



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 11, 2023 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 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

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 are 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 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 August 28, 2023 meeting.

2. PLATS

- a.** P 23-28 Thanh Addition Final Plat
- b.** P 23-31 Hyde Park Preliminary Plat
- c.** P 23-32 North Garland Commons No 2. Lot 10R Final Plat

- d. Consideration of the application of CBG Surveying Texas, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 1709 Ben Davis Road. (District 1) (File SW 23-02)

This sidewalk waiver request is associated with the Thanh Addition Final Plat (P 23-28)

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 **Pacheco Koch, a Westwood Company**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Specific Use Provision) *(This case was postponed from the August 28, 2023 Plan Commission meeting.)*
- b. Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Detail Plan for an Electric Substation. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Detail Plan) *(This case was postponed from the August 28, 2023 Plan Commission meeting.)*
- c. Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Zoning)
- d. Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan for Elder Care-Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Detail Plan)

- e. Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a 1) Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use; and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Specific Use Provision and Major Waiver)
- f. Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Downtown Development Plan)

4. MISCELLANEOUS

- a. Election of Officers

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 09/11/2023

Item Title: Plan Commission Minutes for August 28, 2023

Summary:

Consider approval of the Plan Commission Minutes for the August 28, 2023 meeting.

Attachments

Plan Commission Minutes for August 28, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, August 28, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Chairman Scott Roberts
Commissioner Wayne Dalton
1st Vice Chair Julius Jenkins
Plan Commissioner Georgie Cornelius
Commissioner Rich Aubin
2nd Vice Chair Douglas Williams
Commissioner Michael Rose

Absent: Commissioner Stephanie Paris

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

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.

Motion was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the August 14, 2023 meeting. **APPROVED**

2. PLATS

- | | | |
|----|---|----------|
| a. | P 23-27 Garland Ferris Storage Final Plat | APPROVED |
| b. | P 23-29 Soto 1 Addition Final Plat | APPROVED |
| c. | P 23-30 Avant Garland Addition Final Plat | APPROVED |

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 Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP , requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Service Use on a property zoned Community Retail (CR) District and 2) Variances to Sections 4.34 and 4.39 in the Garland Development Code (GDC) regarding site and perimeter screening landscaping. This property is located at 5514 & 5516 Broadway Boulevard. (District 4) (Z 23-06 – Specific Use Provision) | APPROVED |
|----|---|----------|

The applicant, Jamecisa Sims, 323 Phoebe Lane, Allen, TX, gave an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant if she intended to build a permanent facility at the location.

The applicant confirmed that is her intention.

Commissioner Jenkins asked the applicant how she came up with the idea for the proposed development.

The applicant stated that her initial goal was to go to school for interior design but moved away from that goal due to the high costs. In her prior work experience working for a non-profit and the struggles it brought with working with different vendors to have a snow cone machine at events, she came up with the idea of purchasing her own snow cone truck.

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

Commissioner Dalton stated that he believes the idea is cool. He also reiterated what was mentioned at the Pre-Meeting in regard to requiring the metal poles and fencing.

Commissioner Jenkins expressed his excitement about entrepreneurs growing their business in the City and concurred with Commissioner Dalton's comments regarding the metal poles and fencing.

Commissioner Cornelius stated her excitement for the development and the attraction it will provide for families.

Motion was made by Commissioner Cornelius to **approve** the application as presented with the provision that the rear fence is a horizontal board on board fence with steel posts. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **Jamecisa Sims / Ron Hobbs Architecture & Interior Design, LLP**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 5514 and 5516 Broadway Boulevard. (District 4) (Z 23-06 – Plan) **APPROVED**

Motion was made by Commissioner Cornelius to **approve** the application as presented with the provision that the rear fence is a horizontal board on board fence with steel posts. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

- c. Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Specific Use Provision) *(This case has been postponed to the September 11, 2023 Plan Commission meeting. Due to clarification on the subject property boundaries, revised notification letters will be mailed out accordingly.)* **POSTPONED**

- d. Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Detail Plan for an Electric Substation. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Detail Plan) *(This case has been postponed to the September 11, 2023 Plan Commission meeting. Due to clarification on the subject property boundaries, revised notification letters will be mailed out accordingly.)* **POSTPONED**

- e. Consideration of the application of **Larry Hishmeh**, requesting approval of a 1) Specific Use Provision for a Mobile Food Truck Park and 2) Major Waiver on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Specific Use Provision) **APPROVED**

The applicant, Larry Hishmeh, 520 Main St., Garland, TX, provided an overview of the request, and remained available for questions.

Commissioner Dalton asked the applicant if he would be providing power, water and sewer as well as the length of time a particular food truck would be able to stay.

The applicant explained that he would be providing power and water but no sewer and that each food truck would have a maximum of one month and then would need to enter the rotation if they wish to return. The applicant further explained that each food truck request he received would first have to be cleared by the Health Department.

Commissioner Rose asked the applicant what the hours of operation would be for the food trucks.

The applicant explained the hours of operation would be 9 a.m. to 9 p.m. to allow those vendors the opportunity to serve during the lunch hours as well as dinner.

Commissioner Jenkins asked the applicant to explain the long-term presence of the food truck concept as he is not familiar with food trucks staying for a long period of time.

The applicant explained that he got the idea of the food truck yard from an existing food truck yard operator in Lower Greenville who shared the one-month rotation idea after he inquired putting his personal food truck at his establishment.

Commissioner Jenkins asked the applicant if he would be willing to consider decreasing the hours of operation, particularly in the evenings, for the food trucks.

The applicant explained that most food trucks work in the evenings and that is when a lot of their business is conducted, so he does not see the food trucks leaving the area before 9 p.m.

Commissioner Aubin asked the applicant if the electric and water connections would be permanent.

The applicant explained that all water and electric connections would be underground to prevent any pipes from freezing as well as from having any tripping hazards with exposed electric cords.

Commissioner Aubin asked the applicant if overnight parking would be allowed.

The applicant explained that it would be up to the food truck operators discretion if they left their food trucks parked overnight taking into consideration the possibility of break-ins.

Commissioner Aubin asked the applicant if he would consider expanding the hours of operation as he feels too many places close too early.

The applicant explained that he agrees that more options are needed later in the evening.

Commissioner Jenkins asked the applicant if he would remain the sole manager of the food truck lot or if he would hire someone else to handle that.

The applicant explained that he would be the only manager of the lot.

Residents speaking in opposition:

Donna Williams, 606 & 608 Main St., Garland, TX

Patricia Alonso, 604 Main St., Garland, TX

Residents speaking in opposition raised concerns on the challenges the existing businesses have experienced during COVID and the downtown construction, environmental concerns, noise concerns, parking issues, excess trash and homeless presence increase as a result of the food trucks.

The Commissioners clarified for the residents that the property owner has a right to develop the property and that there would not be any generators as electricity would be provided by the applicant.

Resident speaking for clarification purposes:

Karin Wiseman, 1332 Rockcreek, Garland, TX

Ms. Wiseman wanted to clarify that as part of the GDBA they were not taking a formal position in regard to this development and were instead allowing each business to express their position individually. Ms. Wiseman explained that the GDBA is separate from the GDBO who circulated an email expressing opposition by several of the businesses downtown.

Residents speaking in favor:

Karin Wiseman, 510 Main St., Garland, TX

Ms. Wiseman expressed excitement over attracting new and more patrons to the downtown area, the idea of rotating food truck options and the lot being put to use instead of being empty.

Resident Jim Griffin, 2409 Lone Oak Trl., Garland, TX, asked what the GDBO stood for.

Chair Roberts asked for Mr. Griffin to privately speak with another resident to get an answer to his question, as the Commission was not aware of what exactly GDBO stood for.

Additional residents speaking in opposition:

Gerardo Hernandez, 606 Main St., Garland, TX

Zarael Castillo, 226 N. 12th St., Garland, TX

Kenneth Johnson, 604 Main St., Garland, TX

Residents speaking in opposition expressed concerns over noise, loss of business due to competing food trucks, wastewater issues and the notification process overall as being rushed.

The Commissioners briefly explained how the notification process on behalf of the Planning Department worked.

The applicant clarified that he too is a business owner in downtown and has also felt the impacts of COVID and the downtown construction and his goal is to help make the downtown area better as he has with his current restaurant.

Chairman Roberts clarified that with regard to the Special Use Provision (SUP), the City Council can revoke it at anytime.

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

There was discussion between the Commissioners regarding the concerns involving food trucks not being new concerns, the potential parking issues, the limited additional potential uses for the location and the length of the SUP.

Motion was made by Commissioner Rose to **approve** the application as presented with an SUP time period of five (5) years. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

- f. Consideration of the application of **Larry Hishmeh**, requesting approval of a Downtown Development Plan for a Mobile Food Truck Park on a property zoned Downtown District and in the Downtown Historic (DH) Sub-District. This property is located at 101 South Sixth Street. (District 2) (Z 23-26 – Downtown Development Plan) **APPROVED**

Motion was made by Commissioner Rose to **approve** the application as presented with an SUP time period of five (5) years. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

4. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 8:31 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/11/2023

Item Title: P 23-28 Thanh Addition Final Plat

Summary:

P 23-28 Thanh Addition Final Plat

Attachments

P 23-28 Thanh Addition Final Plat Report & Attachments

Planning Report

File No: P 23-28 / District 1

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Thanh Addition

LOCATION

1709 Ben Davis Road

ZONING

Agricultural (AG) District

NUMBER OF LOTS

1

ACREAGE

2.848

BACKGROUND

The applicant requests approval of a Final Plat to construct a single-family home.

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. 24 x 36 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

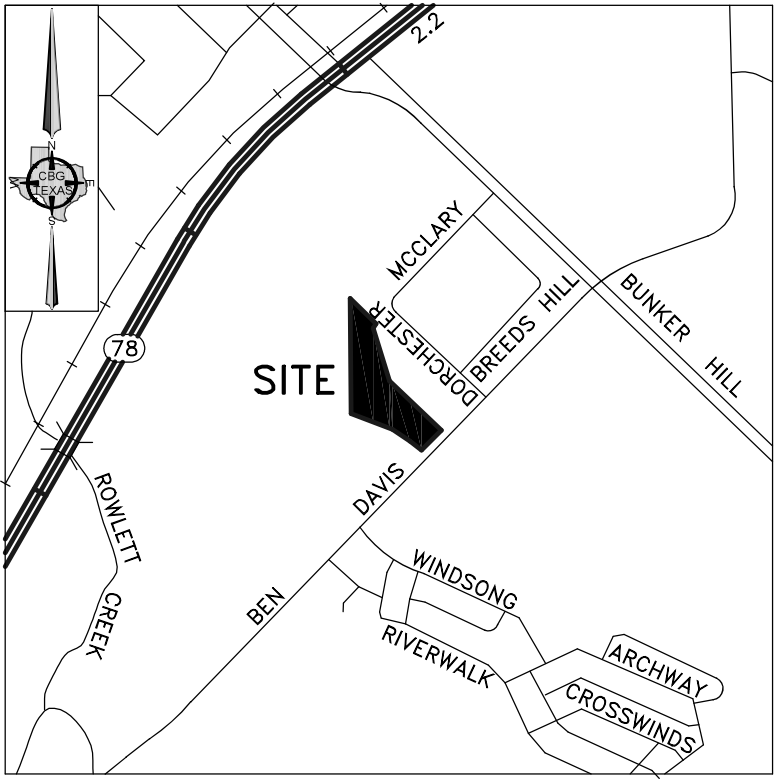


0 100 200 Feet
1 inch = 158 feet

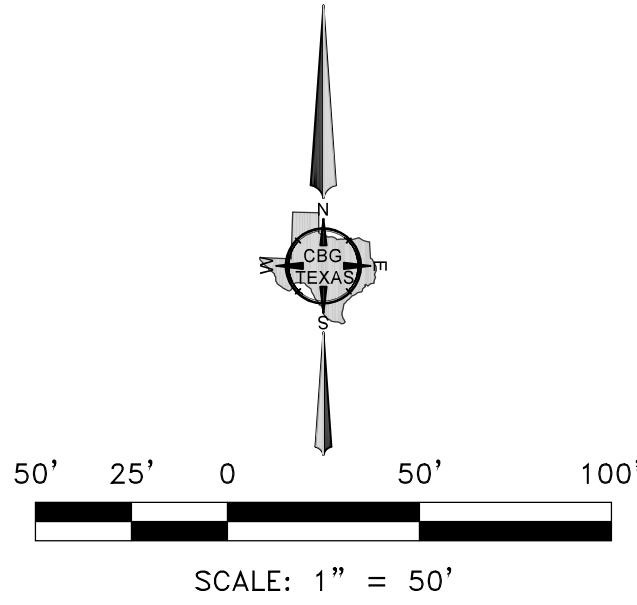
PLAT MAP P 23-28

 INDICATES AREA OF REQUEST

1709 Ben Davis Road



VICINITY MAP
NOT TO SCALE



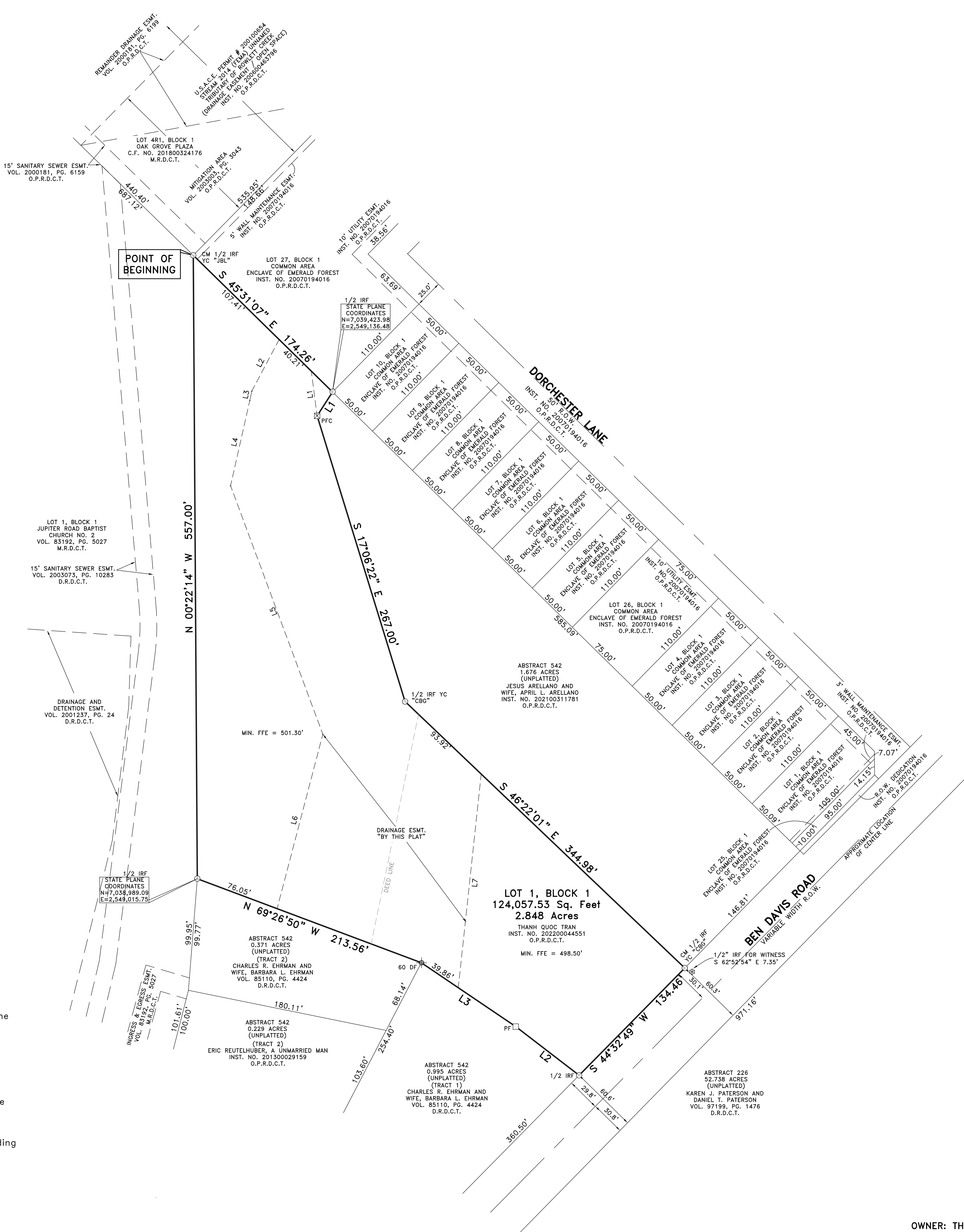
LEGEND

CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
60 DF	60D NAIL FOUND
PF	POST FOUND
PFC	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- 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 151;

GPS-151 N=7,036,724.64
E=2,546,480.61
Z=627.87'
- The purpose of this Minor Plat is to create one lot from two tracts of land with the intention of development.
- 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.
- 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.
- Each lot corner that needs to be set is monumented by 1/2" iron rod with yellow plastic cap stamped "CBG Surveying RPLS 5513" unless denoted otherwise.
- A Minimum F.F.E. shall be established for this lot. min F.F.E. shall be 501.30 in the West side of the D.E. and 498.50 on the East of the D.E. Minimum finished floor elevation is 2 feet above the base flood elevation identified in FEMA LOMR #21-06-2234P-485471. January 3, 2022.



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°49'11" W	25.40'
L2	N 52°28'23" W	71.06'
L3	N 55°53'23" W	102.11'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 07°27'56" E	40.36'
L2	S 27°52'45" W	52.19'
L3	S 11°57'36" W	8.52'
L4	S 12°43'04" W	78.06'
L5	N 20°21'05" W	236.82'
L6	S 14°41'03" W	161.04'
L7	N 06°07'47" E	191.97'

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

SHEET 1 OF 2
FINAL PLAT
THANH ADDITION
LOT 1, BLOCK 1
124,057.53 SQ.FT. / 2.848 ACRES
JAMES HOWARD ONE-THIRD LEAGUE SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 221013-2



OWNER: THANH QUOC TRAN
1709 BEN DAVIS ROAD,
GARLAND-TEXAS-75040
972-343-8430
tqt1990@yahoo.com

SCALE: 1"=50' / DATE: 01/09/2023 / JOB NO. 2200845-02 / DRAWN BY: JLA

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, Thanh Quoc Tran, is the sole owner of a tract of land situated in the James Howard One-third League Survey, Abstract No. 542, City of Garland, Dallas County, Texas, and being a tract of land conveyed to Thanh Quoc Tran, by General Warranty Deed recorded in Instrument Number 202200044551, 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 found with yellow cap stamped "JBL" for corner, said corner being an East corner of Lot 1, Block 1, of Jupiter Road Baptist Church No. 2, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 83192, Page 5027, Map Records, Dallas County, Texas, same being the West corner of Lot 27, Block 1, Common Area, of Enclave of Emerald Forest, an Addition to the City of Garland, according to the Plat thereof recorded in Instrument Number 200701994016, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 31 minutes 07 seconds East, along the Southwest line of said Lot 27, a distance of 174.26 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Lot 27, same being the North corner of a tract of land conveyed to Jesus Arellano and wife, April L. Arellano, by deed recorded in Instrument Number 202100311781, Official Public Records, Dallas County, Texas;

THENCE along the Northwest, West and Southwest lines of said Arellano tract the following courses and distance as follows;

South 32 degrees 49 minutes 11 seconds West, a distance of 25.40 feet to a point for corner;

South 17 degrees 06 minutes 22 seconds East, a distance of 267.00 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner;

THENCE South 46 degrees 22 minutes 01 seconds East, along the Southwest line of said Arellano tract, a distance of 344.98 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Arellano tract, same being along the Northwest right-of-way line of Ben Davis Road (a variable width right-of-way), from which a 5/8 inch iron rod found for witness bears South 62 degrees 52 minutes 54 seconds East, a distance of 7.35 feet;

THENCE South 44 degrees 32 minutes 49 seconds West, along the Northwest right-of-way line of said Ben Davis Road, a distance of 134.46 feet to a 1/2-inch iron rod found for corner, said corner being along the Northwest line of said Ben Davis Road, same being the East corner of a tract of land conveyed to Charles R. Ehrman and wife, Barbara L. Ehrman (tract 1), by deed recorded in Volume 85110, Page 4424, Deed Records, Dallas County, Texas;

THENCE North 52 degrees 28 minutes 23 seconds West, along a Northeast line of said Ehrman tract (tract 1), a distance of 71.06 feet to a fence post found for corner, said corner being a Northeast "ell" of said Ehrman tract (tract 1);

THENCE North 55 degrees 53 minutes 23 West, along a Northeast line of said Ehrman tract (tract 1), a distance of 102.11 feet to a 60d nail found for corner, said corner being the North corner of said Ehrman tract (tract 1), same East corner of a tract of land conveyed to Charles R. Ehrman and wife, Barnara L. Ehrman (tract 2), by deed recorded in Volume 85110, Page 4424, Deed Records, Dallas County, Texas;

THENCE North 69 degrees 26 minutes 50 seconds West, along the North line of said Ehrman tract (tract 2), a distance of 213.56 feet to a 1/2-inch iron rod found for corner, said corner being the North corner of said Ehrman tract (tract 2), same being along the East line of said Lot 1, Block 1, of said Jupiter Road Baptist Church No. 2;

THENCE North 00 degrees 22 minutes 14 seconds West, along the East line of said Lot 1, Block 1, of said Jupiter Road Baptist Church No. 2, a distance of 557.00 feet to the point of BEGINNING and containing 124,057.53 square feet and or 2.848 acres of land.

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

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 151;

GPS-151 N=7,036,724.64
E=2,546,480.61
Z=627.87'

2. The purpose of this Minor Plat is to create one lot from two tracts of land with the intention of 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" unless denoted otherwise.

6. A Minimum F.F.E. shall be established for this lot. min F.F.E. shall be 501.30 in the West side of the D.E. and 498.50 on the East of the D.E. Minimum finished floor elevation is 2 feet above the base flood elevation identified in FEMA LOMR #21-06-2234P-485471. January 3, 2022.

LEGEND

CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
60 DF	60D NAIL FOUND
PF	POST FOUND
PFC	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Thanh Quoc Tran, the owner of the property described in this plat, does hereby adopt this plat, designating the property as **THANH 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.

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

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 _____, 2023.

By: _____
Thanh Quoc Tran (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Thanh Quoc Tran, 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 _____, 2023.

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 _____, 2023.

RELEASED FOR REVIEW 08/23/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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_____,2023.

Notary Public in and for Dallas County, Texas

SHEET 2 OF 2
FINAL PLAT
THANH ADDITION
LOT 1, BLOCK 1
124,057.53 SQ.FT. / 2.848 ACRES
JAMES HOWARD ONE-THIRD LEAGUE SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 221013-2

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

OWNER: THANH QUOC TRAN
1709 BEN DAVIS ROAD,
GARLAND-TEXAS-75040
972-343-8430
tqt1990@yahoo.com

SCALE: 1"=50' / DATE: 04/26/2023 / JOB NO. 2200845-02 / DRAWN BY: JLA



GARLAND

Plan Commission

2. b.

