



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 9, 2017 at 7:00 p.m.**

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

A pre-meeting will begin at 6:45 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.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

AGENDA:

1. MINUTES

- a. Plan Commission Minutes - September 25, 2017

2. PLATS

- a. P 17-18 Towers at Spring Creek Addition Final Plat

3. MISCELLANEOUS

- a. Cancellation of the May 28, 2018 and December 24, 2018 Plan Commission Meetings

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: 10/09/2017

Item Title: Plan Commission Minutes - September 25, 2017

Summary:

Plan Commission Minutes - September 25, 2017

Attachments

Plan Commission Minutes Attachment

Garland, Texas
October 2, 2017

The Plan Commission of the City of Garland met in regular session on Monday, September 25, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Louis Moore
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mike Betz
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of September 11, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Edwards to **approve** the minutes of the September 11, 2017 meeting. **Motion carried: 5 Ayes, 0 Nays.** Commissioner Ott did vote due to his absence from this meeting.

ZONING

- 2a.** Consideration of the application of **Erasmo Alanis**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 82-42 to Neighborhood Services (NS) District and 2) a Specific Use Provision for the development of a Cultural Facility on property zoned Planned Development (PD) District 82-42. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)

This zoning request has been withdrawn.

- 2b.** Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) District 95-34; 2) an amended Concept Plan; and 3) a Detail Plan for a Grocery/Supermarket (>5,000sf), on property zoned Planned Development (PD) 95-34 for Community Retail (CR) District Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)

The applicant, Chris Biggers, 550 Bailey Avenue, #400, Fort Worth, Texas 76107, provided a brief overview of the request and remained available for questions.

Commissioner Edwards questioned if the landscaping (trees) were to be removed from the loading dock area, would a screening wall be installed to mitigate the view.

Commissioner Moore questioned the applicant of the location choice.

Jeff Jones, 3605 Fieldcrest Ct, Garland, Texas 75042, requested clarification of the property location.

Motion was made by Commissioner Ott, seconded by Commissioner Hedrick to approve the request per staff recommendation. **Motion carried: 6 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:12 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 10/09/2017

Item Title: P 17-18 Towers at Spring Creek Addition Final Plat

Summary:

P 17-18 Towers at Spring Creek Addition Final Plat

Attachments

P 17-18 Towers at Spring Creek Addition Final Plat Report

P 17-18 Towers at Spring Creek Addition Final Plat Attachments

Planning Report

File No: P 17-18/District 7

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2017



GARLAND

TEXAS MADE HERE

FINAL PLAT

Towers at Spring Creek Addition

LOCATION

The property is located southwest of PGBT/SH 190, northwest of Holford Road, north of the expansion of Naaman Forest Boulevard and east of Shiloh Road.

ZONING

Planned Development (PD) District 15-43 for Mixed-Uses

NUMBER OF LOTS

2 Lots

ACREAGE

19.056 acres

BACKGROUND

The proposed plat was originally approved by the Plan Commission on February 27, 2017. The Garland Development Code required the plat to be filed at Dallas County within 180 calendar days following approval date; otherwise, the plat becomes null and void. The filing of the plat did not occur; therefore, action by the Plan Commission is required. The proposed plat consists of one block and two lots. Lot 1 consists of 2.056 acres and is proposed for non-residential uses. Lot 2 is a 17.000-acre lot that will be developed with multi-family and non-residential uses. The proposed final plat is in compliance with Planned Development (PD) District 15-43 for Mixed-Uses. Approval of a final plat is required prior to the issuance of site and building permits.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

