



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 26, 2022
7:00 p.m.

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

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

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

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.

Public Comments

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.

IN-PERSON COMMENTS: 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.

BRILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting 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 the September 12, 2022 meeting.

2. PLATS

- a. P 22-30 Greentree Village Conveyance Plat
- b. P 22-31 Greentree Village Replat
- c. P 22-32 Francis Addition Final Plat
- d. P 22-33 D&P Addition Third 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 **Tavacon, LLC**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Specific Use Provision) **(This case has been withdrawn by the applicant)**
- b. Consideration of the application of **Tavacon, LLC**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Plan)**(This case has been withdrawn by the applicant)**
- c. Consideration of the application of **Garland Leased Housing Associates I**, requesting approval of an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age at an existing Elder Care – Independent Living Facility. This property is located at 202 Belt Line Road. (District 8) (File Z 22-56)

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: 09/26/2022

Item Title: Plan Commission Minutes for September 12, 2022

Summary:

Consider approval of the Plan Commission Minutes for the September 12, 2022 meeting.

Attachments

Plan Commission Minutes for September 12, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, September 12, 2022 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

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Rich Aubin
Commissioner	Mike Rose

STAFF PRESENT

Deputy City Attorney	Mike Betz
First Assistant City Attorney	Scott Levine
Sr. Assistant City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Matthew Wolverton

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, with the exception of Item 2a which was withdrawn, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the August 22, 2022 meeting.

PLATS

2a. WITHDRAWN P 22-25 McCree Industrial District Addition Second Replat (This plat has been withdrawn per the applicant's request.)

2b. APPROVED** P 22-26 Spar 83 Replat

2c. APPROVED** P 22-27 Fire Station No. 6 Addition Replat

2d. APPROVED** P 22-28 Springcreek Community Church Addition Conveyance Plat

2e. APPROVED** P 22-29 Alta Firewheel Addition Final Plat

ZONING

3a. APPROVED Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (This item was postponed from the August 8, 2022 Plan Commission Meeting per the applicant's request.)

Representing the applicant Cody Cranell, 2570 Justin Road, Highland Village, Texas 75077, provided an overview of the request, spoke of the community outreach that was made.

Chairman Roberts provided feedback regarding the possible need to widen the end lots and needed updates to the site plan.

Motion was made by Commissioner Jenkins to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nay.**

3b. APPROVED Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) (This item was postponed from the August 8, 2022 Plan Commission Meeting per the applicant's request.)

Motion was made by Commissioner Jenkins to **approve** the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nay.**

3c. DENIED Consideration of the application of **Grenadier Investments, Inc.**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Zoning)

Representing the applicant, Anthony Natale, 7312 Oak Bluff Drive, Dallas, Texas 75254 and Matt Duenwald, 13455 Noel Road, Dallas, Texas 75240, provided an overview of the request and remained available for questions.

There was discussion among the Plan Commission and applicant regarding development start time, varying styles of townhomes, building sightlines, proposed topography, length of driveways, location of the amenities center, and the establishment and transition of the Homeowners Association.

Mr. Duenwald spoke to the Plan Commission regarding the pond area that was taken into consideration, the FEMA floodplain adjacent to the homes, and traffic concerns.

Jean Thoes, 2605 Hazelwood Pl., Garland, Texas 75044
Patti Moore, 6611 Wildlife Trail, Garland, Texas 75044
Don Ingram, 6534 Callejo Road, Garland, Texas 75044

Residents, while they approved of the project design, raised concerns regarding erosion into the pond, storm water drainage, maintenance of Campbell lake and the park, proposed density on the southwest corner, lack of green space, safety concerns for the intersection, and increased traffic congestion.

Motion was made by Commissioner Rose to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

There was discussion among the Plan Commission and staff regarding land use, proposed design of buildings, length of driveways, proposed deviations, traffic, and drainage issues.

Chairman Roberts, spoke in opposition of the request due to the proposed deviations and density.

Commissioner Aubin spoke in support of the request.

Motion was made by Commissioner Rose to approve the applicant's request. Seconded by Commissioner Aubin. **Motion failed: 2 Ayes, 6 Nays** by Chairman Roberts, Commissioner Dalton, Jenkins, Paris, Williams, and Ott.

Motion was made by Commissioner Williams to **deny** the request. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** by Commissioner Aubin and Rose.

3d. DENIED

Consideration of the application of **Grenadier Investments, Inc.**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 2200 and 2302 West Campbell Road. (District 7) (File Z 22-20 – Detail Plan)

Motion was made by Commissioner Williams to **deny** the request. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** by Commissioner Aubin and Rose.

3e. APPROVED

Consideration of the application of **Geomet Recycling**, requesting approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Zoning)

The applicant, Mikel Shecht, 6226 Blackberry Lane, Dallas, Texas 75248, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and the applicant regarding storage of materials, visibility of materials, and structure rating of buildings for storms.

Motion was made by Commissioner Williams to close the public hearing and **approve** the applicant's request. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

3f. APPROVED

Consideration of the application of **Geomet Recycling**, requesting approval of a Specific Use Provision amendment for a Recycling Salvage Yard. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Specific Use Provision)

Motion was made by Commissioner Williams to close the public hearing and **approve** the applicant's request. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

3g. APPROVED

Consideration of the application of **Geomet Recycling**, requesting approval of a Detail Plan amendment for a Recycling Salvage Yard on a property zoned Planned

Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (District 6) (File Z 22-43 – Detail Plan.)

Motion was made by Commissioner Williams to close the public hearing and **approve** the applicant's request. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

3h. APPROVED Consideration of the application of **Kehinde Omo-Iyamu**, requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2940 Broadway Boulevard and 2955 Dairy Road. (District 5) (File Z 22-45 – Zoning)

The applicant Kehinde Omo-Iyamu, 12613 Natalie Drive, Balch Springs, Texas 75180, provided a brief overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Jenkins to **approve** the application. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

3i. APPROVED Consideration of the application of **Scout Cold Logistics, LLC**, requesting approval of a Specific Use Provision for Food Processing & Storage. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Specific Use Provision.)

The applicant, Aaron Comer, 248 Cedarhurst Drive, Canton, Georgia, 30115, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Aubin to **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

3j. APPROVED Consideration of the application of **Scout Cold Logistics, LLC**, requesting approval of a Plan for Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 2610 McCree Road. (District 5) (File Z 22-49 – Plan)

Motion was made by Commissioner Aubin to **approve** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

MISCELLANEOUS

4a. APPROVED

Consider amending Section 4.24, "Multifamily Developments," of Chapter 4, "Site Development," the Land Use Matrix, and Table 7-1, "Downtown District Land use Matrix" of chapter 7 of the Garland Development Code; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, "Zoning Regulations," and the Chapter 2 Land Use Matrix, of the Garland Development Code, removing general covered parking requirements for multi-family developments and creating a Multi-Family-0 [MF-0] District allowing "horizontal multi-family" developments.

Chairman Roberts provided a summary of the amendments being requested for the audience.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the proposed Garland Development Code amendments to City Council and they take into consideration the comments made during the Plan Commission Pre-Meeting. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nay.**

4b. APPROVED

Election of Officers

Motion was made by Commissioner Rose to approve Chairman Roberts as Chairman, Commissioner Ott for First Vice-Chairman, and Commissioner Williams for Second Vice-Chairman. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:39 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/26/2022

Item Title: P 22-30 Greentree Village Conveyance Plat

Summary:

P 22-30 Greentree Village Conveyance Plat

Attachments

P 22-30 Greentree Village Conveyance Plat Report and Attachments

Planning Report

File No: P 22-30 / District 3

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

CONVEYANCE PLAT

Greentree Village

LOCATION

5026 Rosehill Road

ZONING

Agricultural (AG) District

NUMBER OF LOTS

One (1)

ACREAGE

4.346 Acres

BACKGROUND

The applicant requests approval of Conveyance Plat. The purpose of this plat is to sell the 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. 36x24 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

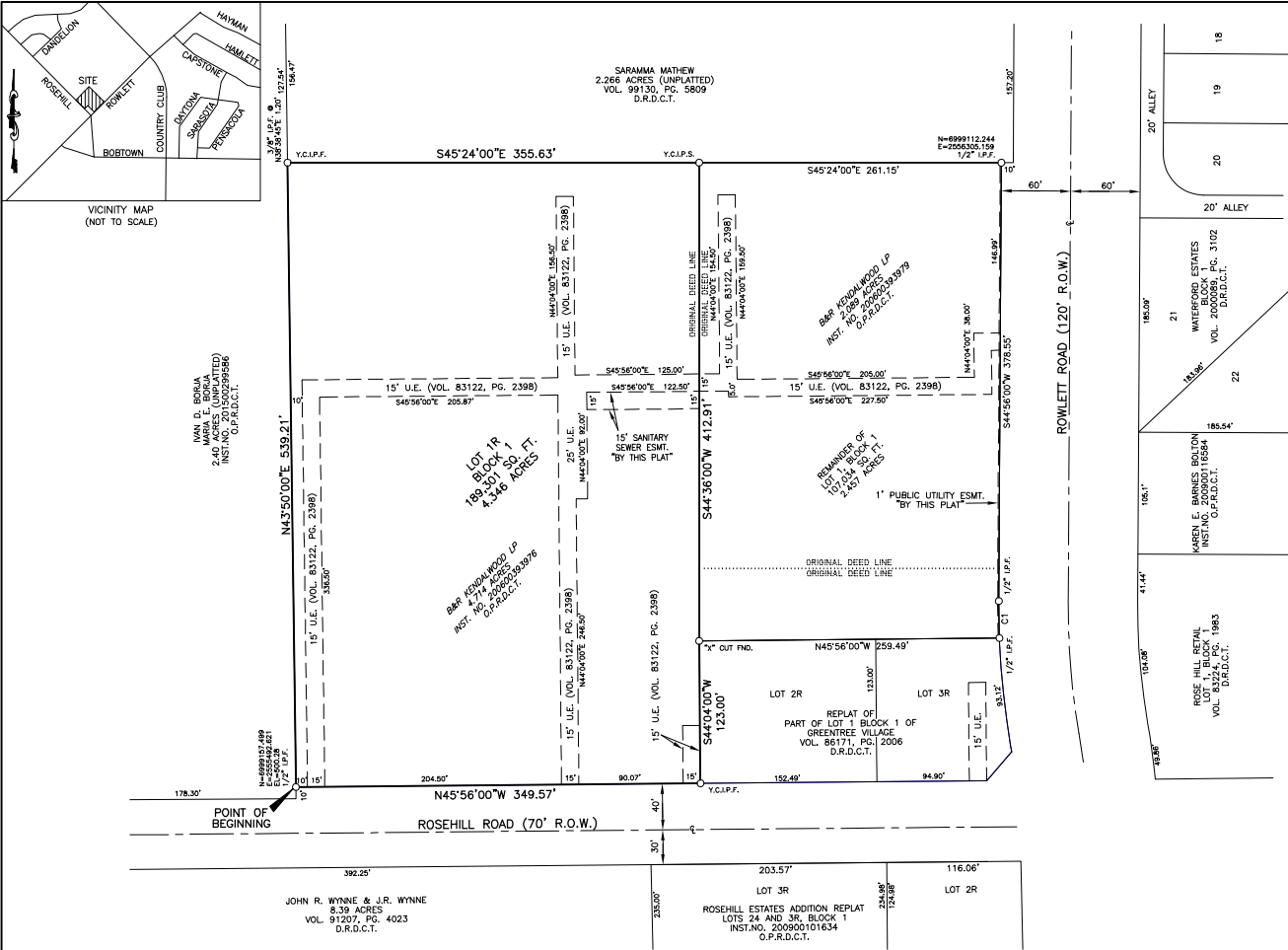


0 100 200 Feet
1 inch = 162 feet

PLAT MAP P 22-30

 INDICATES AREA OF REQUEST

5026 Rosehill Road



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, B&R Kendalwood, LP is the owner of a tract of land situated in the John Little League Survey, Abstract No. 761, City of Garland, Dallas County, Texas, being part of Lot 1, Block 1 of Greentree Village, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 83122, Page 2398, Deed Records, Dallas County, Texas and being the portion of a 4.714-acre tract conveyed to B&R Kendalwood, LP by deed recorded in Instrument No. 20060393976, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the northeast right-of-way line of Rosehill Road (70' R.O.W.), the southeast line of a 2.40-acre tract of land conveyed to Ivan D. Borja and Maria E. Borja by deed recorded in Instrument No. 201500299586, Official Public Records, Dallas County, Texas and being the west corner of said Lot 1;

Thence, North 43°50'00" East, along the northeast line of said Lot 1 and the southeast line of said 2.40-acre tract, a distance of 539.21 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" for the north corner of said Lot 1 and being on the southwest line of 2.266-acre tract of land as conveyed to Saramma Mathew by deed recorded in Volume 99130, Page 5809, Deed Records, Dallas County, Texas, said point being South 38°38'45" East, a distance of 1.20 feet from a 3/8" iron pin found;

Thence, South 45°24'00" East, along the northeast line of said Lot 1 and the southwest line of said 2.266-acre tract, a distance of 355.63 to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner;

Thence, South 44°36'00" West, a distance of 412.91 feet to an "X" cut found for the north corner Lot 2R, Block 1 of Replat of Part of Lot 1 Block 1 of Greentree Village, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 86171, Page 2006, Deed Records, Dallas County, Texas;

Thence, South 44°04'00" West, along the northeast line of said Lot 2R, a distance of 123.00 feet to a 1/2" iron pin found with yellow cap stamped "CCG INC RPLS 5129" on the southwest line of said Lot 1 and on the northeast right-of-way line of Rosehill Road (70' R.O.W.) for the west corner of said Lot 2R;

Thence, North 45°56'00" West, along the southwest line of said Lot 1 and on the northeast right-of-way line of Rosehill Road (70' R.O.W.), a distance of 349.57 feet to the Point of Beginning and containing 189,301 square feet or 4.346 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That B&R Kendalwood, LP, 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 GREENTREE VILLAGE CONVEYANCE PLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to and from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or any part 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 _____, 2022.