Meeting Date: 09/11/2023

Item Title: P 23-31 Hyde Park Preliminary Plat

Summary:

P 23-31 Hyde Park Preliminary Plat

Attachments

P 23-31 Hyde Park Preliminary Plat Report & Attachments

Planning Report

File No: P 23-31 /District 7

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Hyde Park

LOCATION

3101 North Garland Avenue

ZONING

Planned Development (PD) District 14-47

NUMBER OF LOTS

123 Total lots / 5 HOA lots

ACREAGE

13.7 acres

BACKGROUND

The applicant requests approval of a Preliminary Plat to construct 123 townhomes.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

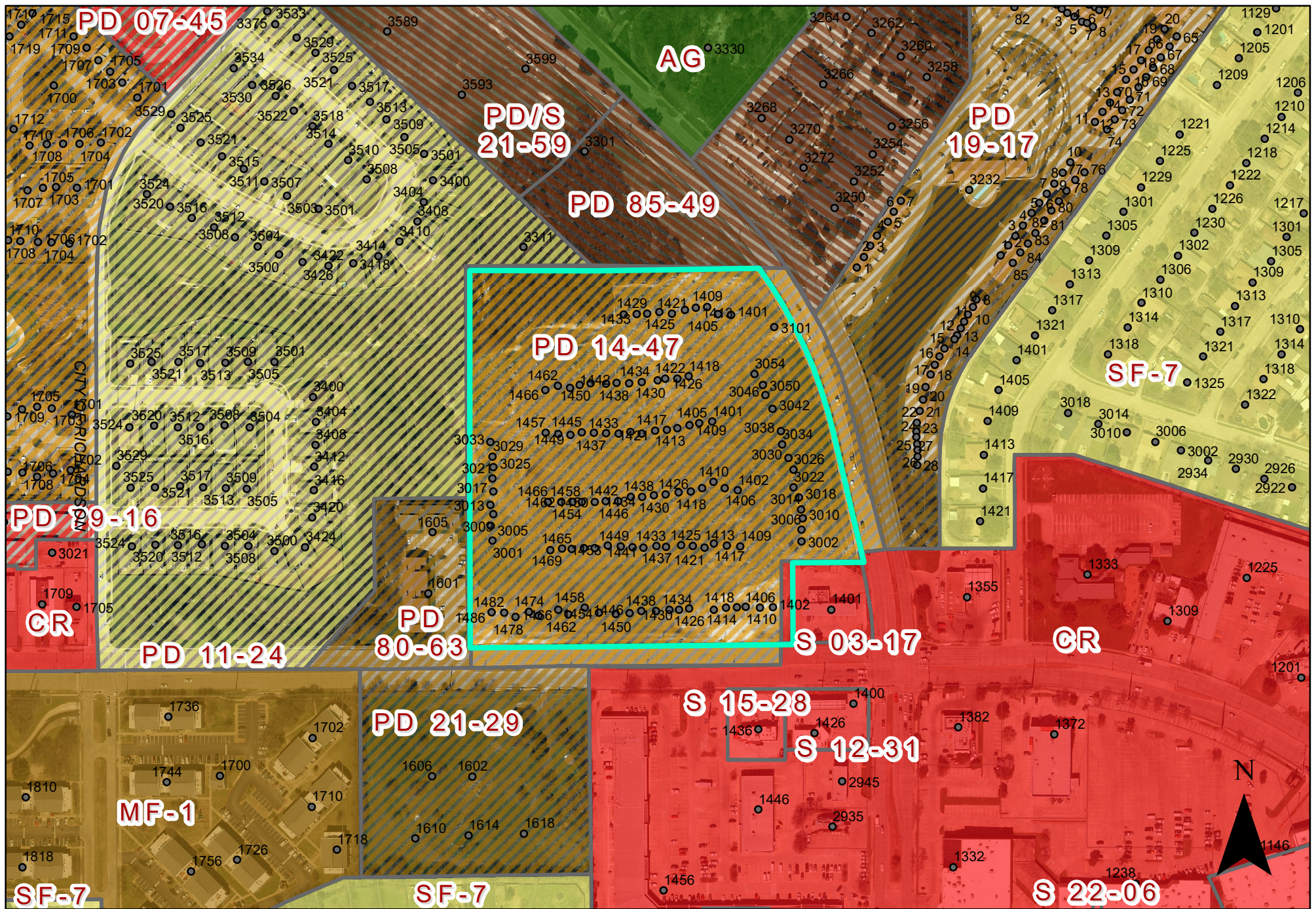
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

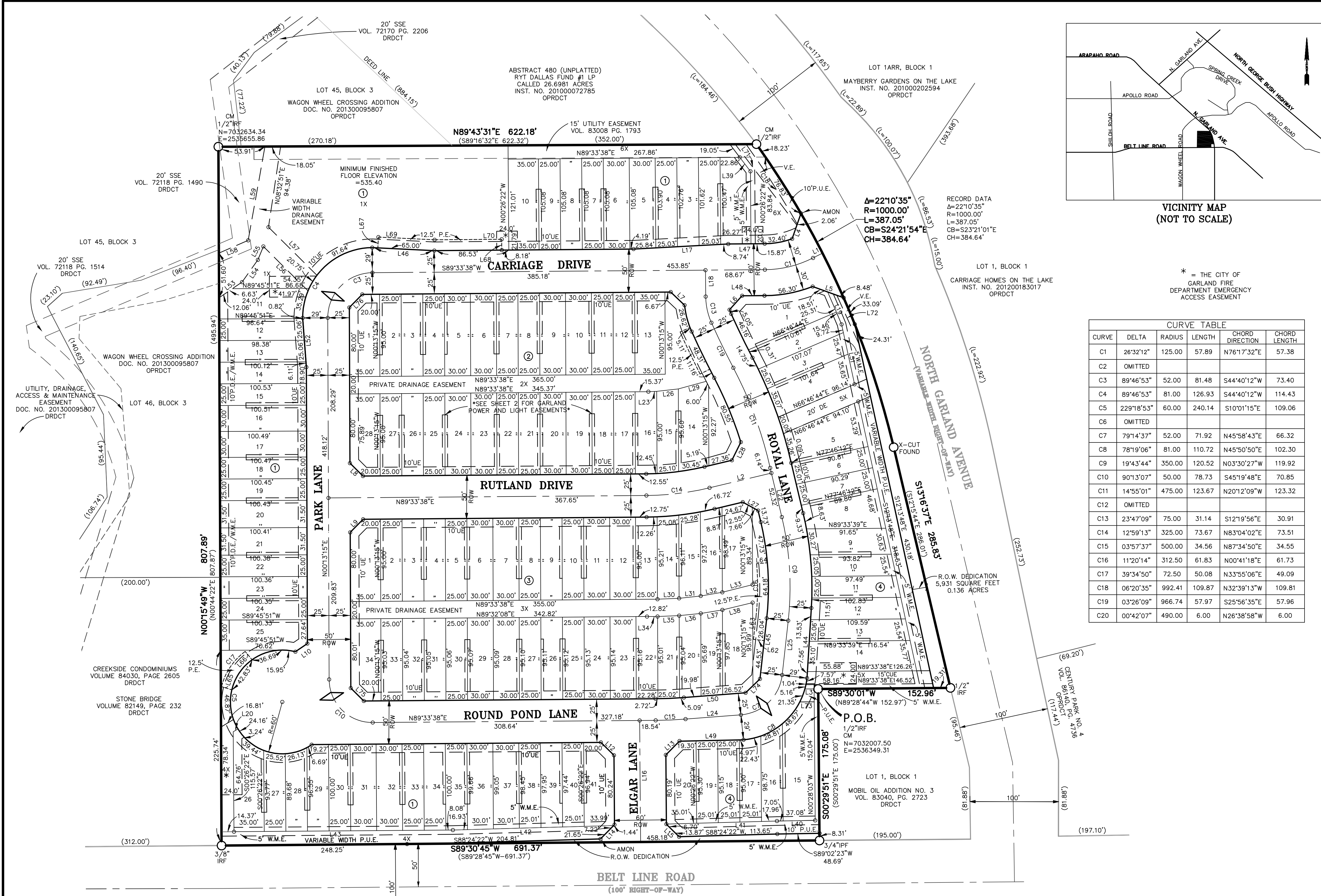


0 175 350 Feet
1 inch = 269 feet

PLAT MAP P 23-31

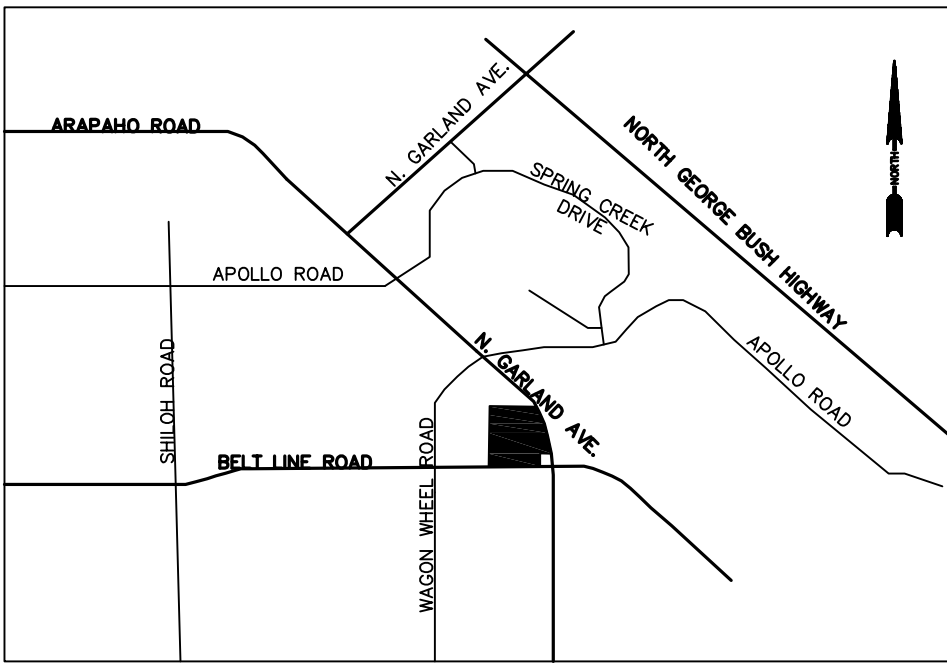
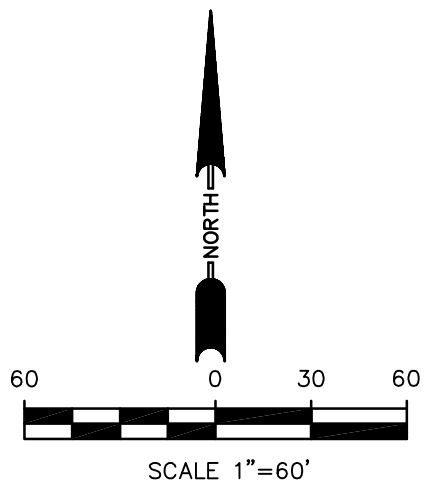
 INDICATES AREA OF REQUEST

3101 North Garland Avenue



LEGEND

PUE	PEDESTRIAN AND UTILITY EASEMENT
UE	UTILITY EASEMENT
CUE	CITY UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
VE	VISIBILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
IRPF	IRON PIPE FOUND
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-ECD 6134" SET
CIRF	5/8-INCH IRON ROD W/CAP MARKED "PETITT-ECD 6134" FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
PE	PARKING EASEMENT
POB	POINT OF BEGINNING
RPRDCT	REAL PROPERTY RECORDS, DALLAS COUNTY, TEXAS
VOL	UTILITY EASEMENT
PG	CITY UTILITY EASEMENT
DOC. NO.	DRAINAGE EASEMENT
CM	CONTROLLING MONUMENT
①	DESIGNATES SUBDIVISION BLOCK
AMON	DENOTES STREET NAME CHANGE
	3 & 1/4" ALUMINUM DISK SET STAMPED "HYDE PARK" TO BE SET POST CONSTRUCTION AND PRIOR TO CITY ACCEPTANCE OF INFRASTRUCTURE



VICINITY MAP
(NOT TO SCALE)

* = THE CITY OF GARLAND FIRE DEPARTMENT EMERGENCY ACCESS EASEMENT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	26°32'12"	125.00	57.89	N76°17'32"E	57.38
C2	OMITTED				
C3	89°46'53"	52.00	81.48	S44°40'12"W	73.40
C4	89°46'53"	81.00	126.93	S44°40'12"W	114.43
C5	229°18'53"	60.00	240.14	S10°01'15"E	109.06
C6	OMITTED				
C7	79°14'37"	52.00	71.92	N45°58'43"E	66.32
C8	78°19'06"	81.00	110.72	N45°50'50"E	102.30
C9	19°43'44"	350.00	120.52	N03°30'27"W	119.92
C10	90°13'07"	50.00	78.73	S45°19'48"E	70.85
C11	14°55'01"	475.00	123.67	N20°12'09"W	123.32
C12	OMITTED				
C13	23°47'09"	75.00	31.14	S12°19'56"E	30.91
C14	12°59'13"	325.00	73.67	N83°04'02"E	73.51
C15	03°57'37"	500.00	34.56	N87°34'50"E	34.55
C16	11°20'14"	312.50	61.83	N00°41'18"E	61.73
C17	39°34'50"	72.50	50.08	N33°55'06"E	49.09
C18	08°20'35"	992.41	109.87	N32°39'13"W	109.81
C19	03°26'09"	966.74	57.97	S25°56'35"E	57.96
C20	00°42'07"	490.00	6.00	N26°38'58"W	6.00

LOT AREA TABLE											
BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES	BLOCK	LOT	SQ. FT.	ACRES
1	1	3406	0.078	2	1	3213	0.074	3	14	2388	0.055
1	2	2526	0.058	2	2	2375	0.055	3	15	2413	0.055
1	3	2555	0.059	2	3	2375	0.055	3	16	2444	0.056
1	4	2583	0.059	2	4	2375	0.055	3	17	3391	0.078
1	5	3137	0.072	2	5	2850	0.065	3	18	3492	0.080
1	6	3152	0.072	2	6	2850	0.065	3	19	2419	0.056
1	7	2627	0.060	2	7	2375	0.055	3	20	2384	0.055
1	8	2627	0.060	2	8	2375	0.055	3	21	2378	0.055
1	9	2627	0.060	2	9	2850	0.065	3	22	2378	0.055
1	10	3678	0.084	2	10	2850	0.065	3	23	2855	0.066
1	11	3385	0.078	2	11	2375	0.055	3	24	2854	0.066
1	12	2438	0.056	2	12	2375	0.055	3	25	2378	0.055
1	13	2481	0.057	2	13	3325	0.076	3	26	2378	0.055
1	14	2512	0.058	2	14	3398	0.078	3	27	2378	0.055
1	15	2513	0.058	2	15	2387	0.055	3	28	2853	0.065
1	16	3015	0.069	2	16	2375	0.055	3	29	2852	0.065
1	17	3014	0.069	2	17	2375	0.055	3	30	2377	0.055
1	18	2511	0.058	2	18	2375	0.055	3	31	2376	0.055
1	19	2511	0.058	2	19	2850	0.065	3	32	2376	0.055
1	20	3163	0.073	2	20	2850	0.065	3	33	2376	0.055
1	21	3163	0.073	2	21	2375	0.055	3	34	3213	0.074
1	22	2509	0.058	2	22	2375	0.055	4	1	5156	0.118
1	23	2509	0.058	2	23	2850	0.065	4	2	2734	0.063
1	24	2508	0.058	2	24	2850	0.065	4	3	2606	0.060
1	25	3484	0.080	2	25	2375	0.055	4	4	3458	0.079
1	26	3697	0.085	2	26	2375	0.055	4	5	4055	0.093
1	27	2270	0.052	2	27	2375	0.055	4	6	2264	0.052
1	28	2303	0.053	2	28	3213	0.074	4	7	2252	0.052
1	29	2490	0.057	3	1	3213	0.074	4	8	3350	0.077
1	30	2500	0.057	3	2	2375	0.055	4	9	2774	0.064
1	31	3000	0.069	3	3	2375	0.055	4	10	2388	0.055
1	32	3000	0.069	3	4	2375	0.055	4	11	2500	0.057
1	33	2500	0.057	3	5	2375	0.055	4	12	2654	0.061
1	34	2500	0.057	3	6	2850	0.065	4	13	2827	0.065
1	35	2497	0.057	3	7	2850	0.065	4	14	4251	0.098
1	36	2981	0.068	3	8	2375	0.055	4	15	4993	0.115
1	37	2963	0.068	3	9	2375	0.055	4	16	2613	0.060
1	38	2455	0.056	3	10	2375	0.055	4	17	2403	0.055
1	39	2442	0.056	3	11	2850	0.065	4	18	2377	0.055
1	40	2430	0.056	3	12	2850	0.065	4	19	2381	0.055
1	41	3267	0.075	3	13	2376	0.055	4	20	3217	0.074

PRELIMINARY PLAT
HYDE PARK
LOTS 1-41, 1X, 4X, 6X, BLOCK 1
LOTS 1-28, 2X, BLOCK 2
LOTS 1-34, BLOCK 3
LOTS 1-20, 5X, BLOCK 4
BENJAMIN FROST SURVEY, ABSTRACT NO. 480
THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190030-0

PETITT - ECD

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

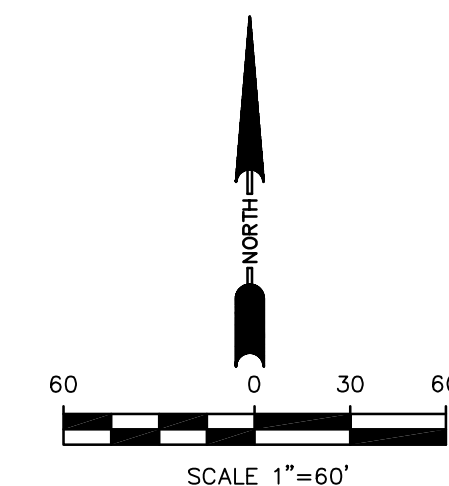
OWNER: HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE #103
IRVING, TX 75062
PHONE (972) 659-0655

ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
1600 N. Collins Boulevard,
Suite 3300
Richardson, Texas 75080
DATE: AUGUST 2023
JOB NO. 1402300
SCALE: 1"= 60'

"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."

ZONING CASE: 190030-0

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N63°01'26"E	12.29	L21	N02°46'16"E	6.51	L41	N88°24'22"E	127.98	L61	N10°03'28"E	96.80
L2	S76°34'26"W	73.57	L22	N13°22'18"W	58.46	L42	S88°24'21"W	185.90	L62	N83°38'35"W	12.50
L3	S89°33'45"W	10.65	L23	N88°01'41"E	9.63	L43	S89°33'38"W	253.13	L63	N06°21'22"E	26.04
L4	N19°09'12"E	31.06	L24	N85°36'02"E	64.21	L44	N03°30'23"E	81.26	L64	N85°36'08"E	12.50
L5	N70°07'30"W	38.19	L25	S06°21'25"W	63.22	L45	N06°21'26"E	63.37	L65	N72°42'33"W	12.52
L6	S42°00'07"W	21.69	L26	N83°25'17"E	25.15	L46	N87°14'06"W	71.56	L66	N39°27'15"W	12.52
L7	S46°27'55"E	22.07	L27	S61°17'06"E	20.22	L47	S89°33'38"W	42.15	L67	N02°46'16"E	12.50
L8	S45°19'48"E	21.17	L28	S28°17'06"W	23.42	L48	N89°48'21"E	26.59	L68	N00°26'22"W	12.50
L9	N44°40'12"E	21.25	L29	N74°45'43"E	33.47	L49	N89°44'43"E	74.28	L69	S87°41'06"E	65.08
L10	N55°47'54"E	16.77	L30	N87°32'49"E	25.02	L50	N85°36'02"E	71.57	L70	N89°32'33"E	77.58
L11	S87°41'06"E	10.56	L31	N83°54'52"E	25.13	L51	S12°13'48"E	70.84	L71	N37°16'36"W	117.64
L12	N45°26'22"W	21.21	L32	N80°15'09"E	25.35	L52	N04°14'27"W	57.06	L72	N24°23'49"W	62.75
L13	N44°33'38"E	22.21	L33	N75°47'49"E	36.07	L53	N55°45'29"E	32.14	L73	N89°33'45"W	16.67
L14	N44°32'21"E	23.08	L34	S89°46'20"E	12.18	L54	N35°27'55"E	31.59	L74	N45°58'44"W	23.11
L15	S45°27'39"E	20.57	L35	N87°39'35"E	25.02	L55	N22°12'35"E	16.74	L75	N45°19'48"W	21.17
L16	N00°26'22"W	140.22	L36	N84°11'54"E	25.12	L56	S45°13'15"E	72.78	L76	N44°40'12"W	21.25
L17	N86°56'50"E	112.84	L37	N80°42'58"E	25.32	L57	N45°13'15"W	78.98			
L18	N00°26'22"W	30.54	L38	N76°29'05"E	35.96	L58	N66°28'25"E	36.96			
L19	S23°08'20"E	40.76	L39	S37°16'36"E	20.26	L59	N10°09'59"E	110.23			
L20	N58°42'37"E	6.36	L40	N89°02'23"E	44.12	L60	N70°07'36"E	17.12			



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

WHEREAS HARLAN PROPERTIES, INC., IS THE OWNER OF A TRACT OF LAND SITUATED IN THE BENJAMIN FROST SURVEY, ABSTRACT NUMBER 480, IN DALLAS COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO HARLAN PROPERTIES, INC., RECORDED IN DOCUMENT NUMBER 2014-252789, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF MOBIL OIL ADDITION NO. 3, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 83040, PAGE 2723, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT);

THENCE SOUTH 00°29'51" EAST, WITH THE COMMON LINE OF SAID MOBIL OIL ADDITION NO. 3 AND SAID HARLAN TRACT, A DISTANCE OF 175.08 FEET TO A 3/4-INCH IRON PIPE FOUND IN THE NORTH RIGHT-OF-WAY LINE OF BELT LINE ROAD (100-FOOT WIDE RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF SAID MOBIL OIL ADDITION NO. 3;

SOUTH 89°30'45" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD, A DISTANCE OF 691.37 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HARLAN TRACT ALSO BEING THE SOUTHEAST CORNER OF CREEKSIDE CONDOMINIUMS AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE CONDOMINIUM DECLARATION THEREOF RECORDED IN VOLUME 84030, PAGE 2605, DRDCT;

THENCE NORTH 00°15'49" WEST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BELT LINE ROAD WITH THE COMMON LINE OF SAID HARLAN TRACT, SAID CREEKSIDE CONDOMINIUMS AND WAGON WHEEL CROSSING ADDITION, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN DOCUMENT NUMBER 201300095807 OPRDCT, A DISTANCE OF 807.89 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID HARLAN TRACT;

THENCE NORTH 89°43'31" EAST, CONTINUING WITH THE COMMON LINE OF SAID HARLAN TRACT, SAID WAGON WHEEL CROSSING ADDITION AND THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO RYT DALLAS FUND #1 LP RECORDED IN INSTRUMENT NUMBER 201000072785, OPRDCT, A DISTANCE OF 622.18 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID HARLAN TRACT ALSO BEING THE SOUTHEAST CORNER OF SAID RYT DALLAS FUND #1 TRACT, AND BEING IN THE WEST RIGHT-OF-WAY OF NORTH GARLAND AVENUE (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY WITH THE WEST RIGHT-OF-WAY OF SAID NORTH GARLAND AVENUE ALONG SAID CURVE, WHICH HAS A CHORD THAT BEARS SOUTH 24°21'54" EAST FOR 384.64 FEET, A CENTRAL ANGLE OF 22°10'35", AND A RADIUS OF 1000.00 FEET WITH AN ARC DISTANCE OF 387.05 FEET TO AN X-CUT FOUND FOR THE END OF SAID CURVE;

THENCE SOUTH 13°16'37" EAST, CONTINUING WITH THE WEST RIGHT-OF-WAY OF SAID NORTH GARLAND AVENUE, A DISTANCE OF 285.83 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTHEAST LINE OF SAID MOBILE OIL ADDITION NO. 3;

THENCE SOUTH 89°30'01" WEST, WITH THE COMMON LINE OF SAID HARLAN TRACT AND SAID MOBIL OIL ADDITION NO. 3, A DISTANCE OF 152.96 FEET TO THE POINT OF BEGINNING, CONTAINING 599,006 SQUARE FEET OR 13.732 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT, HARLAN PROPERTIES, INC. THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS HYDE PARK AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; PROVIDED, HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, SCREEN WALL EASEMENT, OR WALL MAINTENANCE EASEMENT SHOWN ON THIS PLAT. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY PUBLIC EASEMENT DEDICATED BY THIS PLAT 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 WITHIN A PUBLIC EASEMENT; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY AND ALL MAINTENANCE OF HOME OWNERS ASSOCIATION COMMON AREAS OR LOTS, PRIVATE EASEMENTS, SCREENING WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATER 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 RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND ARE SUBJECT TO CHANGE.

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY OF GARLAND ("CITY"). ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN THE VAM EASEMENT(S) IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, STRUCTURE AND/OR FIXTURES. THE CITY IN ITS SOLE DISCRETION MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE PROPERTY OWNER(S). NO BUILDING, FENCE, WALL, SCREEN, BERM, SIGN, PARKING STALL, DRIVE AISLE, DRIVEWAY, HEDGE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS, MY HAND AT GARLAND, TEXAS, THIS THE ____ DAY OF ____, 20____

BY: HARLAN PROPERTIES, INC.

BY: _____
AUTHORIZED SIGNATURE

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SURESH SHRIDHARAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20____.

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

SURVEYOR'S AFFIRMATION

KNOW ALL MEN BY THESE PRESENTS:

I, JAMES MARK WHITKANACK, 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 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 ____, 20____.

*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 MARK WHITKANACK
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6134

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES MARK WHITKANACK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 20____.