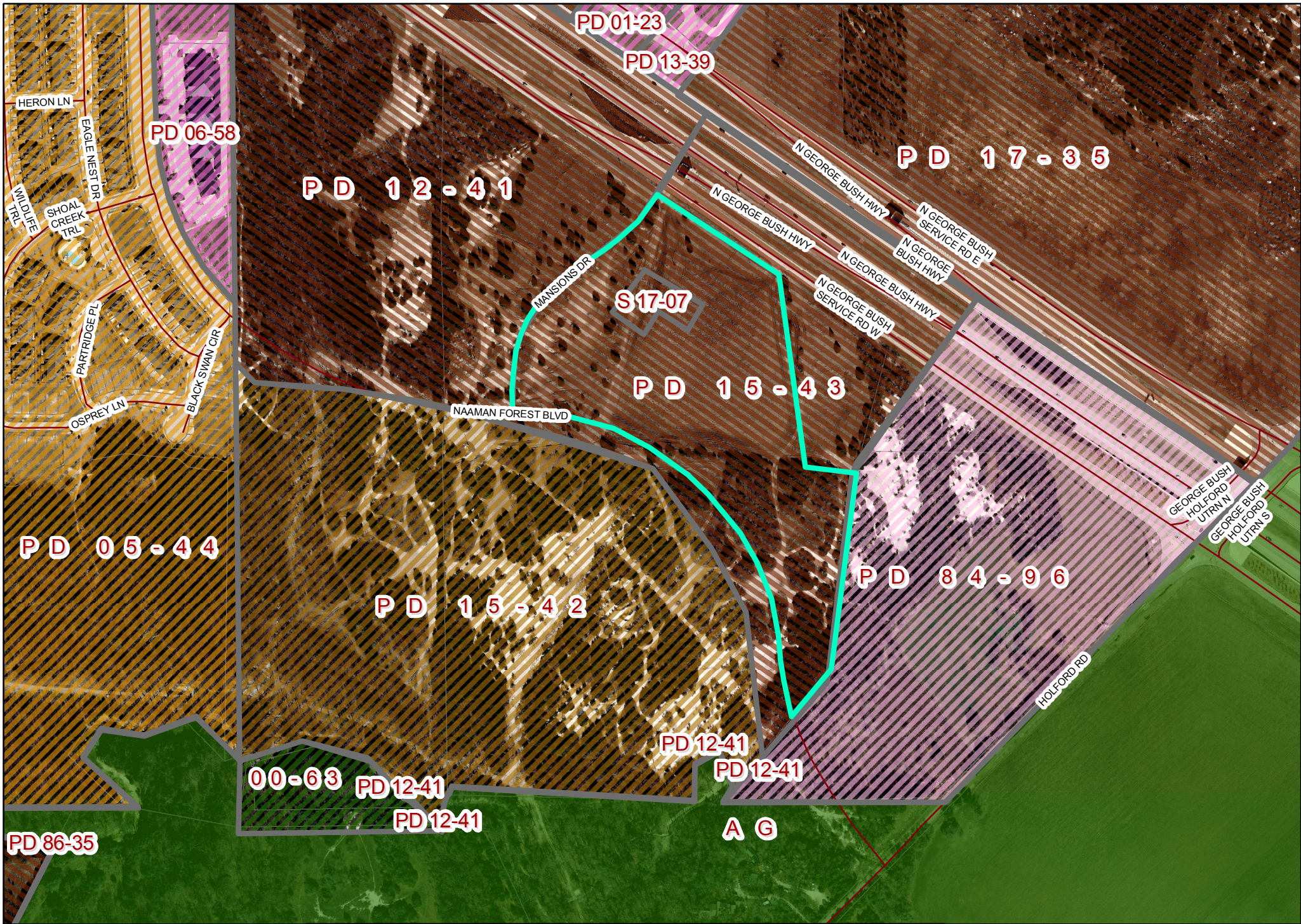
- i. Location Map
- ii. 8x11 Plat

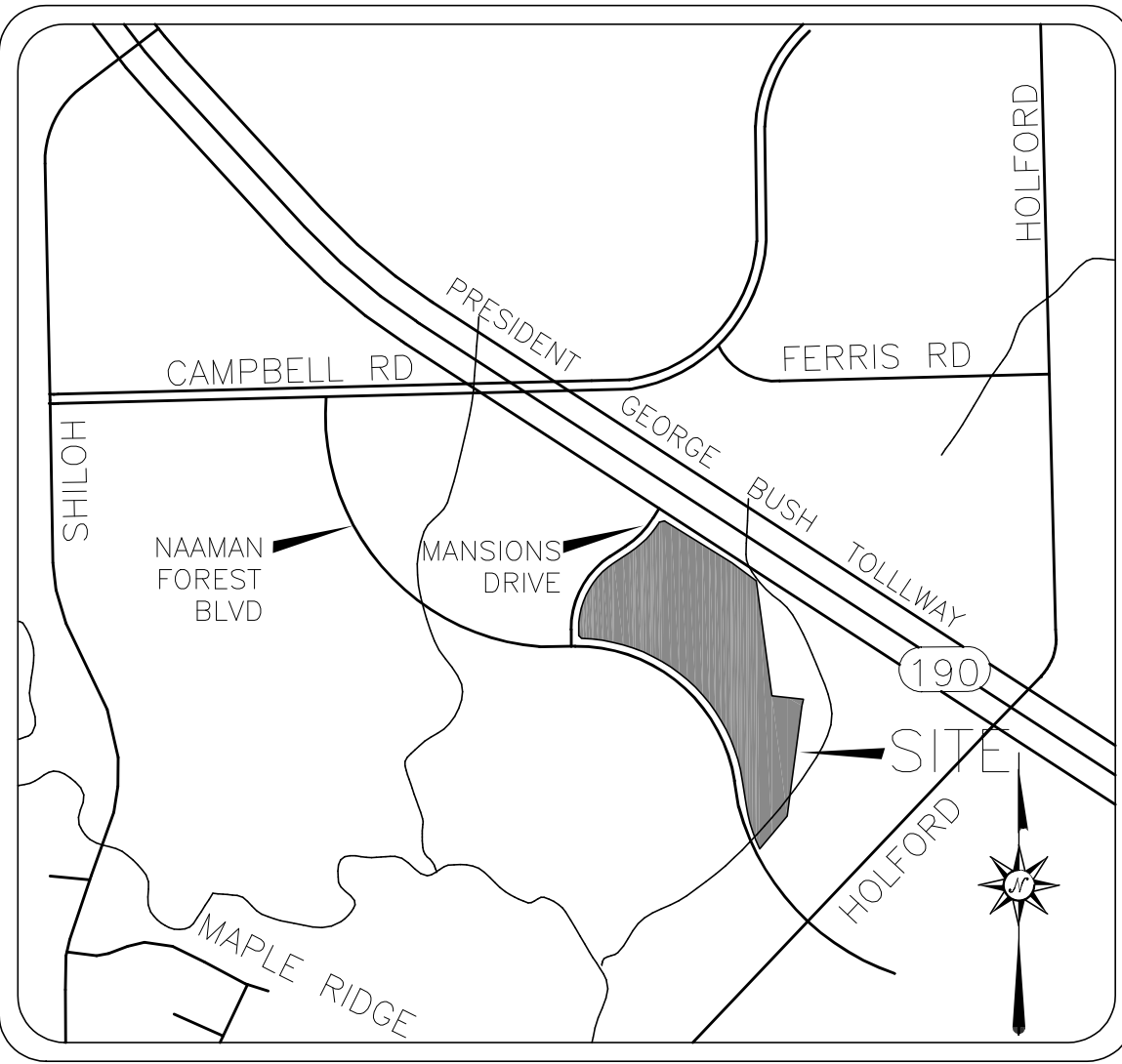
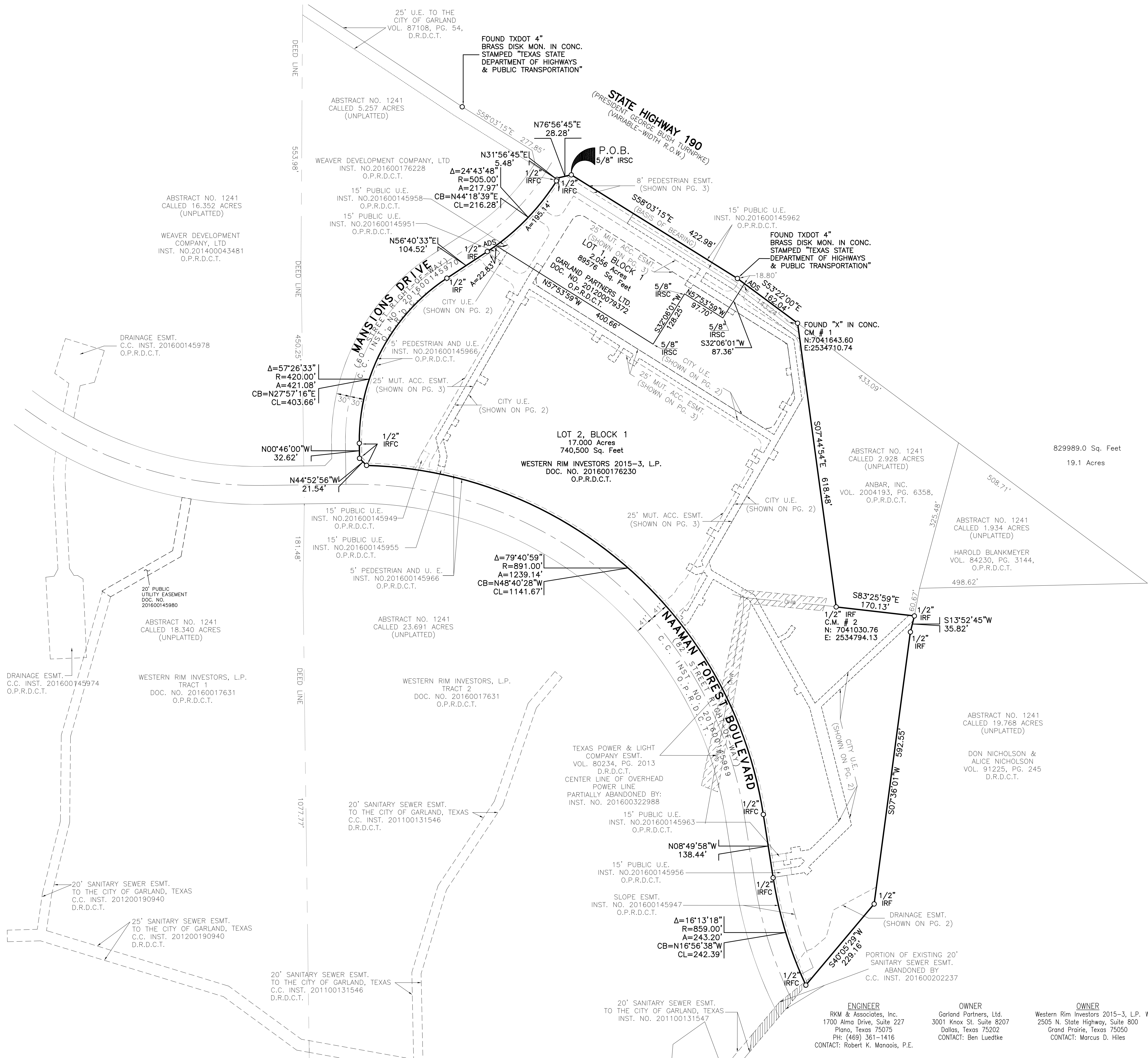
PREPARED BY:

