



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
October 14, 2021 at 7:00 p.m.

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

A pre-meeting will begin at 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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.*

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

https://garlandtx.zoom.us/webinar/register/WN_InrGB67kQL6bxGCEnCdoFQ

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

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

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

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

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

The Meeting ID is: 968 2741 6105

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

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

Public Comments

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

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

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

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

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

State law.

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for September 27, 2021

2. PLATS

- a.** P 21-30 Garland Animal Shelter Final Plat

3. 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: 10/14/2021

Item Title: Plan Commission Minutes for September 27, 2021

Summary:

Consider approval of the Plan Commission Minutes for September 27, 2021

Attachments

Plan Commission Minutes for September 27, 2021

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Wednesday, September 27, 2021 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
1 st Vice-Chair	Christopher Ott
Commissioner	Wayne Dalton
Commissioner	Stephanie Paris
Commissioner	John O'Hara
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Assistant Recording Secretary	Denise Phillips
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the September 15, 2021 meeting.

PLATS

- 2a. APPROVED**** P 21-24 Valk Properties Guthrie Addition Final Plat
- 2b. APPROVED**** P 21-26 Walnut Shopping Addition Conveyance Plat
- 2c. APPROVED**** P 21-27 Morgan Addition No. 1 Replat
- 2d. APPROVED**** P 21-28 Clinton Street Habitat For Humanity Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 3a. APPROVED** Consideration of the application of **Masterplan**, requesting approval of a Specific Use Provision for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (District 8) (File Z 20-14 - Specific Use Provision)

The applicant Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Fisher regarding restrictions on Truck/Bus Storage, storage of semi-trucks and trailers, parking in the floodplain, 24-hour monitoring, and customer access to the property.

Motion was made by Commissioner Ott to close the public hearing and open for discussion. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

There was further discussion among the Plan Commission in support of the request for the Specific Use Provision for Truck/Bus Storage [RV's and Boats] Use and length of term for the Specific Use Provision.

Motion was made by Commissioner Ott to **approve** the request as presented with the addition of signage along the floodplain and a Specific Use Provision for a period of thirty (30) years. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

- 3b. APPROVED** Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Truck/Bus Storage [RV's and

Boats] Use. This property is located at 1674 and 1702 North First Street. (District 8) (File Z 20-14 - Detail Plan)

Motion was made by Commissioner Ott to **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

3c. APPROVED

Consideration of the application of **Geral DeWitt**, requesting approval of a Specific Use Provision Extension for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, Leasing and Repair (Used). This property is located at 925 Lavon Drive. (District 8) (Z 21-28 - Specific Use Provision)

The applicant's representative, Shannon Dewitt, 3501 Delia, Rowlett, Texas, provided an overview of the request and remained available for questions.

There was a brief discussion between the Plan Commission and Ms. Dewitt.

Motion was made by Commissioner Ott to close the public hearing and **approve** the request as presented, with a twenty (20) year SUP time period. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

3d. APPROVED

Consideration of the application of **Geral DeWitt**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive. (District 8) (Z 21-28 - Plan)

Motion was made by Commissioner Ott **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

3e. APPROVED

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (District 1) (Z 21-33 - Specific Use Provision)

The applicant's representative Frank Polma, 618 Main Street, Garland, Texas, provided an 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 as presented. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**

3f. APPROVED

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Plan for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (District 1) (Z 21-33 - Plan)

Motion was made by Commissioner Rose to **approve** the request as presented. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**

3g. APPROVED

Consideration of the application of **Amar Patel**, requesting approval of a Specific Use Provision Extension for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (District 5) (Z 21-35 - Specific Use Provision)

The applicant Amar Patel, 2074 Azalea Trail, Irving, Texas, provided an 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 open for discussion. Seconded by Commissioner Lucht. **Motion carried: 7 Ayes, 0 Nays.**

There was further discussion among the Plan Commission regarding the length of the Specific Use Provision.

Motion was made by Commissioner Rose to approve the request as presented with a Specific Use Provision for a period of thirty (30) years. Motion failed due to the lack of a Second.

