



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 8, 2018 at 7:00 p.m.

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

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the September 24, 2018 Plan Commission meeting minutes.

2. PLATS

- a. P 18-30 Lavon Senior Villas Final Plat, Lot 1, Block 1
- b. P 18-31 Oak Grove Plaza Replat, Lot 4R, Block 1

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the November 26, 2018 Plan Commission meeting.)
- b. Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to a Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. This property extends from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. (District 4) (File 18-40)
- c. Consideration of the application of **Kimley-Horn & Associates, Inc.** requesting approval of an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses on a property zoned Planned Development (PD) 12-41 District for Mixed-Use. The property is located at 6310 Naaman Forest Boulevard and 6501 North George Bush Highway. (District 7) (File Z 18-41) (The applicant requests indefinite postponement of this case. This case will be re-notified for a future Plan Commission meeting date accordingly.)

4. MISCELLANEOUS

- a. Consider cancellation of the May 27, 2019 and December 23, 2019 Plan Commission Meetings.

5. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 10/08/2018

Item Title: Plan Commission Minutes - September 24, 2018

Summary:

Consider approval of the September 24, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - September 24, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, September 24, 2018, at 7:00 p.m. in the Work Session Room at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

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

CALL TO ORDER

1st Vice-Chair Hedrick called the meeting to order and Commissioner Edwards gave the Invocation and led the Pledge of Allegiance to the United States Flag.

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting 1st Vice-Chair Hedrick read those items into the record. **Motion** was made by Commissioner Edwards to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve item 1a. **Motion carried: 6 ayes, 0 Nays.** Commissioners Dalton and Williams did not vote due to their absence from this meeting.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of September 10, 2018.

ITEMS FOR INDIVIDUAL CONSIDERATION

PLATS

2a. APPROVED P 18-26 Newman Addition, Lots 1R and 2R, Block 1 Replat

Motion was made by Commissioner Williams, seconded by Commissioner Edwards to **approve** per staff recommendation.
Motion carried: 8 Ayes, 0 Nays.

2b. APPROVED P 18-28 Rexico No. 2 Addition Lots 1, 2 & 3, Block 1 Final Plat

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **approve** per staff recommendation.
Motion carried: 8 Ayes, 0 Nays.

ZONING

3a. APPROVED Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Community Retail Use. This property is located at 617 North Jupiter Road. (District 6) (File Z 18-34)

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

Motion was made by Commissioner Williams, seconded by Commissioner Dalton to **approve** the request per staff recommendation. **Motion carried: 8 Ayes, 0 Nays.**

3b. APPROVED Consider the application of **Via Bayou Inc.**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins; 3) a Detail Plan for Recreational Vehicle Park and 4) a Variance of the Garland Development Code to Section 4.34 regarding perimeter landscaping buffer, Section 4.35 regarding parking area landscaping, and Section 4.39 regarding perimeter screening. This property is located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road. (District 3) (File Z 18-36)

The applicant Craig Turner, 310 East I-30, Suite 320, Garland, Texas 75043, provided a brief overview of the request. Mr. Turner explained in further detail the Resort Activity Building, amenities, the density and size of each of the RV spaces, propane filling station, fencing choice, street widths, and guidelines for use of the RV Park and hours of operation.

Commissioner Ott inquired about the propane station on site and the proximity to the adjacent apartment complex, density, and fencing choice. Commissioner Ott also inquired about the internal pedestrian corridor and storm shelter size.

Commissioner Dalton inquired as to the size of the propane tank to be utilized, certifications and regulations required to utilize the propane tanks. Commissioner Dalton also raised concern regarding the access ramps to the subject site, and asked if the applicant would consider installing bollards between the vehicles and fence.

Commissioner Edwards inquired as to the proposed width of the streets, width between spaces, and fencing height located around the pool area.

Commissioner Williams asked if the center spaces are pull through spaces and the outer spaces are back-ins, and spoke in support of the request and RV Park guidelines.

Commissioner Hedrick questioned the need for the Landscape Variance, inquired as to the typical greenspace of his other RV Parks, length of stay, and if there are any proposed improvements to Zion Road.

Paul Mayer, 524 North Glenbrook, Garland, Texas 75040 spoke in support.

Citizens speaking in opposition of the request:

Edward Polkinhorn, 3780 Zion Road, Garland, Texas 75043
Kevin Brooks, 3802 Zion Road, Garland, Texas 75043
Sean Davis, 3910 Zion Road, Garland, Texas 75043
Jason Rodriguez, 4110 Stone Haven Drive, Garland, Texas 75043

Residents expressed concern regarding devaluation of property, the condition of Zion Road, increased traffic, increased load on the water and sewer system, potential increase in crime, issues with the increase of traffic to the area park and the length of stay being allowed.

Residents registering the position as opposed, but not speaking:

Orlando and Donna Cordova, 3810 Zion Road, Garland, Texas 75043

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to close the public and open the case for discussion. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Ott raised concern regarding the reduction in setback with no buffer and the lack of a pedestrian corridor.

Motion was made by Commissioner Edwards, seconded by Commissioner O'Hara to approve the request per staff recommendation. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Ott.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:22 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 10/08/2018

Item Title: P 18-30 Lavon Senior Villas Final Plat, Lot 1, Block 1

Summary:

P 18-30 Lavon Senior Villas Final Plat, Lot 1, Block 1

Attachments

P 18-30 Lavon Senior Villas Final Plat, Lot 1, Block 1 Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-30/District 2

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018

FINAL PLAT

Lavon Senior Villas, Lot 1, Block 1

LOCATION

902 and 1014 Lavon Drive, 314, 318 and 322 Castle Drive

ZONING

Planned Development (PD) District 18-08 for Multi-Family Use.

NUMBER OF LOTS

1

ACREAGE

11.299 (including Right-Of-Way dedication)

BACKGROUND

The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this Final Plat is to create one (1) platted lot to build multi-family homes. This property is currently undeveloped.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

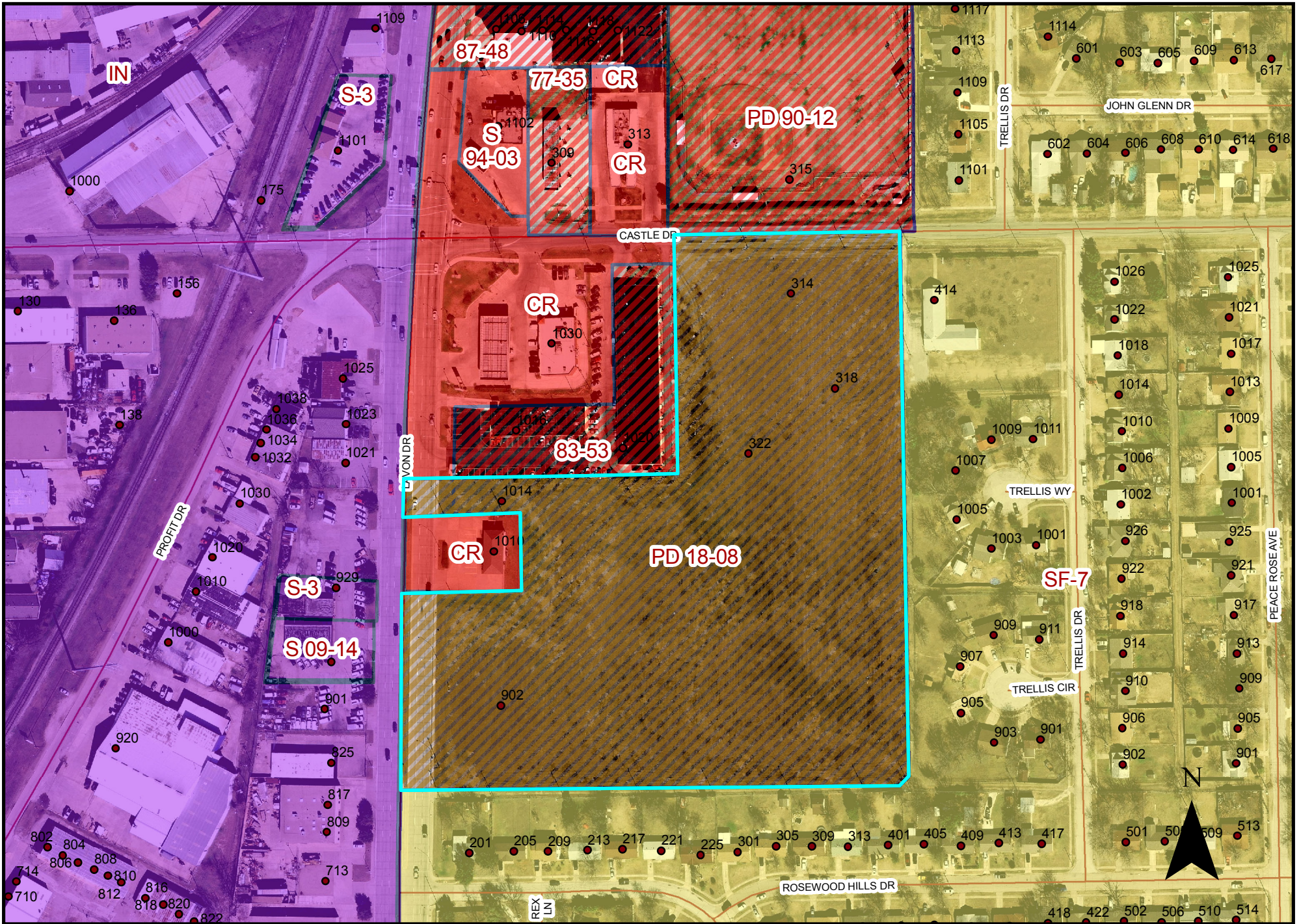
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



