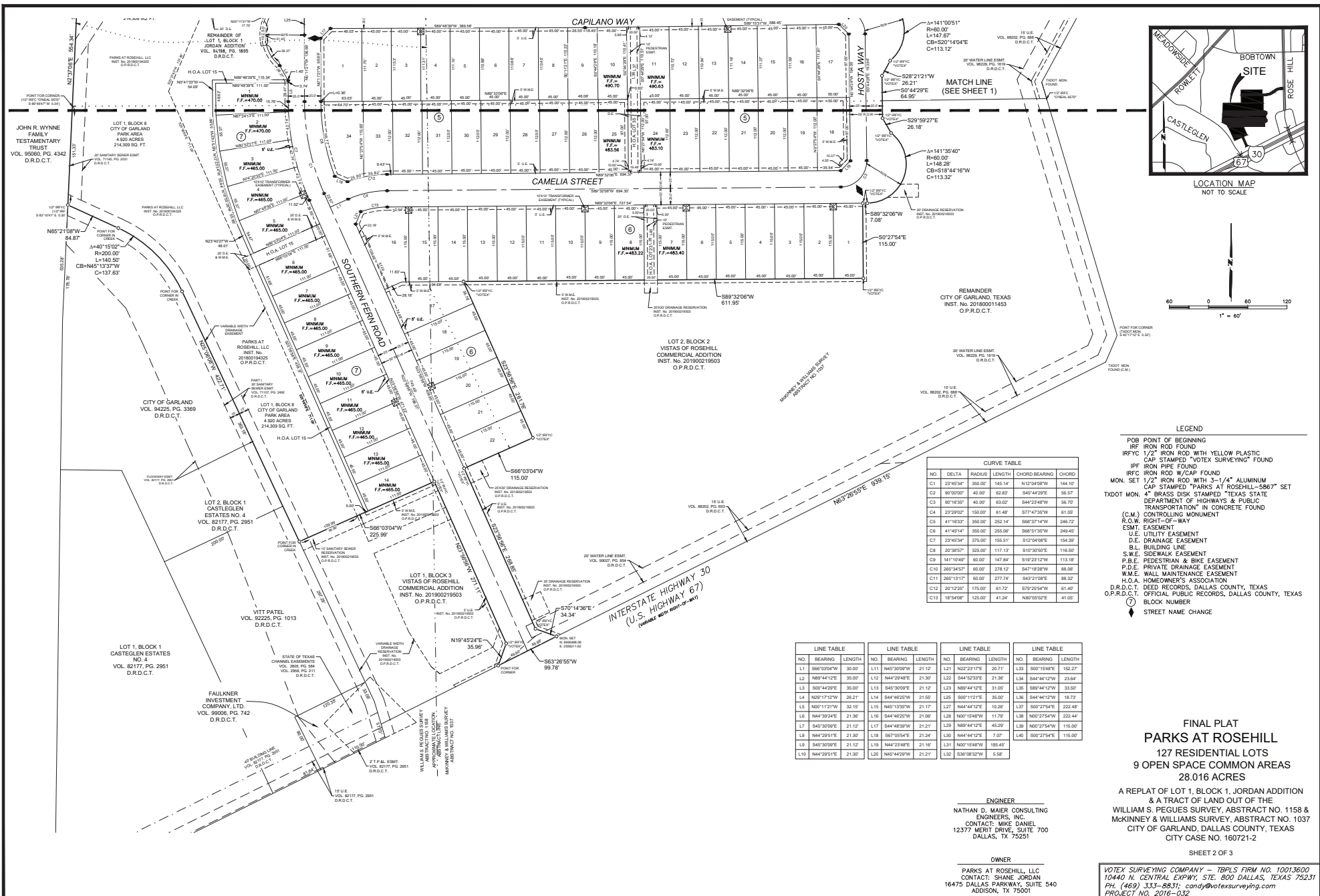
PARKS AT ROSEHILL, LLC  
CONTACT: SHANE JORDAN  
16475 DALLAS PARKWAY, SUITE 540  
ADDISON, TX 75001

FINAL PLAT  
PARKS AT ROSEHILL  
127 RESIDENTIAL LOTS  
9 OPEN SPACE COMMON AREAS  
28.016 ACRES

A REPLAT OF LOT 1, BLOCK 1, JORDAN ADDITION  
& A TRACT OF LAND OUT OF THE  
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &  
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 160721-2

SHEET 1 OF 3

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY., STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; condy@votexsurveying.com  
PROJECT NO. 2016-032



VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600  
10440 N. CENTRAL EXPWY, STE. 800 DALLAS, TEXAS 75231  
PH. (469) 333-8831; candy@votexsurveying.com  
PROJECT NO. 2016-032

STATE OF TEXAS §  
COUNTY OF DALLAS §

**WHEREAS** Parks at Rosehill, LLC is the owner of a 28.016 acre tract of land situated in the William S. Pegasus Survey, Abstract No. 1158, and the McKinney and Williams Survey, Abstract No. 1037, in the City of Garland, Dallas County, Texas, being a portion of that certain tract of land conveyed to Parks at Rosehill, LLC by Special Warranty Deed recorded in Instrument No. 201800194321, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and all of that certain tract of land conveyed to Parks at Rosehill, LLC by Special Warranty Deed recorded in Instrument No. 201800194325, O.P.R.D.C.T., and a portion of Lot 1, Block 1, Jordan Addition, an addition in the City of Garland, according to the plat thereof recorded in Volume 84198, Page 1865, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for the northeast corner of said Lot 1, Block 1, Jordan Addition, and being the southeast corner of Myers Meadow, an addition in the City of Garland, according to the plat thereof recorded in Instrument No. 200600322074, O.P.R.D.C.T., and being in the west line of said tract of 32.132 acre tract, from which a 1/2-inch iron rod found (disturbed) bears S 29° 21' 38" E, a distance of 0.24 feet;

**THENCE** N 00° 50' 33" W, along the east line of said Myers Meadow, passing at a distance of 284.06 feet a 1/2 inch iron rod found for the common corner of Lot 4, Block 2, and Lot 5, Block 2, of said Myers Meadow, and continuing a total distance of 37.63 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found in the south line of a tract of land conveyed to Dorthea Noel Willford by deed recorded in Volume 3675, Page 337, D.R.D.C.T.;

**THENCE** N 89° 06' 10" E, along the south line of said Willford Tract, a distance of 324.30 feet to a 3" metal cap stamped "TUELECT - SURVEY MARK DO NOT DISTURB" found in concrete, said point being the common corner of said Willford tract, and Lot 1, Block 1, Bottom Subdivision, an addition in the City of Garland, according to the plat thereof recorded in Volume 88142, Page 2226, D.R.D.C.T.;

**THENCE** N 89° 20' 31" E, along the south line of said Lot 1, Block 1, Bottom Subdivision, passing at a distance of 274.77 feet a 3" metal cap stamped "TUELECT - SURVEY MARK DO NOT DISTURB" found in concrete for the common corner of said Lot 1, Block 1, Bottom Subdivision, and a called 4.353 acre tract of land conveyed to the City of Garland, Texas according to the deed recorded in Volume 2002136, Page 4382, D.R.D.C.T. and continuing for a total distance of 275.10 feet to a point for corner in the south line of said tract of 4.353 acre tract at the northwest corner of Lot 1, Block 1, Vistas of Rosehill Commercial Addition, an addition to the City of Garland, Texas according to the plat thereof recorded in Instrument No. 201800219503, O.P.R.D.C.T.;

**THENCE** S 00° 44' 29" E, departing said south line of the 4.353 acre tract and with the west line of said Lot 1, Block 1, a distance of 115.48 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the southwest corner of said Tract 1;

**THENCE** with the south line of said Lot 1, Block 1, the following courses and distances:

N 89° 15' 31" E, a distance of 105.51 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a northeasterly direction, with a tangent curve to the left having a central angle of 41° 40' 09", a radius of 320.00 feet, a chord that bears N 68° 25' 20" E, a distance of 31.19 feet and an arc distance of 236.36 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a northeasterly direction along a tangent curve to the left having a central angle of 41° 45' 10", a radius of 375.00 feet, a chord that bears N 68° 27' 57" E, a distance of 267.26 feet and an arc distance of 273.27 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
N 69° 20' 32" E, a distance of 15.16 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
N 44° 32' 10" E, a distance of 21.01 feet to a 1/2-inch iron rod with yellow plastic cap stamped "PARKS AT ROSEHILL-0987" set for the corner in the west right-of-way line of Rosehill Road (a variable with public right-of-way) at the east corner of said Tract 1, from which a 1/2 inch iron rod found bears N 00°1548" W, a distance of 278.38 feet;

**THENCE** S 00°1548" E, along said west right-of-way line of said Rosehill Road, a distance of 86.50 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the northwest corner of Lot 1, Block 2 of said Vistas of Rosehill Commercial Addition;

**THENCE** departing said west right-of-way line of Rosehill Road and with the north line of said Block 2, the following courses and distances:

N 45° 27' 38" W, a distance of 21.14 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 89° 20' 32" E, a distance of 22.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a southeasterly direction along a tangent curve to the left, having a central angle of 40° 59' 04", a radius of 325.00 feet, and a chord that bears S 68° 52' 30" W a distance of 227.28 feet and an arc distance of 232.19 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a southeasterly direction along a reverse curve to the right, having a central angle of 40° 51' 03", a radius of 375.00 feet, and a chord that bears S 68° 49' 59" W a distance of 261.74 feet and an arc distance of 267.37 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 89° 15' 31" W, a distance of 75.93 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the northwest corner of said Block 2;