By: B&R Kendalwood, LP (Owner)

PRINTED NAME, TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

Notary Public for the State of Texas
My Commission expires _____

(COUNTY RECORDING STICKER)

CONVEYANCE PLAT

GREENTREE VILLAGE CONVEYANCE PLAT

LOT 1R, BLOCK 1

BEING A REPLAT OF PART OF LOT 1, BLOCK 1

OF GREENTREE VILLAGE, RECORDED IN

VOL. 83122, PG. 2398

SITUATED IN THE

JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 220025-0

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11
LAVON, TEXAS 75166

972-742-4411

Texas Firm Registration No.: 10007200

JOB No. 3072-22 SCALE: 1"=50' DATE PREPARED: AUGUST 12, 2022 DRAWN BY: CP



GARLAND

Plan Commission

2. b.

Meeting Date: 09/26/2022

Item Title: P 22-31 Greentree Village Replat

Summary:

P 22-31 Greentree Village Replat

Attachments

P 22-31 Greentree Village Replat Report and Attachments

Planning Report

File No: P 22-31 /District 3

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Greentree Village

LOCATION

1185 Rowlett Road

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

One (1)

ACREAGE

2.457 Acres

BACKGROUND

The applicant requests approval of Replat. The purpose of this Replat is to create one lot for the existing property.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

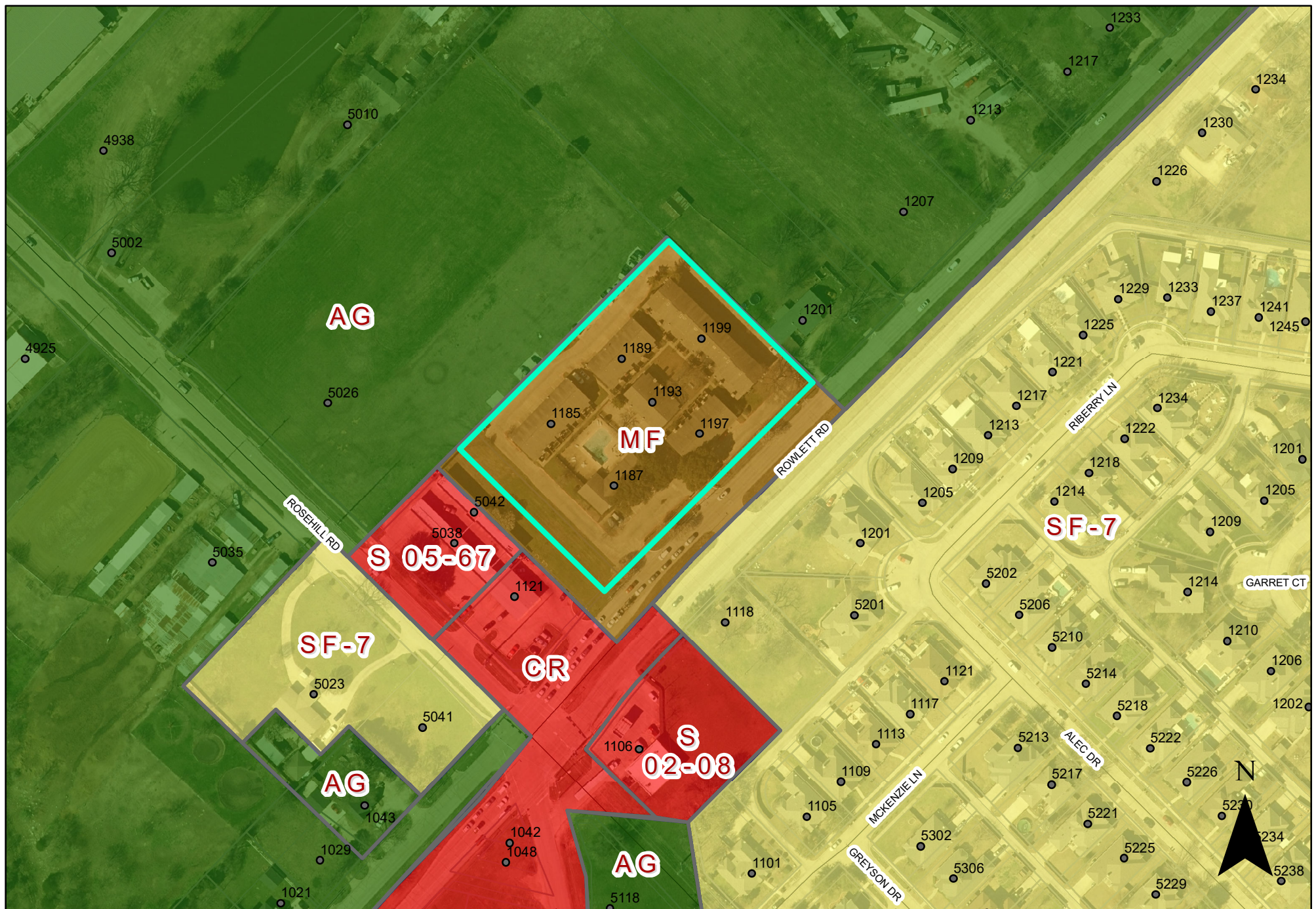
- i. Location Map
- ii. 36x24 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

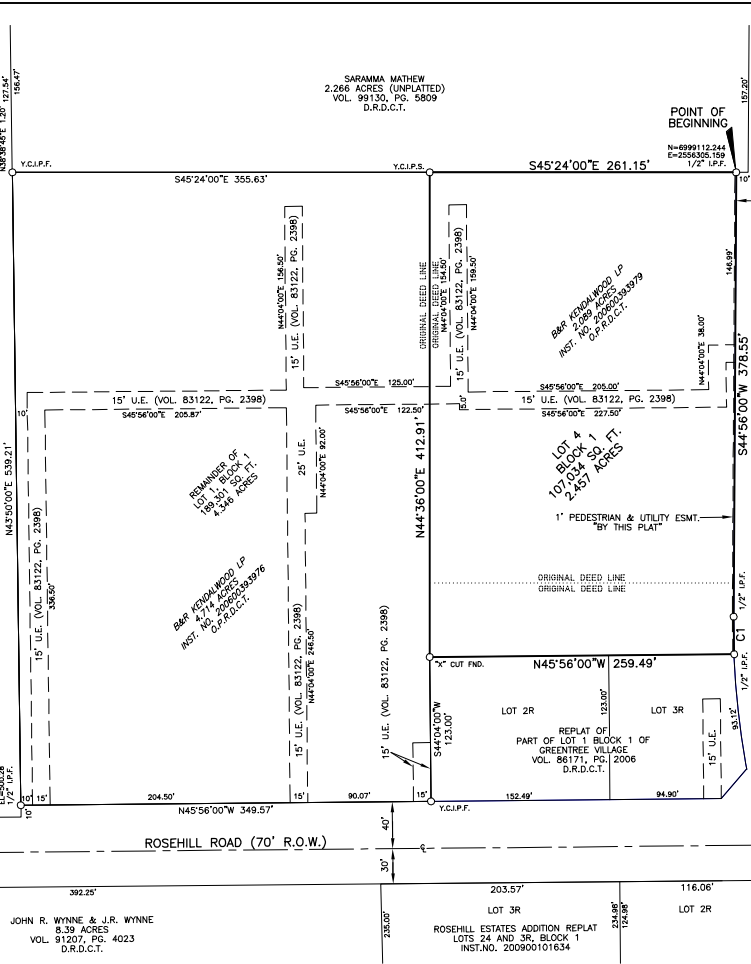
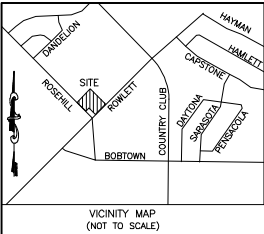


0 100 200 Feet
1 inch = 162 feet

PLAT MAP P 22-31

 INDICATES AREA OF REQUEST

1185 Rowlett Road



SURVEYOR'S AFFIRMATION

I, James Bart Carroll, 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 no 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 _____ day of _____, 2022.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

James Bart Carroll
Texas Registered Professional Land Surveyor No. 5129

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared James Bart Carroll, 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 purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

Notary Public for the State of Texas
My Commission expires _____

Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	31.96'	714.80'	2°33'43"	543.39'09"W, 31.96'

LEGEND	
I.P.F.	- IRON PIN FOUND
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS, DALLAS COUNTY, TEXAS
S	- CENTERLINE
Y.C.I.P.F.	- 1/2" IRON PIN FOUND WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"
Y.C.I.P.S.	- 1/2" IRON PIN SET WITH YELLOW CAP STAMPED "CCG INC RPLS 5129"

NOTES:

- 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.
- Bearings based on the southeast line of Greentree Village, recorded in Volume 83122, Page 2398, Deed Records, Dallas County, Texas. (S44°56'00"W)
- State Plane Coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (TXNCR) and were obtained by Opus observations.
- 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.

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

Director of Planning _____

Chairman of Planning Commission _____

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.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, B&R Kendalwood, LP is the owner of a tract of land situated in the John Little League Survey, Abstract No. 761, City of Garland, Dallas County, Texas, being part of Lot 1, Block 1 of Greentree Village, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 83122, Page 2398, Deed Records, Dallas County, Texas and being a portion of a 4.714 acre tract conveyed to B&R Kendalwood, LP by deed recorded in Instrument No. 200600383976, Official Public Records, Dallas County, Texas and being the same 2.089 acre tract of land conveyed to B&R Kendalwood LP by deed recorded in Instrument No. 200600383979, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron pin found on the northwest right-of-way line of Rowlett Road (120' R.O.W., at this point), on the southwest line of a 2.266 acre tract of land as conveyed to Saranna Mathew by deed recorded in Volume 99130, Page 5809, Deed Records, Dallas County, Texas and being the east corner of said Lot 1;

Thence, South 44°56'00" West, along the southeast line of said Lot 1 and the northwest right-of-way line of Rowlett Road (120' R.O.W.), a distance of 378.55 feet to a 1/2" iron pin found for the beginning of a curve to the left having a central angle of 02°33'43", a radius of 714.80 feet and a chord bearing of South 43°39'09" West, a distance of 31.96 feet;

Thence, southwesterly, along the southeast line of said Lot 1, the northwest right-of-way line of Rowlett Road (120' R.O.W.) and said curve to the left, an arc distance of 31.96 feet to a 1/2" iron pin found for the east corner of Lot 3R, Block 1 of Replat of Part of Lot 1 Block 1 of Greentree Village, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 86171, Page 2006, Deed Records, Dallas County, Texas;

Thence, North 45°56'00" West, along the northeast line of said Lot 3R and the northeast line of Lot 2R of said Replat, a distance of 259.49 feet to an "X" cut found for the north corner of said Lot 2R;

Thence, North 44°36'00" East, a distance of 412.91 feet to a 1/2" iron pin set with yellow cap stamped "CCG INC RPLS 5129" for corner on the northeast line of said Lot 1 and on the southwest line of said 2.266 acre tract;

Thence, South 45°24'00" East, along the northeast line of said Lot 1 and the southwest line of said 2.266 acre tract, a distance of 261.15 feet to the Point of Beginning and containing 107,034 square feet or 2.457 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

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

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 _____, 2022.

BY: B&R Kendalwood, LP (Owner)

PRINTED NAME, TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

Notary Public for the State of Texas
My Commission expires _____

(COUNTY RECORDING STICKER)

REPLAT

GREENTREE VILLAGE REPLAT

LOT 4, BLOCK 1

BEING A REPLAT OF PART OF LOT 1, BLOCK 1

OF GREENTREE VILLAGE, RECORDED IN

VOL. 83122, PG. 2398

SITUATED IN THE

JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO.: 220022-0

CARROLL CONSULTING GROUP, INC.

P.O. BOX 11 972-742-4411

LAVON, TEXAS 75166 TEXAS FIRM REGISTRATION NO.: 10007200

JOB No. SCALE: DATE PREPARED: DRAWN BY:

3072-22 1"=50' AUGUST 12, 2022 CP



GARLAND

Plan Commission

2. c.