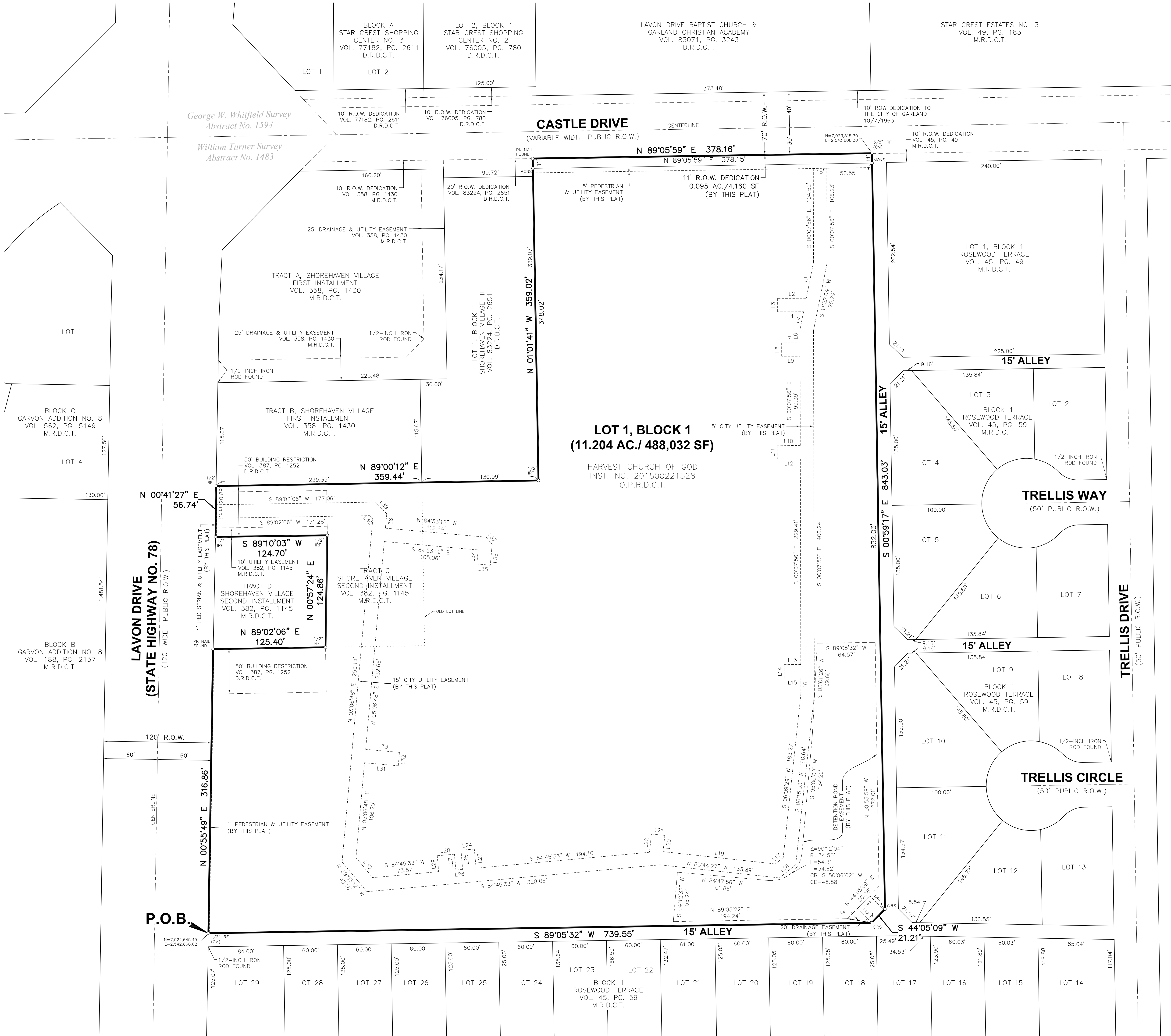
0 100 200 Feet
1 inch = 201 feet

PLAT MAP P 18-30



INDICATES AREA
OF REQUEST

D:\NXT_Survey\Survey Data\Garland - Castle & Lavon\04_CAD\Plot\5597-20_PPT_Castle & Lavon.dwg Oct 02,2018-9:53am agner



NORTH

0

25

50

100

SCALE: 1" = 50'

LEGEND

D.R.D.C.T.

O.P.R.D.C.T.

M.R.D.C.T.

C.M.

IRF

CIRS

MONS

P.O.B.

R.O.W.

VOL.

PG.

NO.

INST.

DEED RECORDS, DALLAS COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

MAP RECORDS, DALLAS COUNTY, TEXAS

CONTROLLING MONUMENT

IRON ROD FOUND

5/8" IRON ROD SET WITH YELLOW CAP STAMPED "BGE"

3-1/4" ALUMINUM DISK ON 5/8" REBAR SET STAMPED "LAVON SENIOR VILLAS-2019"

POINT OF BEGINNING

RIGHT-OF-WAY

VOLUME

PAGE

NUMBER

INSTRUMENT

OLD LOT LINE

EASEMENT LINE

GENERAL NOTES:

- Coordinates and Bearing system for this survey is based on the Texas Coordinate System of 1983- NAD 83, North Central Zone 4202, North American Datum of 1983, (2011).
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map Number 48113C0220L with Map Revised date July 7, 2014.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- 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 final plat is to combine the existing Tract C and the 11.299 acres unplatted parcel into one lot and to add easements required for the development of the property.
- Selling a portion of this 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.
- Each lot corner is monumented by a 5/8" iron rod with Yellow Plastic Cap stamped BGE unless denoted otherwise.

LINE TABLE			
NUMBER	BEARING	DISTANCE	
L1	S 11°22'04" W	41.05'	
L2	S 89°49'33" W	31.94'	
L3	S 00°00'00" E	15.00'	
L4	N 89°49'33" E	28.92'	
L5	S 11°22'04" W	19.93'	
L6	S 00°07'56" E	15.10'	
L7	N 90°00'00" W	20.53'	
L8	S 00°00'00" E	15.00'	
L9	N 90°00'00" E	20.57'	
L10	S 89°05'32" W	25.87'	
L11	S 00°54'28" E	15.00'	
L12	N 89°05'32" E	25.67'	
L13	S 89°49'33" W	18.61'	
L14	S 00°10'27" E	15.00'	
L15	N 89°49'33" E	18.60'	

LINE TABLE			
NUMBER	BEARING	DISTANCE	
L16	S 00°07'56" E	18.01'	
L17	S 51°15'33" W	11.38'	
L18	S 51°15'33" W	23.35'	
L19	N 83°44'27" W	125.86'	
L20	N 06°16'53" E	18.19'	
L21	N 83°43'07" W	15.00'	
L22	S 06°16'53" W	20.57'	
L23	N 05°00'00" W	21.41'	
L24	S 85°00'00" W	15.00'	
L25	S 05°00'00" E	21.48'	
L26	S 84°45'33" W	7.58'	
L27	N 05°14'27" W	17.76'	
L28	S 84°45'33" W	19.25'	
L29	S 05°14'22" E	17.76'	
L30	N 39°53'12" W	29.08'	

LINE TABLE			
NUMBER	BEARING	DISTANCE	
L31	S 84°54'28" E	37.84'	
L32	N 05°05'38" E	15.00'	
L33	N 84°54'42" W	37.83'	
L34	S 05°06'48" W	15.75'	
L35	S 84°53'12" E	15.00'	
L36	N 05°06'48" E	16.60'	
L37	N 39°53'12" W	10.48'	
L38	N 05°06'48" E	16.14'	
L39	N 45°57'54" W	18.68'	
L40	N 45°57'54" W	5.30'	
L41	N 80°28'57" W	27.32'	
L42	N 45°54'51" W	22.50'	
L43	N 44°05'09" E	20.00'	
L44	S 45°54'51" E	22.50'	

SPACE RESERVED FOR
COUNTY RECORDING
LABEL

FINAL PLAT
LAVON SENIOR VILLAS
LOT 1, BLOCK 1
BEING 11.299 ACRES INCLUDING TRACT C,
SHOREHAVEN VILLAGE SECOND INSTALLMENT AND
UNPLATTED 10.7 ACRES ALL SITUATED IN
THE WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 171212-3
JULY 2018