**THENCE** with the west line of said Block 2, the following courses and distances:

S 00° 15' 48" E, a distance of 443.86 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
N 89° 15' 31" E, a distance of 48.22 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a southeasterly direction along a non-tangent curve to the right having a central angle of 141° 00' 51", a radius of 60.00 feet, and a chord that bears S 20° 14' 04" E a distance of 113.12 feet and an arc distance of 147.67 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 28° 21' 21" W, a distance of 28.21 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 00° 44' 29" E, a distance of 64.55 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 29° 59' 27" E, a distance of 26.18 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
In a southeasterly direction with a non-tangent curve to the right having a central angle of 141° 35' 40", radius of 60.00 feet, and a chord that bears S 18° 44' 16" W a distance of 113.32 feet and an arc distance of 148.26 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 89° 32' 06" W, a distance of 7.08 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 00° 27' 54" E, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 89° 32' 06" W, a distance of 611.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 23° 58' 56" E, a distance of 201.76 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 60° 04' 04" W, a distance of 115.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 23° 58' 56" E, a distance of 268.85 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
S 70° 14' 38" E, a distance of 34.34 feet to a 1/2-inch iron rod with 3/4 inch aluminum disk cap stamped "PARKS AT ROSEHILL-0987" set at the southeast corner of said Parks at Rosehill, LLC tract and the southwestern southwest corner of said Block 2 in the northwest right-of-way line of Interstate Highway 30 (U.S. Highway 67) (a variable with right-of-way), from which a 4-inch brass disk stamped "TEXAS STATE DEPARTMENT OF HIGHWAYS & PUBLIC TRANSPORTATION" found in concrete at the south end of a right-of-way corner clip at the intersection of said west right-of-way line of Rosehill Road and said northwest right-of-way line of Interstate Highway 30 bears N 63° 20' 55" E, a distance of 939.15 feet;

**THENCE** S 63° 26' 55" W, along said northwest right-of-way line of Interstate Highway 30, a distance of 99.78 feet to a point at the southwest corner of said Parks at Rosehill, LLC tract and the southeast corner of Lot 1, Block 3 of said Vistas of Rosehill Commercial Addition;

**THENCE** departing said northwest right-of-way line of Interstate Highway 30 and with the west line of said Parks at Rosehill, LLC tract and the east line of said Lot 1, Block 3, the following courses and distances:

N 19° 45' 24" E, a distance of 35.96 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;  
N 23° 56' 56" W, a distance of 271.11 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;

**THENCE** S 69° 03' 04" W, with the said west line of the Parks at Rosehill, LLC tract and the north line of said Lot 1, Block 3, a distance of 225.98 feet to a point for corner in a creek, same being in the southwest line of said Lot 1, Block 1, Jordan Addition and the northeast line of Lot 2, Block 1, Castlegen Estates No. 2, an addition to the City of Garland according to the plat thereof recorded in Volume 82177, Page 2951, D.R.D.C.T.;

**THENCE** along the common line of said Lot 1, Block 1, Jordan Addition and said Lot 2, Block 1, Castlegen Estates No. 4, the following courses and distances:

N 25° 06' 08" W, a distance of 422.71 feet to a point for corner in a creek;  
In a northeasterly direction with a tangent curve to the left having a central angle of 40° 15' 02", a radius of 200.00 feet, and a chord that bears N 45° 13' 37" W a distance of 137.63 feet and an arc distance of 148.50 feet to a point for corner in a creek;  
N 65° 21' 08" W, a distance of 84.87 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the common line of said Lot 1, Block 1, Jordan Addition, and a tract of land conveyed to John R. Wynne, Family Testamentary Trust according to the deed recorded in Volume 90500, Page 4342, D.R.D.C.T., from which a 1/2-inch iron rod found for reference bears S 83° 17' 41" E, a distance of 0.30 feet;

**THENCE** N 02° 37' 06" E, along the common line of said Lot 1, Block 1, Jordan Addition, and said Wynne tract, passing at a distance of 151.33 feet the northwest corner of said Parks at Rosehill, LLC tract, passing the common corner of said Wynne tract, and Lot 1, Block 1, Anderson Estates, an addition to the City of Garland according to the plat thereof recorded in Volume 71159, Page 2433, D.R.D.C.T., and continuing for a total distance of 554.34 feet to a 5/8-inch iron rod found for the common corner of said Lot 1, Block 1, Jordan Addition, and said Lot 1, Block 1, Anderson Estates, and said Myers Meadows;

**THENCE** N 89° 48' 39" E, along the common line of said Lot 1, Block 1, Jordan Addition, and said Myers Meadows, a distance of 517.95 feet to the **POINT OF BEGINNING AND CONTAINING** 1,220.365 square feet or 28.016 acres of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PARKS AT ROSEHILL, 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 **PARKS AT ROSEHILL**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, Lot 1, Block 8, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use 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 public 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 within a public easement; 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. 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 clear and free of debris, salt, 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 pickup, 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 filing 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 Pedestrian and Bike Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Pedestrian and Bike Trail Easement Area. However, neither shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City of Garland is not required to maintain the Pedestrian and Bike Trail Easement or any improvements therein.

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

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2019.

By: PARKS AT ROSEHILL, LLC  
a Texas limited liability company

By: JorParks, Inc.  
a Texas corporation  
Its: Manager

By:  
Shane Jordan, President

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Shane Jordan, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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, the City of Garland Development Code and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

**PRELIMINARY**  
RELEASED 10/05/2019 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED  
UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867  
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 1   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.132 | 5,762   |
| 2         | 0.119 | 5,199   |
| 3         | 0.119 | 5,199   |
| 4         | 0.119 | 5,199   |
| 5         | 0.119 | 5,202   |
| 6         | 0.120 | 5,207   |
| 7         | 0.120 | 5,212   |
| 8         | 0.120 | 5,213   |
| 9         | 0.120 | 5,210   |
| 10        | 0.120 | 5,207   |
| 11        | 0.119 | 5,204   |
| 12        | 0.119 | 5,201   |
| 13        | 0.119 | 5,198   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 2   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.120 | 5,247   |
| 2         | 0.119 | 5,197   |
| 3         | 0.119 | 5,197   |
| 4         | 0.119 | 5,197   |
| 5         | 0.119 | 5,197   |
| 6         | 0.119 | 5,197   |
| 7         | 0.119 | 5,197   |
| 8         | 0.119 | 5,197   |
| 9         | 0.125 | 5,438   |
| H.O.A. 10 | 0.035 | 1,538   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 3   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.121 | 5,249   |
| 2         | 0.119 | 5,199   |
| 3         | 0.119 | 5,199   |
| 4         | 0.119 | 5,199   |
| 5         | 0.119 | 5,199   |
| 6         | 0.119 | 5,199   |
| 7         | 0.119 | 5,199   |
| 8         | 0.119 | 5,199   |
| 9         | 0.124 | 5,420   |
| 10        | 0.125 | 5,424   |
| 11        | 0.120 | 5,211   |
| 12        | 0.120 | 5,211   |
| 13        | 0.120 | 5,211   |
| 14        | 0.120 | 5,211   |
| 15        | 0.120 | 5,211   |
| 16        | 0.118 | 5,186   |
| 17        | 0.120 | 5,211   |
| 18        | 0.118 | 5,186   |
| H.O.A. 19 | 0.071 | 3,075   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 4   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.155 | 6,763   |
| 2         | 0.162 | 6,989   |
| 3         | 0.141 | 6,144   |
| 4         | 0.132 | 5,737   |
| 5         | 0.169 | 8,043   |
| 6         | 0.123 | 5,376   |
| 7         | 0.123 | 5,376   |
| 8         | 0.123 | 5,376   |
| 9         | 0.114 | 4,950   |
| 10        | 0.114 | 4,950   |
| 11        | 0.114 | 4,950   |
| 12        | 0.114 | 4,950   |
| 13        | 0.114 | 4,950   |
| 14        | 0.114 | 4,950   |
| 15        | 0.114 | 4,950   |
| 16        | 0.114 | 4,950   |
| 17        | 0.170 | 7,365   |
| H.O.A. 18 | 0.064 | 2,735   |
| H.O.A. 19 | 0.116 | 5,061   |
| H.O.A. 20 | 0.377 | 16,418  |
| H.O.A. 21 | 0.071 | 3,098   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 5   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.119 | 5,175   |
| 2         | 0.119 | 5,175   |
| 3         | 0.119 | 5,175   |
| 4         | 0.119 | 5,175   |
| 5         | 0.119 | 5,175   |
| 6         | 0.119 | 5,175   |
| 7         | 0.119 | 5,175   |
| 8         | 0.119 | 5,175   |
| 9         | 0.119 | 5,175   |
| 10        | 0.119 | 5,175   |
| 11        | 0.119 | 5,175   |
| 12        | 0.119 | 5,175   |
| 13        | 0.119 | 5,175   |
| 14        | 0.119 | 5,175   |
| 15        | 0.119 | 5,175   |
| 16        | 0.173 | 7,548   |
| 17        | 0.159 | 6,928   |
| H.O.A. 18 | 0.119 | 5,175   |
| H.O.A. 19 | 0.116 | 5,061   |
| 20        | 0.119 | 5,175   |
| 21        | 0.119 | 5,175   |
| 22        | 0.119 | 5,175   |
| H.O.A. 23 | 0.063 | 2,300   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 7   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.118 | 5,154   |
| 2         | 0.124 | 5,418   |
| 3         | 0.124 | 5,418   |
| 4         | 0.124 | 5,418   |
| 5         | 0.134 | 5,813   |
| 6         | 0.132 | 5,738   |
| 7         | 0.119 | 4,966   |
| 8         | 0.115 | 4,966   |
| 9         | 0.115 | 4,966   |
| 10        | 0.115 | 4,966   |
| 11        | 0.115 | 4,966   |
| 12        | 0.115 | 4,966   |
| 13        | 0.115 | 4,966   |
| 14        | 0.115 | 4,966   |
| H.O.A. 15 | 0.145 | 6,310   |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 8   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 4.600 | 214,309 |

| LOT TABLE |       |         |
|-----------|-------|---------|
| BLOCK 5   |       |         |
| LOT NO.   | ACRES | SQ. FT. |
| 1         | 0.159 | 6,940   |
| 2         | 0.115 | 5,040   |
| 3         | 0.115 | 5,024   |
| 4         | 0.115 | 5,024   |
| 5         | 0.115 | 4,964   |
| 6         | 0.114 | 4,965   |
| 7         | 0.114 | 4,975   |
| 8         | 0.114 | 4,965   |
| 9         | 0.115 | 5,016   |
| 10        | 0.114 | 4,964   |
| 11        | 0.114 | 4,978   |
| 12        | 0.114 | 4,987   |
| 13        | 0.115 | 4,967   |
| 14        | 0.115 | 5,007   |
| 15        | 0.115 | 5,017   |
| 16        | 0.115 | 5,026   |
| 17        | 0.126 | 5,484   |
| 18        | 0.126 | 5,509   |

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.

