



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION - REMOTE MEETING - Monday, October 12, 2020 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, October 12, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_G20XMMR5QaiNBa-sDEF0XQ

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: **914 1950 6008**

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.

The meeting will also be recorded and made available online at www.garlandtx.gov.

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 City Council 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 Minutes for September 28, 2020.

2. PLATS

- a. P 20-23 Edgewood Estates Addition Final Plat
- b. P 20-24 First United Pentecostal Church Replat No.2 Final Plat
- c. P 20-25 Ribelin-Miller Park Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Jerry DeFeo**, requesting approval of Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (Z 20-27)
- b. Consideration of the application of **Jerry DeFeo**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District, subject to the above Specific Use Provision request for Case Z 20-27. This property is located at 4301 Action Street. (District 6) (Z 20-27)

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 10/12/2020

Item Title: Plan Commission Minutes for September 28, 2020

Summary:

Consider approval of Minutes for September 28, 2020.

Attachments

Plan Commission Minutes for September 28, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, September 28, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

1 st Assistant City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
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 Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Consider approval of Minutes for the September 14, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. DENIED

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott inquired as to whether on-street parking would be allowed.

Mr. Guerin stated this would be a public street allowing on-street parking.

Commissioner Rose stated he would support the request only if a mandatory Homeowners Association is established.

Mr. Guerin stated a Homeowners Association would be established and responsible for the common area.

Chairman Roberts stated Lots 1 and 3 do not appear to meet the articulation requirements, and the lack of ornamental façade trim fails to meet the required standards.

The applicant, Daniel Stewart, 2591 Dallas Parkway, Suite 300, Frisco, Texas 75034, provided additional information regarding front building setbacks and articulation, lot design, on-street parking, and establishment of a Homeowners Association and responsibility regarding the common area.

Commissioner Edwards spoke in support of the request.

There was a discussion regarding concerns among the Commission concerning on-street

parking within the cul-de-sac area.

Mr. England stated restrictions could only be proposed within the Homeowners Association By-Laws.

Motion was made by Commissioner Edwards to **approve** the request. Seconded by Commissioner Hallman. **Motion failed: 2 Ayes, 7 Nays** by Chairman Roberts, Commissioners Dalton, O'Hara, Welborn, Williams, Rose, and Ott. The item is in effect denied.

2b. DENIED

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Motion was made by Commissioner Edwards to **deny** the request as it does not meet Technical Requirements as required by the Garland Development Code (GDC) due to denial of the Zoning request and the Detail Plan as presented was based on the Zoning request. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Hallman.

2c. APPROVED

Consideration of the application of **Bill Swisher**, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (District 3) (Z 20-26)

Kimberly Hopkins, Development Planner, presented the staff report.

The applicant, Bill Swisher 4422 Scenic Cir., Garland, Texas 75043, provided an overview of the request.

Commissioner Ott asked of the applicant if the proposed signage columns could be covered in brick.

Mr. Swisher stated the façade material is no longer available; it would create a hardship with available parking due to safety and liability reasons. Mr. Swisher stated they will consider painting the poles to match the color of the building.

Chairman Roberts asked if the signage would be two-sided.

Mr. Swisher stated the signage would be double-sided.

Motion was made by Commissioner Edwards to **approve** the request with the consideration the signage poles are painted to match the existing building. Seconded by Commissioner Hallman. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:21 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/12/2020

Item Title: P 20-23 Edgewood Estates Addition Final Plat

Summary:

P 20-23 Edgewood Estates Addition Final Plat

Attachments

P 20-23 Edgewood Estates Additional Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-23/District 2

Agenda Item:

Meeting: Plan Commission

Date: October 12, 2020

FINAL PLAT

Edgewood Estates Addition Final Plat

LOCATION

2401 Centerville Road

ZONING

Planned Development (PD) District 06-10

NUMBER OF LOTS

22 lots (including one (1) Homeowner Association open space common area lot)

ACREAGE

5.50

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create twenty-one (21) single-family residential lots and one (1) HOA 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

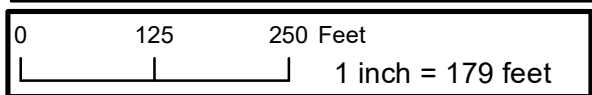
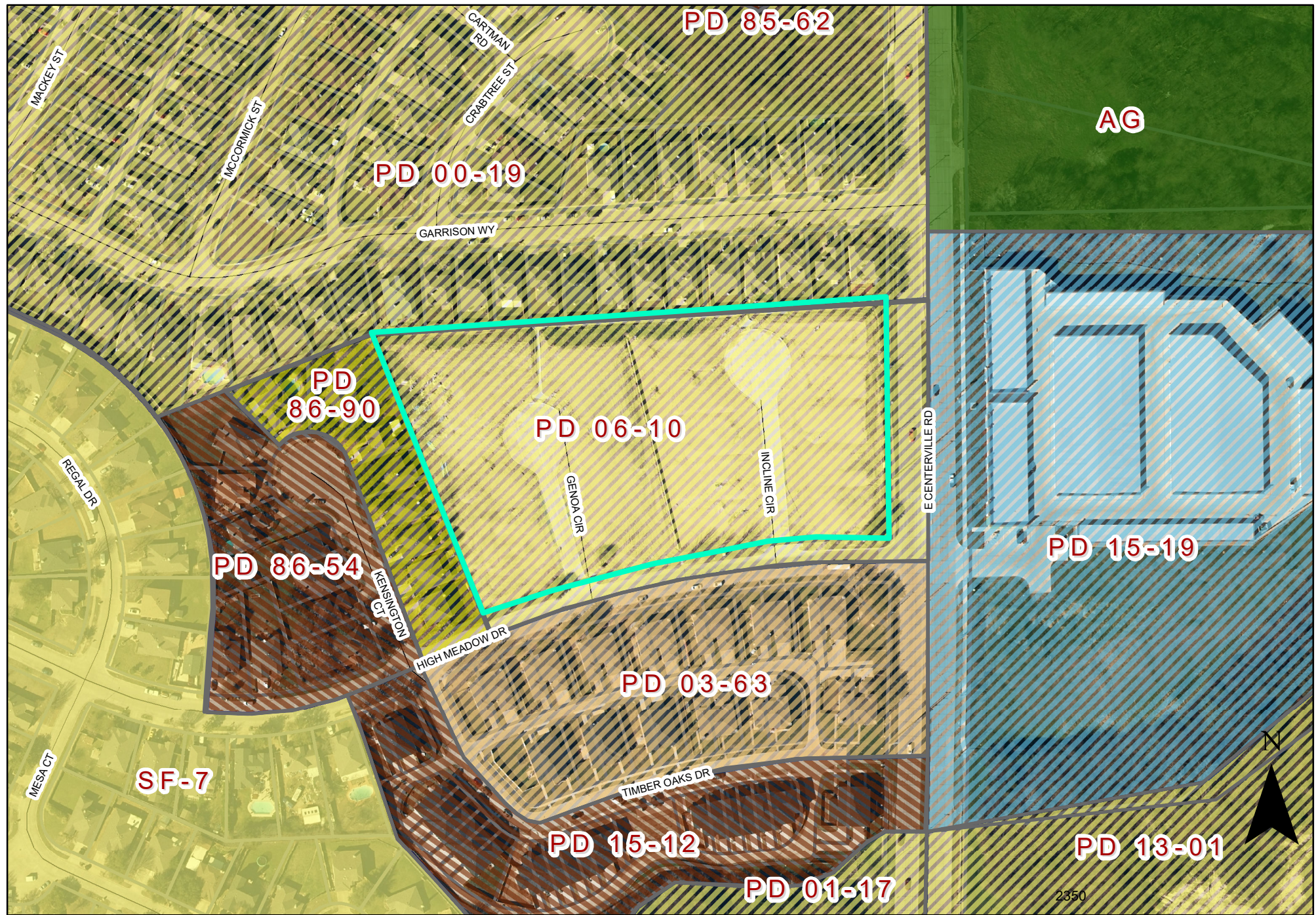
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

