



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
September 27, 2021 at 7:00 p.m.

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

A pre-meeting will begin at 5:30 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.

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

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

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

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

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

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

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

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

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

The Meeting ID is: 968 2741 6105

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

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

Public Comments

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

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

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

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

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members

of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for September 15, 2021.

2. PLATS

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

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

- b. Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Truck/Bus Storage [RV's and Boats] Use. This property is located at 1674 and 1702 North First Street. (District 8) (File Z 20-14 - Detail Plan)
- c. Consideration of the application of **Geral DeWitt**, requesting approval of a Specific Use Provision Extension for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, Leasing and Repair (Used). This property is located at 925 Lavon Drive. (District 8) (Z 21-28 - Specific Use Provision)
- d. Consideration of the application of **Geral DeWitt**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District with a Specific Use Provision 09-14 for Automobile Sales, New or Used. This property is located at 925 Lavon Drive. (District 8) (Z 21-28 - Plan)
- e. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (District 1) (Z 21-33 - Specific Use Provision)
- f. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Plan for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 and 3180 Elm Grove Road. (District 1) (Z 21-33 - Plan)
- g. Consideration of the application of **Amar Patel**, requesting approval of a Specific Use Provision Extension for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (District 5) (Z 21-35 - Specific Use Provision)
- h. Consideration of the application of **Amar Patel**, requesting approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District with a Specific Use Provision 96-08 for Hotel/Motel Use. This property is located at 3645 Leon Road. (District 5) (Z 21-35 - Plan)

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: 09/27/2021

Item Title: Plan Commission Minutes for September 15, 2021

Summary:

Consider approval of the Plan Commission Minutes for September 15, 2021.

Attachments

Plan Commission Minutes for September 15, 2021 Minutes

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Wednesday, September 15, 2021 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

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

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the August 30, 2021 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **Ion Design Group**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD)

District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Zoning) *(This item was postponed from the August 16, 2021 Plan Commission meeting at the request of the applicant.)*

The applicant Connie Cooper, 3839 McKinney Avenue, Suite 155-235, Dallas, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Ms. Cooper regarding driveways, parking concerns, square footage of the homes, and floodplain.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

2b. APPROVED

Consideration of the application of **Ion Design Group**, requesting approval of a Detail Plan for Single-Family Detached Homes. This property is located at 4698 and 4701 Bunker Hill Road. (District 1) (File Z 20-22 - Detail Plan) *(This item was postponed from the August 16, 2021 meeting at the request of the applicant.)*

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 7 Ayes, 0 Nays.**

2c. APPROVED

Consideration of the application of **Allstate Truck & Trailer Repair, LLC**, requesting approval of a Change in Zoning of a 0.3422-acre portion of land from Community Retail (CR) District to Industrial (IN) District. This property is located at 4030-4040 Forest Lane (District 6) (File Z 20-31 – Zoning)

The applicant Rosanna Hudson, 4030 Forest Lane, Garland, Texas was available for questions.

There was discussion between the Plan Commission and Ms. Hudson regarding landscaping concerns.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

2d. APPROVED Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of 1) a Specific Use Provision to allow Truck/Bus Repair and 2) a Specific Use Provision to allow Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Specific Use Provision)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

2e. APPROVED Consideration of the application of **Allstate Truck & Trailer Repair, LLC.**, requesting approval of a Plan for Truck/Bus Repair and Truck/Bus Storage. This property is located at 4030-4040 Forest Lane. (District 6) (File Z 20-31 - Plan)

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

2f. APPROVED Consideration of the application of **Venture Distilling Land LLC**, requesting approval of an Amendment to Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 – Zoning)

The applicant Peter Caciola, 2802 Mount Laurel Drive, Austin, Texas was available for questions.

There was discussion between the Plan Commission and Mr. Caciola regarding the size of the vehicles that will be making deliveries, the length of the Specific Use Provision request, wine tasting room options, parking, number of employees and landscaping.

Commissioner Lucht suggested that wine tasting room option be added to the Specific Use Provision.

Commissioner Rose suggested that the wine tasting room option be removed from the Specific Use Provision and the time period should be for 10 years.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request and to allow a tasting room. Seconded by Commissioner Lucht. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Williams.

2g. APPROVED Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Specific Use Provision to allow Breweries/Wineries/Distilleries Use on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Specific Use Provision)

Motion was made by Commissioner Rose to close the public hearing and **approve** the request for a time period of fifteen (15) years and to allow a tasting room. Seconded by Commissioner Lucht. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Williams.

2h. APPROVED Consideration of the application of **Venture Distilling Land LLC**, requesting approval of a Detail Plan for a Distillery facility on a property zoned Planned Development (PD) 03-47 for Community Retail Uses. This property is located at 406 and 412 South Barnes Drive. (District 6) (File Z 21-26 - Detail Plan)

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Lucht. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Williams.

2i. DENIED

Consideration of the application of **Homeyer Engineering**, requesting approval of a Change in Zoning from Single Family-7 (SF-7) District and Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 1306 and 1314 Rowlett Road. (District 3) (Z 21-27)

The applicant's representative, Greg Guerin, 2000 Rushing Creek Drive, Heartland, Texas, provided an overview of the request and remained available for questions.

The applicant Surya Boddu. 614 Forest Hill, Murphy, Texas was available for questions.

There was discussion between the Plan Commission, Planning Director Will Guerin, Mr. Greg Guerin and Mr. Boddu regarding the straight zoning request versus a Planned Development request with a Detail Plan.

Jimmy Hooker, 5121 Saddleridge Court, Garland, Texas stated his concerns for additional traffic and a decrease in home values.

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

There was further discussion between the Plan Commission and Will Guerin, Planning Director, regarding the straight zoning request versus a Planned Development request with a Detail Plan.

Motion was made by Commissioner Dalton to **Deny** the request and Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 1 Nays.** Nay from Commissioner Lucht.

2j. APPROVED

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Planned Development (PD) District for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Zoning)

The applicant's representative, Dane Wilkins, 1715 South Capital of Texas Highway, Suite 207, Austin, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Wilkins regarding the ownership of the site, height of the tower, the construction technology and screening.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

2k. APPROVED

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of a Specific Use Provision to allow an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Specific Use Provision)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

2I. APPROVED Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Detail Plan for an Antenna, Commercial on a property zoned Agricultural (AG) District. This property is located at 213 Holford Road. (District 1) (File Z 21-30 - Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

MISCELLANEOUS

3a. APPROVED Election of Officers

The Commission voted seven (7) to zero (0) to re-elect Chairman Roberts as Chairman, Commissioner Ott for First Vice-Chairman, and Commissioner Williams for Second Vice-Chairman.

ADJOURNMENT

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

City of Garland, TX

Approved:

Chairman

Attested:

Asst. Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/27/2021

Item Title: P 21-24 Valk Properties Guthrie Addition Final Plat

Summary:

P 21-24 Valk Properties Guthrie Addition Final Plat

Attachments

P 21-24 Valk Properties Guthrie Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-24/District 4

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021

FINAL PLAT

Valk Properties Guthrie Addition

LOCATION

658 West IH 30

ZONING

Planned Development (PD) District 17-46

NUMBER OF LOTS

2

ACREAGE

9.379

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create two (2) lots for a commercial development and public right-of-way for Guthrie Road.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

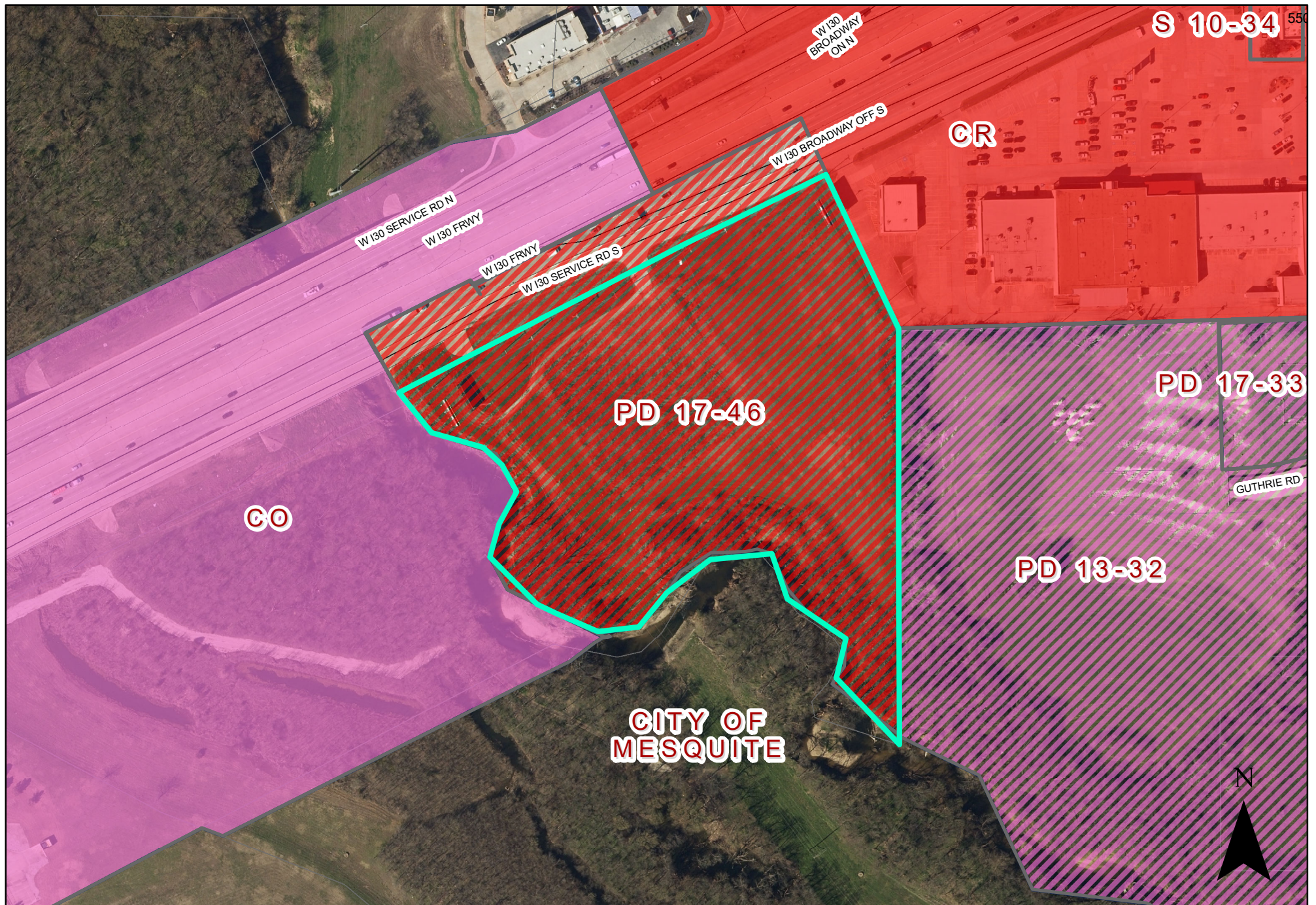
- i. Location Map
- ii. 8x11 Plat

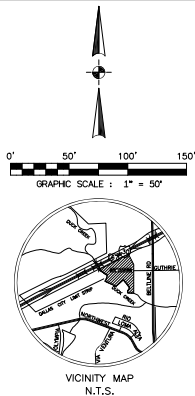
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning





(ACCESS ESMT. LINE CHART)

L68-S28°52'35"E 53.38'
L69-S26°43'30"E 10.00'
L70-S63°16'30"W 178.52'
L71-S58°39'47"W 479.10'
L72-N37°12'43"W 10.05'
L73-N58°39'47"E 156.93'
L74-N32°36'57"W 57.97'
L75-N66°31'32"E 10.13'
L76-S32°36'57"E 56.59'
L77-N58°39'47"E 313.40'
L78-N63°16'12"E 178.12'

(VISIBILITY ESMT. LINE CHART)

L79-S63°17'17"W 34.86'
L80-S25°43'42"E 76.86'
L81-S56°50'44"W 466.54'
L82-N25°09'38"W 41.70'
L83-N58°40'31"E 279.53'
L84-N63°17'14"E 187.94'

(SURVEY NOTES)

1. COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83 2011) EPOCH 2013, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 85 AND 231;

GPS NO. 85
N=6996087.914
E=2553351.662
Z=505.700

GPS NO. 231
N=6993652.887
E=2553345.880
Z=482.305

2. 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.

3. Directional Control is based from GPS observations, Texas Coordinate System of 1983, North Central Zone 4202. Coordinates shown hereon are on grid.

4. Property owners of corner lots shall maintain sight visibility triangles in accordance with CHAPTER EIGHT of the TECHNICAL STANDARDS MANUAL of the City of Garland, Texas.

5. All interior lot corners along Guthrie Road are monumented by 5/8 inch iron rod set and with a yellow plastic cap with engraving RPLS No. 5664, unless noted on drawing otherwise. All perimeter plot monuments were found and set on sod plot, except along the creek, which are all point for corners.

6. The Reciprocal Access Agreement as recorded in Volume 87194, Page 1888, of the Official Public Records of Dallas County, Texas, does affect the subject property.

(L.E. LINE CHART)

L13-S58°29'54"W 47.35'
L14-N71°43'30"W 23.62'
L15-N25°31'48"W 133.50'
L16-S64°28'15"W 12.19'
L17-N25°31'48"W 15.00'
L18-N67°28'15"E 12.19'
L19-N25°31'48"W 11.06'
L20-S64°28'15"W 12.19'
L21-N25°31'48"W 15.00'
L22-N64°28'15"E 12.19'
L23-N25°31'48"W 77.70'
L24-N06°17'14"E 15.00'
L25-S25°31'48"E 246.17'
L26-S71°43'30"E 14.61'
L27-N88°29'54"E 45.13'
L28-S00°01'16"W 15.01'
L29-S63°17'14"W 46.67'

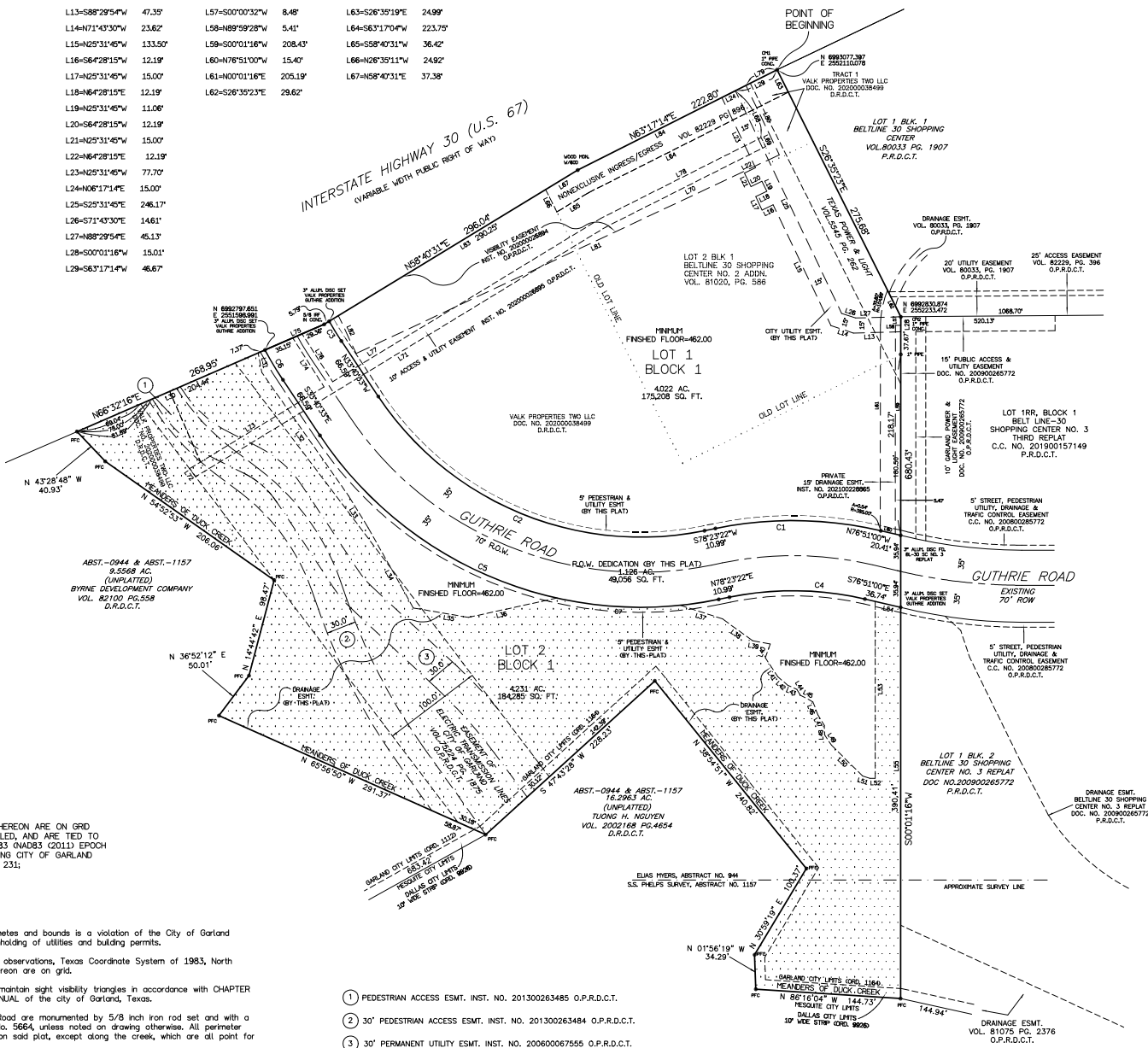
(PRIVATE D.E. LINE CHART)

L57-S00°00'32"W 8.46'
L58-N89°59'28"W 5.41'
L59-S00°01'16"W 208.43'
L60-N76°51'00"W 15.40'
L61-N00°01'16"E 205.19'
L62-S26°35'23"E 29.62'

(NONEXCLUSIVE ESMT. LINE CHART)

L63-S26°35'19"E 24.99'
L64-S63°17'04"W 223.75'
L65-S58°40'31"W 36.42'
L66-N26°39'11"W 24.92'
L67-N58°40'31"E 37.38'

INTERSTATE HIGHWAY 30 (U.S. 67)
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



LEGEND

C1 = CONTROL MONUMENT
5/8"RS = 5/8" IRON ROD SET, YELLOW CAP, RPLS NO. 5664
1" PIPE CONC. = 1" PIPE FOUND IN CONCRETE
3" ALUM. DISC = 3" ALUMINUM DISC FOUND
3" ALUM. DISC = 3" ALUMINUM DISC SET
3/4" PIPE = 3/4" PIPE FOUND
5/8" RF CONC. = 5/8" IRON ROD FOUND IN CONCRETE
WOOD MON W/600 = WOOD MONUMENT, WITH 600 NAIL FOUND
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TX
P.F.C. = POINT FOR CORNER

(DRAINAGE ESMT. CURVE CHART)

C7
R=385.00'
D=187.803°
A=123.87°
T=62.46°
C=123.34°
CB=S86°38'17"E

(BOUNDARY CURVE CHART)

C1
R=385.00'
D=24°45'38"
A=166.38°
T=84.51°
C=165.09°
CB=N89°13'49"W

C2
R=315.00'
D=67°56'05"
A=373.49°
T=212.21°
C=351.98°
CB=N67°38'38"W

C3
R=315.00'
D=04°12'16"
A=23.12°
T=11.56°
C=23.11°
CB=N31°34'25"W

C4
R=315.00'
D=24°45'38"
A=136.13°
T=69.14°
C=135.07°
CB=S89°13'49"E

C5
R=385.00'
D=67°56'05"
A=456.48°
T=259.37°
C=430.22°
CB=S67°38'36"E

C6
R=385.00'
D=07°10'54"
A=34.82°
T=17.42°
C=34.81°
CB=S31°05'08"E

FINAL PLAT
VALK PROPERTIES GUTHRIE
ADDITION
LOTS 1 & 2, BLOCK 1
ELIAS MYERS, ABSTRACT NO. 944
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200006-0

ENGINEER

CAPILLUS DESIGN
2080 N. HERWAY 360
GRAND PRAIRIE, TX 75050
CONTACT: PAUL CRAGAN
TEL: 214-235-0367

OWNER/DEVELOPER

VALK PROPERTIES TWO, LLC
1450 TL, TOWNSEND DR. STE. 100
ROCKWALL, TX 75087
CONTACT: HELEN BYRD
TEL: 972-722-2590

SHEET 1 OF 2

RANGEL LAND SURVEYING
HEATH, TEXAS 75032
RANGELANDSURVEY@SHBELL.NET 214-325-8036
T.B.P.L.S. NO. 10077100

DATE: 09-01-2021

REVISE:

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas VALK PROPERTIES TWO, LLC is the sole owner of three tracts of land situated in the Elias Myers, Abstract No. 944 and the S.S. Phelps Survey, Abstract No. 1157, located on Interstate Highway No. 30 U.S. Hwy. 677 in the City of Garland, Dallas County, Texas, being recorded in Document Numbers 202000039468 and 202000039469, Official Public Records of Dallas County, Texas, and also being all of Lot 2, Block 1, Beltline Shopping Center No. 2, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 81020, Page 286, of the Deed Records of Dallas County, Texas, also being part of those tracts described to D.L. Faulkner, et al recorded in Volume 82228, Page 696, of the Deed Records of Dallas County, Texas and described to Faulkner Investment Company, LTD, recorded in Volume 99006, Page 697, of the Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

POINT OF BEGINNING at a 1 inch iron pipe in concrete found for corner in the southeast line of Interstate Highway 30 (a 300 foot right of way) being the most westerly corner of Beltline 30 Shopping Center Addition, and addition to the City of Garland, Texas, thereof recorded in Volume 80033, Page 1907, Plat Records, Dallas County, Texas

THENCE South 26 degrees 35 minutes 23 seconds East, along the southeast line of said Beltline 30 Shopping Center Addition, a distance of 273.86 feet to a 1 inch iron pipe in concrete found for corner, being the southwest corner of said Beltline 30 Shopping Center, also being the Northwest corner of Beltline-30 Shopping Center No. 3 Third Replat, an addition to the City of Garland, Texas, according to the plat thereof recorded in Document Number 201900157149, of the Official Public Records of Dallas County, Texas;

THENCE South 00 degrees 01 minutes 16 seconds West, along the West line of said Beltline-30 Shopping Center No. 3 Third Replat, passing at a distance of 37.67 feet a found 1 inch iron pipe in concrete, also passing at a distance of 215.17 feet a found 3 inch aluminum disc, also passing at a distance of 647.50 feet a found 3/4 inch iron pipe, continuing along a total distance of 680.43 feet to a point in Duck Creek;

THENCE and continuing along the said meandering Duck Creek the following courses and distances:

THENCE North 86 degrees 16 minutes 04 seconds West, a distance of 144.73 feet to a point for corner;

THENCE North 01 degrees 56 minutes 19 seconds West, a distance of 34.29 feet to a point for corner;

THENCE North 30 degrees 59 minutes 19 seconds East, a distance of 100.37 feet to a point for corner;

THENCE North 38 degrees 54 minutes 51 seconds West, a distance of 240.82 feet to a point for corner;

THENCE South 47 degrees 43 minutes 28 seconds West, a distance of 228.23 feet to a point for corner;

THENCE North 65 degrees 56 minutes 50 seconds West, a distance of 291.37 feet to a point for corner;

THENCE North 36 degrees 52 minutes 12 seconds East, a distance of 50.01 feet to a point for corner;

THENCE North 14 degrees 44 minutes 42 seconds East, a distance of 98.47 feet to a point for corner;

THENCE North 54 degrees 52 minutes 53 seconds West, a distance of 206.06 feet to a point for corner;

THENCE North 43 degrees 28 minutes 46 seconds West, a distance of 40.93 feet to a point in the southeast line of said Interstate Highway 30 (a variable width right of way at this point);

THENCE North 66 degrees 32 minutes 16 seconds East, along the southeast line of said Interstate Highway 30, a distance of 268.95 feet to a 5/8 inch iron rod in concrete found for corner;

THENCE North 58 degrees 40 minutes 31 seconds East, continuing along the southeast line of said Interstate Highway 30, a distance of 296.04 feet to a nail in wood marker found for corner;

THENCE North 63 degrees 17 minutes 14 seconds East, continuing along the southeast line of said Interstate Highway 30, a distance of 222.80 feet to the POINT OF BEGINNING; and containing an area of 406,549 square feet or 9.379 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That VALK PROPERTIES TWO, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as VALK PROPERTIES GUTHRIE ADDITION on addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of piling on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns.

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____ 2021.

Ronald Valk - Owner
Valk Properties Two, LLC

STATE OF TEXAS:
COUNTY OF DALLAS:

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

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

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

SURVEYOR'S AFFIRMATION

I, Rudy Rangel, 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 documentations 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 _____, 2021.

Rudy Rangel
Texas Registered Professional Land Surveyor No. 5664

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Rudy Rangel, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2021.

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

APPROVED and ACCEPTED for the City of Garland, Texas this the _____ day of _____, 2021.

Chairman of the City Plan Commission

Director of Planning Department

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

FINAL PLAT
VALK PROPERTIES GUTHRIE
ADDITION
LOTS 1 & 2, BLOCK 1
ELIAS MYERS, ABSTRACT NO. 944
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200006-0

ENGINEER:

CIPRIUS DESIGN
2080 N. HIGHWAY 360
GRAND PRAIRIE, TX 75050
CONTACT: PAUL CRAIGIN
TEL: 214-235-0367

OWNER/DEVELOPER:

VALK PROPERTIES TWO, LLC
1450 TEL. TOWNSEND DR. STE. 100
ROCKWALL, TX 75087
CONTACT: ELLEN BYRD
TEL: 972-722-2590

SHEET 2 OF 2

RANGEL LAND SURVEYING
HEATH, TEXAS 75032
RANGELLANDSURVEY@GMAIL.COM 214-325-8026
T.B.P.L.S. NO. 10077100

DATE: 09-01-2021

REVISE:



GARLAND

Plan Commission

2. b.