Meeting Date: 09/26/2022

Item Title: P 22-32 Francis Addition Final Plat

Summary:

P 22-32 Francis Addition Final Plat

Attachments

P 22-32 Francis Addition Replat Report and Attachments

Planning Report

File No: P 22-32 /District 2

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

Francis Addition

LOCATION

1205 and 1213 West Avenue A

ZONING

Downtown (DT) District

NUMBER OF LOTS

Two (2)

ACREAGE

0.804 Acres

BACKGROUND

The applicant requests approval of the Final Plat. The purpose of the Final Plat is to create two (2) lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

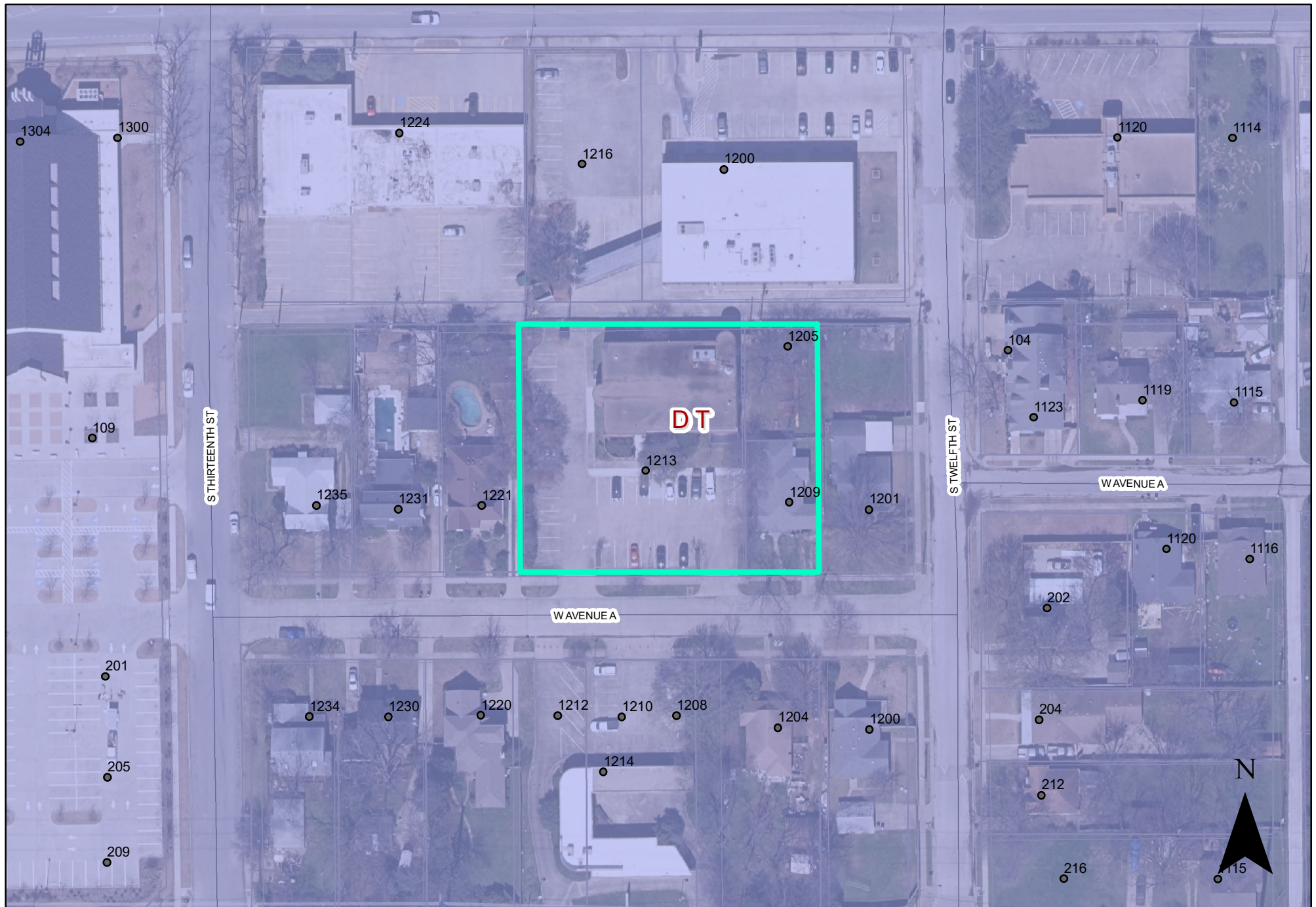
- i. Location Map
- ii. 8.5 x 11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet

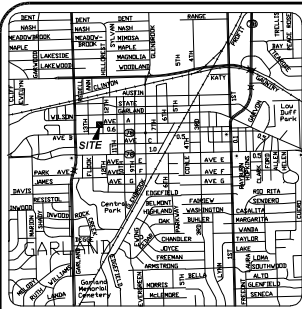
1 inch = 86 feet

PLAT MAP P 22-32

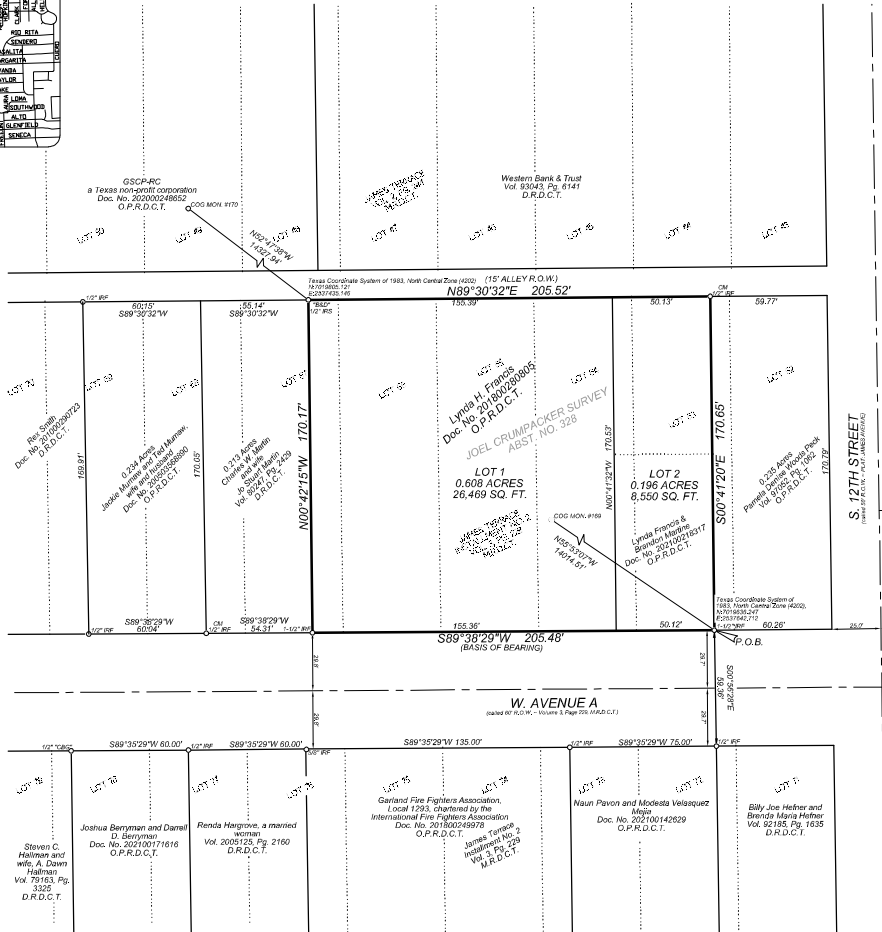


INDICATES AREA
OF REQUEST

1205 & 1213 West Avenue A



CITY MONUMENT	PUBLISHED			ACTUAL		
GPS MON	N	E	Z	N	E	Z
169	7027496.182	2526039.818	615.42	7027496.291	2526039.863	615.464
170	7028468.897	2526023.429	615.29	7028468.979	2526023.421	615.558



LEGEND
CM = CONTROLLING MONUMENT
R/F = FROM ROD FOUND
W/C = WITH ILLEGIBLE ORANGE CAP
"BD" = RED CAP STAMPED "BD SURVEYING"
"CBG" = YELLOW CAP STAMPED "CBG"
MON = MONUMENT
FD = FOUND
VOL = VOLUME
PG = PAGE
CO = CITY OF GARLAND
R.O.W. = RIGHT-OF-WAY
MRDCT = MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DRDCT = DEED RECORDS, DALLAS COUNTY, TEXAS
T.B.P.E.L.S. = TEXAS BOARD OF PROFESSIONAL ENGINEER & LAND SURVEYING
DOC. NO. = DOCUMENT NUMBER
ABST. = ABSTRACT
ACCOMPLISH

GENERAL NOTES
1) Basis of bearing: Texas Coordinate System of 1983, North Texas Central Zone 4202, North American Datum of 1983, adjustment realization 2011.
2) The purpose of this replat is to create two lots to conform to city standards and regulations.
3) Lot to lot drainage will not be allowed without engineering section approval.
4) The property described herein is not within a special flood hazard area according to the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48113C0220, present effective date of map July 7, 2014, herein properly situated within Zone X (unshaded).
5) Each lot corner is monumented by a 1/2 inch iron rod set with red cap stamped "BD SURVEYING" unless denoted otherwise.
6) 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.



**B & D
SURVEYING, INC.**
FIRM NO. 1017407
MICHAEL R. DOYLE



P.O. BOX 293264
LEWISVILLE, TEXAS 75029
PHONE: 972-221-2639
bd@bandsurveying.com
Job No. 2205057
Date of Survey: 08/14/2021

OWNER'S CERTIFICATE:

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS LINDA H. FRANCIS and BRANDON MARTINE are the owners of a 0.894 acre tract situated in the Joel Crumpacker Survey, Abstract Number 328, in the City of Garland, Dallas County, Texas and being a portion of Lot 63, all of Lots 64, 65, 66, and a portion of Lot 67, in James Terrace, Installation No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 3, Page 229, Map records, Dallas County, Texas (M.R.D.C.T.), and being that certain tract of land described by deed to Linda H. Francis, as recorded in document number 20180028005, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being that certain tract of land described by deed to Linda Francis and Brandon Martine, as recorded under document number 202100216371, O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/2 inch iron rod found for the southeast corner of the herein described tract, being the southwest corner of that certain tract of land described by deed to Pamela Dennis Woods Peck, as recorded in Volume 97032, Page 1002, O.P.R.D.C.T., said point lying in the south line of said lot 63 and being in the north right-of-way line of W. Avenue A (Plat: Olong Avenue, Vol. 3, Pg. 229, M.R.D.C.T.), having a 60 foot wide right-of-way;

THENCE South 89 degrees 38 minutes 29 seconds West, with the south line of the herein described tract and the north right-of-way line of said W. Avenue A, a distance of 205.48 feet to a 1-1/2 inch iron rod found for the southwest corner of the herein described tract, and being the southeast corner of that certain tract of land described by deed to Charles W. Martin and wife, Jo. Stuart Martin, as recorded in Volume 80241, Page 2429, Deed Records, Dallas County, Texas (O.R.D.C.T.), said point lying in the south line of the aforementioned lot 67, and from which a 1/2 inch iron rod found for the common south corner of said Martin tract and that certain tract of land described by deed to Jackie Murreau and Ted Murreau, wife and husband, as recorded under Document Number: 20050368680, O.P.R.D.C.T., bear South 89 degrees 38 minutes 29 seconds West, a distance of 54.31 feet;

THENCE departing the north right-of-way line of said W. Avenue A, North 00 degrees 42 minutes 15 seconds West, traversing through said Lot 67, with the west line of the herein described tract and the west line of said Martin tract, a distance of 170.17 feet to a 1/2 inch iron rod with a red cap stamped "BD SURVEYING" set for the northwest corner of the herein described tract and the northeast corner of said Martin tract, said point lying in the south line of a 15 foot wide alley, and from which a 1/2 inch iron rod found for the northwest corner of said Murreau tract bears South 89 degrees 30 minutes 32 seconds West, a distance of 115.29 feet;

THENCE North 89 degrees 30 minutes 32 seconds East, with the north line of the herein described tract and the south line of said alley, a distance of 205.52 feet to a 1/2 inch iron rod found for the northeast corner of the herein described tract and being the northeast corner of the aforementioned Peck tract;

THENCE departing the south line of said alley, South 00 degrees 41 minutes 20 seconds East, traversing through said Lot 63, with the east line of the herein described tract and the west line of said Peck tract, a distance of 170.15 feet to the **POINT OF BEGINNING**, and containing 0.894 acres or 39,019 square feet of land, plus or minus.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LINDA H. FRANCIS and BRANDON MARTINE** are the owners of the property described in this plat does hereby adopt this plat, designating the property as **FRANCIS ADDITION**, an addition to the City of Garland, Dallas County, Texas and most hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and also further dedicates 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 of 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, repairing, 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 lines 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, addition, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the man to the curb or pavement line.

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2022.

By: _____
Linda H. Francis, owner

By: _____
Brandon Martine, owner

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared Linda H. Francis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations and under authority therein expressed.