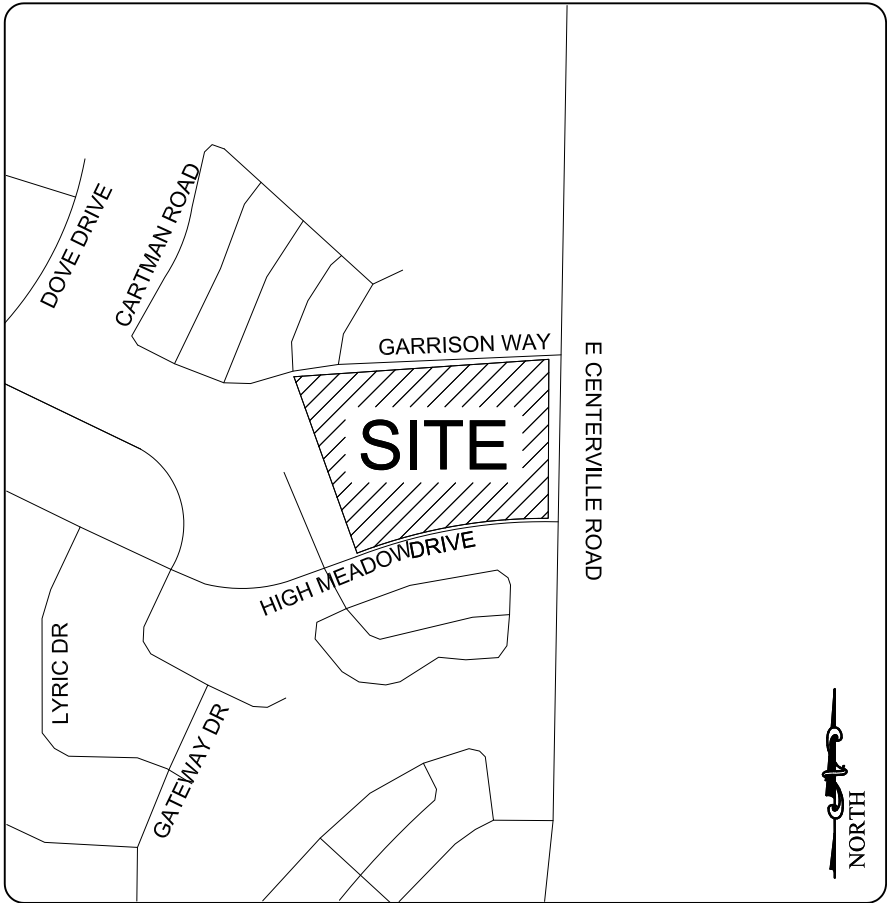
Will Guerin, AICP
Director of Planning



Plat Map P 20-23



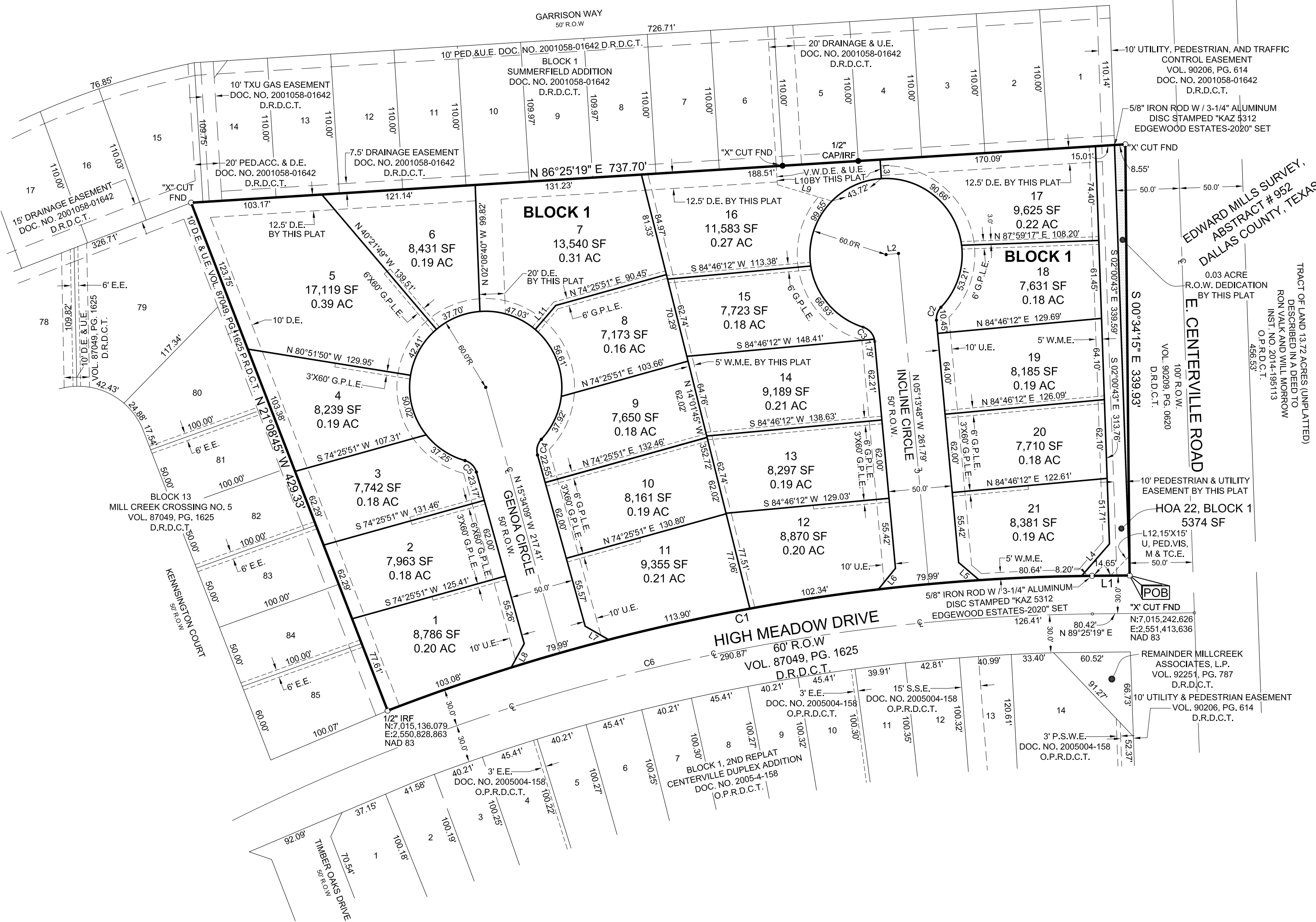
INDICATES AREA
OF REQUEST



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- COORDINATES & BEARINGS DETERMINED BY TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE BASED ON VRS-RTK OBSERVATIONS WITH NO SCALE AND NO PROJECTION.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC MANAGEMENT STANDARDS OF THE CITY OF GARLAND, TEXAS.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 21 RESIDENTIAL LOTS, AND 1 HOA LOT FROM A TRACT OF LAND.
- ANY AND ALL WALLS, WALL MAINTENANCE EASEMENTS, AND HOA LOT TO BE MAINTAINED BY THE HOA, ITS SUCCESSORS OR ASSIGNS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°25'19" W	29.65'
L2	S 84°46'12" W	9.86'
L3	N 03°34'41" W	15.00'
L4	S 40°59'23" W	33.49'
L5	N 49°38'36" W	21.43'
L6	S 39°11'00" W	21.43'
L7	N 60°09'39" W	21.36'
L8	S 28°39'57" W	21.49'
L9	N 73°17'58" W	44.85'
L10	N 03°34'41" W	14.69'
L11	N 40°33'05" E	25.00'
L12	S 43°42'18" W	20.95'

Approved and accepted for the City of Garland this _____ day of _____, 2020 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

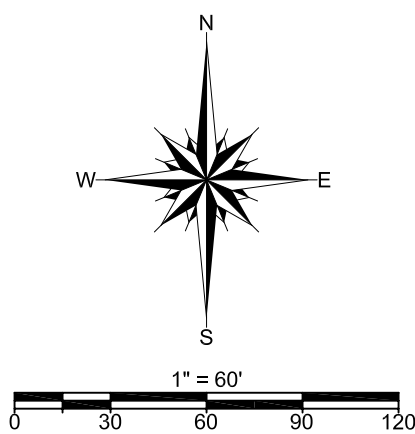
Director of Planning Department

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.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1587.20'	568.23'	565.20'	S 79°09'54" W	20°30'44"
C2	13.00'	11.13'	10.79'	N 19°17'16" E	49°02'08"
C3	13.00'	15.28'	14.41'	S 38°53'33" E	67°19'30"
C4	13.00'	13.30'	12.73'	S 13°44'46" W	58°37'52"
C5	13.00'	13.30'	12.73'	N 44°53'05" W	58°37'52"
C6	1557.20'	703.12'	697.16'	N 76°29'09" E	25°52'14"

LEGEND

U.PED,VIS.M.&T.C.E. = UTILITY, PEDESTRIAN VISIBILITY, MAINTENANCE & TRAFFIC CONTROL EASEMENT
G.P.L.E. = GARLAND POWER & LIGHT EASEMENT
AC = ACRE
NAD 83 = NORTH AMERICAN DATUM 1983
PEE, ACC. = PEDESTRIAN & ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
V.W.D.E. = VARIABLE WIDTH DRAINAGE EASEMENT
V.W.D.E. & U.E. = VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
PG. = PAGE
VOL. = VOLUME
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CAPIRS = CAPPED IRON ROD FOUND
CAPIRS = CAPPED IRON ROD SET STAMPED "KAZ"
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY



SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

RYAN Z. AND ASSOCIATES, INC.
1415 LEGACY DR. #350
FRISCO, TX 75034
PHONE: (214) 593-0074
CONTACT: GEORGE RODDY

ENGINEER:

GEES, INC.
1621 AMANDA COURT
PONDER, TX 76269
GREG EDWARDS
PHONE: (940) 482-2907
TBPE FIRM # F-004550



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 170031-FP
DRAWN BY: HCI
DATE: 08-28-2020
R.P.L.S.
KENNETH A. ZOLLINGER

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS RYAN Z. & ASSOCIATES, INC is the owner of all that certain 5.50 acre tract of land situated in the Edward Mills Survey, Abstract Number 952, City of Garland, Dallas County, Texas, said tract of land described in deed to Ryan Z. & Associates, Inc. recorded in Warranty Deed with Vender's Lien, Instrument Number 201900313731, Official Public Records, Dallas County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the North line of High Meadow Drive with the West line of East Centerville Road;

THENCE along said North line, South 89 degrees 25 minutes 19 seconds West, 29.65 feet to a 5/8" Iron Rod with a 3-1/4" Aluminum Disc Stamped "KAZ 5312 EDGEWOOD ESTATES-2020" set at the P.C. of a non-tangent curve to the left whose long chord bears, South 73 degrees 09 minutes 54 seconds West, 565.20 feet;

THENCE continuing along said North line and along said curve whose radius is 1587.20 feet and an arc length of 568.23 feet to a 1/2 inch iron rod found;

THENCE North 21 degrees 08 minutes 45 seconds West, 429.33 feet to an "X" cut found;

THENCE North 86 degrees 25 minutes 19 seconds East, 737.70 feet to an "X" cut found in the West line of said East Centerville Road;

THENCE along said West line, South 00 degrees 34 minutes 15 seconds East, 339.93 feet to the PLACE OF BEGINNING and containing 5.50 acres of land more or less;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT RYAN Z. & ASSOCIATES, INC, 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 **EDGEWOOD ESTATES ADDITION**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; PROVIDED, HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, 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. ANY AND ALL MAINTENANCE OF HOME OWNERS ASSOCIATION COMMON AREAS OR LOTS, PRIVATE EASEMENTS, SCREENING WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND /OR DRAINAGE 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, LITER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT IF 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 THE 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.

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 _____, 2020

OWNER: RYAN Z. & ASSOCIATES, INC

BY: _____, TITLE: _____

NAME: _____, TITLE: _____

STATE OF TEXAS
COUNTY OF _____

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 THEY 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 _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

SURVEYOR'S AFFIRMATION

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT PLAT WAS PREPARED UNDER MY DIRECTION AND 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 MONUMENTS WERE EITHER FOUND OR PLACED AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2020

KENNETH A. ZOLLINGER, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5312

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

FINAL PLAT EDGEWOOD ESTATES ADDITION LOTS 1-21, BLOCK 1 & HOA LOT 22, BLOCK 1

BEING A 5.50 ACRE TRACT OF LAND SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 952, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN INST. NO. 201600252338, DEED RECORDS, DALLAS COUNTY, TEXAS
CITY CASE NO. 161004-3



GARLAND

Plan Commission

2. b.

Meeting Date: 10/12/2020

Item Title: P 20-24 First United Pentecostal Church Replat No.2 Final Plat

Summary:

P 20-24 First United Pentecostal Church Replat No.2 Final Plat

Attachments

P 20-24 First United Pentecostal Church Replat No. 2 Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-24/District 8

Agenda Item:

Meeting: Plan Commission

Date: October 12, 2020

FINAL PLAT

First United Pentecostal Church Replat No. 2

LOCATION

402 Belt Line Road

ZONING

Planned Development (PD) District 20-07

NUMBER OF LOTS

Two (2) lots

ACREAGE

15.56

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create two (2) lots to develop a senior living facility. The other lot would continue to be used for the existing church.