Meeting Date: 09/27/2021

Item Title: P 21-26 Walnut Shopping Addition Conveyance Plat

Summary:

P 21-26 Walnut Shopping Addition Conveyance Plat

Attachments

P 21-26 Walnut Shopping Addition Conveyance Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-26/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021

CONVEYANCE PLAT

Walnut Shopping Center

LOCATION

4460 West Walnut Street

ZONING

Planned Development (PD) District 86-1

NUMBER OF LOTS

Two (2)

ACREAGE

6.265 acres

BACKGROUND

The applicant is subdividing the property into two (2) lots with the intention of selling. There are no immediate plans to develop the unimproved lot.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

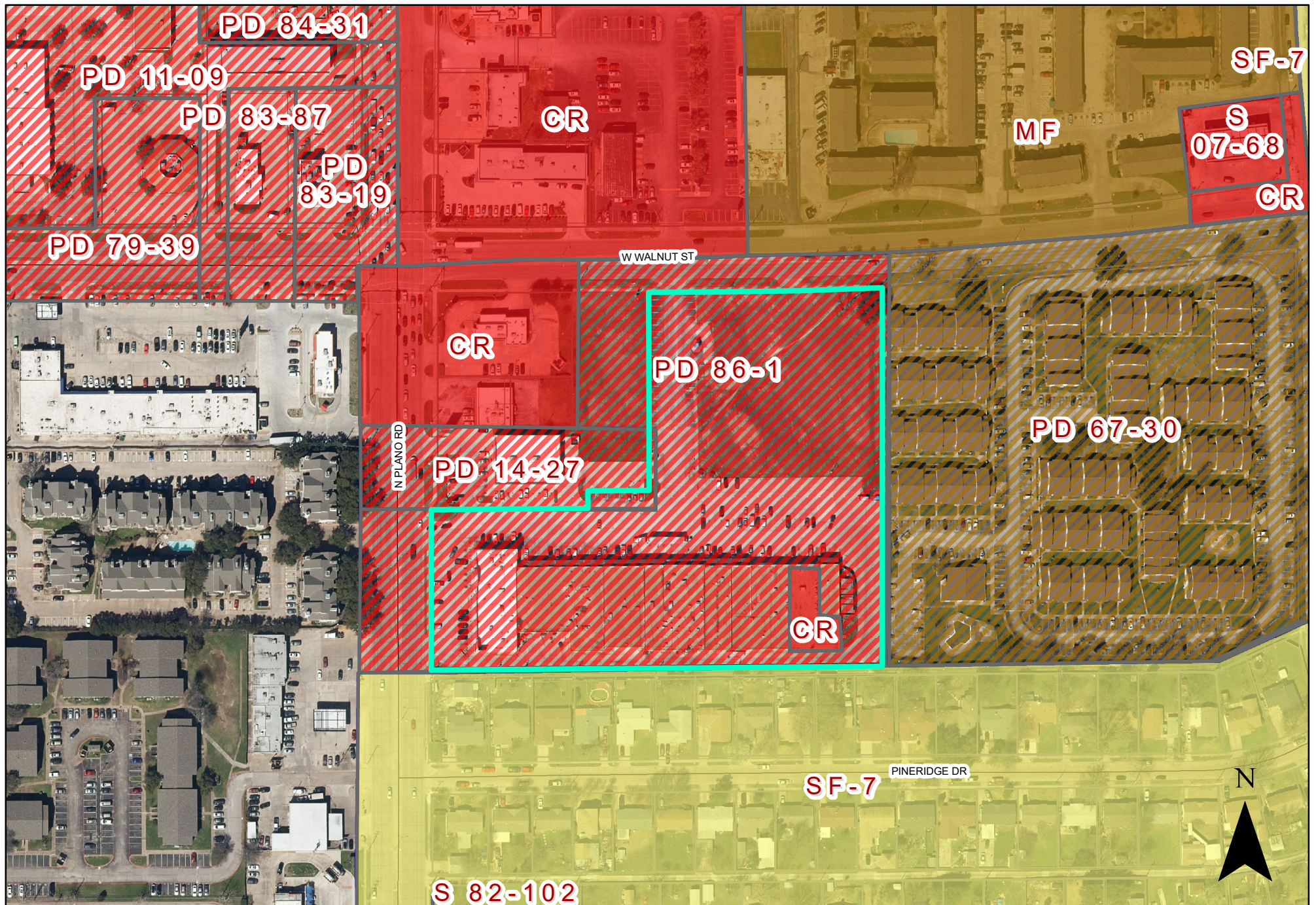
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

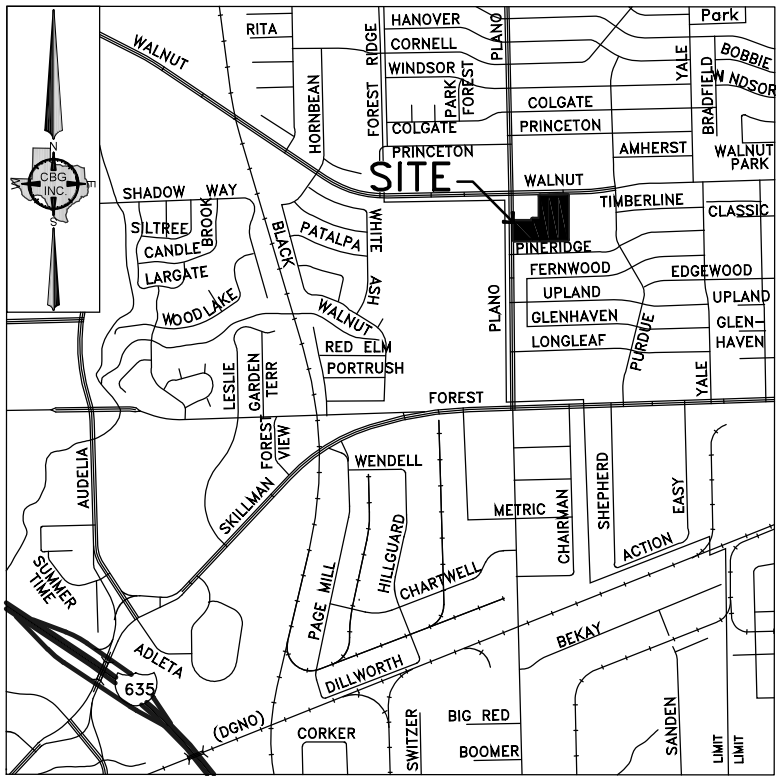
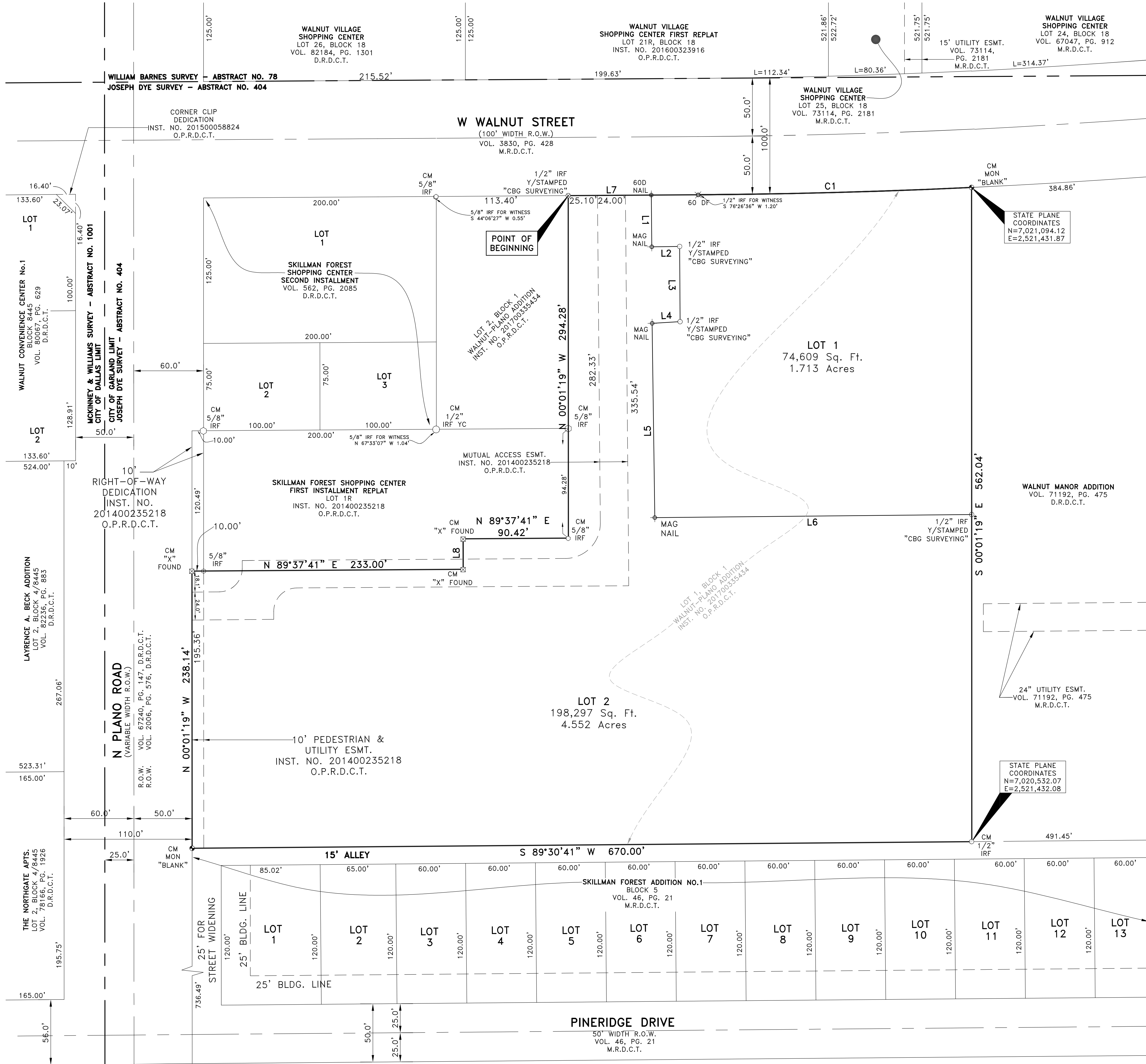


0 120 240 Feet
1 inch = 187 feet

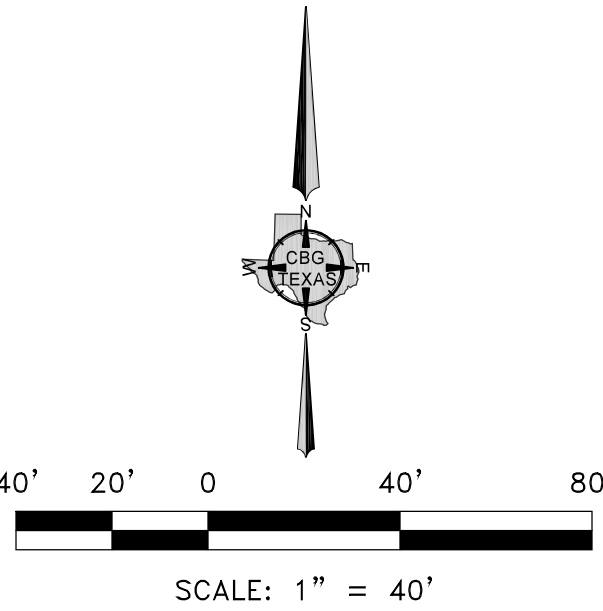
Plat Map P 21-26



INDICATES AREA
OF REQUEST



VICINITY MAP
NOT TO SCALE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	234.82'	5779.58'	2°19'40"	N 88°27'51" E	234.80'

LINE	BEARING	DISTANCE
L1	N 00°29'22" W	44.47'
L2	N 89°17'03" E	23.96'
L3	S 00°19'20" E	64.59'
L4	N 86°33'10" E	24.06'
L5	N 00°47'22" W	166.92'
L6	N 89°26'37" E	272.29'
L7	N 89°37'41" E	111.84'
L8	N 00°01'19" W	26.21'

LEGEND

- CM CONTROL MONUMENT
IRF IRON ROD FOUND
1/2" IRF YC 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP
MON STAMPED "CBG SURVEYING, RPLS 5513"
60 DF 3" ALUMINUM DISC "BLANK" FOUND
R.O.W. 60D NAIL FOUND
ESMT. RIGHT-OF-WAY
SQ. FT. EASEMENT
INST. NO. SQUARE FEET
VOL., PG. INSTRUMENT NUMBER
D.R.D.C.T. VOLUME, PAGE
M.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

CONVEYANCE PLAT
WALNUT SHOPPING ADDITION
LOTS 1 & 2, BLOCK 1
272,906 SQ.FT. / 6.265 ACRES
BEING A REPLAT OF LOT 1, BLOCK 1
WALNUT-PLANO ADDITION
JOSEPH DYE SURVEY, ABSTRACT NO. 404
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY CASE NO. 210016-0



OWNER: K & T INC.,
A TEXAS CORPORATION
3322 MEADOW WOOD DRIVE
RICHARDSON-Texas-75082
214-563-3388
VincentLim75012002@yahoo.com

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=40' / DATE: 7/23/21 / JOB NO. 1708223-2PLAT / DRAWN BY: CC

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, K & T, INC., a Texas corporation, is the sole owner of a tract of land situated in the Joseph Dye Survey, Abstract No. 404, City of Garland, Dallas County, Texas, and being part of Lot 1, Block 1 of Walnut-Plano Addition, an addition to the City of Garland, Dallas County, Texas, according to the Amended Plat thereof recorded in Instrument Number 201700335434, Official Public Records, Dallas County, Texas, and being a portion of a tract of land conveyed to K & T, INC., a Texas corporate by Special Warranty Deed recorded in Instrument Number 20070383838, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" found for corner, said corner being the Northeast corner of Lot 2, Block 1 , of said Walnut-Plano Addition, and also being in the South Right-of-Way line of W. Walnut Street (100 foot Right-of-Way) created in Volume 3830, Page 428, Map Records, Dallas County, Texas, from which a 5/8 inch iron rod found for witness, bears South 89 degrees 37 minutes 41 seconds West, a distance of 113.40 feet.

THENCE North 89 degrees 37 minutes 41 seconds East, along the South Right-of-Way line of said W. Walnut Street, a distance of 111.84 feet to a 60D nail found and being the beginning of a tangent curve to the left, through a central angle of 02 degrees 19 minutes 40 seconds, having a radius of 5,779.58 feet, and an arc length of 234.82 feet and a chord bearing of North 88 degrees 27 minutes 51 seconds East, a chord distance of 234.80 feet to a 3 inch aluminum disc "blank" found for corner, said corner being the South Right-of-Way line of said W. Walnut Street, same being the Northwest corner of Walnut Manor Addition, an addition to the City of Garland, according to the Plat recorded in Volume 71192, Page 475, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 01 minutes 19 seconds East, along the West line of said Walnut Manor Addition, a distance of 562.04 feet to a 1/2" iron rod found for corner, said corner being the Southwest corner of said Walnut Manor Addition, same being on the North line of a 15 feet alley;

THENCE South 89 degrees 30 minutes 41 seconds West, along the North line of said 15 foot alley, a distance of 670.00 feet to a 3 inch aluminum disc "blank" found for corner, said corner being in the intersection of said alley and the East Right-of-Way line of N. Plano Road (a Variable width Right-of-Way), created in Volume 67240, Page 147, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 01 minutes 19 seconds West, along the East Right-of-Way line of said N. Plano Road, a distance of 238.14 feet to an "X" found for corner, said corner being the Southwest corner of Lot 1R of Skillman Forest Shopping Center First Installment Replat, an addition to the City of Garland, according to the Plat recorded in Instrument Number 201400235218, Official Records, Dallas County, Texas, same being the East Right-of-Way line of said Plano Road;

THENCE along the Southerly and Easterly line of said Lot 1R, the following courses and distances;

North 89 degrees 37 minutes 41 seconds East, passing by a 5/8" iron rod found at a distance of 10 feet, to continue for a total distance of 233.00 feet to an "X" found for corner;

North 00 degrees 01 minutes 19 seconds West, a distance of 26.21 to an "X" found for corner;

North 89 degrees 37 minutes 41 seconds East, a distance of 90.42 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 01 minutes 19 seconds West, passing at a distance of 94.28 feet to a 5/8 iron rod found for witness, said corner being the Southwest corner of said Lot 2, Block 1, continuing a total distance of 294.28 to the POINT OF BEGINNING and containing 272,906 square feet or 6.265 acres of land.

GENERAL NOTES:

1. Bearings and coordinates shown hereon are NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control (2002 DATUM) Monuments 255 and 21;

GPS-255 N=7,021,507.63 GPS-21 N=7,024,954.11
E=2,526,082.89 E=2,522,991.00
Z=610.56' Z=627.87'

2. The purpose of this replat is to create two lots from one existing platted lot with the intention of selling. No plans on immediate development.

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

4. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.

5. Each lot corner that needs to be set is monumented by 1/2" iron rod with yellow plastic cap stamped "CBG Surveying RPLS 5513".

6. This Plat is a conveyance Plat only, and is approved solely for the purpose of defining lots and other interests in the land described herein. No building permit, certificate of occupancy, or other development approval shall be issued or is hereby intended, nor shall permanent public utility service be provided to any lot described on this conveyance Plat until a Final Plat is approved, filed of record, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2021.

By: _____
K & T INC., a Texas corporation
Thoi Lam, Vice president

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public for and in the State of Texas

SURVEYOR'S AFFIRMATION

KNOW ALL BY THESE PRESENTS:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 the Signed Final Plat.

Dated this the _____ day of _____, 2021.

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the_____day of_____,2021.

Notary Public in and for Dallas County, Texas

CITY APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 2021 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of the Plan Commission

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

CONVEYANCE PLAT
WALNUT SHOPPING ADDITION
LOTS 1 & 2, BLOCK 1
272,906 SQ.FT. / 6.265 ACRES
BEING A REPLAT OF LOT 1, BLOCK 1
WALNUT-PLANO ADDITION
JOSEPH DYE SURVEY, ABSTRACT NO. 404
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY CASE NO. 210016-0



OWNER: K & T INC.,
A TEXAS CORPORATION
3322 MEADOW WOOD DRIVE
RICHARDSON-TEXAS-75082
214-563-3388
VincentLim75012002@yahoo.com

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com

SCALE: 1"=40' / DATE: 7/23/21 / JOB NO. 1708223-2PLAT / DRAWN BY: CC



GARLAND

Plan Commission

2. c.

Meeting Date: 09/27/2021

Item Title: P 21-27 Morgan Addition No. 1 Replat

Summary:

P 21-27 Morgan Addition No. 1 Replat

Attachments

P 21-27 Morgan Addition No. 1 Replat Report and Attachment



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-27/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021

REPLAT

Morgan Addition No. 1 Replat

LOCATION

2700 and 2800 McCree Road

ZONING

Planned Development (PD) District 19-27

NUMBER OF LOTS

One (1)

ACREAGE

9.6152 acres

BACKGROUND

The purpose of this replat is combine two (2) lots into one (1) lot to construct a Truck/Bus Repair facility and add additional easements.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

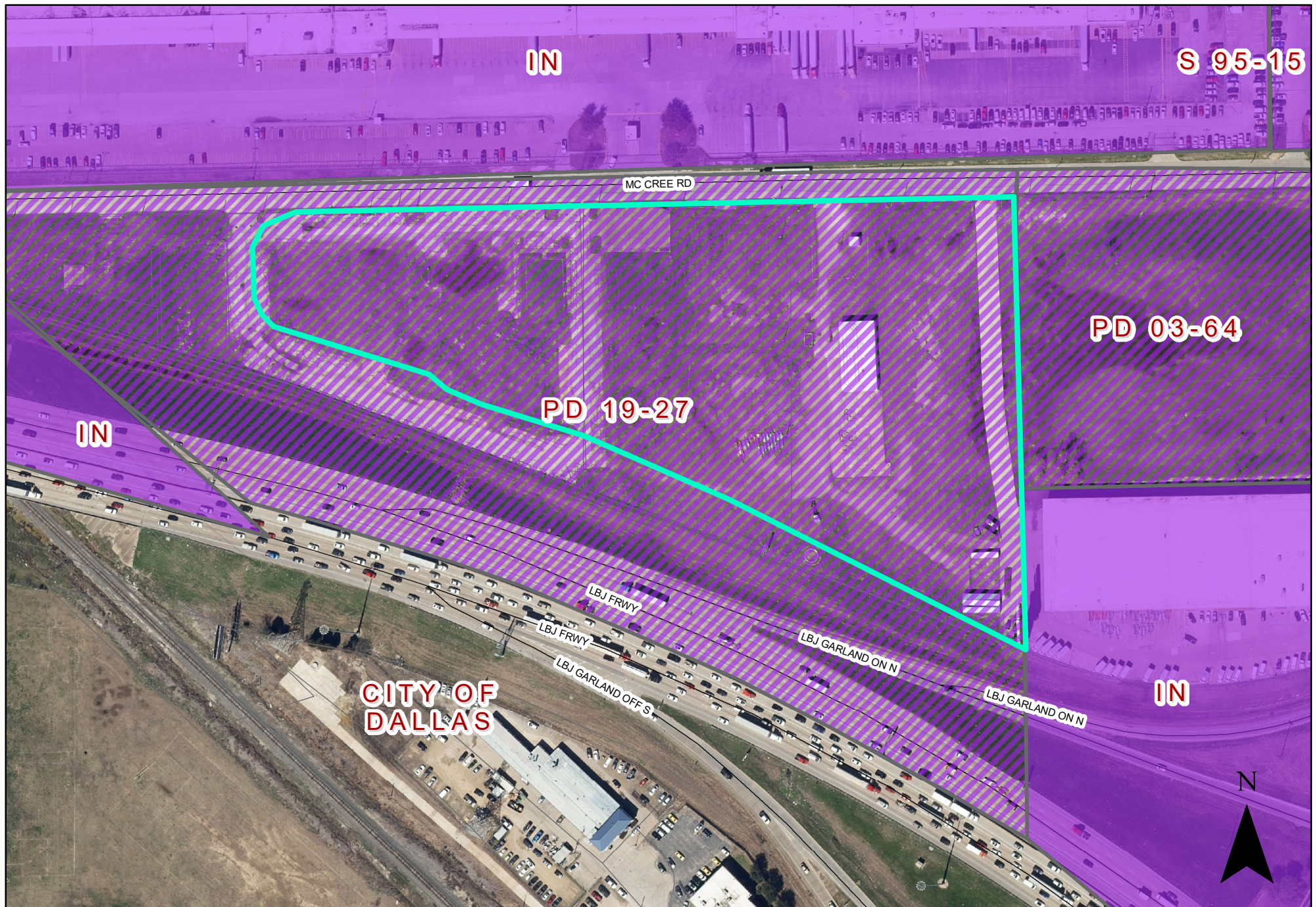
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

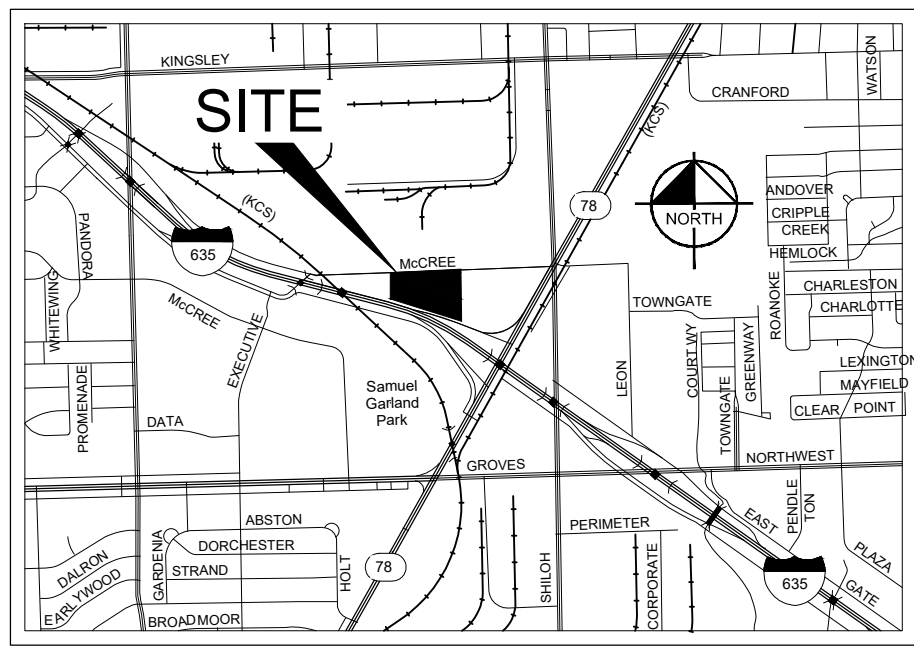


0 120 240 Feet
1 inch = 183 feet

Plat Map P 21-27



INDICATES AREA
OF REQUEST



VICINITY MAP
NOT TO SCALE

LEGEND
Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = 5/8 INCH IRON ROD WITH A 1-3/4 INCH PINK PLASTIC CAP
STAMPED "TXDOT SURVEY MARKER DO NOT DISTURB" FOUND
IRF = IRON ROD FOUND
ADS = 3-1/4" ALUMINUM DISC ON A 5/8" IRON ROD STAMPED
"SUBDIVISION MONUMENT - MORGAN ADDITION NO. 1 REPLAT - 2021 - DO NOT DISTURB"
G.E. = GAS EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
(CM) = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
INST. NO. = INSTRUMENT NUMBER
(XXX) = RECORD INFORMATION