Josue De La Vega
Development Planner
Planning and Community Development
972-205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning





VICINITY MAP

NOT TO SCALE

0' 100' 200'

LEGEND

C.M.	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
U.E.	UTILITY EASEMENT
I.R.F.	IRON ROD FOUND
I.R.F.C.	IRON ROD FOUND WITH CAP
I.R.S.C.	IRON ROD SET WITH PINK PLASTIC CAP STAMPED "ADAMS SURVEYING COMPANY"
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
MUT. ACC.	MUTUAL ACCESS EASEMENT
ADS	5/8" IRON ROD WITH ALUMINUM DISK STAMPED TOWERS AT SPRING CREEK ADDITION

NOTES

1. Bearings are based on the Southwest right-of-way line of State Highway 190 (a variable width right-of-way) with a bearing of S58°03'15"E, as documented in Warranty Deed, Instrument Number 201200079372, Official Public Records, Dallas County, Texas.

2. Coordinates shown hereon are NAD (83) tied to the Texas State Plane Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A, using VRS-RTK methods.

3. Controlling Monuments are located at the Northeast corner of the subject tract, also being the Southwest right-of-way line of State Highway 190 (a variable width right-of-way), and at the Southwest corner of a called 2.93 acre tract of land as described to Anbar, Inc. and recorded in Volume 2004193, Page 6358 of the Deed Records, Dallas County, Texas

4. All corners monumented by 5/8" iron rod with pink plastic cap stamped "ADAMS SURVEYING COMPANY LLC" unless denoted otherwise.

NOTICE

Selling a portion of the 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.

FINAL PLAT

TOWERS AT SPRING CREEK ADDITON

LOTS 1 & 2, BLOCK 1

BEING 19.056 ACRES
IN THE
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150602-2
APRIL 13, 2017

ENGINEER
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
PH: (469) 361-1416
CONTACT: Robert K. Manolis, P.E.

OWNER
Garland Partners, Ltd.
3001 Knox St. Suite 8207
Dallas, Texas 75202
CONTACT: Ben Luedtke

OWNER
Western Rim Investors 2015-3, L.P.
2505 N. State Highway, Suite 800
Grand Prairie, Texas 75050
CONTACT: Marcus D. Hiles

APPLICANT
Western Rim Investment Advisors, Inc.
2505 N. State Hwy. 360, Ste 800
Grand Prairie, Texas 75050
PHONE: (972) 471-8700
CONTACT: Mathew Hiles

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317-0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@usasc.com
TBPLS Firm Registration No. 10177500

CITY UTILITY EASEMENT & DRAINAGE EASEMENT

SHOWING ONLY EASEMENTS DEDICATED BY THE "PLAT"

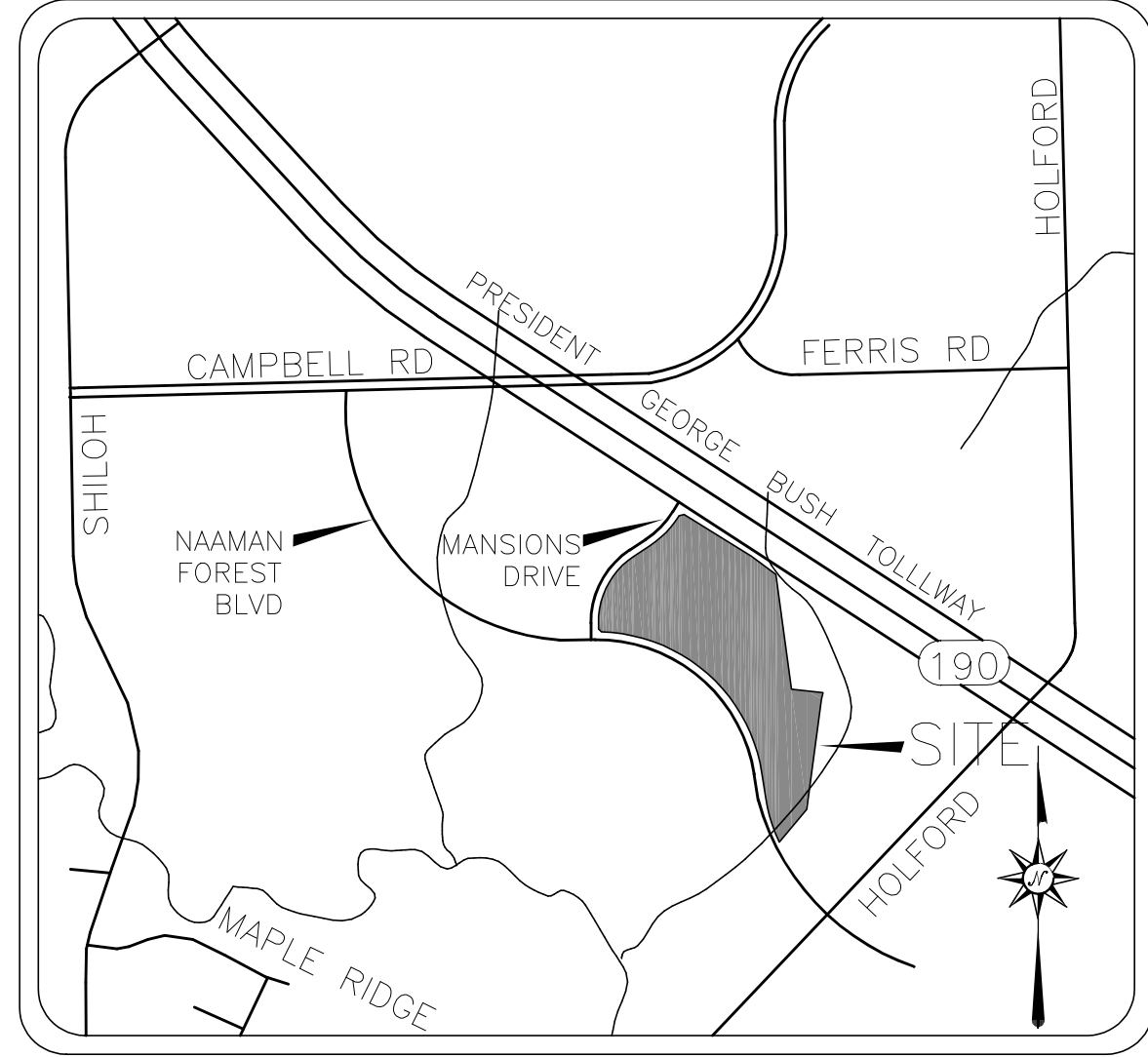
SEE SHEET 1 FOR ALL EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C41	530.00'	6.21'	6.21'	S53°57'43"W	0°40'15"
C42	896.00'	15.02'	15.02'	S37°57'34"E	0°57'37"