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

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND, TEXAS, ON THIS THE ____ DAY OF _____, 20____, BY THE CITY PLANNING COMMISSION FOR THE CITY OF GARLAND, TEXAS.

CHAIRMAN, CITY PLANNING COMMISSION

PLANNING DIRECTOR

THE APPROVAL OF THIS PLAT IS CONTINGENT UPON THE PLAT BEING FILED WITH THE COUNTY CLERK OF DALLAS COUNTY, TEXAS, WITHIN 180 DAYS FROM THE ABOVE-MENTIONED DATE.

PRELIMINARY PLAT
HYDE PARK
LOTS 1-41, 1X, 4X, 6X, BLOCK 1
LOTS 1-28, 2X, BLOCK 2
LOTS 1-34, BLOCK 3
LOTS 1-20, 5X, BLOCK 4
BENJAMIN FROST SURVEY, ABSTRACT NO. 480
THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190030-0

PETITT - ECD

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134

OWNER: HARLAN PROPERTIES, INC.
2404 TEXAS DRIVE #103
IRVING, TX 75062
PHONE (972) 659-0655

ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. Collins Boulevard, Suite 3300
Richardson, Texas 75080
201 Windco Circle, Suite 100
Wylie, Texas 75098
(972) 941-8400

DATE: AUGUST 2023 JOB NO. 1402300 SCALE: 1"= 60'

"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."

ZONING CASE: 190030-0



GARLAND

Plan Commission

2. c.

Meeting Date: 09/11/2023

Item Title: P 23-32 North Garland Commons No. 2 Lot 10R Final Plat

Summary:

P 23-32 North Garland Commons No 2. Lot 10R Final Plat

Attachments

P 23-32 North Garland Commons No. 2 Lot 10R Final Plat Report & Attachments

Planning Report

File No: P 23-32 / District 1

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

North Garland Commons No.2 Lot 10R

LOCATION

6010 North Garland Avenue

ZONING

Community Retail (CR) District

NUMBER OF LOTS

One

ACREAGE

1.046 acres

BACKGROUND

The applicant requests approval of a Final Plat to construct a restaurant with a drive-through.

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. 24 x 36 Plat

PREPARED BY:

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

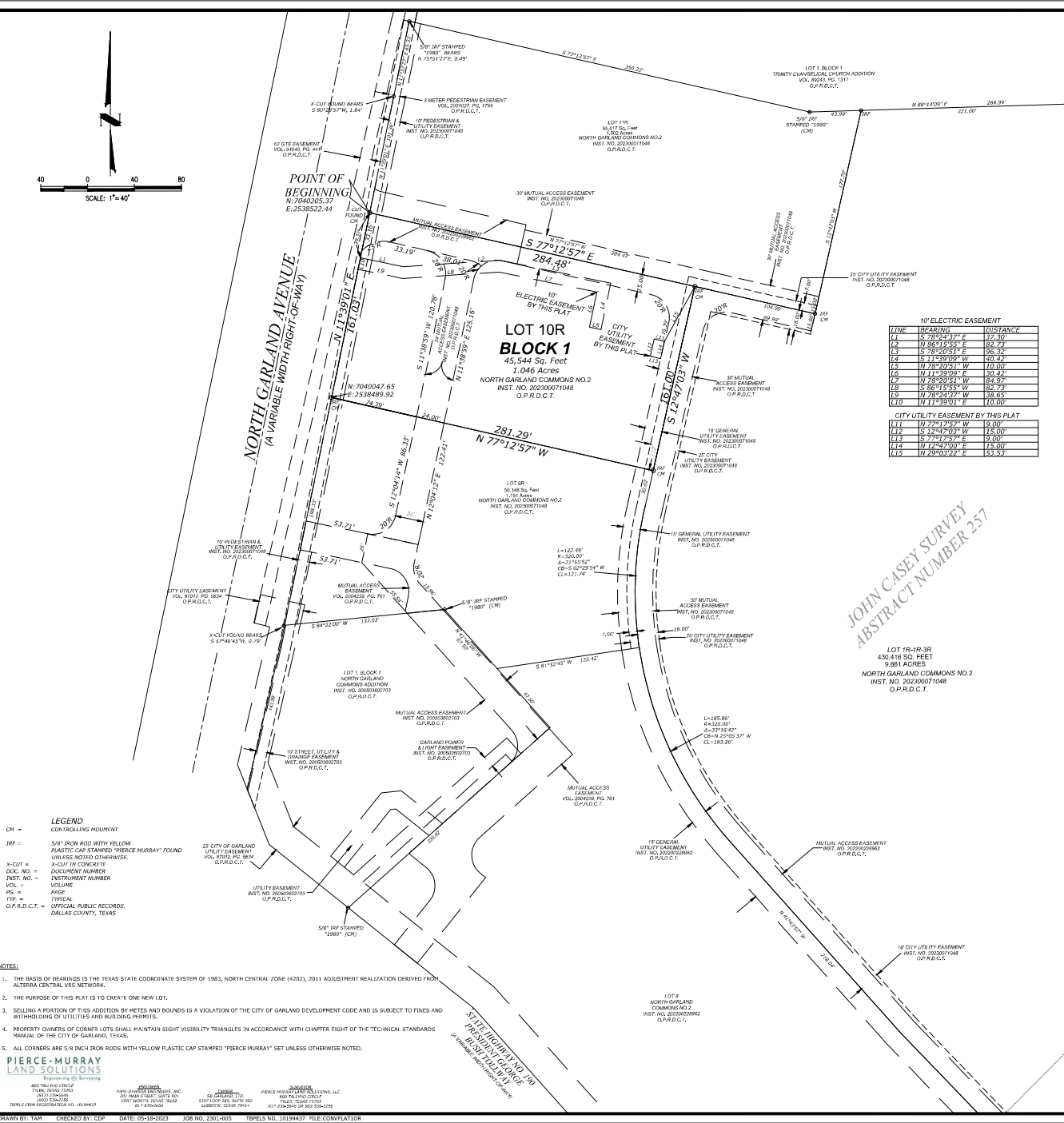
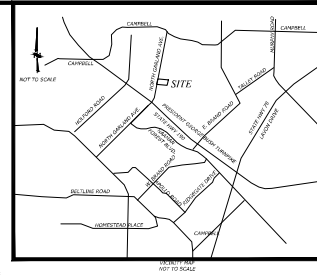
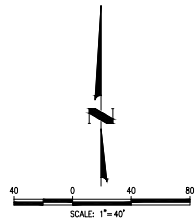
REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 23-31

3101 North Garland Avenue



LEGEND

CH = CONTROLLING INSTRUMENT

IRF = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND UNLESS NOTED OTHERWISE.

X-CUT = X-CUT IN CONCRETE

DOC. NO. = DOCUMENT NUMBER

INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME

PAGE = PAGE

TPR = TYPICAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), 2011 ADJUSTMENT REALIZATION DERIVED FROM ALBERTA CENTRAL VES NETWORK.
- THE PURPOSE OF THIS PLAT IS TO CREATE ONE NEW LOT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- ALL CORNERS ARE 5" INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" SET UNLESS OTHERWISE NOTED.

PIERCE-MURRAY LAND SOLUTIONS
Engineering & Surveying

ENGINEER:
PIERCE-MURRAY LAND SOLUTIONS, INC.
201 MAIN STREET, SUITE 202
GARLAND, TEXAS 75042
TEL: 214-244-1000
FAX: 214-244-1001
E: 214-244-1002
P: 214-244-1003

SURVEYOR:
JOHN CASEY SURVEY
10101 RICHMOND AVE., SUITE 100
GARLAND, TEXAS 75041
TEL: 214-244-1000
FAX: 214-244-1001
E: 214-244-1002
P: 214-244-1003

DATE: 05-18-2023
JOB NO.: 2301-005
TITLE: LOT 10R, BLOCK 1, NORTH GARLAND COMMONS NO. 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS SB GARLAND, LTD., AS RECORDED IN INSTRUMENT NO. 20230080021 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, IS THE OWNER OF THAT CERTAIN 1.046 ACRE TRACT OR PARTS OF LAND SITUATED IN THE JOHN CASEY SURVEY, ABSTRACT NUMBER 257, CITY OF GARLAND, TEXAS AND BEING ALL OF LOT 10R, NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS SHOWN ON THE CONVEYANCE PLAT RECORDED IN INSTRUMENT NUMBER 20230071048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON CUT FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 10R, NORTH GARLAND COMMONS NO. 2; THENCE S 77°12'57" E, A DISTANCE OF 284.48 FEET ALONG THE NORTH LINE OF SAID LOT 10R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 10R;

THENCE S 12°47'03" W, A DISTANCE OF 161.80 FEET ALONG THE EAST LINE OF SAID LOT 10R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 10R;

THENCE S 77°12'57" W, A DISTANCE OF 281.29 FEET ALONG THE SOUTH LINE OF SAID LOT 10R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE AND BEING THE SOUTHWEST CORNER OF SAID LOT 10R;

THENCE N 11°39'01" E, A DISTANCE OF 161.83 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE AND ALONG THE WEST LINE OF SAID LOT 10R TO THE POINT OF BEGINNING, AND CONTAINING 45,544 SQUARE FEET OR 1.046 ACRES OF LAND, MORE OR LESS.

LINE	BEARINGS	DISTANCE
1	S 78°24'37" E	37.30
2	N 80°14'50" E	62.71
3	S 78°20'51" E	96.39
4	S 11°39'09" W	40.42
5	N 78°20'51" W	10.00
6	N 11°39'09" E	30.42
7	N 78°20'51" W	84.97
8	S 86°15'58" W	82.73
9	N 78°24'37" W	36.65
10	N 11°39'01" E	10.00

LINE	BEARINGS	DISTANCE
1	N 77°12'57" W	9.00
2	S 12°47'03" W	15.00
3	S 77°12'57" E	9.00
4	N 77°12'57" E	15.00
5	N 49°03'07" E	53.53

OWNER'S DECLARATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT SB GARLAND, LTD., THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DEDICATING THE PROPERTY AS **NORTH GARLAND COMMONS NO. 2, LOT 10R**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE THE OTHERS 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 DESIGNATED ON THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR PASSING OVER THE SAME FOR THE PURPOSES OF CONDUITING, MAINTAINING, REPAIRING, IMPROVING OR GROWING THEM, SHALL OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DESIGNATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO ENTER AND KEEP REPAIRS ALL OR ANY PART OF ANY BUILDING, FENCE, TIE, WIRE, 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 EGRESS AND ACCESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, IMPROVING, PATROLLING, MAINTAINING AND ADDRESSING, REPAIRING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PRODUCING THE PERMISSION OF ANYONE, THE MAINTENANCE OF PAVING OR UTILITY EASEMENTS AND FIRE LINES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL UTILITY EASEMENTS DESIGNATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DESIGNATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S).

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS, MY HAND AT _____ TEXAS, THIS _____ DAY OF _____ 20____

SB GARLAND, LTD.

BY: _____

PRINTED NAME/TITLE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED SURVEYOR, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

I, CAMDEN D. PIERCE, 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 CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT INFORMATION 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 ISSUED FINAL PLAT.

DATED THIS _____ DAY OF _____ 20____.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RE-USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT!

(SIGNATURE)
CAMDEN D. PIERCE

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6791

STATE OF TEXAS §
COUNTY OF SMITH §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND UNDER DATA STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

Director of Planning _____

Chairman of Plan 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.

FINAL PLAT
NORTH GARLAND COMMONS NO. 2 LOT 10R
LOT 10R, BLOCK 1
BEING A 1.046 ACRE TRACT
BEING ALL OF LOT 10R
NORTH GARLAND COMMONS NO. 2
INST. NO. 20230071048
CITY OF GARLAND, DALLAS COUNTY, TEXAS
MAY 18, 2023
CITY CASE NO. : 221201-1



Plan Commission

2. d.

Meeting Date: 09/11/2023

Item Title: CBG Surveying Texas, LLC Sidewalk Development Variance (SW 23-02)

Summary:

Consideration of the application of CBG Surveying Texas, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 1709 Ben Davis Road. (District 1) (File SW 23-02)

This sidewalk waiver request is associated with the Thanh Addition Final Plat (P 23-28)

Attachments

CBG Surveying Texas, LLC Sidewalk Development Variance (SW 23-02) Report & Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: SW 23-02/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

1709 Ben Davis Road

APPLICANT

CBG Surveying Texas, LLC

OWNER

Thanh Quoc Tran

BACKGROUND

The subject property is zoned Agricultural (AG) District and the applicant will reconstruct a single-family home. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 98.5 lineal feet of required sidewalk along Ben Davis Road. There are currently no sidewalks along most of Ben Davis Road.

While a request to waive the construction of a sidewalk may be approved by the Plan Commission, the applicant securing such approval shall pay to the City a Sidewalk Improvement fee to be placed in the Street Improvement Fund in an amount equal to the linear footage waived and equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain using the City of Garland's most current annual concrete contract prices. The applicant's contribution to the Street Improvement Fund is \$3,940.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver

ADDITIONAL INFORMATION

- i. Location Map
- ii. Drawings
- iii. Letter from the Engineering Department

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development

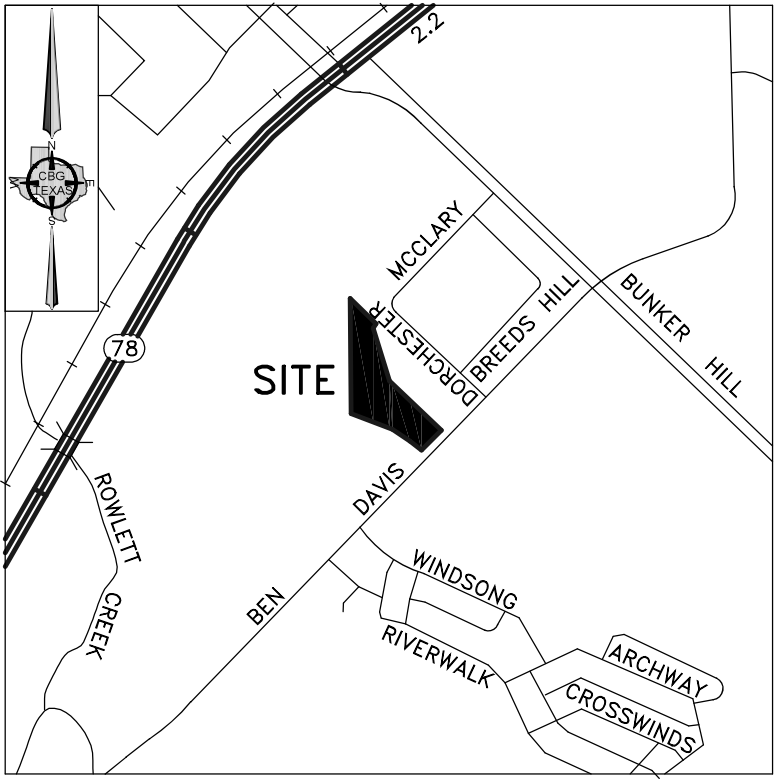


0 100 200 Feet
1 inch = 158 feet

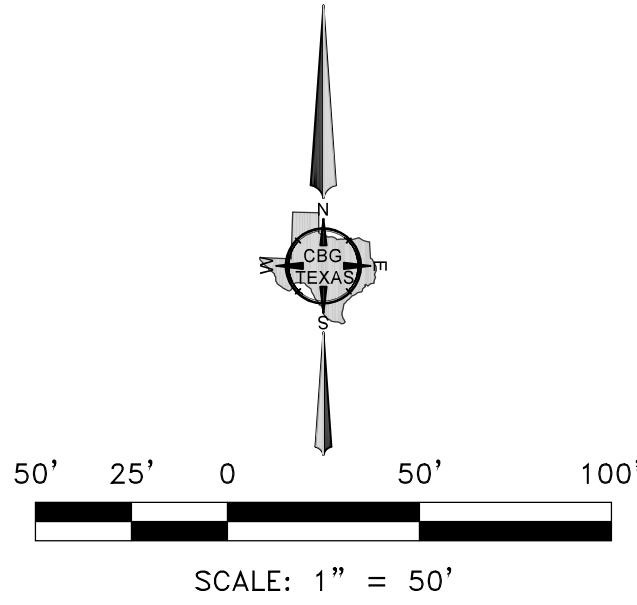
SIDEWALK WAIVER SW 23-02

 INDICATES AREA OF REQUEST

1709 Ben Davis Road



VICINITY MAP
NOT TO SCALE



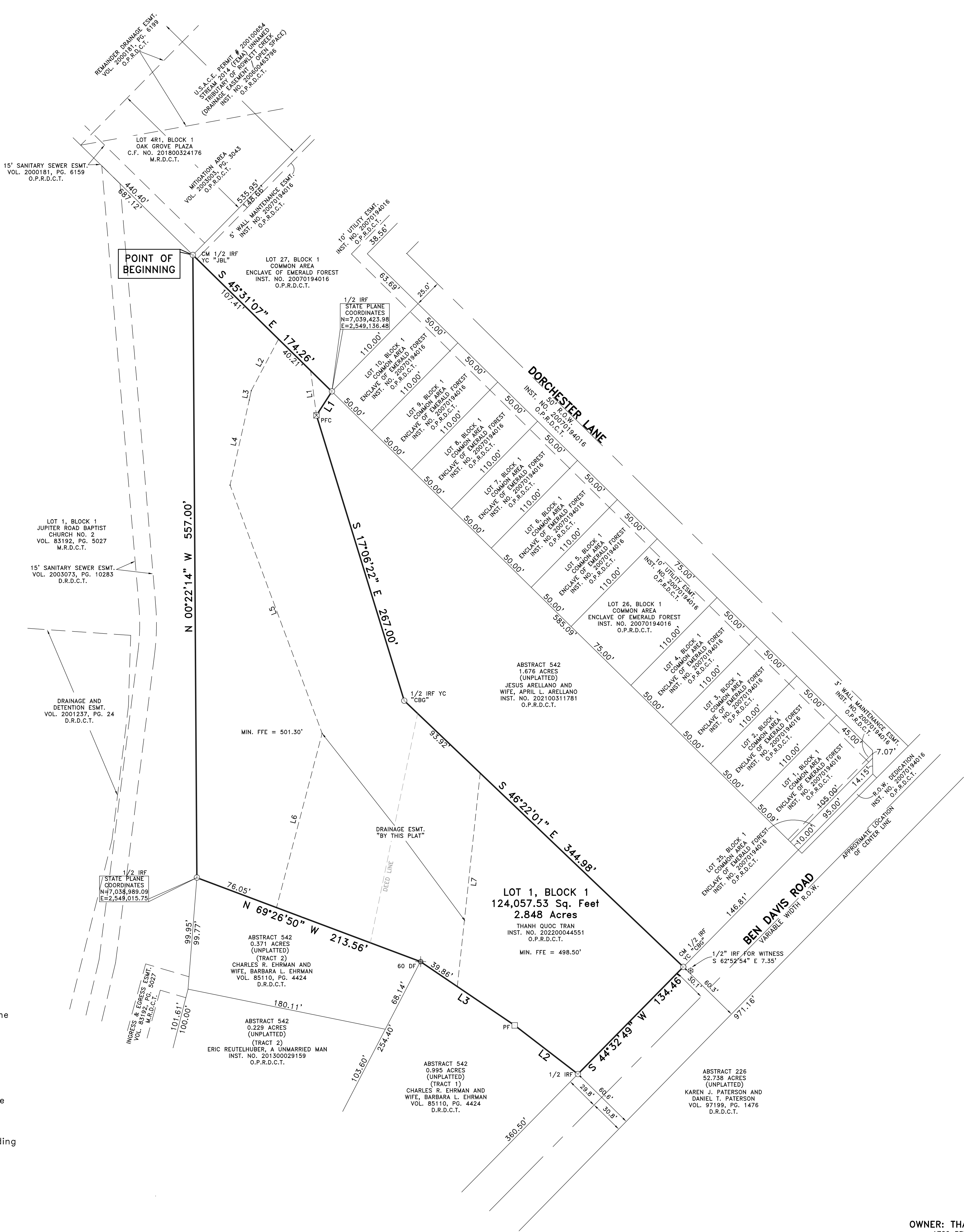
LEGEND

CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
60 DF	60D NAIL FOUND
PF	POST FOUND
PFC	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

- 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 151;

GPS-151 N=7,036,724.64
E=2,546,480.61
Z=627.87'
- The purpose of this Minor Plat is to create one lot from two tracts of land with the intention of development.
- 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.
- 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.
- Each lot corner that needs to be set is monumented by 1/2" iron rod with yellow plastic cap stamped "CBG Surveying RPLS 5513" unless denoted otherwise.
- A Minimum F.F.E. shall be established for this lot. min F.F.E. shall be 501.30 in the West side of the D.E. and 498.50 on the East of the D.E. Minimum finished floor elevation is 2 feet above the base flood elevation identified in FEMA LOMR #21-06-2234P-485471. January 3, 2022.



BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32°49'11" W	25.40'
L2	N 52°28'23" W	71.06'
L3	N 55°53'23" W	102.11'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 07°27'56" E	40.36'
L2	S 27°52'45" W	52.19'
L3	S 11°57'36" W	8.52'
L4	S 12°43'04" W	78.06'
L5	N 20°21'05" W	236.82'
L6	S 14°41'03" W	161.04'
L7	N 06°07'47" E	191.97'

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

SHEET 1 OF 2
FINAL PLAT
THANH ADDITION
LOT 1, BLOCK 1
124,057.53 SQ.FT. / 2.848 ACRES
JAMES HOWARD ONE-THIRD LEAGUE SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 221013-2



OWNER: THANH QUOC TRAN
1709 BEN DAVIS ROAD,
GARLAND-TEXAS-75040
972-343-8430
tqt1990@yahoo.com

SCALE: 1"=50' / DATE: 01/09/2023 / JOB NO. 2200845-02 / DRAWN BY: JLA

WHEREAS, Thanh Quoc Tran, is the sole owner of a tract of land situated in the James Howard One-third League Survey, Abstract No. 542, City of Garland, Dallas County, Texas, and being a tract of land conveyed to Thanh Quoc Tran, by General Warranty Deed recorded in Instrument Number 202200044551, 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 found with yellow cap stamped "JBL" for corner, said corner being an East corner of Lot 1, Block 1, of Jupiter Road Baptist Church No. 2, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 83192, Page 5027, Map Records, Dallas County, Texas, same being the West corner of Lot 27, Block 1, Common Area, of Enclave of Emerald Forest, an Addition to the City of Garland, according to the Plat thereof recorded in Instrument Number 200701994016, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 31 minutes 07 seconds East, along the Southwest line of said Lot 27, a distance of 174.26 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of said Lot 27, same being the North corner of a tract of land conveyed to Jesus Arellano and wife, April L. Arellano, by deed recorded in Instrument Number 202100311781, Official Public Records, Dallas County, Texas;

THENCE along the Northwest, West and Southwest lines of said Arellano tract the following courses and distance as follows;

South 32 degrees 49 minutes 11 seconds West, a distance of 25.40 feet to a point for corner;

South 17 degrees 06 minutes 22 seconds East, a distance of 267.00 feet to a 1/2-inch iron rod found with yellow cap stamped "CBG Surveying" for corner;

THENCE South 46 degrees 22 minutes 01 seconds East, along the Southwest line of said Arellano tract, a distance of 344.98 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the South corner of said Arellano tract, same being along the Northwest right-of-way line of Ben Davis Road (a variable width right-of-way), from which a 5/8 inch iron rod found for witness bears South 62 degrees 52 minutes 54 seconds East, a distance of 7.35 feet;

THENCE South 44 degrees 32 minutes 49 seconds West, along the Northwest right-of-way line of said Ben Davis Road, a distance of 134.46 feet to a 1/2-inch iron rod found for corner, said corner being along the Northwest line of said Ben Davis Road, same being the East corner of a tract of land conveyed to Charles R. Ehrman and wife, Barbara L. Ehrman (tract 1), by deed recorded in Volume 85110, Page 4424, Deed Records, Dallas County, Texas;

THENCE North 52 degrees 28 minutes 23 seconds West, along a Northeast line of said Ehrman tract (tract 1), a distance of 71.06 feet to a fence post found for corner, said corner being a Northeast "ell" of said Ehrman tract (tract 1);

THENCE North 55 degrees 53 minutes 23 West, along a Northeast line of said Ehrman tract (tract 1), a distance of 102.11 feet to a 60d nail found for corner, said corner being the North corner of said Ehrman tract (tract 1), same East corner of a tract of land conveyed to Charles R. Ehrman and wife, Barnara L. Ehrman (tract 2), by deed recorded in Volume 85110, Page 4424, Deed Records, Dallas County, Texas;

THENCE North 69 degrees 26 minutes 50 seconds West, along the North line of said Ehrman tract (tract 2), a distance of 213.56 feet to a 1/2-inch iron rod found for corner, said corner being the North corner of said Ehrman tract (tract 2), same being along the East line of said Lot 1, Block 1, of said Jupiter Road Baptist Church No. 2;

THENCE North 00 degrees 22 minutes 14 seconds West, along the East line of said Lot 1, Block 1, of said Jupiter Road Baptist Church No. 2, a distance of 557.00 feet to the point of BEGINNING and containing 124,057.53 square feet and or 2.848 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 151;

GPS-151 N=7,036,724.64
E=2,546,480.61
Z=627.87'

2. The purpose of this Minor Plat is to create one lot from two tracts of land with the intention of 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" unless denoted otherwise.