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

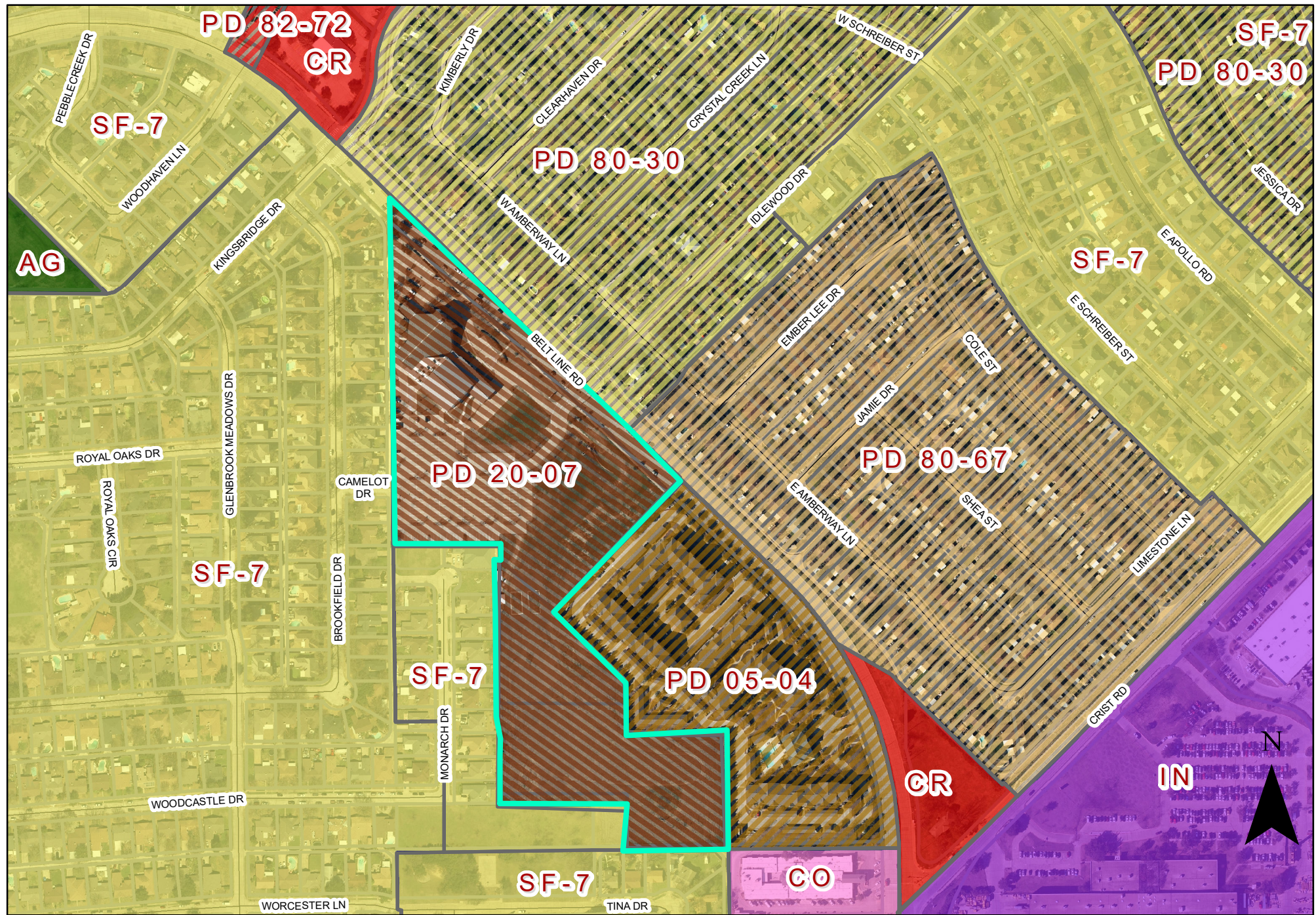
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

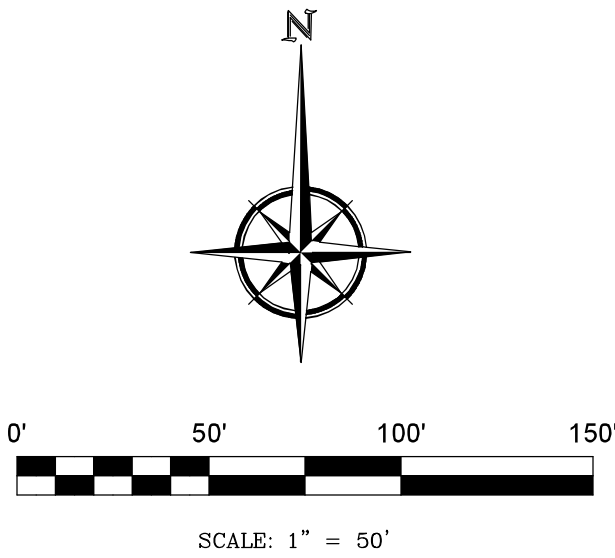


0 250 500 Feet
1 inch = 347 feet

Plat Map P 20-24



INDICATES AREA
OF REQUEST



GENERAL NOTES

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- 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, Texas.
- The Purpose of this Plat is to add un-platted property and easements to a previously platted addition of the City of Garland and future development.
- The Minimum Finish Floor source is referenced to civil construction documents for Garland Senior Living Case #200109-2.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

REFERENCE BEARING

Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments No. 18 and 167

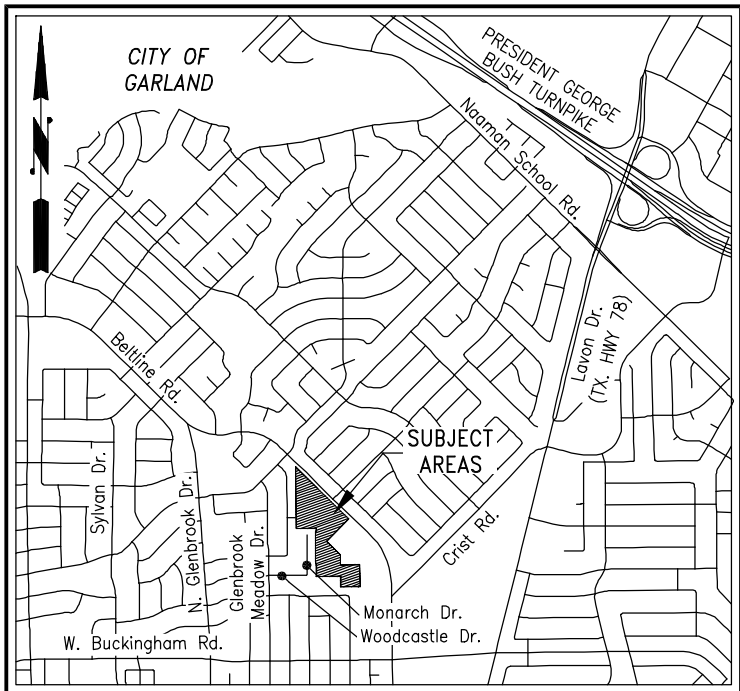
GPS-18 - N: 7,027,668.86 E: 2,541,043.07 Z: 574.46
GPS-167 - N: 7,028,998.193 E: 2,541,111.273 Z: 559.52

ABBREVIATIONS

Vol. = Volume
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Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
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RPLS = Registered Professional Land Surveyor
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G.E. = GP&L Easement - Inst. No. 20080171831 ~ O.P.R.D.C.T.
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U.D.E. = Utility & Drainage Easement
Inst. No. 20080171831 ~ O.P.R.D.C.T.
CM = Controlling Monument

VICINITY MAP

NOT TO SCALE



LEGEND

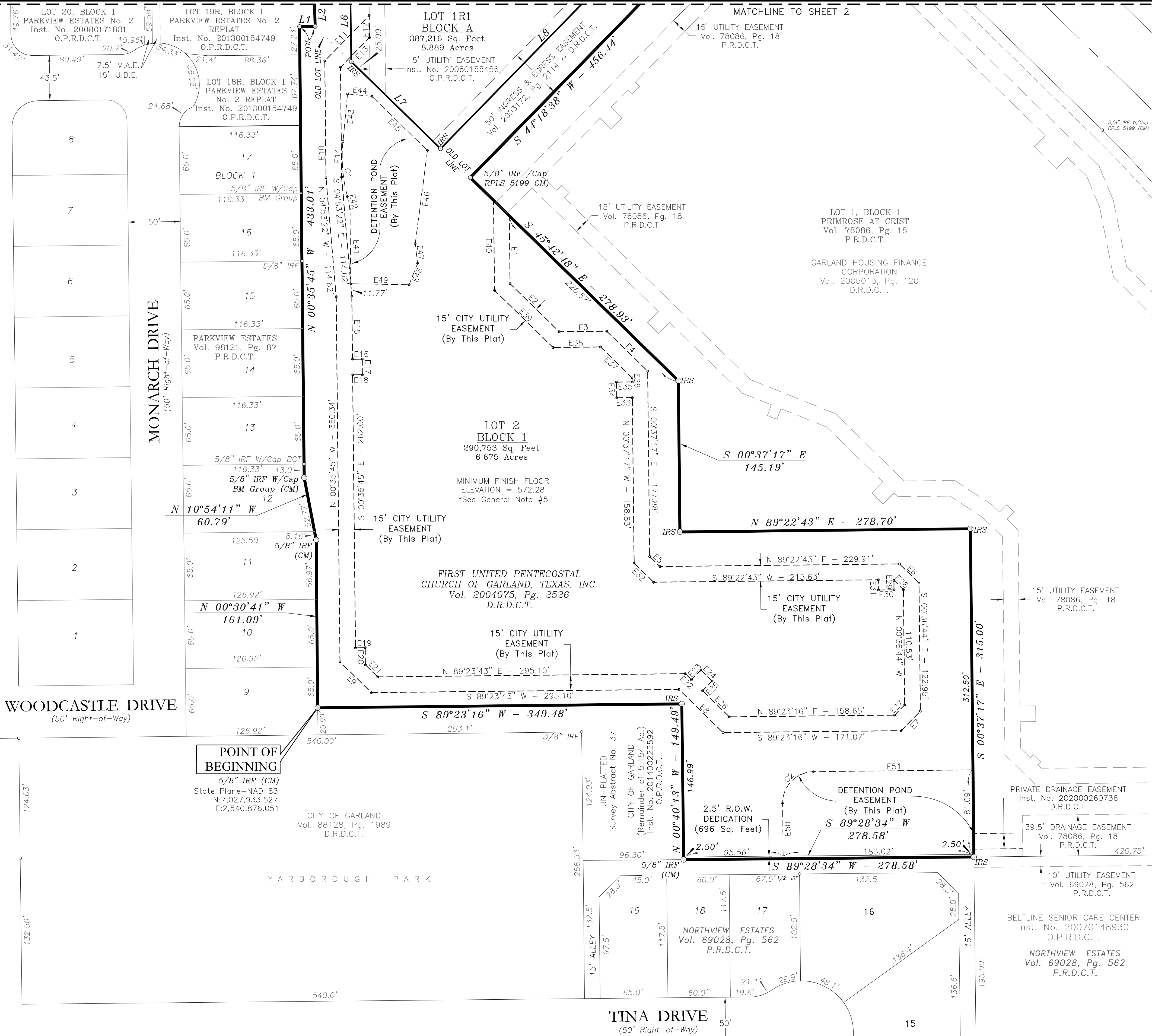
○ PROPERTY CORNER

— BOUNDARY LINE

— ADJOINER PROPERTY LINE

- - - EASEMENT LINE

- - - SURVEY ABSTRACT LINE



EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°19'59"	150.00'	53.23'	N 04°36'26" W	52.95'
C2	90°00'00"	30.00'	47.12'	N 44°21'02" E	42.43'