FINAL PLAT  
PARKS AT ROSEHILL  
127 RESIDENTIAL LOTS  
9 OPEN SPACE COMMON AREAS  
28.016 ACRES

A REPLAT OF LOT 1, BLOCK 1, JORDAN ADDITION  
& A TRACT OF LAND OUT OF THE  
WILLIAM S. PEGUES SURVEY, ABSTRACT NO. 1158 &  
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1037  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 160721-2

SHEET 3 OF 3

ENGINEER  
N





**GARLAND**

**Plan Commission**

**2. c.**

**Meeting Date:** 11/25/2019

**Item Title:** P 19-30 The Foundry Church Addition Replat

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**Summary:**

P 19-30 The Foundry Church Addition Replat

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**Attachments**

P 19-30 The Foundry Church Addition Replat Report and Attachments

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**GARLAND**  
TEXAS MADE HERE

# ***Planning Report***

**File No: P 19-30/District 2**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 25, 2019**

## **FINAL PLAT**

The Foundry Church Addition Replat

## **LOCATION**

116 South 6<sup>th</sup> Street and 415 West Avenue A

## **ZONING**

Downtown (DT) District (Uptown (U) Sub-district)

## **NUMBER OF LOTS**

3

## **ACREAGE**

1.311

## **BACKGROUND**

The applicant requests approval of a Replat. The purpose of this Replat is to reconfigure three (3) existing platted lots into three new building lots.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

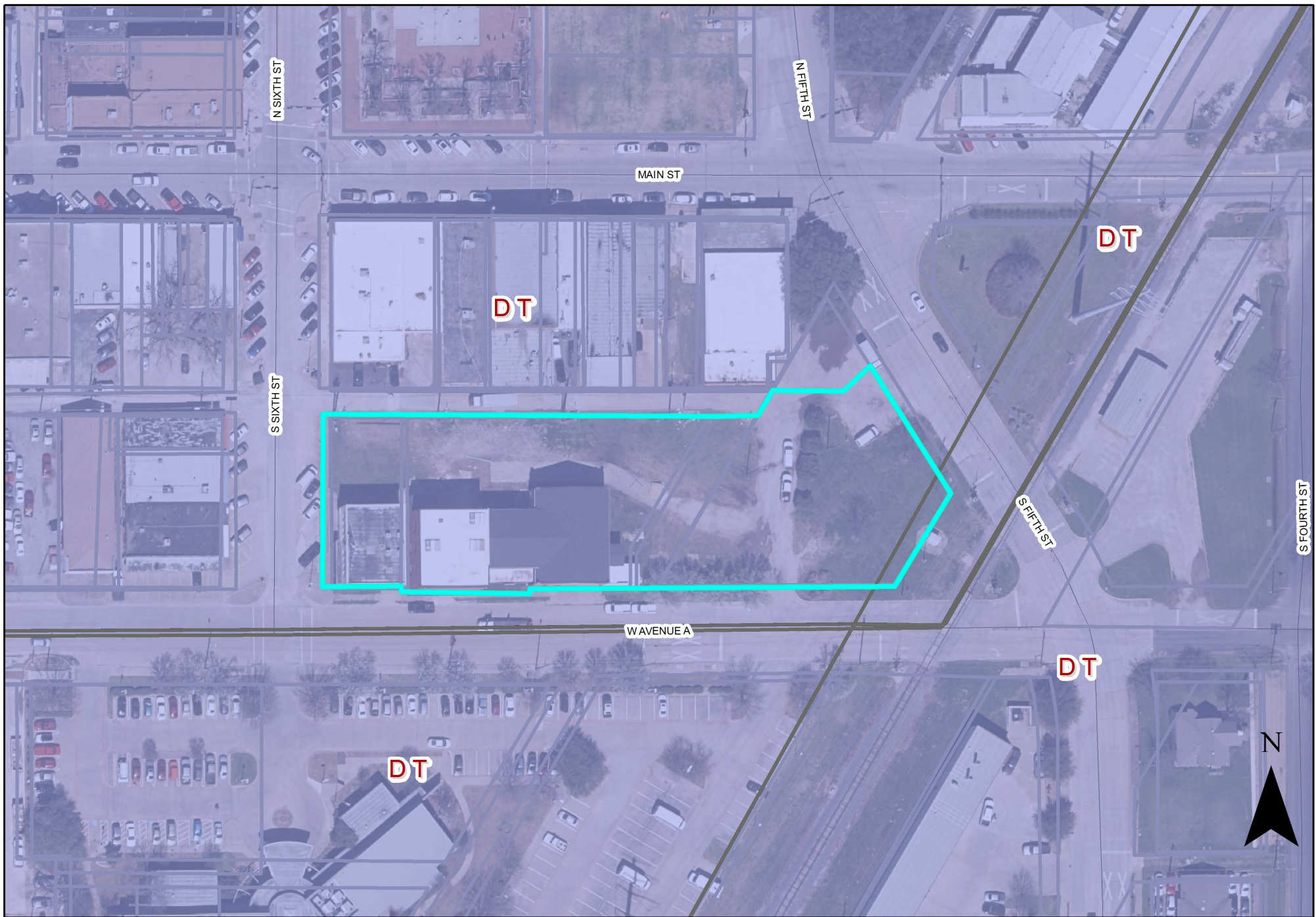
- i. Location Map
- ii. 8x11 Plat

## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



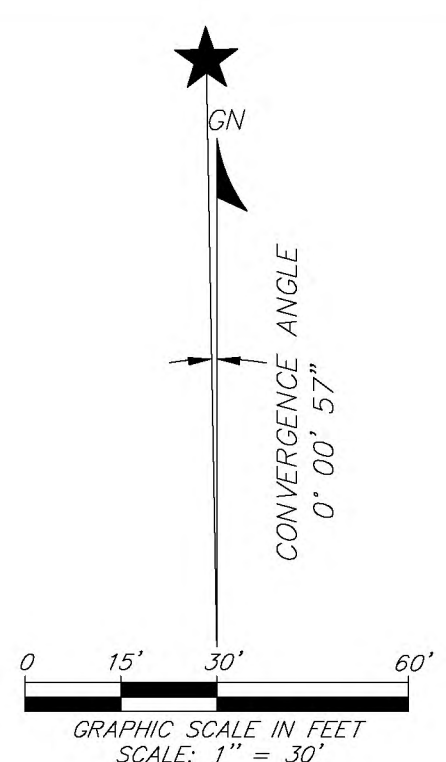
0 60 120 Feet  
1 inch = 92 feet

## Plat Map P 19-30



INDICATES AREA  
OF REQUEST





|                                                                                                                                                                   |                                                                               |                                                          |                                                                    |                                                                               |                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| PENELOPE E. NICHOLSON AND<br>STEPHEN DAVID NICHOLSON,<br>TRUSTEES OF THE RUTH W.<br>NICHOLSON 2007 FAMILY TRUST<br>Tract 5"<br>July 20, 2007<br>(CC# 20070271219) | LOT 2, BLOCK 8<br>TOWN OF EMBREE<br>September 13, 1886<br>(Vol. 77, Page 441) | MAY HUANG<br>March 31, 2004<br>(Vol. 2004071, Page 5778) | KENNETH K. JOHNSON<br>August 15, 2003<br>(Vol. 2003163, Page 864d) | LOT 1, BLOCK 8<br>TOWN OF EMBREE<br>September 13, 1886<br>(Vol. 77, Page 441) | FERNANDEZ PROPERTIES, INC.<br>April 29, 1996<br>(Vol. 86093, Page 2711) |
| PENELOPE E. NICHOLSON AND<br>STEPHEN DAVID NICHOLSON,<br>TRUSTEES OF THE RUTH W.<br>NICHOLSON 2007 FAMILY TRUST<br>Tract 5"<br>July 20, 2007<br>(CC# 20070271219) | 40'                                                                           | 25'                                                      | 16'                                                                | 21'                                                                           | 23'                                                                     |
| Larry Highmeh<br>September 21, 2018<br>(cc# 201800237349)                                                                                                         |                                                                               |                                                          |                                                                    |                                                                               |                                                                         |
|                                                                                                                                                                   | 85'                                                                           |                                                          |                                                                    |                                                                               | 40'                                                                     |

LOT 9, BLOCK 8  
TOWN OF EMBREE  
September 13, 1886  
(Vol. 77 Page 441)

LOT 10, BLOCK 8  
TOWN OF EMBREE  
September 13, 1886  
(Vol. 77, Page 441)

Victor Ballas  
April 09, 1985  
(Vol. 85079, Page 2401)

91'

100'

81.5'

125'

9.5'

81.5'

25'

25'

**SIXTH STREET**  
(FORMERLY FOURTH STREET)  
(70-FOOT RIGHT-OF-WAY)

**P.O.B.**  
 $X=2,539,960.01$   
 $Y=7,019,745.12$

**AVENUE A**  
(FORMERLY HILL STREET)  
(VARIABLE WIDTH RIGHT-OF-WAY  
TOWN OF EMBREE  
September 13, 1886  
(Vol. 77, Page 441)

NOTES:

1. The coordinates and bearings reported on this survey are based on the Texas Coordinate System of 1983, North Central Zone (NAD83 4202), and tied to DT108 and DT109 (as shown). All distances are measured at the surface in U.S. Survey Feet. The convergence angle at the Point of Beginning (SW CRN) is 01 degrees 00 minutes 58 seconds. The combined factor for this project is the published averaged 1xDOT combined factor for Dallas County of 0.999853290.
2. The purpose of this replat is to reconfigure (3) three existing platted lots into (3) three new building lots.
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.
5. The 25-foot R.O.W. shown herein is abandoned by Minute Action of the City Council on April 17, 2018 and Development Agreement between the City of Garland, Texas, a Texas home-rule municipality and The Foundry Church, a Texas non-profit corporation.