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Amerco Real Estate Company is the owner of a tract of land situated in the W.W. Keen Survey, Abstract No. 740, City of Garland, Dallas County, Texas, being the remainder of Lot 1, Block 1, Morgan Addition No. 1, an addition to the City of Garland according to the plat recorded in Volume 79172, Page 3116, Deed Records, Dallas County, Texas (DRDCT), being the remainder of Lot 1, Block 1, Morgan Addition No. 2, an addition to the City of Garland according to the plat recorded in Volume 80097, Page 1361, DRDCT, and being part of a tract of land described in the Correction Substitute Trustee's Deed And Bill Of Sale (Mortgagee) to Amerco Real Estate Company recorded in Instrument No. 201500014930, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described as follows:

BEGINNING at an 3-1/4 inch aluminum disc stamped "City of Garland Survey Marker" found for the northeast corner of said Morgan Addition No. 2 and the southwest corner of Lot 1, Block 1, Massey Auto Center, an addition to the City of Garland according to the plat recorded in Volume 2004148, Page 833, OPRDCT, in the south right-of-way line of McCree Road (a 60' right-of-way);

THENCE South 1°03'28" East, along the common line between said Morgan Addition No. 2, and said Massey Auto Center, passing at a distance of 425.00 feet the southwest corner of said Massey Auto Center and the northwest corner of Lot 1, Block 1, All South Development, an addition to the City of Garland according to the plat recorded in Volume 73162, Page 2348, DRDCT, and continuing, along the common line between said Morgan Addition No. 2 and said All South Development, a total distance of 658.47 feet to a 3-1/4 inch aluminum disk stamped "SUBDIVISION MONUMENT, MORGAN ADDITION NO. 1 REPLAT - 2021 - DO NOT DISTURB" set for the southeast corner of said Morgan Addition No. 2 and the southwest corner of said All South Development, in the north right-of-way line of Interstate Highway 635 (a variable width right-of-way) as created in part by Deeds to the State of Texas designated as Parcel 121 recorded in Instrument No. 201900088310, OPRDCT, Parcel 120 recorded in Instrument No. 201800316594, OPRDCT, and Parcel 119 recorded in Instrument No. 201800316588, OPRDCT;

THENCE along the north right-of-way line of said Interstate Highway 635, the following courses and distances:

North 69°53'43" West, along the south line of said Morgan Addition No. 2, a distance of 19.58 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for the east corner of said Parcel 121, at the beginning of a non-tangent curve to the left having a central angle of 6°41'14", a radius of 3917.00 feet, a chord bearing and distance of North 62°27'53" West, 456.92 feet;

In a northwesterly direction, with said non-tangent curve to the left, passing at an arc distance of 358.42 feet a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for the northwest corner of said Parcel 121 and the northeast corner of said Parcel 120, and continuing a total arc distance of 457.18 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found at the beginning of a non-tangent curve to the left having a central angle of 6°11'38", a radius of 3917.00 feet, a chord bearing and distance of North 67°51'23" West, 423.24 feet;

In a northwesterly direction, with said non-tangent curve to the left, passing at an arc distance of 233.88 feet a Mag nail found for the northwest corner of said Parcel 120 and the northeast corner of said Parcel 119, and continuing a total arc distance of 423.44 feet to a 5/8 inch iron rod found at the beginning of a reverse curve to the right having a central angle of 24°21'43", a radius of 45.00 feet, a chord bearing and distance of North 58°46'26" West, 18.99 feet;

In a northwesterly direction, with said reverse curve to the right, an arc distance of 19.13 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found at the beginning of a reverse curve to the left having a central angle of 25°05'50", a radius of 75.00 feet, a chord bearing and distance of North 59°08'31" West, 32.59 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 32.85 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found at the beginning of a compound curve to the left having a central angle of 3°14'39", a radius of 3928.00 feet, a chord bearing and distance of North 73°18'41" West, 222.38 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 222.41 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for corner;

North 58°23'13" West, a distance of 22.27 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for corner;

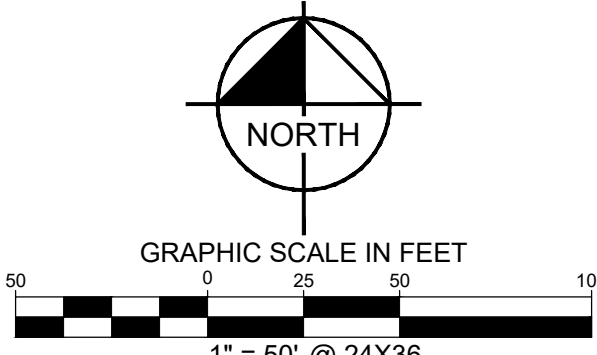
North 19°17'38" West, a distance of 22.27 feet to a 1/2 inch iron rod found for corner;

North 0°44'51" West, a distance of 89.91 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for corner;

North 21°41'28" East, a distance of 26.72 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for corner;

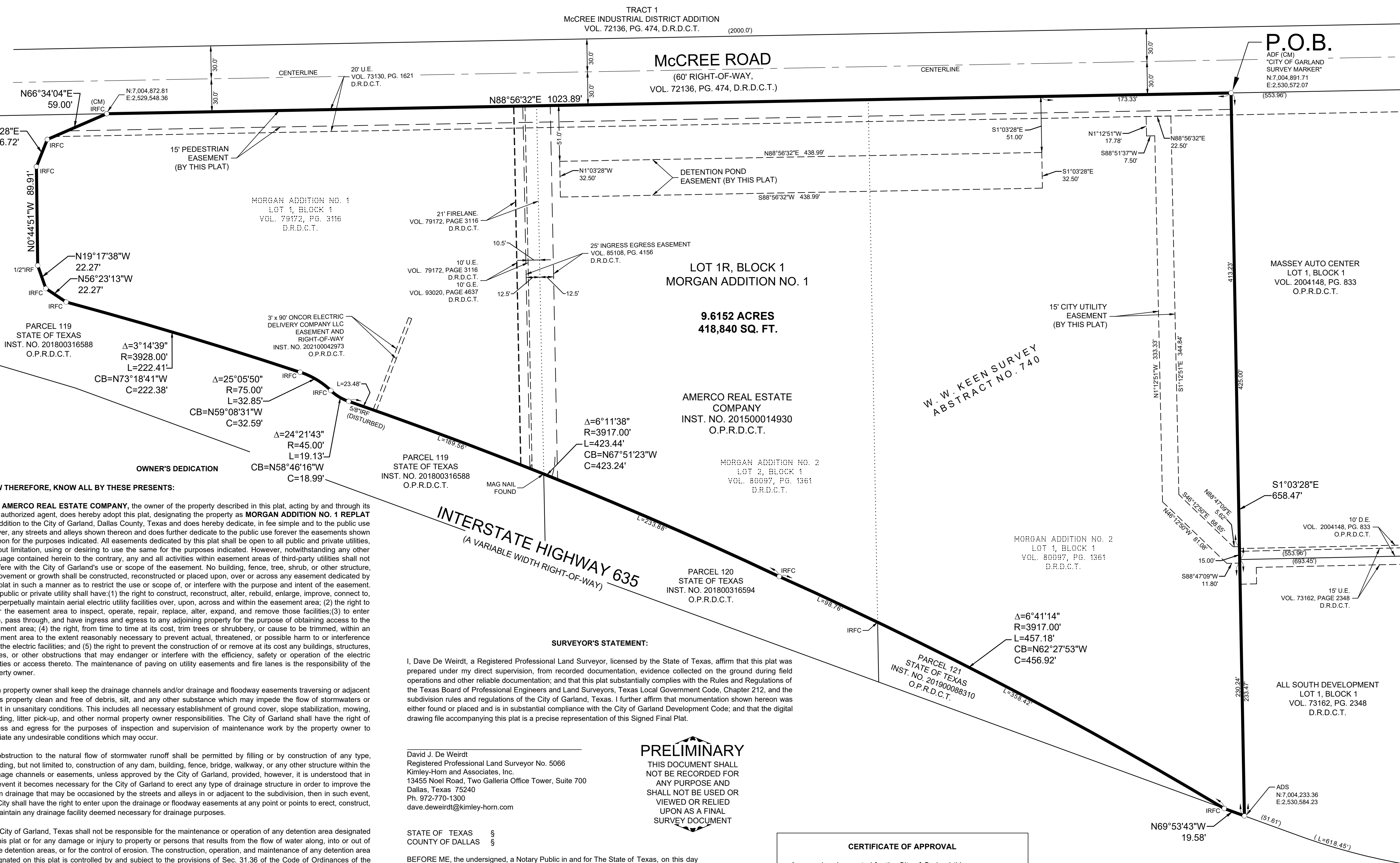
North 66°34'04" East, a distance of 59.00 feet to a 5/8 inch iron rod with a 1-3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER DO NOT DISTURB" found for corner in the south right-of-way line of said McCree Road;

THENCE North 88°56'32" East, along the south right-of-way line of said McCree Road, a distance of 1,023.89 feet to the POINT OF BEGINNING and containing a computed area of 418,840 square feet or 9.6152 acres of land.



MORGAN ADDITION NO. 3
LOT 1, BLOCK 1
VOL. 80132, PG. 1300
D.R.D.C.T.

PARCEL 118
STATE OF TEXAS
INST. NO. 201900088178
O.P.R.D.C.T.



NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That AMERCO REAL ESTATE 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 **MORGAN ADDITION NO. 1 REPLAT** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to all public and private utilities, without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, line, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities; (3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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 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 _____, this the _____ day of _____, 2021.

BY: **Amerco Real Estate Company**

Printed Name _____
Title _____

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of _____, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC in and for the STATE OF _____

Printed Name _____

SURVEYOR'S STATEMENT:

I, Dave De Weirdt, 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 Engineers and Land Surveyors, 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.

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dave.dewairdt@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared David J. De Weirdt, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

GENERAL NOTES:

- THE BASIS OF BEARING TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN CITY OF GARLAND MONUMENTS 202 AND 203 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 202.
GPS 202
N: 7010421.645
E: 2531603.254
Z: 562.86
GPS 203
N: 7011781.302
E: 2531537.588
Z: 567.21
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" UNLESS DENOTED OTHERWISE."
- THE PURPOSE OF THIS REPLAT IS TO COMBINE MORGAN ADDITION NO. 1 AND MORGAN ADDITION NO. 2 INTO ONE LOT FOR REDEVELOPMENT AND ADD ADDITIONAL EASEMENTS.

OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
TEL: 337-249-6893
CONTACT: MATT MERRILL

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2201 W. ROYAL LANE, SUITE 275
IRVING, TX 75063
TEL: 469-205-3499
CONTACT: JOE FRACCARO, P.E.

SPACE RESERVED FOR COUNTY RECORDING LABEL

CERTIFICATE OF APPROVAL
Approved and accepted for the City of Garland this _____ day of _____, 2021 by the City Plan Commission of the City of Garland, Texas.
Chairman of the City Plan Commission
Director of Planning Department
The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

REPLAT
MORGAN ADDITION NO. 1 REPLAT
LOT 1R, BLOCK 1
A REPLAT OF THE REMAINDERS OF
LOT 1, BLOCK 1, MORGAN ADDITION NO. 1 &
LOTS 1 & 2, BLOCK 1, MORGAN ADDITION NO. 2
W.W. KEEN SURVEY, ABSTRACT NO. 740
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190723-2

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	BE	DJD	SEP. 2021	064444115	1 OF 1



GARLAND

Plan Commission

2. d.

Meeting Date: 09/27/2021

Item Title: P 21-28 Clinton Street Habitat For Humanity Replat

Summary:

P 21-28 Clinton Street Habitat For Humanity Replat

Attachments

P 21-28 Clinton Street Habitat for Humanity Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-28/District 2

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021

FINAL PLAT

Clinton Street Habitat for Humanity

LOCATION

1102 and 1110 Clinton Street

ZONING

Two-Family (2F) District

NUMBER OF LOTS

3

ACREAGE

0.498

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to create three (3) lots for future development of SF-5 single-family dwellings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

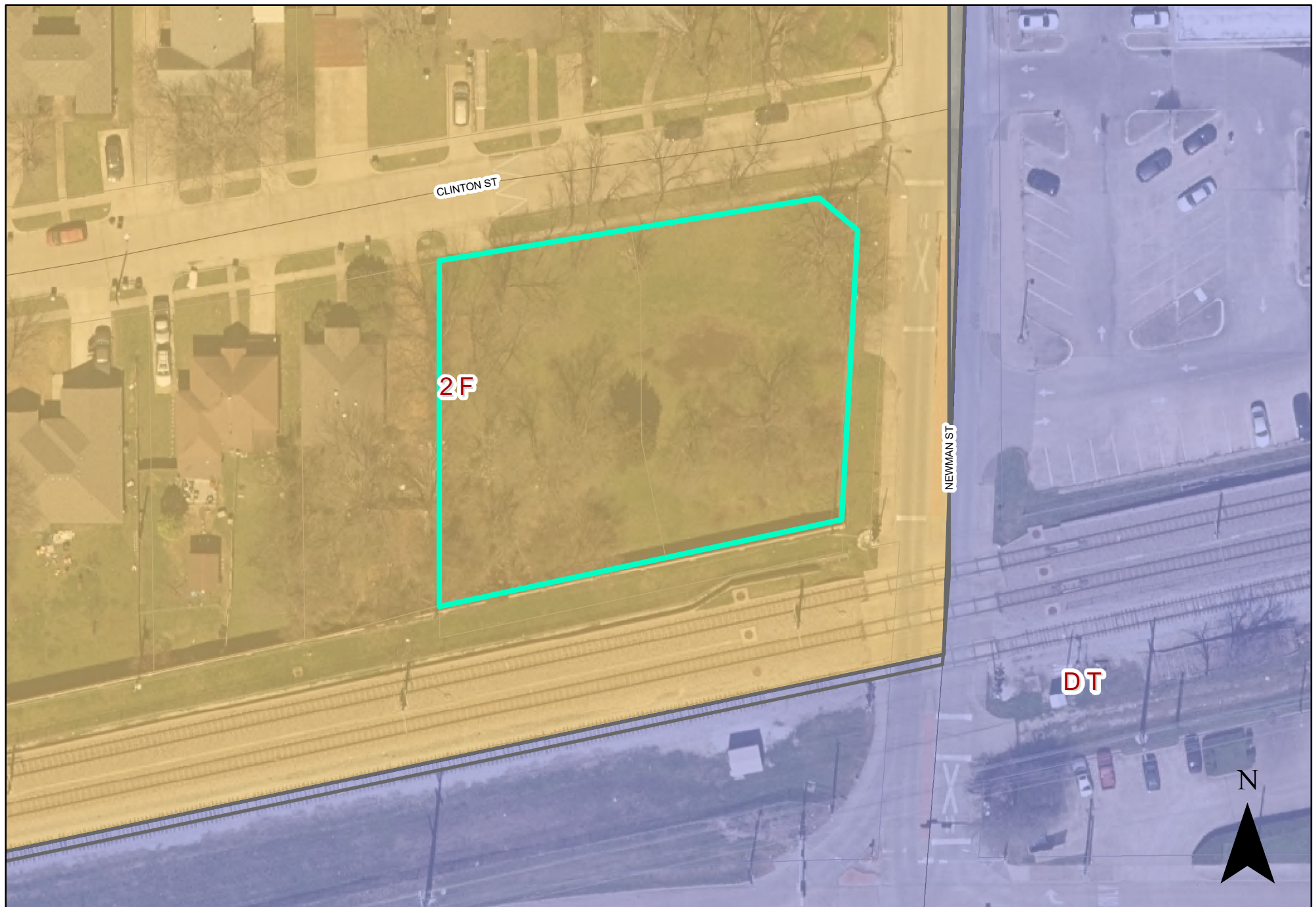
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

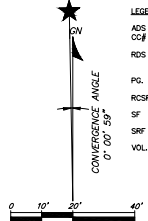
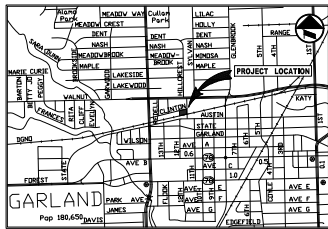


0 30 60 Feet
1 inch = 50 feet

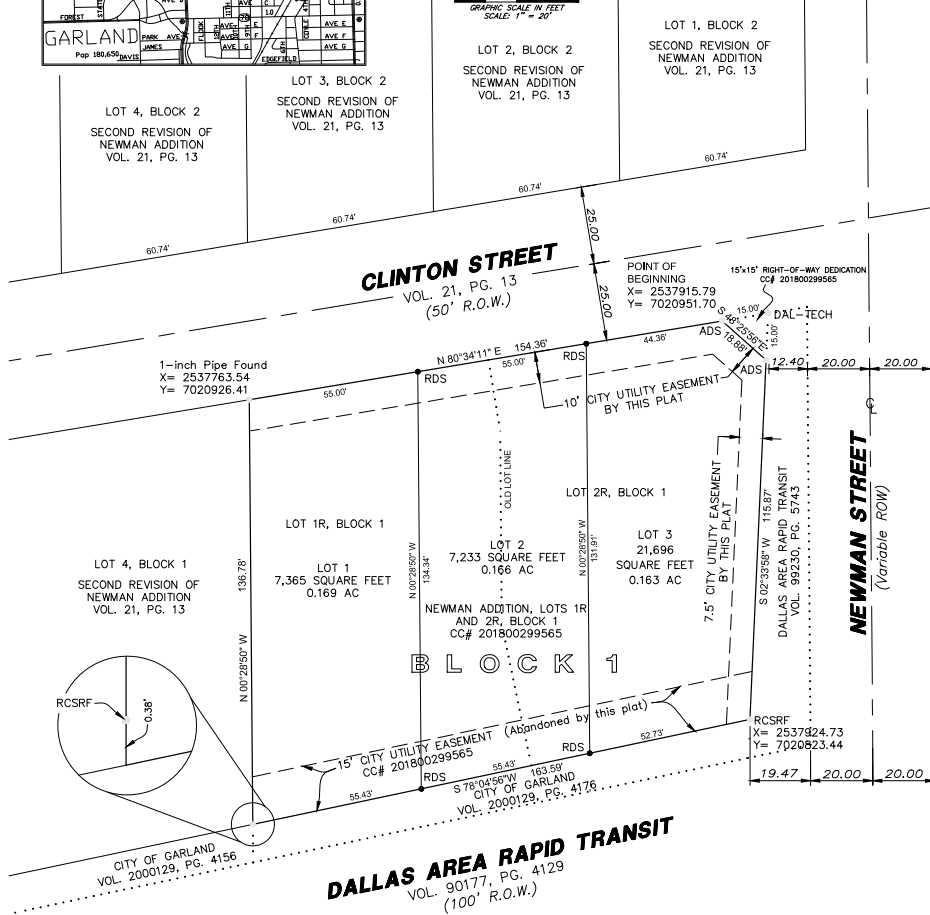
Plat Map P 21-28

 INDICATES AREA
OF REQUEST

VICINITY MAP NOT TO SCALE



- LEGEND:**
- ADS = 3-1/2-INCH ALUMINUM DISK STAMPED "CITY OF GARLAND RIGHT OF WAY"
 - CC# = COUNTY CLERK NUMBER
 - RDS = 5/8-INCH STEEL ROD WITH ORANGE CAP STAMPED "R-Delta ENGINEERS FIRM # 10155000" SET.
 - PG. = PAGE
 - RCSR# = 1/2-INCH SRF WITH RED CAP STAMPED "PESER & MANIKIN SURV"
 - SF = SQUARE FEET
 - SRF = STEEL ROD FOUND
 - VOL. = VOLUME



STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS, the Habitat for Humanity of Greater Garland d/b/a Garland Area Habitat for Humanity is the owner of that certain 0.498-acre tract of land situated in the Joel CrumPACKER Survey, Abstract No. 328, according to the deed dated the 31st day of March, 2021, from the Carolyn Henry to said Garland Area Habitat for Humanity and filed as Instrument No. 2021001111 in the Deed Public Records of Dallas County, Texas, said 0.498-acre tract also being the remainder of Newman Addition, Lots 1R and 2R, Block 1, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded in Instrument Number 201800299565 of the Official Public Records of Dallas County, Texas, (OPRCDT) and being more particularly described as follows:

BEGINNING at a 3-1/2-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY" (hereafter cited as ADS set for the most northerly northeast corner of said Lot 2R, Block 1, at the intersection of the southerly right-of-way (ROW) line of Clinton Street (a 50-foot ROW dedicated with the Second Revision, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block 1 & 2, Newman Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 21, at Page 13 of the Deed Records of Dallas County, Texas (DRDCT)) with westerly ROW line of Newman Street (a variable width ROW), from which a 1/2-inch steel rod found with a red plastic cap stamped "DAL-TECH" bears N 82°34'11" E with the southeasterly ROW line of said Clinton Street for a distance of 15.00 feet, and said ADS having coordinates of: X = 2,537,815.79 feet, Y = 7,020,951.70 feet;

THENCE S 48° 25' 56" E with the 15-foot by 15-foot ROW dedication by the aforementioned plat of Newman Addition, for a distance of 18.88 feet to an ADS set for the most easterly northeast corner of Lot 2R, Block 1 of the last mentioned Newman Addition, at its intersection with the westerly ROW line of Newman Street described as a 2,305-square-foot tract in the Special Warranty Deed dated the 17th day of November, 1999, from Joan L. Pickard and husband Lawrence A. Pickard to the Dallas Area Rapid Transit (DART) and recorded in Volume 99230, at Page 5743 of the DRDCT;

THENCE S 02° 33' 58" W with the westerly ROW line of Newman Street being the westerly line of said 2,305-square-foot DART tract for a distance of 115.87 feet to a 1/2-inch steel rod with a red plastic cap stamped "PESER & MANIKIN SURV" for the northeast corner of a 1,963-square-foot tract of land described in the Dedication Deed dated the 1st day of June, 2000, from Joan L. Pickard and husband Lawrence A. Pickard to the City of Garland, Texas and recorded in Volume 2000129, at Page 4176 of the DRDCT;

THENCE S 78° 04' 56" W with the northeasterly line of said 1,963-square-foot City of Garland tract for a distance of 163.59 feet to a point in the common line between Lot 3 and Lot 4, Block 1 of Second Revision, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block 1 & 2, Newman Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 21, at Page 13 of the DRDCT for the northwest corner of said 1,963-square-foot City of Garland tract, and being the southwest corner of Lot 1R, Block 1 of said Newman Addition;

THENCE N 00° 28' 50" W with the westerly line of said Lot 1R, Block 1, Newman Addition and the last mentioned common line between Lot 3 and Lot 4, Block 1 of Second Revision, Lots 1, 2, 3, 4, 5, 6, 7, 8 Block 1 & 2, Newman Addition, for a distance of 136.78 feet to a 1-inch steel pipe found in the southeasterly ROW line of Clinton Street for the northeast corner of said Lot 1R, Block 1;

THENCE N 82°34'11" E with the southeasterly ROW line of Clinton Street for a distance of 154.36 feet to the POINT OF BEGINNING and containing 21,696 square feet or 0.498 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, Habitat for Humanity of Greater Garland d/b/a Garland Area Habitat for Humanity, is 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 CLINTON STREET HABITAT FOR HUMANITY, 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. The City of Garland and any public utilities shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, 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 piling on utility easements and fire lines is the responsibility of the property owner.

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2021.

BY: Richard L. Buquet II, Executive Director
Habitat for Humanity of Greater Garland

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public for and in the State of Texas

My commission expires: _____

RESERVED FOR THE
DALLAS COUNTY
FILING LABEL

OWNER: Habitat for Humanity
of Greater Garland
2909 Broadway Blvd.
Garland, TX 75041
TEL (972) 414-6894

SURVEYOR: R-DELTA ENGINEERS INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

SURVEYOR'S AFFIRMATION

I, Wayne C. Terry, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that the 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 _____, 2021.

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2021
by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

NOTES:

- Coordinates and bearings shown hereon are NAD83 (GORS 96, epoch 2002) tied to the North Central Zone (4202) of the Texas Coordinate System of 1983 established from the Trimble VRS GPS Network.
- The tie to the published control monuments were made using conventional survey methods. The convergence angle at c.s.g. point no. 29 is +1 degree 00 minute 55 seconds. All distances are reported as horizontal surface measurements with a combined scale factor of 0.999850187.
- The purpose of this plat is to subdivide two platted lot into three building lots.
- Selling a portion of this addition by metes and bounds is a violation of the city of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- New right-of-way corners are marked with a 3-1/2-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY" and designated on the accompanying map as "ADS".
- All interior lot corners are 5/8-inch steel rods with an orange plastic cap stamped "R-DELTA ENGINEERS FIRM #10155000" and designated on the accompanying map as "RDS".
- The designation "DAL-TECH" on the accompanying map is a 1/2-inch steel rod found with a red plastic cap stamped "DAL-TECH".