OWNER: LOT 1R1, BLOCK 1
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

OWNER: LOT 2, BLOCK 1
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1286
Contact: Lawrence H. Ringley

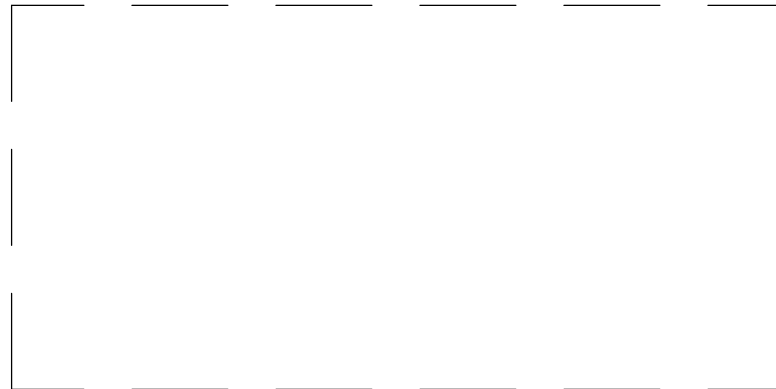
EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 00°39'01" E	65.21'
E2	S 45°42'48" E	66.03'
E3	N 89°22'43" E	45.55'
E4	S 45°42'48" E	54.80'
E5	S 45°36'44" E	13.79'
E6	S 45°36'44" E	26.21'
E7	S 44°23'16" W	26.21'
E8	N 45°36'44" W	59.28'
E9	N 45°36'44" W	42.23'
E10	N 00°35'45" W	112.17'
E11	N 44°20'42" E	61.04'
E12	N 00°39'18" W	21.21'
E13	S 44°20'42" W	39.84'
E14	S 00°35'45" E	105.40'
E15	S 00°35'45" E	60.62'
E16	N 89°24'15" E	9.34'
E17	S 00°35'45" E	15.00'
E18	S 89°24'15" W	9.34'
E19	N 89°24'15" E	9.34'
E20	S 00°35'45" E	16.39'
E21	S 45°36'44" E	16.89'
E22	S 45°36'44" E	8.38'
E23	N 44°23'16" E	12.98'
E24	S 45°36'44" E	15.00'
E25	S 44°23'16" W	12.98'
E26	S 45°36'44" E	35.90'
E27	N 44°23'16" E	13.79'
E28	N 45°36'44" W	12.77'
E29	S 00°37'17" E	9.08'
E30	S 89°22'43" W	15.00'
E31	N 00°37'17" W	9.80'
E32	N 45°36'44" W	26.21'
E33	S 89°22'43" W	14.98'
E34	N 00°51'26" W	15.00'
E35	N 89°22'43" E	15.05'
E36	N 00°37'17" W	4.04'
E37	N 45°42'48" W	42.38'
E38	S 89°22'43" W	45.55'
E39	N 45°42'48" W	78.45'
E40	N 00°39'01" W	86.40'
E41	N 00°35'45" W	71.80'
E42	N 11°57'21" W	12.24'
E43	N 05°33'33" E	45.83'
E44	S 84°26'27" E	23.55'
E45	S 45°42'48" E	74.42'
E46	S 07°30'33" W	90.08'
E47	S 06°55'03" E	19.14'
E48	S 21°40'25" W	22.10'
E49	N 89°03'50" W	56.00'
E50	N 00°38'58" W	50.69'
E51	N 89°21'02" E	153.06'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°24'15" E	15.00'
L2	N 01°18'41" W	44.56'
L3	N 01°18'41" W	25.81'
L4	N 89°27'04" E	53.76'
L5	S 42°24'41" W	27.34'
L6	S 00°38'58" E	84.50'
L7	S 45°42'48" E	119.72'
L8	N 44°18'38" E	295.92'
L9	N 00°44'00" W	14.82'
L10	N 44°12'10" E	30.00'
L11	N 89°13'29" E	13.97'
L12	N 44°18'38" E	33.44'
L13	N 34°32'47" E	44.86'
L14	N 44°18'38" E	17.41'
L15	N 01°57'54" W	21.73'

SPACE RESERVED FOR COUNTY RECORDING LABEL



FINAL PLAT

FIRST UNITED PENTECOSTAL CHURCH REPLAT NO. 2 LOT 1R1 AND 2, BLOCK 1

Being a replat of Lot 1R, Block 1, First United Pentecostal Church Replat, recorded in Document Number 20080155456, Official Public Records, Dallas County, Texas situated in the

Churchwill Atteberry Survey, Abstract No. 37
City of Garland, Dallas County, Texas

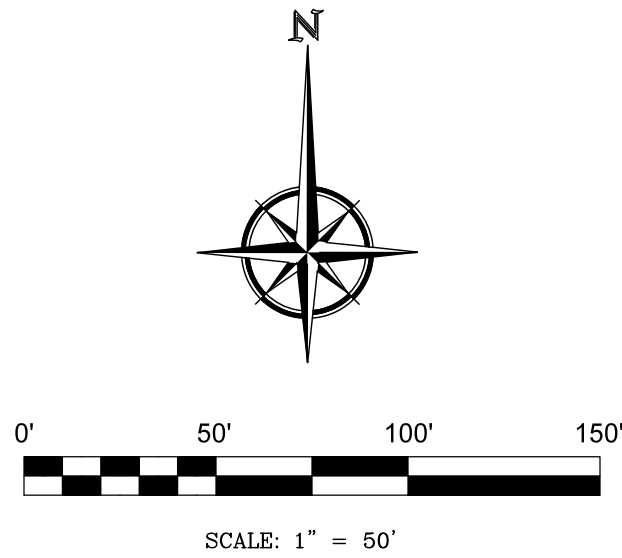
CITY CASE NO. 200109-2



RINGLEY & ASSOCIATES, INC.

SURVEYING-MAPPING-PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1286

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	06/01/20	1" = 50'	19103	19103-RP.DWG	1 of 3



GENERAL NOTES

- The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
- 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, Texas.
- The Purpose of this Plat is to add un-platted property and easements to a previously platted addition of the City of Garland and future development.

REFERENCE BEARING NOTE:

The bearings shown hereon are geodetic and were derived from GPS observations from City of Garland control monuments No. 18 and 167 and is referenced to the Texas State Plane Coordinate System, NAD 83, Texas North Central Zone (4202).

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

REFERENCE BEARING

Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments No. 18 and 167

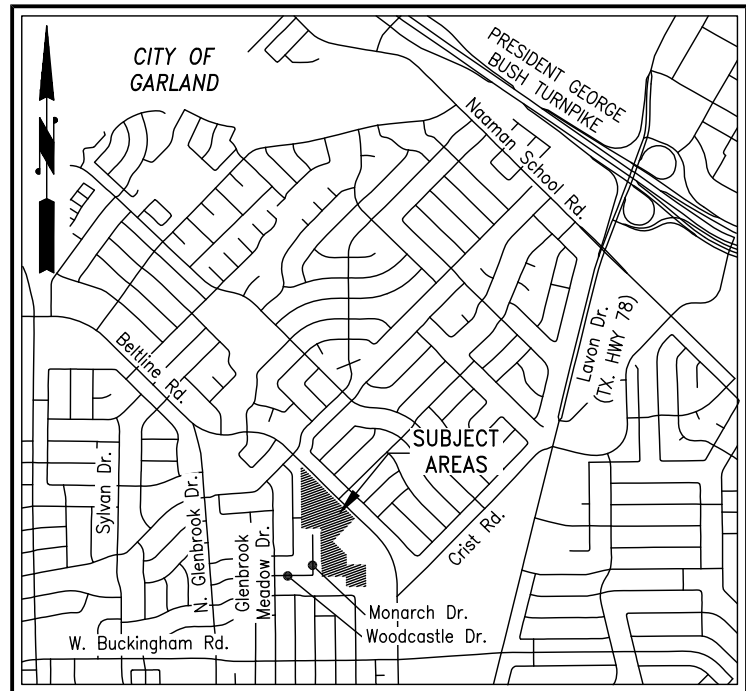
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CM = Controlling Monument

VICINITY MAP

NOT TO SCALE



LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- ADJOINER PROPERTY LINE
- - - EASEMENT LINE
- - - SURVEY ABSTRACT LINE

EASEMENT CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	88°59'55"	20.00'	31.07'	S 89°43'24" W	28.04'
C4	98°19'21"	19.99'	34.31'	N 00°05'45" W	30.25'
C5	25°54'18"	19.61'	8.87'	N 26°24'13" E	8.79'
C6	16°35'49"	18.93'	5.48'	S 65°31'48" W	5.46'
C7	20°28'03"	101.35'	36.21'	N 10°22'18" W	36.01'
C8	16°19'53"	63.86'	18.20'	N 12°27'24" W	18.14'
C9	52°05'30"	5.00'	4.55'	N 25°22'50" E	4.39'
C10	95°50'40"	8.90'	14.89'	S 61°09'53" W	13.21'
C11	30°03'03"	35.48'	18.61'	S 12°27'01" E	18.39'
C12	15°34'18"	125.00'	33.97'	S 28°24'53" E	33.87'
C13	20°28'38"	125.35'	44.80'	S 10°22'35" E	44.56'
C14	89°53'27"	10.00'	15.69'	S 45°41'05" E	14.13'

OWNER: LOT 1R1, BLOCK 1
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

OWNER: LOT 2, BLOCK 1
FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E52	N 45°46'38" W	24.99'
E53	N 46°05'26" W	26.03'
E54	N 43°54'34" E	57.30'
E55	N 45°59'24" W	30.82'
E56	N 44°07'34" E	14.36'
E57	N 41°10'42" E	65.49'
E58	S 44°10'23" W	19.14'
E59	S 00°32'48" W	17.56'
E60	S 45°46'38" E	25.24'
E61	N 20°37'21" W	34.46'
E62	N 00°29'36" W	130.74'
E63	N 12°58'13" E	35.39'
E64	N 19°29'07" E	33.51'
E65	N 00°39'55" W	120.28'
E66	N 51°25'36" E	18.53'
E67	S 00°14'08" E	65.48'
E68	S 05°58'43" W	36.62'
E69	S 15°30'29" W	50.74'
E70	S 12°54'37" W	30.07'
E71	S 06°44'36" E	37.62'
E72	S 02°34'31" W	82.90'
E73	S 00°37'48" E	24.00'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
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L6	S 00°38'58" E	84.50'
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Churchwill Atteberry Survey, Abstract No. 37
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CITY CASE NO. 200109-2



RINGLEY & ASSOCIATES, INC.