Motion was made by Commissioner Ott to **approve** the request as presented with a Specific Use Provision for a period of twenty-five (25) years. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Lucht.

3h. APPROVED Consideration of the application of Amar Patel, requesting approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (District 5) (Z 21-35 - Plan)

Motion was made by Commissioner Ott **approve** the request. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:56 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/14/2021

Item Title: P 21-30 Garland Animal Shelter Final Plat

Summary:

P 21-30 Garland Animal Shelter Final Plat

Attachments

P 21-30 Garland Animal Shelter Final Plat



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-30/District 2

Agenda Item:

Meeting: Plan Commission

Date: October 14, 2021

FINAL PLAT

Garland Animal Shelter

LOCATION

1902 State Highway 66

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1)

ACREAGE

11.947 acres

BACKGROUND

The purpose of this final plat is to create a single platted lot for the development of the Garland Animal Shelter.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

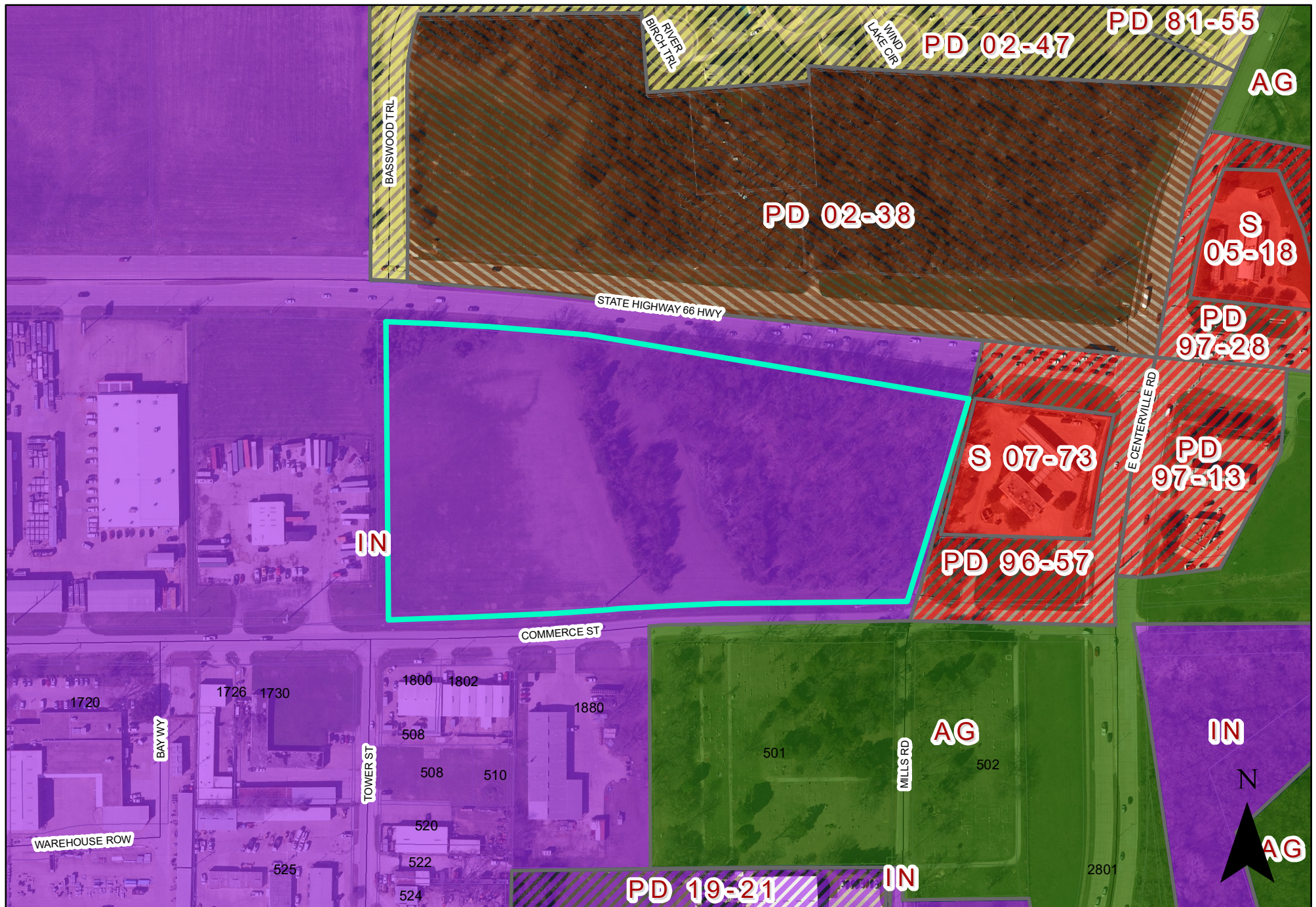
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