REPLAT

CLINTON STREET HABITAT FOR HUMANITY

LOT 1, 2 & 3, BLOCK 1
0.498 ACRES

BEING A REPLAT OF NEWMAN ADDITION,
LOTS 1R AND 2R, BLOCK 1

SITUATED IN THE
JOEL CRUMPACKER SURVEY, ABSTRACT NO. 328,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE NO. 210420-2



GARLAND

Plan Commission

3. a.

Meeting Date: 09/27/2021

Item Title: Z 20-14 Masterplan - Specific Use Provision (District 8)

Summary:

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

Attachments

Z 20-14 Masterplan (Specific Use Provision) Report and Attachments

Z 20-14 Masterplan Responses

Planning Report

File No: Z 20-14/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District

Approval of a Plan for Truck/Bus [RV's and Boats] Storage Use

LOCATION

1674 and 1702 North First Street

APPLICANT

Masterplan

OWNER

SARO Partners, LLC.

BACKGROUND

The subject property is currently vacant. Approximately two-thirds of the property is in floodplain and there is a drainage easement that further restricts the developable area and confines development to the far western portion of the property along North First Street. Moreover, the railroad tracks and drainage culvert along the southern and eastern perimeter limits access and connection opportunities.

The proposed use would allow outdoor storage of recreational vehicles and boats on a secured lot. The applicant contends the proposed use is ideally suited for the extreme challenges of the property.

The storage of recreational vehicles and boats is classified as "Truck and Bus Storage" per the GDC and it requires approval of a Specific Use Provision.

SITE DATA

The subject property contains approximately 6.55 acres with 141.45 lineal feet of frontage along North First Street and 513.69 lineal feet of frontage along Kansas City Southern Railroad. The site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

1. The GDC defines a "Truck and Bus Storage" as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.

2. The subject property is currently undeveloped. The applicant requests to build a 400 square-foot, 1-story building to use as a general office, twelve (12) parking spaces for the office building and 213 parking spaces for the recreational vehicles and boats. The site plan (Exhibit C) shows a variety of parking sizes for the boats and recreational vehicles. The hours of operation are twenty-four (24) hours a day and seven days a week.
3. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC. The landscape plan shows an eight (8)-foot ornamental metal fence around the perimeter of the property. More specifically, the applicant proposes fifty-six (56) screening shrubs along the railroad track. A portion of the existing vegetation will be retained on the northern and southern property line to provide a vegetative screening along the ornamental metal fence. The floodplain and drainage easement restrictions require any perimeter screening device to be elevated above the grade to allow any flood waters to run uninhibited to proper drainage channels while avoiding negative flood impacts to adjacent properties. As such, the proposed screening from Lavon Drive and the perimeter of the property consists of a combination of an elevated ornamental metal fence and vegetation.

City staff is working with Kansas City Southern Railroad on allowing tree and landscape plantings within the right-of-way near Lavon Drive, which may help further screen the subject site from Lavon Drive. However, it should be noted final approval has not yet been granted by KCS Railroad.

4. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
5. The applicant requests the Specific Use Provision for a period of thirty (30) years. The guide recommends a 20 to 25 year time period for Truck/Bus Storage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north and south are zoned Industrial (IN) District; these properties are developed with an equipment rental facility, a self-storage facility and a building material supplier. The properties to the east, across the railroad track and Lavon Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The properties to the west, across North First Street, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties.

STAFF RECOMMENDATION

Denial of a 1) Specific Use Provision and 2) a Plan for Truck/Bus [RV's and Boats] Storage Use on a property zoned Industrial (IN) District.

The proposed use conflicts with the description and recommendations for Urban Neighborhoods in the Envision Garland Plan. However, should the Commission approve the request, staff recommends the elimination of the easternmost parking row to provide additional buffering from Lavon Drive and consider additional landscape screening in this area. In addition, should the request be approved, staff recommends a time period of no more than ten (10) years in order to reevaluate the use and future development opportunities.

ADDITIONAL INFORMATION

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

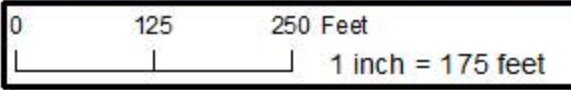
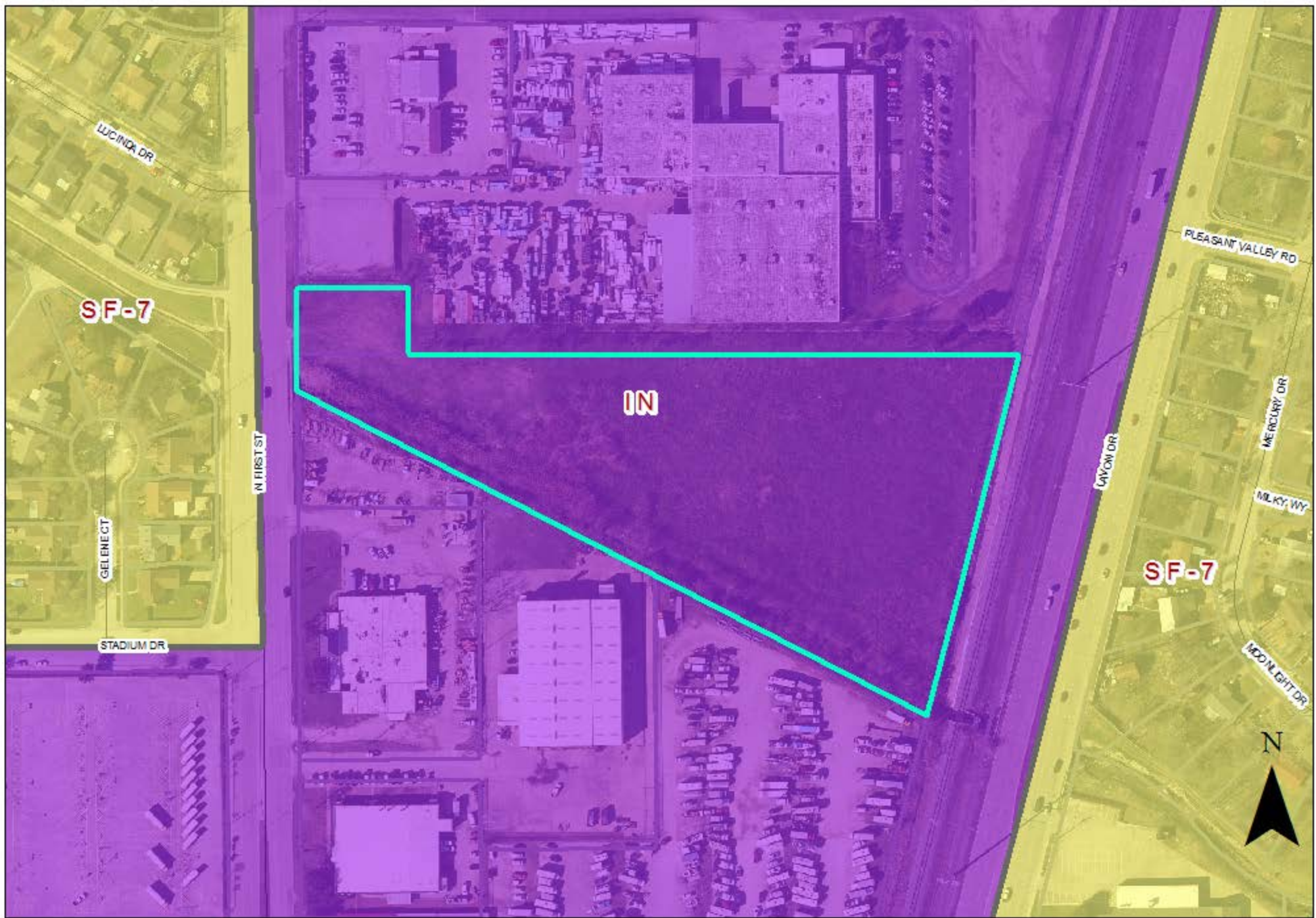
CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-14

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 20-14

1674 and 1702 North First Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for period of thirty (30) years.
 - B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.
 - E. Stored Vehicles: The maximum height of stored vehicles is seventeen (17) feet.
 - F. Parking: A total twelve (12) parking spaces shall be provided for the office building and a maximum of 213 parking spaces shall be provided for Truck/Bus Storage.

Z 20-14



View of the subject property from North First Street



Looking south of the subject property



Looking north of the subject property



Looking east of the subject property

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

Comment Form

Case Z 20-14

Z 20-14 Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street. (District 8)

Z 20-14 Masterplan. El solicitante propone almacenamiento al aire libre para vehículos recreativos y embarcaciones. Este sitio está ubicado en 1674 y 1702 North First Street. (Distrito 8)

Z 20-14 Masterplan. Người nộp đơn đề xuất lưu trữ ngoài trời cho các phương tiện giải trí và tàu thuyền. Địa điểm này nằm ở 1674 và 1702 North First Street. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

SARO PARTNERS

OWNER 1674 N 1st
Garland, TX

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1450 S TL TOWNSEND #100

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Rockwall TX 75082

City, State / Estado de la Ciudad / Thành bang

75032

Zip Code / Código postal / Mã B u Chính

Shuk

9-23-2021

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –



GARLAND

Plan Commission

3. b.

Meeting Date: 09/27/2021

Item Title: Z 20-14 Masterplan - Detail Plan (District 8)

Summary:

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

Attachments

Z 20-14 Masterplan (Detail Plan) Report and Attachments

Z 20-14 Masterplan Responses

Planning Report

File No: Z 20-14/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Truck/Bus [RV's and Boats] Storage on a property zoned Industrial (IN) District

Approval of a Plan for Truck/Bus [RV's and Boats] Storage Use

LOCATION

1674 and 1702 North First Street

APPLICANT

Masterplan

OWNER

SARO Partners, LLC.

BACKGROUND

The subject property is currently vacant. Approximately two-thirds of the property is in floodplain and there is a drainage easement that further restricts the developable area and confines development to the far western portion of the property along North First Street. Moreover, the railroad tracks and drainage culvert along the southern and eastern perimeter limits access and connection opportunities.

The proposed use would allow outdoor storage of recreational vehicles and boats on a secured lot. The applicant contends the proposed use is ideally suited for the extreme challenges of the property.

The storage of recreational vehicles and boats is classified as "Truck and Bus Storage" per the GDC and it requires approval of a Specific Use Provision.

SITE DATA

The subject property contains approximately 6.55 acres with 141.45 lineal feet of frontage along North First Street and 513.69 lineal feet of frontage along Kansas City Southern Railroad. The site is accessed from North First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

1. The GDC defines a "Truck and Bus Storage" as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.

2. The subject property is currently undeveloped. The applicant requests to build a 400 square-foot, 1-story building to use as a general office, twelve (12) parking spaces for the office building and 213 parking spaces for the recreational vehicles and boats. The site plan (Exhibit C) shows a variety of parking sizes for the boats and recreational vehicles. The hours of operation are twenty-four (24) hours a day and seven days a week.
3. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC. The landscape plan shows an eight (8)-foot ornamental metal fence around the perimeter of the property. More specifically, the applicant proposes fifty-six (56) screening shrubs along the railroad track. A portion of the existing vegetation will be retained on the northern and southern property line to provide a vegetative screening along the ornamental metal fence. The floodplain and drainage easement restrictions require any perimeter screening device to be elevated above the grade to allow any flood waters to run uninhibited to proper drainage channels while avoiding negative flood impacts to adjacent properties. As such, the proposed screening from Lavon Drive and the perimeter of the property consists of a combination of an elevated ornamental metal fence and vegetation.

City staff is working with Kansas City Southern Railroad on allowing tree and landscape plantings within the right-of-way near Lavon Drive, which may help further screen the subject site from Lavon Drive. However, it should be noted final approval has not yet been granted by KCS Railroad.

4. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
5. The applicant requests the Specific Use Provision for a period of thirty (30) years. The guide recommends a 20 to 25 year time period for Truck/Bus Storage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north and south are zoned Industrial (IN) District; these properties are developed with an equipment rental facility, a self-storage facility and a building material supplier. The properties to the east, across the railroad track and Lavon Road, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The properties to the west, across North First Street, are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties.

STAFF RECOMMENDATION

Denial of a 1) Specific Use Provision and 2) a Plan for Truck/Bus [RV's and Boats] Storage Use on a property zoned Industrial (IN) District.

The proposed use conflicts with the description and recommendations for Urban Neighborhoods in the Envision Garland Plan. However, should the Commission approve the request, staff recommends the elimination of the easternmost parking row to provide additional buffering from Lavon Drive and consider additional landscape screening in this area. In addition, should the request be approved, staff recommends a time period of no more than ten (10) years in order to reevaluate the use and future development opportunities.

ADDITIONAL INFORMATION

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

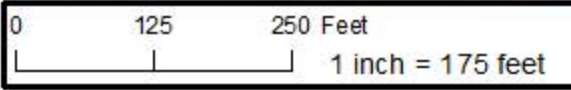
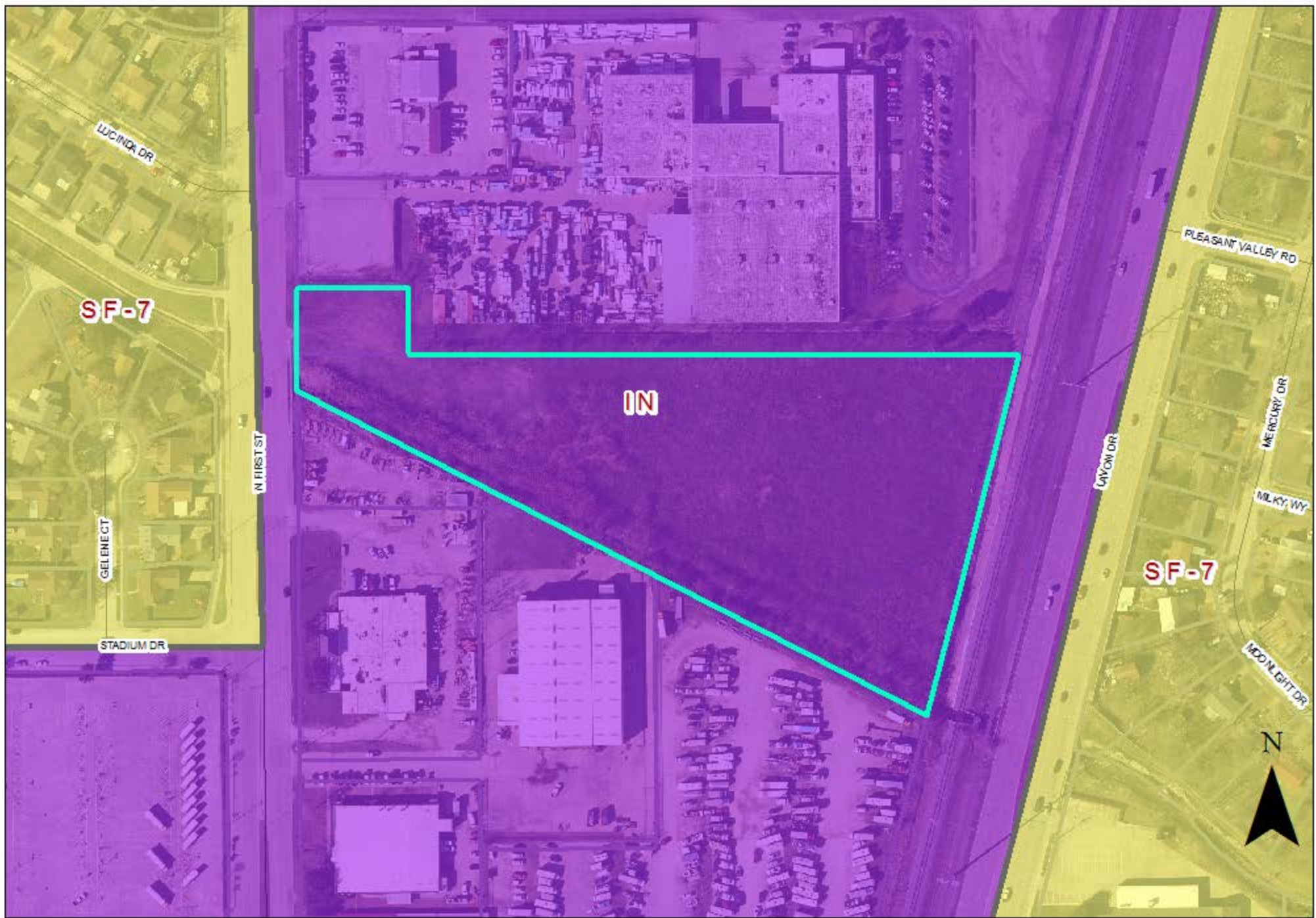
CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

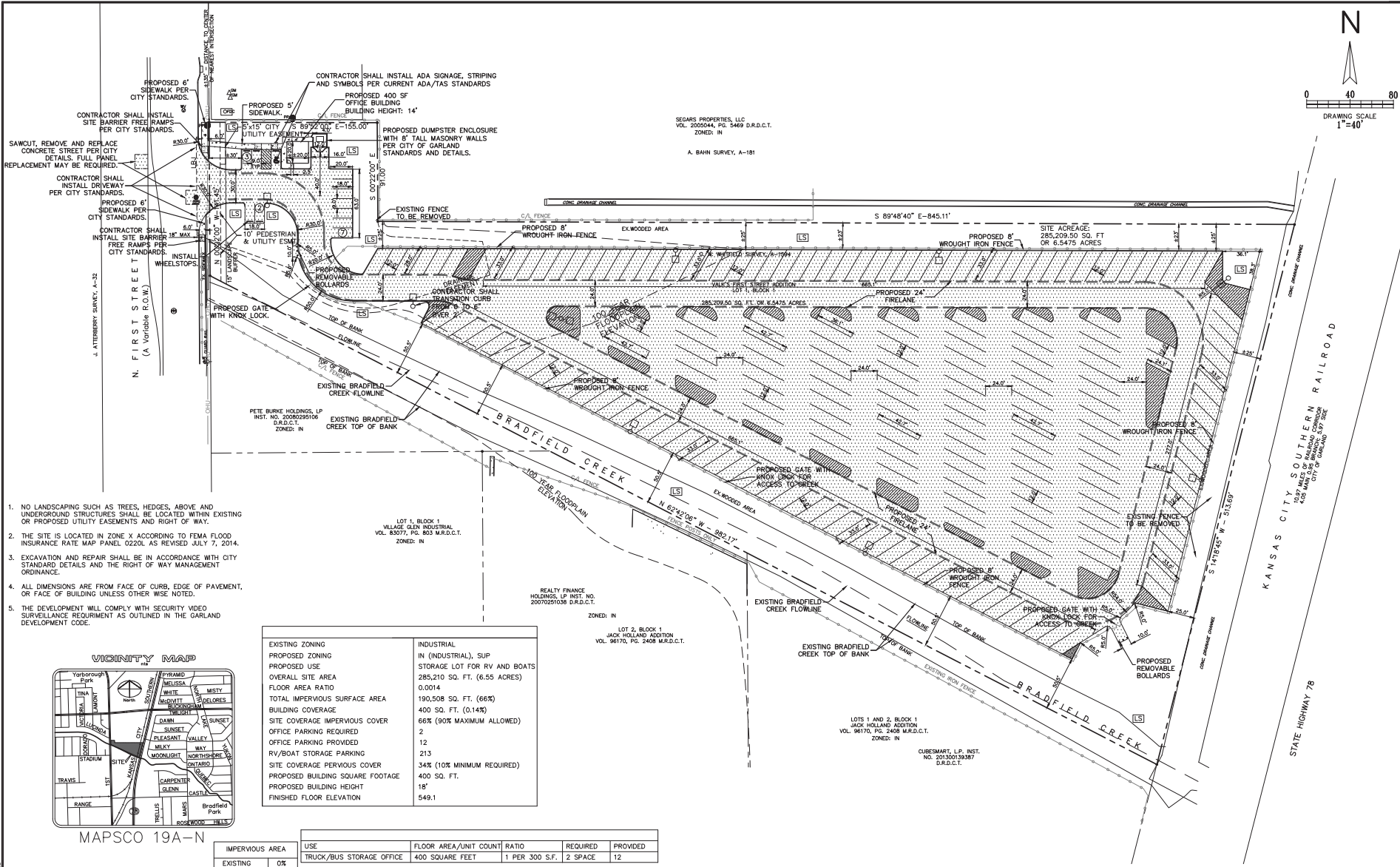
REVIEWED BY:

Will Guerin, AICP
Director of Planning

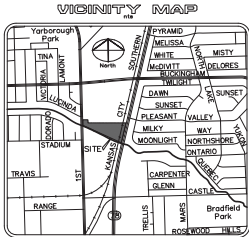


Zoning Map Z 20-14

 INDICATES AREA OF REQUEST



1. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
2. THE SITE IS LOCATED IN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL 0220, AS REVISED JULY 7, 2014.
3. EXCAVATION AND REPAIR SHALL BE IN ACCORDANCE WITH CITY STANDARD DETAILS AND THE RIGHT OF WAY MANAGEMENT ORDINANCE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. THE DEVELOPMENT WILL COMPLY WITH SECURITY VIDEO SURVEILLANCE REQUIREMENT AS OUTLINED IN THE GARLAND DEVELOPMENT CODE.



MAPSCO 19A-N

EXISTING ZONING	INDUSTRIAL
PROPOSED ZONING	IN (INDUSTRIAL), SUP
OVERALL SITE AREA	STORAGE LOT FOR RV AND BOATS
FLOOR AREA RATIO	285,210 SQ. FT. (6.55 ACRES)
TOTAL IMPERVIOUS SURFACE AREA	0.0014
BUILDING COVERAGE	190,508 SQ. FT. (66%)
SITE COVERAGE IMPERVIOUS COVER	400 SQ. FT. (0.14%)
OFFICE PARKING REQUIRED	66% (90% MAXIMUM ALLOWED)
OFFICE PARKING PROVIDED	2
RV/BOAT STORAGE PARKING	12
SITE COVERAGE PERVIOUS COVER	213
PROPOSED BUILDING SQUARE FOOTAGE	34% (10% MINIMUM REQUIRED)
PROPOSED BUILDING HEIGHT	400 SQ. FT.
FINISHED FLOOR ELEVATION	18'
	549.1

IMPERVIOUS AREA	USE	FLOOR AREA/UNIT COUNT	RATIO	REQUIRED	PROVIDED
EXISTING 0%	TRUCK/BUS STORAGE OFFICE	400 SQUARE FEET	1 PER 300 S.F.	2 SPACE	12
PROPOSED 66%					

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PARKING SPACES IN A ROW
- LANDSCAPE AREA
- REINFORCED CONCRETE PAVEMENT
- REINFORCED CONCRETE SIDEWALK

III. CAUTION III
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL 1-800-245-4545 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

\\garland-cv\share\1919\PROJECTS\CD1410 - FIRST STREET GARLAND SELF STORAGE\PLANES\PLAN 0000.DWG

Cumulus Design
Firm #14810
2050 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION.

THIS DOCUMENT IS FOR SITE INFORMATION ONLY. IT IS RELEASED UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112787 ON 09/09/21.