LINE	BEARING	DISTANCE
L1	S57°53'59"E	15.00'
L2	N32°06'01"E	23.18'
L3	N11°45'23"E	20.53'
L4	N12°47'32"W	40.75'
L5	N29°53'23"E	339.28'
L6	N60°06'37"W	20.50'
L7	N29°53'23"E	15.00'
L8	S60°06'37"E	20.50'
L9	N29°53'23"E	52.54'
L10	N32°06'04"E	29.52'
L11	S57°53'56"E	15.00'
L12	S32°06'04"W	29.23'
L13	S29°53'23"W	12.28'
L14	S57°53'59"E	615.49'
L15	N29°53'23"E	56.59'
L16	N60°06'37"W	20.00'
L17	N29°53'23"E	15.00'
L18	S60°06'37"E	20.00'
L19	N29°53'23"E	18.16'
L20	N07°44'54"W	51.95'
L21	S82°15'06"W	10.00'
L22	N07°44'54"W	15.00'
L23	N82°15'06"E	10.00'
L24	N07°44'54"W	52.32'
L25	N57°53'59"W	132.67'
L26	S32°06'01"W	10.02'
L27	N57°53'59"W	15.00'
L28	N32°06'01"E	10.02'
L29	N57°53'59"W	92.50'
L30	S32°06'01"W	10.02'
L31	N57°53'59"W	15.00'
L32	N32°06'01"E	25.02'
L33	S57°53'59"E	10.00'
L34	N32°06'01"E	22.13'
L35	N58°03'14"W	186.14'
L36	N57°22'00"W	185.48'
L37	N58°03'14"W	62.80'
L38	S32°06'01"W	22.17'
L39	S57°53'59"E	237.19'
L40	S07°44'54"E	131.40'
L41	S29°53'23"W	123.74'
L42	S60°06'37"E	11.87'
L43	S29°53'25"W	20.00'
L44	N60°06'37"W	11.87'
L45	S29°53'23"W	258.86'
L46	S15°06'37"E	19.50'

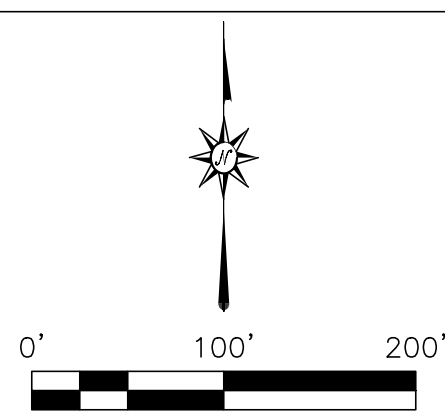
LINE	BEARING	DISTANCE
L47	S60°06'37"E	107.17'
L48	S29°13'44"E	105.25'
L49	N46°54'15"E	277.87'
L50	N49°15'35"E	8.00'
L51	N29°53'23"E	0.16'
L52	N60°06'37"W	6.85'
L53	N29°53'23"E	15.00'
L54	S60°06'37"E	6.85'
L55	N29°53'23"E	88.40'
L56	N60°06'37"W	4.57'
L57	N15°06'37"W	5.62'
L58	S74°53'23"W	19.82'
L59	N60°06'37"W	24.59'
L60	N29°53'24"E	15.00'
L61	S60°06'37"E	18.38'
L62	N74°53'23"E	13.61'
L63	N15°06'37"W	11.31'
L64	N29°53'23"E	56.43'
L65	N60°06'34"W	20.00'
L66	N29°53'26"E	15.00'
L67	S59°51'43"E	20.00'
L68	N29°53'24"E	93.59'
L69	N60°06'37"W	20.00'
L70	N29°53'18"E	15.00'
L71	S60°06'37"E	20.00'
L72	N29°53'23"E	45.43'
L73	N60°06'37"W	20.00'
L74	N29°53'23"E	15.00'
L75	S60°06'37"E	20.00'
L76	N29°53'23"E	12.22'
L77	N60°06'37"W	20.00'
L78	N29°53'23"E	15.00'
L79	S60°06'37"E	20.00'
L80	N29°53'23"E	31.36'
L81	N57°53'59"W	334.73'
L82	S32°06'01"W	20.00'
L83	N57°53'59"W	15.00'
L84	N32°06'01"E	20.00'
L85	S 57°53'58" E	17.81'
L86	S 32°06'02" W	10.00'
L87	N 57°53'58" W	8.19'
L88	S 32°06'02" W	26.55'
L89	N57°53'59"W	44.81'
L90	S32°06'01"W	20.00'
L91	N57°53'59"W	15.00'
L92	N32°06'01"E	20.00'
L93	N57°53'59"W	170.87'
L94	S29°53'23"W	19.96'
L95	S60°06'37"E	10.00'
L96	S29°53'23"W	15.00'
L97	N60°06'37"W	10.00'
L98	S29°53'23"W	177.86'
L99	S60°06'37"E	10.00'
L100	S29°53'23"W	15.00'
L101	N60°06'37"W	10.00'
L102	S29°53'23"W	21.00'

LINE	BEARING	DISTANCE
L103	S60°06'37"E	10.00'
L104	S29°53'23"W	15.00'
L105	N60°06'37"W	10.00'
L106	S29°53'23"W	0.56'
L107	S12°47'32"E	38.15'
L108	S11°45'23"W	23.79'
L109	N81°23'41"E	12.40'
L110	N08°35'21"W	10.00'
L111	N81°24'39"E	20.00'
L112	S08°35'21"E	10.00'
L113	N81°24'39"E	20.09'
L114	N45°41'03"E	87.30'
L115	N14°18'57"W	252.51'
L116	N29°13'44"W	38.80'
L117	S60°41'03"W	10.00'
L118	N29°13'44"W	15.00'
L119	N60°41'03"E	10.00'
L120	N29°13'44"W	213.74'
L121	N60°06'37"W	89.67'
L122	S29°53'23"W	47.34'
L123	S60°06'37"E	6.85'
L124	S29°53'23"W	15.00'
L125	N60°06'37"W	6.85'
L126	S29°53'23"W	43.78'
L127	S49°15'35"W	11.29'
L128	N81°23'38"E	18.41'
L129	N45°41'03"E	16.02'
L130	N44°18'57"W	10.00'
L131	S81°24'39"W	24.11'
L132	S08°49'58"E	9.94'
L133	S81°10'40"W	15.00'
L134	N08°49'20"W	10.00'
L135	N81°23'38"E	23.25'
L136	N45°41'03"E	3.39'
L137	S44°18'57"E	10.00'
L138	N45°41'03"E	15.00'
L139	N44°18'57"W	10.00'
L140	N45°41'03"E	129.89'
L141	N14°18'57"W	263.75'
L142	N46°54'15"E	271.74'
L143	S 61°50'15" W	104.38'
L144	S 15°40'46" W	61.64'
L145	S 49°44'12" W	37.77'
L146	S 69°15'50" W	16.69'
L147	S 36°52'50" W	32.68'
L148	N31°56'45"E	25.00'
L149	N40°16'27"E	15.00'
L150	N49°43'33"W	18.07'
L151	S57°53'59"E	28.44'
L152	N08°26'39"W	15.03'
L153	N81°24'16"E	7.52'
L154	N08°49'18"W	15.00'
L155	N78°14'37"W	15.00'
L156	N 60°46'16" E	19.27'
L157	N 35°41'04" E	20.80'
L158	S 54°18'56" E	10.00'
L159	S 35°41'04" W	23.03'
L160	S 60°46'16" W	21.49'
L161	S 29°13'44" E	152.56'
L162	N 32°06'02" E	36.55'
L163	S 57°54'00" E	25.46'
L164	S 60°06'37" E	20.00'
L165	S 29°53'23" W	15.00'
L166	N 60°06'37" W	20.00'
L167	S 29°53'23" W	94.00'