GIVEN under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

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

Dated this _____ day of _____, 2022

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELEASED UPON AT A PUBLIC RECORDS DEPARTMENT UNTIL 5/15/2026

MICHAEL R. DOYLE
Texas Registered Professional Land Surveyor No. 5517

STATE OF TEXAS COUNTY OF DALLAS

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

GIVEN under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas

FINAL PLAT

FRANCIS ADDITION LOTS 1 AND 2

BEING A REPLAT OF PART OF LOTS 63 AND 67, AND ALL OF LOTS 64, 65, AND 66 OF JAMES TERRACE

SECOND INSTALLMENT,
0.894 ACRES / 39,019 SQUARE FEET
JOEL CRUMPACKER SURVEY, ABST. NO. 328
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220028-0

OWNER:
LINDA H. FRANCIS
9210 Grant Drive
Rowlett, TX 75088
Phone No. 214-659-3168

OWNER:
BRANDON MARTINE
1203 W. Avenue A
Garland, TX 75040
Phone No. 214-659-3168



GARLAND

Plan Commission

2. d.

Meeting Date: 09/26/2022

Item Title: P 22-33 D&P Addition Third Replat

Summary:

P 22-33 D&P Addition Third Replat

Attachments

P 22-33 D&P Addition Third Replat Report and Attachments

Planning Report

File No: P 22-33 / District 8

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

REPLAT

D&P Addition

LOCATION

2000 North First Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1)

ACREAGE

1.320 Acres

BACKGROUND

The applicant requests approval of the Replat. The purpose of the Replat is to create a single lot for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

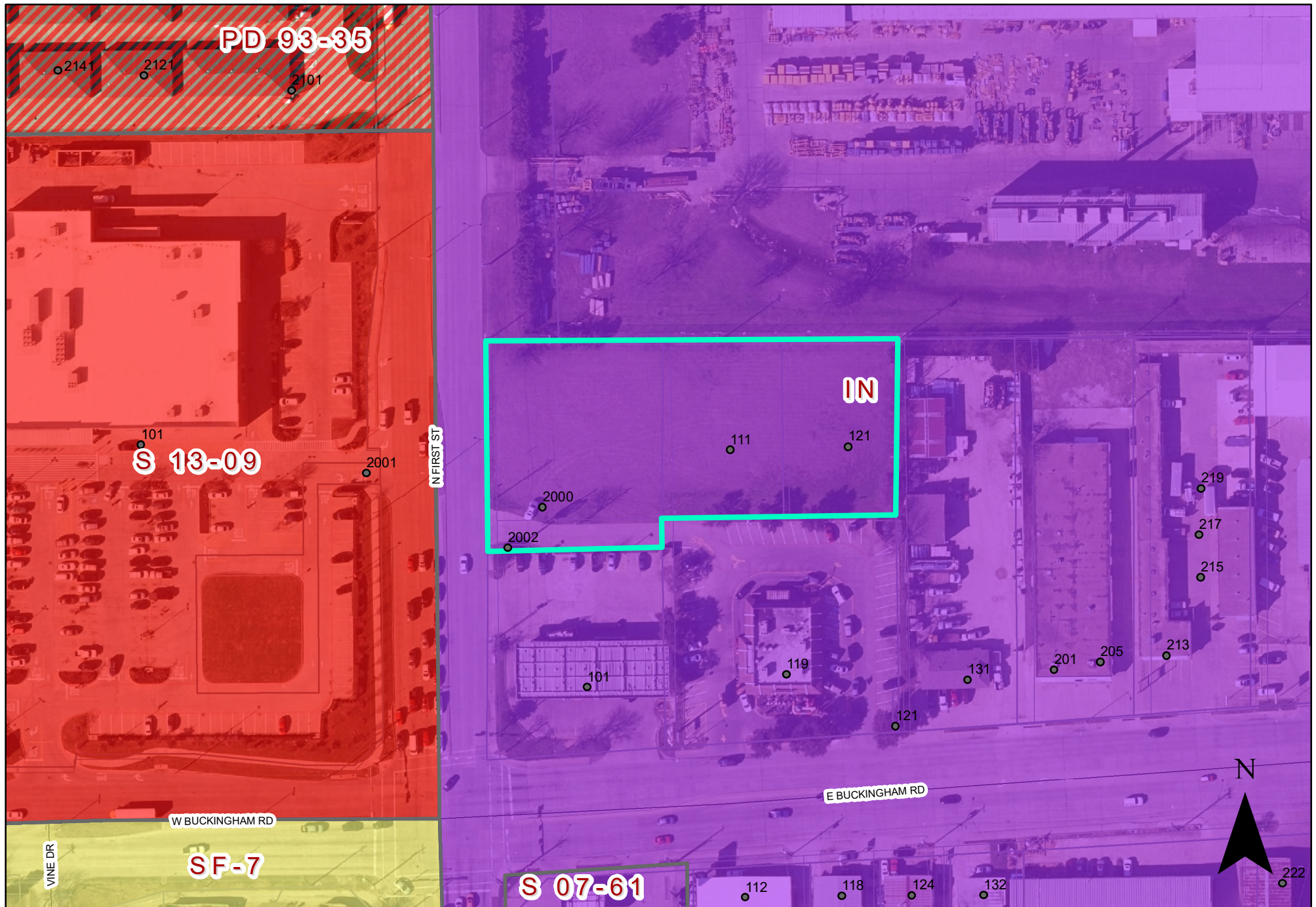
- i. Location Map
- ii. 8.5 x 11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 70 140 Feet
1 inch = 108 feet

PLAT MAP P 22-33

INDICATES AREA
OF REQUEST

2000 North First Street

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, HAO TEXAS BUILDER, L.L.C., a Texas limited liability company is the owner of those certain lots, tracts or parcels of land lying and being situated in the City of Garland, Dallas County, Texas, in the A. Bahn Survey, Abstract Number 181, Dallas County, Texas, and being part of Lot 1, Block 1 and all of Lots 2, 3 and 4, Block 1, of the D & P Subdivision, an addition to the City of Garland, Texas, recorded in Volume 405 at Page 1132 of the Map Records of Dallas County, Texas (M.R.D.C.T.) and being the same real property as conveyed to Hao Texas Builders, L.L.C., a Texas limited liability company, by the City of Garland, a Texas home-rule municipality, recorded under a Deed Without Warranty in Dallas County Clerk's File No. (D.C.C.F. No.) 202000315252 of the Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2" Iron Rebar found for the common northwest corner of Lot 2, Block 1, of said addition same being the east line of North First Street, a 100.00 feet wide public right-of-way at this point;

THENCE North 89° 49' 36" East, departing the east line of North First Street, continuing with the north line of Lots 2, 3 and 4, Block 1, a distance of 351.94 feet to a 1/2" Iron Rebar found for the common northeast corner of Lot 4, Block 1 and the northwest corner of Lot 5, Block 1 of said addition;

THENCE South 00° 52' 01" East, continuing with the common line of Lot 4 and Lot 5, Block 1, a distance of 150.96 feet to a 1/2" Iron Rebar found for the present southeast corner of Lot 4, Block 1, in the west line of Lot 5, Block 1, same being the northeast corner of Lot 3R, Block 1, of D & P Subdivision Replat an addition to the City of Garland, Texas, recorded under D.C.C.F. No. 201900158717, of the O.P.R.D.C.T.;

THENCE South 89° 08' 09" West, continuing over and across the south line of Lot 4 and Lot 3 and the northline of said Lot 3R, a distance of 200.42 feet to a 1/2" Iron Rebar found for the northeast corner of Lot 1, Block 1 and the northwest corner of said Lot 3R;

THENCE South 00° 50' 26" East, continuing with the east line of Lot 1 and the west line of Lot 3R, a distance of 24.84 feet to a Cut Cross ("X") found for corner;

THENCE South 89° 08' 24" West, a distance of 150.00 feet to a 1/2" Iron Rebar found for corner in the east line of North First Street;

THENCE North 01° 20' 20" West, continuing with the east line of North First Street, a distance of 180.04 to the **PLACE OF BEGINNING** containing 57,500.40 square feet or 1.320 acres of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS

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

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

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 _____, 2022.

BY:

HAO PHAM, OWNER

HAO TEXAS BUILDER, L.L.C

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared HAO PHAM, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the ____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
COUNTY OF DALLAS §

I, **Larry A. Probeck**, 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.

Dated this ____ day of _____, 2022.

Larry A. Probeck, R.P.L.S.
Texas Registered Professional Land Surveyor No. 5187
Probeck Land Surveyors

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared LARRY PROBECK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated, and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

the ____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Approved and Accepted for the City of Garland, Texas by the City Planning Commission of the City of Garland, Dallas County, Texas.

This the ____ day of _____, 2022.

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.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS. Bearings are based on the latest realization of the North American Datum of 1983 (NAD83(2011) epoch 2013.00. Texas Coordinate System of 1983. Texas North Central Zone 4202.
2. GPS Coordinates are in Grid Coordinates, North American Datum of 1983 (NAD83(2011) epoch 2013.00.
3. Vertical Relief. Elevations are based on NAVD (North American Vertical Datum) 1988 utilizing the Alterra VRS (Virtual Reference Station) RTK (Real Time Kinematic Network).
4. The purpose of this Replat is to create a single platted lot by combining a part of Lot 1 and all of Lots 2, 3 & 4, Block 1.
5. 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.
6. Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983 (NAD83(2011) Epoch 2013, North Central Zone, 4202 using City of Garland Geodetic Control Monuments 17 and 18.

GPS 17 N = 7027265.51
E = 2535546.50
Z = 588.61'

GPS 18 N = 7027668.86
E = 2541043.07
Z = 574.46'

7. See original recorded easement(s) document/instrument for easement dimensional bearings and distances.
8. All Easements shown hereon are dedicated By This Plat unless specifically noted otherwise by Instrument Recording Information.
9. Each lot corner is monumented by a 5/8" Iron Rebar with a plastic orange cap stamped PROBECK 5187 unless otherwise noted.

SPACE RESERVED FOR COUNTY RECORDING LABEL

REPLAT
D & P ADDITION, THIRD REPLAT
LOT 2R, BLOCK 1
A REPLAT OF A PART OF LOTS 1, 2, 3, & 4, BLOCK 1
OF D&P ADDITION
A. BAHN SURVEY - ABSTRACT NO. 181
CITY OF GARLAND - DALLAS COUNTY, TEXAS
CITY CASE NO. 210406-2

OWNER:
HAO TEXAS BUILDER, LLC
HAO PHAM
2322 MONARCH DRIVE
GARLAND, TEXAS 75040
(469) 569-8915
haotexasbuilder@yahoo.com

SURVEYOR:
PROBECK LAND SURVEYORS
P.O. BOX 550695
DALLAS, TEXAS 75355-0695
(214) 549-5349 OFFICE
lprobeck@earthlink.net
laprobeck@gmail.com

BOUNDARY ~ COMMERCIAL
HOME BUILDING ~ PLATTING
TITLES ~ CONSTRUCTION

PROBECK LAND SURVEYORS
PO BOX 550695 DALLAS, TEXAS 75355-0695
OFFICE (214) 549-5349 ~ lprobeck@earthlink.net

D & P ADDITION, THIRD REPLAT
LOT 2R, BLOCK 1
A. BAHN SURVEY, ABSTRACT NO. 181
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DATE: JUN. 18, 2022
FIELD DATE: 11-10-21
JOB NUMBER: 202142
DRAWING: D&P REPLAT
PARTY: CHIEF, L.A.P.
SCALE: 1"= 30'
SHEET NUMBER:
TITLE: CO.
WORKSPACE CO.
PURCHASER:
RECORDED: 08-23-2022
SHEET 2 OF 2



GARLAND

Plan Commission

3. a.

Meeting Date: 09/26/2022

Item Title: Z 22-36 Tavacon, LLC - Specific Use Provision (District 4)

Summary:

Consideration of the application of **Tavacon, LLC**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Specific Use Provision) **(This case has been withdrawn by the applicant)**

Attachments

Z 22-36 Tavacon, LLC. Report and Attachments (Specific Use Provision)

Z 22-36 Tavacon, LLC Responses

Planning Report

File No: Z 22-36/District 4

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for an Automated/Rollover Car Wash Use.

Approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District.

LOCATION

4805 Broadway Boulevard

APPLICANT

Tavacon, LLC.

OWNER

Star Line Group, LLC.

BACKGROUND

The subject property is currently unimproved. The applicant proposes an Automated/Rollover Car Wash on the subject property. Per the GDC, an Automated/Rollover Car Wash requires a Specific Use Provision through the public hearing process.

SITE DATA

The subject property consists of approximately 0.960 acres. The site has approximately 175 linear feet of frontage along Broadway Boulevard. The site can be accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Site Plan

The applicant proposes to construct a 4,464 square-foot building for an automated tunnel car wash [Automated/Rollover Car Wash] use. The GDC defines Automated/Rollover Car Wash as washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses.

The GDC states that overhead/roll-up service bay doors may not face any public street. The site plan (Exhibit C) reflects the service bay door on the east elevation facing Broadway Boulevard. The applicant request a deviation to allow the bay door to face the public street.