145.1'

**25' RIGHT-OF-WAY**  
(COMMONLY KNOWN AS  
SANTA FE STREET)  
(No. 77, Page 441)

| CURVE | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1    | 39.26'     | 106.50' | 21°07'10"   | N 79°14'03" E | 39.03'       |

LEGEND:

AC. - ACRES  
ADS - 5/8-INCH STEEL ROD SET WITH A 3-1/4-INCH  
ALUMINUM DISK CAP STAMPED "CITY OF GARLAND  
RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB"  
CC# - COUNTY CLERK NUMBER  
NS - MAG NAIL SET WITH WASHER STAMPED "R-DELTA  
FIRM#10155000"  
R.O.W. - RIGHT-OF-WAY  
RDE - 5/8-INCH STEEL ROD SET WITH PINK CAP  
STAMPED "R-DELTA FIRM 10155000"  
RR - RAILROAD  
SF - SQUARE FEET  
SRF - STEEL ROD FOUND  
SRS - STEEL ROD SET  
VOL. - VOLUME  
XR - X 'CUT' IN CONCRETE, RECOVERED

CITY OF GARLAND, TX  
March 31, 1999  
(Vol. 99063, Pg. 4948)

OWNER: THE FOUNDRY CHURCH  
P.O. BOX 472921  
GARLAND, TEXAS 75047  
TEL (940) 465-6816

OWNER: CITY OF GARLAND  
200 N. FIFTH STREET  
GARLAND, TEXAS 75040  
TEL (972) 205-2474

SURVEYOR: R-DELTA ENGINEERS INC.  
618 MAIN STREET  
GARLAND, TEXAS 75042  
TEL (972) 494-5031  
TBPE No. F-001515  
TBPLS No. 10155000

REPLAT  
**THE FOUNDRY  
CHURCH ADDITION**

LOT 6R, 7R1, & 8, BLOCK 9

BEING A REPLAT OF  
LOT 1, BLOCK 1  
FIFTH STREET ADDITION No. 2,  
Volume 2002201, at Page 77,  
LOT 7R, BLOCK 9  
MARTINVILLE ADDITION,  
Volume 98215, at Page 13,  
LOT 6, BLOCK 9  
TOWN OF EMBREE,  
Volume 77, at Page 441,  
SITUATED IN THE JOEL CRUMPACKER SURVEY,  
ABSTRACT NO. 328,  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
GARLAND CASE NO. 190027-0

RDE Project No.: 2577-18

SHEET 1 of 2



OWNER’S CERTIFICATE

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

WHEREAS, The City of Garland and The Foundry Church are the owners severally of a 1.311– acre tract situated in the Joel Crumpacker Survey, Abstract No. 328, City of Garland, Dallas County, Texas;

The City of Garland is the owner of all of Lot 6, Block 9, as designated and described on the map of the plan of the Town of Embree (now Garland, Texas) as made by Thomas King, Engineer, and recorded in Volume 77, at Page 441 of the Deed Records of Dallas County, Texas (DRDCT), as evidenced by the deed dated the 11th day of December, 1931, from M. D. Williams to the City of Garland, Texas, and recorded in Volume 1754, at Page 158 of said DRDCT, and said City of Garland, Texas, also being the owner of all of Lot 1, Block 1 of Fifth Street Addition No. 2, according to the plat thereof recorded in Volume 2002201, at Page 77 of the DRDCT, as evidenced by the deed dated the 24th day of July, 2003, from U S Industrial Properties LLC to the City of Garland, Texas, and recorded in Volume 2003146, at Page 480 of the DRDCT, also being the owner of part of Lot 7R, Block 9 of Martinville Addition, according to the plat thereof recorded in Volume 98215, at Page 13 of the DRDCT, and also embracing a portion of a 25–foot–wide strip of land commonly known as Santa Fe Street running parallel with and northwest of the Gulf, Colorado & Santa Fe Railway according to the above–mentioned plat of Embree, as evidenced by the deed dated the 1st of August, 2019, from The Foundry Church to The City of Garland, and recorded in Document No. 201900202674 of the Official Public Records of Dallas County, Texas (OPRDCT), along with any portion of Fifth Street and Avenue A embraced by the particular description following;

The Foundry Church is the owner of part of Lot 7R, Block 9 of the aforementioned Martinville Addition, as evidenced by the deed dated the 28th day of July, 2016, from Landin Development, LP to The Foundry Church, and recorded in Document No. 201600214004 of the OPRDCT, and an additional part of said Lot 7R, Block 9, along with a portion of a 25–foot–wide strip of land commonly known as Santa Fe Street running parallel with and northwest of the Gulf, Colorado & Santa Fe Railway according to the aforementioned plat of Embree, as evidenced by the deed dated the 22nd day of July, 2019, from The City of Garland to The Foundry Church, and recorded in Document No. 201900201778 of the OPRDCT;

The 1.311–acre tract of land being more particularly described as follows:

BEGINNING at a MAG Nail set with a washer stamped “R–DELTA FIRM# 10155000” (hereinafter ‘NS’) at the intersection of the easterly right–of–way line of Sixth Street (a 70–foot right–of–way platted as Fourth Street) with the accepted northerly right–of–way line of Avenue A (a variable width right–of–way platted as Hill Street), and having coordinates of:  
X = 2,539,960.01 feet,  
Y = 7,019,745.12 feet;

THENCE N 00°12’22” W with the easterly right–of–way line of Sixth Street at a distance of 0.43 feet pass the southwest corner Lot 6, Block 9 of said Embree, and continue with the easterly right–of–way line of Sixth Street for an additional distance of 125.00 feet for a total distance of 125.43 feet to a [object set MTF33] at the intersection of the southerly right–of–way line of the 20–foot public alley in said Block 9 of Embree and being the northwest corner of said Lot 6, Block 9;

THENCE N 89°47’38”E with the southerly right–of–way line of said 20–foot public alley at a distance of 57.04 feet pass the northwest corner of the aforementioned Lot 7R, Block 9, from which a 1/2–inch steel rod bears N 20–3/4° E a distance of 0.43 feet, and continue on the same course at an additional distance of 224.55 feet pass the northeast corner of said Lot 7R, Block 9, the same being at the northwesterly line of said Santa Fe Street and continue on the same course with the prolongation of said southerly right–of–way line of the 20–foot alley crossing Santa Fe Street for an additional distance of 28.98 feet for a total distance of 310.57 feet to a [object set] on the southeast right–of–way line of said Santa Fe Street, 200.0 feet measured perpendicular from the centerline of the Gulf, Colorado & Santa Fe Railway’s main line railroad tracks and being in the northwesterly line of the aforementioned Lot 1, Block 1 of Fifth Street Addition No. 2;

THENCE N 30°10’51” E with the southeasterly right–of–way line of said Santa Fe Street at a distance of 23.19 feet pass the southeast corner of a called 660–square–foot or 0.0151–acre tract described in Resolution No. 6696, dated the 3rd day of July, 1990, by the City Council of the City of Garland, Texas, and filed for recorded in Volume 90186, at Page 2284 of the Deed Records of Dallas County, Texas, and continue on the same course and with the southeasterly right–of–way line of said Santa Fe Street an additional distance of 1.73 feet for a total distance of 24.92 feet to a [object set] for a corner in the easterly line of said 660–square–foot tract;

THENCE N 89°47’38” E for a distance of 50.87 feet to [object set MTF90];

THENCE N 39°27’42” E for a distance of 29.35 feet to [object set MTF91] on the accepted southwestery right–of–way line of Fifth Street (a variable width right–of–way);

THENCE S 32°10’21” E along the accepted southwestery right–of–way line of Fifth Street for a distance of 114.46 feet to a 5/8–inch steel rod set with a 3–1/4–inch aluminum disk cap stamped “CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB” (hereinafter ‘ADS’) from which a railroad spike found bears N 17–1/2° E a distance of 0.64 feet;

THENCE S 30°10’51” W parallel with and 50.00 feet northwest of the centerline of the mainline track of the Gulf Colorado & Santa Fe Railroad, the same being the southeasterly line of Parcel FOUR as described in the deed dated June 26th, 1999, from the Burlington Northern and Santa Fe Railway Company to ANT Properties, LLC, and recorded in Volume 99063, at Page 4925 of the Deed Records of Dallas County, Texas, at a distance of 82.07 feet pass a railroad spike and continue on the same course for an additional distance of 0.91 feet for a total distance of 82.98 feet to an ADS in the accepted northerly right–of–way line of Avenue A (a variable width right–of–way);

THENCE S 89°37’23” W along said accepted northerly right–of–way line of Avenue A at a distance of 174.19 feet pass the southeasterly right–of–way line of the aforementioned Santa Fe Street, and continue on the same course and with the accepted northerly right–of–way line of Avenue A, at an additional distance of 12.55 feet pass the most easterly southeast corner of the aforementioned Lot 7R, Block 9, of Martinville Addition, and continue on the same course and with the accepted northerly right–of–way line of Avenue A, at an additional distance of 77.95 feet for a total distance of 264.69 feet to an NS for an ell corner in the southerly line of said Lot 7R, Block 9;

THENCE S 00°22’37” E with the accepted northerly right–of–way line of Avenue A, and the southerly line of said Lot 7R, Block 9, for a distance of 3.50 feet to an NS for an ell corner in the southerly line of said Lot 7R, Block 9;

THENCE S 89°37’23” W with the accepted northerly right–of–way line of Avenue A, and the southerly line of said Lot 7R, Block 9, for a distance of 89.30 feet to a 5/8–inch steel rod set with a pink plastic cap stamped “R–DELTA FIRM 10155000” for an ell corner in the southerly line of said Lot 7R, Block 9;

THENCE N 00°22’37” W with the accepted northerly right–of–way line of Avenue A, and the southerly line of said Lot 7R, Block 9, for a distance of 4.00 feet to an NS for an ell corner in the southerly line of said Lot 7R, Block 9;

THENCE S 89°30’31” W parallel with and 0.04 feet south of the southerly face of an existing masonry building wall and with the accepted northerly right–of–way line of Avenue A, and departing the southerly line of said Lot 7R, Block 9, for a distance of 57.41 feet to the POINT OF BEGINNING and containing 57,095 square feet or 1.311 acres of land.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, The City of Garland and The Foundry Church, are the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adapt this plat, designating the property as **THE FOUNDRY CHURCH ADDITION**, 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; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use 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 public easement dedicated by this plat. The City of Garland and 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 within a public easement; and (2) the right of ingress and egress to or from and upon the 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.

A private drainage easement on Lot 8, Block 9, is hereby granted to, and inure to the benefit of, the owner of Lot 7R1, Block 9 as shown on this replat. The private drainage easement and private drainage system within the easement shall remain open at all times and shall be maintained by the owner of Lot 7R1. No obstruction to the flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, or other structure within the easement. The owner of Lot 7R1 shall keep the drainage way and pipe clean and free of debris, silt, and substance.