VICINITY MAP

NOT TO SCALE



- LEGEND
- C.M. CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - ESMT. EASEMENT
 - U.E. UTILITY EASEMENT
 - I.R.F.C. IRON ROD FOUND
 - I.R.F.C. IRON ROD FOUND WITH CAP
 - I.R.S.C. IRON ROD SET WITH PINK PLASTIC CAP STAMPED "ADAMS SURVEYING COMPANY"
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - MUT. ACC. MUTUAL ACCESS EASEMENT
 - ADS 5/8" IRON ROD WITH ALUMINUM DISK STAMPED TOWERS AT SPRING CREEK ADDITION

NOTES

- Bearings are based on the Southwest right-of-way line of State Highway 190 (a variable width right-of-way) with a bearing of S58°03'15"E, as documented in Warranty Deed, Instrument Number 201200079372, Official Public Records, Dallas County, Texas.
- Coordinates shown hereon are NAD (83) tied to the Texas State Plane Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A, using VRS-RTK methods.
- Controlling Monuments are located at the Northeast corner of the subject tract, also being the Southwest right-of-way line of State Highway 190 (a variable width right-of-way), and at the Southwest corner of a called 2.93 acre tract of land as described to Anbar, Inc. and recorded in Volume 2004-193, Page 6358 of the Deed Records, Dallas County, Texas
- All corners monumented by 5/8" iron rod with pink plastic cap stamped "ADAMS SURVEYING COMPANY LLC" unless denoted otherwise.

NOTICE

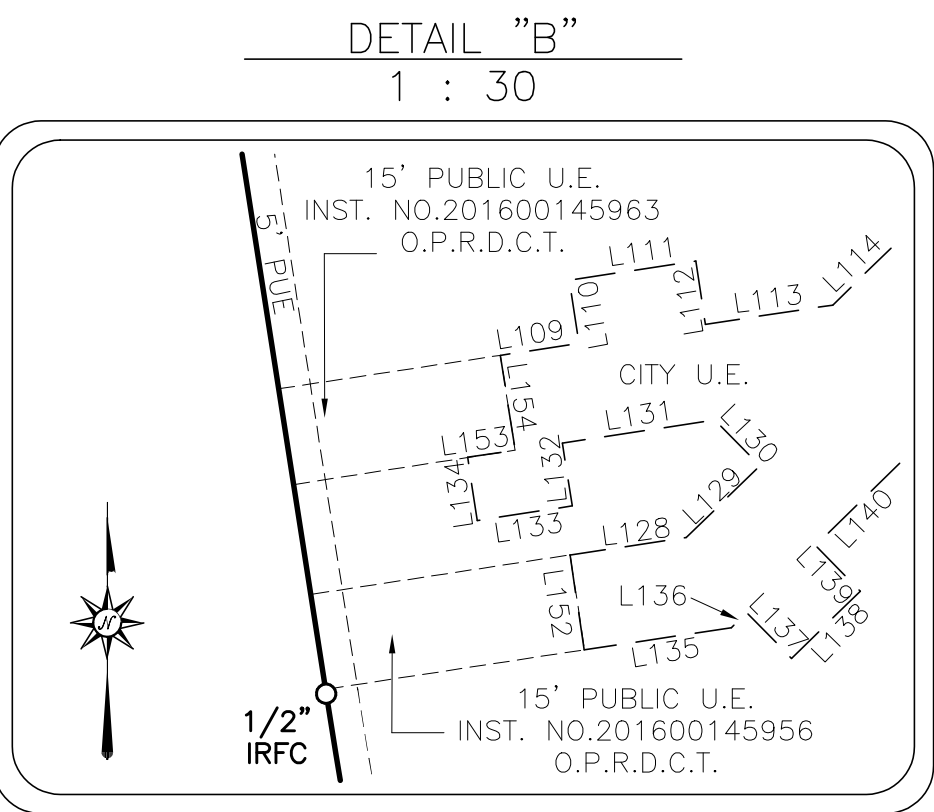
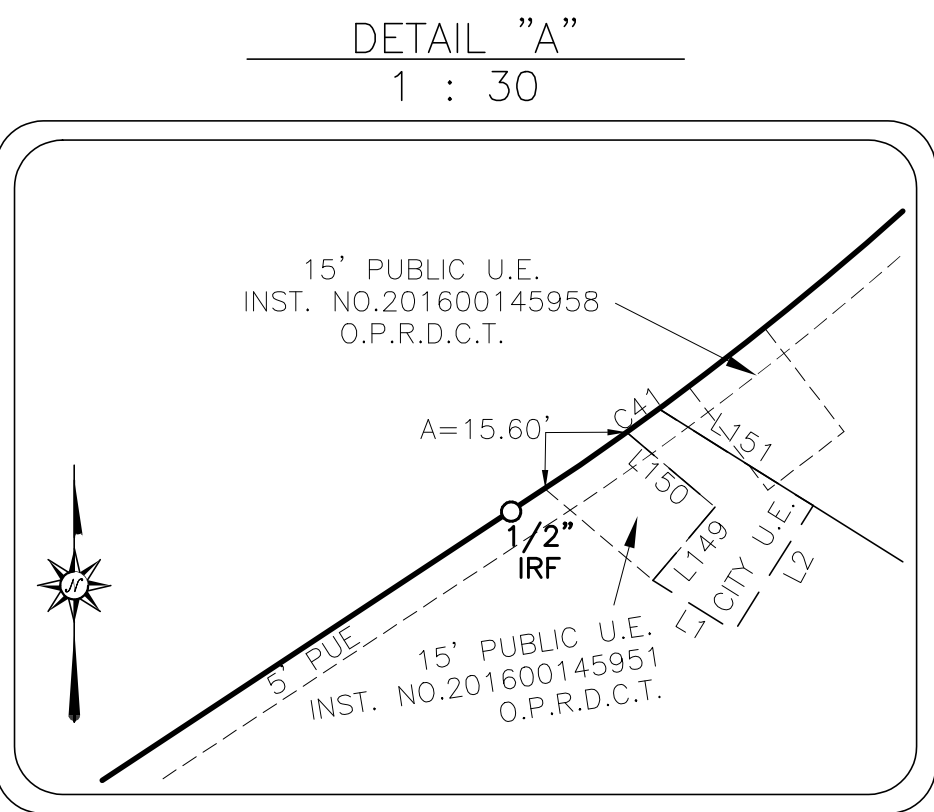
Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.

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.