6. A Minimum F.F.E. shall be established for this lot. min F.F.E. shall be 501.30 in the West side of the D.E. and 498.50 on the East of the D.E. Minimum finished floor elevation is 2 feet above the base flood elevation identified in FEMA LOMR #21-06-2234P-485471. January 3, 2022.

LEGEND

CM	CONTROL MONUMENT
IRF	IRON ROD FOUND
60 DF	60D NAIL FOUND
PF	POST FOUND
PFC	POINT FOR CORNER
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Thanh Quoc Tran, the owner of the property described in this plat, does hereby adopt this plat, designating the property as **THANH 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.

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

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 _____, 2023.

By: _____
Thanh Quoc Tran (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Thanh Quoc Tran, 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 _____, 2023.

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 _____, 2023.

RELEASED FOR REVIEW 08/23/2023 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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_____,2023.

Notary Public in and for Dallas County, Texas

SHEET 2 OF 2
FINAL PLAT
THANH ADDITION
LOT 1, BLOCK 1
124,057.53 SQ.FT. / 2.848 ACRES
JAMES HOWARD ONE-THIRD LEAGUE SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 221013-2



OWNER: THANH QUOC TRAN
1709 BEN DAVIS ROAD,
GARLAND-TEXAS-75040
972-343-8430
tqt1990@yahoo.com



Plan Commission

3. a.

Meeting Date: 09/11/2023

Item Title: Z 23-25 Pacheco Koch, a Westwood Company - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Specific Use Provision) *(This case was postponed from the August 28, 2023 Plan Commission meeting.)*

Attachments

Z 23-25 Pacheco Koch, a Westwood Company - SUP (District 1)

Z 23-25 Pacheco Koch, a Westwood Company Responses

Planning Report

File No: Z 23-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17.

Approval of a Detail Plan for an Electric Substation.

LOCATION

741 Holford Road

APPLICANT

Pacheco Koch, a Westwood Company

OWNER

Digital Realty

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct an Electric Substation to support a future data center and Garland Power and Light (GP&L).

Per Planned Development (PD) District 20-17, an Electric Substation requires approval of an SUP through a public hearing process. In addition, any new development requires a Detail Plan.

SITE DATA

The subject property contains approximately 6.77 acres in area with approximately 510 lineal feet of frontage along Holford Road. The site can be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 20-17 is to implement the City's vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses.

CONSIDERATIONS

1. This project's intent is to construct an Electric Substation to support the future data center as well as Garland Power and Light (GP&L). The eastern half of the substation will be for Digital Realty and the western portion will be for Garland Power and Light.

2. The Electric Substation plan proposes a ten (10)-foot ornamental fence around the perimeter of the property. The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.
3. The application proposes the SUP to be in effect for an indefinite time period.

It should be noted that two existing substations north of Lookout Drive have an indefinite SUP time period.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity

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

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposal supports a data center use. Per the adopted Economic Development Strategic Plan, data centers generate the most revenue per acre by building type.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 20-17; they are developed with single-family homes. The property to the east, across Holford Road, is zoned Agricultural (AG) District; it is a large lot developed with a single-family home. The properties to the south and west are zoned Planned Development (PD) District 20-17; these properties are intended for a future data center in multiple phases.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17

Approval of a Detail Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

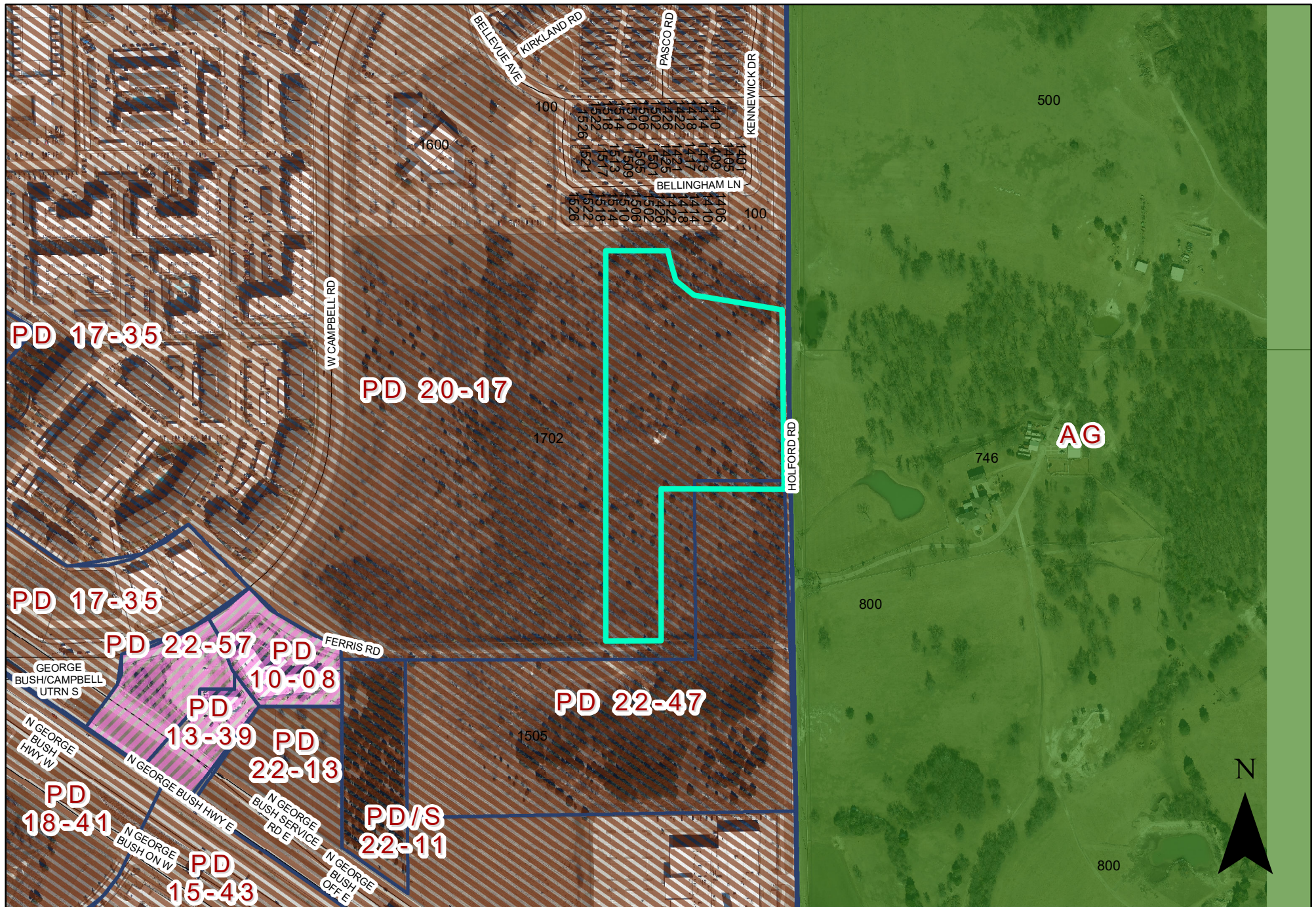
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 280 560 Feet
1 inch = 421 feet

ZONING MAP Z 23-25

 INDICATES AREA OF REQUEST

741 Holford Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-25

741 Holford Road

I. Statement of Purpose: The purpose of this Planned Development is to approve an Electric Substation.

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

III. General Regulations: All regulations of Planned Development (PD) District 20-17 and 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. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit D. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 20-17.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Parking: A minimum of one (1) parking space shall be provided on site.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-25

741 Holford Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Electric Substation
- 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. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of

EXHIBIT B

abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 20-17 and 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.

V. Development Plans:

Site Layout: The site shall be in general conformance with the approved development plans labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

VI. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for the Electric Substation shall be in effect for an indefinite time period.

Z 23-25



View of the subject site from Holford Road



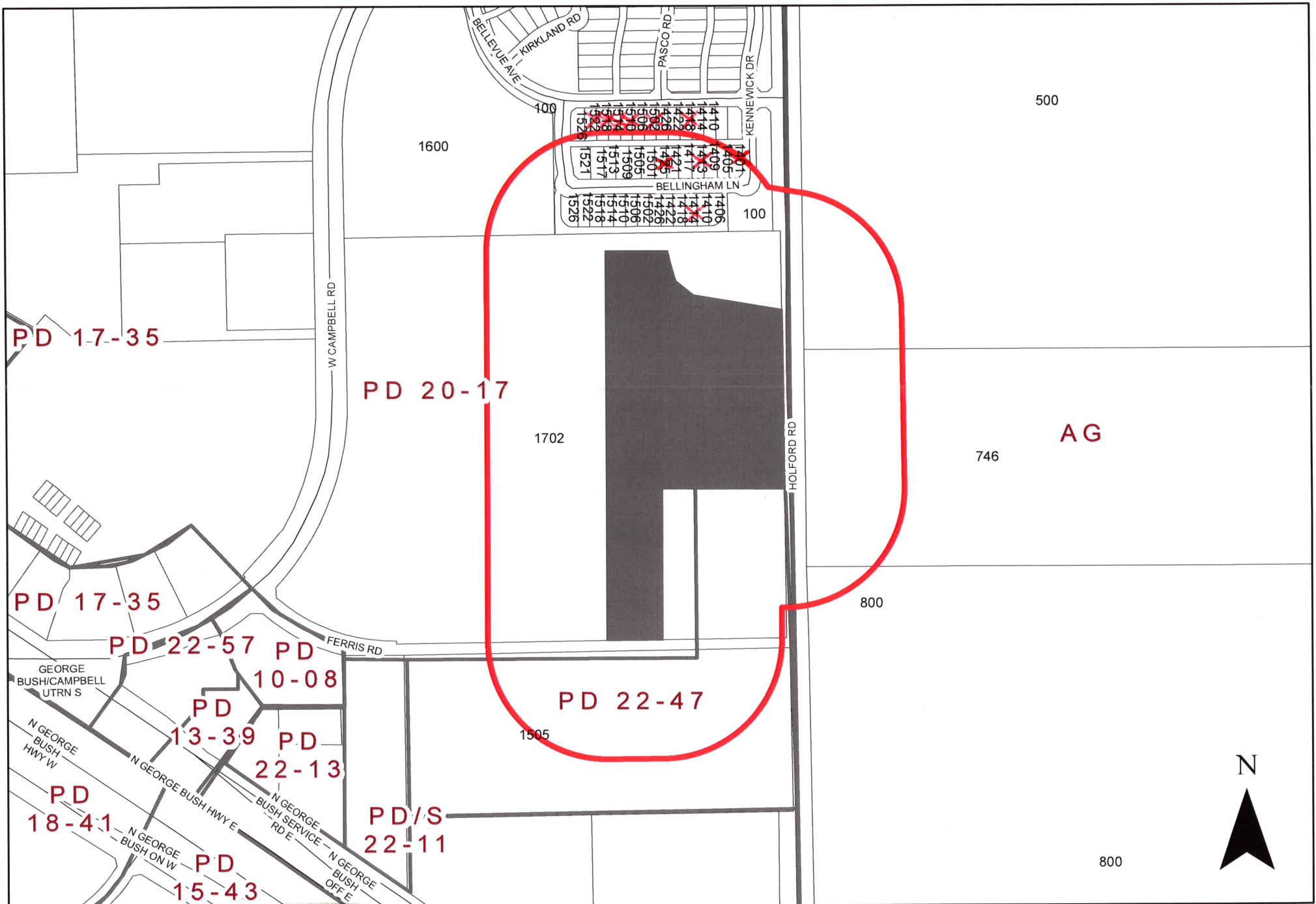
East of the subject property



South of the subject property



North of the subject property



741 Holford Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Z 23-25 Pacheco Koch, a Westwood Company. The applicant proposes an Electric Substation to support Garland Power & Light (GP&L) and a future data center. The site is located at 741 Holford Road. (District 1)

Mark Lopez

Against

9/6/2023
11:57:24 PM

306 Pasco Road

m@silvenga.com

Garland
TX

8582257388

United States
75044

Outside the Notification Area

Concerns around property values of existing properties, mine included. This appears only detrimental to property owners.

Mark Lopez

Against

9/6/2023
11:56:15 PM

306 Pasco Road

m@silvenga.com

Garland
TX

8582257388

United States
75044

Outside the Notification Area

Concerns around property values of existing properties, mine included. This appears only detrimental to property owners.

**Rebecca
Deubner**

Against

9/6/2023
3:59:01 PM

417 Kennewick Dr.

Garland
Texas

Outside the Notification Area

United States
75044

Rebecca

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

9/6/2023
3:58:20 PM

Deubner
Garland
Texas
United States
75044

Outside the Notification Area

Georgianna Kelly
9/6/2023
3:56:52 PM

Against
417 Kennewick Dr.
Garland
Texas
United States
75044

Outside the Notification Area

Ryland Leyton

Against

9/5/2023
11:45:58 PM

330 Pasco Road
Garland
TX
United States
75044

Rylandleyton@gmail.com
4043761004

Outside the Notification Area

The new data center can find space inside their boundaries, or anywhere that isn't bordering residential property. The idea that we need to handle this impact for a commercial business is really out of line.

Christopher Hayes
9/5/2023
10:57:13 PM

Against

1401 Bellingham Ln.
Garland
Texas
United States
75044
Against

chayes84@hotmail.com
5124237236

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

**Christopher
Hayes**

9/5/2023
10:56:11 PM

Against

1401 Bellingham Ln.

chayes84@hotmail.com

Garland

5124237236

Texas

United States

75044

Against

Jovita Santiago

9/5/2023
9:47:45 PM

Against

1401 Bellingham lane

jovitas@sbcglobal.net

Garland

9729836237

Texas

United States

75044

All substations emit some level of radiation, high levels can be harmful to our health. How would you feel if one will be built near your backyard?

**Cheyenne
Wallen**

9/5/2023
8:58:51 PM

Against

Bellevue Avenue

Garland

Outside the Notification Area

Texas

United States

<null>

Mina Lao

9/5/2023
8:57:58 PM

Against

1413 Bellingham Lane

Mina.lao@icloud.com

Garland

4692165118

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Allan Lao

Against

9/5/2023
8:57:12 PM

1413 Bellingham Lane

Allanlao@me.com

Garland

5593211213

Texas

United States

75944

Matt Delo

Against

9/5/2023
5:34:40 PM

1426 Bellevue Ave

mdelo197@gmail.com

Garland

2258022080

Texas

United States

75044

Outside the Notification Area

Visual eyesore to one of the nicer parts of Garland. It doesn't need to be placed <500 feet to the gramercy park neighborhood. We already have two other substations in a half mile radius.

Bilal Suleman

Against

9/5/2023
5:18:32 PM

326 Kirkland RD

bsuleman@gmail.com

Garland

8175508786

Texas

United States

75044

Outside the Notification Area

Faisal Jahangiri

Against

9/5/2023
4:56:15 AM

418 Kirkland Road

Outside the Notification Area

Garland

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

75044

Faisal Jahangiri

Against

9/5/2023
4:56:05 AM

418 Kirkland Road

Garland
Texas
United States
75044

faisal.jahangiri@gmail.com

Outside the Notification Area

Minhaj uddin

Against

9/5/2023
3:45:53 AM

418 Pasco rd

Garland
Texas
United States
<null>

Outside the Notification Area

**Mohammad
shaik**

Against

9/5/2023
3:38:37 AM

1610 Everett drive

Garland
Texas
United States
75044

Shaik08@gmail.com

2147274534

Outside the Notification Area

Saeed Alhamwi

Against

9/5/2023
3:23:50 AM

43 Kirkland rd

Garland
Texas

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

United States
75044

**Chaudhry
Arafat**
9/5/2023
3:17:12 AM

Against
401 Kirkland Rd

Garland
Texas
United States
75044

Outside the Notification Area

Amer Doko
9/5/2023
3:00:31 AM

Against
421 Kirkland Rd

Garland
Texas
United States
75044

Outside the Notification Area

**Mohammed
Mubashir**
9/5/2023
2:56:48 AM

Against
1425 Bellingham In

Garland
Texas
United States
75044

mnubashir@gmail.com

javeria zahid

Against

Outside the Notification Area

9/5/2023
2:49:50 AM

1606 EVERETT DR

GARLAND

ria_jz@hotmail.com

18327167706

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

TX
United States
75044

Akif Khan

Against

9/5/2023
2:49:29 AM

1606 Everett Drive

akif.dfw@gmail.com

GARLAND

4693284372

TX

United States

75044

Outside the Notification Area

Zakaria Elhassouni

Against

9/5/2023
2:25:30 AM

1522 Bellingham

Zelhassouni@gmail.com

Garland

5043309166

Texas

United States

75044

This can pose a huge longterm health problems for Gramercy Park community. Electromagnetic fields, which are a form of radiation is omitted by powerlines and substations. Gramercy Park will be surrounded by not one but two substations. There is already one across the street on Campbell. We highly object to this project and urge Garlands Planning dept to do same and protect the well being of its residents .

Jeffrey Artigues

Against

9/5/2023
1:46:29 AM

1418 Bellingham Ln.

Jtigues@gmail.com

Garland

2147265764

TX

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

**Brittany
Artigues**

9/5/2023
1:45:03 AM

Against

1418 Bellingham Ln.

brittany.artigues@yahoo.com

Garland

9729792174

TX

United States

75044

Jocelyn Hill

9/5/2023
1:30:22 AM

Against

421 Kennewick Dr

Garland

Texas

United States

<null>

Outside the Notification Area

clayton hill

9/5/2023
1:30:03 AM

Against

421 Kennewick dr

clayton.hill100@gmail.com

Garland

8173087953

TX

United States

75044

Outside the Notification Area

The City of Garland has an immense opportunity create an environment that residents wants to stay in. When the DFW metro becomes one of the top 2 metros in the US, would you like Garland to be one of the leaders of not just economic growth, but residential prosperity? There is a huge opportunity to bridge the gap from the Gramercy Park neighborhood and the Strike and Reel area with places that people want to shop/eat/play at, even with the terrible data center already going in. There is a way to salvage this area and not drive people out of this part of town. With the farmland on the east side of Holford being prime real estate, if there is a substation built, it will limit your options for zoning for this property greatly as businesses and homes (which are the lifeblood of cities) will not want to be right across the street from this. Please listen to the citizens here as this is something you can't take back.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Alex Nguyen
Against

9/5/2023
1:04:26 AM

1518 Bellingham Ln

Garland
Texas
United States
75044

alexnguyent08@gmail.com

3054952034

Brooks Bankhead
Against

9/5/2023
12:24:23 AM

1510 Bellingham lane

Garland
Texas
United States
75044

Brooks.Bankhead@gmail.com

214-578-0241

Krea Bankhead
Against

9/5/2023
12:21:20 AM

1510 Bellingham Lane

Garland
Texas
United States
75044

krealee92@gmail.com

8329644006

Alissa Pettit
Against

9/4/2023
11:15:08 PM

1514 Bellingham Ln

Garland
Texas
United States
75044

8016338986

Serious health concerns regarding an electrical sub-station this close to our

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

home.

Thi Quang

Against

9/4/2023
9:40:36 PM

1506 Bellevue Ave

Garland

Texas

United States

<null>

Outside the Notification Area

**Emmanuel
Cortez-Ladera**

Against

9/4/2023
8:40:33 PM

1414 Bellingham Ln

minimucho1@gmail.com

Garland

4698771939

TX

United States

75044

Liane Wu

Against

9/4/2023
8:38:16 PM

1518 Bellingham Ln

liane.whl@gmail.com

Garland

7862230431

Texas

United States

75044

**Keilye
Pampillonia**

Against

9/4/2023
6:42:49 PM

409 Kirkland Rd

Outside the Notification Area

Garland

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Damita Crosby

Against

9/4/2023
6:19:38 PM

413 Pasco Road

Garland
Texas
United States
<null>

Outside the Notification Area

**Jacob
Goldenburg**

Against

9/4/2023
6:18:55 PM

1502 Bellingham Ln

Garland
Texas
United States
75044

Jacob@goldenburg.com

4699540227

**Jacob
Goldenburg**

Jacob Goldenburg

9/4/2023
6:17:12 PM

1502 Bellingham

Garland
Texas
United States
75044

Jacob@goldenburg.com

4699540227

Monica Geer

Against

9/4/2023
6:16:21 PM

1502 Bellingham Lane

Garland
Texas
United States

Monica.geer23@gmail.com

4804409711

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

75044

**Matt
Goldenburg**

9/4/2023
6:14:26 PM

AGAINST

1502 Bellingham Ln

Matthew@goldenburg.com

Garland

2144998899

Texas

United States

75044

Michael Corlett

9/4/2023
5:21:45 PM

Against

330 pasco road

Mikecorlett59@gmail.com

Garland

404.307.3280

Texas

United States

75044

Outside the Notification Area

Against this. Substation is far too close to a residential community. This substation should have been planned within the confines of the Data Center

**Samantha
Smith**

9/4/2023
5:11:06 PM

Against

417 pasco rd

Garland

Outside the Notification Area

Texas

United States

<null>

Sumaya

9/4/2023
2:49:20 PM

Against

1522 Bellingham Lane

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

United States
75044

Shilin Wang

Against

9/4/2023
2:37:14 PM

409 kennewick dr

garland
Texas
United States
75044

ceilingwang@yahoo.com

2019197322

Outside the Notification Area

Against

Shaw wang

Against

9/4/2023
2:37:13 PM

409 Kennewick dr

Garland
Texas
United States
75044

schen_0613@yahoo.com

2019191980

Outside the Notification Area

Against

Shaw wang

Against

9/4/2023
2:37:10 PM

409 Kennewick dr

Garland
Texas
United States
75044

schen_0613@yahoo.com

2019191980

Outside the Notification Area

Against



Plan Commission

3. b.

Meeting Date: 09/11/2023

Item Title: Z 23-25 Pacheco Koch, a Westwood Company - Detail Plan (District 1)

Summary:

Consideration of the application of **Pacheco Koch, a Westwood Company**, requesting approval of a Detail Plan for an Electric Substation. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Detail Plan) *(This case was postponed from the August 28, 2023 Plan Commission meeting.)*

Attachments

Z 23-25 Pacheco Koch, a Westwood Company - Detail Plan (District 1)

Z 23-25 Pacheco Koch, a Westwood Company Responses

Planning Report

File No: Z 23-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17.

Approval of a Detail Plan for an Electric Substation.

LOCATION

741 Holford Road

APPLICANT

Pacheco Koch, a Westwood Company

OWNER

Digital Realty

BACKGROUND

The subject property is currently unimproved. The applicant proposes to construct an Electric Substation to support a future data center and Garland Power and Light (GP&L).

Per Planned Development (PD) District 20-17, an Electric Substation requires approval of an SUP through a public hearing process. In addition, any new development requires a Detail Plan.

SITE DATA

The subject property contains approximately 6.77 acres in area with approximately 510 lineal feet of frontage along Holford Road. The site can be accessed from Holford Road.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 20-17 is to implement the City's vision for a vibrant and sustainable approach to the development of SH 190 Corridor and to encourage the continuation of the Telecom Corridor® through Garland by becoming a center for major employment office, technology, healthcare and support services, while encouraging, where feasible, a mix of complementary uses including housing, retail, offices, commercial services, and civic uses, supporting long term attractiveness for both employment uses and neighborhood uses.

CONSIDERATIONS

1. This project's intent is to construct an Electric Substation to support the future data center as well as Garland Power and Light (GP&L). The eastern half of the substation will be for Digital Realty and the western portion will be for Garland Power and Light.

2. The Electric Substation plan proposes a ten (10)-foot ornamental fence around the perimeter of the property. The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.
3. The application proposes the SUP to be in effect for an indefinite time period.

It should be noted that two existing substations north of Lookout Drive have an indefinite SUP time period.