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.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Scott Lemay  
Mayor of the City of Garland

\_\_\_\_\_  
Shawn Webb  
Pastor  
The Foundry Church

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office

this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

SURVEYOR’S STATEMENT

I Wayne C. Terry, 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 City of Garland Development Code, I further affirm that the monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Wayne C. Terry, Registered Professional Land Surveyor  
Registration No. 4184

STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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

\_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas  
My commission expires: \_\_\_\_\_

APPROVED and ACCEPTED for the City of Garland this, the \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
CHAIRMAN of the City Plan Commission

\_\_\_\_\_  
DIRECTOR of Planning Department

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

NOTES:

- The coordinates and bearings reported on this report of survey are reported on the Texas Coordinate System of 1983, North Central Zone (NAD83 4202). All distances are measured at the surface in U.S. Survey Feet. The convergence angle at the Point of Beginning (SW CRN) is 01 degrees 00 minutes 58 seconds. The combined factor for this project is the published averaged TxDOT combined factor for Dallas County of 0.999853290.
- The purpose of this plat is to reconfigure (3) three existing platted lots into (3) three new building lots.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the technical standards manual of the City of Garland.
- The 25–foot R.O.W. shown hereon is abandoned by Minute Action of the City Council on April 17, 2018 and Development Agreement between the City of Garland, Texas, a Texas home–rule municipality and The Foundry Church, a Texas non–profit corporation.

OWNER:  
THE FOUNDRY CHURCH  
P.O. BOX 472921  
GARLAND, TEXAS 75047  
TEL (940) 465–6816

OWNER:  
CITY OF GARLAND  
200 N. FIFTH STREET  
GARLAND, TEXAS 75040  
TEL (972) 205–2474

SURVEYOR:  
R–DELTA ENGINEERS INC.  
618 MAIN STREET  
GARLAND, TEXAS 75042  
TEL (972) 494–5031  
TBPE No. F–001515  
TBPLs No. 10155000

REPLAT  
**THE FOUNDRY  
CHURCH ADDITION**  
LOT 6R, 7R1, & 8, BLOCK 9

BEING A REPLAT OF  
LOT 1, BLOCK 1  
FIFTH STREET ADDITION No. 2,  
Volume 2002201, at Page 77,  
LOT 7R, BLOCK 9  
MARTINVILLE ADDITION,  
Volume 98215, at Page 13,  
LOT 6, BLOCK 9  
TOWN OF EMBREE,  
Volume 77, at Page 441,  
SITUATED IN THE JOEL CRUMPACKER SURVEY,  
ABSTRACT NO. 328,  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
GARLAND CASE No. 190027–0  
RDE Project No.: 2577–18



**GARLAND**

**Plan Commission**

**2. d.**

**Meeting Date:** 11/25/2019

**Item Title:** P 19-31 Lakeshore RV Resort Addition Final Plat

---

**Summary:**

P 19-31 Lakeshore RV Resort Addition Final Plat

---

**Attachments**

P 19-31 Lakeshore RV Resort Addition Final Plat Report and Attachments

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**GARLAND**  
TEXAS MADE HERE

# ***Planning Report***

**File No: P 19-31/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 25, 2019**

## **FINAL PLAT**

Lakeshore RV Resort Addition Final Plat

## **LOCATION**

1233 Interstate 30

## **ZONING**

Planned Development (PD) District 18-36

## **NUMBER OF LOTS**

1

## **ACREAGE**

12.809

## **BACKGROUND**

The applicant requests approval of a final plat. The purpose of this plat is to create one lot.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

- i. Location Map
- ii. 8x11 Plat

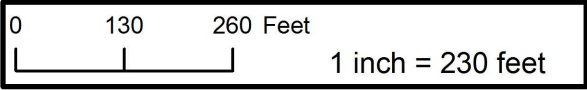
## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning

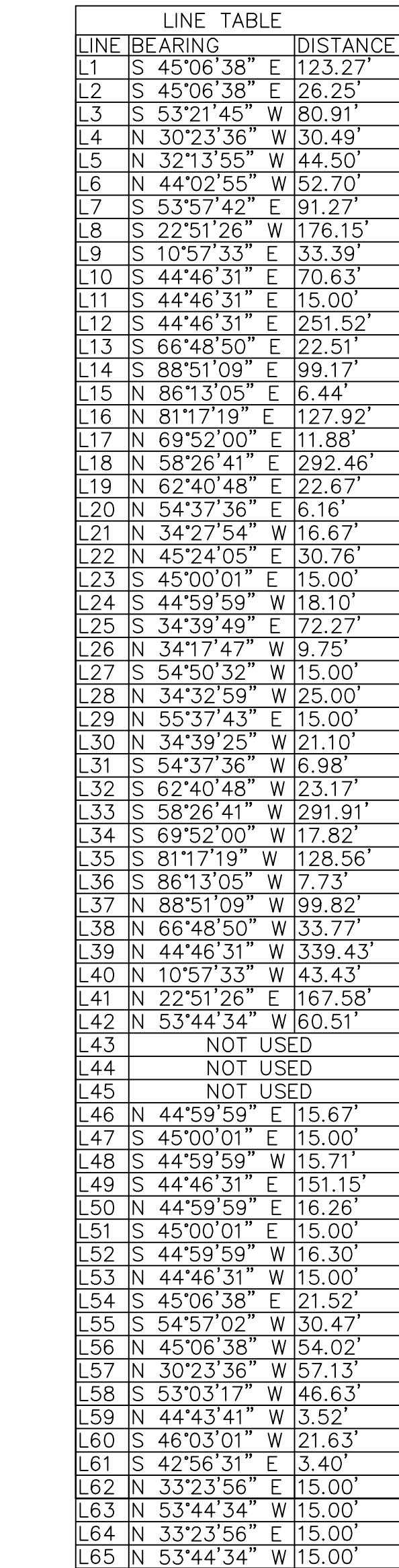




# Plat Map P 19-31

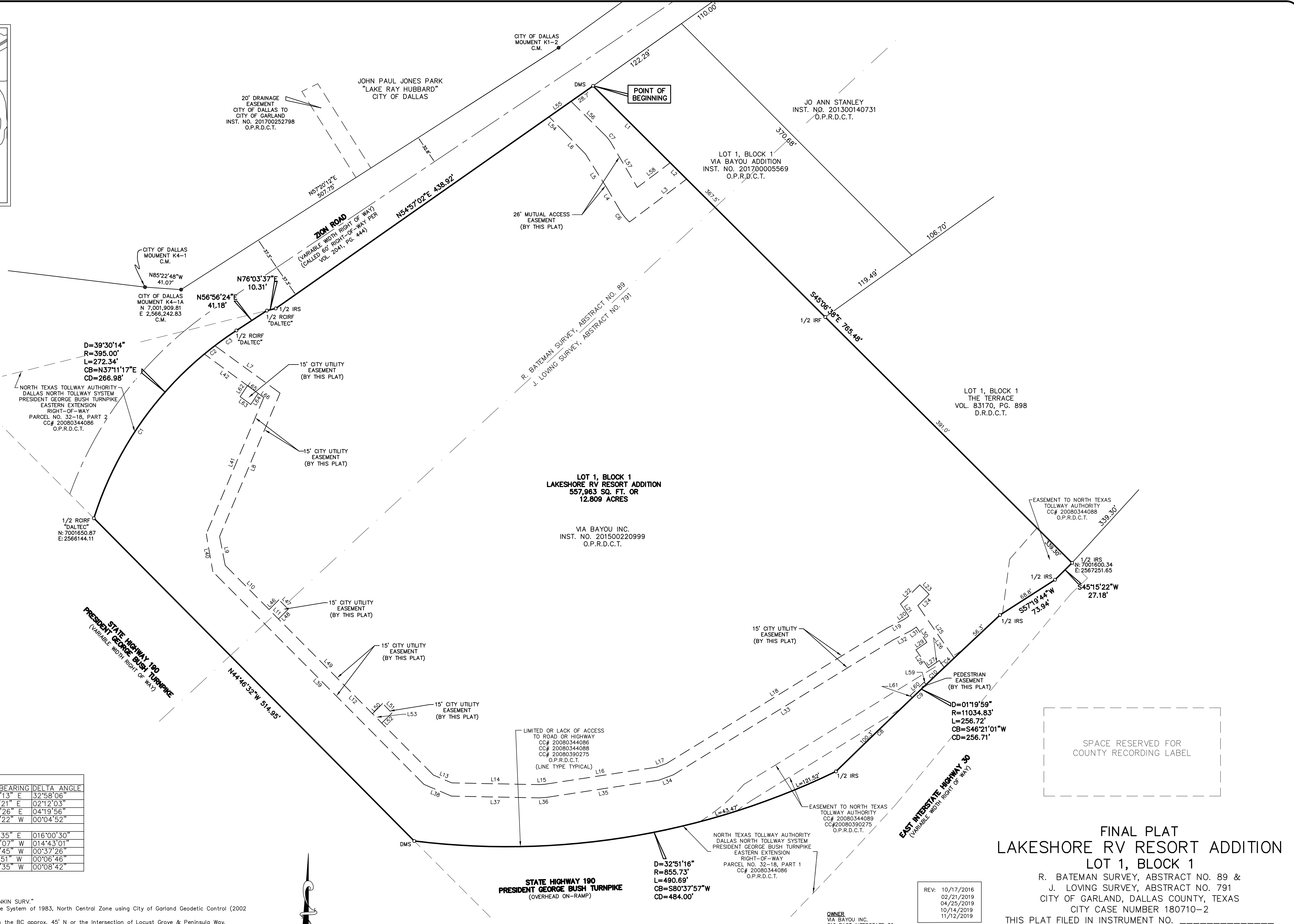
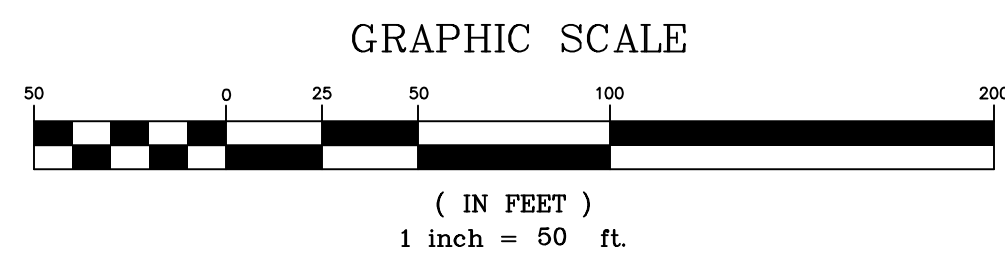






| CURVE TABLE |           |            |              |               |             |
|-------------|-----------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS    | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1          | 395.00'   | 227.29'    | 224.16'      | N 33°55'13" E | 32°58'06"   |
| C2          | 395.36'   | 15.19'     | 15.19'       | N 51°30'21" E | 02°12'03"   |
| C3          | 395.06'   | 29.87'     | 29.86'       | N 54°46'26" E | 04°19'56"   |
| C4          | 11034.83' | 15.63'     | 15.63'       | S 46°36'22" W | 00°04'52"   |
| C5          | NOT USED  |            |              |               |             |
| C6          | 60.74'    | 16.97'     | 16.91'       | S 39°15'35" E | 016°00'30"  |
| C7          | 50.00'    | 12.84'     | 12.81'       | N 37°45'07" W | 014°43'01"  |
| C8          | 11034.83' | 120.18'    | 120.18'      | S 45°59'45" W | 00°37'26"   |
| C9          | 11034.83' | 21.73'     | 21.73'       | S 46°21'51" W | 00°06'46"   |
| C10         | 11034.83' | 27.90'     | 27.90'       | S 46°29'35" W | 00°08'42"   |