DEVELOPER
HARVEST CHURCH OF GOD
5045 Lorimar Drive, Suite 240
Plano, Texas 75093

SHEET 1 OF 2

SURVEYOR
BGE, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

Contact: Name
Telephone: (817) 752-4188 • Email: rsilvas@bgeinc.com

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Harvest Church of God is the owner of a 11.299 acre tract or parcel of land situated in the William Turner Survey, Abstract Number 1483, in the City of Garland, Dallas County, Texas; being all of that tract of land described in Special Warranty Deed With Vendor's Lien to Harvest Church of God as recorded in Instrument Number 201500221528of the Official Public Records of Dallas County, Texas; and being all of Tract C, Shorehaven Village, Second Installment, an addition to the City of Garland, Texas as recorded in Volume 382, Page 1145 of the Map Records of Dallas County, Texas; said tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron rod found at the southwest corner of said Harvest Church of God tract and the most westerly northwest corner of Rosewood Terrace, an addition to the City of Garland,Texas as recorded in Volume 45, Page 59 of said Map Records; said point being the intersection of the north line of a 15-foot wide alley right-of-way dedicated by said Rosewood Terrace with the east line of Lavon Drive (State Highway No. 78, a 120-foot wide right-of-way);

THENCE, North 00° 55' 49" East, with the west line of said Harvest Church of God tract and the east line of said Lavon Drive, a distance of 316.86 feet to a PK nail found for corner; said point being the southwest corner of Tract D, of said Shorehaven Village, Second Installment;

THENCE, North 89° 02' 06" East, departing the east line of said Lavon Drive and along the south line of said Tract D, a distance of 125.40 feet to a 1/2-inch iron rod found at the southeast corner of said Tract D; said point being the southwest corner of said Tract C;

THENCE, North 00° 57' 24" East, with the west line of said Harvest Church of God tract, a distance of 124.86 feet to a 1/2-inch iron rod found at the northeast corner of said Tract D; said point being an inner ell corner of said Tract C;

THENCE, South 89° 10' 03" West, with a south line of said Harvest Church of God tract, a distance of 124.70 feet to a 1/2-inch iron rod found at the northwest corner of said Tract D and the most westerly southwest corner of said Tract C; said point being in the east line of said Lavon Drive;

THENCE, North 00° 41' 27" East, with the west line of said Harvest Church of God tract and the east line of said Lavon Drive, a distance of 56.74 feet to a 1/2-inch iron rod found at the northwest corner of said Tract C; said point being the southwest corner of Tract B, Shorehaven Village, First Installment, an addition to the City of Garland, Texas as recorded in Volume 358, Page 1430 of said Map Records;

THENCE, North 89° 00' 12" East, departing the east line of said Lavon Drive and with a north line of said Harvest Church of God tract, a distance of 359.44 feet to a 1/2-inch iron rod found at an inner ell corner of said Harvest Church of God tract; said point being the southeast corner of Lot 1, Block 1, Shorehaven Village III, an addition to the City of Garland, Texas as recorded in Volume 83224, Page 2651of the Deed Records of Dallas County, Texas;

THENCE, North 01° 01' 41" West, with a west line of said Harvest Church of God tract and along the east line of said Lot 1, a distance of 359.02 feet to a PK nail found at the most northerly northwest corner of said Harvest Church of God tract; said point being in the south line of Castle Drive (a variable width right-of-way);

THENCE, North 89° 05' 59" East, with the north line of said Harvest of God tract and the south line of said Castle Drive, a distance of 378.16 feet to a 3/8-inch iron rod found at the northeast corner of said Harvest of God tract; said point being the intersection of the west line of a 15-foot wide alley right-of-way dedicated by said Rosewood Terrace with the south line of said Castle Drive;

THENCE, departing the south line of said Castle Drive and along the common line of said Harvest Church of God tract and said Rosewood Terrace, the following three (3) courses and distances:

South 00° 59' 17" East, a distance of 843.03 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for corner;

South 44° 05' 09" West, a distance of 21.21 feet to a 5/8-inch iron rod with a yellow cap stamped "BGE" set for corner;

South 89° 05' 32" West, a distance of 739.55 feet to the POINT OF BEGINNING and containing an area of 11.299 acres or 492,192 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That Harvest Church of God, 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 LAVON SENIOR VILLAS, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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 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.

Executed this the ____ day of _____, 2018.

Harvest Church of God

By: _____

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 he executed the same for the purpose and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

I, René Silvas, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2018.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, release date 7/2/2018.

René Silvas
Texas Registered Professional Land Surveyor No. 5921



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared René Silvas, 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 and considerations therein expressed and in the capacity therein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires _____

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

Chairman of the City Plan Commission

Director of Planning

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



FINAL PLAT
LAVON SENIOR VILLAS
LOT 1, BLOCK 1
BEING 11.299 ACRES INCLUDING TRACT C,
SHOREHAVEN VILLAGE SECOND INSTALLMENT AND
UNPLATTED 10.7 ACRES ALL SITUATED IN
THE WILLIAM TURNER SURVEY, ABSTRACT NO. 1483
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 171212-3
JULY 2018

SHEET 2 OF 2

DEVELOPER
HARVEST CHURCH OF GOD
5045 Lorimar Drive, Suite 240
Plano, Texas 75093



SURVEYOR
BGE, Inc.
500 West 7th St., Suite 1800, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416

Contact: Name
Telephone: (817) 752-4183 Email: rsilvas@bgeinc.com



GARLAND

Plan Commission

2.b.

Meeting Date: 10/08/2018

Item Title: P 18-31 Oak Grove Plaza Replat, Lot 4R, Block 1

Summary:

P 18-31 Oak Grove Plaza Replat, Lot 4R, Block 1

Attachments

P 18-31 Oak Grove Plaza Replat, Lot 4R, Block 1 Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-31/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018

REPLAT

Oak Grove Plaza, Lot 4R1, Block 1

LOCATION

5702 Bunker Hill Road

ZONING

Planned Development (PD) District 17-45 for Community Retail Use.

NUMBER OF LOTS

1

ACREAGE

6.941

BACKGROUND

The proposed Replat is comprised of Lot 4R1, Block 1. The purpose of this Replat is to create one (1) platted lot to develop a Self-Storage facility. This property is currently undeveloped.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