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Texas Firm Registration No. 10061300
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Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	06/01/20	1" = 50'	19103	19103-RP.DWG	2 of 3

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, FIRST UNITED PENTECOSTAL CHURCH OF GARLAND, TEXAS, INC. and FIRST UNITED PENTECOSTAL CHURCH are the owners of those two certain tracts of land, situated in the City of Garland, in the Churchwill Atteberry Survey, Abstract No. 37 of Dallas County, Texas and being all of that certain called 6.0115 acre tract of land described in a Special Warranty Deed With Vendor's Lien to First United Pentecostal Church of Garland, Texas, Inc., recorded in Volume 2004075, Page 2526, Deed Records, Dallas County, Texas (D.R.D.C.T.) and also being all of Lot 1R, Block 1 of First United Pentecostal Church Replat, an addition to the City of Garland, Texas, according to the plat thereof, recorded in Instrument No. 20080155456, Official Public Records, Dallas, County, Texas (O.P.R.D.C.T.) and as described in a Special Warranty Deed to First United Pentecostal Church, recorded in Volume 92178, Page 7792, D.R.D.C.T. and the consolidation of the two tracts being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found at the most westerly southwest corner of the above described First United Pentecostal Church of Garland, Texas (FUPC) tract, on the east line of Block 1 of Parkview Estates, an addition to the City of Garland, Texas, according to the plat thereof, recorded in Volume 98121, Page 87, Plat Records, Dallas County, Texas (P.R.D.C.T.) and said beginning point also being on the easterly north line of a remainder of a called 5.154 acre tract described in Volume 97196, Page 1638, as conveyed to the City of Garland, Texas by Sheriff's Deed, recorded in Instrument No. 201400222592, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE: North 00 deg. 30 min. 41 sec. West, along the common line of said FUPC tract and Parkview Estates, a distance of 161.09 feet to a 5/8 inch iron rod found for an angle corner;

THENCE: North 10 deg. 54 min. 11 sec. West, continuing along said common line, a distance of 60.79 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "Benchmark Group", found for an angle corner;

THENCE: North 00 deg. 35 min. 45 sec. West, continuing along said common line, a distance of 433.01 feet to a point on the face of a concrete wall, for the northwest corner of said FUPC tract and an inside ell corner of Lot 19R, Block 1 of Parkview Estates No. 2 Replat, an addition to the City of Garland, Texas, according to the replat thereof, recorded in Instrument No. 201300154749, O.P.R.D.C.T.;

THENCE: North 89 deg. 24 min. 15 sec. East, continuing along said common line, a distance of 15.00 feet to a point on the corner of a concrete wall, for the most northerly northeast corner of said FUPC tract, on the southwesterly line of Lot 1R, Block 1 of First United Pentecostal Church Replat, an addition to the City of Garland, Texas, according to the replat thereof, recorded Instrument No. 20080155456, O.P.R.D.C.T.;

THENCE: North 01 deg. 18 min 41 sec. West, along the east line of said Lot 19R, Block 1 and the southerly west line of said Lot 1R, Block 1, a distance of 44.56 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an inside corner of said Lot 1R, Block 1 and same being the northeast corner of said Lot 19R, Block 1;

THENCE: South 89 deg. 25 min. 16 sec. West, along the south line of said Lot 1R, Block 1 and the north line of said Lot 19R, Block 1, a distance of 291.63 feet to a 1/2 inch iron rod found for the westerly southwest corner of said Lot 1R, Block 1 and the northwest corner of Lot 20, Block 1 of Parkview Estates No. 2, an addition to the City of Garland, Texas, according to the plat thereof, recorded Instrument No. 20080171831, O.P.R.D.C.T. and same being on the east line of Glenbrook Meadows, First Section, an addition to the City of Garland, Texas, according to the plat thereof, recorded Volume 72118, Page 30, P.R.D.C.T.;

THENCE: North 00 deg. 36 min. 32 sec. West, along the common line of said Lot 1R, Block 1 and Glenbrook Meadows, First Section, a distance of 890.33 feet to a 1/2 inch iron rod found on the southwesterly right-of-way line of Beltline Road (100' wide right-of-way) for the north corner of said Lot 1R, Block 1 and the northeast corner of said Glenbrook Meadows, First Section;

THENCE: South 45 deg. 41 min. 09 sec. East, along the common line of said Lot 1R, Block 1 and Beltline Road, a distance of 441.06 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: South 45 deg. 45 min. 28 sec. East, continuing along said common line, a distance of 634.03 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "RPLS 5199", found for the most easterly corner of said Lot 1R, Block 1 and same being the most northerly corner of Lot 1, Block 1, of Primrose At Crist, an addition to the City of Garland, Texas, according to the plat thereof, recorded Volume 78086, Page 18, P.R.D.C.T.;

THENCE: South 44 deg. 18 min. 38 sec. West, along the common line of said Lot 1R, Block 1 and said Primrose at Crist addition, a distance of 456.44 feet to a 5/8 inch iron rod, topped with a red plastic cap, stamped "RPLS 5199", found for the most southerly corner of said Lot 1R, Block 1 and the westerly corner of said Primrose at Crist addition and same being on the northeasterly line of the above described 6.0115 FUPC tract;

THENCE: South 45 deg. 42 min. 48 sec. East, along the common line of said FUPC tract and said Lot 1, Block 1 of Primrose At Crist, a distance of 278.93 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an angle corner;

THENCE: South 00 deg. 37 min. 17 sec. East, continuing along said common line, a distance of 145.19 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an inside ell corner of said FUPC tract and the westerly southwest corner of said Primrose At Crist;

THENCE: North 89 deg. 22 min. 43 sec. East, continuing along said common line, a distance of 278.70 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the most easterly northeast corner of said FUPC tract and an inside ell corner of said Primrose At Crist;

THENCE: South 00 deg. 37 min. 17 sec. East, continuing along said common line, a distance of 315.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the southeast corner of said FUPC tract and the southwest corner of said Primrose At Crist addition and said point also being on the north line of Northview Estates, an addition to the City of Garland, according to the plat thereof, recorded in Volume 69028, Page 562, P.R.D.C.T.;

THENCE: South 89 deg. 28 min. 34 sec. West, along the common line of said FUPC tract and Northview Estates, a distance of 278.58 feet to a 5/8 inch iron rod found for the most southerly southwest corner of said FUPC tract and same being the most southerly southeast corner of the above described City of Garland, Texas tract (Instrument No. 201400222592);

THENCE: North 00 deg. 40 min. 13 sec. West, departing from said Northview Estates, along the common line of said FUPC tract and said City of Garland, Texas tract, a distance of 149.49 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for an inside ell corner of said FUPC tract and the most easterly northeast corner of said City of Garland, Texas tract;

THENCE: South 89 deg. 23 min. 16 sec. West, continuing along said common line, a distance of 349.48 feet to the POINT OF BEGINNING and containing 677,969 square feet or 15.564 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That FIRST UNITED PENTECOSTAL CHURCH OF GARLAND, TEXAS, INC. and FIRST UNITED PENTECOSTAL CHURCH, are the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **FIRST UNITED PENTECOSTAL CHURCH REPLAT No. 2**, 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 indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention retention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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

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.

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 _____, 2020

BY: FIRST UNITED PENTECOSTAL CHURCH OF GARLAND, TEXAS, INC.

BY: FIRST UNITED PENTECOSTAL CHURCH

STEVEN SCHOBERT, Chairman

STEVEN SCHOBERT, Chairman

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared **STEVEN SCHOBERT**, 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 _____, 2020

Notary Public for and in the State of Texas

My commission expires: _____.

SURVEYOR'S AFFIRMATION

I, **LAWRENCE H. RINGLEY**, 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 monummentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2020

LAWRENCE H. RINGLEY, R.P.L.S.
Texas Registered Professional Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared **LAWRENCE H. RINGLEY**, 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 _____, 2020

Notary Public for and in the State of Texas

My commission expires: _____.

OWNER: LOT 1R1, BLOCK 1

FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

OWNER: LOT 2, BLOCK 1

FIRST UNITED PENTECOSTAL
CHURCH OF GARLAND, TEXAS, INC.
502 Belt Line Road
Garland, TX 75046
972-530-3688

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1286

Contact: Lawrence H. Ringley

SPACE RESERVED FOR COUNTY RECORDING LABEL

FINAL PLAT

FIRST UNITED PENTECOSTAL
CHURCH REPLAT NO. 2
LOT 1R1 AND 2, BLOCK 1

Being a replat of Lot 1R, Block 1, First United Pentecostal Church Replat, recorded in Document Number 20080155456, Official Public Records, Dallas County, Texas

situated in the
Churchwill Atteberry Survey, Abstract No. 37
City of Garland, Dallas County, Texas

CITY CASE NO. 200109-2



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1286

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	06/01/20	N.T.S.	19103	19103-RP.DWG	3 of 3



GARLAND

Plan Commission

2. c.

Meeting Date: 10/12/2020

Item Title: P 20-25 Ribelin-Miller Park Addition Final Plat

Summary:

P 20-25 Ribelin-Miller Park Addition Final Plat

Attachments

P 20-25 Ribelin-Miller Park Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-25/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 12, 2020

FINAL PLAT

Ribelin-Miller Park Addition

LOCATION

3857 Miller Park Drive

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1) lot

ACREAGE

3.42

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of this plat is to create one (1) lot for future development.