1. IRF – Iron Rod Found
2. IRS – Iron Rod Set with red plastic cap stamped "PEISER & MANKIN SURV."
3. Basis of Bearing – Based on NAD83 tied to the Texas Coordinate System of 1983, North Central Zone using City of Garland Geodetic Control (2002 datum) Monuments:
  - GPS 069: 2" brass disk stamped "69", located on located on the BC approx. 45' N or the Intersection of Locust Grove & Peninsula Way, elevation = 477.16'
  - GPS 064: 2" brass disk stamped "64", located on located in the SW  $\frac{1}{4}$  of the SE end of the bridge on Zion Road from I–30, approx. 26' E. of the CI of Zion, and approx. 10' N. of the SE end of the bridge, elevation = 516.19'
  - 4. D.R.D.C.T. – Deed Records, Dallas County, Texas
  - 5. O.P.R.D.C.T. – Official Public Records, Dallas County, Texas
  - 6. Purpose: To create one lot from a tract of land.
  - 7. 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.
  - 8. 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.
  - 9. Each Lot corner is monumented by a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin SURV" unless denoted otherwise.
  - 10. DMS – 3-inch Aluminum Disk Monument Set stamped City of Garland, Subdivision Monument, Lakeshore RV Resort Addition–2019, Do Not Disturb.



REV: 10/17/2016  
02/21/2019  
04/25/2019  
10/14/2019  
11/12/2019

**OWNER**  
VIA BAYOU INC.  
310 EAST INTERSTATE 3  
SUITE 320  
GARLAND, TEXAS 75043

**ENGINEER**  
SHOLA MOROHUNFOLA, PH.D., P.E., P.H.-GW  
OKM ENGINEERING, INC.  
112 S. MADISON AVENUE  
DALLAS, TX 75208  
214-941-9412  
817-657-7995  
214-941-9445 (FAX)

|                             |                                                                                       |                                                                      |                                                                                       |       |
|-----------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------|
| JOB NO.: 15-1177PP          |                                                                                       | <b>PEISER &amp; MANKIN SURVEYING, LLC</b>                            |                                                                                       | SHEET |
| DATE: 04/11/2016            |                                                                                       | <a href="http://www.peisersurveying.com">www.peisersurveying.com</a> |                                                                                       |       |
| SCALE: 1" = 50'             |  |                                                                      | 1604 HART STREET<br>SOUTH LAKE, TEXAS 76092<br>817-481-1806 (O)<br>817-481-1809 (F)   | 1     |
| DRAWN: M.C.M.               |  |                                                                      | COMMERCIAL<br>RESIDENTIAL<br>BOUNDARIES<br>TOPOGRAPHY<br>MORTGAGE                     | OF    |
| CHECKED: T.R.M.             |                                                                                       |                                                                      |  | 2     |
| tmankin@peisersurveying.com |                                                                                       | FIRM No. 100999-00                                                   | Member Since 1977                                                                     |       |



STATE OF TEXAS     §  
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

Being a tract of land situated in the Rebecca Bateman Survey, Abstract No. 89 and in the James Loving Survey, Abstract No. 791, in the City of Garland, Dallas County, Texas, being that same tract of land conveyed to W. R. Evans, Jr. and wife, Evelyn E. Evans by deed recorded in Volume 164, Page 886, of the Deed Records of Dallas County, Texas, SAVE & EXCEPT those tracts of land conveyed for right-of-way by virtue of Warranty Deed filed 04/03/1947, recorded in Volume 2805, Page 580; Real Property Records, Dallas County, Texas and by virtue of Special Warranty Deed filed 10/28/2008, recorded in Instrument Number 20080344086, Real Property Records, Dallas County, Texas, and being all of that certain tract of land to Via Bayou, Inc., a Texas corporation, by General Warranty Deed recorded in Instrument Number 201500220999, said Real Property Records, being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3 inch aluminum disk monument stamped "City of Garland, Subdivision Monument, Lakeshore RV Resort Addition-2019, Do Not Disturb" for corner in the Southeast right-of-way line of Zion Road (variable width public right-of-way), said point being the West corner of Lot 1, Block 1, Via Bayou Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700005569, Official Public Records, Dallas County, Texas, same being the North corner of herein described tract;

**THENCE** South 45 Degrees 06 Minutes 38 Seconds East, along the Southwest line of said Lot 1, Via Bayou Addition, passing a 1/2 inch iron rod found for witness at the South corner of said Lee tract, same being the West corner of a tract of land conveyed to Landmark Lakeshore Lakeview, LP by deed recorded in Instrument No. 201100083587 of the Official Public Records, Dallas County, Texas, and continuing along the Southwest line of said Landmark Lakeshore Lakeview, LP tract, for a total distance of 765.48 feet to a 1/2 inch iron rod set for corner with red plastic cap stamped "PEISER & MANKIN SURV" (hereinafter referred to as 1/2 inch iron rod set) in the Northwest right-of-way line of East Interstate Highway 30 (variable width public right-of-way), said point being the South corner of said Landmark Lakeshore Lakeview, LP tract, same being the East corner of herein described tract;

**THENCE** South 45 Degrees 15 Minutes 22 Seconds West, along the Northwest right-of-way line of said East Interstate Highway 30, a distance of 27.18 feet to a 1/2 inch iron rod set for an angle point;

**THENCE** South 57 Degrees 19 Minutes 44 Seconds West, continuing along the Northwest right-of-way line of said East Interstate Highway 30, a distance of 73.94 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left;

**THENCE** in a southwesterly direction, along said non-tangent curve to the left, and continuing along the Northwest right-of-way line of said East Interstate Highway 30, through a central angle of 01°19'59", a radius of 11034.83 feet, a chord bearing and distance of South 46°21'01" West, 256.71 feet and an arc length of 256.72 feet to a 1/2 inch iron rod set at the intersection of the Northwest right-of-way line of said East Interstate Highway 30 and the Northeast right-of-way line of the President George Bush Turnpike (variable width public right-of-way) (overhead on-ramp), said point being the beginning of a non-tangent curve to the right;

**THENCE** in a southwesterly direction, along the Northeast right-of-way line of said President George Bush Turnpike, and along said non-tangent curve to the right, through a central angle of 32°51'16", a radius of 855.73 feet, a chord bearing and distance of South 80°37'57" West, 484.00 feet and an arc length of 490.69 feet to a 3 inch aluminum disk monument stamped "City of Garland, Subdivision Monument, Lakeshore RV Resort Addition-2019, Do Not Disturb" for the Southwest corner of herein described tract;

**THENCE** North 44 Degrees 46 Minutes 32 Seconds West, continuing along the Northeast right-of-way line of said President George Bush Turnpike, a distance of 514.95 feet to a 1/2 inch iron rod found for corner with a red cap stamped "DALTEC" at the intersection of the Northeast right-of-way line of said President George Bush Turnpike and the Southeast right-of-way line of the aforementioned Zion Road, said point being the most westerly corner of herein described tract and being the beginning of a non-tangent curve to the right;

**THENCE** in a northeasterly direction, along the Southeast right-of-way line of said Zion Road and along said non-tangent curve to the right, through a central angle of 39°30'14", a radius of 395.00 feet, a chord bearing and distance of North 37°11'17" East, 266.98 feet and an arc length of 272.34 feet to a 1/2 inch iron rod found for corner with a red cap stamped "DALTEC";

**THENCE** North 56 Degrees 56 Minutes 24 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 41.18 feet to a 1/2 inch iron rod found for corner with a red cap stamped "DALTEC";

**THENCE** North 76 Degrees 03 Minutes 37 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 10.31 feet to a 1/2 inch iron rod set for an angle point;

**THENCE** North 54 Degrees 57 Minutes 02 Seconds East, continuing along the Southeast right-of-way line of said Zion Road, a distance of 438.92 feet to the POINT OF BEGINNING and containing 557,963 square feet or 12.809 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Via Bayou, Inc., a Texas corporation, 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 **LAKESHORE RV RESORT 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, petrolling, 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.

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

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

WITNESS, my hand at \_\_\_\_\_ County, \_\_\_\_\_, this the \_\_\_\_\_ day of 2019.

VIA BAYOU, INC, A TEXAS CORPORATION.

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS     §  
COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on this \_\_\_\_\_ day of 2019, by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me executed the same for the purposes and consideration and under the authority therein expressed.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

I, Timothy R. Mankin, 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 City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

**PRELIMINARY — NOT TO BE RECORDED FOR ANY REASON**

Timothy R. Mankin \_\_\_\_\_  
R.P.L.S. No. 6122 FOR REVIEW ONLY

STATE OF TEXAS     §  
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Timothy R. Mankin, 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 2019.

\_\_\_\_\_  
Notary Public for and in the State of Texas

My commission expires: \_\_\_\_\_

Approved and accepted for the City of Garland this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by the City Plan Commission of the City of Garland, Texas.