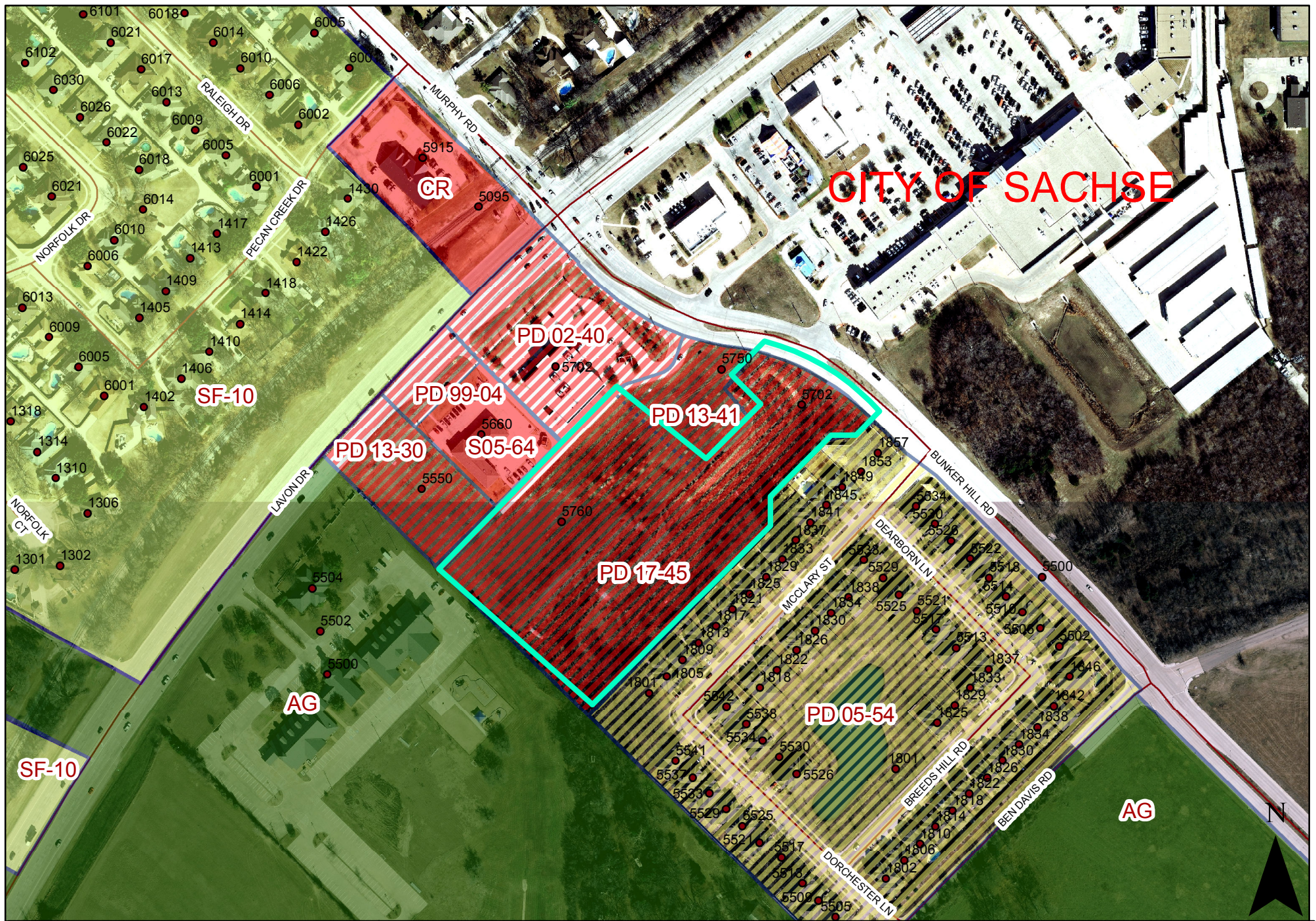
- i. Location Map
- ii. 8x11 Plat

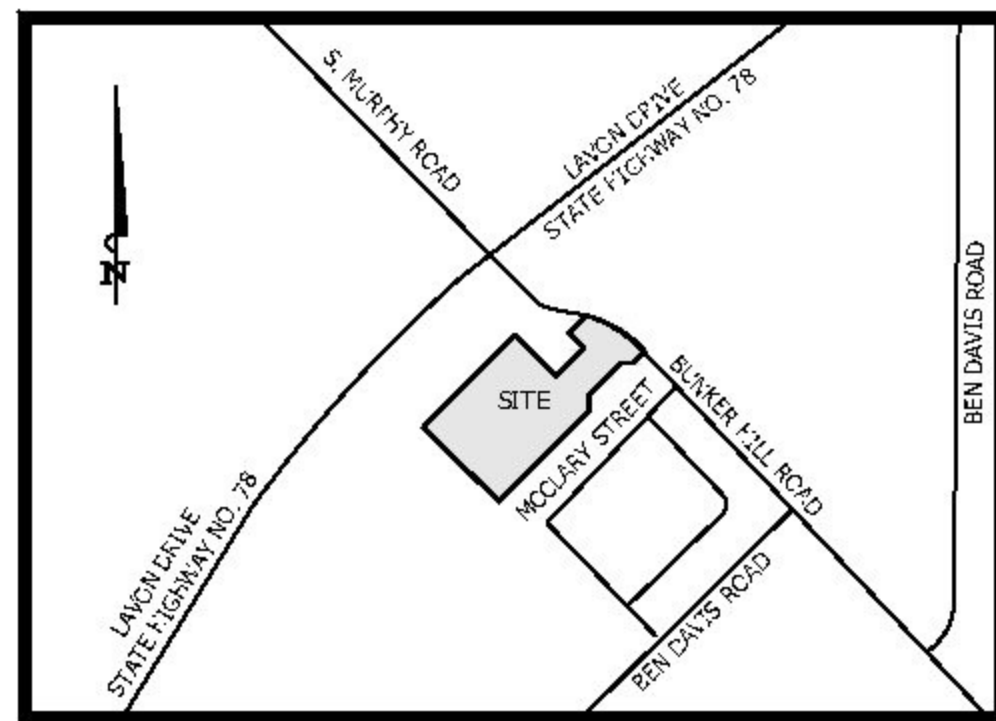
PREPARED BY:

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

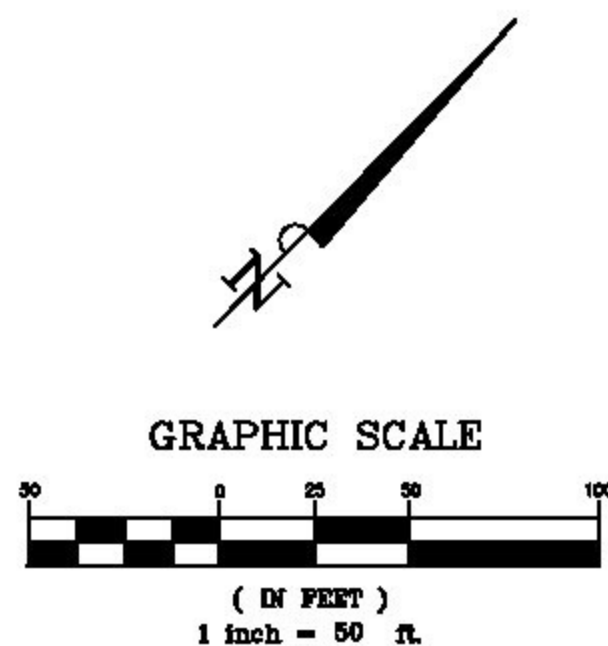
REVIEWED BY:

Will Guerin, AICP
Director of Planning





VICINITY MAP
SCALE: 1" = 2000'
GARLAND, TEXAS



NOTE: All coordinates and bearings shown herein are Texas Coordinate System of 1983, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.

LEGEND

NORTH
SOUTH
EAST
WEST

DEGREES
MINUTES/FEET
SECONDS/INCHES

O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS

IRF = 5/8" IRON ROD WITH
RED CAP STAMPED
"RPLS 4838" FOUND

O = (IRS) 5/8" IRON ROD WITH
RED CAP STAMPED
"RPLS 4838" SET
UNLESS NOTED OTHERWISE

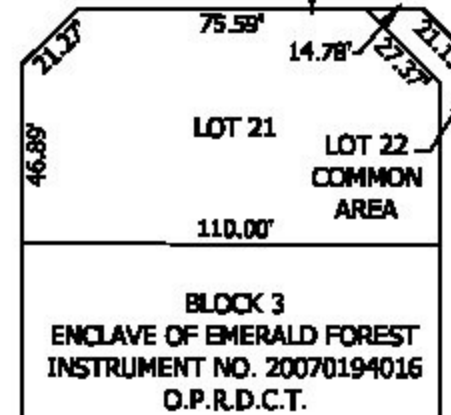
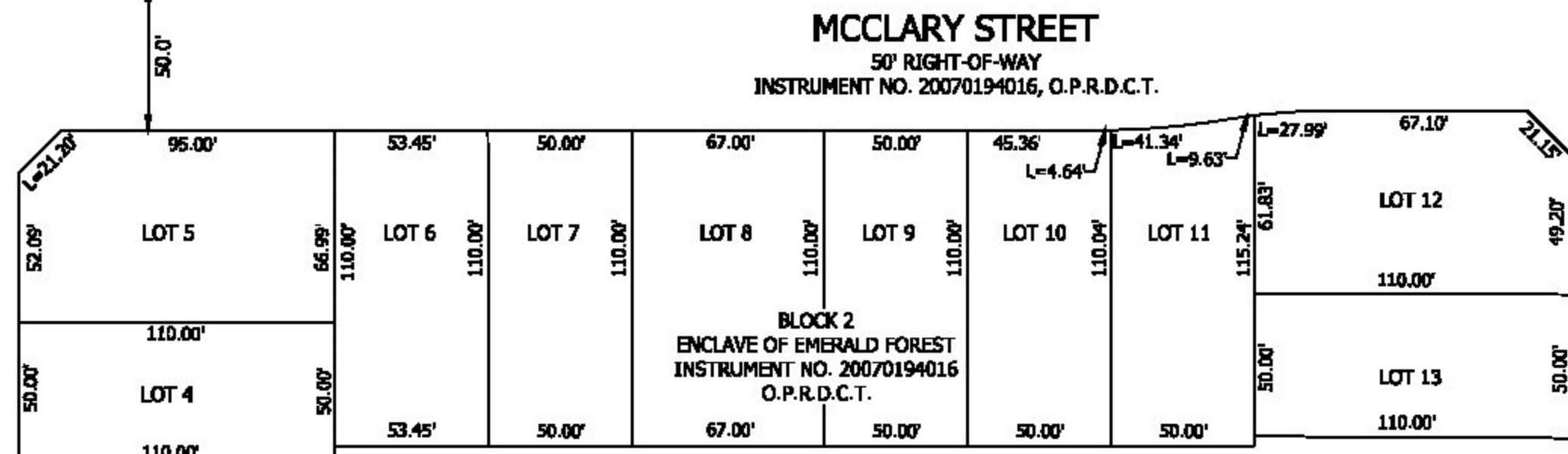
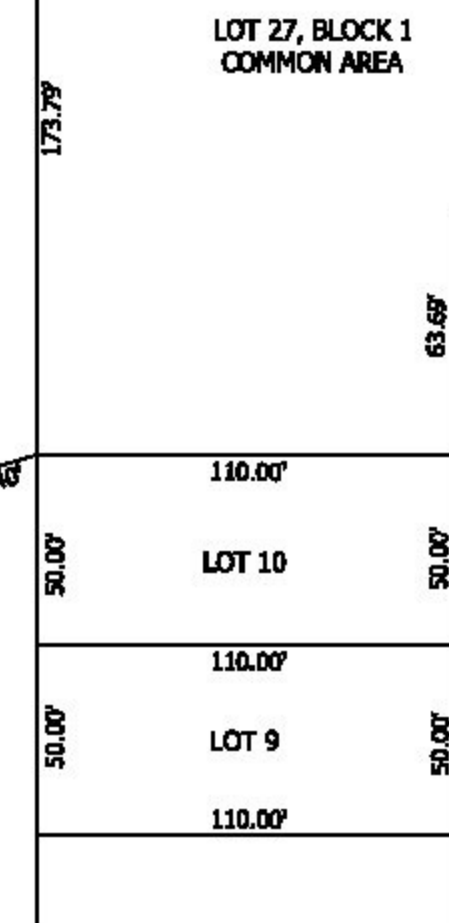
24' COMMON ACCESS &
UTILITY EASEMENT
VOLUME 2003020, PAGE 1
O.P.R.D.C.T.