DEVELOPMENT/SITE PLAN

PLATINUM STORAGE AT 1674 NORTH FIRST STREET

VALK'S FIRST STREET ADDITION LOT 1, BLOCK 1

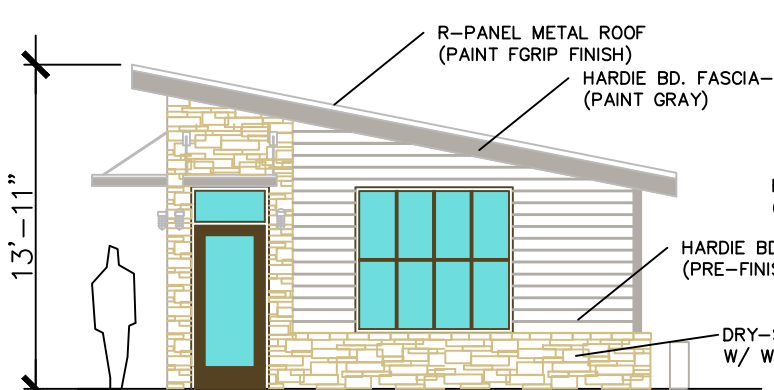
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PLOT DATE
09/09/21

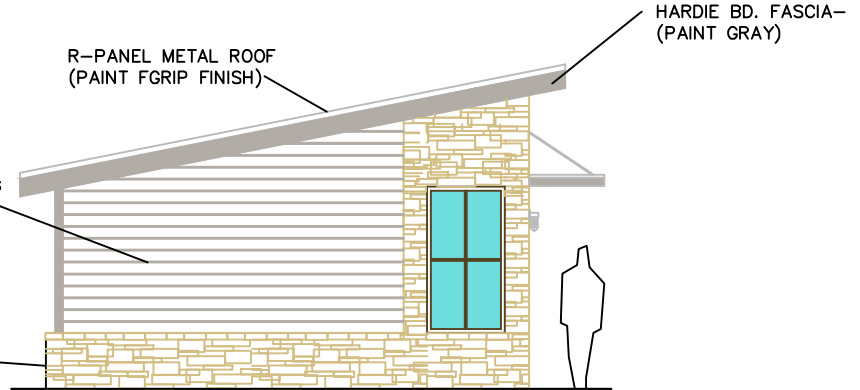
DRAWING SCALE
1" = 40'

PROJECT NUMBER
CD14110

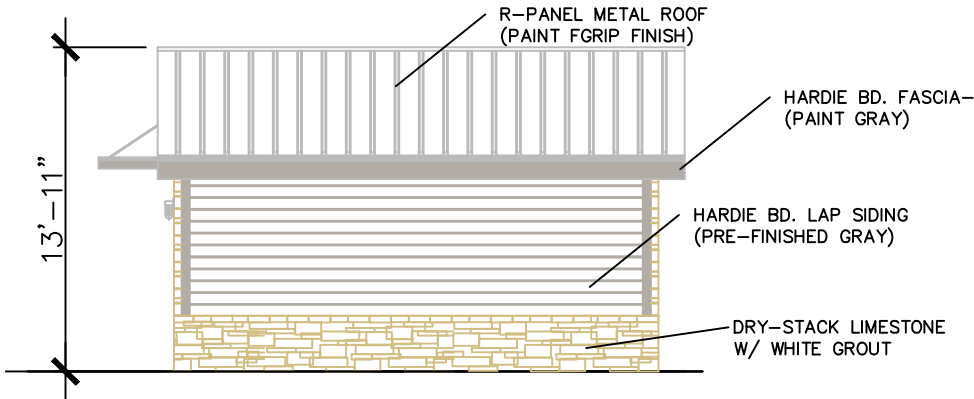
SHEET NUMBER
1



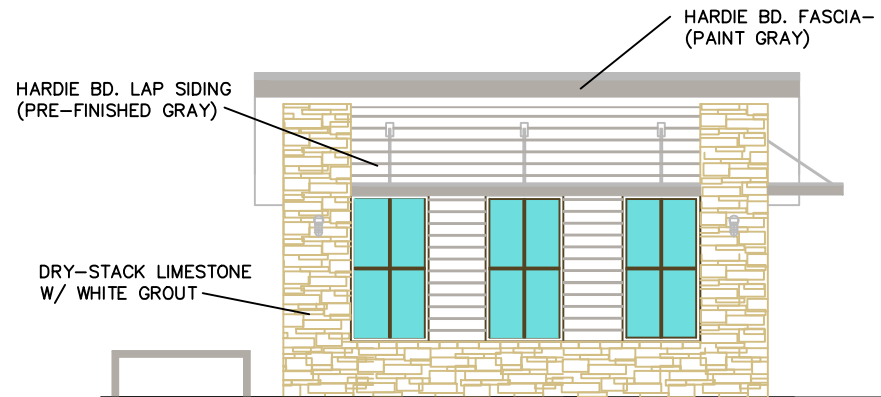
(A) SOUTH (ENTRY) ELEVATION
3/8"=1'-0"



(B) NORTH ELEVATION
3/8"=1'-0"



(C) EAST ELEVATION
3/8"=1'-0"



(D) WEST (STREET) ELEVATION
3/8"=1'-0"

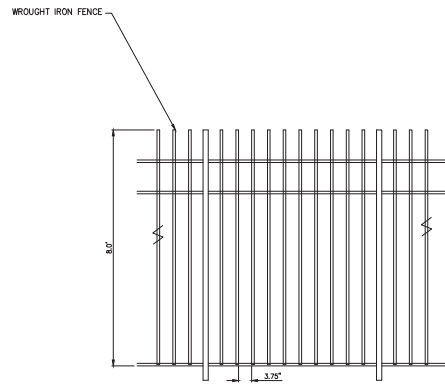


PLATINUM STORAGE
1674 N. FIRST STREET
GARLAND, TEXAS

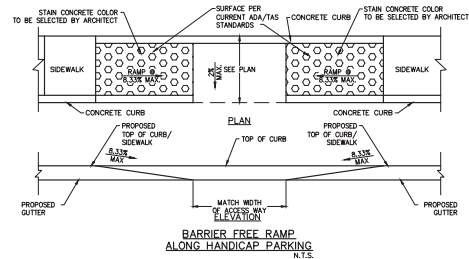
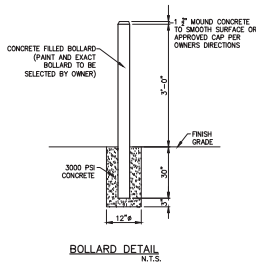
09/28/2021
ISSUE FOR SUP
09/28/20
NOT COMMENT RESPONSE
09/23/21
NOT COMMENT RESPONSE

SHEET NUMBER

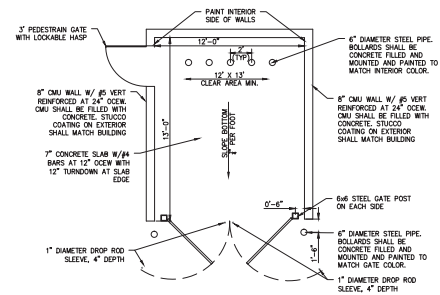
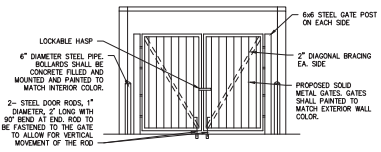
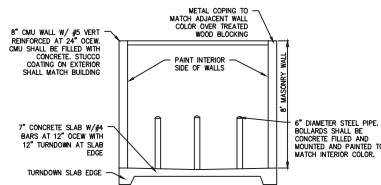
A2



FENCE DETAILS



- NOTES:
1. ON SITE BARRIER FREE RAMPS TO BE COLORED TO CONTRAST WITH THE ADJACENT SIDEWALKS. COLOR TO BE CHOSEN BY ARCHITECT/OWNER.
 2. ON SITE BFFS TO HAVE A SURFACE THAT COMPLIES WITH CURRENT ADA/TAS STANDARDS.
 3. CROSS SLOPES ON ALL BARRIER FREE RAMPS SHALL NOT EXCEED 2.0%.
 4. GROOVES ON RAMP SHALL BE HAND TOOLED, NOT DAMBUT.



DUMPSTER DETAILS

Z 20-14



View of the subject property from North First Street



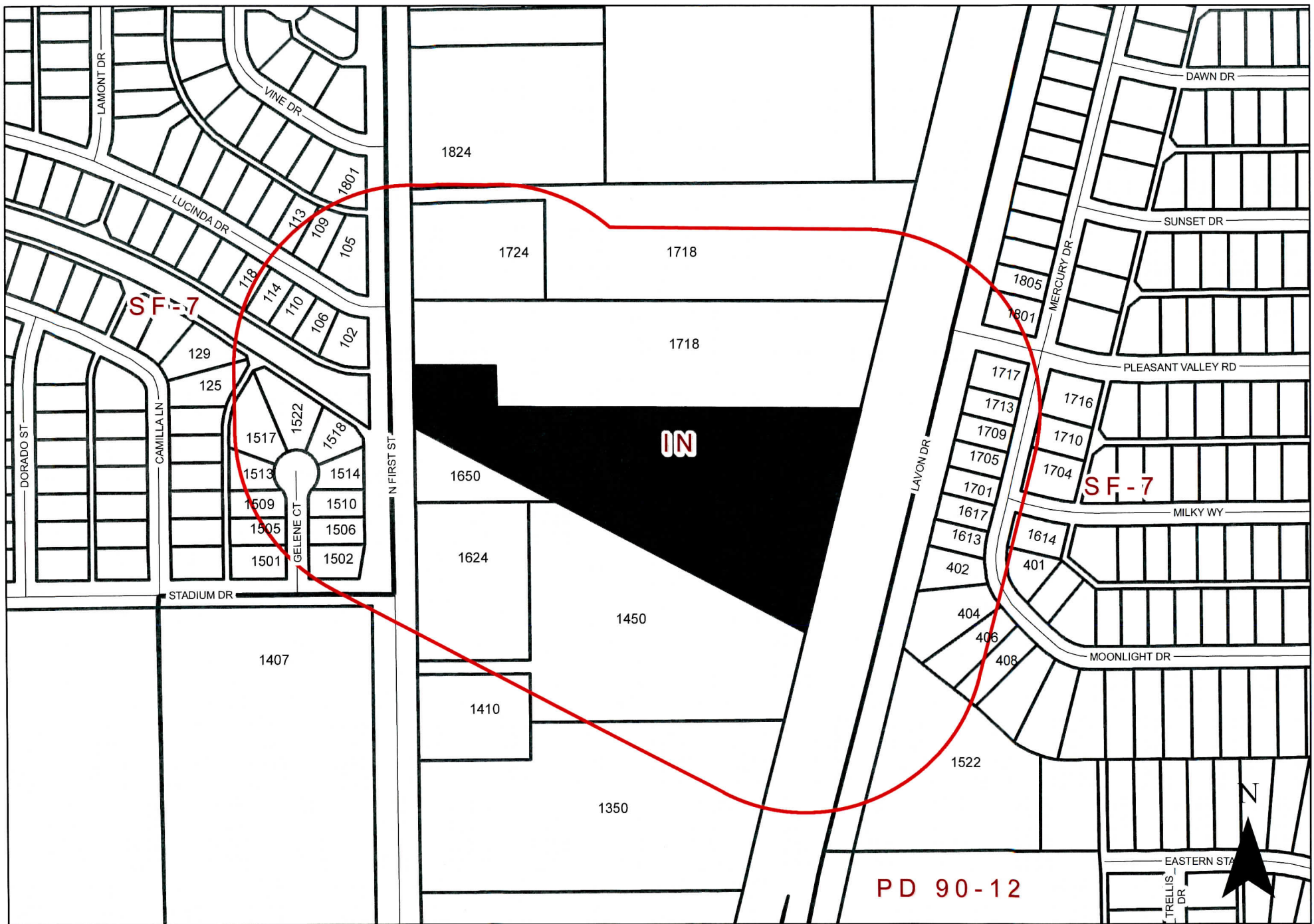
Looking south of the subject property



Looking north of the subject property



Looking east of the subject property



0 180 360 Feet 1 inch = 282 feet

Zoning Map Z 20-14

1674 & 1702 North First Street

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

Comment Form

Case Z 20-14

Z 20-14 Masterplan. The applicant proposes outdoor storage for recreational vehicles and boats. This site is located at 1674 and 1702 North First Street. (District 8)

Z 20-14 Masterplan. El solicitante propone almacenamiento al aire libre para vehículos recreativos y embarcaciones. Este sitio está ubicado en 1674 y 1702 North First Street. (Distrito 8)

Z 20-14 Masterplan. Người nộp đơn đề xuất lưu trữ ngoài trời cho các phương tiện giải trí và tàu thuyền. Địa điểm này nằm ở 1674 và 1702 North First Street. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

SARO PARTNERS

OWNER 1674 N 1st
Garland, TX

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1450 S TL TOWNSEND #100

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Rockwall TX 75032

City, State / Estado de la Ciudad / Thành bang

75032

Zip Code / Código postal / Mã B u Chính

Shuk

9-23-2021

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –



GARLAND

Plan Commission

3. c.

Meeting Date: 09/27/2021

Item Title: Z 21-28 Geral DeWitt - Specific Use Provision (District 8)

Summary:

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

Attachments

Z 21-28 Geral DeWitt (Specific Use Provision) Report and Attachments

Z 21-28 Geral DeWitt Responses

Planning Report

File No: Z 21-28/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

LOCATION

925 Lavon Drive

APPLICANT

Geral DeWitt

OWNER

Geral DeWitt

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-14] to allow an Automobile Sales Use for a time period of ten (10) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with an approximately 1,836 square-foot building. The site contains approximately 0.036 acres with approximately 431 lineal feet of frontage along Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use within an existing 1,836 square-foot building. The establishment would operate Monday through Saturday, from 8:00 a.m. to 6:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and nine (9) parking spaces on the site, meeting GDC parking requirements. In addition, vehicles for sale/display are parked along Lavon Drive.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping (trees along Lavon Drive) currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District, Community Retail (CR) and Planned Development (PD) District. The property to the north is zoned Industrial (IN) District and is developed with auto sales company. The property to the south is zoned Industrial (IN) District and the existing structure is currently vacant. Further south is zoned Industrial (IN) District and is developed with a paint and body shop. The property to the west is zoned Industrial (IN) District and is developed with a retail store. The property to the east is zoned Planned Development (PD) 18-08 and is developed with a senior living apartment complex.

STAFF RECOMMENDATION

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

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

The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 20 40 Feet

1 inch = 36 feet

Zoning Map Z 21-28



INDICATES AREA
OF REQUEST

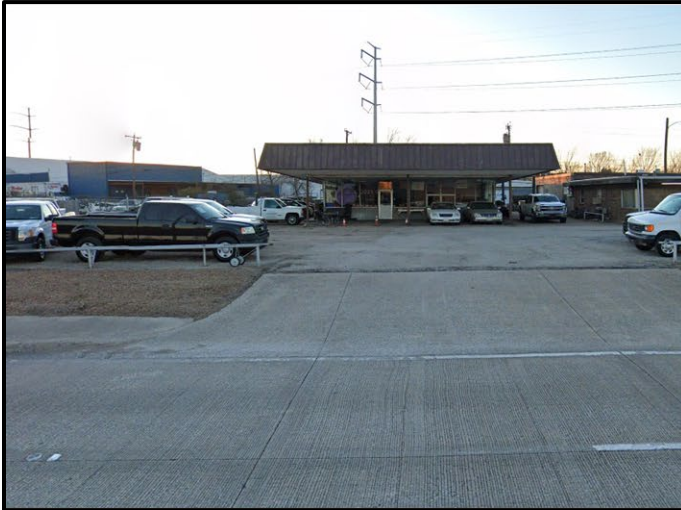
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-28

925 LAVON DIVE

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow an Auto Sales Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Auto Sales, New and Used Use shall be in effect for twenty (20) years.
- B. Site Plan: The site shall be in general conformance with the site layout in Exhibit C.
- C. Signage: All signage shall comply with Garland Development Code.
- D. Landscaping: Four (4) existing trees planted along Lavon Drive shall remain.

Z 21-28



View of the subject property from Lavon Drive.



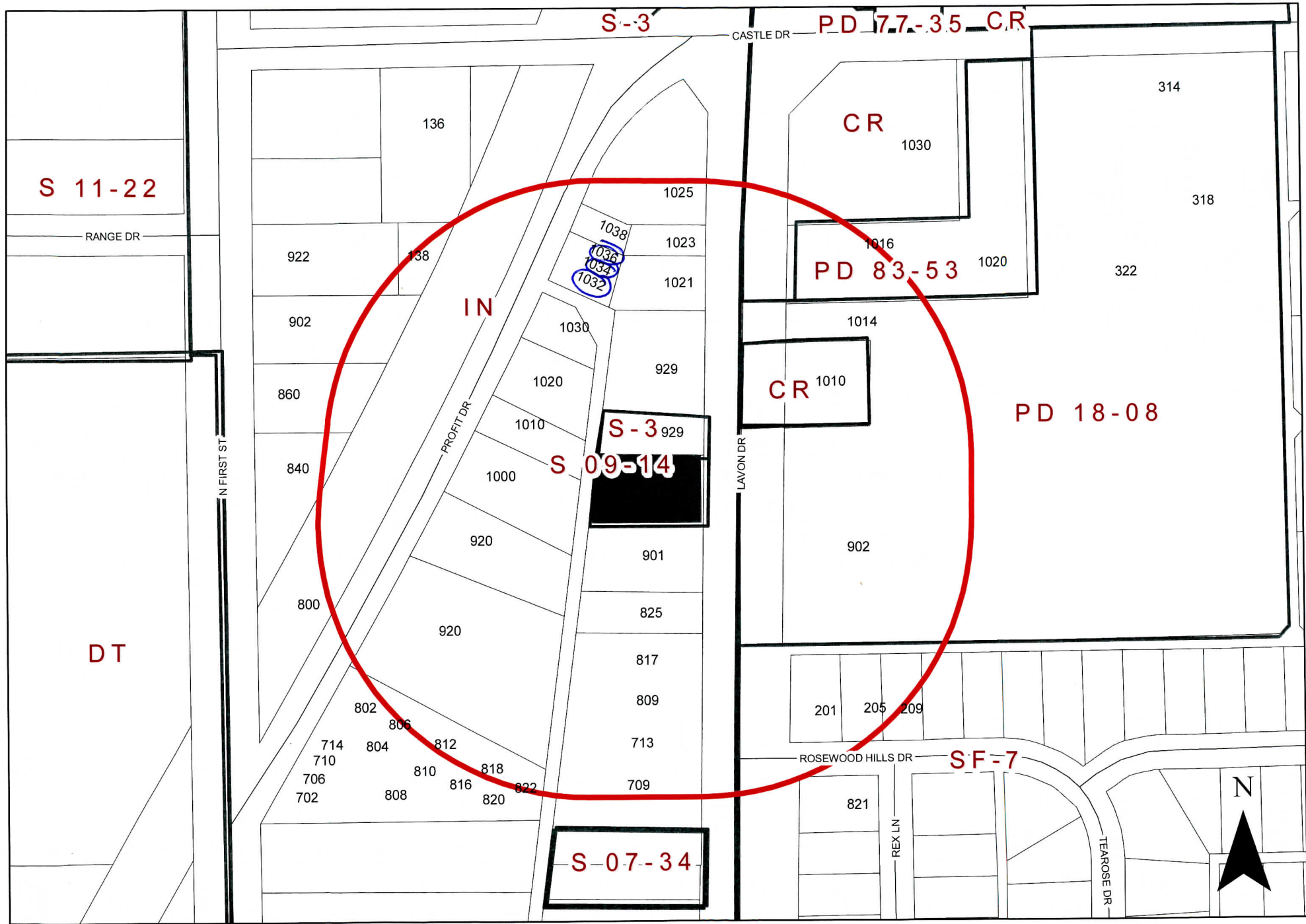
View of the property to the north.



View of the property to the east.



View of the property to the south.



0 120 240 Feet
1 inch = 185 feet

Zoning Map Z 21-28

925 Lavon Drive

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-28

Geral DeWitt proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 925 Lavon Drive. (District 8)

Geral DeWitt propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 925 Lavon Drive. (Distrito 8)

Geral DeWitt đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 925 Lavon Drive. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

JOE MORALE PROPERTY OWNER

Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

1032 / 1034 / 1036 PROFIT DRIVE

City, State / Estado de la Ciudad / Thành bang

GARLAND, TEXAS

Zip Code / Código postal / Mã B u Chính

75040

Signature / Firma / Chữ ký

Joe Morale

Date / Fecha / Ngày

9/18/2021

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-28

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

HAVE BEEN NEIGHBORS WITH GERAL
DEWITT FOR 40+ YEAR. GERAL
HAS ALWAYS BE A EXCELLENT NEIGHBOR
AND A PILLAR OF OUR NEIGHBORHOOD
HE IS A VERY RESPECTFUL MAN
AND A GOOD AND HONEST MAN
I HAVE NO PROBLEM WITH WHAT
HE WANT TO DO.



GARLAND

Plan Commission

3. d.

Meeting Date: 09/27/2021

Item Title: Z 21-28 Geral DeWitt - Plan (District 8)

Summary:

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

Attachments

Z 21-28 Geral DeWitt (Plan) Report and Attachments

Z 21-28 Geral DeWitt Responses

Planning Report

File No: Z 21-28/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

Approval of a Plan for an Auto Sales Use on a property zoned Industrial (IN) District.

LOCATION

925 Lavon Drive

APPLICANT

Geral DeWitt

OWNER

Geral DeWitt

BACKGROUND

In 2009, City Council approved a Specific Use Provision [S 09-14] to allow an Automobile Sales Use for a time period of ten (10) years. The SUP has expired and the applicant is requesting approval to allow the continued operation of an Automobile Sales use on the subject property.

SITE DATA

The subject property is developed with an approximately 1,836 square-foot building. The site contains approximately 0.036 acres with approximately 431 lineal feet of frontage along Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

The existing use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Auto Sales use within an existing 1,836 square-foot building. The establishment would operate Monday through Saturday, from 8:00 a.m. to 6:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and nine (9) parking spaces on the site, meeting GDC parking requirements. In addition, vehicles for sale/display are parked along Lavon Drive.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping (trees along Lavon Drive) currently exists on the site.
4. Signage is existing and no changes to signs are proposed with this application.
5. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District, Community Retail (CR) and Planned Development (PD) District. The property to the north is zoned Industrial (IN) District and is developed with auto sales company. The property to the south is zoned Industrial (IN) District and the existing structure is currently vacant. Further south is zoned Industrial (IN) District and is developed with a paint and body shop. The property to the west is zoned Industrial (IN) District and is developed with a retail store. The property to the east is zoned Planned Development (PD) 18-08 and is developed with a senior living apartment complex.

STAFF RECOMMENDATION

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

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

The continued use of the property for auto sales is compatible with the current surrounding uses and zoning. However, limiting the Specific Use Provision to no more than ten (10) years allows for the reevaluation of the site should surrounding land use patterns change or with increased redevelopment efforts.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



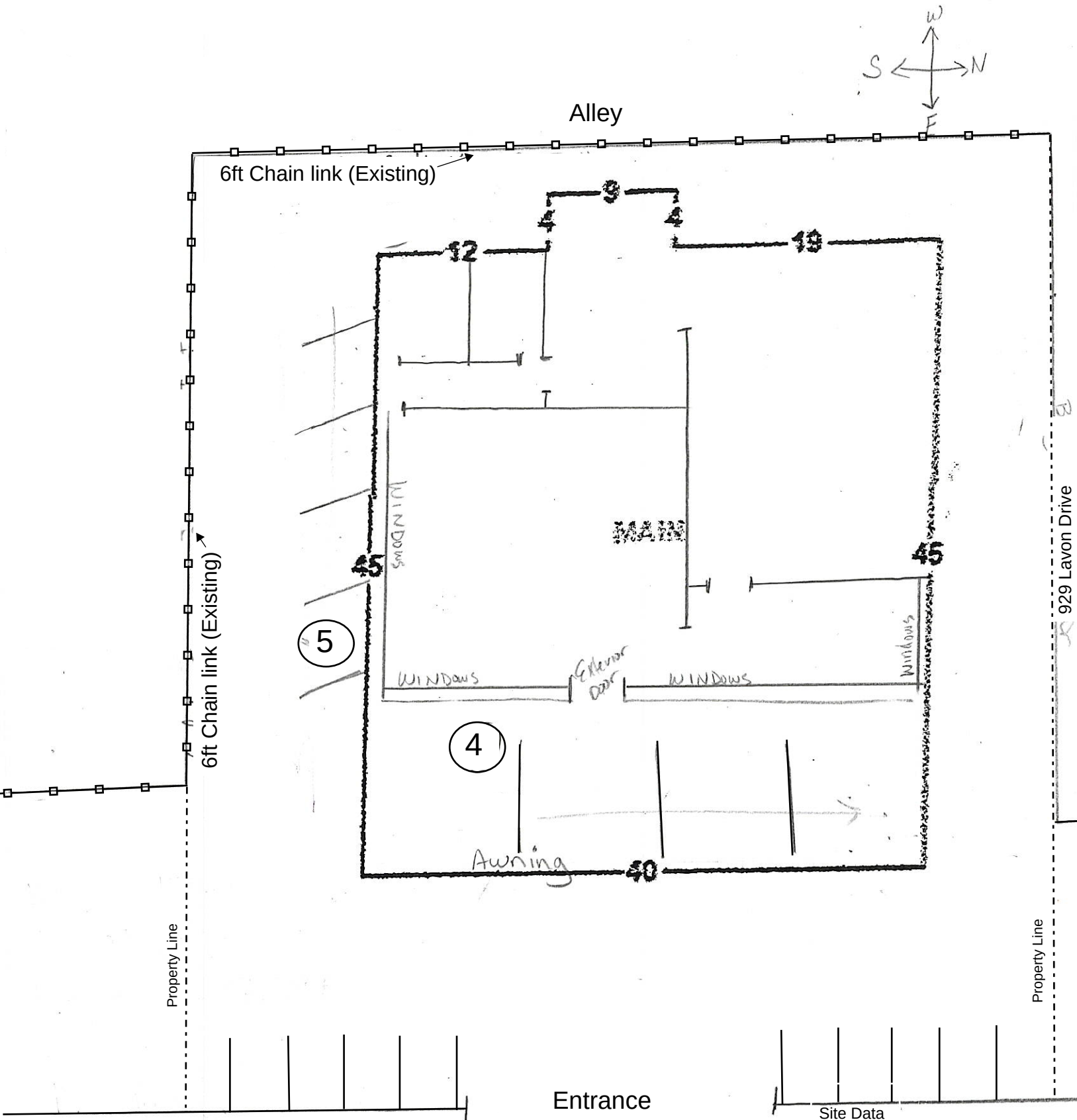
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1 inch = 36 feet

Zoning Map Z 21-28



INDICATES AREA
OF REQUEST

EXHIBIT C



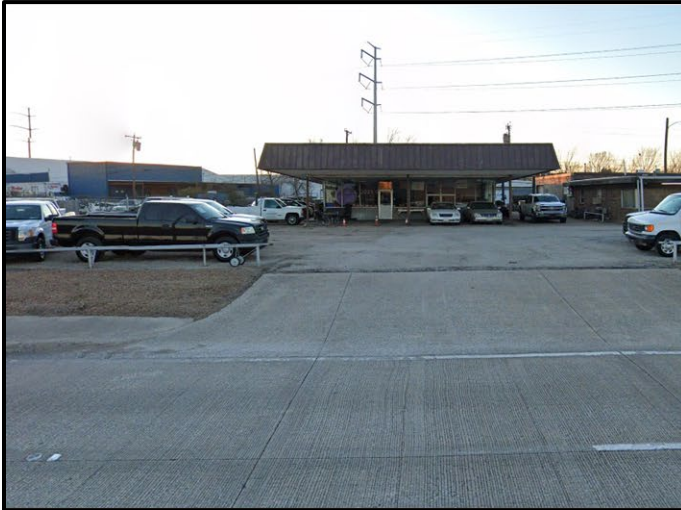
Case# 210729-3

SITE PLAN

Lavon Drive

District	Industrial (IN)
Building Square Footage	1,836
Building Height	17 feet
Customer Parking	5
Employee Parking	4
Total Parking	9

Z 21-28



View of the subject property from Lavon Drive.