COMPREHENSIVE PLAN

The Future Land Use Map for the Envision Garland 2030 Comprehensive Plan identifies this area as Business Center.

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity

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

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The proposal supports a data center use. Per the adopted Economic Development Strategic Plan, data centers generate the most revenue per acre by building type.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 20-17; they are developed with single-family homes. The property to the east, across Holford Road, is zoned Agricultural (AG) District; it is a large lot developed with a single-family home. The properties to the south and west are zoned Planned Development (PD) District 20-17; these properties are intended for a future data center in multiple phases.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17

Approval of a Detail Plan for an Electric Substation.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

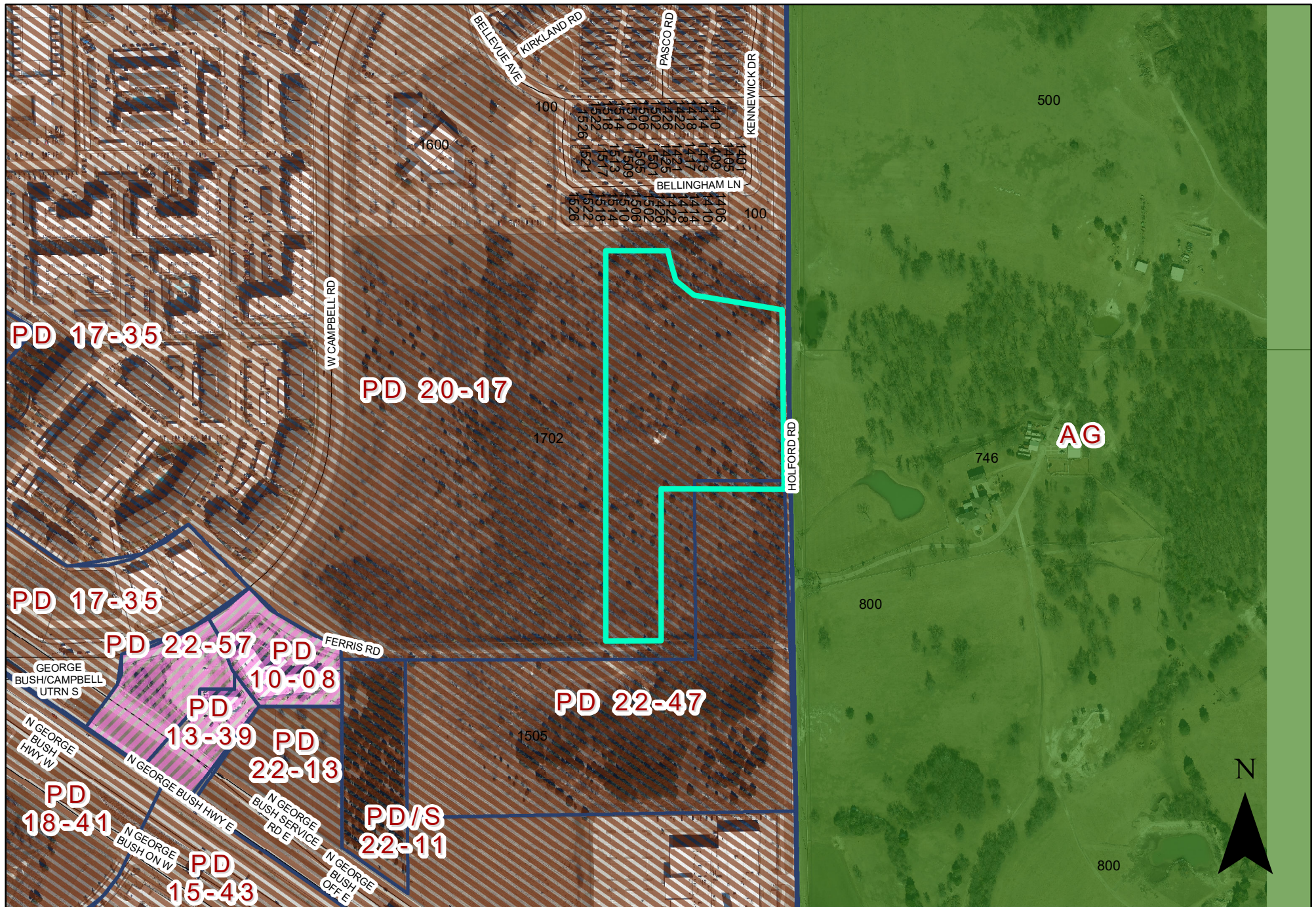
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

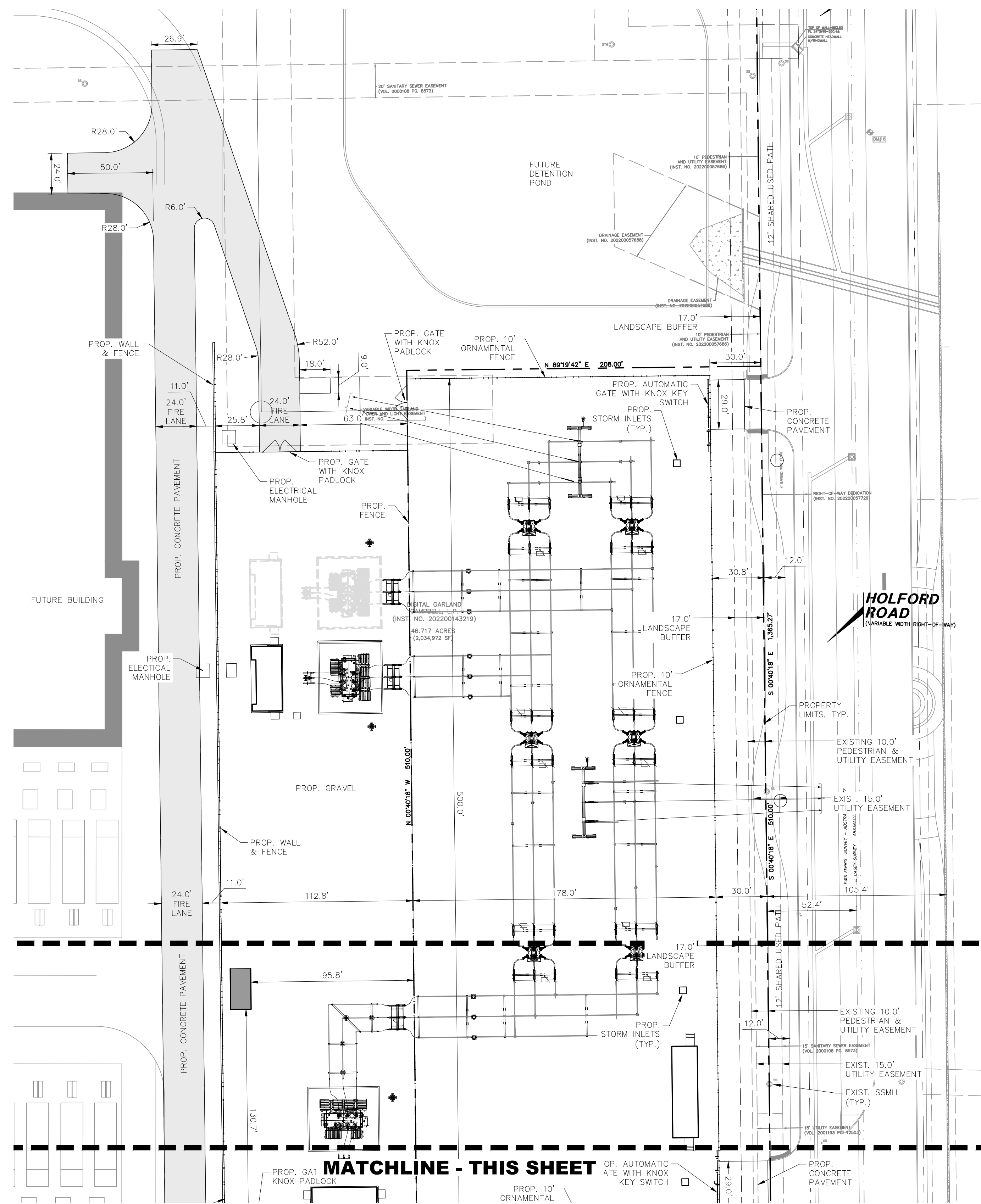
Will Guerin, AICP
Director of Planning



ZONING MAP Z 23-25

INDICATES AREA OF REQUEST

741 Holford Road



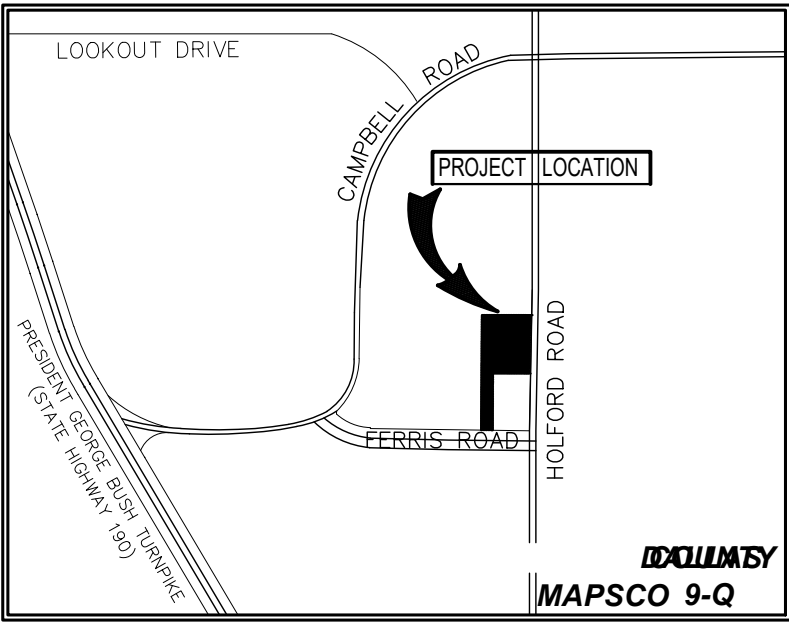
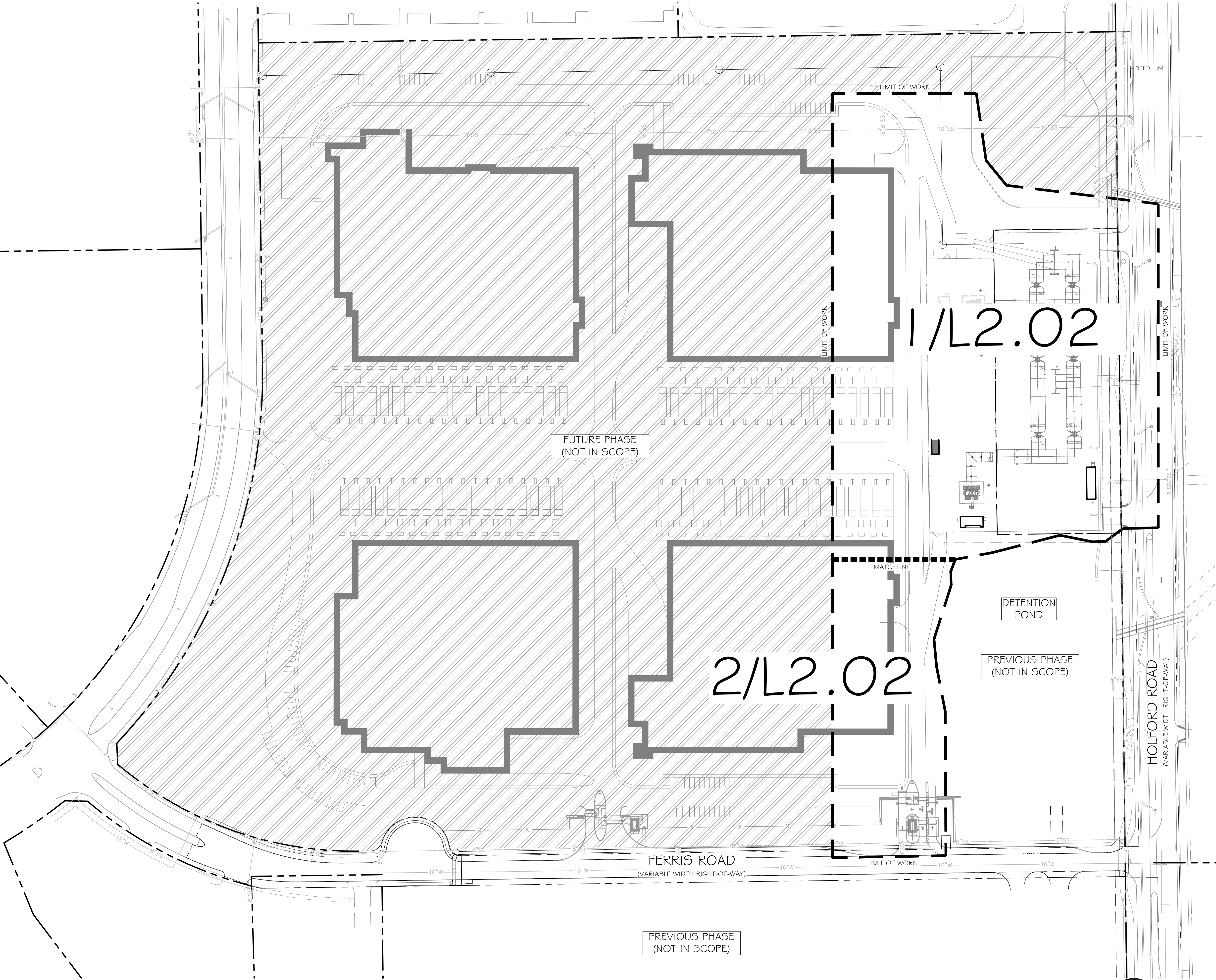
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ADR	JER	AUG 2023	1"=40'			DP1.1

<u>OWNER</u>	<u>ENGINEER</u>	<u>ARCHITECT</u>	<u>SURVEYOR</u>	<u>LANDSCAPE</u>
DIGITAL REALTY 907 SECURITY ROW HARDSON, TEXAS 75082 PHONE: 214-254-8116 CONTACT CHARLIE GRAY	PACHECO KOCH 7557 RAMBLER RD SUITE 1400 DALLAS, TEXAS 75231 PHONE: 972-235-3031 CONTACT ASHLEY REYNOLDS	JACOBS 777 MAIN STREET FORTH WORTH, TEXAS 76102 PHONE: 817-222-8505 CONTACT ELIZABETH REGIER	PACHECO KOCH 7557 RAMBLER RD SUITE 1400 DALLAS, TEXAS 75231 PHONE: 972-235-3031 CONTACT JONATHAN COOPER	PACHECO KOCH 4060 BRYANT IRVING RD FORTH WORTH, TEXAS 76103 PHONE: 817-412-71551 CONTACT TRICIA WOLIVER

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DIGITAL GARLAND CAMPUS

EXHIBIT D



ZONING:
EXISTING: LI (LIGHT INDUSTRIAL)

PROPOSED USE:
DATA CENTER/OFFICE

OWNER

DIGITAL REALTY
JOE HUBBARD
907 SECURITY ROW
RICHARDSON, TEXAS 75082
469-385-2632

LANDSCAPE ARCHITECT

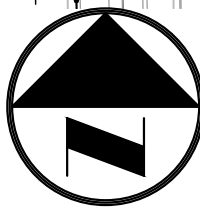
TRICIA WOLIVER
118 N OHIO ST, CELINA, TX 75009
214-451-2765

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 REAL PROPERTY IMPROVEMENT AUTHORIZATION 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.

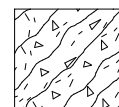
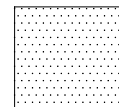
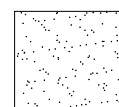
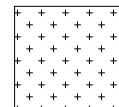
INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULARITY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225

1 OVERALL LANDSCAPE PLAN
1" = 80'-0"



CASE NO. 230427-2
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

3	8/22/2023	SITE PLAN RESUBMITTAL				
2	8/02/2023	SITE PLAN RESUBMITTAL				
1	6/23/2023	SITE PLAN SUBMITTAL				
NO.	DATE	REVISION				
 Pacheco Koch a Westwood company		118 N. OHIO STREET CELINA, TX 75009 214.451.2765				
OVERALL LANDSCAPE PLAN						
DIGITAL GARLAND CAMPUS						
HOLFORD ROAD SUBSTATION						
DIGITAL REALITY LOT 1 AND LOT 2, BLOCK 1-15.7AC						
CITY OF GARLAND, DALLAS COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	AMW	AUG. 2023	AS SHOWN			L2.00

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.		REMARKS
	QF2	16	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK	4" GAL./ CONT		SINGLE, STRAIGHT LEADER, MATCHING, MIN. 7 FT HT AT TIME OF PLANTING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	HP	42	HESPERALOE PARVIFLORA RED YUCCA	3 GAL	36" o.c.	NURSERY GROWN, MATCHED # WELL ROOTED, PLANT AS SHOWN
	HY	28	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	3 GAL	36" o.c.	NURSERY GROWN, MATCHED # WELL ROOTED, PLANT AS SHOWN
	LS2	27	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET	5 GAL	48" o.c.	FULL, MATCHING
	LP	18	LOROPETALUM CHINENSE 'PIPA'S RED' RED CHINESE FRINGE FLOWER	5 GAL	48" o.c.	FULL, MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	EF	338	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	1 GAL	18" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CDS	48,609 SF	CYNODON DACTYLON BERMUDA GRASS	SEED		100% WEED, PEST AND DISEASE FREE
	CD	48,839 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
	DS	89,003 SF	DAM SLOPE GRASS MIX	SEED		DAM SLOPE GRASS MIX BY NATIVE AMERICAN SEED
BT	LANDSCAPE BUFFER TREE					

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
①	STEEL EDGING	4/L2.03

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED, FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

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 REAL PROPERTY IMPROVEMENT AUTHORIZATION 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.

LANDSCAPE REQUIREMENTS TABLE

SITE AREA: 295,000 SF (6.77 ACRES)

ZONING: OFFICE / INDUSTRIAL

LANDSCAPE AREA		REQUIRED	PROVIDED
LANDSCAPE AREAS MUST TOTAL 10% OF TOTAL SITE AREA			
	(295,000 SF X 10% = 29,500 SF)	29,500 SF (10%)	99,935 SF (34%)
BUFFER REQUIREMENTS		REQUIRED	PROVIDED
HOLFORD ROAD (485 LF): C-2 (100' 4-LANE DIVIDED) - 10' LANDSCAPE BUFFER			
1 TREE / 30 LF	(485 LF / 30 = 16 TREES)	16 TREES	16 TREES
7 SHRUBS / 30 LF	((485 LF / 30) X 7 = 113 SHRUBS)	113 SHRUBS	115 SHRUBS
PARKING REQUIREMENTS		REQUIRED	PROVIDED
LANDSCAPE ISLAND WITH ONE (1) TREE AT EACH TERMINUS OF PARKING		N/A	N/A
ONE (1) CANOPY TREE PER TEN (10) PARKING SPACES		N/A	N/A
CONTINUOUS ROW OF SHRUBS ALONG PARKING FACING STREET		N/A	N/A
NO PARKING SPACE FURTHER THAN 65 FT FROM REQUIRED TREE		N/A	N/A
DETENTION POND REQUIREMENTS			
TREES AND SHRUBS SCREENING PERIMETER OF DETENTION POND FROM ROAD		N/A	N/A
TREE MITIGATION REQUIREMENTS - SEE SHEET LI.00 THROUGH LI.03			

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL/PERMITTING, OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TERRA A. WOLLER
TEXAS REGISTRATION NUMBER 2225

3	8/22/2023	SITE PLAN RESUBMITTAL				
2	8/02/2023	SITE PLAN RESUBMITTAL				
1	6/23/2023	SITE PLAN SUBMITTAL				
NO.	DATE	REVISION				
Pacheco Koch a Westwood company 118 N. OHIO STREET CELINA, TX 75009 214.451.2765						
LANDSCAPE NOTES & SCHEDULE						
DIGITAL GARLAND CAMPUS						
HOLFORD ROAD SUBSTATION						
DIGITAL REALITY LOT 1 AND LOT 2, BLOCK 1-15.7AC						
CITY OF GARLAND, DALLAS COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	AMW	AUG. 2023	AS SHOWN			L2.01

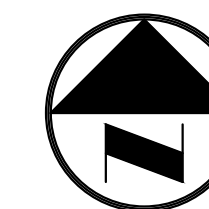
CASE NO. 230427-2

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

1 LANDSCAPE PLAN
1" = 40'-0"

[illegible]

2 LANDSCAPE PLAN
1" = 40'-0"



CASE NO. 230427-2

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
QF2	QUERCUS FUSIFORMIS ESCARPMENT LIVE OAK
<u>SHRUBS</u>	<u>BOTANICAL / COMMON NAME</u>
HP	HEPHERALOE PARVIFLORA RED YUCCA
HY	HEPHERALOE PARVIFLORA 'YELLOW YELLOW YUCCA
LS2	LIGUSTRUM SINENSE 'SUNSHINE' SUNSHINE CHINESE PRIVET
LP	LOROPETALUM CHINENSE 'PIFA'S RED' RED CHINESE FRINGE FLOWER
<u>GROUND COVERS</u>	<u>BOTANICAL / COMMON NAME</u>
EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREPHER
<u>SOD/SEED</u>	<u>BOTANICAL / COMMON NAME</u>
CD5	CYNODON DACTYLON BERMUDA GRASS
CD	CYNODON DACTYLON BERMUDA GRASS
DS	DAM SLOPE GRASS MIX

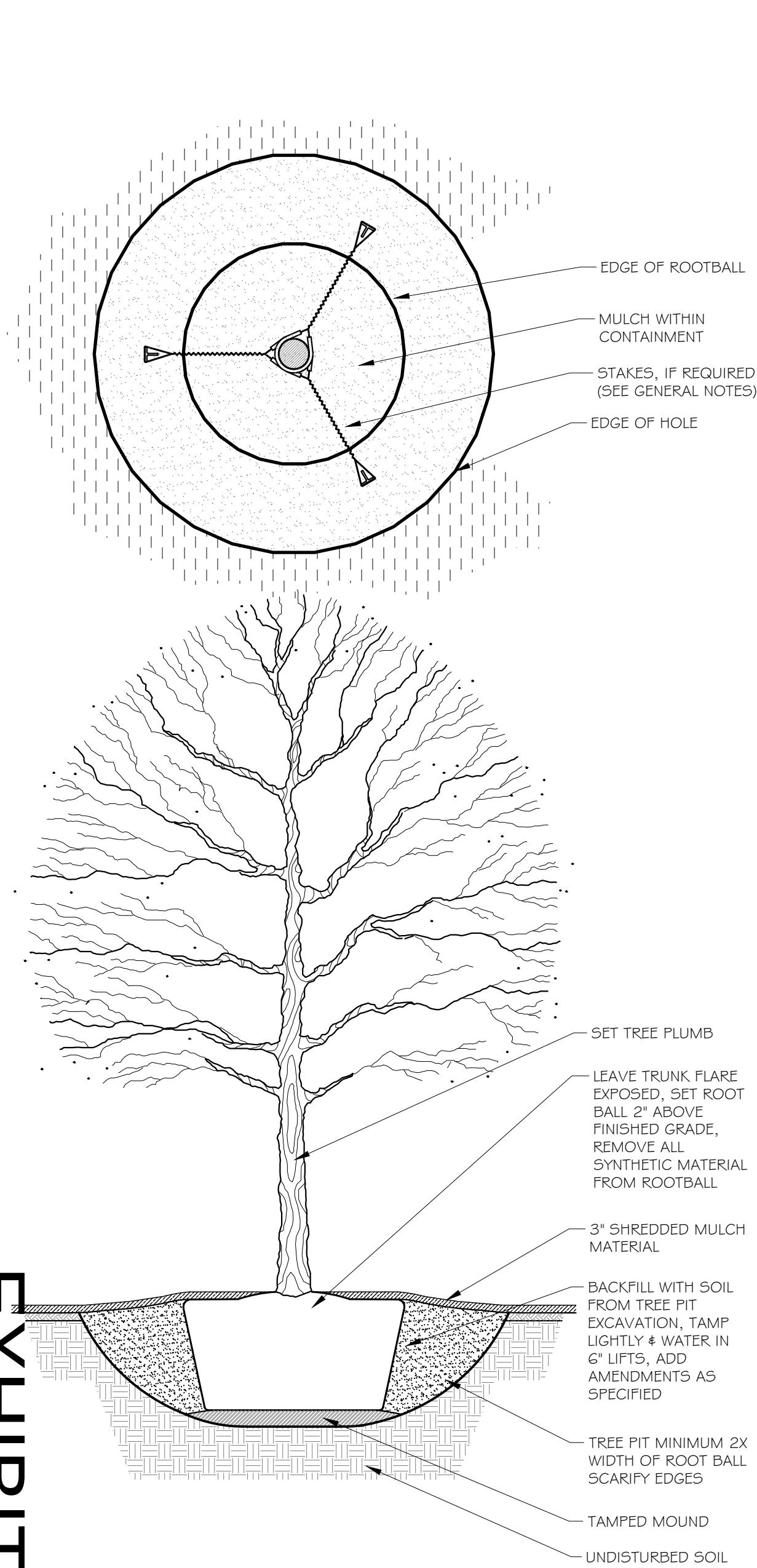
REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>DETAIL</u>
(1)	STEEL EDGING	4/L2.03