CRITICAL AREA
INSTRUMENT NO.
200600473315
O.P.R.D.C.T.

RAYMOND P. EDISON AND WIFE,
DENA R. EDISON
VOLUME 74042, PAGE 676
O.P.R.D.C.T.

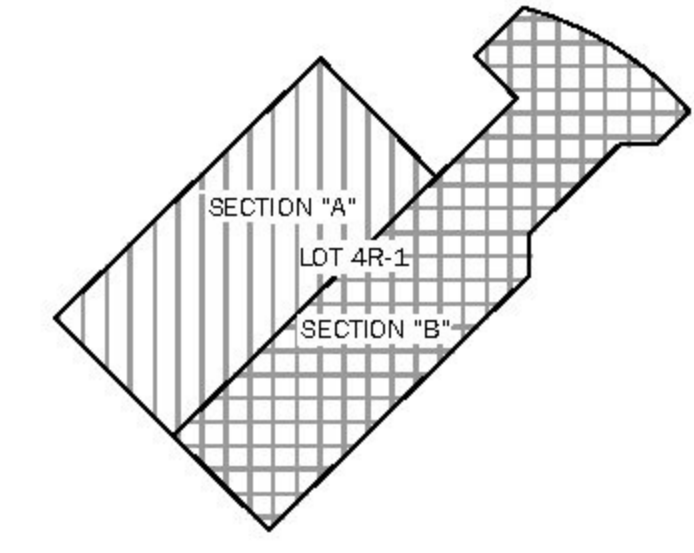
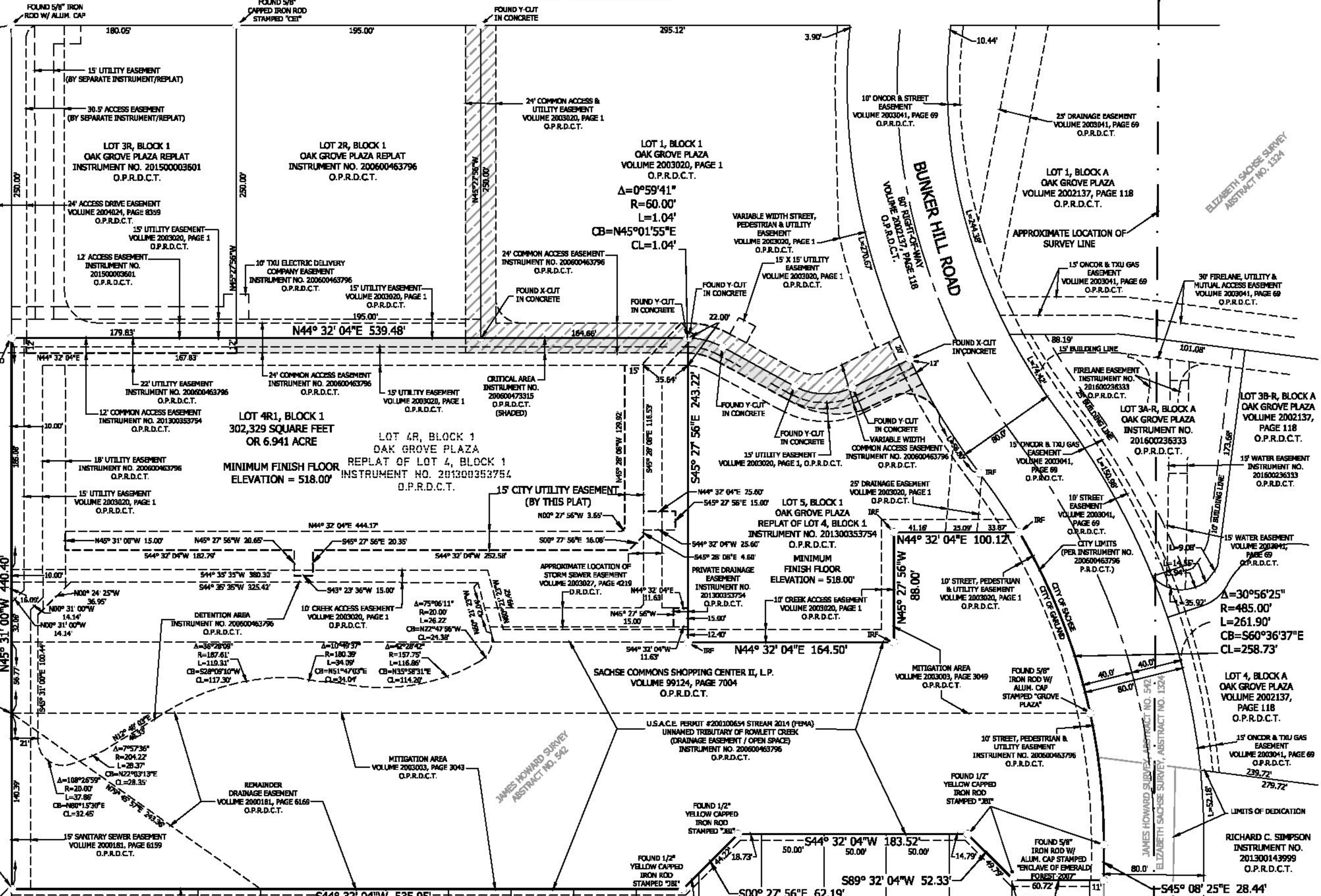
PLACE OF
BEGINNING

FOUND 1/2" IRON ROD
(CONTROL MONUMENT)
N=703545.84
E=2549012.59



THIS PLAT FILED IN DOCUMENT NUMBER _____, DATE _____

LAVON DRIVE
STATE HIGHWAY NO. 78
VARIABLE WIDTH RIGHT-OF-WAY



RESTRICTION EXHIBIT
NOT TO SCALE
SEE LANGUAGE UNDER SECTION "A" &
SECTION "B" ON SHEET 2

- GENERAL NOTES:**
- All coordinates and bearings shown herein are Texas Coordinate System of 1983, NAD83 (CORS), Texas North Central Zone (4202). All distances shown herein are surface distances.
 - Primary horizontal and vertical control (Benchmarks) based on the following City of Garland Control Monuments:
Monument No. 149
N: 7,039,859.203'
E: 2,548,313.851'
Elevation = 516.869'
Monument No. 151
N: 7,036,724.643'
E: 2,546,480.606'
Elevation = 490.055'
 - All iron rods found (IRF) are 5/8-inch with a red plastic cap stamped "RPLS 4838".
 - According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM) Letter of Map Revision (LOMR), Community Panel No. 48113C0230, dated May 31, 2006. The property appears to lie within Zone "X", defined as "Areas determined to be outside 500-year floodplain" and within Zone "AE", defined as "Base flood elevations determined." zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency. Surveyed contours vary slightly with FIRM Map overlay. Using surveyed contours, the entire premises surveyed lies within Zone "X".
 - The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
 - Selling a portion of this 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.
 - The purpose of this Replat is to create an Utility Easement for development.

SPACE RESERVED FOR COUNTY RECORDING LABEL

REPLAT
OF
OAK GROVE PLAZA
REPLAT OF LOT 4R, BLOCK 1
LOT 4R1, BLOCK 1
A REPLAT OF LOT 4R, BLOCK 1,
OAK GROVE PLAZA REPLAT
JAMES HOWARD SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 170831-1
SHEET 1 OF 2

OWNER/DEVELOPER:
ALL STORAGE BUNKER HILL, LLC
822 ARMSTRONG DRIVE
MUSTANG, OKLAHOMA 73064
PHONE: 817-467-0779

PREPARED BY:
E BANNISTER
ENGINEERING
240 N. Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

PROJECT NO. 152-17-05

State of Texas §
County of Dallas §

OWNER'S CERTIFICATE

WHEREAS, Sachse Commons Shopping Center II, L.P. is the owner of the 6.941 acres (302,329 square feet) of land in the James Howard Survey, Abstract No. 542 in the City of Garland, Dallas County, Texas and being all of that certain tract of land described as Lot 4R, Block 1, Oak Grove Plaza Replat (hereinafter referred to as Lot 4R), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201300353754, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being a portion of that certain tract of land described in a Special Warranty Deed to ALL STORAGE BUNKER HILL, LLC, as recorded in Instrument Number 201700357994, O.P.R.D.C.T.; said 6.941 acres (302,329 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch rod found for the Southerly corner of said Lot 4R, same being the Easterly corner of said Enclave of Emerald Forest, same also being in the Northeasterly line of that certain tract of land described as Lot 1, Block 1, Jupiter Road Baptist Church No.2 (hereinafter referred to as Church tract), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 83192, Page 5027, O.P.R.D.C.T.;

THENCE North 45 degrees 31 minutes 00 seconds West with the common line between said Lot 4R and said Church tract, a distance of 440.40 feet to a five-eighths inch iron rod with yellow plastic cap stamped "WALLACE GROUP" found for the Westerly corner of said Lot 4R, same being the Southerly corner of that certain tract of land described as Lot 3R, Block 1, Oak Grove Plaza Replat of Lot 3, Block 1 (hereinafter referred to as Lot 3R), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201500003601, O.P.R.D.C.T.;