FINAL PLAT
TOWERS AT SPRING CREEK ADDITION

LOTS 1 & 2, BLOCK 1

BEING 19.056 ACRES
IN THE
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150602-2
APRIL 13, 2017



ENGINEER
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
PH: (469) 361-1416
CONTACT: Robert K. Manaois, P.E.

OWNER
Garland Partners, Ltd.
3001 Knox St. Suite 8207
Dallas, Texas 75202
CONTACT: Ben Luedtke

OWNER
Western Rim Investors 2015-3, L.P.
2505 N. State Highway, Suite 800
Grand Prairie, Texas 75050
CONTACT: Marcus D. Hiles

APPLICANT
Western Rim Investment Advisors, Inc.
2505 N. State Hwy. 360, Ste 800
Grand Prairie, Texas 75050
PHONE: (972) 471-8700
CONTACT: Matthew Hiles

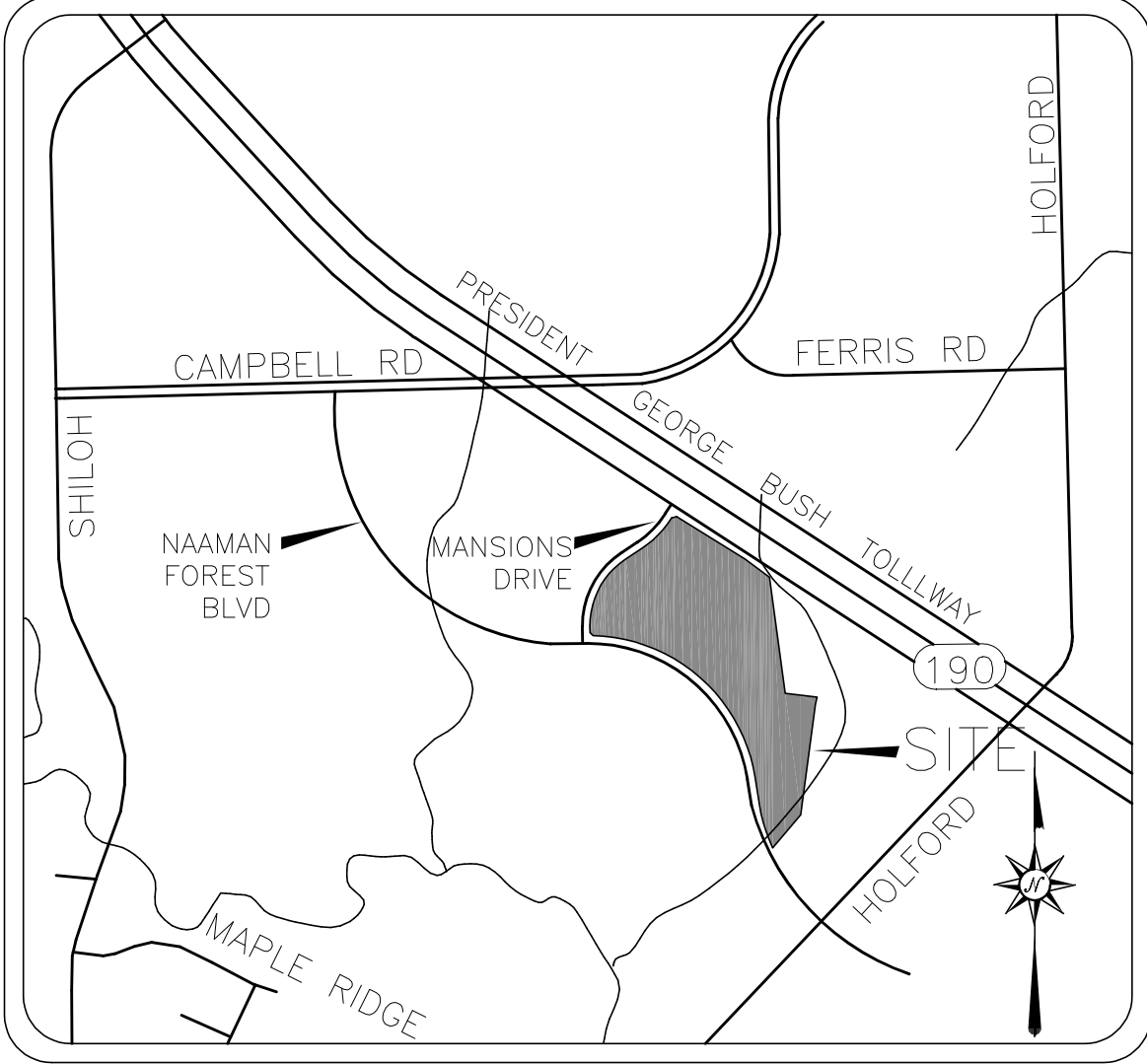
SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317-0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@txasc.com
TBPLS Firm Registration No. 101177500

MUTUAL ACCESS EASEMENT
&
PEDESTRIAN EASEMENT

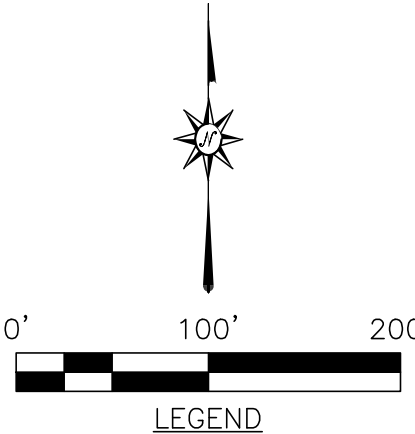
SHOWING ONLY EASEMENTS DEDICATED BY THE "PLAT"
SEE SHEET 1 FOR ALL EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	15.78'	15.52'	N67°27'51"E	36°09'29"
C2	21.50'	7.32'	7.28'	N39°38'14"E	19°29'42"
C3	50.00'	17.41'	17.32'	N39°51'51"E	19°56'54"
C4	50.00'	17.41'	17.32'	N39°51'50"E	19°56'54"
C5	20.00'	30.64'	27.73'	N14°00'18"W	87°47'22"
C6	20.00'	32.19'	28.82'	S75°59'42"W	92°12'38"
C7	20.00'	7.19'	7.15'	S19°35'33"W	20°35'40"
C8	25.00'	15.96'	15.69'	S08°59'19"E	36°34'03"
C9	891.00'	34.84'	34.84'	N80°42'16"W	21°4'26"
C10	25.00'	15.96'	15.69'	N27°34'46"E	36°34'06"
C11	45.00'	16.17'	16.09'	N19°35'33"E	20°35'41"
C12	20.00'	30.64'	27.73'	N14°00'18"W	87°47'22"
C13	75.00'	29.99'	29.79'	N46°26'35"W	22°54'47"
C14	25.00'	13.54'	13.37'	N50°29'50"W	31°01'16"
C15	25.00'	15.69'	15.44'	S20°20'29"E	35°58'03"
C16	50.00'	17.08'	17.00'	S48°06'43"E	19°34'32"
C17	20.00'	31.42'	28.28'	N77°06'02"E	89°59'58"
C18	20.00'	31.42'	28.28'	N12°53'59"W	89°59'59"
C19	50.01'	6.70'	6.69'	N54°03'39"W	74°0'31"
C20	25.00'	13.05'	12.91'	N65°11'54"W	29°54'57"
C21	530.00'	32.25'	32.25'	N41°17'19"E	3°29'13"
C22	25.00'	17.50'	17.15'	S37°49'54"E	40°06'59"
C23	20.00'	31.42'	28.28'	N77°06'03"E	90°00'01"
C24	20.00'	31.47'	28.32'	N77°01'23"E	90°09'16"
C25	30.00'	12.59'	12.50'	N19°55'18"E	24°02'55"
C26	30.00'	13.66'	13.54'	S44°59'15"W	26°05'01"
C27	20.00'	31.36'	28.25'	S12°58'37"E	89°50'44"
C28	45.00'	39.39'	38.14'	S32°49'26"E	50°09'05"
C29	45.00'	29.56'	29.03'	S11°04'15"W	37°38'17"
C30	50.00'	17.41'	17.32'	S19°54'56"W	19°56'54"
C31	50.00'	17.41'	17.32'	S19°54'56"W	19°56'55"
C32	58.50'	19.90'	19.81'	S39°38'15"W	19°29'42"
C33	25.00'	15.77'	15.51'	S31°18'39"W	36°08'54"
C34	927.75'	46.63'	46.63'	N40°37'09"W	2°52'48"
C35	20.00'	31.42'	28.28'	S12°53'58"E	90°00'02"
C36	20.00'	32.19'	28.82'	N75°59'42"E	92°12'38"
C37	20.00'	13.14'	12.90'	N11°04'15"E	37°38'17"
C38	20.00'	17.51'	16.95'	N32°49'26"W	50°09'05"
C39	20.00'	31.42'	28.28'	S77°06'02"W	89°59'58"
C40	530.00'	13.05'	13.05'	N55°58'14"E	1°24'39"