2. Parking

The subject property meets the GDC parking requirements.

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.

4. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

5. Building Design:

The design of the Automated/Rollover Car Wash (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

6. Specific Use Provision

The applicant requests the Specific Use Provision time period to be twenty (20) years. The SUP Time Period Guide recommends twenty-five (25) to thirty (30) years for this use.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

Staff finds that the use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east, south and west are zoned Community Retail (CR) District. Immediately to the south and southwest is the South Garland Branch Library. Immediately to the north and west is undeveloped property. Further to the north is a convenience store and gas station with a car wash. To the east across Broadway Boulevard is an automobile repair facility.

Staff finds that the use is not compatible with the adjacent library use. There is an existing car wash use further to the north, associated with the gas station and convenience store.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for an Automated/Rollover Car Wash Use.

Denial of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map

Exhibits
SUP Conditions
Photos

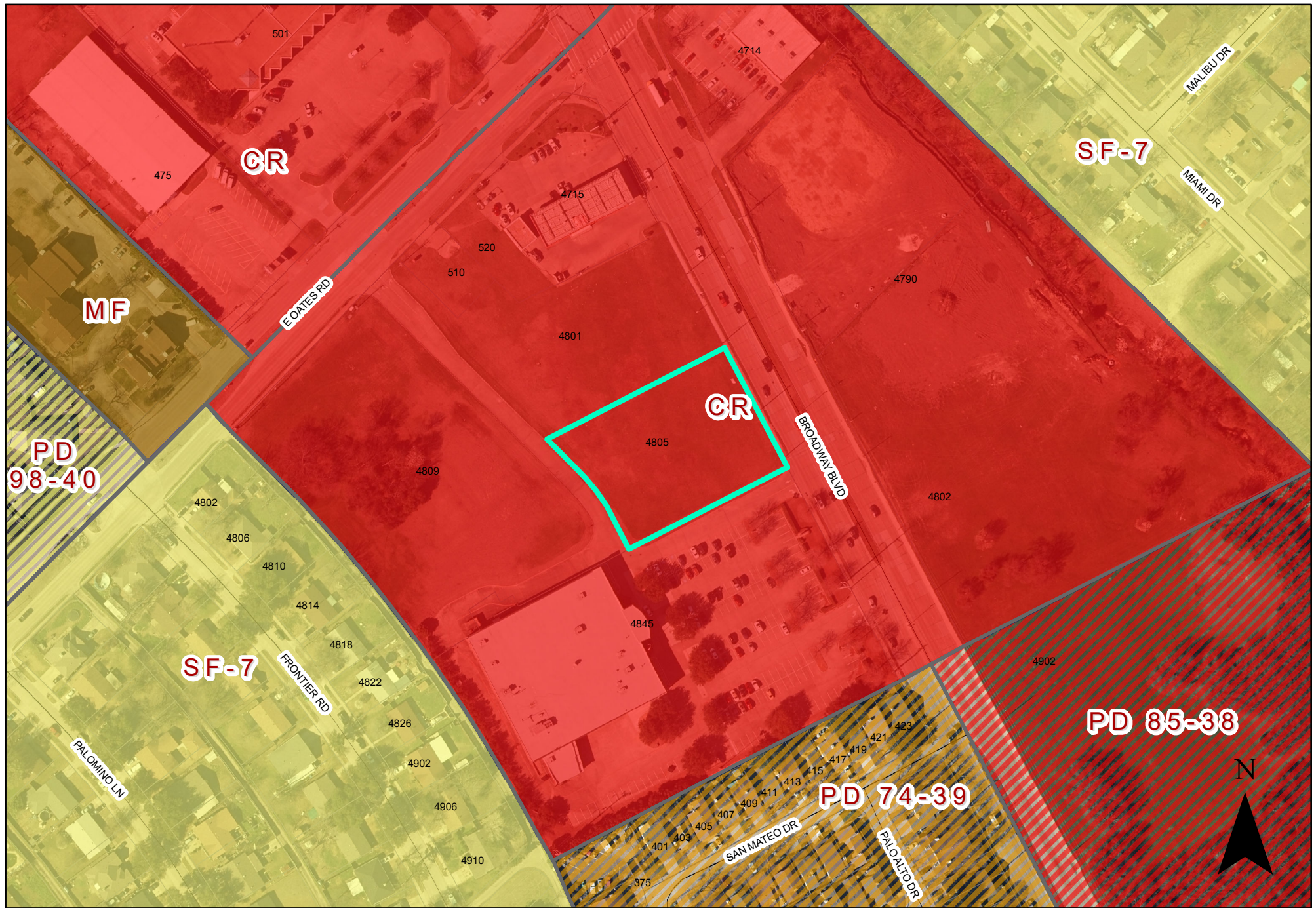
CITY COUNCIL DATE: October 18, 2022

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & 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 22-36

 INDICATES AREA OF REQUEST

4805 Broadway Blvd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-36

4805 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automated/Rollover Car Wash building.
- 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 Community Retail (CR) 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. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision time period for Automated/Rollover Car Wash shall be for twenty (20) years
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Maintenance requirements:
- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth

that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

F. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 21-36



View of the subject property from Broadway Blvd



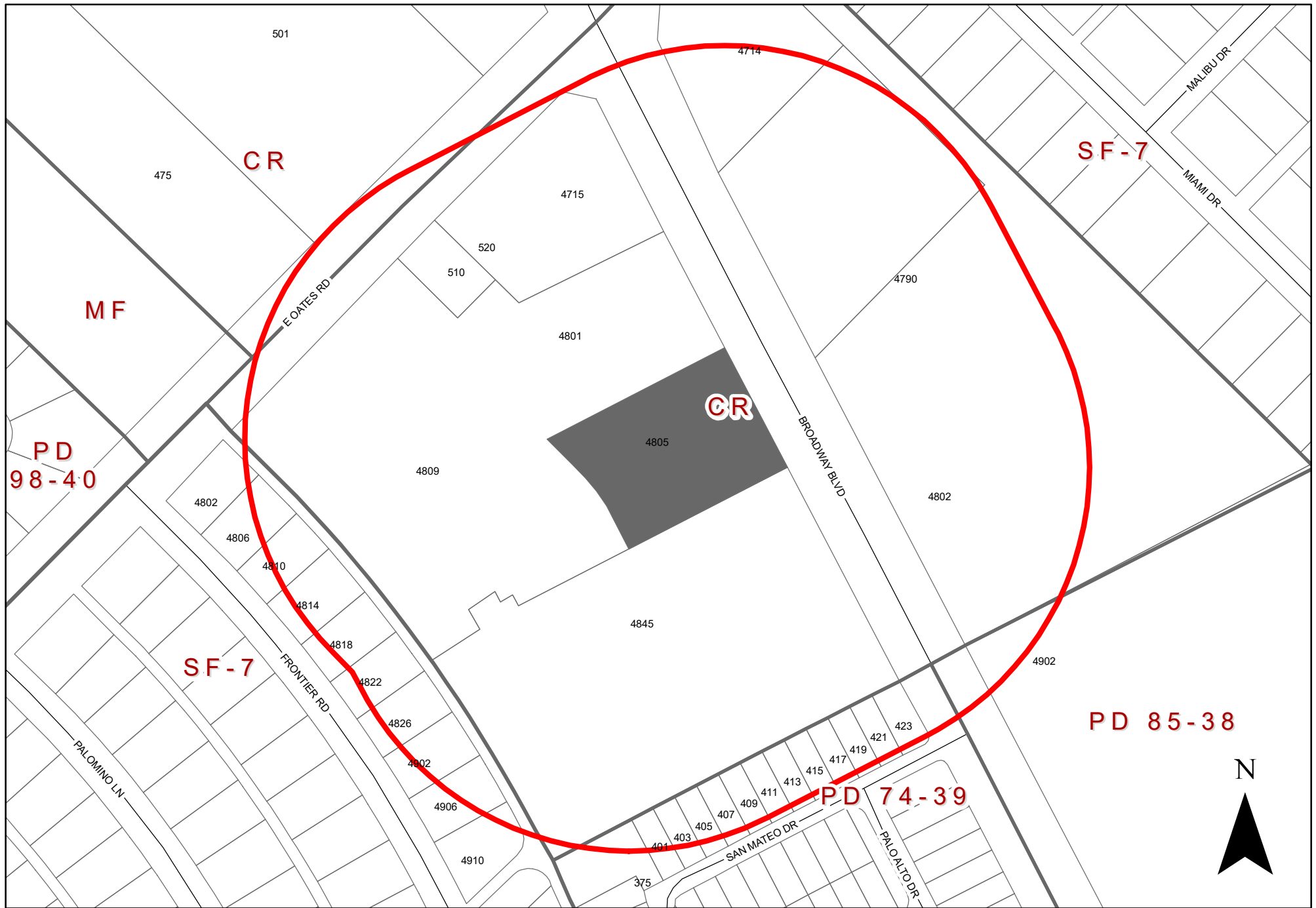
North of the subject property from Broadway Blvd



East of the subject property



West of the subject property



0 110 220 Feet
1 inch = 167 feet

ZONING MAP Z 22-36

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

4805 Broadway Blvd

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



Plan Commission

3. b.

Meeting Date: 09/26/2022

Item Title: Z 22-36 Tavacon, LLC - Plan (District 4)

Summary:

Consideration of the application of **Tavacon, LLC**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 4805 Broadway Boulevard. (District 4) (File Z 22-36 – Plan)(**This case has been withdrawn by the applicant**)

Attachments

Z 22-36 Tavacon, LLC. Report and Attachments (Plan)

Z 22-36 Tavacon, LLC Responses

Planning Report

File No: Z 22-36/District 4

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for an Automated/Rollover Car Wash Use.

Approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District.

LOCATION

4805 Broadway Boulevard

APPLICANT

Tavacon, LLC.

OWNER

Star Line Group, LLC.

BACKGROUND

The subject property is currently unimproved. The applicant proposes an Automated/Rollover Car Wash on the subject property. Per the GDC, an Automated/Rollover Car Wash requires a Specific Use Provision through the public hearing process.

SITE DATA

The subject property consists of approximately 0.960 acres. The site has approximately 175 linear feet of frontage along Broadway Boulevard. The site can be accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Site Plan

The applicant proposes to construct a 4,464 square-foot building for an automated tunnel car wash [Automated/Rollover Car Wash] use. The GDC defines Automated/Rollover Car Wash as washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses.

The GDC states that overhead/roll-up service bay doors may not face any public street. The site plan (Exhibit C) reflects the service bay door on the east elevation facing Broadway Boulevard. The applicant request a deviation to allow the bay door to face the public street.

2. Parking

The subject property meets the GDC parking requirements.

3. Screening and Landscaping

The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.

4. Signage

No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.

5. Building Design:

The design of the Automated/Rollover Car Wash (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

6. Specific Use Provision

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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

Staff finds that the use is not compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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Staff finds that the use is not compatible with the adjacent library use. There is an existing car wash use further to the north, associated with the gas station and convenience store.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for an Automated/Rollover Car Wash Use.

Denial of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map

Exhibits
SUP Conditions
Photos

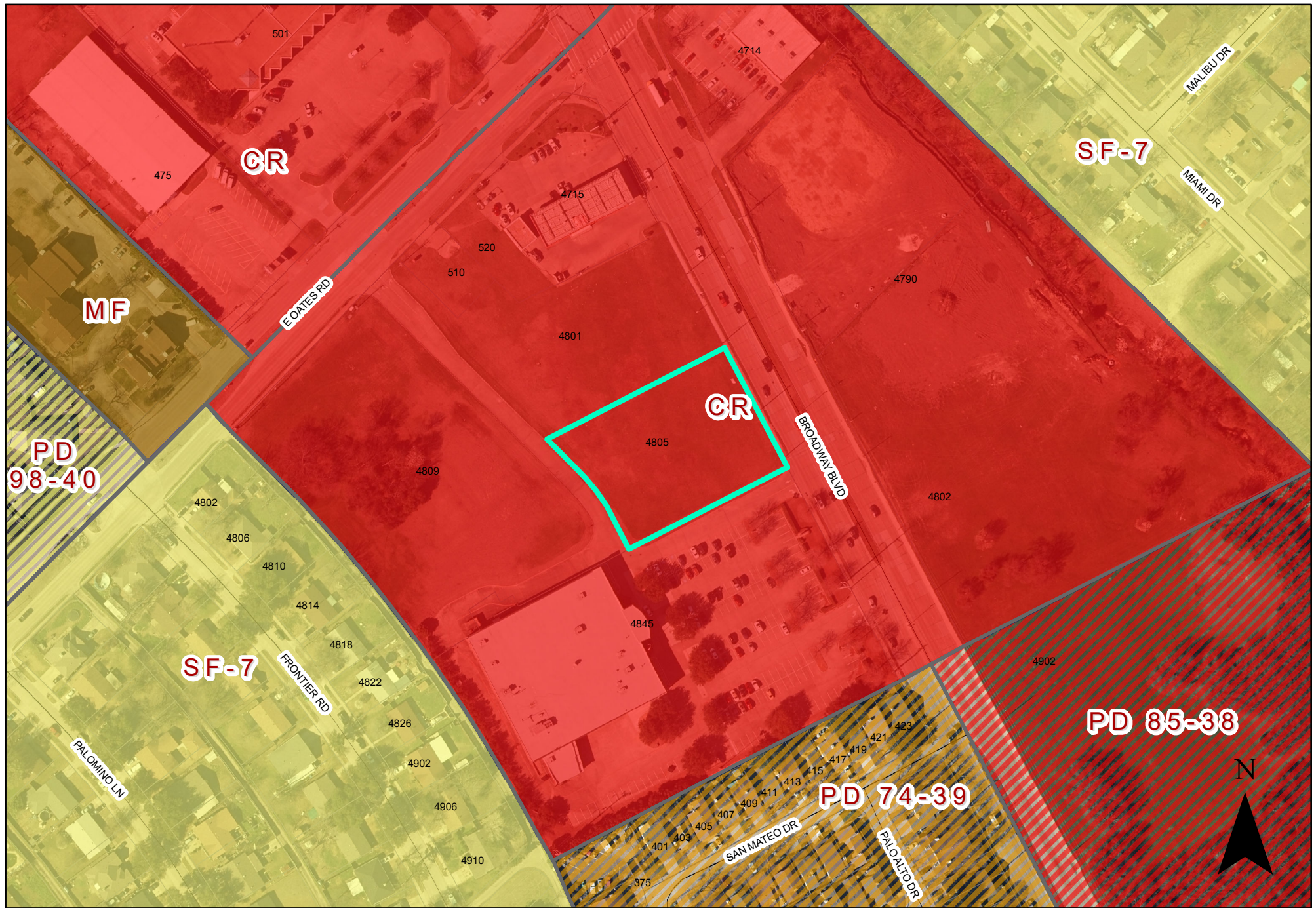
CITY COUNCIL DATE: October 18, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