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

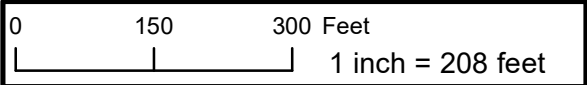
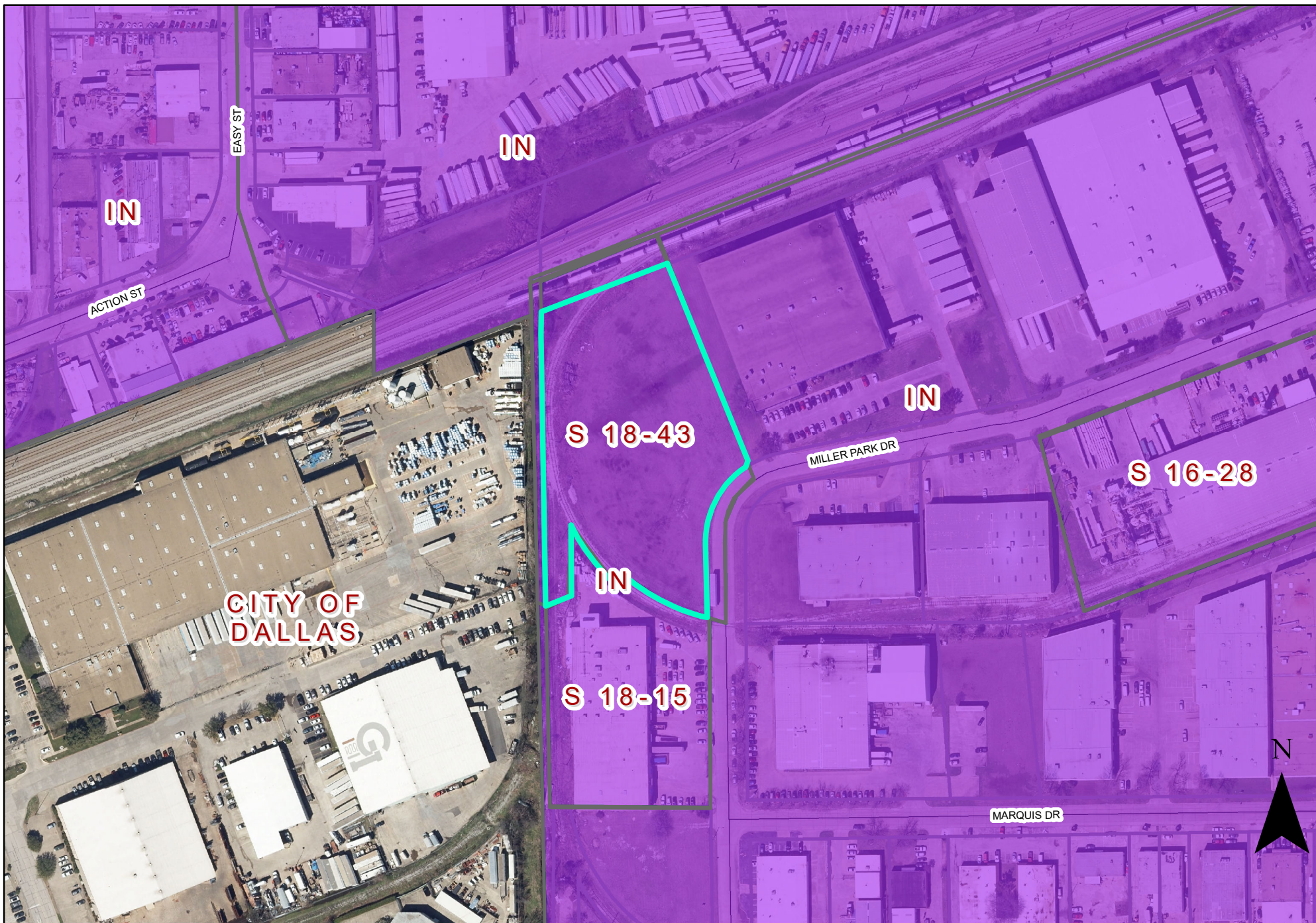
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

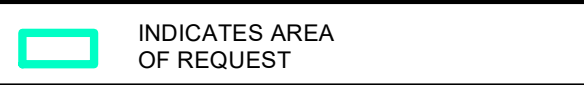
Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

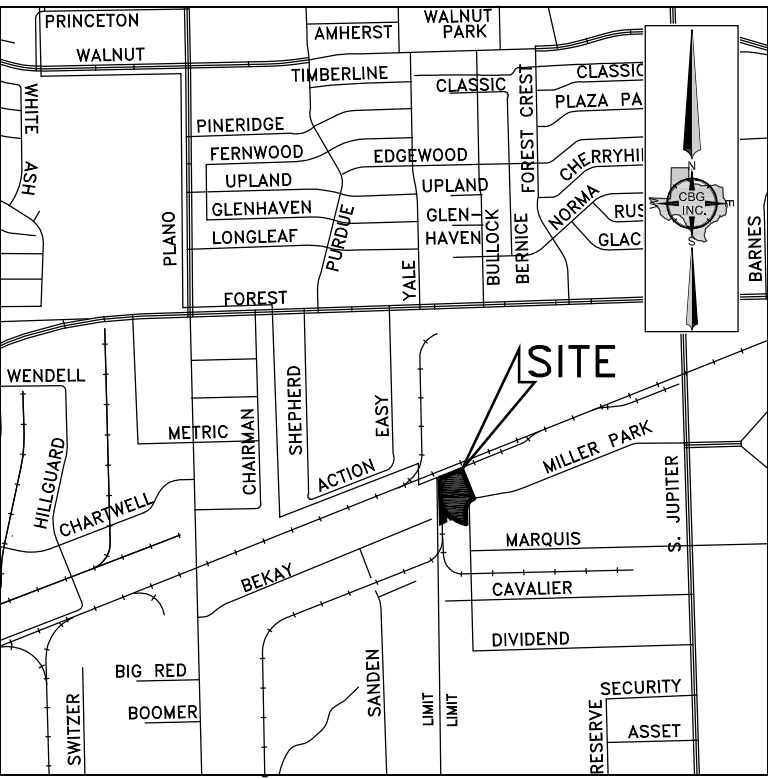
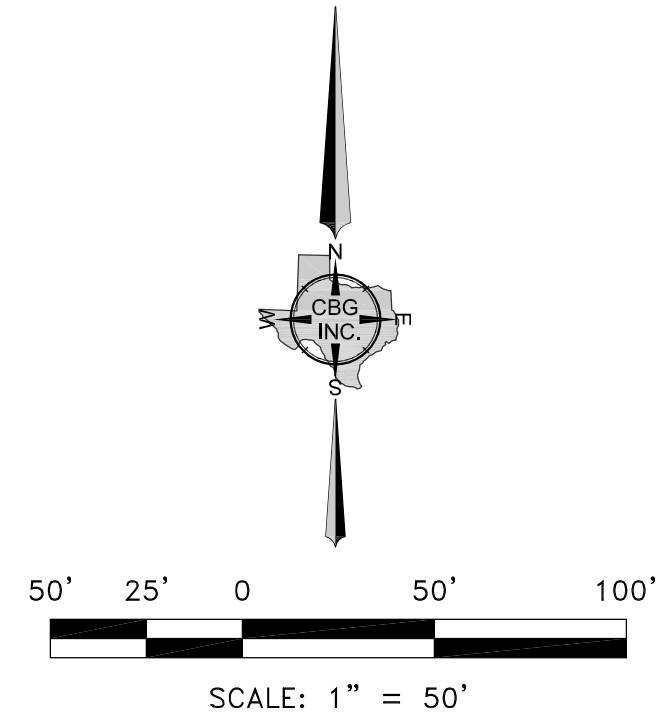
REVIEWED BY:

Will Guerin, AICP
Director of Planning



Plat Map P 20-25

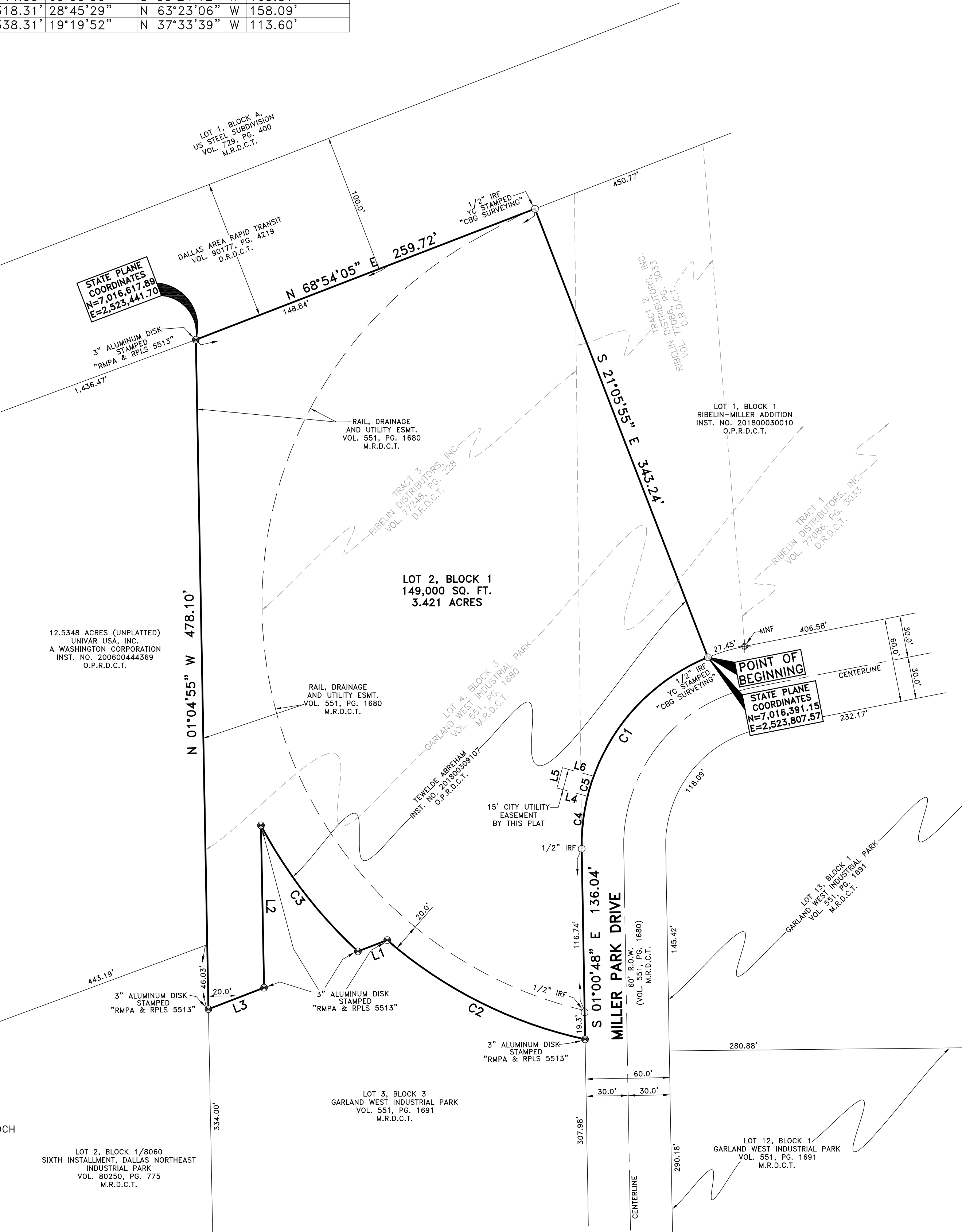




EASEMENT					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L4	37.86'	144.59'	15°00'05"	N 06°24'00" E	37.75'
L5	15.01'	144.59'	5°56'57"	N 16°52'31" E	15.01'
L6					