\_\_\_\_\_  
Chairman of the City Plan Commission

\_\_\_\_\_  
Director of Planning

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

SPACE RESERVED FOR  
COUNTY RECORDING LABEL

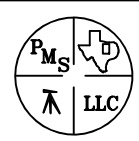
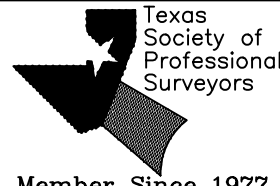
REV: 10/17/2016  
02/21/2019  
04/25/2019  
10/14/2019  
11/12/2019

NOTES:

- IRF — Iron Rod Found
- IRS — Iron Rod Set with red plastic cap stamped "PEISER & MANKIN SURV."
- Basis of Bearing — Based on NAD83 tied to the Texas Coordinate System of 1983, North Central Zone using City of Garland Geodetic Control (2002 datum) Monuments:
  - GPS 069: 2" brass disk stamped "69", located on located on the BC approx. 45' N or the intersection of Locust Grove & Peninsula Way, elevation = 477.16'
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OWNER  
VIA BAYOU INC.  
310 EAST INTERSTATE 30  
SUITE 320  
GARLAND, TEXAS 75043

ENGINEER  
SHOLA MOROHUNFOLA, PH.D., P.E., P.H.—GW  
OKM ENGINEERING, INC.  
112 S. MADISON AVENUE  
DALLAS, TX 75208  
214-941-9412  
817-657-7995  
214-941-9445 (FAX)

|                                  |                                                                                       |                                                                                                                                       |              |
|----------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------|
| JOB NO.: 15-117PP                | <b>PEISER &amp; MANKIN SURVEYING, LLC</b>                                             |                                                                                                                                       | SHEET        |
| DATE: 04/11/2016                 | www.peisersurveying.com                                                               |                                                                                                                                       |              |
| SCALE: 1" = 50'                  |  | 1604 HART STREET<br>SOUTHLAKE, TEXAS 76092<br>817-481-1806 (O)<br>817-481-1809 (F)                                                    | 2<br>OF<br>2 |
| DRAWN: M.C.M.<br>CHECKED: T.R.M. |  | COMMERCIAL<br>RESIDENTIAL<br>BOUNDARIES<br>TOPOGRAPHY<br>MORTGAGE<br>tmarkin@peisersurveying.com FIRM No. 100999-00 Member Since 1977 |              |



**GARLAND**

**Plan Commission**

**3. a.**

**Meeting Date:** 11/25/2019

**Item Title:** Impact Fee Report

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**Summary:**

Impact Fee Report

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**Attachments**

Impact Fee Report and Attachment

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TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: November 19, 2019

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering March 21, 2019 through September 20, 2019. There is an item on the November 25, 2019 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at [wguerin@garlandtx.gov](mailto:wguerin@garlandtx.gov).

Sincerely,

Will Guerin, AICP  
Director of Planning

**TO:** Mayor LeMay and the City Council  
**FROM:** Chairman Roberts and Members of the Plan Commission  
**DATE:** November 25, 2019  
**SUBJECT:** Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for March 21, 2019 through September 20, 2019.

### **COLLECTION OF IMPACT FEES**

During the period covering March 21, 2019 through September 20, 2019 impact fees were collected for 112 developments. Of these, 96 are single-family homes (including ancillary irrigation systems), 2 are multi-family developments, and 14 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

#### ***Single-Family Development***

| <b># Of Lots</b> | <b>Service Area</b> | <b>Water</b>       | <b>Roadway</b>     | <b>Total</b>       |
|------------------|---------------------|--------------------|--------------------|--------------------|
| 37               | A                   | 5,734.00           | 3,034.00           | 8,768.00           |
| 4                | B                   | 1,663.00           | 0.00               | 1,663.00           |
| 51               | C                   | 5,143.50           | 32,806.69          | 37,950.19          |
| 4                | D                   | 3,560.00           | 0.00               | 3,560.00           |
| <b>Total: 96</b> |                     | <b>\$16,100.50</b> | <b>\$35,840.69</b> | <b>\$51,941.19</b> |

#### ***Multi-Family Development***

| <b>Location</b>         | <b>Service Area</b> | <b>Water</b>       | <b>Roadway</b>      | <b>Total</b>        |
|-------------------------|---------------------|--------------------|---------------------|---------------------|
| 6310 Naaman Forest Blvd | A                   | 34,987.00          | 422,100.00          | 457,087.00          |
| 1655 W Campbell Rd      | A                   | 0.00               | 141,031.80          | 141,031.80          |
| <b>Total: 2</b>         |                     | <b>\$34,987.00</b> | <b>\$563,131.80</b> | <b>\$598,118.80</b> |

### ***Commercial/Churches/Schools Development***

| <b>Location</b>              | <b>Service Area</b> | <b>Water</b>       | <b>Roadway</b>      | <b>Total</b>        |
|------------------------------|---------------------|--------------------|---------------------|---------------------|
| 324 E Buckingham Rd          | C                   | \$70.00            | \$7,686.00          | \$7,756.00          |
| 513 Rowlett Rd               | D                   | \$145.00           | \$54,320.44         | \$54,465.44         |
| 3400 S Shiloh Rd             | B                   | \$117.50           | \$51,424.00         | \$51,541.50         |
| 1210 W Miller Rd             | B                   | \$0.00             | \$6,406.29          | \$6,406.29          |
| 617 N Jupiter Rd             | B                   | \$235.00           | \$6,077.25          | \$6,312.25          |
| 119 E Buckingham Rd          | A                   | \$0.00             | \$10,137.00         | \$10,137.00         |
| 1702 Hayfield Trl            | B                   | \$72.50            | \$0.00              | \$72.50             |
| 701 S Shiloh Rd              | B                   | \$0.00             | \$1,216.35          | \$1,216.35          |
| 2334 W Buckingham Rd         | B                   | \$593.00           | \$0.00              | \$593.00            |
| 138 W Centerville Rd         | D                   | \$0.00             | \$33,031.33         | \$33,031.33         |
| 1710 Goodfield Ln            | B                   | \$890.00           | \$0.00              | \$890.00            |
| 1520 Lavon Dr                | C                   | \$0.00             | \$41,926.85         | \$41,926.85         |
| 2901 S Fifth St              | B                   | \$27.50            | \$0.00              | \$27.50             |
| 5601 Locust Grove Rd         | D                   | \$1,483.00         | \$0.00              | \$1,483.00          |
| <b>Total: 14</b>             |                     | <b>\$3,633.50</b>  | <b>\$212,225.51</b> | <b>\$215,859.01</b> |
|                              |                     |                    |                     |                     |
| <b>Total (All Land Uses)</b> |                     | <b>\$54,721.00</b> | <b>\$811,198.00</b> | <b>\$865,919.00</b> |
|                              |                     |                    |                     |                     |

Impact fees totaling \$865,919.00 were collected during this period. Of this, \$54,721.00 was collected for water facilities and \$811,198.00 was collected for roadway facilities.

### **CAPITAL IMPROVEMENTS PLAN**

#### **Roadways**

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

#### **Status/Roadway Segment**

#### **Service Area**

#### **Under Design:**

Bobtown, Rowlett to Rosehill  
 Bobtown, Rosehill to Waterhouse  
 Holford, SH 190 to City Limits

D  
 D  
 A

#### **Under Construction:**

Shiloh, IH 635 to Kingsley

B

#### **Completed:**

Oates, Broadway to Rosehill

D



### **Water Facilities**

Impact fee funds will be used towards:  
Water Master Plan – To be completed in 2020

Please let me know if you have questions regarding this report, or if further information is desired.

---

Scott Roberts, Chairman  
City of Garland Plan Commission



**GARLAND**

**Plan Commission**

**4. a.**

**Meeting Date:** 11/25/2019

**Item Title:** Z 19-34 Market Mission, Inc. (District 5)

---

**Summary:**

Consideration of the application of **Market Mission, Inc.**, requesting approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 2960 Market Street. (District 5) (File Z 19-34)

---

**Attachments**

Z 19-34 Market Mission Report and Attachments

---

# ***Planning Report***

**File No: Z 19-34/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: November 25, 2019**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District.

## **LOCATION**

2960 Market Street

## **APPLICANT**

Market Mission, Inc.

## **OWNER**

Market Mission, Inc.

## **BACKGROUND**

The applicant is requesting approval to allow the operation of a Food Processing and Storage business in an existing building.

## **SITE DATA**

The site contains approximately 2.18 acres with approximately 268 lineal feet of frontage along Market Street, which is used as the main access point to and from the property.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to use the property for Food Processing and Storage. A Food Processing and Storage operation requires a Specific Use Provision in the Industrial (IN) District.

## **CONSIDERATIONS**

### **Specific Use Provision**

1. The applicant proposes to use an existing 30,500 square-foot building on a 2.18-acre property for Food Processing and Storage. The operation will consist of packing and storing frozen foods received from outside suppliers.
2. The site plan (Exhibit C) shows existing pavement and forty-eight (48) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening compliance is not triggered by this request.

4. The applicant requests the Specific Use Provision to be in effect for a period of twenty (20) years.

**COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

The proposed use is consistent with industrial operations within the Industry Center.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the north, south, east, and west are zoned Industrial (IN) District; these properties include an insulation business, a tire and service center, lighting wholesales, and an equipment supplier. Southeast of the property is a site zoned Planned Development (PD) District 96-40 for Shopping Center Use including Automobile Leasing (New). To the far east of the subject property across Shiloh Road are properties zoned Single-Family-7 (SF-7) District; these properties are developed with residential neighborhoods.

The proposed Food Processing and Storage use is compatible with the surrounding area and consistent with uses found in industrial zoning districts.

**STAFF RECOMMENDATION**

Approval of a Specific Use Provision for a Food and Storage Processing Use for a period of twenty (20) years.