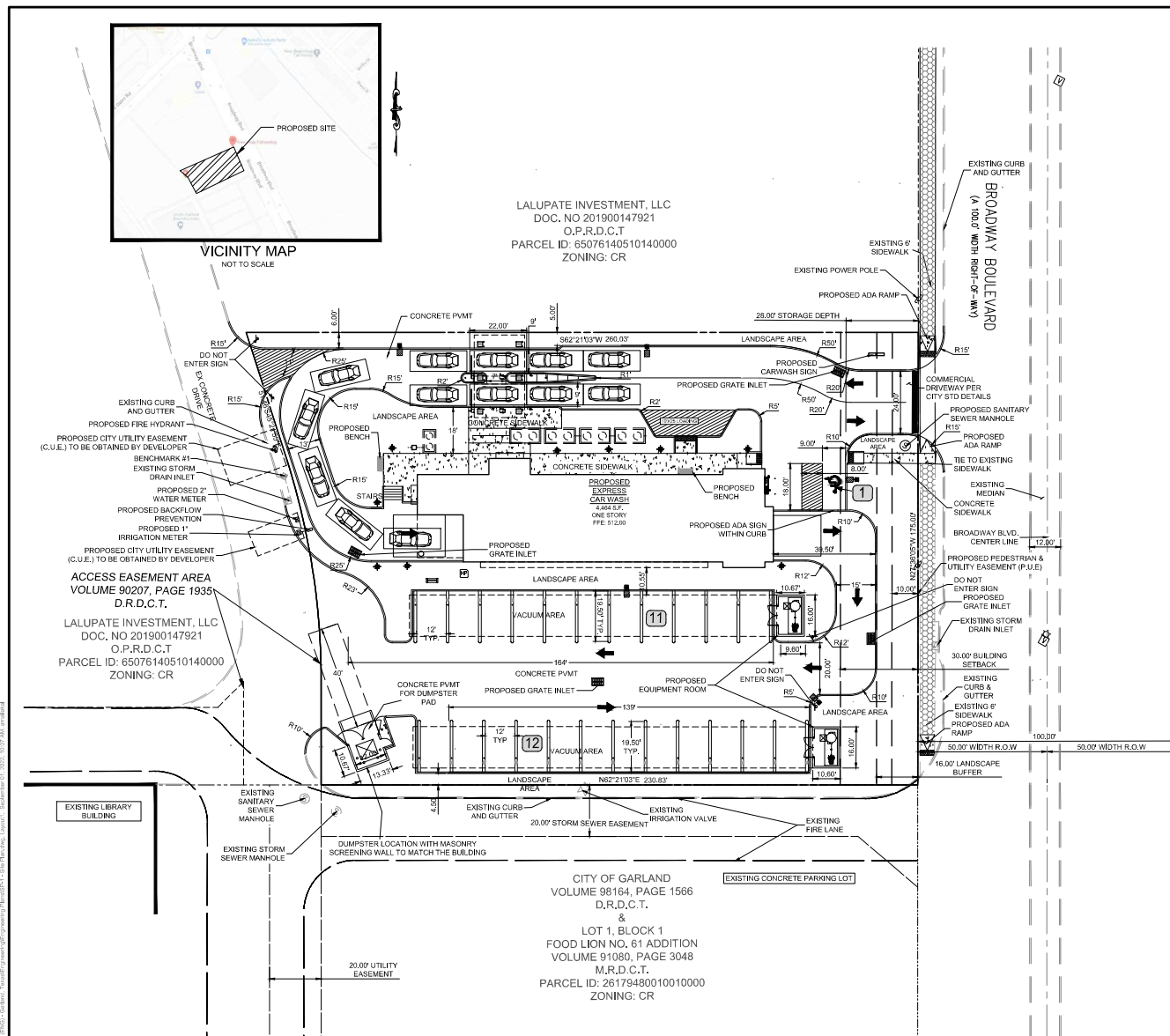


0 110 220 Feet
1 inch = 167 feet

ZONING MAP Z 22-36

 INDICATES AREA OF REQUEST

4805 Broadway Blvd



SITE DATA TABLE	
SITE LOCATION	4805 Broadway Blvd
ZONING	
LOT AREA	41,828 (0.950)
BUILDING AREA	
USE: CAR WASH	4,464
LANDSCAPE AREA	11,979 SF (28.40%)
IMPERVIOUS AREA	30,749 SF (73.51%)
LOT COVERAGE (FLOOR AREA RATIO)	11.4%
FLOOD ZONE CLASSIFICATION	ZONE 2
FLOOD ZONE MAP NO.	48113C03C
EXISTING LAND USE	UNDEVELOPED LAND
PROPOSED LAND USE	CAR WASH
BUILDING HEIGHT	27'

BUILDING AND LANDSCAPE DATA		
MINIMUM BUILDING SETBACK REQUIREMENTS		
BOUNDARY	DIRECTION	SETBACK
FRONT	EAST	30'
MINIMUM LANDSCAPE BUFFER REQUIREMENTS		
BOUNDARY	DIRECTION	SETBACK
FRONT	EAST	15'

PARKING DATA	
SPACES REQUIRED:	1 PER 200 GFA =
HANDICAP REQUIRED:	
SPACES PROVIDED:	2
TYPICAL DIMENSIONS:	9' WID 20' DEPT

LOADING DATA	
LOADING SPACE REQUIRED	0 - 10,000 SF = 1 LOADING SPACE
SPACES PROVIDED:	
DIMENSIONS:	10' X

PROPOSED LEGEND

BUILDING
CONCRETE SIDEWALK
STD. 6" CONCRETE CURB
PARKING SPACE COUNT
PROPERTY BOUNDARY
ADJOINER PROPERTY LINE
LIGHT POLE
GRATE INLET
DECORATIVE LIGHT POLE

EXISTING LEGEND

- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- DOWN GUY
- S.S. MAN HOLE
- CLEAN OUT
- FIRE HYDRANT
- WATER METER
- BOLLARD
- WATER VALVE
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- STORM DRAIN MAN HOLE
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX
- SWB MAN HOLE
- GAS LINE MARKER
- VAULT
- TELEPHONE MANHOLE
- SIGN
- LIGHT POLE
- TYPICAL FENCE
- SIDEWALK
- TREE
- ELECTRIC BOX

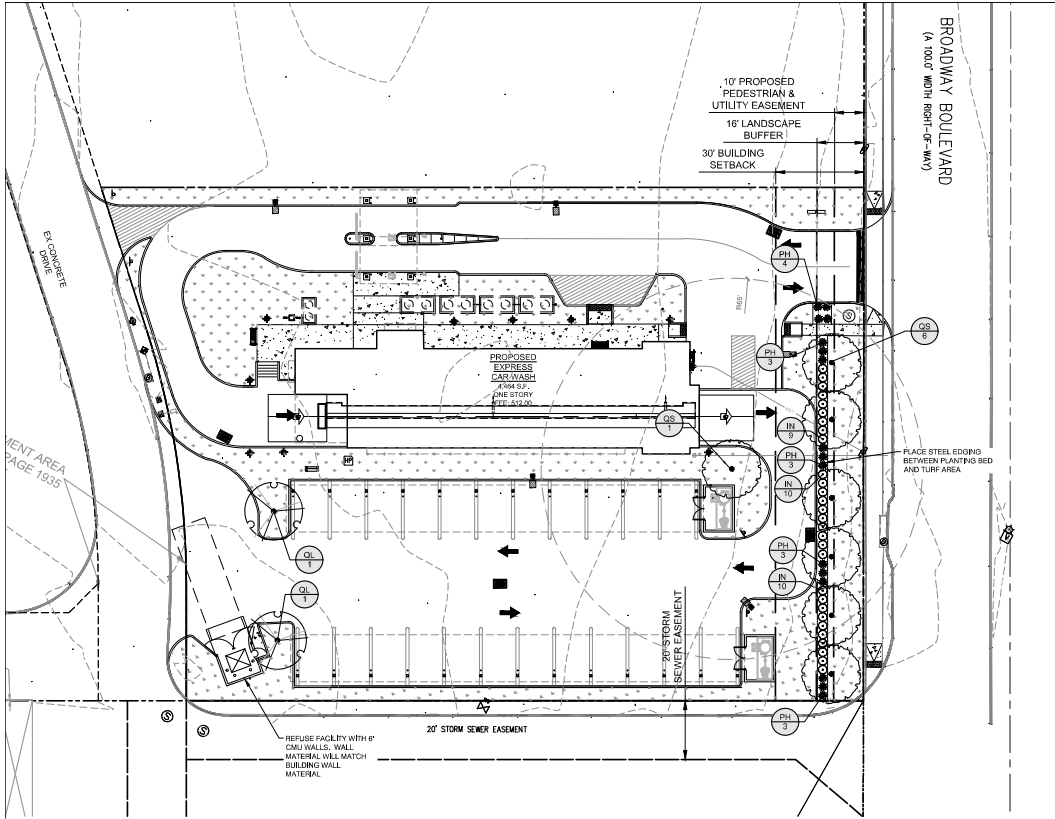
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
MARK-UP, AND/OR DRAFTING
UNDER THE AUTHORITY OF
2021015534
KOFI ADDO-NYARKO, P.E.
ON SEPTEMBER 1 2022.
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.

DESIGN	DRAWN	CHECKED
AMM	AMM	KA
JOB No. 070569-00-001		

CASE NUMBER 220407-1

SHEET
SP-1

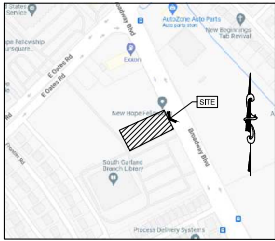
EXHIBIT C



LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	41,828 SF (.96 ACRES)
LANDSCAPE AREA REQUIRED:	4,182 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	11,484 SF (27.4% OF SITE AREA)
ZONED C/O (COMMERCIAL RETAIL)	
BUFFER	
15' BUFFER DEPTH REQUIRED:	15' PROVIDED
BROADWAY BLVD FRONTAGE:	175 LF
STREET TREES REQUIRED:	6 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	6 TREES
SHRUBS REQUIRED:	
41 SHRUBS (7 PER 30 LF OF FRONTAGE)	
SHRUBS PROVIDED:	43 SHRUBS
PARKING LOT	
PARKING LOT AREA:	11,722 SF
LANDSCAPE AREA REQUIRED:	586 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	795 SF (6.7%)
PARKING SPACES:	3
TREES REQUIRED:	1 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	1 TREES
TREES AT TERMINUS:	PROVIDED
TREE WITHIN 65' OF EACH SPACE:	PROVIDED
EVERGREEN SCREENING:	PROVIDED

NOTE:
NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.
PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY	SIZE AT MATURITY
	OL	Quercus laevis / Lacey Oak	3" Cal.	Cont. or B&B	10'-12'	2	35' HT x 35' WD
	QS	Quercus shumardii / Shumard Red Oak	3" Cal.	Cont. or B&B	10'-12'	7	60' HT x 42' WD
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	SIZE AT MATURITY	
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon 24" minimum at the time of planting	—	Cont.	36" o.c.	29	36" x 36"
	PH	Panicum virgatum Heavy Metal / Heavy Metal Switch Grass 24" minimum at the time of planting	—	Cont.	36" o.c.	16	36" x 36"
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY				
	CD	Cynodon dactylon / Bermuda Grass Sod	11,180 sf				

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CERTIFIES THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITHIN THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF WALLS) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN 1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON LIFT AND PLANTING BEDS PERMANENT.
- CONTRACTOR AND MAINTENANCE PERSONNEL SHALL MONITOR ALL LANDSCAPE AREAS TO PREVENT FUTURE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM ELEVATION SPECIFIED IN THE REPORT AND ON THE GRADING PLANS. AREAS OF POTENTIAL FLOODING SHALL BE REDUCED TO BLEND WITH THE SURROUNDING GRADES AND ELIMINATE FLOODING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASICALLY SOIL TEST), AND THE SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
- BEFORE THAT THE FINISH GRADE IN SHADY AREAS IMMEDIATELY ADJACENT TO WALLS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IT SHALL BE BELOW THE FINISH GRADE OF THE WALLS. THE SOIL SURFACE TO THE FINISH GRADE AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1' AWAY FROM THE WALLS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE INDICATED BY SYMBOLS. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES BASED ON LIVESIZE AND CALIBRATED FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LISTING, THE PLANT QUANTITIES AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALCULATED FOR OVERALL TOTALS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF THE PLANTER IS NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/DESIGNER REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS FOR ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND PROJECT FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEXT ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN THE 15' BUFFER OF FINISH OR CURB. ROOT BARRIERS SHALL BE INSTALLED ON TURF AND GRASS AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT EXPOSED ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (EXCEPT THE ROOTBARS).