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL/PERMITTING, OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLVER
TEXAS REGISTRATION NUMBER 2225

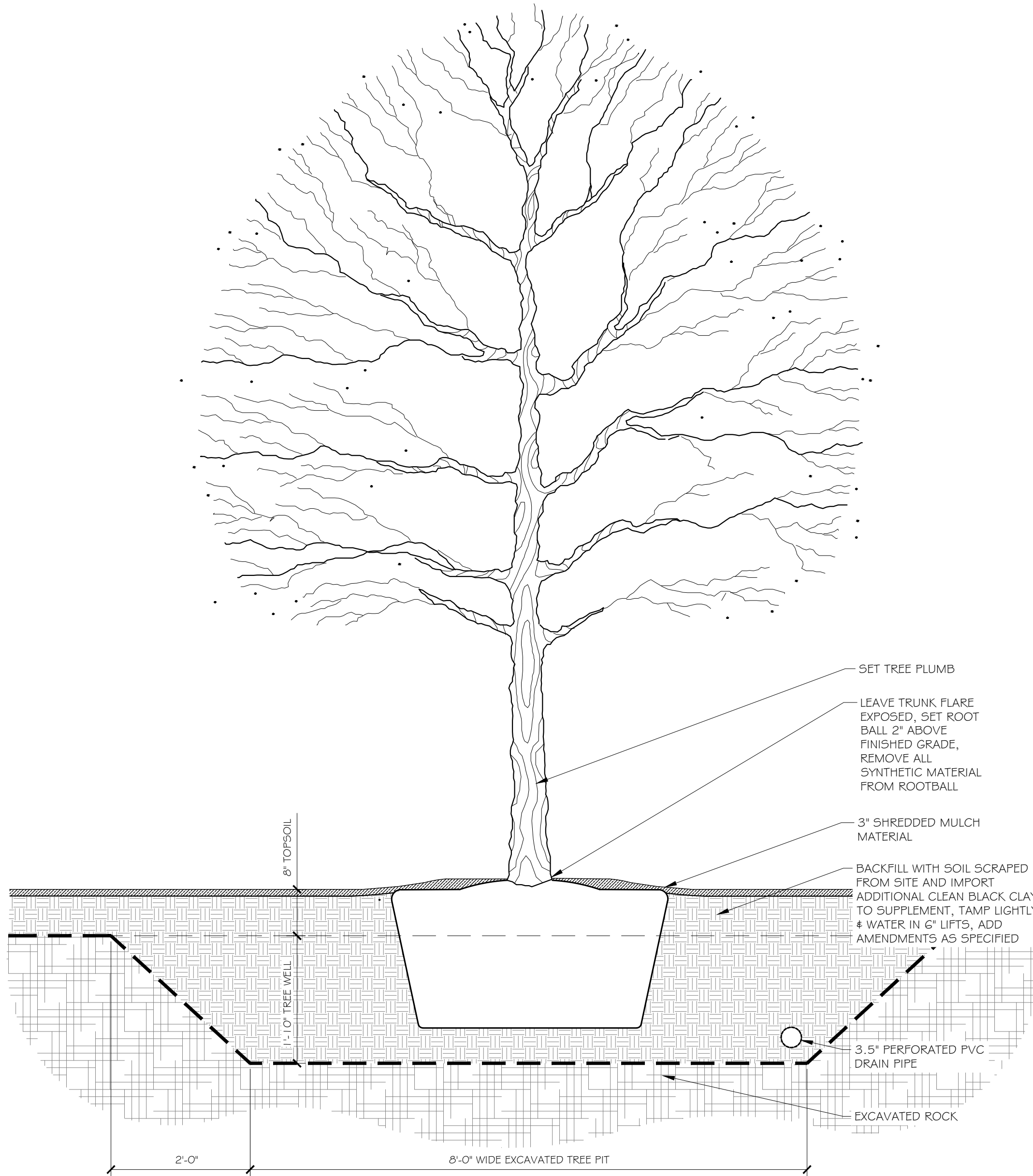
3	8/22/2023	SITE PLAN RESUBMITTAL				
2	8/02/2023	SITE PLAN RESUBMITTAL				
1	6/23/2023	SITE PLAN SUBMITTAL				
NO.	DATE	REVISION				
 Pacheco Koch a Westwood company		118 N. OHIO STREET CELINA, TX 75009 214.451.2765				
LANDSCAPE PLAN						
DIGITAL GARLAND CAMPUS						
HOLFORD ROAD SUBSTATION						
DIGITAL REALITY LOT 1 AND LOT 2, BLOCK 1-15.7AC						
CITY OF GARLAND, DALLAS COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	AMW	AUG. 2023	AS SHOWN			L2.02

PK FILE: 1639-22.196



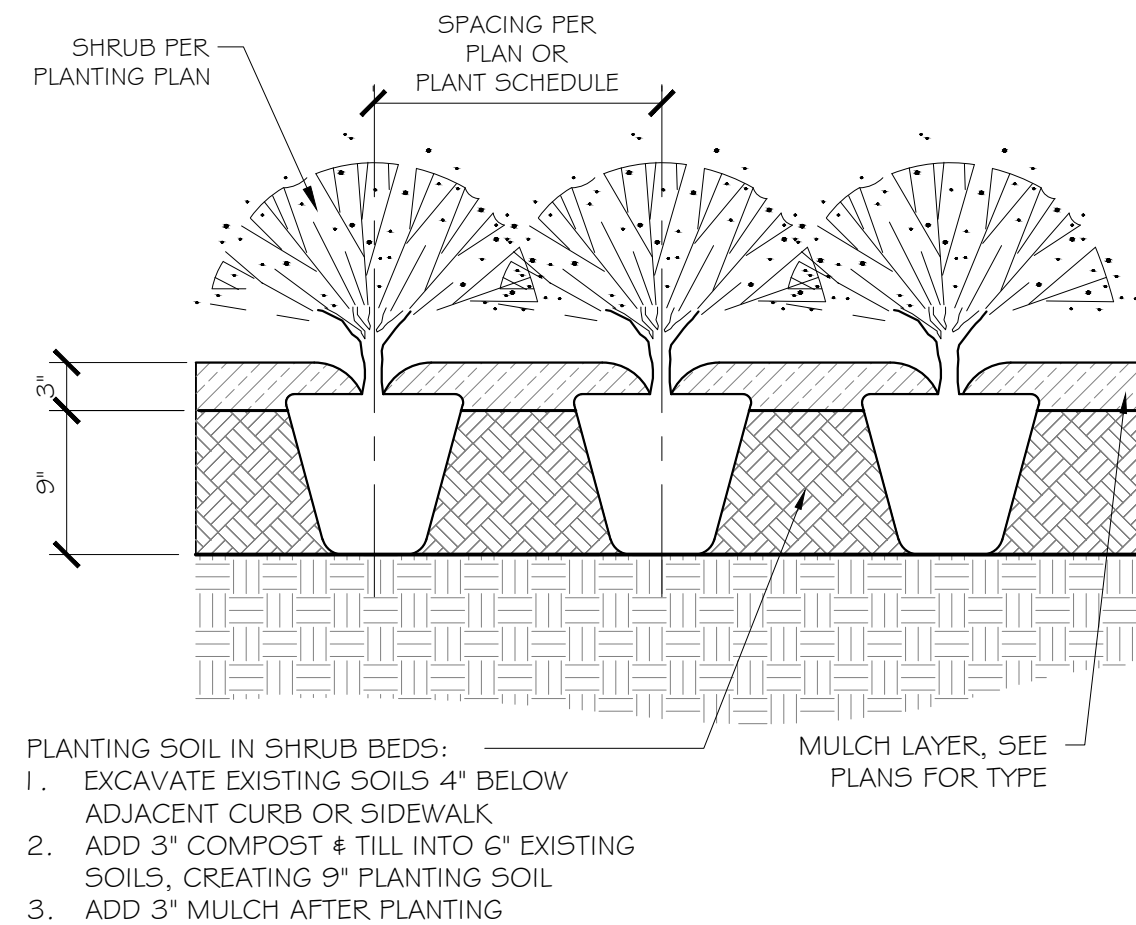
NOTE: UNLESS OTHERWISE SPECIFIED, OR REQUIRED BY OWNER TREES 3" CAL, AND UNDER SHALL NOT BE STAKED.

1 CANOPY TREE W/ NO STAKES
3/4" = 1'-0"

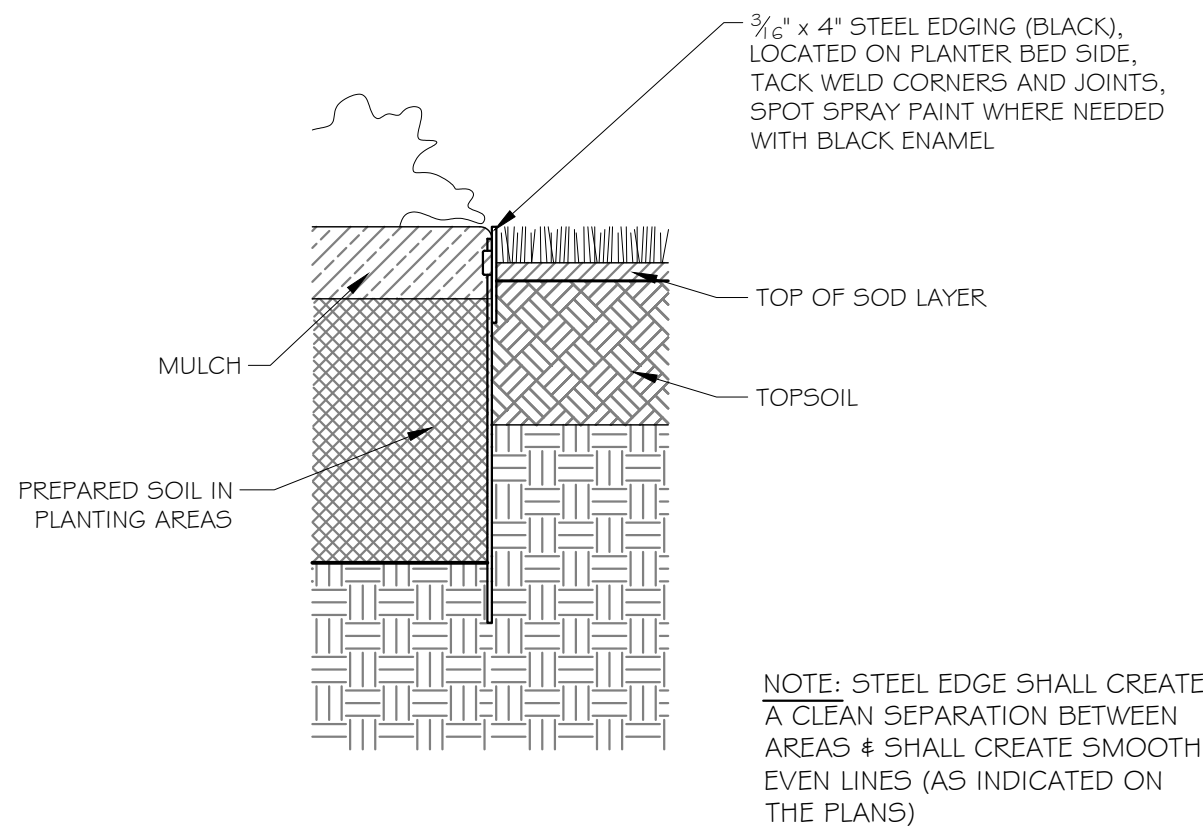


NOTE: UNLESS OTHERWISE SPECIFIED, OR REQUIRED BY OWNER TREES 3" CAL, AND UNDER SHALL NOT BE STAKED.

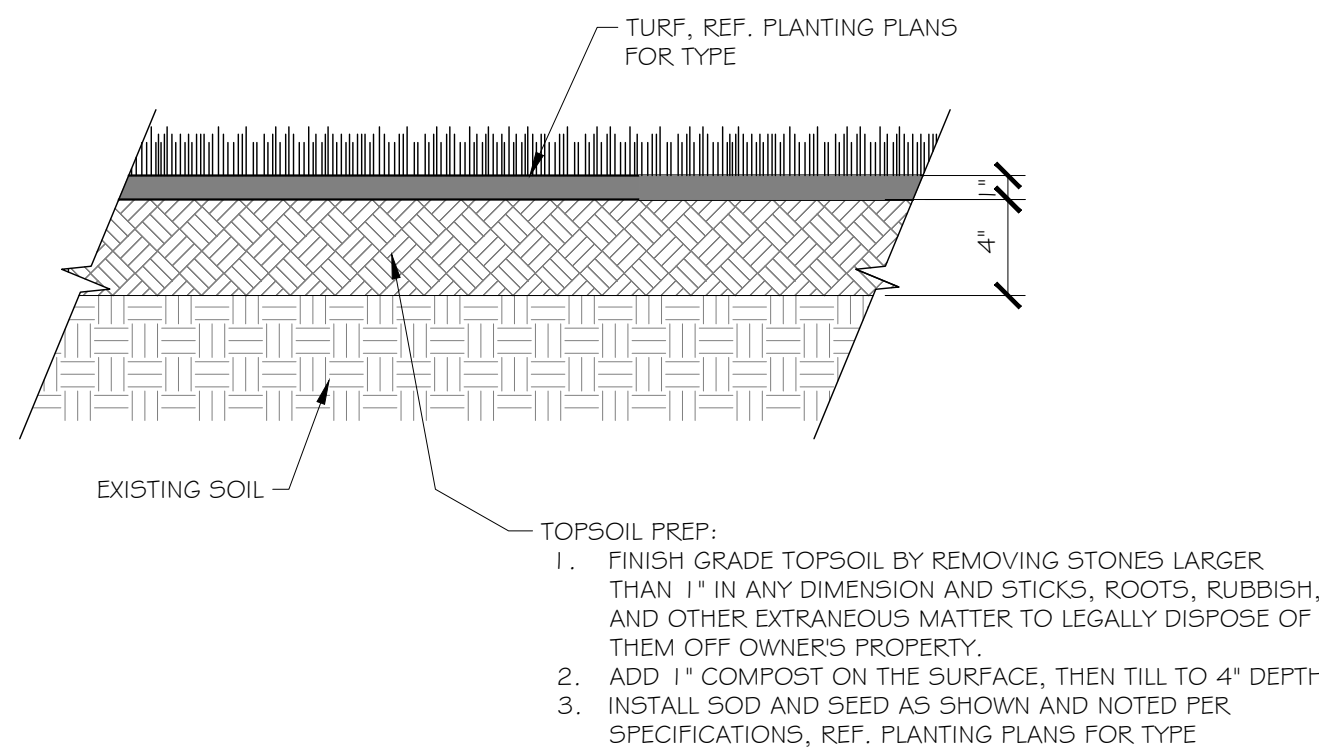
2 CANOPY TREE IN EXCAVATED ROCK PIT
3/4" = 1'-0"



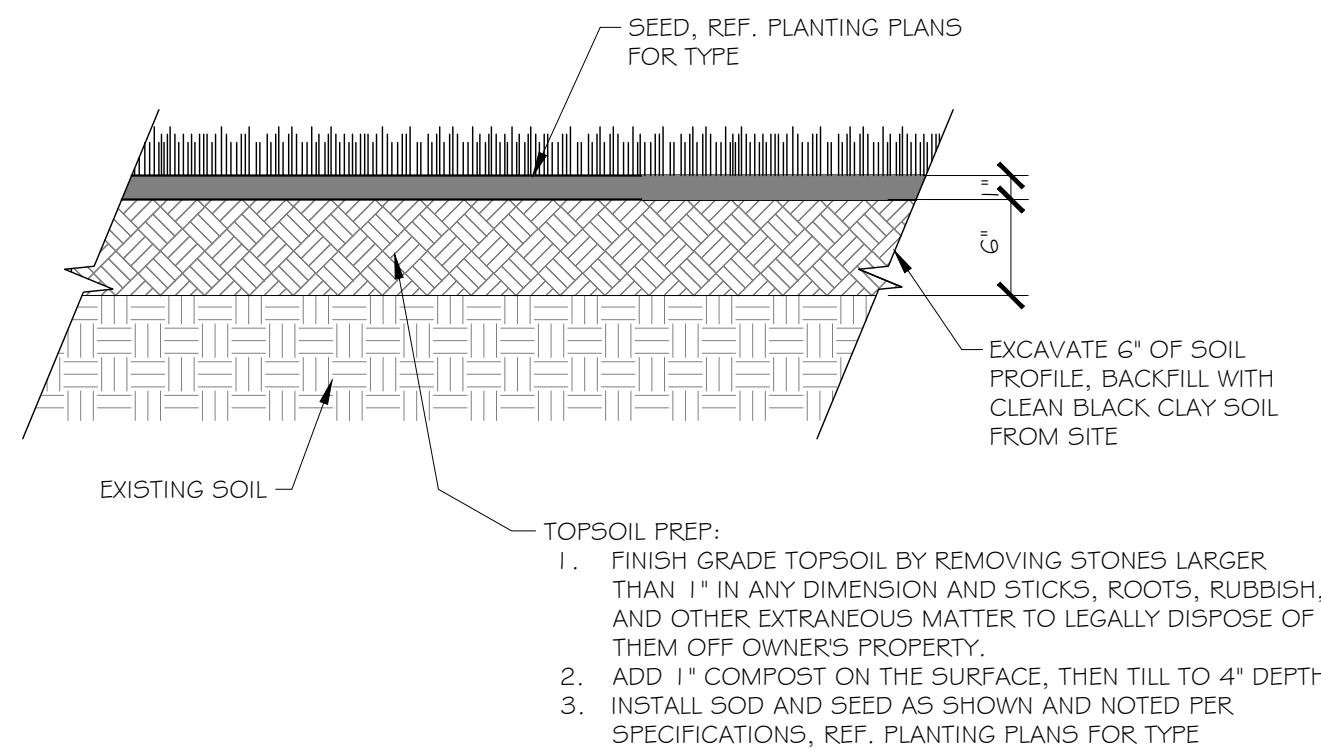
3 TYP. SHRUB PLANTING
1" = 1'-0"



4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"



5 SOIL PROFILE FOR SOD- TYP.
1 1/2" = 1'-0"



6 SOIL PROFILE FOR SEED
1 1/2" = 1'-0"

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULARITY APPROVAL/PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
TRISHA A. WOLLER
TEXAS REGISTRATION NUMBER 2225

3	8/22/2023	SITE PLAN RESUBMITTAL					
2	8/02/2023	SITE PLAN RESUBMITTAL					
1	6/23/2023	SITE PLAN SUBMITTAL					
NO.	DATE	REVISION					
		Pacheco Koch a Westwood company		118 N. OHIO STREET CELINA, TX 75009 214.451.2765			
LANDSCAPE DETAILS							
DIGITAL GARLAND CAMPUS							
HOLFORD ROAD SUBSTATION							
DIGITAL REALITY LOT 1 AND LOT 2, BLOCK 1-15.7AC							
CITY OF GARLAND, DALLAS COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
TAW	AMW	AUG. 2023	AS SHOWN			L2.03	

CASE NO. 230427-2

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

Z 23-25



View of the subject site from Holford Road



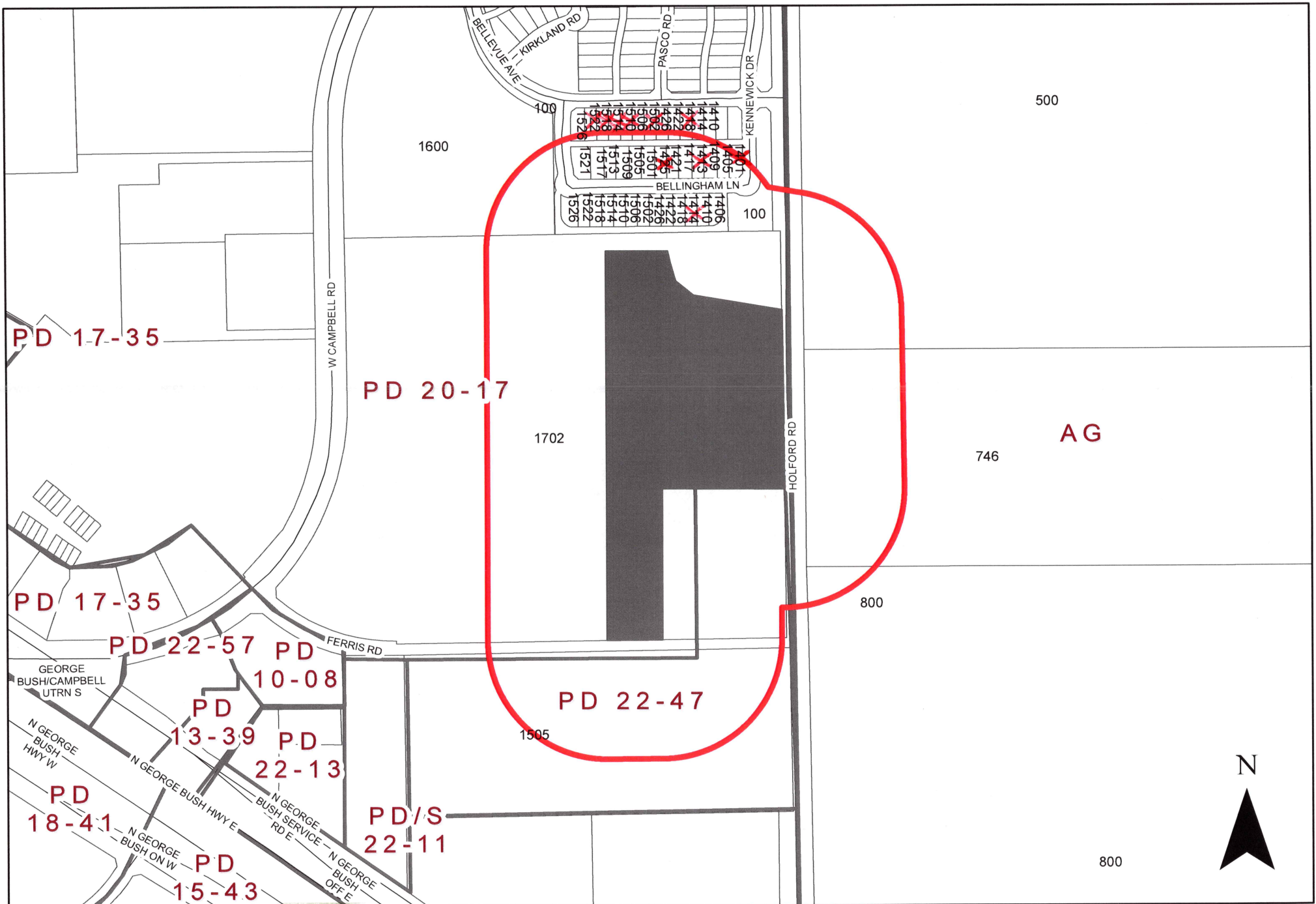
East of the subject property



South of the subject property



North of the subject property



741 Holford Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Z 23-25 Pacheco Koch, a Westwood Company. The applicant proposes an Electric Substation to support Garland Power & Light (GP&L) and a future data center. The site is located at 741 Holford Road. (District 1)

Mark Lopez

Against

9/6/2023
11:57:24 PM

306 Pasco Road

m@silvenga.com

Garland
TX

8582257388

United States
75044

Outside the Notification Area

Concerns around property values of existing properties, mine included. This appears only detrimental to property owners.

Mark Lopez

Against

9/6/2023
11:56:15 PM

306 Pasco Road

m@silvenga.com

Garland
TX

8582257388

United States
75044

Outside the Notification Area

Concerns around property values of existing properties, mine included. This appears only detrimental to property owners.