LINE	BEARING	DISTANCE
L1	N49°23'06"E	13.21'
L2	N29°53'23"E	9.08'
L3	N29°53'23"E	313.88'
L4	N57°53'59"W	565.45'
L5	S29°53'23"W	397.66'
L6	S09°17'43"W	1.39'
L7	N09°17'43"E	1.39'
L8	N29°53'23"E	400.17'
L9	N57°53'59"W	44.17'
L10	N56°40'33"E	19.68'
L11	S38°19'27"E	0.54'
L12	S57°53'59"E	41.49'
L13	N32°06'04"E	81.41'
L14	N57°53'56"W	16.61'
L15	N50°13'24"W	1.79'
L16	S57°53'56"E	16.61'
L17	N32°06'06"E	39.84'
L18	S57°53'59"E	380.90'
L19	N31°56'45"E	4.78'
L20	S53°22'00"E	30.76'
L21	S31°56'45"W	1.48'
L22	S57°53'59"E	105.81'
L23	S07°44'54"E	86.72'
L24	S29°53'23"W	453.66'
L25	S29°53'23"W	9.08'
L26	S49°23'06"W	13.20'
L27	S32°06'04"W	141.25'
L28	S57°53'59"E	565.16'
L29	N29°53'23"E	74.73'
L30	N07°44'54"W	86.72'
L31	N57°53'59"W	506.72'
L32	S58°03'14"E	430.65'
L33	S53°22'00"E	169.54'



VICINITY MAP
NOT TO SCALE



- LEGEND
- C.M. CONTROLLING MONUMENT
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - ESMT. EASEMENT
 - U.E. UTILITY EASEMENT
 - I.R.F. IRON ROD FOUND
 - I.R.F.C. IRON ROD FOUND WITH CAP
 - I.R.S.C. IRON ROD SET WITH PINK PLASTIC CAP STAMPED "ADAMS SURVEYING COMPANY"
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - MUT. ACC. MUTUAL ACCESS EASEMENT
 - ADS 5/8" IRON ROD WITH ALUMINUM DISK STAMPED TOWERS AT SPRING CREEK ADDITION

- NOTES
- Bearings are based on the Southwest right-of-way line of State Highway 190 (a variable width right-of-way) with a bearing of S58°03'15"E, as documented in Warranty Deed, Instrument Number 201200079372, Official Public Records, Dallas County, Texas.
 - Coordinates shown hereon are NAD (83) tied to the Texas State Plane Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A, using VRS-RTK methods.
 - Controlling Monuments are located at the Northeast corner of the subject tract, also being the Southwest right-of-way line of State Highway 190 (a variable width right-of-way), and at the Southwest corner of a called 2.93 acre tract of land as described to Anbar, Inc. and recorded in Volume 2004193, Page 6358 of the Deed Records, Dallas County, Texas
 - All corners monumented by 5/8" iron rod with pink plastic cap stamped "ADAMS SURVEYING COMPANY LLC" unless denoted otherwise.

NOTICE

Selling a portion of the 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.

FINAL PLAT
TOWERS AT SPRING CREEK ADDITION
LOTS 1 & 2, BLOCK 1

BEING 19.056 ACRES
IN THE
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150602-2
APRIL 13, 2017

ENGINEER
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
PH: (469) 361-1416
CONTACT: Robert K. Manoois, P.E.

OWNER
Garland Partners, Ltd.
3001 Knox St. Suite 8207
Dallas, Texas 75202
CONTACT: Ben Luedtke

OWNER
Western Rim Investors 2015-3, L.P.
2505 N. State Highway, Suite 800
Grand Prairie, Texas 75050
CONTACT: Marcus D. Hiles

APPLICANT
Western Rim Investment Advisors, Inc.
2505 N. State Hwy. 360, Ste 800
Grand Prairie, Texas 75050
PHONE: (972) 471-8700
CONTACT: Mathew Hiles

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317-0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@txasc.com
TBPLS Firm Registration No. 10177500

OWNER’S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

BEING a 19.056 acres (830,076 square foot) tract of land situated in the P.H. Rice Survey, Abstract No. 1241, City of Garland, Dallas County, Texas, being part of a called 52.418 acre tract described in Warranty Deed to Garland Partners, LTD, as recorded in Instrument Number 201200079372, Official Public Records, Dallas County, Texas (OPRDCT), and being part of that called 17.000 acre tract described in Special Warranty Deed to Western Rim Investors 2015–3, L.P., as recorded in Instrument Number 201600176230, OPRDCT, and more particularly described as follows:

BEGINNING at a set 5/8” iron rod with pink cap stamped ”ADAMS SURVEYING COMPANY LLC” (hereinafter referred to as an IRSC), which bears S58°03’15”W a distance of 277.85 feet from a found concrete monument in the southwest right of way line of State Highway 190 (a variable width right–of–way), being in the north line of said called 52.418 acre tract, and being the northeasterly corner for the intersection of said south right of way line anf the east right of way for Mansions Drive (60–foot right of way);

THENCE S58°03’15”E along the north line of said 52.418 acre tract of land and the southwest line of said State Highway 190, a distance of 422.98 feet to a found 4” brass monument stamped ” Texas State Department of Highways & Public Transportation” in concrete for corner;

THENCE S53°22’00”E continuing along the north line of said 52.418 acre tract and the southwest line of said State Highway 190, a distance of 162.04 feet to a found ”X” in concrete for the northeast corner of said 52.418 acre tract and being the northwest corner of a called 2.928 acre tract of land as described in deed to Anbar, Inc., as recorded in Volume 2004193, Page 6358, of the Deed Records, Dallas County, Texas;