BOUNDARY LINE		
LINE	BEARING	DISTANCE
L1	S 68°54'05" W	22.45'
L2	S 01°04'55" E	116.00'
L3	S 68°54'05" W	42.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	174.15'	144.59'	69°00'30"	S 33°24'12" W	163.81'
C2	159.77'	318.31'	28°45'29"	N 63°23'06" W	158.09'
C3	114.14'	338.31'	19°19'52"	N 37°33'39" W	113.60'



LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
○ 1/2 IRF = 1/2 INCH IRON ROD FOUND
⊕ = 3" ALUMINUM DISK STAMPED "RMPA & RPLS 5513" FOUND FOR CORNER.
⊕ = MAG NAIL FOUND

GENERAL NOTES
1) COORDINATES SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 255 AND 32;
GPS 255-N=7,021,507.64
E=2,526,082.90
Z=610.569
GPS 32-N=7,011,287.66
E=2,526,697.41
Z=592.40
2) THE PURPOSE OF THIS PLAT IS CREATE ONE LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" UNLESS DENOTED OTHERWISE
6) SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
Whereas, Tewelde Abraham, an unmarried person, is the sole owner of a tract of land situated in the William D. Reed Survey, Abstract No. 1249, Dallas, Dallas County, Texas, and being in Ribelin-Miller Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Instrument Number 20180030010, O.P.R.D.C.T., same being a tract of land conveyed to Tewelde Abraham, an unmarried person, by Warranty Deed with Vendor's Lien, recorded in Instrument No. 201800309107, Official Public Records, Dallas County, Texas, Release of Lien being recorded in Volume 78157, Page 3476, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Southwest corner of Lot 1, Block 1, Ribelin-Miller Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20180030010, Official Public Records, Dallas County, Texas, and being in the North right-of-way line of Miller Park Drive (60 foot right-of-way), and being the beginning of a curve to the left, with a radius of 144.59 feet, a delta angle of 69 degrees 00 minutes 30 seconds, a chord bearing of South 33 degrees 24 minutes 12 seconds West, and a chord length of 163.81 feet;

THENCE along said curve to the left, along said northwesterly right-of-way line of said Miller Park Drive, an arc length of 174.15 feet to a 1/2 iron rod found for corner, said corner being in the West right-of-way line of said Miller Park Drive;

THENCE South 01 degrees 00 minutes 48 seconds East, along said West right-of-way line of said Miller Park Drive, passing at a distance of 116.74 feet, a 1/2 inch iron rod found in the northerly line of a Rail, Drainage and Utility easement, by deed recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, continuing a total distance of 136.04 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being in said West right-of-way line of said Miller Park Drive, and also being in the Northeast corner of a Lot 3, Block 3, of Garland West Industrial Park, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 551, Page 1691, Map Records, Dallas County, Texas, and being the beginning of a non-tangent curve to the right, with a radius of 318.31 feet, a delta angle of 28 degrees 45 minutes 29 seconds, a chord bearing of North 63 degrees 23 minutes 06 seconds West, and a chord length of 158.09 feet;

THENCE along the Northerly lines of said Lot 3, Block 3, Garland West Industrial Park the following courses and distances:

along said curve to the right, an arc length of 159.77 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;

South 68 degrees 54 minutes 05 seconds West, a distance of 22.45 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, and being the beginning of a non-tangent curve to the right, with a radius of 338.31 feet, a delta angle of 19 degrees 19 minutes 52 seconds, a chord bearing of North 37 degrees 33 minutes 39 seconds West, and a chord length of 113.60 feet;

along said curve to the right, an arc length of 114.14 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;

South 01 degrees 04 minutes 55 seconds East, a distance of 116.00 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner;

South 68 degrees 54 minutes 05 seconds West, a distance of 42.57 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being in the East line of Lot 2, Block 1/8060, Sixth Installment, Dallas Northeast Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80250, Page 775, Map Records, Dallas County, Texas;

THENCE North 01 degrees 04 minutes 55 seconds West, along the East line of said Lot 2, Block 1/8060, passing at a distance of 46.03 feet to the northeast corner of same, said corner being in the southeast corner of a called 12.5348 acre tract of land conveyed to Univur USA, Inc., a Washington Corporation, by deed recorded in Instrument No. 200600444369, Deed Records, Dallas County, Texas, continuing a total distance of 478.10 feet to a 3 inch aluminum disk stamped "RMPA & RPLS 5513" found for corner, said corner being the northeast corner of said Univur USA, Inc. tract, and being in the southeasterly line of a tract of land conveyed to Dallas Area Rapid Transit, by deed recorded Volume 90177, Page 4219, Deed Records, Dallas County, Texas;

THENCE North 68 degrees 54 minutes 05 seconds East, along said southeasterly line of said Dallas Area Rapid Transit tract, a distance of 259.72 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" found for corner, said corner being the Northwest corner of said Lot 1, Block 1, Ribelin-Miller Addition;

THENCE South 21 degrees 05 minutes 55 seconds East, along the West line of said Lot 1, Block 1, Ribelin-Miller Addition, a distance of 343.24 feet to the POINT OF BEGINNING and containing 149,000 square feet or 3.421 acres of land.

Approved and accepted for the City of Garland this _____ day of _____, 2020 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

OWNER: TEWELDE U. ABRAHAM
1200 W. STATE STREET
GARLAND-TEXAS-75040
972-272-1763
(972) 272-1031
TWLDAABRAHAM@GMAIL.COM

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Tewelde Abraham, the owner of the property described in this plat does hereby adopt this plat, designating the property as **RIBELIN-MILLER PARK ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended 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 easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, their 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.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2020.

BY: _____
Tewelde Abraham (owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tewelde Abraham known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, 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 the Signed Final Plat.

Dated this the _____ day of _____, 2020.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

WORKING PLAT
FINAL PLAT
RIBELIN-MILLER PARK ADDITION
LOT 2, BLOCK 1
BEING ALL OF LOT 2, BLOCK 1
RIBELIN-MILLER PARK ADDITION CONVEYANCE PLAT
20180030010, O.P.R.D.C.T.
WILLIAM D. REED SURVEY, ABSTRACT NO. 1249
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180724-2



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.9485
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=50' / DATE: 12/27/18 / JOB NO. 1712263-2-PLAT / DRAWN BY: CC



GARLAND

Plan Commission

3. a.

Meeting Date: 10/12/2020

Item Title: Z 20-27 Jerry Defeo -SUP (District 6)

Summary:

Consideration of the application of **Jerry DeFeo**, requesting approval of Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Attachments

Z 20-27 Jerry Defeo (SUP) Report and Attachments

Planning Report

File No: Z 20-27/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 12, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

4301 Action Street

APPLICANT

Jerry DeFeo

OWNER

Mohammad Ghirir

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing automobile repair facility.

In 2019, the Plan Commission denied Case Z 19-30, a Specific Use Provision request for Automobile Sales, New or Used on the subject property, with a nine (9) to zero (0) vote. The applicant for Case Z 19-30 [Dan Robertson] withdrew the application following the Plan Commission meeting.

SITE DATA

The site contains approximately 0.358 acres with approximately 230 lineal feet of frontage along Action 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 add outdoor used car sales at an existing automobile repair facility. A used car sales operation requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to add used car sales to an existing 5,000 square-foot Major Automobile Repair business on a 0.358-acre property. The sales would include outdoor parking and display of vehicles.

2. Nineteen (19) parking spaces are required as per the GDC for the existing and proposed uses. The applicant is providing nineteen (19) parking spaces; however, six (6) of the spaces are designated for display purposes while thirteen (13) are customer parking spaces.
3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
4. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as an HVAC company, building material suppliers, fleet equipment, and auto repair facilities.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District and Industry Centers recommendation of the Envision Garland Plan.

Should the Commission approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C).

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 10, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 83 feet

Zoning Map Z 20-27



INDICATES AREA
OF REQUEST

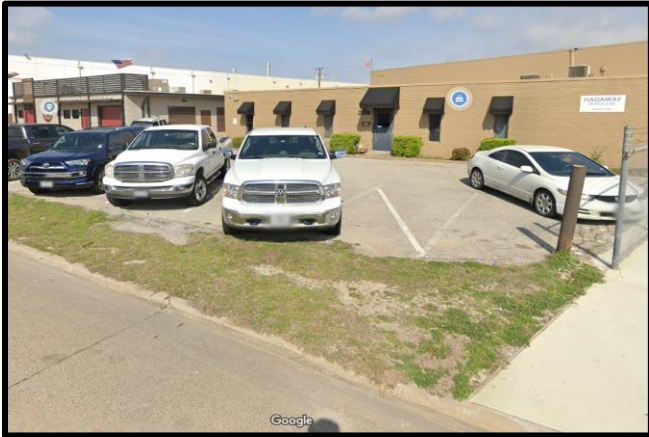
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-27

4301 Action Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, Used.
- 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. Development Plans:**
- A. Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Automobile Sales, Used shall be in effect for a period of twenty (20) years.
- B. Site Layout: The Automobile Sales, Used operation shall be in conformance with the site layout in Exhibit C.
- C. Overhead Door: The northernmost garage bay door shall be removed or remain closed at all times, should the loading space remain at the location as shown in Exhibit C.