**Rebecca
Deubner**

Against

9/6/2023
3:59:01 PM

417 Kennewick Dr.

Garland
Texas

Outside the Notification Area

United States
75044

Rebecca

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

9/6/2023
3:58:20 PM

Deubner
Garland
Texas
United States
75044

Outside the Notification Area

Georgianna Kelly

9/6/2023
3:56:52 PM

Against
417 Kennewick Dr.
Garland
Texas
United States
75044

Outside the Notification Area

Ryland Leyton

9/5/2023
11:45:58 PM

Against
330 Pasco Road
Garland
TX
United States
75044

Rylandleyton@gmail.com
4043761004

Outside the Notification Area

The new data center can find space inside their boundaries, or anywhere that isn't bordering residential property. The idea that we need to handle this impact for a commercial business is really out of line.

Christopher Hayes

9/5/2023
10:57:13 PM

Against
1401 Bellingham Ln.
Garland
Texas
United States
75044
Against

chayes84@hotmail.com
5124237236

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

**Christopher
Hayes**

9/5/2023
10:56:11 PM

Against

1401 Bellingham Ln.

chayes84@hotmail.com

Garland

5124237236

Texas

United States

75044

Against

Jovita Santiago

9/5/2023
9:47:45 PM

Against

1401 Bellingham lane

jovitas@sbcglobal.net

Garland

9729836237

Texas

United States

75044

All substations emit some level of radiation, high levels can be harmful to our health. How would you feel if one will be built near your backyard?

**Cheyenne
Wallen**

9/5/2023
8:58:51 PM

Against

Bellevue Avenue

Garland

Outside the Notification Area

Texas

United States

<null>

Mina Lao

9/5/2023
8:57:58 PM

Against

1413 Bellingham Lane

Mina.lao@icloud.com

Garland

4692165118

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Allan Lao

Against

9/5/2023
8:57:12 PM

1413 Bellingham Lane

Allanlao@me.com

Garland

5593211213

Texas

United States

75944

Matt Delo

Against

9/5/2023
5:34:40 PM

1426 Bellevue Ave

mdelo197@gmail.com

Garland

2258022080

Texas

United States

75044

Outside the Notification Area

Visual eyesore to one of the nicer parts of Garland. It doesn't need to be placed <500 feet to the gramercy park neighborhood. We already have two other substations in a half mile radius.

Bilal Suleman

Against

9/5/2023
5:18:32 PM

326 Kirkland RD

bsuleman@gmail.com

Garland

8175508786

Texas

United States

75044

Outside the Notification Area

Faisal Jahangiri

Against

9/5/2023
4:56:15 AM

418 Kirkland Road

Outside the Notification Area

Garland

Texas

United States

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

75044

Faisal Jahangiri

Against

9/5/2023
4:56:05 AM

418 Kirkland Road

faisal.jahangiri@gmail.com

Garland

Texas

United States

75044

Outside the Notification Area

Minhaj uddin

Against

9/5/2023
3:45:53 AM

418 Pasco rd

Garland

Texas

United States

<null>

Outside the Notification Area

**Mohammad
shaik**

Against

9/5/2023
3:38:37 AM

1610 Everett drive

Shaik08@gmail.com

Garland

2147274534

Texas

United States

75044

Outside the Notification Area

Saeed Alhamwi

Against

9/5/2023
3:23:50 AM

43 Kirkland rd

Outside the Notification Area

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

United States
75044

**Chaudhry
Arafat**
9/5/2023
3:17:12 AM

Against
401 Kirkland Rd

Garland
Texas
United States
75044

Outside the Notification Area

Amer Doko
9/5/2023
3:00:31 AM

Against
421 Kirkland Rd

Garland
Texas
United States
75044

Outside the Notification Area

**Mohammed
Mubashir**
9/5/2023
2:56:48 AM

Against
1425 Bellingham In

Garland
Texas
United States
75044

mnubashir@gmail.com

javeria zahid

Against

Outside the Notification Area

9/5/2023
2:49:50 AM

1606 EVERETT DR

GARLAND

ria_jz@hotmail.com

18327167706

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

TX
United States
75044

Akif Khan

Against

9/5/2023
2:49:29 AM

1606 Everett Drive

akif.dfw@gmail.com

GARLAND

4693284372

TX

United States

75044

Outside the Notification Area

Zakaria Elhassouni

Against

9/5/2023
2:25:30 AM

1522 Bellingham

Zelhassouni@gmail.com

Garland

5043309166

Texas

United States

75044

This can pose a huge longterm health problems for Gramercy Park community. Electromagnetic fields, which are a form of radiation is omitted by powerlines and substations. Gramercy Park will be surrounded by not one but two substations. There is already one across the street on Campbell. We highly object to this project and urge Garlands Planning dept to do same and protect the well being of its residents .

Jeffrey Artigues

Against

9/5/2023
1:46:29 AM

1418 Bellingham Ln.

Jtigues@gmail.com

Garland

2147265764

TX

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

**Brittany
Artigues**

9/5/2023
1:45:03 AM

Against

1418 Bellingham Ln.

brittany.artigues@yahoo.com

Garland

9729792174

TX

United States

75044

Jocelyn Hill

9/5/2023
1:30:22 AM

Against

421 Kennewick Dr

Garland

Texas

United States

<null>

Outside the Notification Area

clayton hill

9/5/2023
1:30:03 AM

Against

421 Kennewick dr

clayton.hill100@gmail.com

Garland

8173087953

TX

United States

75044

Outside the Notification Area

The City of Garland has an immense opportunity create an environment that residents wants to stay in. When the DFW metro becomes one of the top 2 metros in the US, would you like Garland to be one of the leaders of not just economic growth, but residential prosperity? There is a huge opportunity to bridge the gap from the Gramercy Park neighborhood and the Strike and Reel area with places that people want to shop/eat/play at, even with the terrible data center already going in. There is a way to salvage this area and not drive people out of this part of town. With the farmland on the east side of Holford being prime real estate, if there is a substation built, it will limit your options for zoning for this property greatly as businesses and homes (which are the lifeblood of cities) will not want to be right across the street from this. Please listen to the citizens here as this is something you can't take back.

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Alex Nguyen

Against

9/5/2023
1:04:26 AM

1518 Bellingham Ln

Garland
Texas
United States
75044

alexnguyent08@gmail.com

3054952034

**Brooks
Bankhead**

Against

9/5/2023
12:24:23 AM

1510 Bellingham lane

Garland
Texas
United States
75044

Brooks.Bankhead@gmail.com

214-578-0241

Krea Bankhead

Against

9/5/2023
12:21:20 AM

1510 Bellingham Lane

Garland
Texas
United States
75044

krealee92@gmail.com

8329644006

Alissa Pettit

Against

9/4/2023
11:15:08 PM

1514 Bellingham Ln

Garland
Texas
United States
75044

8016338986

Serious health concerns regarding an electrical sub-station this close to our

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

home.

Thi Quang

Against

9/4/2023
9:40:36 PM

1506 Bellevue Ave

Garland

Texas

United States

<null>

Outside the Notification Area

**Emmanuel
Cortez-Ladera**

Against

9/4/2023
8:40:33 PM

1414 Bellingham Ln

minimucho1@gmail.com

Garland

4698771939

TX

United States

75044

Liane Wu

Against

9/4/2023
8:38:16 PM

1518 Bellingham Ln

liane.whl@gmail.com

Garland

7862230431

Texas

United States

75044

**Keilye
Pampillonia**

Against

9/4/2023
6:42:49 PM

409 Kirkland Rd

Outside the Notification Area

Garland

Texas

United States

75044

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

Damita Crosby

Against

9/4/2023
6:19:38 PM

413 Pasco Road

Garland
Texas
United States
<null>

Outside the Notification Area

**Jacob
Goldenburg**

Against

9/4/2023
6:18:55 PM

1502 Bellingham Ln

Garland
Texas
United States
75044

Jacob@goldenburg.com

4699540227

**Jacob
Goldenburg**

Jacob Goldenburg

9/4/2023
6:17:12 PM

1502 Bellingham

Garland
Texas
United States
75044

Jacob@goldenburg.com

4699540227

Monica Geer

Against

9/4/2023
6:16:21 PM

1502 Bellingham Lane

Garland
Texas
United States

Monica.geer23@gmail.com

4804409711

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

75044

**Matt
Goldenburg**

9/4/2023
6:14:26 PM

AGAINST

1502 Bellingham Ln

Matthew@goldenburg.com

Garland

2144998899

Texas

United States

75044

Michael Corlett

9/4/2023
5:21:45 PM

Against

330 pasco road

Mikecorlett59@gmail.com

Garland

404.307.3280

Texas

United States

75044

Outside the Notification Area

Against this. Substation is far too close to a residential community. This substation should have been planned within the confines of the Data Center

**Samantha
Smith**

9/4/2023
5:11:06 PM

Against

417 pasco rd

Garland

Outside the Notification Area

Texas

United States

<null>

Sumaya

9/4/2023
2:49:20 PM

Against

1522 Bellingham Lane

Garland

Texas

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-25	September 11, 2023	October 10, 2023	Nabiha Ahmed

United States
75044

Shilin Wang

Against

9/4/2023
2:37:14 PM

409 kennewick dr
garland
Texas
United States
75044

ceilingwang@yahoo.com

2019197322

Outside the Notification Area

Against

Shaw wang

Against

9/4/2023
2:37:13 PM

409 Kennewick dr
Garland
Texas
United States
75044

schen_0613@yahoo.com

2019191980

Outside the Notification Area

Against

Shaw wang

Against

9/4/2023
2:37:10 PM

409 Kennewick dr
Garland
Texas
United States
75044

schen_0613@yahoo.com

2019191980

Outside the Notification Area

Against



GARLAND

Plan Commission

3. c.

Meeting Date: 09/11/2023

Item Title: Z 23-29 Spiars Engineering - Zoning (District 5)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Zoning)

Attachments

Z 23-29 Spiars Engineering - Zoning (District 5)

Z 23-29 Spiars Engineering Responses

Planning Report

File No: Z 23-29/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use

Approval of a Detail Plan for Elder Care-Independent Living Use.

LOCATION

413 and 505 West Centerville Road and 510 Candlewood Lane

APPLICANT

Spiars Engineering

OWNER

TR Scott Capital

BACKGROUND

The property is currently developed with a retirement home (Silver Leaves Retirement Home) building which is no longer in operation.

On May 22, 2023, the Plan Commission recommended denial of a zoning change for an apartment complex. The applicant withdrew the application for a 177-unit apartment complex.

The applicant has met with residential neighbors in the area and is now proposing a 152-unit Senior Independent Living facility.

Noted below are some differences in proposed standards in comparison to the original multi-family submittal (Z 23-05).

Standards	Previous Multi-Family (Z 23-05)	Proposed Elder Care-Independent Living (Z 23-29)
Residential Type	Multi-Family	Senior Independent Living
Number of Dwelling Units	177 dwelling units	152 dwelling units
Screening Height	6' masonry wall proposed along northern and western perimeter.	8' masonry wall proposed along northern and western perimeter.
Maximum Building Height	59 feet (3 and 4 stories)	48 feet (2 and 3 stories)

SITE DATA

The overall site consists of approximately 4.361 acres with approximately 405.70 lineal feet of frontage along West Centerville Road and 84.63 lineal feet of frontage along Candlewood Lane. The site plan (Exhibit C) shows two (2) access points from West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Neighborhood Office (NO) District is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) buildings for Elder Care - Independent Living Use. The eastern building will be three (3) and the western building will be two (2) and three (3) stories. A total of 152 dwelling units are proposed for this development.

The GDC defines an Elder Care – Independent Living Use 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.”

2. Parking

The GDC requires one (1) parking space per dwelling unit, and the site plan (Exhibit C) complies by providing 195 parking spaces. However, the GDC has a special covered parking standard for Elder-Care Independent Living. A minimum of fifty (50%) percent of the parking spaces must be covered and the applicant proposes thirty-five (35%) percent of the parking spaces to be covered. The carports are strategically placed along the northern perimeter of the site to help with screening views from adjacent neighbors.

3. Building Height

The GDC allows a maximum height of fifty (50) feet in the Multi-Family-2 (MF-2) District. The building elevations (Exhibit E) reflects a maximum building height of forty-eight (48) feet for the three-story building and thirty-three (33) feet for the two-story building.

4. Density:

The maximum density allowed in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The site plan (Exhibit C) shows thirty-five (35) dwelling units per acre.

5. Building Setbacks:

The GDC states that buildings exceeding thirty feet in height, and that abut a residential district, must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade.

Per the calculation, the 3-story portion of Building 2 should be fifty-five (55) feet from the property line. The site plan (Exhibit C) shows the 3-story portion of Building 2 to be fifty (50) feet from the property line. In addition, Building 1 should be fifty-nine (59) feet and the site plan (Exhibit C) reflects the building to be forty-eight (48) from the northern property line.

In addition, the GDC does not allow any carports or amenity building to be located within a building setback. The site plan (Exhibit C) reflects the carports along the northern property lines to be located within the building setback in order to provide additional screening. The amenity building to the north is also within the building setback.

The site plan (Exhibit C) meets all other setback requirements.

6. Amenities

The GDC requires indoor common or recreational areas to be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Per the calculation, a total of 15,200 square feet of indoor common or leisure area is required. The site plan (Exhibit C) reflects a 2,933 square-foot amenity building, 749 square-foot indoor activity space for golf stimulation and 12,828 square-foot of outdoor amenities.

7. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one-bedroom:	475 square feet
Proposed:	662 square feet
Number of units:	95 units
Required two-bedroom:	725 square feet
Proposed:	1,137 square feet
Number of units:	57 units

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) shows twenty-one (21%) of the site to be landscaped.

A masonry wall or an ornamental fence with masonry columns is required along the entire perimeter of the property. The applicant proposes an eight (8)-foot masonry wall along the northern and western perimeter of the property, where it is adjacent to the residential district. Large canopy trees are required every twenty-five (25) linear feet. The applicant proposes a combination of high-level and low-level screening shrubs in lieu of the large canopy trees due to the unique nature of the site. Large canopy trees provided to meet the parking lot landscape island requirement are located near the masonry wall.

The landscape plan (Exhibit D) also reflects a six (6)-foot wood fence with masonry columns along the eastern and southwestern perimeter lines, adjacent to the dental office. A row of evergreen screening shrubs are required and the applicant is not proposing any.

The applicant is not proposing any screening along West Centerville Road.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC

9. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department reviewed the proposal and it meets technical requirements.

An emergency access-only gate with a Knox padlock is provided at the Shadwell Drive access point per the Fire Department.

There is a DART bus stop in front of the subject property, along West Centerville Road.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests several deviations from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Density	32 dwelling units per acre	35 dwelling units per acre	The subject project is not a traditional, garden-style multifamily project and aligns closer to that of an urban-style senior living development. The unique site layout warrants this approach, and the applicant believes the proposed

			unit mix is conducive of the intent of the future land use plan for this property.
Amenities	The GDC requires indoor common or recreational areas to be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. A total of 15,200 square feet of indoor common or leisure area is required.	The site plan (Exhibit C) reflects a 2,943 square-foot amenity building, 1,188 square-foot clubhouse and leasing office and 12,828 square feet of outdoor amenities.	Due to the unique orientation of the site and the desire to limit building stories/height and mitigate impact on residential adjacencies, the applicant located the amenities outside of the main buildings. An amenity building/indoor pool is provided at the northeast corner of the subject property, with sidewalk circulation through the site to encourage residents to enjoy the several outdoor amenity spaces provided.
Covered Parking	50% required to be covered for Elder Care-Independent Living	35% covered parking	With recent updates to the GDC, Multifamily base zoning no longer requires covered parking in any capacity (the special standards for "senior independent living" require covered parking to be provided). Covered parking structures are placed intentionally along the northern property line along the residential adjacencies to act as additional screening at the request of the adjacent residents.

Building Setbacks	Buildings over 30 feet in height requires a setback of 1.25 times the height of the building. Carports and Amenity Building are not allowed to be located within the building setback.	The 3-story portion of Building 2 should be fifty-five (55) feet from the property line. The site plan (Exhibit C) shows the 3-story portion of Building 2 to be fifty (50) feet from the property line. In addition, Building 1 should be fifty-nine (59) feet and the site plan (Exhibit C) reflects the building to be forty-eight (48) from the northern property line. Both structures are within building setbacks.	Given the project aligns with that of an urban-style development, the slight increase in height is to be expected. Additional measures have been taken to ensure the building stories/height do not negatively impact adjacent single-family properties including reduced building height along adjacencies, perimeter screening, plantings, visibility reductions for tenants on upper floors, etc. These structures act as a buffer and provide additional screening
Landscaping	40% of the gross platted area should be landscaped.	21%	The applicant optimized the site layout and amenity areas to provide as much landscape area as possible, and they are providing more landscape area than what currently exists with the former assisted living development. They have also intentionally designed these landscape areas to increase value (walking areas, BBQ grills, picnic tables, pet waste stations, etc). Plantings have been provided throughout to match the intent of landscape requirements.
Screening	Perimeter screening is required along the entire	The applicant proposes an eight	The site layout has been adjusted as much as

	property. Either a six (6) foot masonry wall or a six (6) foot ornamental metal fence with masonry columns with large canopy trees and evergreen shrubs.	(8) foot masonry wall with high and low level screening shrubs along the northern and western perimeter lines. No canopy trees are provided. A six (6)-foot wood fence with masonry columns is proposed along the southwestern and eastern perimeter lines without any evergreen shrubs. No perimeter screening is proposed along West Centerville Road.	possible, but given the unique nature of the site, leaves only enough room along the perimeter for the required masonry screening wall along with plantings smaller in size than the required large canopy trees. Various planting options have been added to try and meet the intent of this requirement, with a focus on providing adjacent single-family properties with adequate screening from the development.
--	--	---	---

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.

This proposal is a redevelopment of the existing vacant retirement facility and offers additional senior housing to the area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The proposal represents redevelopment of an underperforming site which currently has a vacant building.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-12 for Single-Family-10 (SF-10) Uses; these properties are developed with single-family homes. The properties to the east are zoned Neighborhood Office (NO) District and Light Commercial (LC) District; these properties are developed with a learning center and a medical clinic. The properties to the south, across Centerville Road, are zoned Planned Development (PD) District 70-43; these properties are developed with residential townhomes. The properties to the west are zoned Planned Development (PD) District 82-12 and Planned Development

(PD) District 82-29; these properties are developed with a dental office, a general office, and automobile repair uses.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use

Approval of a Detail Plan for Elder Care-Independent Living Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

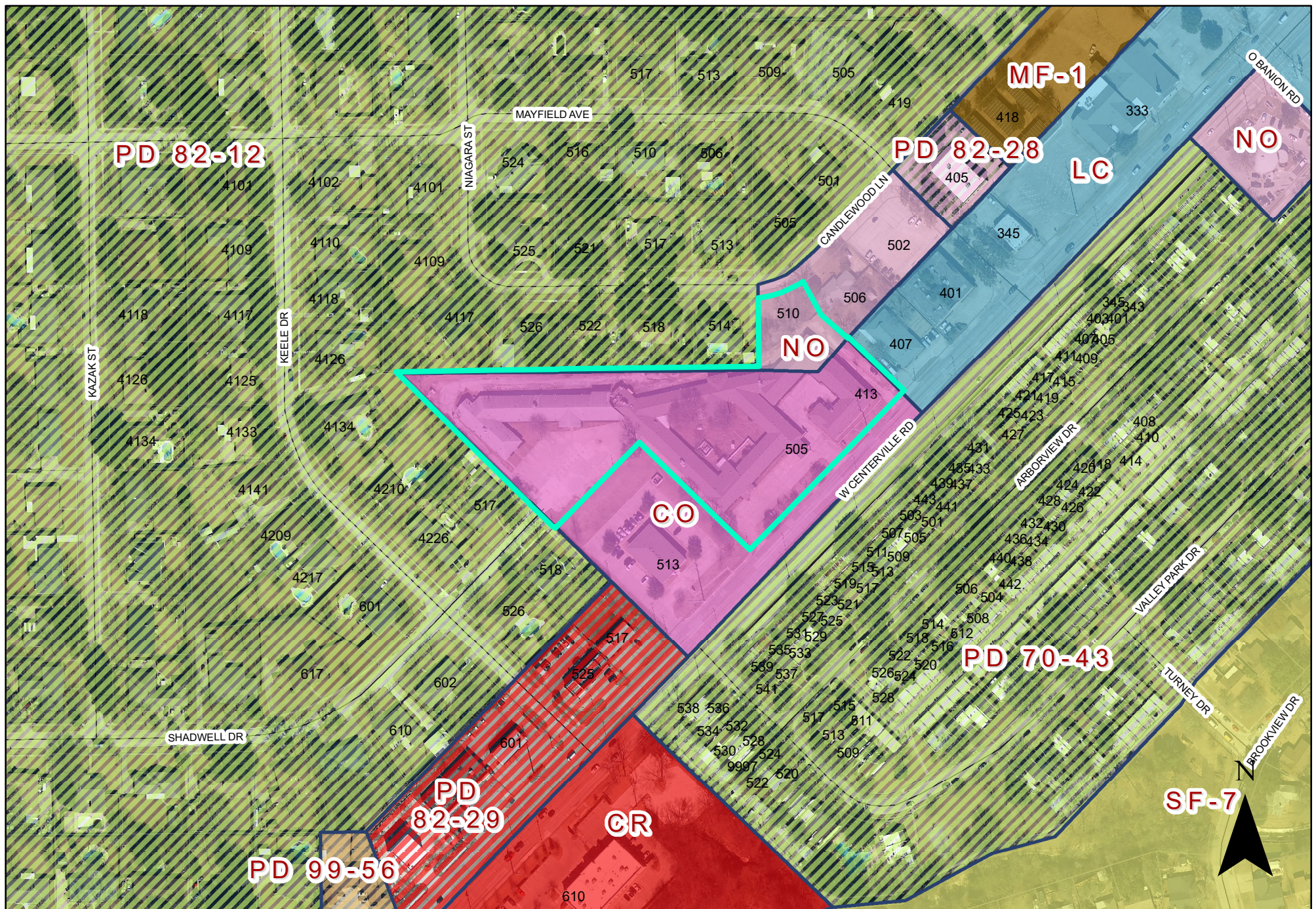
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 228 feet

ZONING MAP Z 23-29

INDICATES AREA
OF REQUEST

505 West Centerville Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-29

413 and 505 West Centerville Road and 510 Candlewood Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care-Independent Living Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family-2 (MF-2) 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. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Permitted Use: The only permitted land use on the subject property is Elder Care - Independent Living Use. The minimum resident age shall be fifty-five (55) years of age.
- B. Site Plan: The site layout, building placement, parking, walking paths, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Covered Parking: A minimum of thirty-one (31%) percent of the parking spaces shall be covered.