THENCE North 44 degrees 32 minutes 04 seconds East with the common line between said Lot 4R and said Lot 3R, passing at a distance of 179.83 feet to the Easterly corner of said Lot 3R, same being the Southerly corner of that certain tract of land described as Lot 2R, Block 1, Oak Grove Plaza Replat (hereinafter referred to as Lot 2R), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 200600463796, O.P.R.D.C.T., and continuing with said course and with the common line between said Lot 4R and said Lot 2R, passing at a distance of 374.84 feet, an X-cut found in concrete for the Easterly corner of said Lot 2R, same being the Southerly corner of that certain tract of land described as Lot 1, Block 1, Oak Grove Plaza (hereinafter referred to as Lot 1), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003020, Page 1, O.P.R.D.C.T., and continuing with said course and with the common line between said Lot 4R and said Lot 1 for total a distance of 539.48 feet to a Y-cut found in concrete for the beginning of a curve to the right whose long chord bears North 45 degrees 01 minute 55 seconds East, a distance of 1.04 feet;

THENCE Northeasterly, continue with the common line between said Lot 4R and said Lot 1 and with said curve to the right having a radius of 60.00 feet, through a central angle of 00 degrees 59 minutes 41 seconds, for an arc distance of 1.04 feet to a Y-cut found in concrete for the Northwesterly corner of said Lot 4R, same being the Southwesterly corner of that certain tract of land described as Lot 5, Block 1, Oak Grove Plaza Replat (hereinafter referred to as Lot 5), an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Instrument No. 201300353754, O.P.R.D.C.T.;

THENCE with the common line between said Lot 4R and said Lot 5 for the following 4 courses:

1. South 45 degrees 27 minutes 56 seconds East, departing the Southeasterly line of said Lot 1, a distance of 243.22 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found;
2. North 44 degrees 32 minutes 04 seconds East, a distance of 164.50 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found;
3. North 45 degrees 27 minutes 56 seconds West, a distance of 88.00 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found;
4. North 44 degrees 32 minutes 04 seconds East, a distance of 100.12 feet to a five-eighths inch iron rod with red plastic cap stamped "RPLS 4838" found for the most Northerly corner of said Lot 4R, same being the Northeasterly corner of said Lot 5, same being the existing Southwesterly right-of-way line of Bunker Hill Road (80' right-of-way) as shown on the plat thereof recorded in Volume 2002137, Page 118, O.P.R.D.C.T., same also being the beginning of a non-tangent curve to the right, whose long chord bears South 60 degrees 36 minutes 37 seconds East, a distance of 258.73 feet;

THENCE Southeasterly with the common line between said Lot 4R and the existing Southwesterly right-of-way line of said Bunker Hill Road and with said non-tangent curve to the right having a radius of 485.00 feet, through a central angle of 30 degrees 56 minutes 25 seconds, for an arc distance of 261.90 feet to a one-half inch iron rod with yellow plastic cap stamped "JBI" found;

THENCE South 45 degrees 08 minutes 25 seconds East, continuing with common line between said Lot 4R and the existing Southwesterly right-of-way line of said Bunker Hill Road, a distance of 28.44 feet to a five-eighths inch iron rod with aluminum cap stamped "ENCLAVE of EMERALD FOREST - 2007" found for the Easterly corner of said Lot 4R, same being the Northerly corner of that certain tract of land described as Enclave of Emerald Forest (hereinafter referred to as Enclave of Emerald Forest), an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument No. 20070194018, O.P.R.D.C.T.;

THENCE with the common line between said Lot 4R and said Enclave of Emerald Forest for the following 5 courses:

1. South 44 degrees 32 minutes 04 seconds West, a distance of 71.74 feet to a one-half inch iron rod with yellow plastic cap stamped "JBI" found;
2. South 89 degrees 32 minutes 04 seconds West, a distance of 52.33 feet to a one-half inch iron rod with yellow plastic cap stamped "JBI" found;
3. South 44 degrees 32 minutes 04 seconds East, a distance of 183.52 feet to a one-half inch iron rod with yellow plastic cap stamped "JBI" found;
4. South 00 degrees 27 minutes 56 seconds East, a distance of 62.19 feet to a one-half inch iron rod with yellow plastic cap stamped "JBI" found;
5. South 44 degrees 32 minutes 04 seconds West, a distance of 535.95 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 6.941 acres (302,329 square feet) of land.

OWNER'S DEDICATION

SECTION A

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That ALL STORAGE BUNKER HILL, LLC, a Texas limited liability company, 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 **OAK GROVE PLAZA REPLAT OF LOT 4R, BLOCK 1**, 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 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. Any and all maintenance of private easements and fire lanes is the responsibility of the property owner.

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

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

The property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property (Metro Church of Garland, Volume 96009, Page 1054) clean and free of debris, silt, and any other substance which may impede the flow of storm waters 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 storm water 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 City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area and the wetland mitigation area in the U.S. Army Corps of Engineers nationwide Permit for project number 200100654 dated December 10, 2002 or a revision thereof 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 and wetland mitigation 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 provisions of Sec. 31.36 of the Code of Ordinances 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 _____, 2018.

ALL STORAGE BUNKER HILL, LLC, a Texas limited liability company

By: _____
Mark McDowell, Manager

STATE OF OKLAHOMA §
COUNTY OF CANADIAN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Mark McDowell, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S AFFIRMATION:

I, Michael Dan Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2018

PRELIMINARY,
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Michael Dan Davis, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS



THIS PLAT FILED IN DOCUMENT NUMBER _____, DATE _____

OWNER'S DEDICATION

SECTION B

NOW THEREFORE KNOW ALL BY THESE PRESENTS:

That ALL STORAGE BUNKER HILL, LLC, a Texas limited liability company, the owner of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **OAK GROVE PLAZA REPLAT OF LOT 4R, BLOCK 1**, an addition to the City of Garland, Dallas County, Texas. The Property is subject to a special conditions of U.S. Army Corps of Engineers (USACE) nationwide Permit for Project Number 200100654, dated December 10, 2002, or a revision thereof. One of the special conditions of the referenced permit requires restrictions be placed on the deed for the Property for the purpose of providing compensation for adverse impacts to waters of the United States. Any purchaser of all or any part of the property or any person having an interest in or proposing to acquire an interest in all or part of the property, or any person proposing to develop or improve all or any part of the Property, is hereby notified that development restrictions affecting the Property are as follows.

1. The Property, or a portion of the Property, is hereby dedicated in perpetuity as a wetland mitigation area associated with the relocation of Bunker Hill Road. The Property shall not be disturbed except by those USAGE-approved activities that would not adversely affect the intended extent, condition, and function of the mitigation area. USACE-approved activities include ingress and egress for the removal of blockages for the conveyance of storm water, the operation, repair, and maintenance of drainage structures, and any other activity that does not adversely affect the intended extent, condition, and function of the mitigation area and the specific conditions of the Permit. Provided their activities are within these parameters and are authorized under Section 404 of the Clean Water Act, the Owner (and/or his successors or assigns) is under no obligation to seek or procure permission from anyone. Any other change, modification or disturbance of the dedicated property shall require prior written approval by the District Engineer, USACE, Fort Worth District, or his/her duly authorized representative.

2. This restriction shall not be removed or revised without obtaining a modification of the aforementioned USACE authorization and/or prior written approval of the USACE. Permit modifications may be granted only by the USACE.

This notice of restriction does not grant any property rights or exclusive privileges.

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

ALL STORAGE BUNKER HILL, LLC, a Texas limited liability company

By: _____
Mark McDowell, Manager

STATE OF OKLAHOMA §
COUNTY OF CANADIAN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Mark McDowell, 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 and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND
THIS, THE ____ DAY OF _____, 2018
_____ CHAIRMAN PLAN COMMISSION
_____ DIRECTOR OF PLANNING
THE APPROVAL OF THIS PLAT IS CONTINGENT ON THE PLAT BEING FILED FOR RECORD WITH THE COUNTY CLERK OF DALLAS COUNTY WITHIN 180 DAYS FROM THE ABOVE DATE.

REPLAT
OF
OAK GROVE PLAZA
REPLAT OF LOT 4R, BLOCK 1
LOT 4R1, BLOCK 1
A REPLAT OF LOT 4R, BLOCK 1,
OAK GROVE PLAZA REPLAT
JAMES HOWARD SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 170831-1
SHEET 2 OF 2

OWNER/DEVELOPER
ALL STORAGE BUNKER HILL, LLC
82 ARMSTRONG DRIVE
MUSTANG, OKLAHOMA 73064
PHONE: 817-467-0779

PREPARED BY:
BANNISTER
ENGINEERING
240 N. Mitchell Road
Mansfield, TX 76063 817.842.2094
TBPLS REGISTRATION NO. 10193823

PROJECT NO. 152-17-05



GARLAND

Plan Commission

3.a.

Meeting Date: 10/08/2018

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

Summary:

Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (The applicant requests postponement to the November 26, 2018 Plan Commission meeting.)

Attachments

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

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-33/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018

REQUEST

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

LOCATION

3400 Firewheel Parkway

APPLICANT

Cates-Clark & Associates

OWNERS

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

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



GARLAND

Plan Commission

3.b.