THENCE S07°44’54”E along the common line of said 52.418 acre and said 2.928 acre tracts, a distance of 618.48 feet to a found 1/2” iron rod (hereinafter referred to as an IRF), for the common corner of said 52.418 acre and said 2.928 acre tracts;

THENCE S83°25’59”E continuing along said common line, a distance of 170.13 feet to a 1/2” IRF for the common corner of said 52.418 acre and said 2.928 acre tracts, and being in the west line of a called 19.768 acre tract of land, as described in deed to Don & Alice Nicholson as recorded in Volume 91225, Page 245, Deed Records, Dallas County, Texas;

THENCE S13°52’45”W along the common line of said 52.418 acre and said 19.768 acre tracts, a distance of 35.82 feet to a 1/2” IRF for corner;

THENCE S07°36’01”W continuing along said common line, a distance of 592.55 feet to a 1/2” IRF for corner;

THENCE S40°05’29”W continuing with said common line, a distance of 229.16 feet to a found 1/2” iron rod with yellow plastic cap (illegible), (hereinafter referred to as an IRFC) for corner, being in the common line of said 52.418 acre and said 19.768 acre tracts of land, and being on the northerly right of way for Naaman Forest Drive (82–foot right of way);

THENCE northwesterly, leaving said common line and with the north right of way line for Naaman Forest Drive as follows:

Along the arc of a curve to the right, having a central angle of 16°13’18”, a radius of 859.00 feet, an arc length of 243.20 feet and a chord of N16°56’38”W, 242.39 feet, to a 1/2” IRFC for corner;

N08°49’58”W a distance of 138.44 feet to a 1/2” IRFC for corner at the beginning of a curve to the left whose chord bears:

Along the arc of said curve to the left, having a central angle of 79°40’59”, a radius of 891.00 feet, an arc length of 1239.14 feet, and a chord of N48°40’28”W, 1141.67 feet to a 1/2” IRFC for the southerly end of a corner clip, the intersection of said northerly right of way line and the easterly right of way line for Mansions Drive;

THENCE northerly with said easterly right of way line as follows:

N44°52’56”W, a distance of 21.54 feet to a 1/2” IRFC for the north end of said corner clip;

N00°46’00”W, a distance of 32.62 feet to a 1/2” IRFC for the beginning of a curve;

Along the arc of said curve to the right, having a central angle of 57°26’33”, a radius of 420.00 feet, an arc length of 421.08 feet, and a chord of N27°57’16”E, 403.66 feet to a 1/2” IRF;

N56°40’33”E, a distance of 104.52 feet to a 1/2” IRF for the beginning of a curve;

Along the arc of said curve to the left, having a central angle of 24°43’48”, a radius of 505.00 feet, an arc length of 217.97 feet, and a chord of N44°18’39”E, 216.28 feet to a 1/2” IRFC for the end of said curve;

N31°56’45E, a distance of 5.48 feet to a 1/2”IRFC;

N76°56’45”E, a distance of 28.28 feet to the POINT OF BEGINNING and containing 19.056 acres or 830,076 square feet of land, more or less.

OWNERS’ DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Western Rim Investors 2015–3, L.P., and Garland Partners LTD, the owners of the property described in this plat, acting by and through the duly authorized agents, do hereby adopt this plat, designating the property as **TOWERS AT SPRING CREEK ADDITION**, an Addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick–up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The undersigned do 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 used and access, in, along, upon and across the premises containing the access easement(s).

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

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

By: _____
Western Rim Investors 2015–3, L.P.
Mathews Hiles, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office this _____ day of _____, 20_____.

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

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

By: Garland Partners, LTD
a Texas limited partnership

By: Knox Street Partners No. 2, Ltd
a Texas limited partnership

By: Hanover Development Company
a Texas corporation, its general partner

By: Signature _____
Ben Luedtke
Executive Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office this _____ day of _____, 20_____.

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

SURVEYOR’S AFFIRMATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I, Paul Hubert, 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 Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

Paul Hubert
Texas Registered Professional Land Surveyor No. 1942

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Hubert, 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 stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

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

APPROVED AND ACCEPTED for the City of Garland,
This _____ day of _____
2017, by the City Plan Commission of the City of Garland,
Texas. The approval of this plat is contingent upon the plat
being filed with the County Clerk of Dallas County within 180
days from the date below.

CHAIRMAN OF THE PLAN COMMISSION DATE:

DIRECTOR OF PLANNING DEPARTMENT DATE:

FINAL PLAT
TOWERS AT SPRING CREEK ADDITON
LOTS 1 & 2, BLOCK 1

BEING 19.056 ACRES
IN THE
P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150602–2
APRIL 13, 2017

ENGINEER
RKM & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
PH: (469) 361–1416
CONTACT: Robert K. Monaois, P.E.

OWNER
Garland Partners, Ltd.
3001 Knox St., Suite 207
Dallas, Texas 75050
CONTACT: Ben Luedtke

OWNER
Western Rim Investors 2015–3, L.P.
2505 N. State Highway, Suite 800
Grand Prairie, Texas 75050
CONTACT: Marcus D. Hiles

APPLICANT
Western Rim Investment Advisors, Inc.
2505 N. State Hwy. 360, Ste 800
Grand Prairie, Texas 75050
PHONE: (972) 471–8700
CONTACT: Mathew Hiles

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 260392
PLANO, TEXAS 75026
PH: (469) 317–0250
CONTACT: Philip Adams, R.P.L.S.
Email: padams@txasc.com
TBPLS Firm Registration No. 10177500



GARLAND

Plan Commission

3.a.

Meeting Date: 10/09/2017

Item Title: Cancellation of the December 24, 2018 and May 28, 2018 Plan Commission Meetings

Summary:

Cancellation of the May 28, 2018 and December 24, 2018 Plan Commission Meetings

Background/Additional Information:

Cancellation of the December 24, 2018 and May 28, 2018 Plan Commission Meetings, due to City holidays.



GARLAND

Plan Commission

4.

Meeting Date: 10/09/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - October 23, 2017



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: October 9, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 23, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
Mansions at Spring Creek Addition
Restaurant Headquarters Addition

ZONING

1. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
2. Consideration of the application of **Mit Patel**, requesting approval of 1) a Change in Zoning to Planned Development (PD) District and 2) a Specific Use Provision for a Hotel/Motel, Limited Service zoned Industrial (IN) District. This property is located at 3625 Leon Road. (District 5) (File Z 17-34)
3. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)

4. Consideration of the application of **Kimley-Horn**, requesting approval of a Concept Plan for a Data Center on a property zoned Planned Development (PD) District 15-20 for Mixed Use. This property is located at 1718 Lookout Drive. (District 1) (File Z 17-39)
5. Consideration of the application of **Hart, Gaugler and Associates**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 13-28 for Mixed Use. This property is located at 2630 Arapaho Road. (District 7) (File Z 17-40)
6. Consideration of the application of **Akram Alzoubi / Masterplan**, requesting approval of an amendment to Planned Development (PD) District 13-32 for Community Office Use to add Automobile, Minor Repair and a Car Wash, Automated / Rollover and 2) a Specific Use Provision for Automobile, Minor Repair and a Specific Use Provision for a Car Wash, Automated / Rollover. This property is located at 6475 Broadway Boulevard. (District 4) (File Z 17-41)
7. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use and 2) a Detail Plan and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
8. Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) District Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)