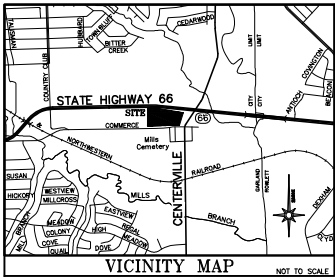
Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 238 feet

Plat Map P 21-30

 INDICATES AREA OF REQUEST



GENERAL NOTES:

1. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN RIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS VEHICLES CODE.
2. EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED BRITAIN & CRAWFORD UNLESS DENOTED OTHERWISE.
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 WITHDRAWAL OF UTILITIES AND BUILDING PERMITS."
4. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE PLATTED LOT FOR DEVELOPMENT OF A NEW 23,929 SQ. FT. CITY OF GARLAND ANIMAL SHELTER.

OWNER OF LOT 1, BLOCK 1
CITY OF GARLAND
200 N. HWY 57,
GARLAND, TEXAS 75040
PHONE: (972) 205-2000
Email: garyson@garlandtx.gov

CONTACT: Glenn Breyersbach, RPLS

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING &
TOPOGRAPHIC MAPPING
TEL: (972) 926-0211
FAX: (972) 926-9347
P.O. BOX 11374 • 3008 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: cbr@britain-crawford.com
WEBSITE: www.britain-crawford.com

FIRM CERTIFICATION: 1019000

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS, the CITY OF GARLAND, a Texas home-rule municipality, is the sole owner of an 11,947 acre tract of land situated in the John L. Anderson Survey, Abstract No. 26, City of Garland, Dallas County, Texas, according to the deed recorded in County Clerk's Instrument No. 20050027098 of the Official Public Records of Dallas County, Texas, and being described as follows:

BEING 11,947 acres of land situated in the John L. Anderson Survey, Abstract No. 26, City of Garland, Dallas County, Texas, said 11,947 acres of land being comprised of the aforesaid 11,947 acre City of Garland Tract along with a portion of Mills Road (a remainder of a former 60 foot wide public right-of-way). Said 11,947 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "USA INC RPLS 2003" found at the Northwest corner of Lot 1, Excon Centerville Addition, an addition to the City of Garland, according to the plat recorded in Volume 97154, Page 391, of the Map Records of Dallas County, Texas, and said POINT OF BEGINNING abutting at the intersection of the South right-of-way line of State Highway 66 as a 140 foot wide public right-of-way with the former centerline of the aforesaid Mills Road;

THENCE S 17° 00' 27" W 393.58 feet, along the former centerline of said Mills Road, and the West boundary line of Lots 1 and 2 of said Excon Centerville Addition, to a 1/2" iron rod found at the Southwest corner of said Lot 2, Excon Centerville Addition, and said point lying in the North right-of-way line of Commerce Street (a variable with public right-of-way);

THENCE S 89° 05' 04" W 35.65 feet, along the North right-of-way line of said Commerce Street, and severing said Mills Road, to a cotton spike found lying at the Southeast corner of the aforesaid 11,947 acre City of Garland tract, and said point lying at the intersection of the West right-of-way line of said Mills Road with the North right-of-way line of said Commerce Street;

THENCE continuing along the North right-of-way line of said Commerce Street, and the South boundary line of said City of Garland tract, as follows:

1. S 89° 39' 11" W 281.06 feet, to a 1/2" iron rod found at the beginning of a tangent curve to the left;

2. SOUTHWESTERLY 261.13 feet, along said tangent curve to the left, having a radius of 4,118.90 feet, a central angle of 03° 37' 57", and a chord bearing S 87° 47' 44" W 261.09 feet, to a 1/2" iron rod found at the end of said curve;

3. S 85° 52' 16" W 24.35 feet, to a 1/2" iron rod found, at the beginning of a tangent curve to the right;

4. SOUTHWESTERLY 295.03 feet, along said tangent curve to the right, having a radius of 6,087.60 feet, a central angle of 02° 34' 01", and a chord bearing S 86° 16' 11" E 295.01 feet, to a 1/2" iron rod with an illegible red plastic cap found at the end of said curve;

5. S 88° 13' 21" W 158.12 feet, to a 3/8" iron rod found at the Southwest corner of the aforesaid City of Garland tract, and said point lying in the East boundary line of Lot 1, Block 1, 69 Industrial Park-Centerville Addition, an addition to the City of Garland according to the plat recorded in Volume 81152, page 2907, of the Map Records of Dallas County, Texas;

THENCE N 00° 20' 44" W 563.45 feet, along the West boundary line of said City of Garland tract, and the East boundary line of said Lot 1, Block 1, to a 5/8" iron rod found at the Northwest corner of said City of Garland tract and the Northeast corner of said Lot 1, Block 1, and said point lying at the beginning of a non-tangent curve to the right in the South right-of-way line of the aforesaid State Highway 66;

THENCE continuing along the South right-of-way line of said State Highway 66, and the North boundary line of said City of Garland tract, as follows:

1. SOUTHEASTERLY 380.29 feet, along said non-tangent curve to the right, having a radius of 5,659.58 feet, a central angle of 03° 51' 02", and a chord bearing S 86° 12' 12" E 380.22 feet, to a 1/2" iron rod found at the end of said curve;

2. S 80° 16' 11" E 731.43 feet, to a 1/2" iron rod found at the Northeast corner of said City of Garland tract, and said point lying at the intersection of the West right-of-way line of said Mills Road with the South right-of-way line of said State Highway 66;

THENCE S 89° 33' 10" E 34.27 feet, along the South right-of-way line of said State Highway 66, and severing said Mills Road, to the POINT OF BEGINNING containing 11,947 acres (520,405 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That the City of Garland, a Texas home-rule municipality, 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 **GARLAND ANIMAL SHELTER**, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements and reservations 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 and reservations 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 or reservation dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement or reservation. 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 and from and upon such easements and reservations 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, utility reservations, and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

All utility easements and utility reservations 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 ____ day of _____, 2021.

By: **Scott LeMay, Mayor**

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public for and in the State of Texas

My commission expires: _____

POINT OF BEGINNING
1/2" IRON ROD FOUND
WITH YELLOW PLASTIC CAP,
STAMPED USA INC RPLS 2003
N= 7019237.82930
E= 2551577.00513 (CM)

LOT 1
EXCON CENTERVILLE ADDITION
VOL. 97154, PG. 391
M.R.D.C.T.

LOT 2
EXCON CENTERVILLE ADDITION
VOL. 97154, PG. 391
M.R.D.C.T.

20' DRAINAGE EASEMENT
VOL. 97154, PG. 391
M.R.D.C.T.

30' NORTH TEXAS MUNICIPAL WATER DISTRICT EASEMENT
VOL. 4456, PG. 447
D.R.D.C.T.

5' PEDESTRIAN RESERVATION (BY THIS PLAT)

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **Chris L. Blevins**, 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 therein expressed, and in the capacity therein stated.

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

Notary Public in and for The State of Texas
My Commission Expires: _____

FINAL PLAT
GARLAND ANIMAL SHELTER
LOT 1, BLOCK 1
JOHN L. ANDERSON SURVEY, ABSTRACT NO. 26
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191210-1
PREPARED: AUGUST 2020
REVISED: JULY 19, 2021
11,947 ACRES GROSS, 1 LOT

(DANNY) ...Projects\HGA\JL ANDERSON\HGA-GARLAND-PLAT.dwg

SIN FIN #