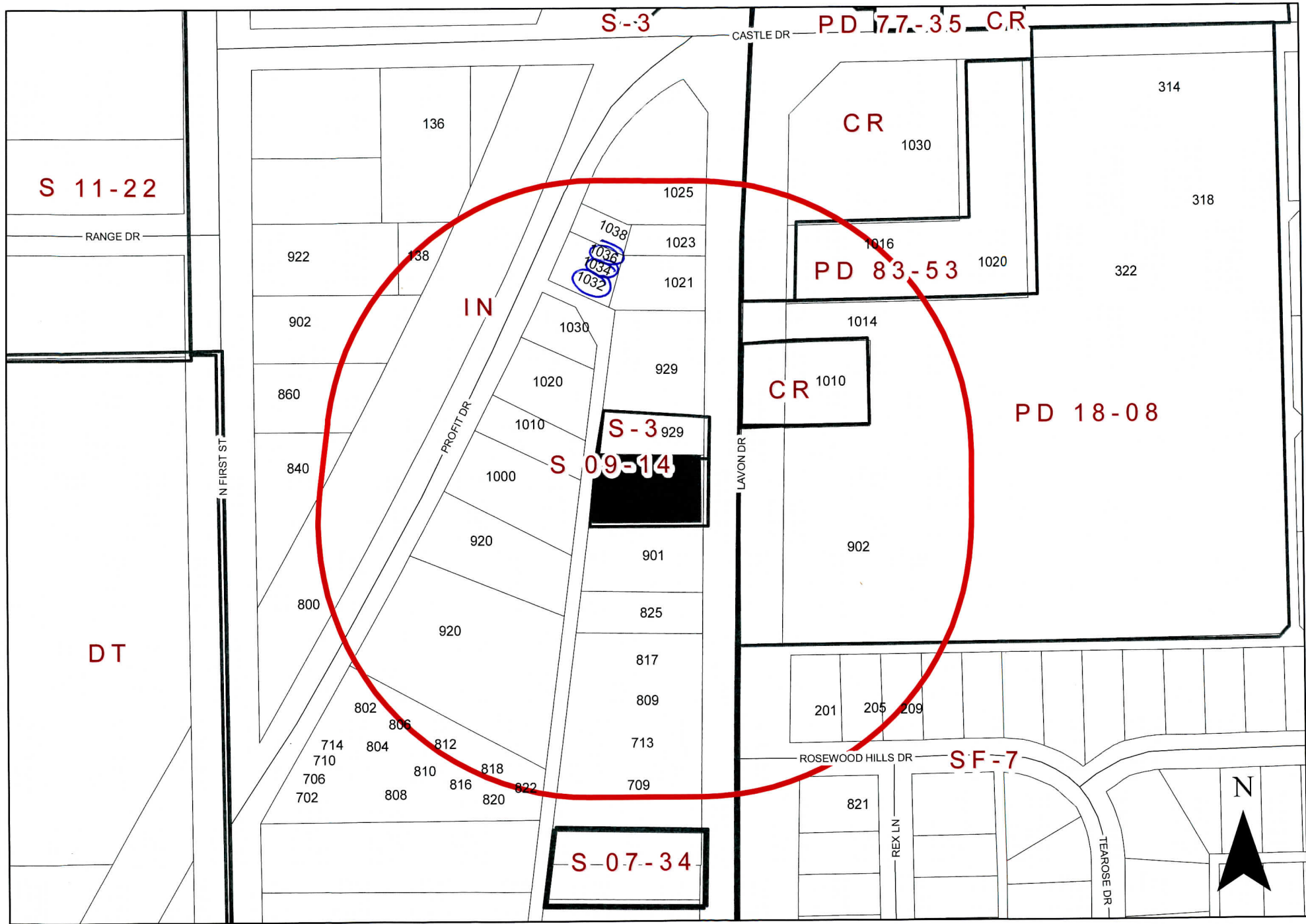
View of the property to the north.



View of the property to the east.



View of the property to the south.



Zoning Map Z 21-28

925 Lavon Drive

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-28

Geral DeWitt proposes to renew a Specific Use Provision (SUP) for an existing Auto Sales use. This site is located at 925 Lavon Drive. (District 8)

Geral DeWitt propone renovar una Disposición de uso específico (SUP) para un uso existente de Auto Sales. Este sitio está ubicado en 925 Lavon Drive. (Distrito 8)

Geral DeWitt đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho việc sử dụng Bán ô tô hiện có. Trang web này nằm ở 925 Lavon Drive. (Quận 8)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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JOE MORALE PROPERTY OWNER

Your Property Address / La dirección de su propiedad / Địa chỉ tài sản

1032 / 1034 / 1036 PROFIT DRIVE

City, State / Estado de la Ciudad / Thành bang

GARLAND, TEXAS

Zip Code / Código postal / Mã B u Chính

75040

Signature / Firma / Chữ ký

Joe Morale

Date / Fecha / Ngày

9/18/2021

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Comment Form Continued – Case Z 21-28

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

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GARLAND

Plan Commission

3. e.

Meeting Date: 09/27/2021

Item Title: Z 21-33 R-Delta Engineers, Inc. - Specific Use Provision (District 1)

Summary:

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

Attachments

Z 21-33 R-Delta Engineers, Inc. (Specific Use Provision) Report and Attachments

Z 21-33 R-Delta Engineers, Inc. Responses

Planning Report

File No: Z 21-33/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

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REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 and 3180 Elm Grove Road

APPLICANT

R-Delta Engineers, Inc.

OWNER

City of Garland

BACKGROUND

The subject property currently holds a Specific Use Provision (S 08-04) for an electric substation that was approved in 2008. The substation is maintained by Garland Power & Light (GP&L). The applicant intends to expand the existing substation and connect to the adjacent Oncor Elm Grove Substation and the proposed Rayburn Electric Cooperative/Farmers Electric Cooperative Cottonwood Creek Substation that was approved in March 2021.

Per the Garland Development Code (GDC), an Electric Substation requires approval of an SUP through a public hearing process. The applicant requests to revise the existing Specific Use Provision to expand the electric substation.

SITE DATA

The subject property contains approximately 3.737 acres in area with approximately 198.72 lineal feet of frontage along Elm Grove Road. The site can be accessed from Elm Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently developed with an electric substation. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural (AG) District until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. This project's intent is to expand the electric substation that is maintained by Garland Power & Light, as shown in Exhibit C. Proposed improvements associated with the Electric Substation include switches, transformers and related substation equipment. The proposed electric substation will be similar in character to the existing adjacent electric substations.
2. The GDC includes Electric Substation as a use in recognition of potential future electrical service needs. The utility service is valuable for future development.
3. The Electric Substation plan proposes an eight (8)-foot chain link fence around the expansion. Additionally, high-level screening shrubs and ground covers are proposed around the chain link fence. The GDC also requires all mechanical equipment to be screened. The landscape plan also shows that existing landscape plantings that are not in a healthy condition will be replaced. This proposal meets the intent of providing screening and landscaping per the GDC as shown in Exhibit D.
4. The application proposes the SUP to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The property to the east is zoned Agricultural (AG) District with a Specific Use Provision (S 20-47) for an electric substation that was approved in March 2021. The property to the south is zoned Agricultural (AG) District with a Specific Use Provision (S 07-35) for an electric substation. The property to the west, across Elm Grove Road, is zoned Agricultural (AG) District and it is the Garland landfill. The property to the southwest, across Elm Grove Road, is part of a residential development that is located in the City of Rowlett.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 167 feet

Zoning Map Z 21-33



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-33

2900 and 3180 Elm Grove Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the expansion of an Electric Substation.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Garland Development Code shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect in perpetuity.

Z 21-33



Looking at the subject property from Elm Grove Road



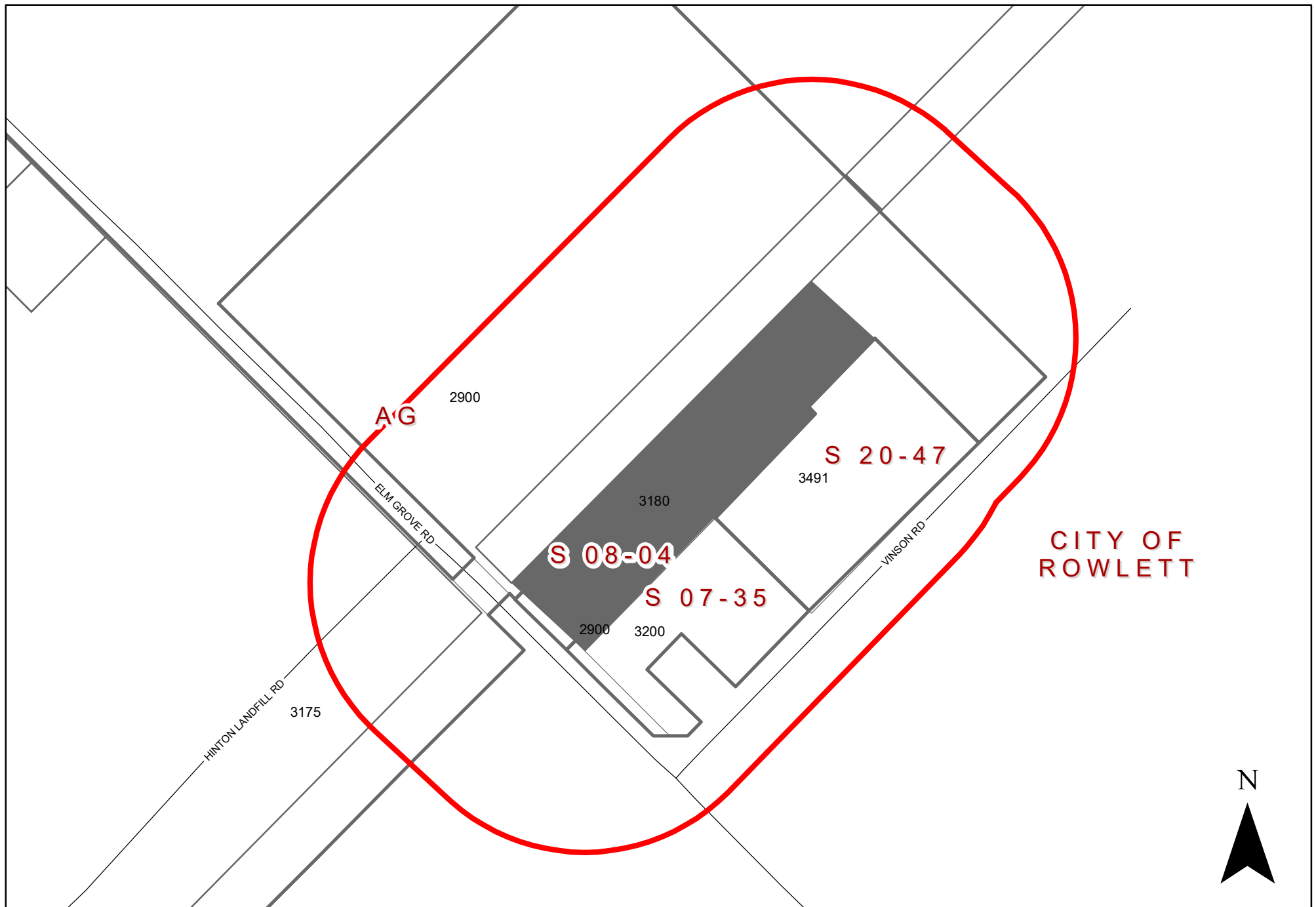
Looking south of the subject property from Vinson Road



Looking west of the subject property from Vinson Road



Looking east of the subject property from Vinson road



0 160 320 Feet
1 inch = 250 feet

Zoning Map Z 21-33

2900 & 3180 Elm Grove Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. f.

Meeting Date: 09/27/2021

Item Title: Z 21-33 R-Delta Engineers, Inc. - Plan (District 1)

Summary:

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

Attachments

Z 21-33 R-Delta Engineers, Inc. (Plan) Report and Attachments

Z 21-33 R-Delta Engineers, Inc. Responses

Planning Report

File No: Z 21-33/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

LOCATION

2900 and 3180 Elm Grove Road

APPLICANT

R-Delta Engineers, Inc.

OWNER

City of Garland

BACKGROUND

The subject property currently holds a Specific Use Provision (S 08-04) for an electric substation that was approved in 2008. The substation is maintained by Garland Power & Light (GP&L). The applicant intends to expand the existing substation and connect to the adjacent Oncor Elm Grove Substation and the proposed Rayburn Electric Cooperative/Farmers Electric Cooperative Cottonwood Creek Substation that was approved in March 2021.

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SITE DATA

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USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

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4. The application proposes the SUP to be in effect in perpetuity.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as appropriate for Operating Landfill & Public Facility.

The availability of utility and transportation infrastructure plays a role in the development and redevelopment of properties throughout the community. A site must have proper services in order to handle a new residential, retail, office, or commercial use. In some infill or redevelopment cases, the site or area may not be served with adequate services for the intended land use, and improvements to the system are required.

The utility service provided by this proposal is valuable for future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties immediately to the north and northeast of the subject property are zoned Agricultural (AG) District; these properties are vacant. The property to the east is zoned Agricultural (AG) District with a Specific Use Provision (S 20-47) for an electric substation that was approved in March 2021. The property to the south is zoned Agricultural (AG) District with a Specific Use Provision (S 07-35) for an electric substation. The property to the west, across Elm Grove Road, is zoned Agricultural (AG) District and it is the Garland landfill. The property to the southwest, across Elm Grove Road, is part of a residential development that is located in the City of Rowlett.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District.

Approval of a Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



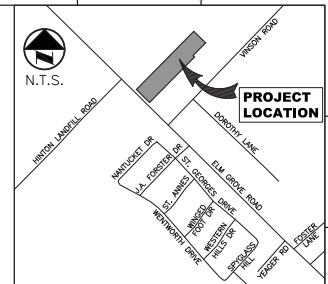
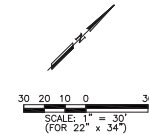
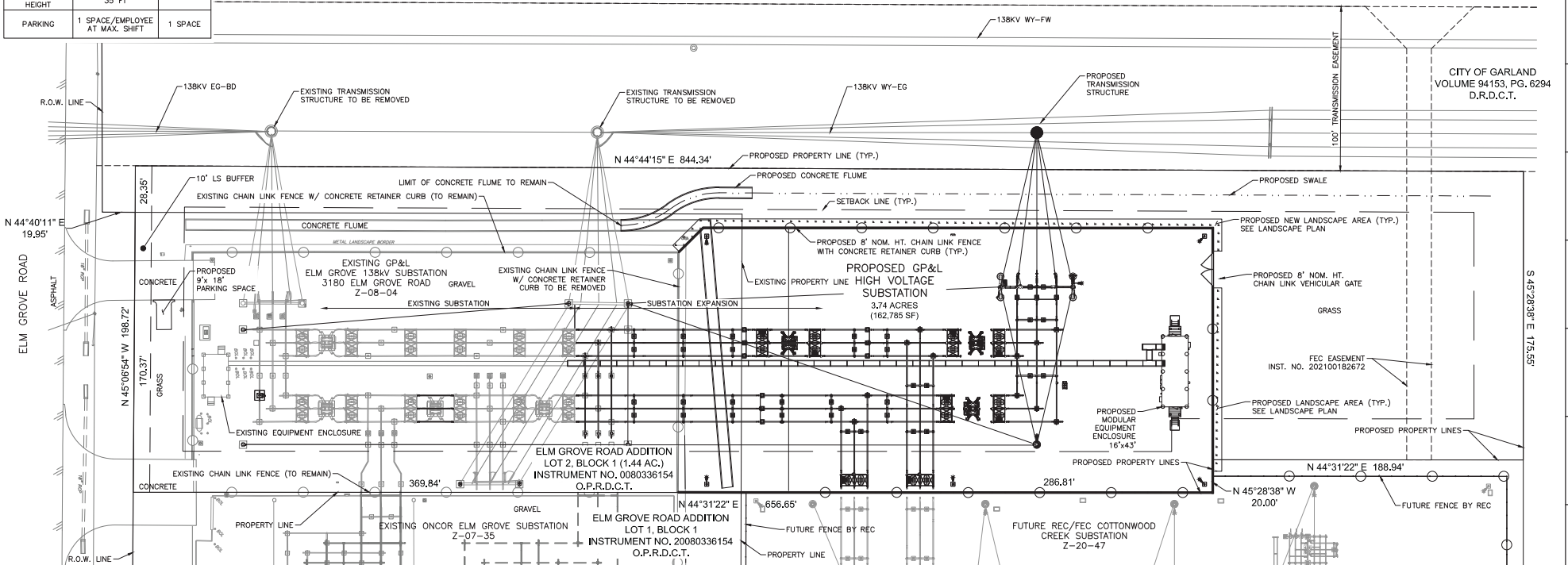
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1 inch = 167 feet

Zoning Map Z 21-33



INDICATES AREA
OF REQUEST

EXISTING ZONING	AG (AGRICULTURAL)	
PROPOSED USE	HIGH VOLTAGE ELECT. SUBSTATION	
	REQUIRED	PROPOSED
LOT AREA	87,120 SF	162,785 SF (3.74 AC)
FRONT SETBACK	30 FT	30 FT
REAR SETBACK	30 FT	30 FT
SIDE SETBACK NOT ADJ./STREET	25 FT	25 FT
BUILDING FOOTPRINT	N/A	688 SF (+ 390 SF EX) =1,078 SF
MIN. LOT WIDTH	150 FT	
MIN. LOT DEPTH	150 FT	
MAX. BUILDING COVERAGE	30%	0.7%
MAX. BUILDING HEIGHT	35 FT	
PARKING	1 SPACE/EMPLOYEE AT MAX. SHIFT	1 SPACE

VICINITY MAP

SITE LAYOUT
SCALE: 1" = 30'

A	6/28/2021	RDE	FAP	FAP	ISSUE FOR PRESUBMITTAL APPLICATION
B	8/16/2021	RDE	FAP	FAP	ISSUE FOR SUP APPLICATION
C	9/9/2021	RDE	FAP	FAP	REVISE PER COG REVIEW COMMENTS

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
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GARLAND
GARLAND POWER & LIGHT



618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY FRANK A. POLMA, P.E. 80274
AUGUST 16, 2021. ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO
THE RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING PRACTICE AC

JOB NO. 2878-20 DESIGN BY FAP
CREATED CODE
PLOTTED CHECKED BY
LAST UPDATE BY

DRAWN: RDE		SCALE: 1" = 30'
CHECKED:	DRAWING NO.: SP-1	ISSUED:
APPROVED:		
FILENAME:		

CASE NO. 210727-1

**ELM GROVE ROAD
SUBSTATION ADDITION**

SITE PLAN

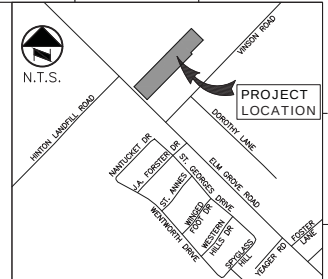
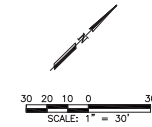
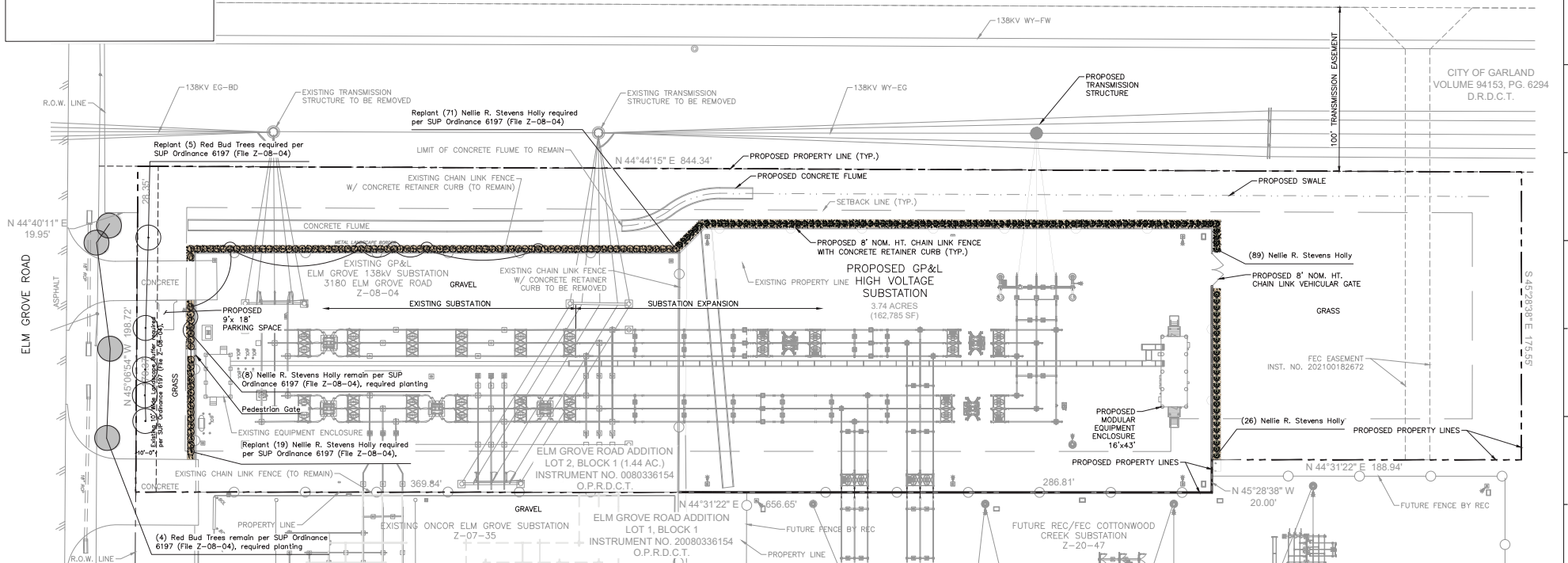
Site Landscape Area
Total Site Area - 162,785 SF
Min 10% Site Area to be Landscaped

16,279 SF REQUIRED
21,267 SF PROVIDED
Landscape Buffer Trees
Street Frontage Length - 199'
Tree Requirements per SUP ordinance 6197 (File Z-08-04)
9 ORNAMENTAL TREES REQUIRED
4 ORNAMENTAL EXISTING TREES REMAIN
5 ORNAMENTAL NEW TREES PROVIDED
9 ORNAMENTAL TOTAL TREES PROVIDED

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	Ile x n	115	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	Cont.	Min 3' Height, Sp.
	Ile x n	90	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	Cont.	Min 3' Height, Sp.
	CC	5	Cercis Canadensis 'Forest Parsony'	Redbud Tree	30 gal.	Cont.	Min 6' Height ¹

	Shd mul	3,482	Shredded Hardwood Mulch	Mulch	---
---	---------	-------	-------------------------	-------	-----

1 - Replacement trees & shrubs per SUP Ordinance 6197 (File z-08-04)

VICINITY MAP

SCALE: 1" = 30'

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
-----	------	--------	------	------	------------------



618 Main Street

Ph. (972) 494-5031
Fax: (972) 493-2373

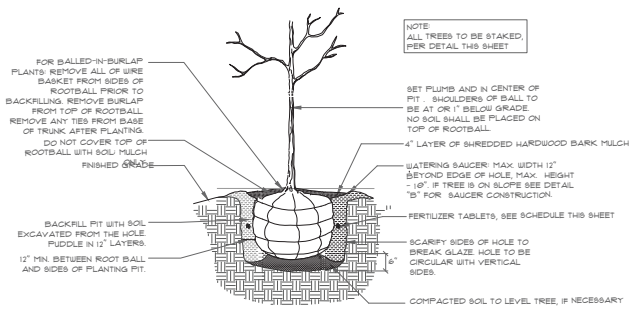
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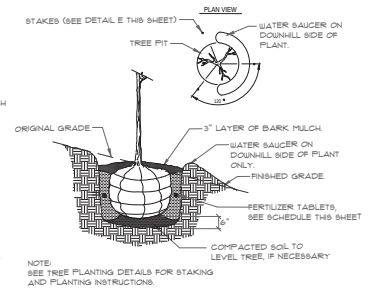
APPROVED:	<i>LP-1</i>	<i>B</i>
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**ELM GROVE ROAD
SUBSTATION ADDITION**

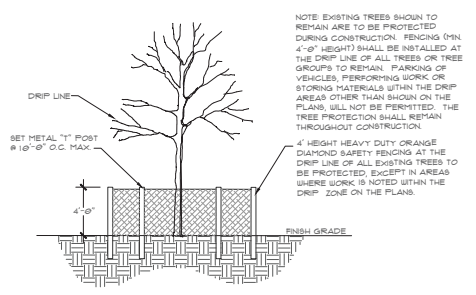
LANDSCAPE PLAN



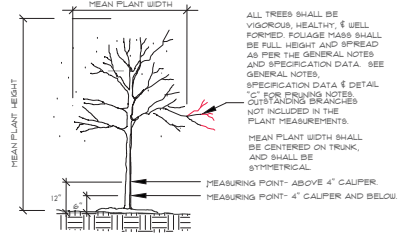
A SECTION: TREE PLANTING - B&B, BOX, CONT. NTS