MULCHES

AFTER ALL PLANTING COMPLETE, CONTRACTOR SHALL INSTALL A 1" THICK LAYER OF 1/4" SCREENED WOOD MULCH (NATURAL UNDYED). OVERLANDSCAPE FACING ALL PLANTING AREAS (EXCEPT FOR TURF AND GRASS AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT EXPOSED ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (EXCEPT THE ROOTBARS).

PRE-SUBMITTAL NUMBER

2020041

OWNER:
STAR LINE GROUP, LLC
4175 BERING WAY
IRVING, TX
Landscape@starline.com

APPLICANT:
TRAVELER, LLC
1801 ATTYLIE
6751 COLLIN ROADWAY PARKWAY
MCKINNEY, TX 75070
PH: (972) 425-2500
info@traveler.com



REVISIONS	DATE	DESCRIPTION
REVISION		

LANDSCAPE PLANTING

TOWPASH EXPRESS CAR WASH
4805 BROADWAY BOULEVARD
GARLAND, TX 75043



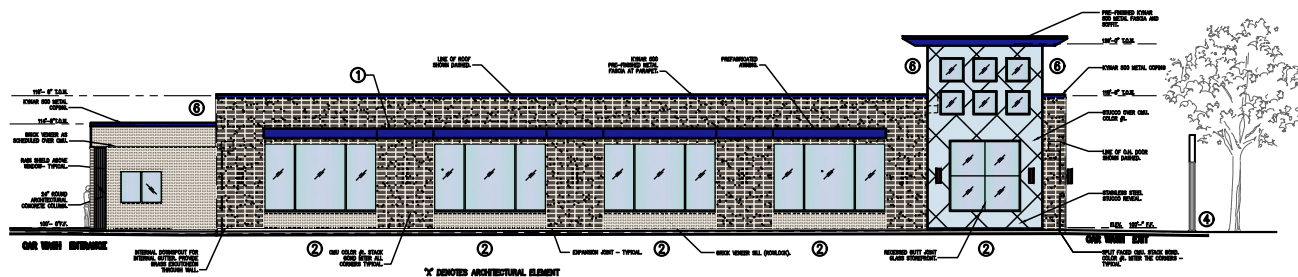
DATE: 9/1/2022

DESIGN	DRAWN	CHKD
JWVG	JWVG	RIM
JOB No.	XXXXXXXX-XX-XXX	
SHEET	LP-1	

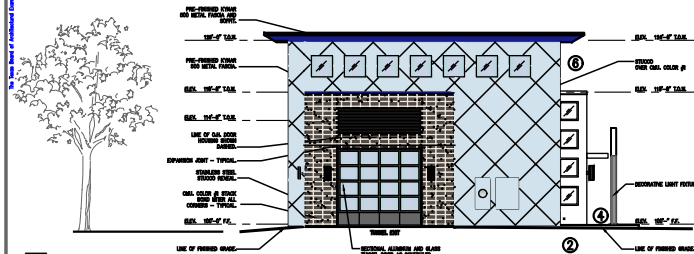


Know what's below.
Call before you dig.
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1-888-482-9699

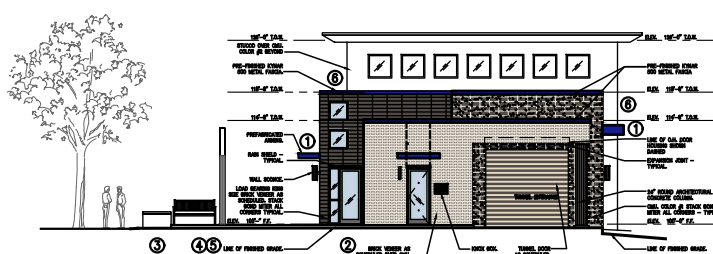
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE BASIS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PREPARE ANY AND ALL UNDERGROUND UTILITIES.



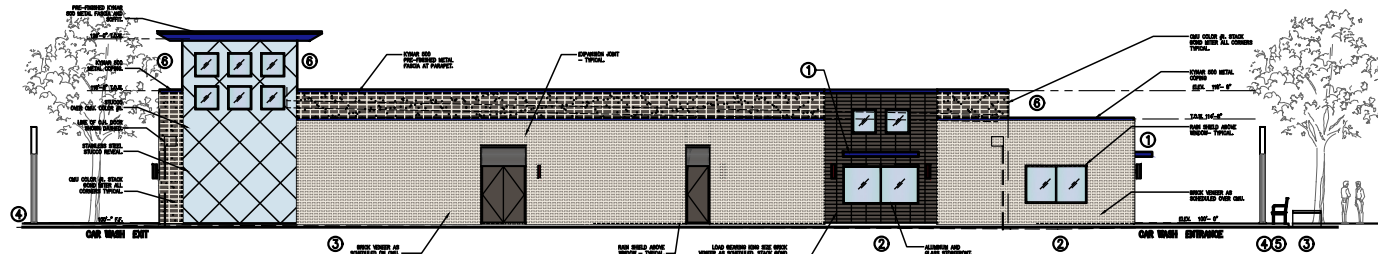
1	SOUTH ELEVATION	3/16" = 1'-0"
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2 EAST ELEVATION - FRONTAGE 1/8" = 1'-0"



3 WEST ELEVATION 1/8" = 1'-0"



4 NORTH ELEVATION 1/8" = 1'-0"

ARCHITECTURAL ELEMENTS:

- | | |
|-------------------------------|----------------|
| 1) AWNINGS OR CANOPIES | 5) BENCHES |
| 2) DISPLAY WINDOWS | 6) VARIED ROOF |
| 3) PLANTERS | |
| 4) DISTINCTIVE LIGHT FIXTURES | |

THE BUILDING IS 100% MASONRY

NO ROOF TOP EQUIPMENT ALL EQUIPMENT IS GROUND MOUNTED

1	05.20.2022
	SUP SUBMITTAL
2	07.08.2022
	SUP REVISION 1
•	•



DEVELOPER
LV 380 ENTERPRISES, LLC
4210 LAUREN LANE
GARLAND, TEXAS 75043

NEW EXPRESS CARWASH
TOPWASH EXPRESS CAR WASH -2

○ EURHYTHMIC DESIGN GROUP ○ ARCHITECTS ○
M. C. LARSEN, A.I.A.

SHEET

FA-3

3 OF (6) FA SHEETS



GARLAND EXPRESS CAR WASH

4805 BROADWAY BLVD.
PARCEL OF LAND LOCATED IN THE A LITTLE SUMMER

PARCEL OF LAND LOCATED IN THE J. LITTLE SURV
BLK A LOT 1

FILE NO. Z 22-38/ CASE NUMBER 220407-
ZONING COMMUNITY RETAIL CR

OWNER INFORMATION:

STAR LINE GROUP, LLC
4117 BEYING WAY IRVING, TEXAS 75063-1211

ADDITIONAL INFORMATION:

APPLICANT INFORMATION:
TAYACON, LLC

8751 COLLIN McKinNEY PKWY SUITE 1405
MCKINNEY, TEXAS 75069

McKINNEY, TEXAS 76070
214.425.2055 film@karonen.com

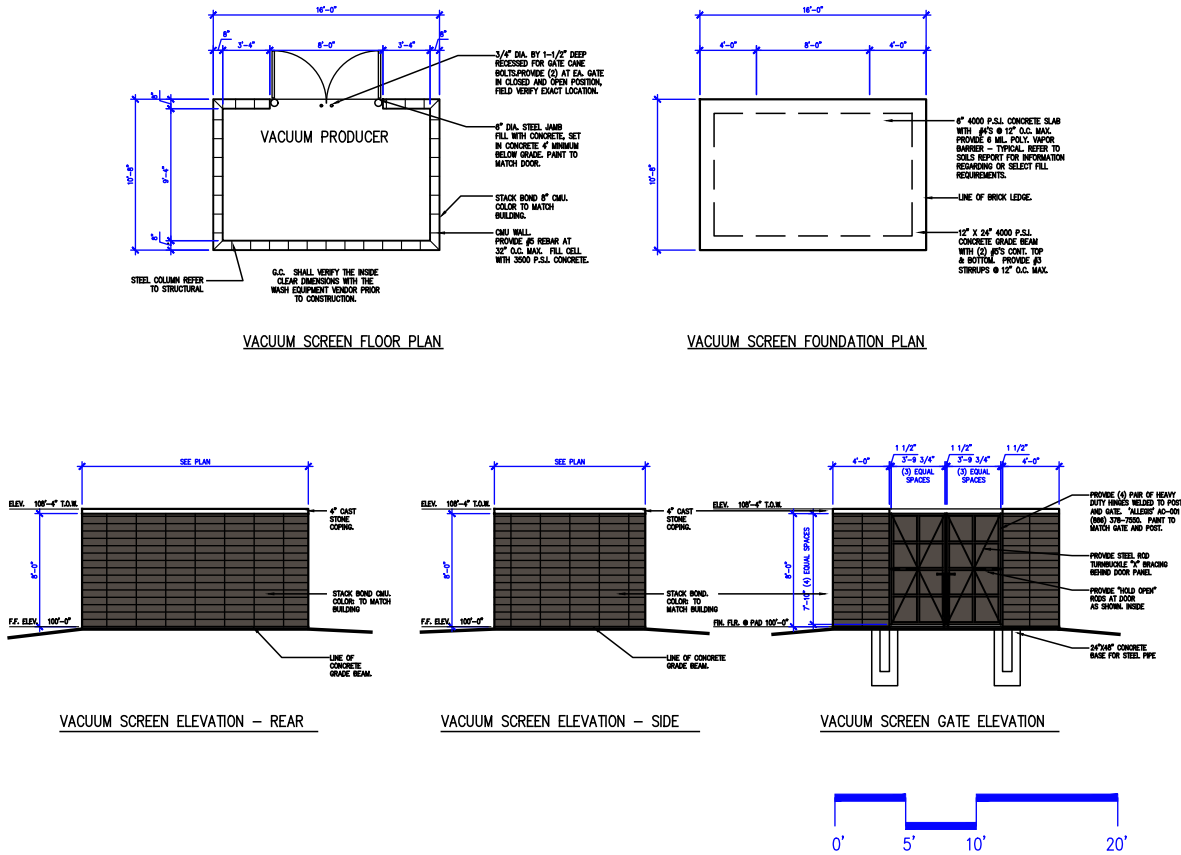
FOR THE DOCUMENTS TO BE SUBMITTED BY 31 OCTOBER 1978, THE FOLLOWING INFORMATION IS REQUESTED:

4 OF (6) FA SHEETS

THIS DOCUMENT IS THE PROPERTY OF EURYTHMIC DESIGN GROUP ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF EURYTHMIC DESIGN GROUP ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

EXHIBITE

1 VACUUM SCREEN ENCLOSURE PLAN & ELEVATIONS 1/4" = 1'-0"



GARLAND EXPRESS CAR WASH
4805 BROADWAY BLVD.
PARCEL OF LAND LOCATED IN THE A. LITTLE SURVEY 781
BLK A LOT 1
FILE NO. 2 22-88/ CASE NUMBER 220467-2
ZONING COMMUNITY RETAIL CR
OWNER INFORMATION:
STAR LINE GROUP, LLC
4117 BERNARD HWY. IRVING, TEXAS 75065-1215
APPLICANT INFORMATION:
THAVON, LLC
8781 COLLIN MACKEY POINT SUITE 1405
MCKINNEY, TEXAS 75070
214.425.3050 info@thavon.com