Meeting Date: 10/08/2018

Item Title: Z 18-40 City of Garland (District 4)

Summary:

Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to a Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses. This property extends from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road. (District 4) (File 18-40)

Attachments

Z 18-40 City of Garland Report and Attachments

Planning Report

File No: Z 18-40/District 4

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Community Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses.

LOCATION

The subject properties are located in the area generally known as "The Triangle"; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road.

APPLICANT

City of Garland

OWNER

Multiple

BACKGROUND

The existing zoning (Planned Development ordinance) requires that for any change to the site improvements (buildings, landscaping, parking as examples), a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested.

Additionally, the proposed Change of Zoning is intended to recognize the existing Community Retail uses along the frontage of Broadway Boulevard with a base zoning of Community Retail (CR) District, and to consider Residential zoning along Robin Road with base Single-Family-7 (SF-7) District.

The City Council was briefed on this subject during their August 6, 2018 Work Session and subsequently directed staff to bring forward a zoning proposal through the Plan Commission and City Council.

SITE DATA

The subject property contains approximately 11.8 acres in area with approximately 1,500 lineal feet of frontage along Broadway Boulevard, 585 linear feet of frontage along Little Lane, and 1,240 lineal feet of frontage along Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING

There are four Planned Development (PD) Districts within the area of this proposed Change in Zoning. Each of these PD Districts lies on the foundation of the first Planned Development, PD 77-08 for Retail Uses (Community Retail (C-R) District) requiring all the properties in this District as a combined site plan (Detail Plan) for any development proposal.

Located at 5515 and 5605 Broadway Boulevard is a property developed with a retail use (bicycle shop) and car wash, this property was zoned Planned Development (PD) District 81-64 for Retail Use.

The property located at 5495 Robin Road is zoned Planned Development (PD) District 86-15 for parking to serve uses fronting on Broadway Boulevard.

CONSIDERATIONS

1. Within this site there are sixteen (16) properties of which eight (8) have frontage onto Broadway Boulevard and these are improved with commercial uses. The other eight (8) properties have frontage onto Little Lane or Robin Lane. Two of those properties are improved with single-family residences, one property contains an accessory building, one property is used for vehicle and miscellaneous storage (not an approved use), and the other properties are unimproved.
2. The surrounding development context and history of development creates conditions for which retention of the commercial uses fronting along Broadway Boulevard is appropriate. Specifically, the properties that have frontage onto Broadway Boulevard are developed for commercial purposes characteristic of uses found in the Community Retail (CR) District.
3. However, the undeveloped and single-family dwelling developed properties with frontage only along Little Lane and Robin Road are contextually more appropriate for residential uses. With limited exceptions, the commercially developed properties along Broadway Boulevard do not lend themselves to cross-site drive connections extending towards Little Lane, building placement, or design that would be supportive of commercial development on the properties fronting Little Lane and Robin Road. Additionally, the lots face towards existing and planned single-family residential development zoned Single-Family-7 (SF-7) District. Therefore, this request proposes that the properties with direct frontage onto Little Lane and Robin Road be zoned to Single-Family-7 (SF-7) District. An analysis of these property's existing lot widths and area indicates that each individual lot could support SF-7 development. Specifically, the smallest lot width is existing at 62 feet while SF-7 requires a minimum 60-foot lot width. Additionally, the smallest lot area is 8,200 square feet. SF-7 lots are limited to a minimum of 7,000 square feet or in a subdivision an average of 6,650 square feet per the GDC.
4. Lots with frontage along Robin Road proposed for SF-7 zoning and containing commercial improvements (Braum's driveway, and the parking lot) would become nonconforming uses with the intent that those properties would be converted to residential uses. This proposal includes conditions to allow the lots with frontage along Broadway Boulevard proposed for CR zoning and containing commercial to retain their existing setbacks. For example, along the southwest rear yard of 5501 Broadway it appears there is an existing zero foot setback. Whenever reinvestment occurs, any development standard that is not part of this zoning's conditions would be subject to the GDC requirements.
5. As mentioned in the Background section above, the existing PD ordinance requires that for any redevelopment, a Detail Plan that incorporates a comprehensive site plan of all of the properties within The Triangle be approved through a public hearing. The proposed Change of Zoning is intended to relieve this burden of including all of "The Triangle" properties for such site improvements, thus allowing for possible parcel-by-parcel redevelopment when requested. In this proposal, a Detail Plan would still be required for redevelopment in accordance with typical Planned Developments in Garland; however, a

comprehensive site plan of the entire Triangle area with multiple owners' approval would no longer be required.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject properties that front along Broadway Boulevard as Neighborhood Centers, and the properties that front along Little Lane and Robin Road as Compact Neighborhoods.

Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes. Neighborhood Centers are generally five to ten acres. Developments within this land use pattern generally consist of one or more buildings including 30,000 to 100,000 square feet of leasable area. This development type typically serves a three-mile radius trade area, within a 5-10 minute drive time, and serves a population of 3,000 to 40,000.

Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the southwest and northwest area developed for single-family residential uses compatible with this proposal. The properties to the northeast and south are developed with multi-family residences and commercial uses which are also compatible with this request.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) 77-08 District for Retail Uses, Planned Development (PD) 86-15 District for Retail Uses, and Planned Development (PD) District 83-12 for Retail Uses to Planned Development (PD) for Community Retail Uses and Single-Family-7 Detached Uses.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

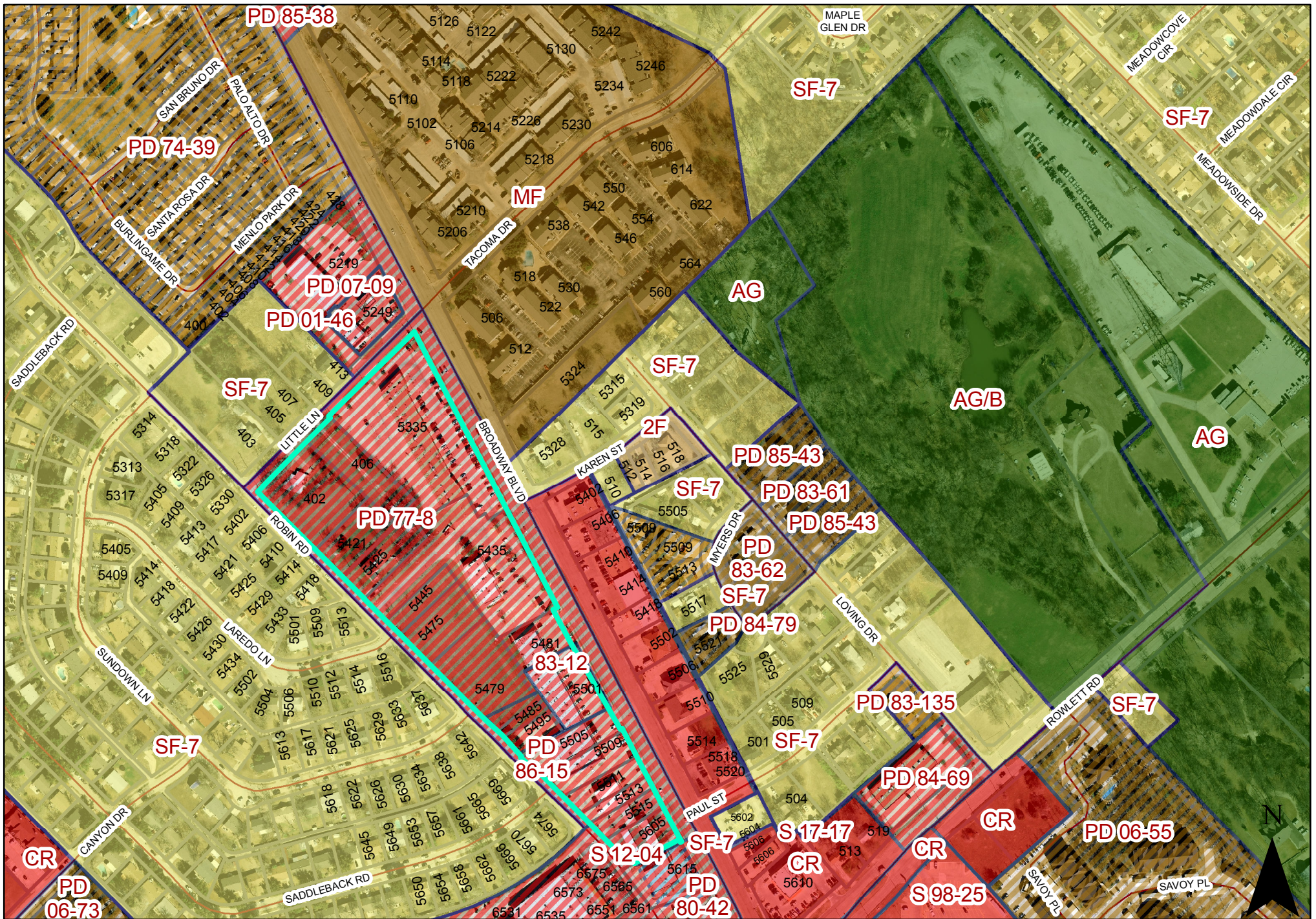
CITY COUNCIL DATE: November 6, 2018

PREPARED BY:

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Planning & Community Development
(972) 205-2456
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-40

The subject properties are located in the area generally known as "The Triangle"; that is the properties indicated on the attached map, and extending from 5605 Broadway Boulevard to Little Lane, and those with frontage along Robin Road.