Z 20-27



West of subject property from Action St.



View of the subject property from Action St.



East of subject property from Action St.



South of the subject property.



GARLAND

Plan Commission

3. b.

Meeting Date: 10/12/2020

Item Title: Z 20-27 Jerry Defeo - Plan (District 6)

Summary:

Consideration of the application of **Jerry DeFeo**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District, subject to the above Specific Use Provision request for Case Z 20-27. This property is located at 4301 Action Street. (District 6) (Z 20-27)

Attachments

Z 20-27 Jerry Defeo (Plan) Report and Attachments

Planning Report

File No: Z 20-27/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 12, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

4301 Action Street

APPLICANT

Jerry DeFeo

OWNER

Mohammad Ghrir

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing automobile repair facility.

In 2019, the Plan Commission denied Case Z 19-30, a Specific Use Provision request for Automobile Sales, New or Used on the subject property, with a nine (9) to zero (0) vote. The applicant for Case Z 19-30 [Dan Robertson] withdrew the application following the Plan Commission meeting.

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The site contains approximately 0.358 acres with approximately 230 lineal feet of frontage along Action Street, which is used as the main access point to and from the property.

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The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as an HVAC company, building material suppliers, fleet equipment, and auto repair facilities.

STAFF RECOMMENDATION

Denial of a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District and Industry Centers recommendation of the Envision Garland Plan.

Should the Commission approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C).

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 10, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

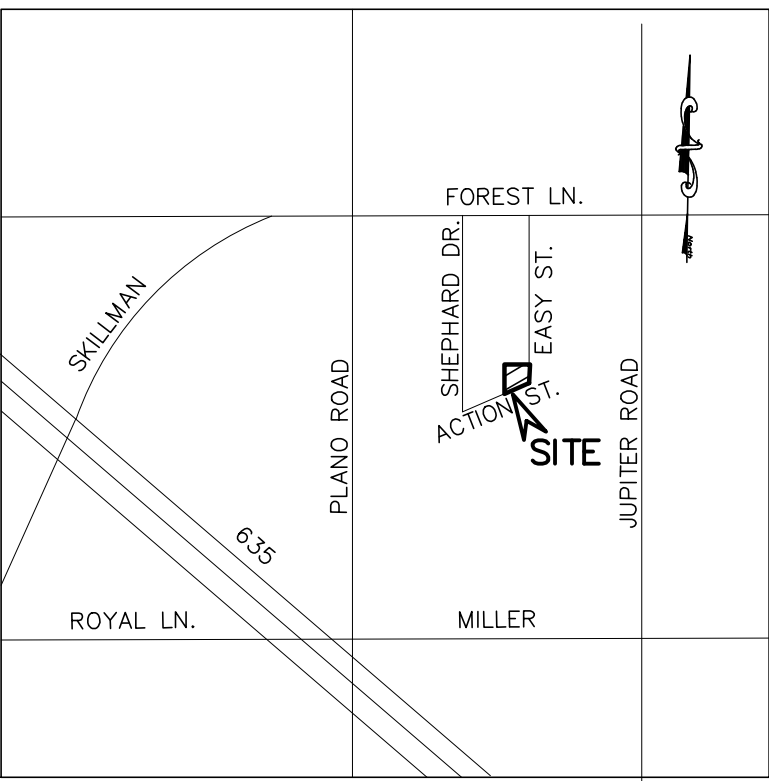
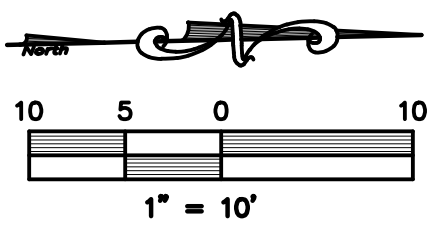
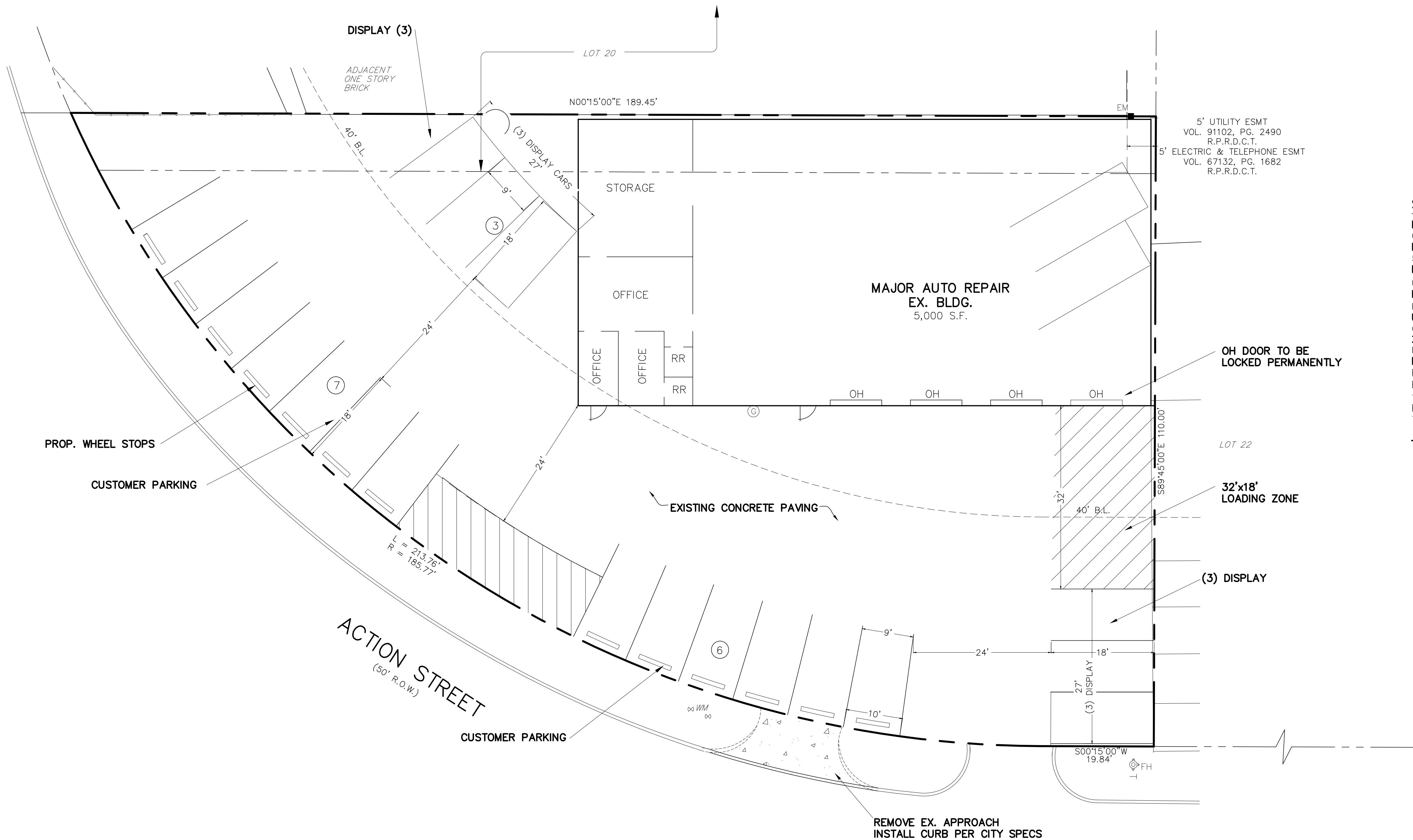


0 60 120 Feet
1 inch = 83 feet

Zoning Map Z 20-27



INDICATES AREA
OF REQUEST



SITE DATA:
LOT AREA:
0.358 Acres, 15,611.37 sq. ft.
BUILDING AREA:
5,000 sq.ft.
BUILDING HEIGHT:
(One Story)
BUILDING SETBACKS:
Front: 40'
USE:
Office, Major Auto Repair and Auto Sales
ZONING:
IN
PARKING:
Required: 15
Employee = 2
1 space/400sf = 13 Customer
Provided: 6 Display
Total Parking Provided: 19

TRASH DISPOSAL: ROLLER CARTS

LEGEND

- = PROPERTY LINE
- EX. W --- = EX. WATER
- EX. SS --- = EX. SANITARY SEWER
- ⊙ = EX. SS MANHOLE
- ⊙ = EXISTING STORM MANHOLE
- ⊙ = EX. GAS METER
- WM = EX. WATER METER
- T = EX. WATER VALVE
- LP = EXISTING LIGHT POLE
- PP = EX. POWER POLE
- EM = EX. ELECTRIC METER
- ⊙ = EX. SWELL MANHOLE
- FH = EX. FIRE HYDRANT
- B.L. --- = EX. BUILDING LINE (B.L.)
- EXIST. or EX. --- = EXISTING
- ESMNT. --- = EASEMENT
- LS --- = LANDSCAPE
- BC --- = BACK OF CURB
- B-B --- = BACK OF CURB TO BACK OF CURB
- CL --- = CENTERLINE
- ⊙ = PROP. FIRE HYDRANT
- = PROPOSED CONCRETE

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.



REVISIONS

CASE #190815-1

SITE PLAN EXHIBIT

4301 ACTION STREET

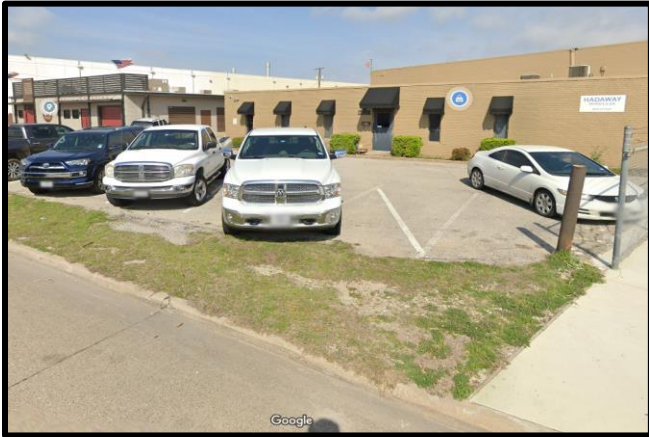
ACCESS ADDITION
PORTION OF LOT 20, LOT 21, 0.358 ACRES
City of Garland, Dallas County, Texas

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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REG. NO.: F-2567

date: 8/17/20 scale: 1"=10' sheet: C101

Z 20-27



West of subject property from Action St.



View of the subject property from Action St.



East of subject property from Action St.



South of the subject property.