FOR THIS DOCUMENT TO BE PROPERLY READ ALL SHEETS MUST BE PRINTED 24"X36" AND IN COLOR NOT BLACK AND WHITE

1 05.30.2022
2 SUP SUBMITTAL
3 07.08.2022
4 SUP REVISION 1

22306

REGISTERED ARCHITECT
STATE OF TEXAS

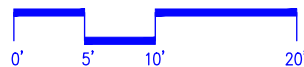
DEVELOPER
LV 380 ENTERPRISES, LLC
4210 LAUREN LANE
GARLAND, TEXAS 75043
CONTACT: ***

TOPWASH EXPRESS CAR WASH -2

NEW EXPRESS CARWASH
4801 BROADWAY BLVD.
GARLAND, DALLAS COUNTY TEXAS 75043

EURYTHMIC DESIGN GROUP ARCHITECTS
Y. G. JARRARD A.I.A.
6825 GREENWICH LANE
DALLAS, TX 75230
147/148 214.361.1854 email info@eurythmic-architects.com
ARCHITECTURE • ART • INTERIOR ARCHITECTURE • EXTERIOR DESIGN

FA-5
5 OF 1074 SHEETS

$$1/4^\circ = 1^\circ - 0^\circ$$


FA-6

8 OF (6) FA SHEETS

6 OF (6) FA SHEETS

Z 21-36



View of the subject property from Broadway Blvd



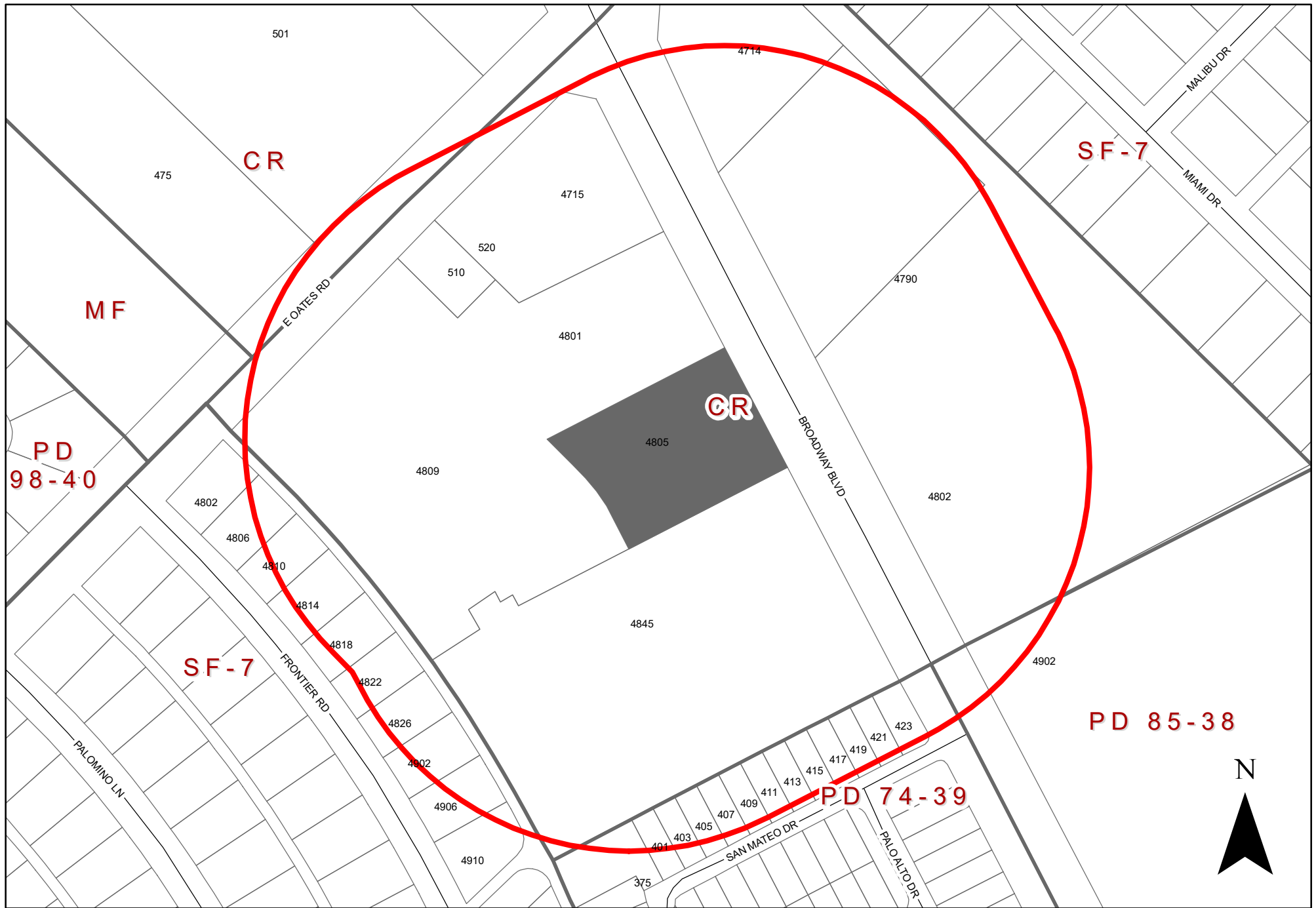
North of the subject property from Broadway Blvd



East of the subject property



West of the subject property



0 110 220 Feet
1 inch = 167 feet

ZONING MAP Z 22-36

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

4805 Broadway Blvd

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



Plan Commission

3. c.

Meeting Date: 09/26/2022

Item Title: Z 22-56 Garland Leased Housing Associates I (District 8)

Summary:

Consideration of the application of **Garland Leased Housing Associates I**, requesting approval of an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age at an existing Elder Care – Independent Living Facility. This property is located at 202 Belt Line Road. (District 8) (File Z 22-56)

Attachments

Z 22-56 Garland Leased Housing Associates I Report and Attachments

Z 22-56 Garland Leased Housing Associates I Responses

Planning Report

File No: Z 22-56/District 8

Agenda Item:

Meeting: Plan Commission

Date: September 26, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age at an existing Elder Care – Independent Living Facility.

LOCATION

202 Belt Line Road

APPLICANT

Garland Leased Housing Associates I

OWNER

Garland Housing Finance Corporation

BACKGROUND

The applicant represents an existing senior living apartment complex. It is zoned Planned Development (PD) District 05-04 which included a PD Condition requiring a minimum resident age of sixty (60) years. The applicant requests to amend that PD Condition to fifty-five (55) years of age.

SITE DATA

The subject property is an approximate 10.171-acre tract of land. It has approximately 1,100 lineal feet of frontage along Belt Line Road. The property is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 05-04, which is limited to Independent Senior Living Use. The base zoning is Multi-Family-1 (MF) District.

CONSIDERATIONS

1. "The Cesera" is an existing 204-unit senior living complex. The applicant requests to amend Planned Development (PD) 05-04 which has a minimum age requirement of sixty (60) years.

The applicant states, "Dominium has purchased the apartment community, and with the help of the Garland HFC is working on a resyndication of the project that will preserve the affordability of the units. Dominium will be rehabilitating the community to provide updated in-unit finishes & appliances, an updated clubhouse, environmentally friendly and energy efficient building system upgrades, and updated community landscaping."

The applicant further states, "The Cesera was operating as a 55+ community prior to Dominion purchasing the [apartment community], so the Dominion Management team did not purposefully breach the PD zoning agreement. However, The Cesera does currently have 30 of its 204 units occupied by individuals younger than 60 years old. Failing to amend the ordinance would put all these seniors at risk of housing instability. We wish to avoid this by amending the PD zoning."

2. The age requirement of fifty-five (55+)-plus years is consistent with the GDC's Elder Care-Independent Living definition.
3. The request is a Planned Development (PD) amendment only; no other changes are proposed and the approved Detail Plan in PD 05-04 remains as is.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. 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.

The proposal is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area surrounding the subject property to the north and west includes a church and a new senior living apartment community, zoned PD 20-07. The area to the east, across Belt Line Road, includes a single-family neighborhood zoned PD 80-67, and a tract zoned Community Retail (CR) District. To the south of the subject property is a nursing home zoned Community Office (CO) District. To the southwest is a single-family residential neighborhood zoned Single-Family-7 (SF-7) District.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 05-04 to reduce the minimum resident age at an existing Elder Care – Independent Living Facility.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: October 18, 2022

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



202 Belt Line Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-56

202 Belt Line Road

- I. Statement of Purpose:** The purpose of this Planned Development amendment is to change the minimum resident age requirement from sixty (60) to fifty-five (55) years at an existing Elder Care-Independent Living Facility.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Multi-Family-1 (MF-1) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-1 (MF-1) District as set forth in Chapter 2 of the Garland Development Code, and Planned Development (PD) District 05-04 included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E in Planned Development (PD) District 05-04; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Elder Care - Independent Living Use and Residency Requirements: Only an Elder Care-Independent Living Use shall be permitted on the subject property. An Elder Care-Independent Living Facility is defined as a facility in which five or more elderly (over 55 years of age) persons, regardless of legal relationship, live a mostly ambulatory lifestyle but who may need limited assistance with daily living activities.

Z 22-56



Looking at the subject property from Belt Line Road.



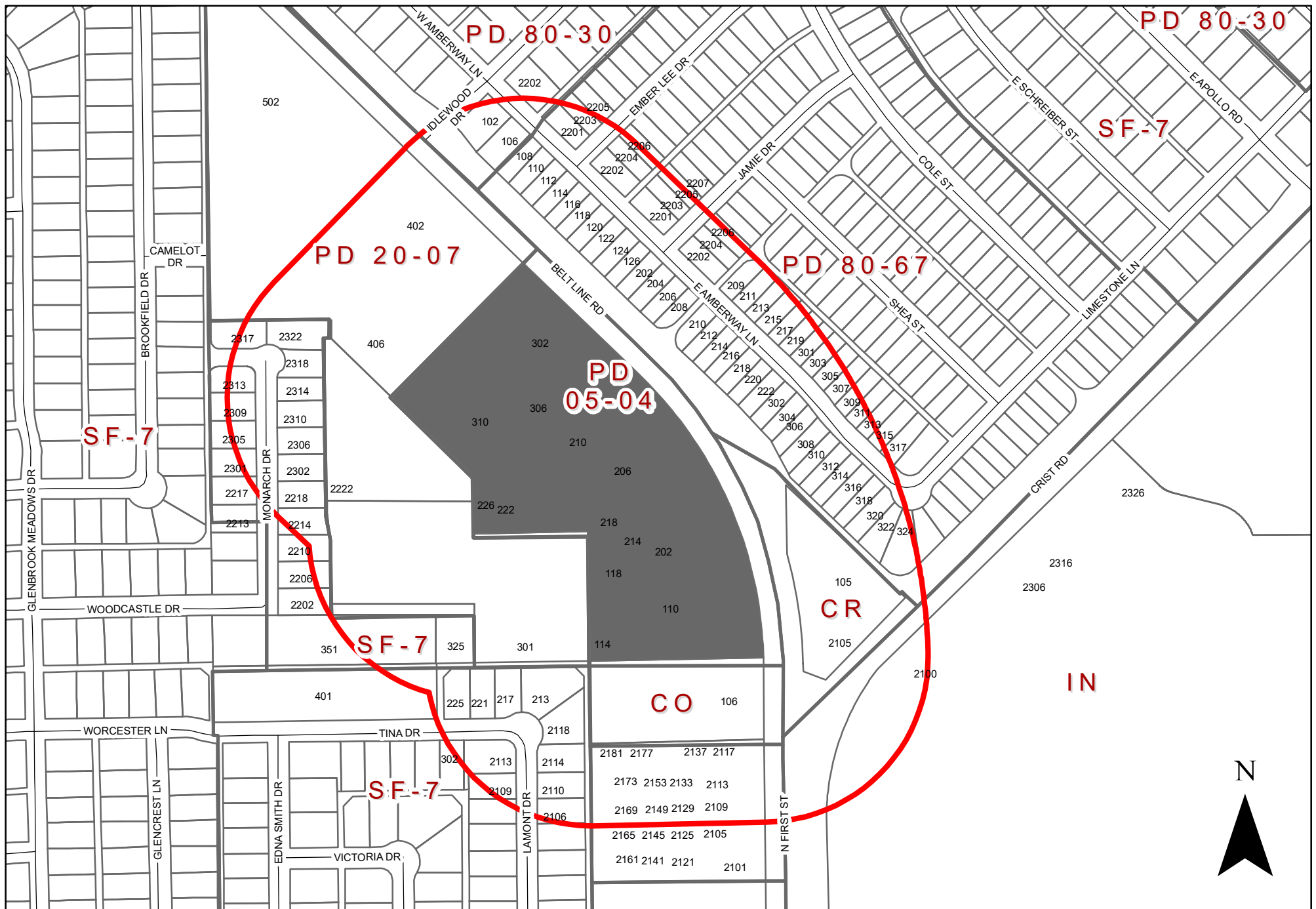
Looking east of the subject property across Belt Line Rd.



South of the subject property.



North of the subject property.



0 200 400 Feet
1 inch = 306 feet

ZONING MAP Z 22-56

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

202 Belt Line Road

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