I. Statement of Purpose: The purpose of this Planned Development is to permit the development of Community Retail Uses and Single-Family Detached Uses.

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

III. General Regulations: All regulations of the Community Retail (CR) District and Single-Family-7 (SF-7) District as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Detail Plan:

A. Community Retail (CR) District commercial properties along the frontage of Broadway Road, and except the access drive that extends between properties to Robin Lane, are required to apply for a Detail Plan for a public hearing.

B. Single-Family-7 (SF-7) District residential properties with frontage on Little Lane and Robin Road, including the access drive that extends between properties to Robin Lane, are required to apply for a Detail Plan for a public hearing.

V. Specific Regulations:

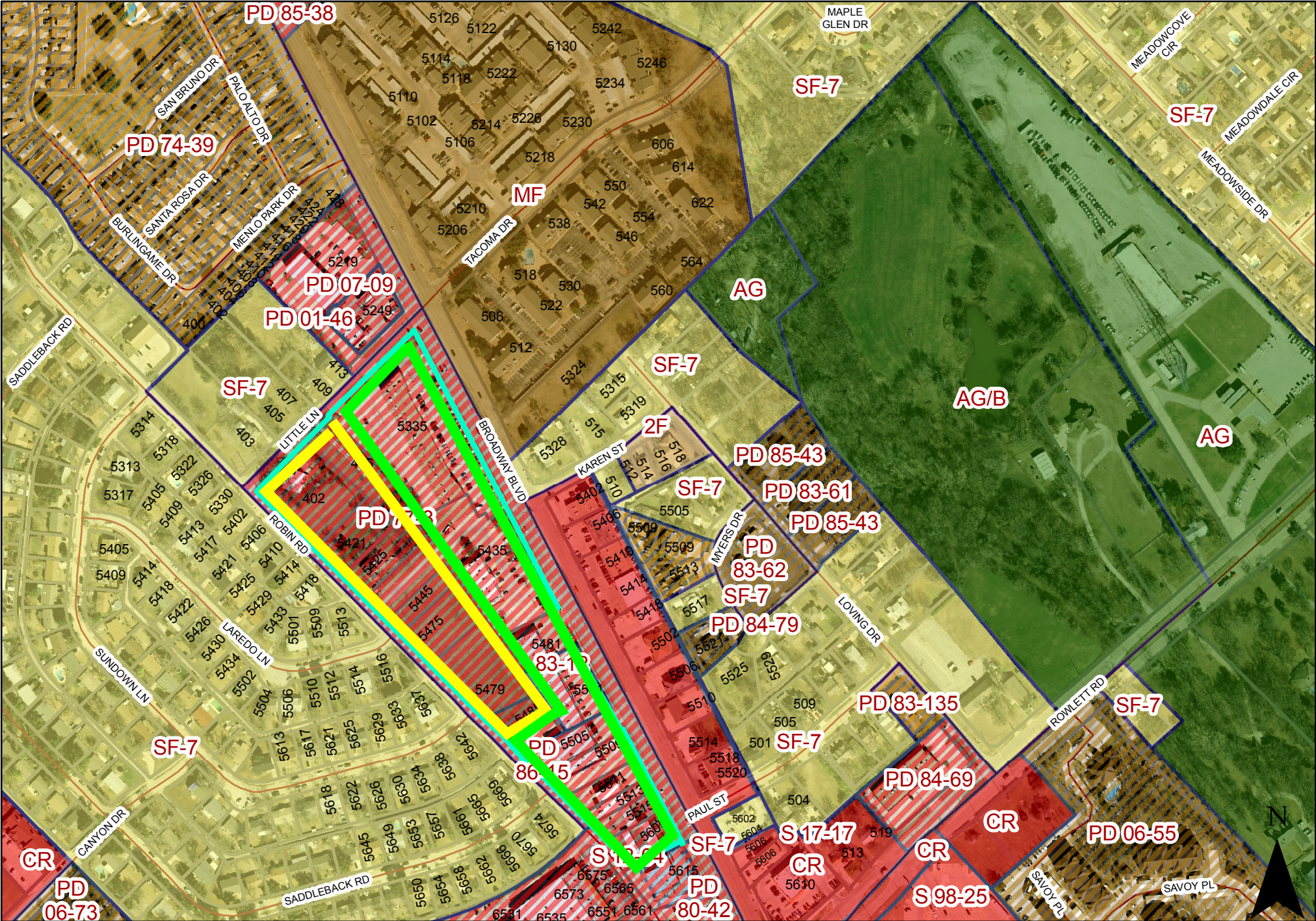
A. Permitted Uses and Development Standards:

a. All use and development standards regulations of the Community Retail (CR) District shall apply to those properties with frontage to Broadway Road and 5495 Robin Road which is currently allowed as a parking lot for commercial properties fronting

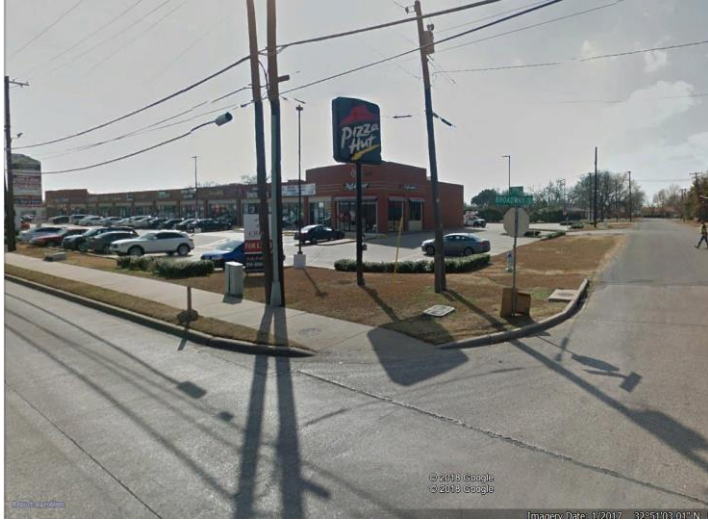
onto Broadway Boulevard, and excluding the driveway from commercial (Braum's Ice Cream & Dairy) development to Robin Road and except as specified below.

- b. All use and development standard regulations of the Single-Family-7 (SF-7) District apply to those properties with frontage on Little Lane and Robin Road, including the driveway from Robin Road to commercial development (Braum's Ice Cream & Dairy).

- B. Community Retail (CR) District Rear Yard Setback:
The existing established building rear yard setbacks are allowed for future development.



Z 18-40



View from Broadway and Little Lane



View from Little Lane and Robin Road



View of Little Lane



View from south portion of the site at Broadway



GARLAND

Plan Commission

3.c.

Meeting Date: 10/08/2018

Item Title: Z 18-41 Kimley-Horn (District 7)

Summary:

Consideration of the application of **Kimley-Horn & Associates, Inc.** requesting approval of an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses on a property zoned Planned Development (PD) 12-41 District for Mixed-Use. The property is located at 6310 Naaman Forest Boulevard and 6501 North George Bush Highway. (District 7) (File Z 18-41) (The applicant requests indefinite postponement of this case. This case will be re-notified for a future Plan Commission meeting date accordingly.)

Attachments

Z 18-41 Kimley-Horn Postponement Memo

Planning Report

File No: Z 18-41/District 7

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amended Concept Plan on a property zoned Planned Development (PD) 12-41 District for Mixed-Use.

LOCATION

6310 Naaman Forest Boulevard and 6501 North George Bush Highway

APPLICANT

Kimley-Horn & Associates, Inc.

OWNER

Campbell 190 Partners LLC, Managing Owner for Campbell 190 Cotenancy

The applicant has requested indefinite postponement of this case. The case will be re-notified for a future Plan Commission meeting date accordingly.



GARLAND

Plan Commission

4.a.

Meeting Date: 10/08/2018

Item Title: Plan Commission Meeting Cancellation

Summary:

Consider cancellation of the May 27, 2019 and December 23, 2019 Plan Commission Meetings.



GARLAND

Plan Commission

5.

Meeting Date: 10/08/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - October 22, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: October 8, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 22, 2018 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)
4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)

5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
6. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
7. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 85-50 for Shopping Center Uses to allow Dwelling, Multi-Family Use and 2) a Detail Plan for Dwelling, Multi-Family Use. This property is located at 2200 West Campbell Road. (District 7) (File Z 18-32)
8. Consideration of the application of **Eco-Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. This property is located at 1921 North Plano Road. (District 6) (File Z 18-39)
9. Consideration of the application of **Monk Consulting Engineers, Inc.**, requesting approval of a Specific Use Provision for Truck / Bus Storage on a property zoned Industrial (IN) District. This property is located at 3877 Miller Park Road. (District 6) (File Z 18-43)
10. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) Master Concept Plan and 2) a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 17-35 for Mixed Uses. This property is located at 1718 Lookout Drive. (District 1) (File Z 18-44)