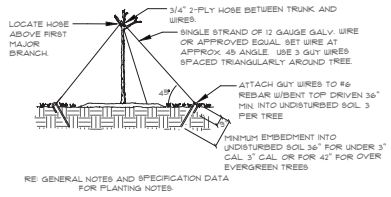
B SECTION: TREE PIT ON SLOPE NTS



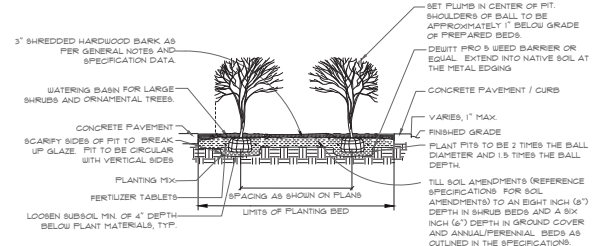
C SECTION: TREE PROTECTION NTS



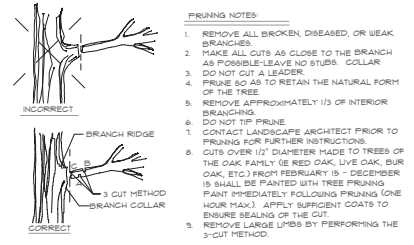
D SECTION: TREE MEASURING NTS



E SECTION: TREE GUYING NTS



G SECTION: SHRUB PLANTING BED NTS



F SECTION: TREE PRUNING NTS

FERTILIZER SCHEDULE: PLANTING	
TREES	SHRUBS AND PERENNIALS
5-GALLON TREES 2 AGRIFORM • 2 GRAM TABLETS	1; GALLON AND SMALLER 1 AGRIFORM • 2 GRAM TABLET
15-GALLON TREES 3 AGRIFORM • 2 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM • 2 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM • 2 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM • 2 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
• OR APPROVED EQUAL	• OR APPROVED EQUAL

A	6/28/2021	RPS	RPS	RPS	ISSUE FOR PRESUBMITTAL APPLICATION
B	8/16/2021	RPS	RPS	RPS	ISSUE FOR SUP APPLICATION
C	9/13/2021	RPS	RPS	RPS	REVISED PER COG COMMENTS
REV	DATE	REV BY	P.M.	ENG.	REVISION/RELEASE

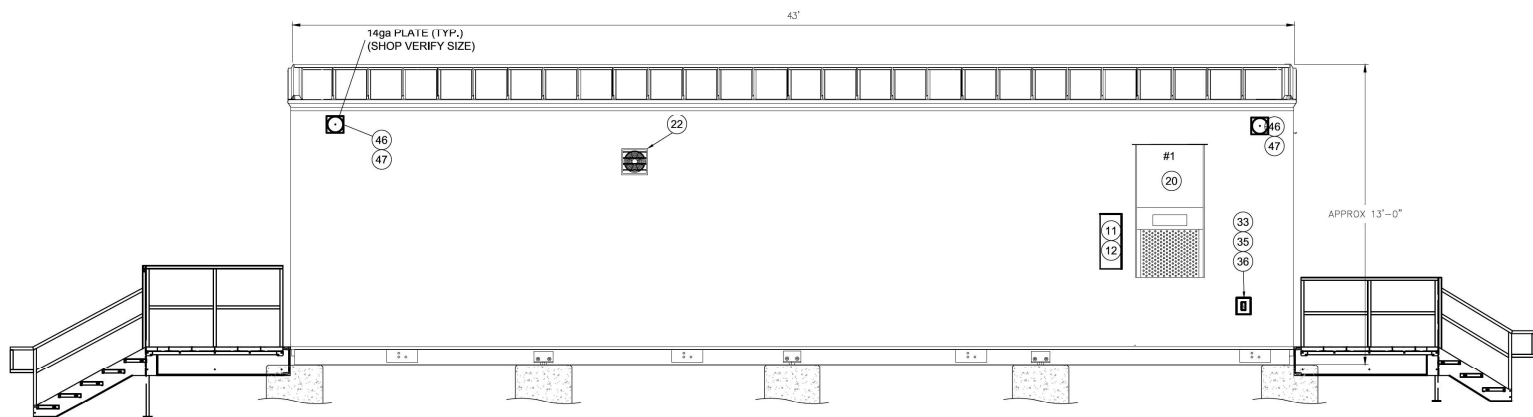
GARLAND
GARLAND POWER & LIGHT
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
DUNN
SINCE
10/12/2021
NOT FOR CONSTRUCTION
THIS DRAWING IS RELEASED FOR PERMITTING, BIDDING, AND CONSTRUCTION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

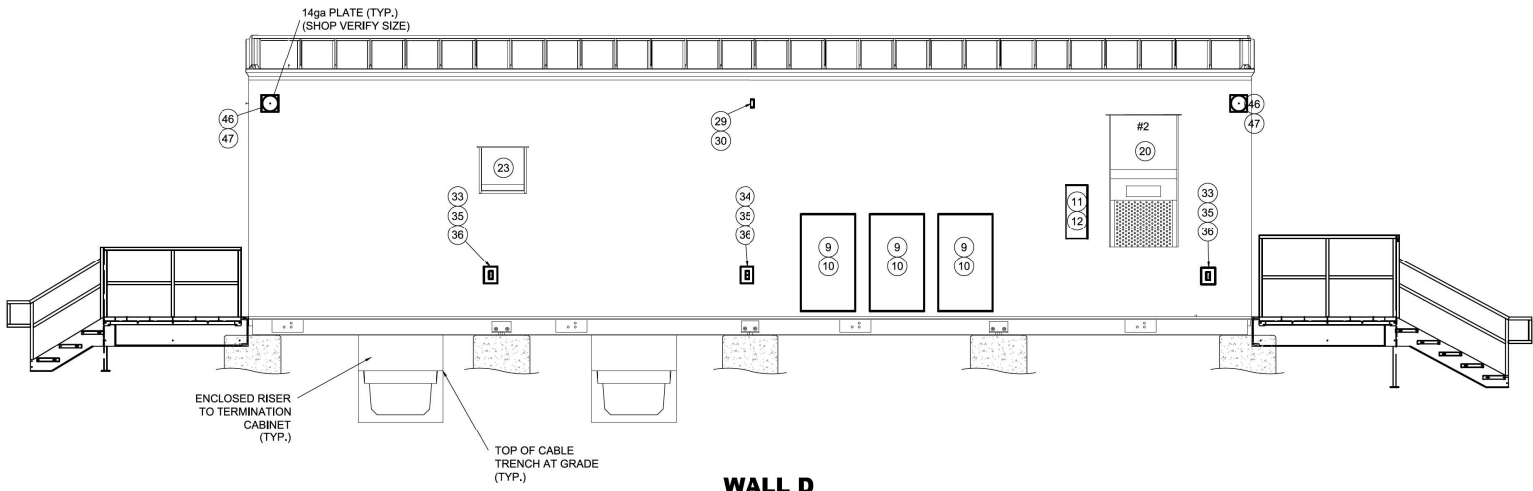
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CREATED: CODE
PLOTTED: CHECKED BY:
LAST UPDATE BY:
DRAWN: RPS
SCALE: 1" = 30'
CHECKED: DRAWING NO.:
APPROVED: LP-2
FILENAME: B

CASE NO. 210727-1
**ELM GROVE ROAD
SUBSTATION ADDITION**
LANDSCAPE DETAILS

EXHIBIT E



WALL B



WALL D

7/14/2021	RDE	FAP	SVD	INITIAL DESIGN FOR REVIEW
8/3/2021	RDE	FAP	SVD	REVISIONS FROM GP&L REVIEW AND CAMPBELL SPECIFICATIONS
REV	DATE	REV BY	P.M.	ENG.
				REVISION/RELEASE

**GARLAND**
GARLAND POWER & LIGHT
618 Main Street
Garland, TX 75040
Ph. (972) 494-5331
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1215

**rdelta**
ENGINEERS

PRELIMINARY
REVIEW SET
BY: STEVEN V. DEASES
P.E. 109821
R-Delta Engineers, Inc.
Date: August 3, 2021

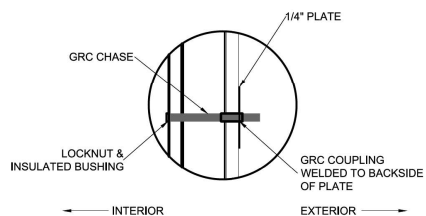
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

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CREATED	CODE
PLOTTED	CHECKED BY RDE
LAST UPDATE BY	
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CHECKED:	DRAWING NO. EG-2008-6
APPROVED:	ISSUE: -
FILENAME:	

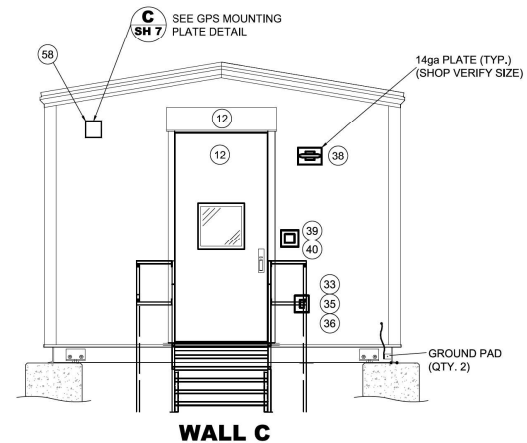
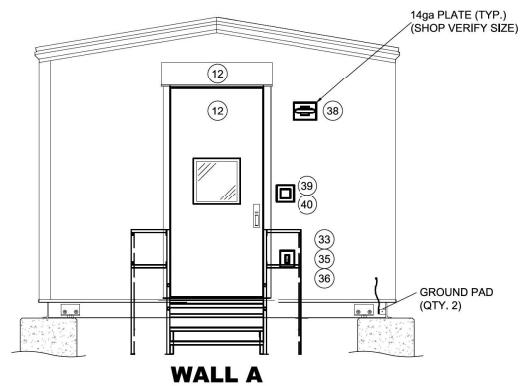
ELM GROVE SWITCHYARD

MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS

EXHIBIT E



C GPS ANTENNA CHASE DETAIL



-	7/14/2021	RDE	FAP	SVD	INITIAL DESIGN FOR REVIEW
-	8/3/2021	RDE	FAP	SVD	REVISIONS FROM GP&L REVIEW AND CAMPBELL SPECIFICATIONS
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



GARLAND
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Garland, TX 75040
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TRPE No. E-1515

PRELIMINARY

REVIEW SET

BY: STEVEN V. DEASES
P.E. 109821

P.E. 109821
R-Delta Engineers, Inc.
Date: August 3, 2021

NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 2878-20 DESIGN BY SVD
CREATED CODE
PLOTTED CHECKED BY RDE
LAST UPDATE BY

DRAWN: RDE		SCALE: NONE	
CHECKED:	DRAWING NO.: EG-2008-7		ISSUE NO.: -
APPROVED:			
FILENAME:			

ELM GROVE SWITCHYARD

MODULAR EQUIPMENT
ENCLOSURE
EXTERIOR ELEVATIONS

Z 21-33



Looking at the subject property from Elm Grove Road



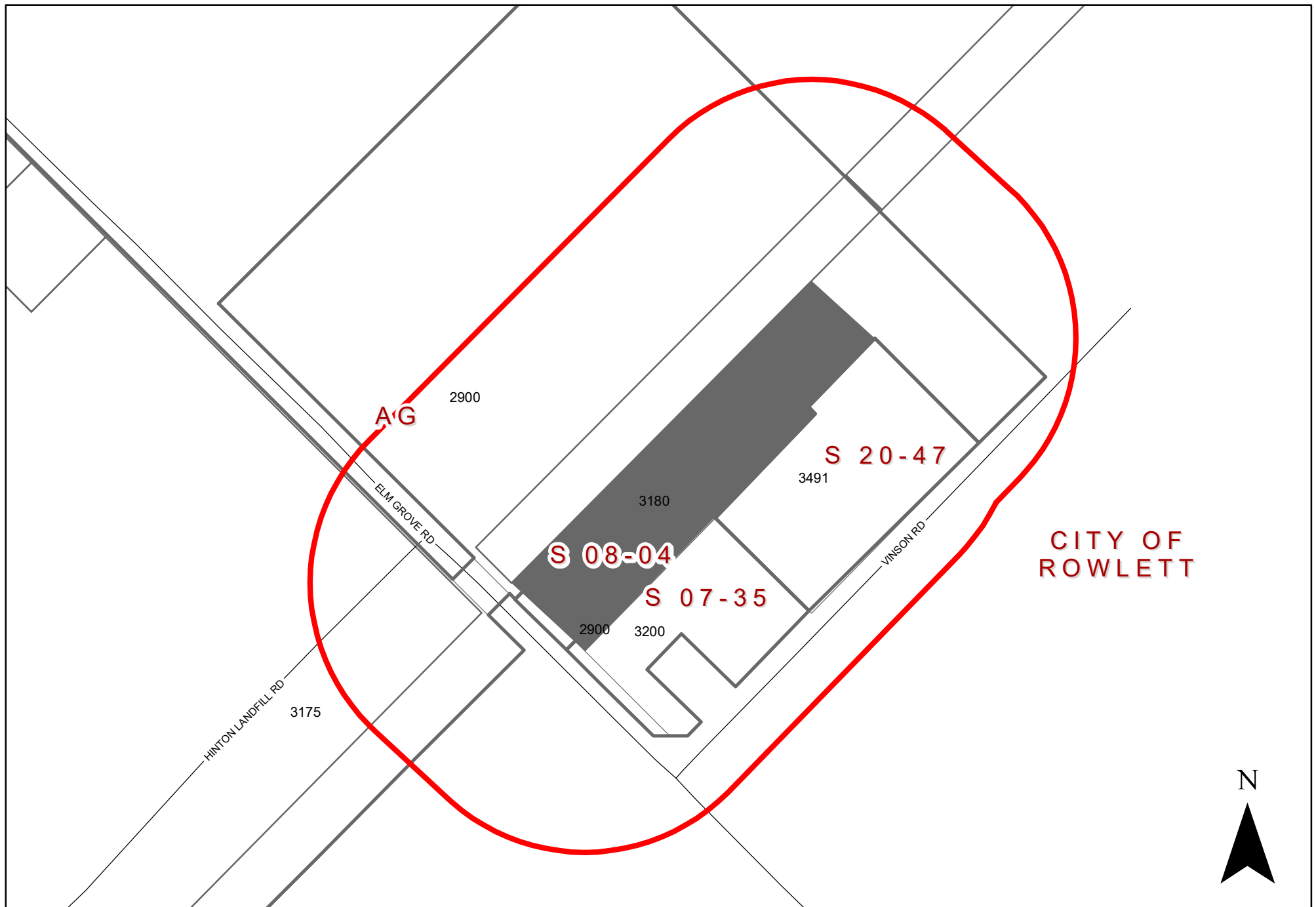
Looking south of the subject property from Vinson Road



Looking west of the subject property from Vinson Road



Looking east of the subject property from Vinson road



0 160 320 Feet
1 inch = 250 feet

Zoning Map Z 21-33

2900 & 3180 Elm Grove Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. g.

Meeting Date: 09/27/2021

Item Title: Z 21-35 Amar Patel - Specific Use Provision (District 5)

Summary:

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

Attachments

Z 21-35 Amar Patel (Specific Use Provision) Report and Attachments

Z 21-35 Amar Patel Responses

Planning Report

File No: Z 21-35/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

LOCATION

3645 Leon Road

APPLICANT

Amar Patal

OWNER

Maji Investment

BACKGROUND

In 1996, City Council approved a Specific Use Provision [S 96-08] to allow the development of a Days Inn Hotel ["Hotel/Motel, Limited Services" as classified by the GDC] for a time period of twenty-five (25) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

SITE DATA

The subject property contains approximately 1.0922 acres in area with approximately 400 lineal feet of frontage along Leon Road. The site can be accessed from Leon Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

The use is allowed in the Industrial (IN) District by Specific Use Provision (SUP) only.

CONSIDERATIONS

1. The hotel has forty-eight (48) hotel rooms. The applicant is in the process of renovating the interior of the existing structure by adding new furniture, flooring, and interior paint. In the past two (2) years, the applicant has repainted the exterior of the building and added exterior LED lighting.

2. The site plan (Exhibit C) shows existing pavement and fifty-two (52) parking spaces on the overall site, meeting the GDC parking requirements.
3. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
4. Signage is existing and not changes to signs are proposed with this application.
5. The application requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Transit-oriented centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Additionally, the site is located within the South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject site are primarily zoned Industrial (IN) District and Planned Development (PD) Districts. The property to north is zoned Industrial (IN) District with a Specific Use Provision (S 86-82) and is developed with a manufacturing company. The property to the west is zoned Planned Development (PD) 20-05 with Community Retail (CR) District and is developed with a tire shop. The property to the east is zoned Planned Development (PD) 02-18 and is developed with a manufacturing company (Daisy Brand).

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

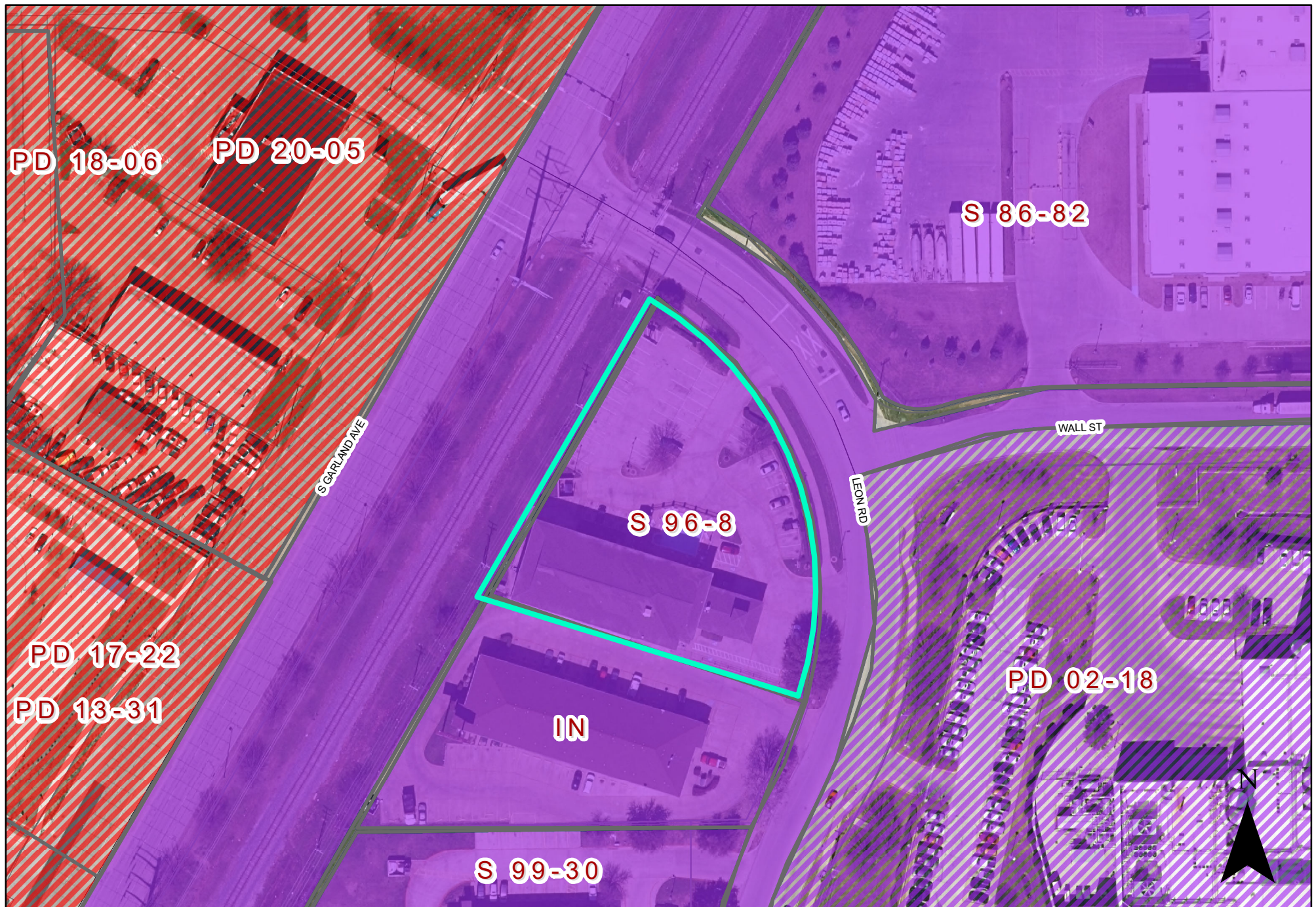
CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 98 feet

Zoning Map Z 21-35



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-35

3645 Leon Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the expansion of a Hotel/ Motel, Limited Service Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Garland Development Code shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Site Plan:** The site development shall be as reflected in Exhibit C.
 - B. Landscape Plan:** The landscape plan shall be as reflected in Exhibit D.
 - C. Elevations:** The elevations shall be as reflected in Exhibit E.
 - D. Time Period:** The Specific Use Provision shall be in effect for forty (40) years.

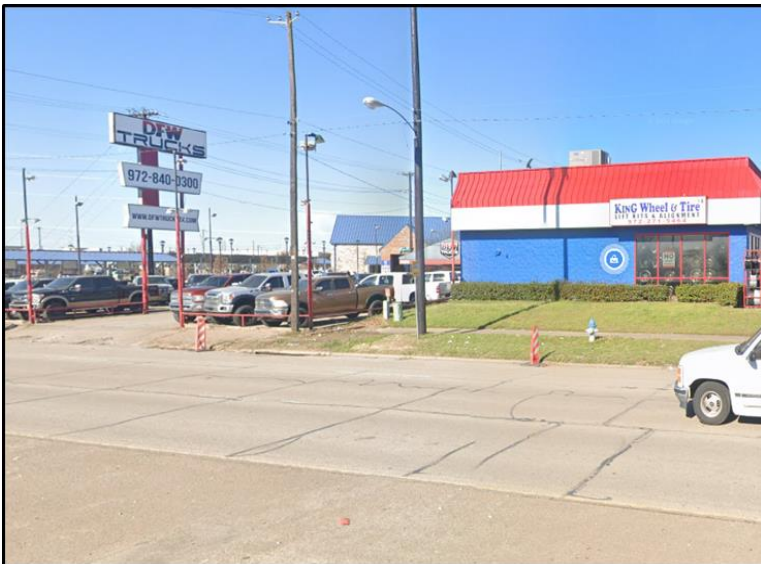
Z 21-35



Looking at the subject property from Leon Road.



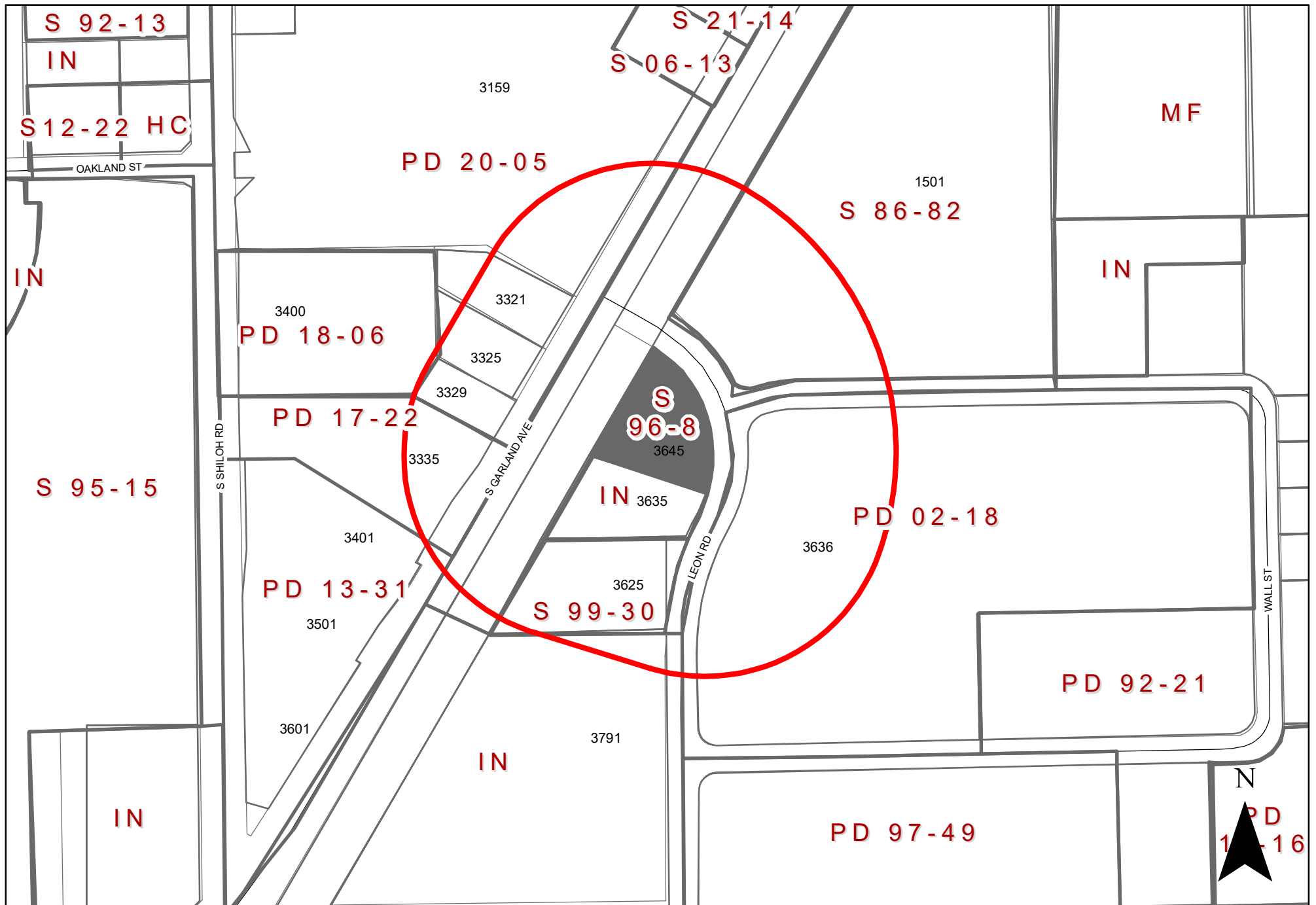
Looking north of the subject property from Leon Road.