**ADDITIONAL INFORMATION**

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

**CITY COUNCIL DATE:** December 17, 2019

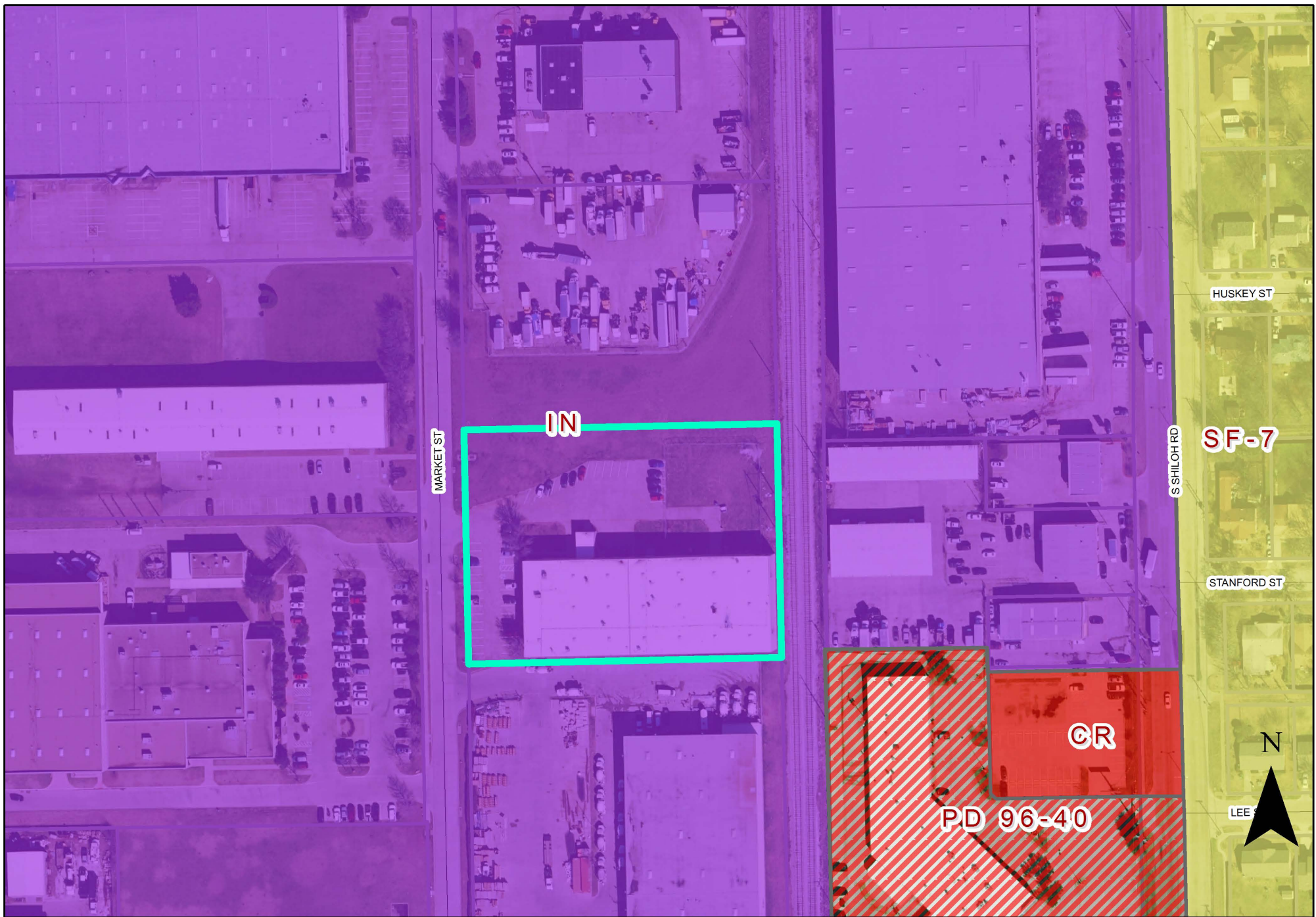
**PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 110 220 Feet  
1 inch = 144 feet

## Zoning Map Z 19-34



INDICATES AREA  
OF REQUEST

## **SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 19-34**

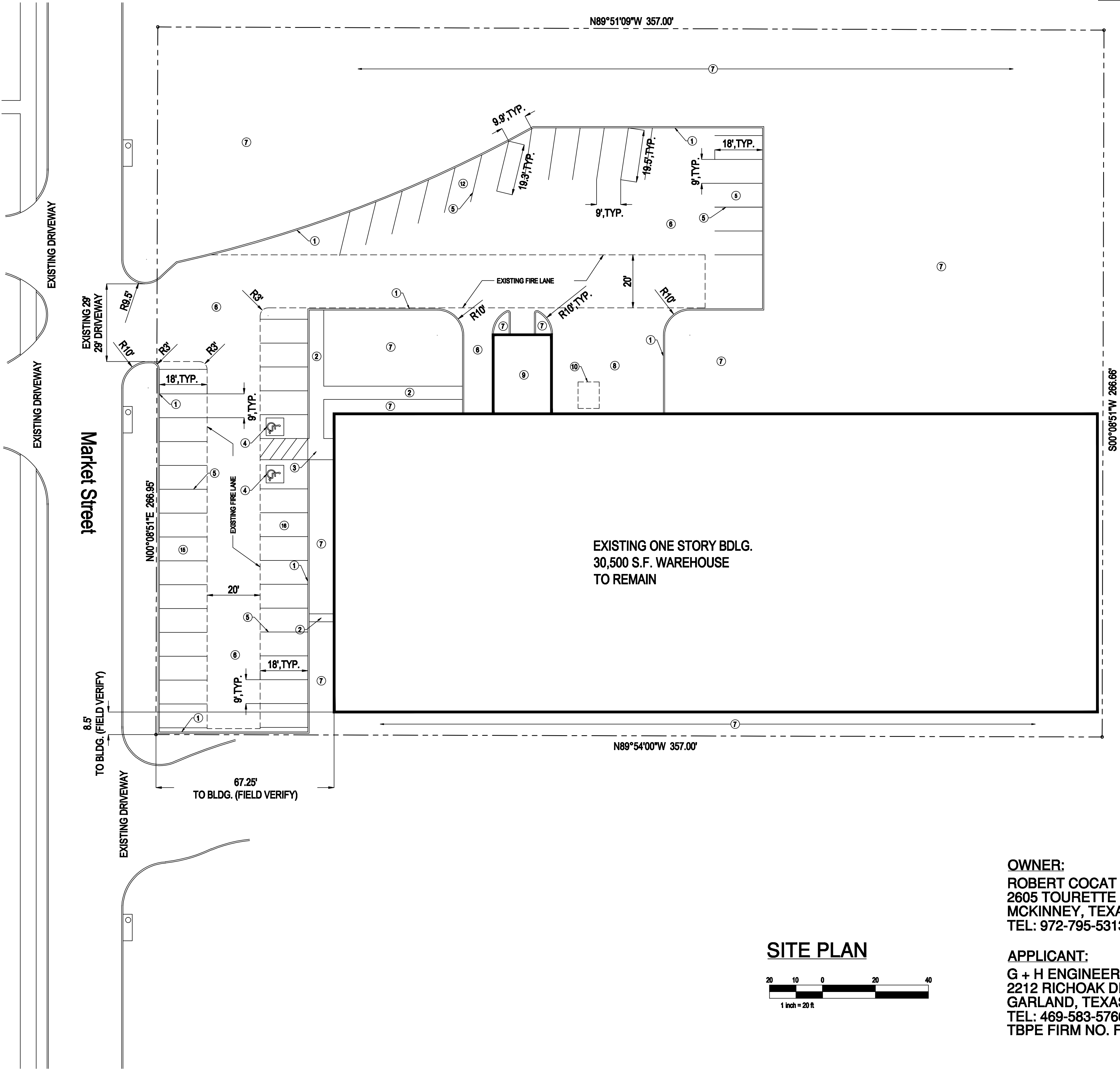
**2960 Market Street**

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Food Processing and Storage.
- 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
  - A. SUP Time Period:** The Specific Use Provision for a Food Processing and Storage facility shall be in effect for a period of twenty (20) years.
  - B. Site Layout:** The site shall be in conformance with the site layout in Exhibit C.

| SITE SUMMARY              |                                                    |
|---------------------------|----------------------------------------------------|
| ZONING                    | IN                                                 |
| BUILDING USE              | WAREHOUSE (FOOD PROCESSING)                        |
| LOT AREA                  | 95,249 SQ. FT OR 2.1866 AC.                        |
| BUILDING AREA             | 30,500 SQ. FT.                                     |
| BUILDING HEIGHT           | ONE STORY                                          |
| TOTAL PARKING REQUIRED    | 32 SPACES                                          |
| 1 SPACE/1000 S.F. +1/EMP. | 30,500 S.F. ÷ 30.5 + 1 = 32 SPACES INCLUDE (2 ADA) |
| PARKING PROVIDED          | 48 SPACES                                          |
| TOTAL FLOOR AREA RATIO    | 0.32                                               |
| TOTAL BUILDING COVERAGE   | 32%                                                |
| TOTAL IMPERVIOUS AREA     | 56,970 SQ. FT.=59.8%                               |
| OPEN SPACE                | 38,280 SQ. FT.                                     |

- ① EXISTING CONCRETE CURB TO REMAIN
- ② EXISTING CONCRETE SIDEWALK TO REMAIN
- ③ EXISTING HANDICAP RAMP TO REMAIN
- ④ EXISTING HANDICAP PAVEMENT STRIPPING TO REMAIN
- ⑤ EXISTING 4" PAVEMENT STRIPPING TO REMAIN
- ⑥ EXISTING CONCRETE PAVEMENT TO REMAIN
- ⑦ LANDSCAPE AREA TO REMAIN
- ⑧ EXISTING CONCRETE PAVEMENT/ LOADING AREA TO REMAIN
- ⑨ EXISTING 650 SQ. FT. BUILDING ATTACHED TO MAIN BUILDING TO REMAIN
- ⑩ PROPOSED REFUSE CONTAINER LOCATION

NOTE:  
THE LAYOUT SHOWN ON THIS DRAWING BASED ON THE EXISTING CONDITIONS AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS  
THE CONTRACTOR SHALL VERIFY THIS DRAWING WITH ACTUAL SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY INCONSISTENCIES BETWEEN THIS DRAWING AND ACTUAL CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.



OWNER:  
ROBERT COCAT  
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APPLICANT:  
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2212 RICHOK DRIVE  
GARLAND, TEXAS 75044  
TEL: 469-583-5766  
TBPE FIRM NO. F-19819

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| REVISIONS: |   |
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BALLY PLUS PRODUCTION  
STORAGE & PACKING  
2960 MARKET STREET  
GARLAND, TEXAS 75041

DRAWING TITLE  
SITE PLAN

SHEET NUMBER

C1.0



**Z 19-34**



View of the subject property from the East



View of the subject property from the West



Property located to the South East of the subject property. Property located to the West of the subject property.