Looking west of the subject property from South Garland Road.



Looking east of the subject property from Leon Road.



0 180 360 Feet
1 inch = 272 feet

Zoning Map Z 21-35

3645 Leon Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



GARLAND

Plan Commission

3. h.

Meeting Date: 09/27/2021

Item Title: Z 21-35 Amar Patel - Plan (District 5)

Summary:

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

Attachments

Z 21-35 Amar Patel (Plan) Report and Attachments

Z 21-35 Amar Patel Responses

Planning Report

File No: Z 21-35/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 27, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision renewal for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

Approval of a Plan for a Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

LOCATION

3645 Leon Road

APPLICANT

Amar Patal

OWNER

Maji Investment

BACKGROUND

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STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision renewal for a Hotel/Motel, Limited Services and 2) a Plan for Hotel/Motel, Limited Services on a property zoned Industrial (IN) District.

However, staff recommends a shorter time period such as five (5) years to reevaluate the use as it relates to supporting redevelopment efforts in the general area.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

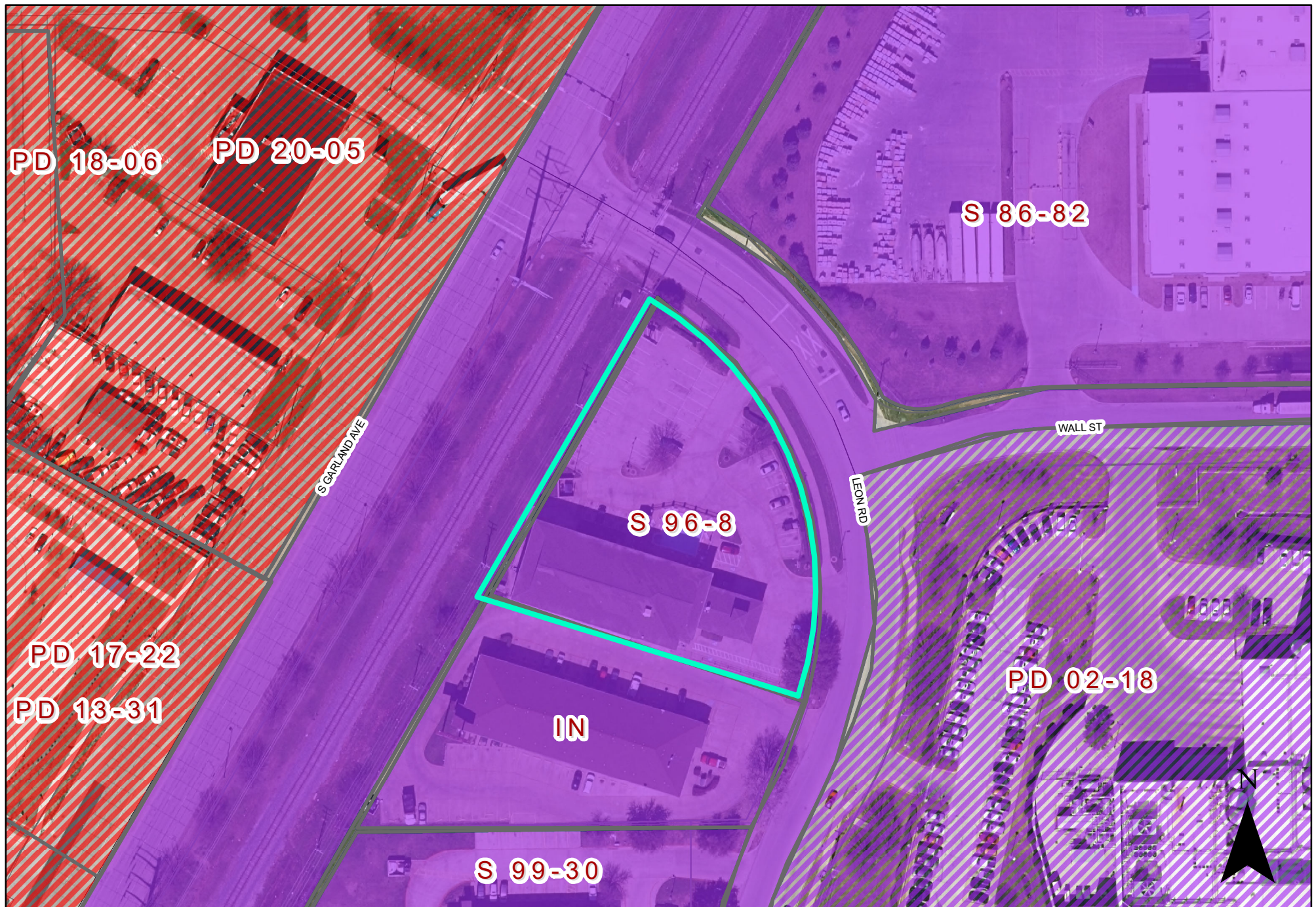
CITY COUNCIL DATE: October 19, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2453
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 98 feet

Zoning Map Z 21-35

EXHIBIT C

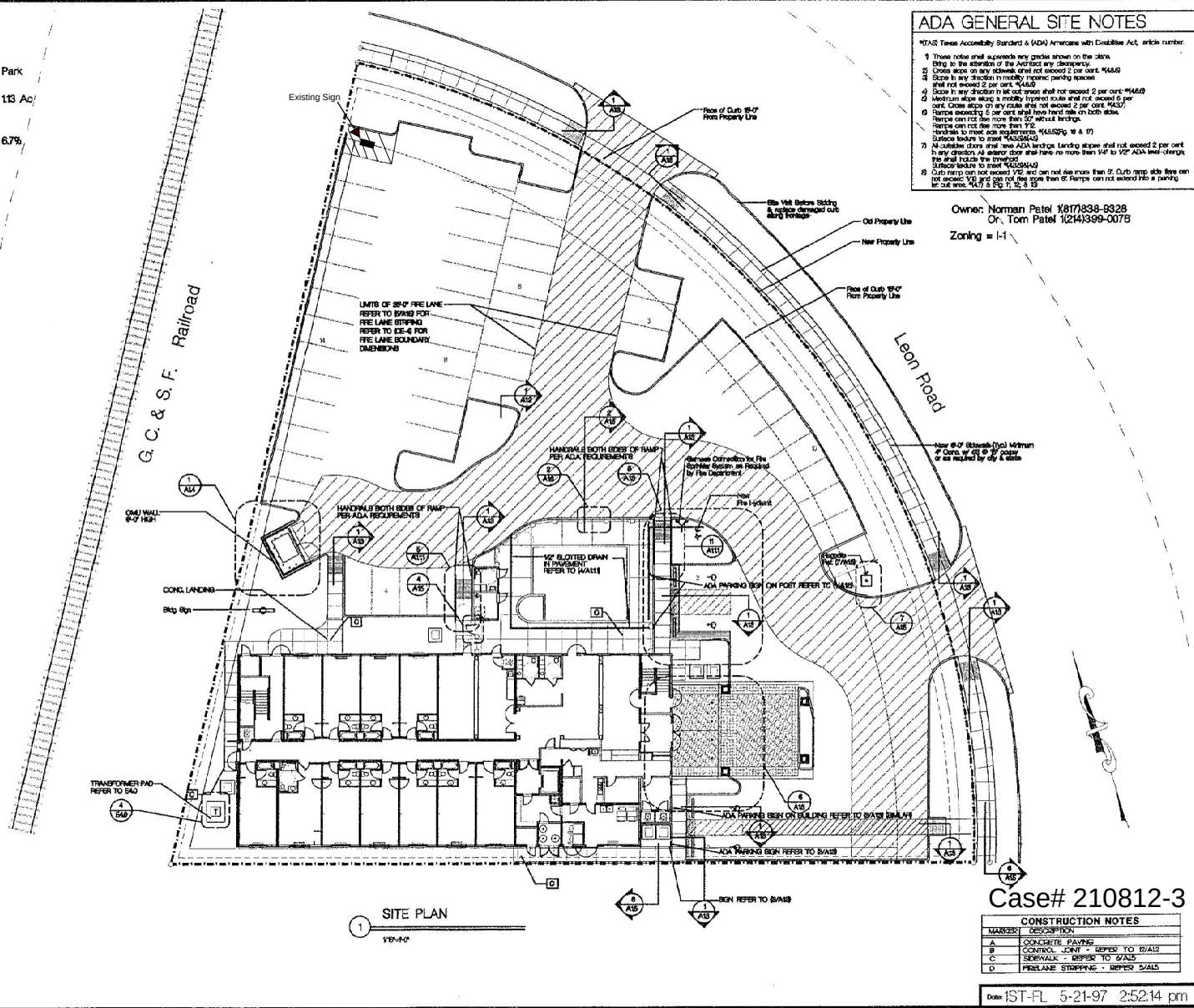
Part Of Lot 1, Block 3 IN Garland Road Business Park
Volume 63166, Page 5439 of Dallas County

Total Site Area = 49,386 S.F. 113 Ac/
Total Parking Area = 26,955 S.F.
Landscape Parking Area = 1,781 S.F. 6.7%

Parking Spaces: 52

Rooms on Site: 48 Rooms

South Garland Avenue



TERRY F. BREUER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1425 W. Loop Proctor Road Suite #943 Irving, Texas 75061
Phone: 1(972) 553-7793 Fax: 1(972) 553-1487



DAYS INN GARLAND, TEXAS

Job #: 0002
Revisions:
Sheet No.
A10.0

EXHIBIT D

Part Of Lot 1, Block 3 IN Garland Road Business Park
Volume 83165, Page 5439 of Dallas County

Total Site Area = 49,385 SF, 1.3 Ac

Total Parking Area = 26,355 SF

Landscape Parking Area = 1781 SF, 67%

Parking Spaces: 52

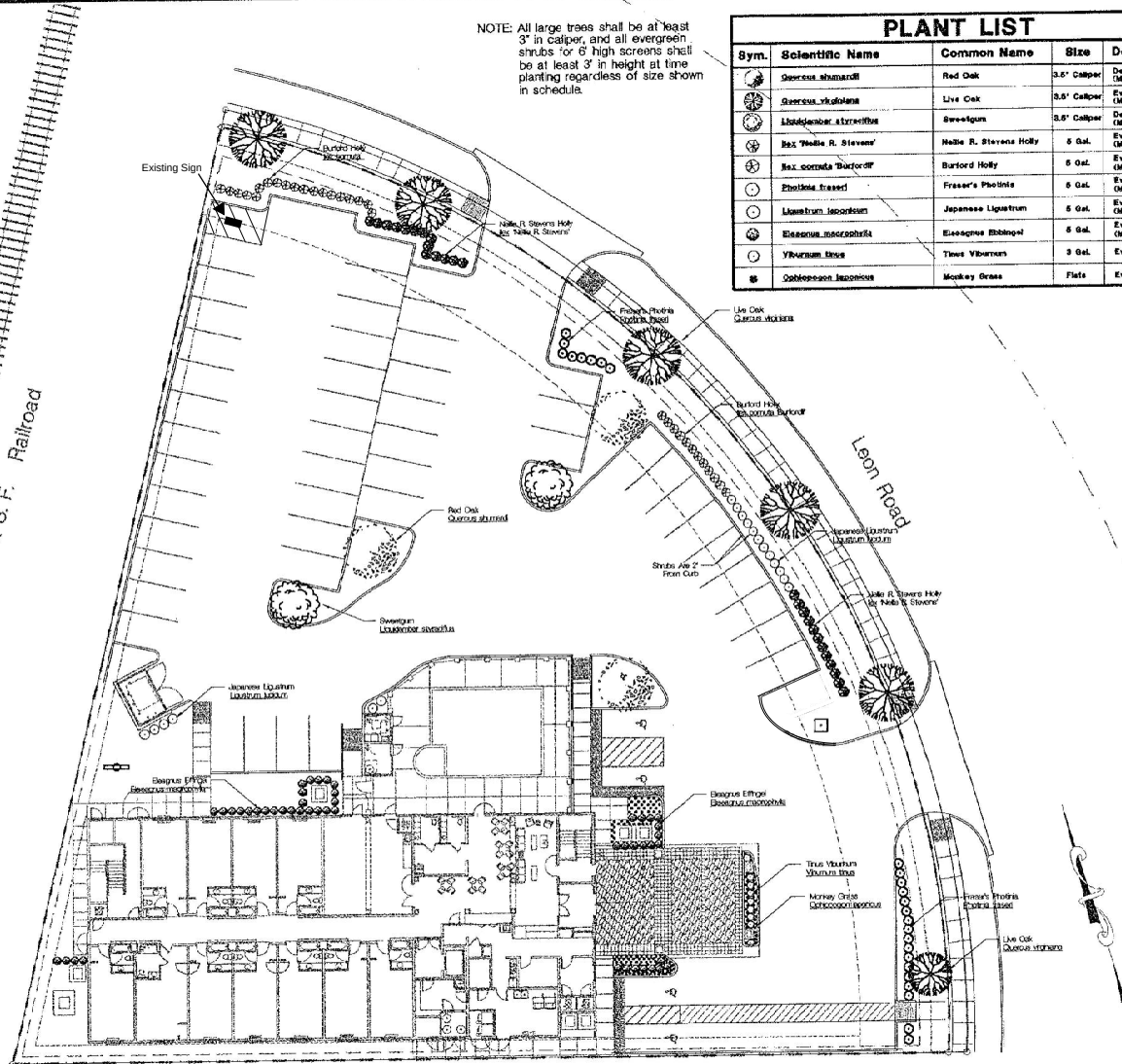
Rooms on Site: 48 Rooms

Owner Norman Patel (817) 633-9328
Or Tom Patel (214) 399-0076

Zoning = I-1

NOTE: All large trees shall be at least 3" in caliper, and all evergreen shrubs or 6' high screens shall be at least 3' in height at time planting regardless of size shown in schedule.

Sym.	Scientific Name	Common Name	Size	Description
	<i>Quercus shumardii</i>	Red Oak	3.5' Caliper	Deciduous Tree (Min. 3' Caliper)
	<i>Quercus virginiana</i>	Live Oak	3.5' Caliper	Evergreen Tree (Min. 3' Caliper)
	<i>Liquidambar styraciflua</i>	Sweetgum	3.5' Caliper	Deciduous Tree (Min. 3' Caliper)
	<i>Ilex 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Ilex cornuta 'Burford'</i>	Burford Holly	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Photinia fraseri</i>	Fraser's Photinia	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Ligustrum japonicum</i>	Japanese Ligustrum	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Elaeagnus rhamnoides</i>	Elaeagnus Rhamnoides	5 Gal.	Evergreen Shrub (Min. 3' High)
	<i>Viburnum truei</i>	True Viburnum	3 Gal.	Evergreen Shrub
	<i>Ophiopogon japonicus</i>	Monkey Grass	Flat	Evergreen Groundcover



1 LANDSCAPE PLAN
1/16" = 1'-0"

Case# 210812-3

Date: LS-1 4-28-97 5:14:36 pm



TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1485 West Pioneer Road Suite #613 Irving, Texas 75061
Phone: 1 (972) 853-7793 Fax: 1 (972) 853-1487



GARLAND, TEXAS

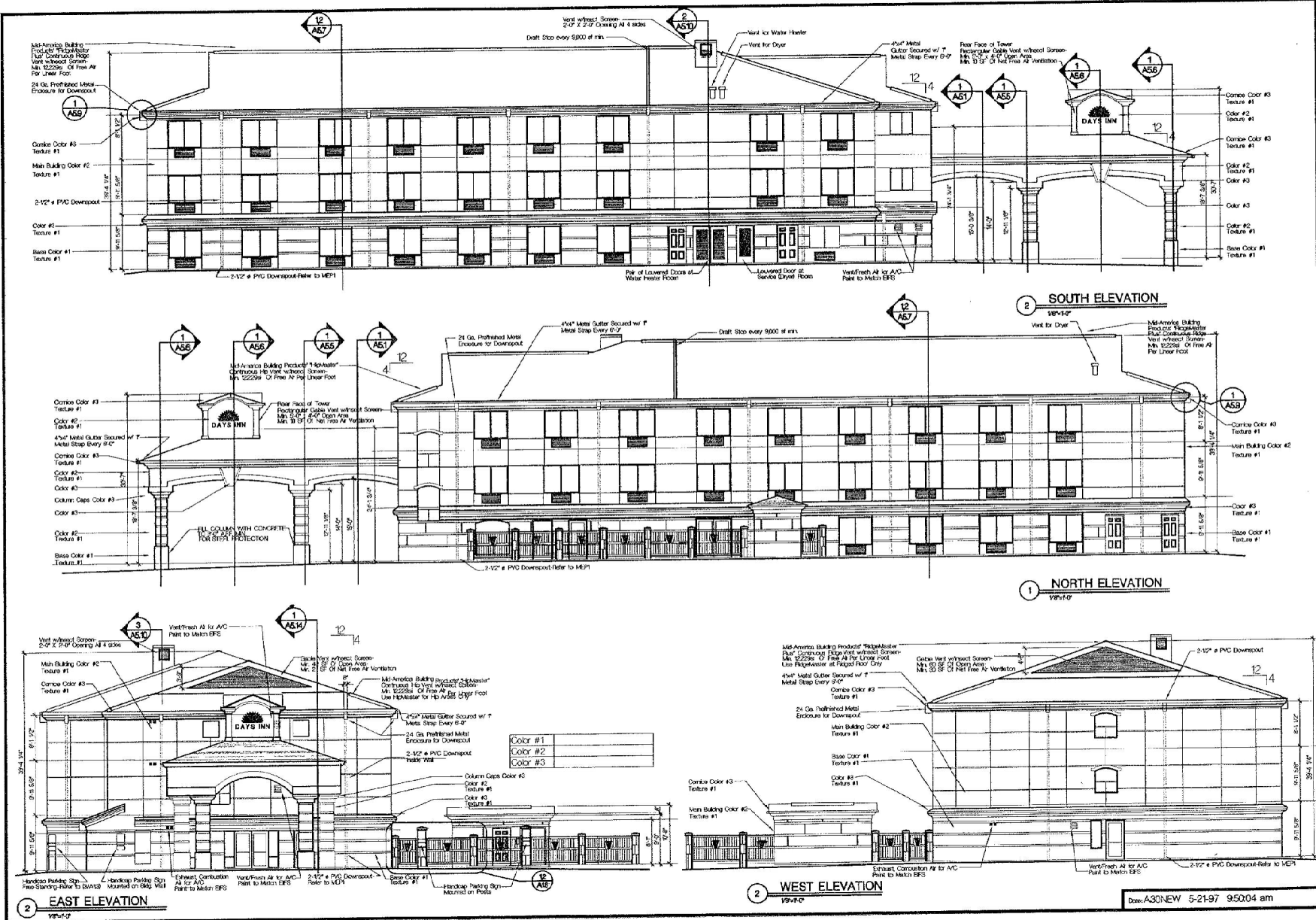
Job #: 56002

Revisions:

Sheet No.

LS-1

EXHIBIT E



TERRY F. BREWER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
1425 West Pioneer Road Suite #243 Irving, Texas 75061
Phone: 1 (972) 953-7793 Fax: 1 (972) 953-1487

GARLAND, TEXAS



Job #: 96002

Figyeltetés:

Sheet No.

A3.0

Case# 210812-3

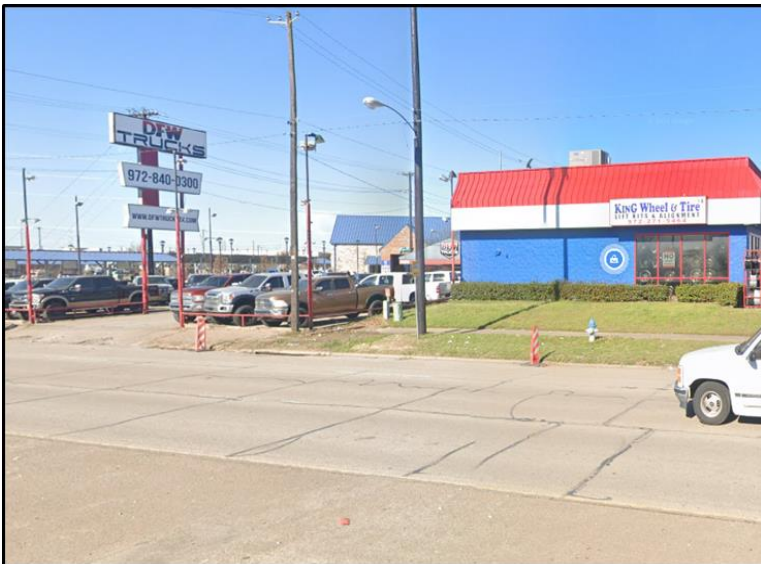
Z 21-35



Looking at the subject property from Leon Road.



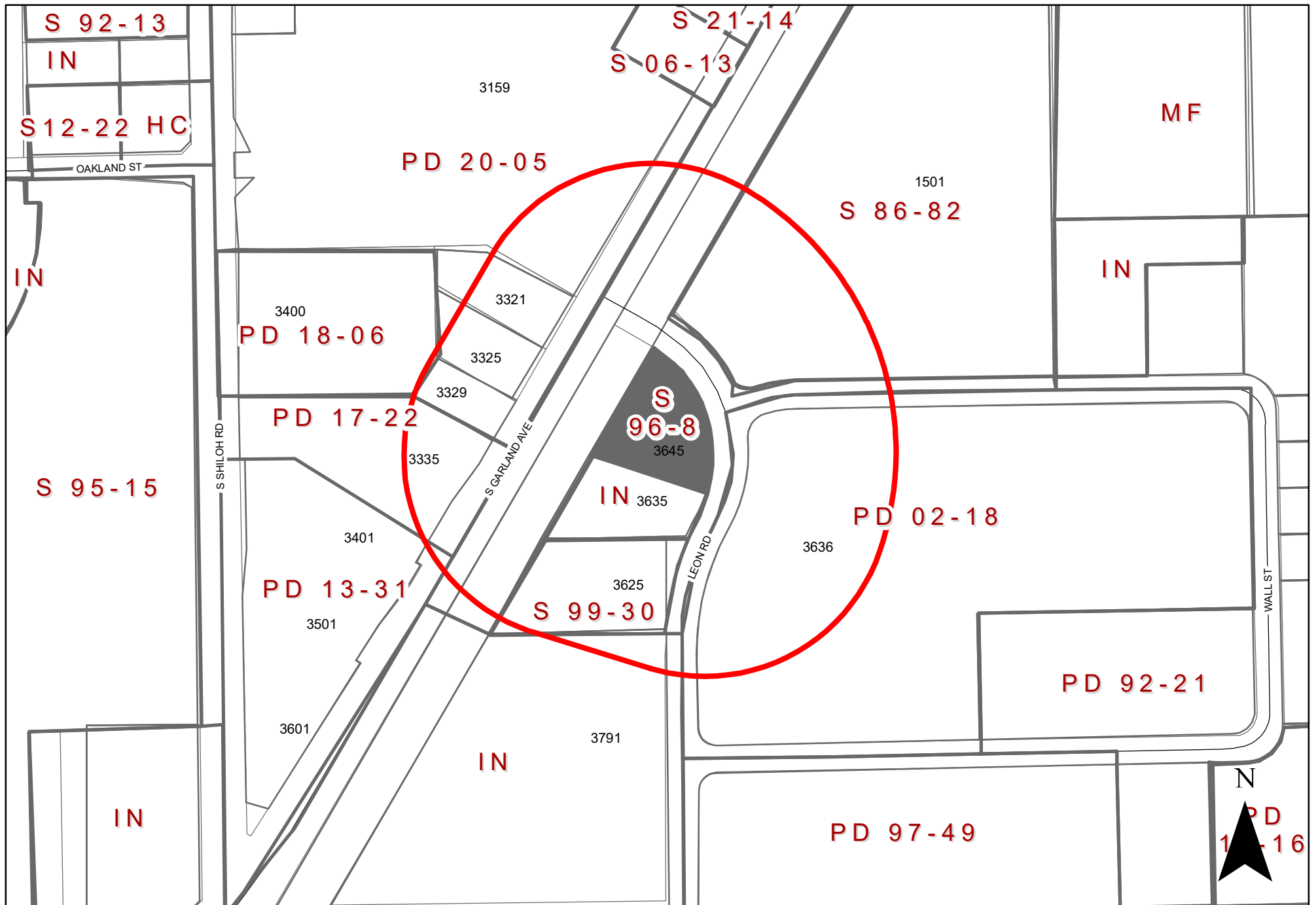
Looking north of the subject property from Leon Road.



Looking west of the subject property from South Garland Road.



Looking east of the subject property from Leon Road.



0 180 360 Feet
1 inch = 272 feet

Zoning Map Z 21-35

3645 Leon Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.