- D. Dwelling Units: A total of 152 dwelling units shall be permitted.
- E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum of twenty-one (21%) of the site shall be landscaped.
1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD 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 plantings as needed. All exposed ground surfaces on or within the premises 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 plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
 3. Screening and paving must be regularly maintained in compliance with this PD 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 (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

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

Z 23-05



View of the subject property



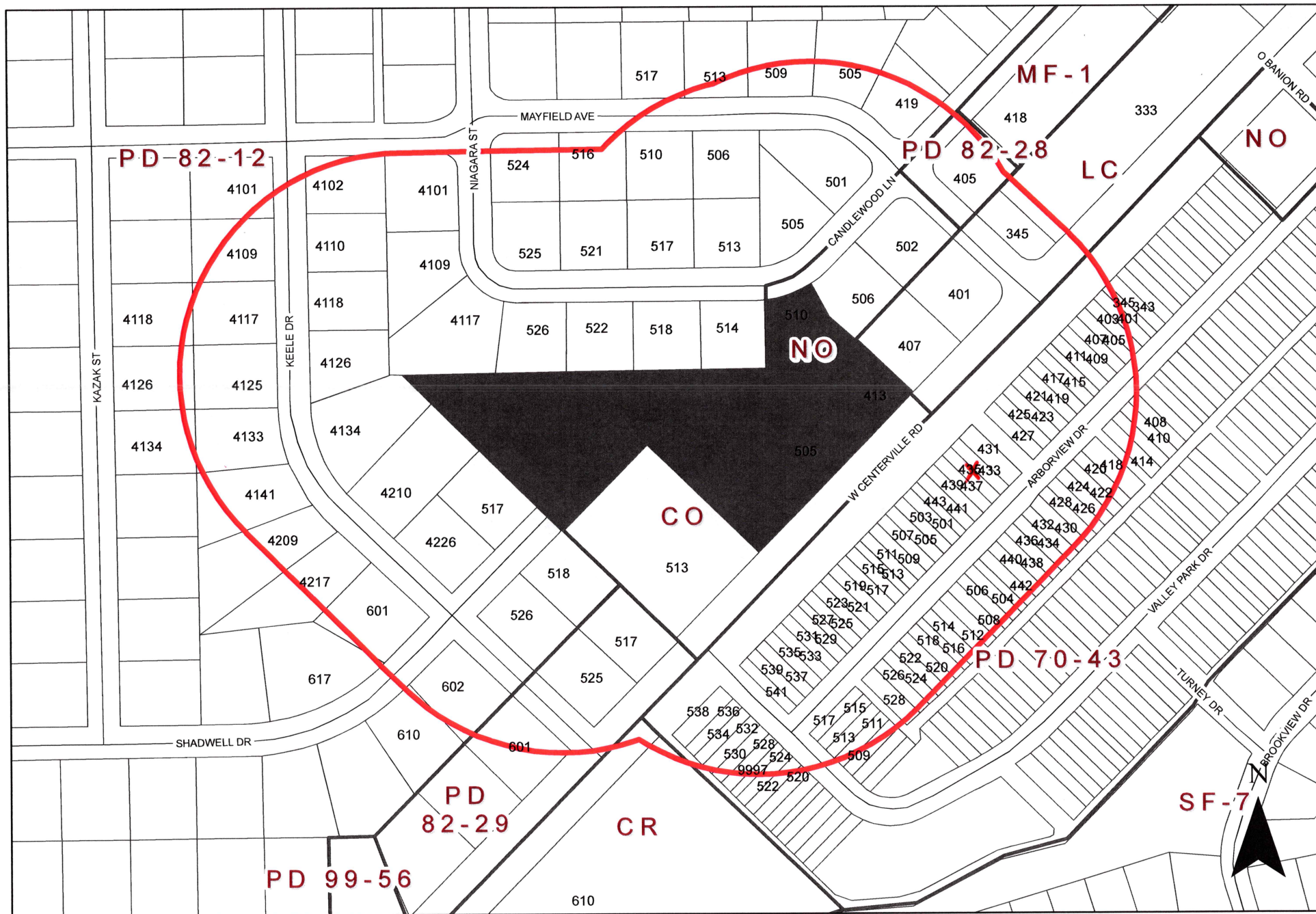
Looking south of the subject property



Looking west of the subject property



Looking north of the subject property



505 West Centerville Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-29	September 11, 2023	October 10, 2023	Nabiha Ahmed

Z 23-29 Spiars Engineering. The applicant proposes to demolish the existing building and construct a senior independent living development with 152 dwelling units, and building heights of 2 and 3 stories. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

**Julia Zhang for
UCBridge Ltd.**

9/4/2023
3:04:04 AM

Against

435 Arborview Dr

ucrealty123@yahoo.com

Garland

9723694683

TX - Texas

United States

75043

Must be one story building to fit the area



Plan Commission

3. d.

Meeting Date: 09/11/2023

Item Title: Z 23-29 Spiars Engineering - Detail Plan (District 5)

Summary:

Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan for Elder Care-Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Detail Plan)

Attachments

Z 23-29 Spiars Engineering - Detail Plan (District 5)

Z 23-29 Spiars Engineering Responses

Planning Report

File No: Z 23-29/District 5

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use

Approval of a Detail Plan for Elder Care-Independent Living Use.

LOCATION

413 and 505 West Centerville Road and 510 Candlewood Lane

APPLICANT

Spiars Engineering

OWNER

TR Scott Capital

BACKGROUND

The property is currently developed with a retirement home (Silver Leaves Retirement Home) building which is no longer in operation.

On May 22, 2023, the Plan Commission recommended denial of a zoning change for an apartment complex. The applicant withdrew the application for a 177-unit apartment complex.

The applicant has met with residential neighbors in the area and is now proposing a 152-unit Senior Independent Living facility.

Noted below are some differences in proposed standards in comparison to the original multi-family submittal (Z 23-05).

Standards	Previous Multi-Family (Z 23-05)	Proposed Elder Care-Independent Living (Z 23-29)
Residential Type	Multi-Family	Senior Independent Living
Number of Dwelling Units	177 dwelling units	152 dwelling units
Screening Height	6' masonry wall proposed along northern and western perimeter.	8' masonry wall proposed along northern and western perimeter.
Maximum Building Height	59 feet (3 and 4 stories)	48 feet (2 and 3 stories)

SITE DATA

The overall site consists of approximately 4.361 acres with approximately 405.70 lineal feet of frontage along West Centerville Road and 84.63 lineal feet of frontage along Candlewood Lane. The site plan (Exhibit C) shows two (2) access points from West Centerville Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The Neighborhood Office (NO) District is intended to create an appropriate setting for low intensity office and professional uses. The district may be used as a transition district between residential uses and more intense uses. With appropriate buffers and landscaping, this district may be located contiguous to residential districts. Allowed uses should be compatible with adjacent residential areas by limiting heights to one story, and may not include uses that create excessive amounts of traffic, noise, trash, or late-night business operations.

CONSIDERATIONS

1. Development and Site Plan

The site plan (Exhibit C) reflects two (2) buildings for Elder Care - Independent Living Use. The eastern building will be three (3) and the western building will be two (2) and three (3) stories. A total of 152 dwelling units are proposed for this development.

The GDC defines an Elder Care – Independent Living Use 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.”

2. Parking

The GDC requires one (1) parking space per dwelling unit, and the site plan (Exhibit C) complies by providing 195 parking spaces. However, the GDC has a special covered parking standard for Elder-Care Independent Living. A minimum of fifty (50%) percent of the parking spaces must be covered and the applicant proposes thirty-five (35%) percent of the parking spaces to be covered. The carports are strategically placed along the northern perimeter of the site to help with screening views from adjacent neighbors.

3. Building Height

The GDC allows a maximum height of fifty (50) feet in the Multi-Family-2 (MF-2) District. The building elevations (Exhibit E) reflects a maximum building height of forty-eight (48) feet for the three-story building and thirty-three (33) feet for the two-story building.

4. Density:

The maximum density allowed in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The site plan (Exhibit C) shows thirty-five (35) dwelling units per acre.

5. Building Setbacks:

The GDC states that buildings exceeding thirty feet in height, and that abut a residential district, must be set back from the residential district line a minimum of 1.25 times the height of the highest point on the building above grade.

Per the calculation, the 3-story portion of Building 2 should be fifty-five (55) feet from the property line. The site plan (Exhibit C) shows the 3-story portion of Building 2 to be fifty (50) feet from the property line. In addition, Building 1 should be fifty-nine (59) feet and the site plan (Exhibit C) reflects the building to be forty-eight (48) from the northern property line.

In addition, the GDC does not allow any carports or amenity building to be located within a building setback. The site plan (Exhibit C) reflects the carports along the northern property lines to be located within the building setback in order to provide additional screening. The amenity building to the north is also within the building setback.

The site plan (Exhibit C) meets all other setback requirements.

6. Amenities

The GDC requires indoor common or recreational areas to be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Per the calculation, a total of 15,200 square feet of indoor common or leisure area is required. The site plan (Exhibit C) reflects a 2,933 square-foot amenity building, 749 square-foot indoor activity space for golf stimulation and 12,828 square-foot of outdoor amenities.

7. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required one-bedroom:	475 square feet
Proposed:	662 square feet
Number of units:	95 units
Required two-bedroom:	725 square feet
Proposed:	1,137 square feet
Number of units:	57 units

8. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) shows twenty-one (21%) of the site to be landscaped.

A masonry wall or an ornamental fence with masonry columns is required along the entire perimeter of the property. The applicant proposes an eight (8)-foot masonry wall along the northern and western perimeter of the property, where it is adjacent to the residential district. Large canopy trees are required every twenty-five (25) linear feet. The applicant proposes a combination of high-level and low-level screening shrubs in lieu of the large canopy trees due to the unique nature of the site. Large canopy trees provided to meet the parking lot landscape island requirement are located near the masonry wall.

The landscape plan (Exhibit D) also reflects a six (6)-foot wood fence with masonry columns along the eastern and southwestern perimeter lines, adjacent to the dental office. A row of evergreen screening shrubs are required and the applicant is not proposing any.

The applicant is not proposing any screening along West Centerville Road.

Building Design

The building design complies with the architectural elements and articulation requirements of the GDC

9. Transportation

A Traffic Impact Analysis was not required with this development. The Transportation Department reviewed the proposal and it meets technical requirements.

An emergency access-only gate with a Knox padlock is provided at the Shadwell Drive access point per the Fire Department.

There is a DART bus stop in front of the subject property, along West Centerville Road.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests several deviations from the GDC. The table below indicated the deviation as proposed.

Development Standards	Required	Proposed	Applicant's Justification
Density	32 dwelling units per acre	35 dwelling units per acre	The subject project is not a traditional, garden-style multifamily project and aligns closer to that of an urban-style senior living development. The unique site layout warrants this approach, and the applicant believes the proposed

			unit mix is conducive of the intent of the future land use plan for this property.
Amenities	The GDC requires indoor common or recreational areas to be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. A total of 15,200 square feet of indoor common or leisure area is required.	The site plan (Exhibit C) reflects a 2,943 square-foot amenity building, 1,188 square-foot clubhouse and leasing office and 12,828 square feet of outdoor amenities.	Due to the unique orientation of the site and the desire to limit building stories/height and mitigate impact on residential adjacencies, the applicant located the amenities outside of the main buildings. An amenity building/indoor pool is provided at the northeast corner of the subject property, with sidewalk circulation through the site to encourage residents to enjoy the several outdoor amenity spaces provided.
Covered Parking	50% required to be covered for Elder Care-Independent Living	35% covered parking	With recent updates to the GDC, Multifamily base zoning no longer requires covered parking in any capacity (the special standards for "senior independent living" require covered parking to be provided). Covered parking structures are placed intentionally along the northern property line along the residential adjacencies to act as additional screening at the request of the adjacent residents.

Building Setbacks	Buildings over 30 feet in height requires a setback of 1.25 times the height of the building. Carports and Amenity Building are not allowed to be located within the building setback.	The 3-story portion of Building 2 should be fifty-five (55) feet from the property line. The site plan (Exhibit C) shows the 3-story portion of Building 2 to be fifty (50) feet from the property line. In addition, Building 1 should be fifty-nine (59) feet and the site plan (Exhibit C) reflects the building to be forty-eight (48) from the northern property line. Both structures are within building setbacks.	Given the project aligns with that of an urban-style development, the slight increase in height is to be expected. Additional measures have been taken to ensure the building stories/height do not negatively impact adjacent single-family properties including reduced building height along adjacencies, perimeter screening, plantings, visibility reductions for tenants on upper floors, etc. These structures act as a buffer and provide additional screening
Landscaping	40% of the gross platted area should be landscaped.	21%	The applicant optimized the site layout and amenity areas to provide as much landscape area as possible, and they are providing more landscape area than what currently exists with the former assisted living development. They have also intentionally designed these landscape areas to increase value (walking areas, BBQ grills, picnic tables, pet waste stations, etc). Plantings have been provided throughout to match the intent of landscape requirements.
Screening	Perimeter screening is required along the entire	The applicant proposes an eight	The site layout has been adjusted as much as

	property. Either a six (6) foot masonry wall or a six (6) foot ornamental metal fence with masonry columns with large canopy trees and evergreen shrubs.	(8) foot masonry wall with high and low level screening shrubs along the northern and western perimeter lines. No canopy trees are provided. A six (6)-foot wood fence with masonry columns is proposed along the southwestern and eastern perimeter lines without any evergreen shrubs. No perimeter screening is proposed along West Centerville Road.	possible, but given the unique nature of the site, leaves only enough room along the perimeter for the required masonry screening wall along with plantings smaller in size than the required large canopy trees. Various planting options have been added to try and meet the intent of this requirement, with a focus on providing adjacent single-family properties with adequate screening from the development.
--	--	---	---

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.

This proposal is a redevelopment of the existing vacant retirement facility and offers additional senior housing to the area.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The proposal represents redevelopment of an underperforming site which currently has a vacant building.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-12 for Single-Family-10 (SF-10) Uses; these properties are developed with single-family homes. The properties to the east are zoned Neighborhood Office (NO) District and Light Commercial (LC) District; these properties are developed with a learning center and a medical clinic. The properties to the south, across Centerville Road, are zoned Planned Development (PD) District 70-43; these properties are developed with residential townhomes. The properties to the west are zoned Planned Development (PD) District 82-12 and Planned Development

(PD) District 82-29; these properties are developed with a dental office, a general office, and automobile repair uses.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use

Approval of a Detail Plan for Elder Care-Independent Living Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

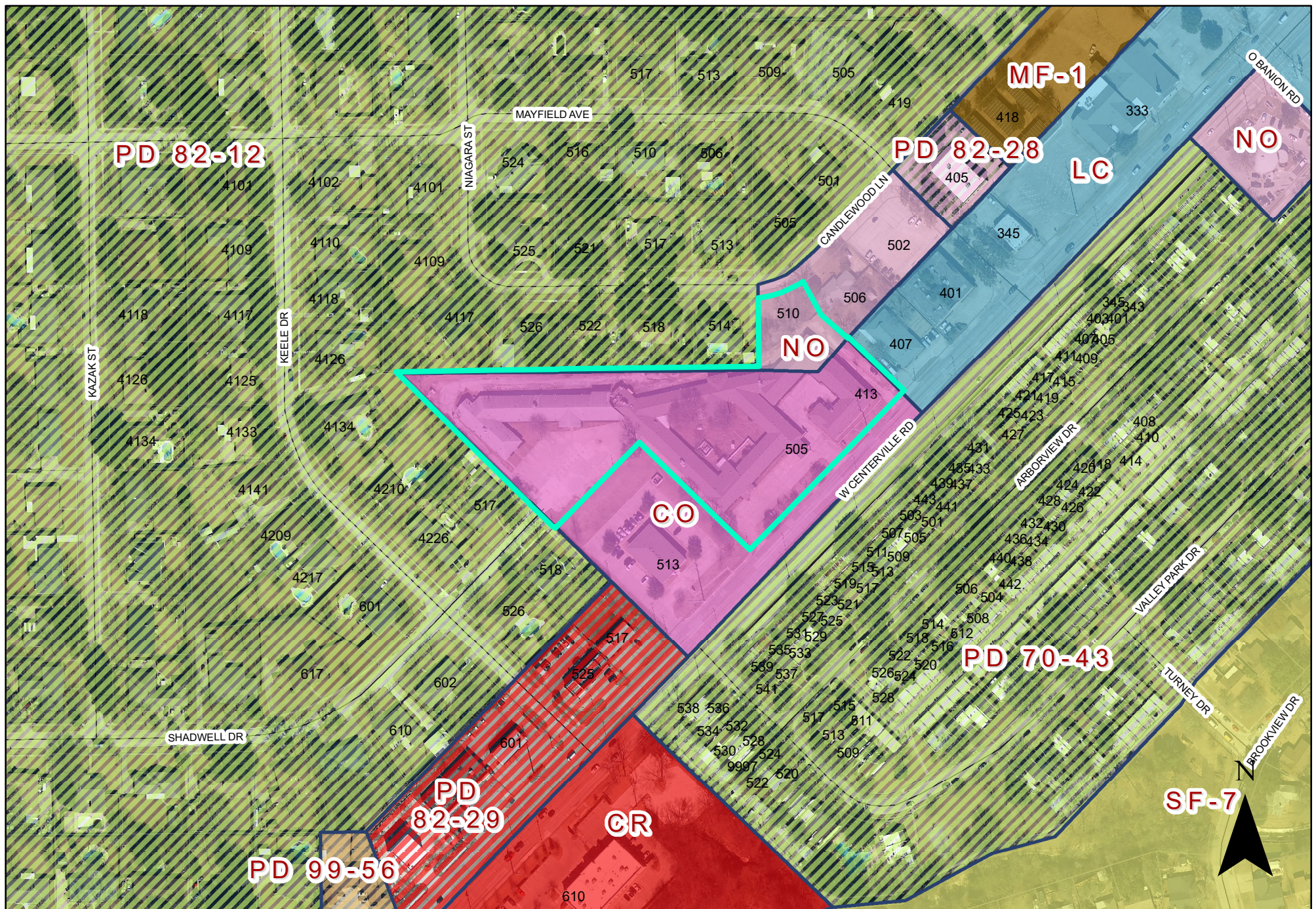
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

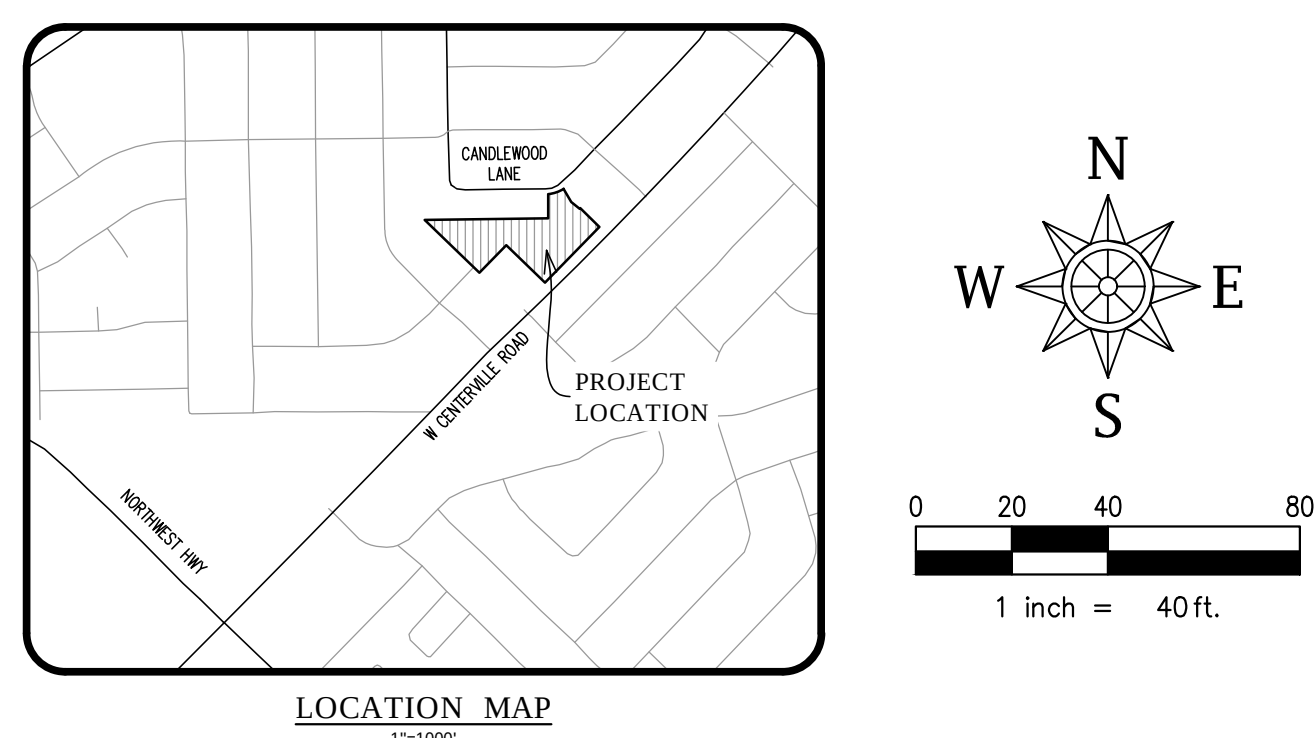


0 150 300 Feet
1 inch = 228 feet

ZONING MAP Z 23-29

INDICATES AREA
OF REQUEST

505 West Centerville Road



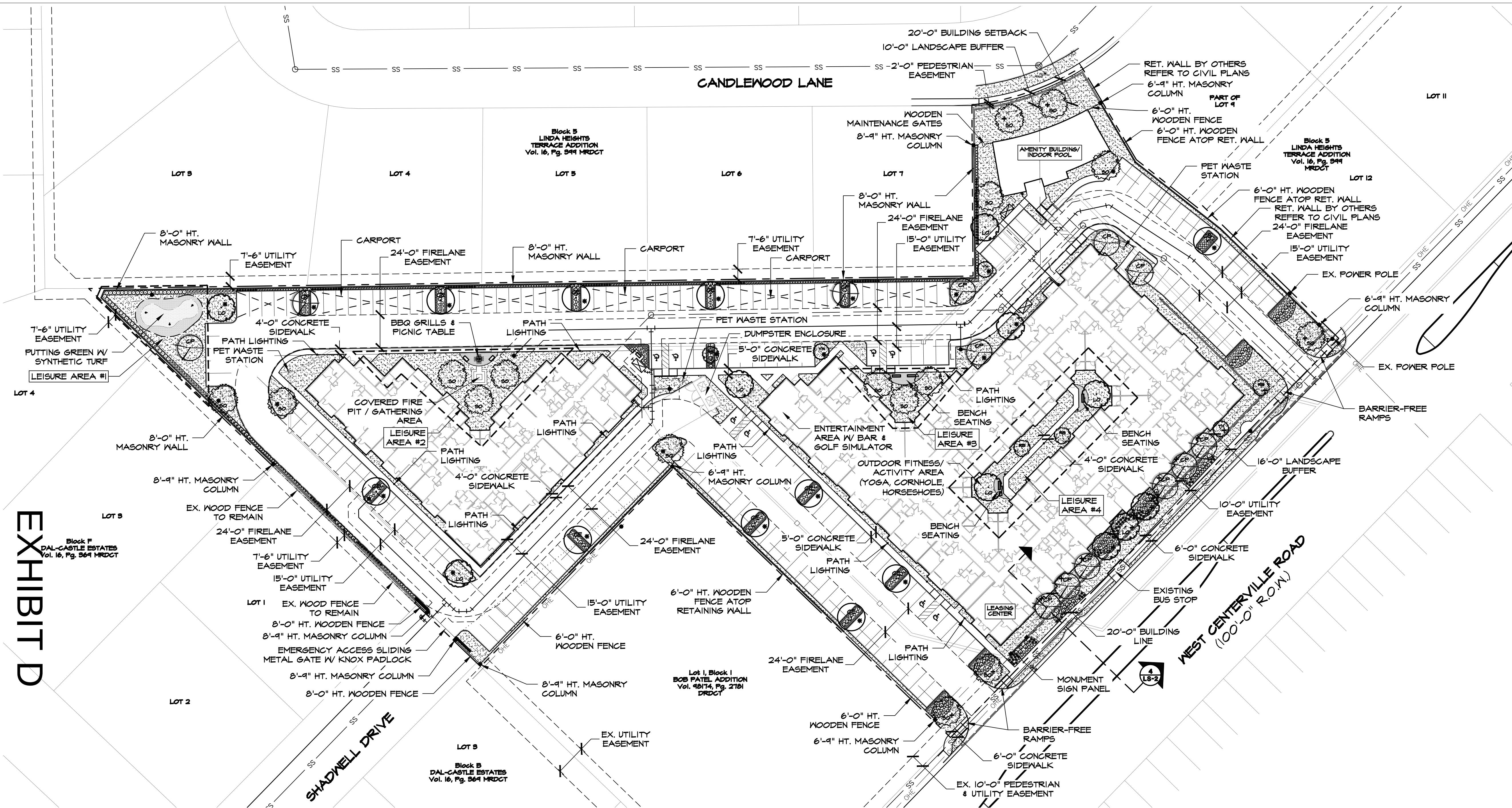
SITE DATA	Lot 1
Ex. Zoning Prop. Zoning Proposed Use	Community Office (CO)/Neighborhood Office (NO) Planned Development (PD/MF-2) Senior Independent Living
Lot Area	4,361 Ac. (189,947 Sq. Ft.)
Prop. Building Setbacks	
Front (W Centerville)	20'
Rear (Candlewood)	20'
Side (E)	12'
Side (SW)	12'
Side (NW - Bldg 2, 2-Story)*	40'
Rear (N - Bldg 1, 3-Story)*	53'
Rear (N - Bldg 2, 3-Story)*	49'
	<i>*Building Setbacks adjacent to SF = 1.25 x Building Height along property line</i>
Prop. Landscape Setbacks	
Front (W Centerville)	15'
Rear (Candlewood)	10'
Building Types	No. Units Avg. Area (Sq. Ft.) Min. Area (Sq. Ft.)
Leasing Office/Mail (Bldg 1)	- 1584 -
Activity Space (Bldg 1)	- 749 -
Amenity Center/Pool	- 2933 -
1 Bedroom Standard Units	95 765 662
2 Bedroom Standard Units	57 1220 1137
Total:	152 936 -
Lot Coverage	33.1% based upon Gross Sq. Ft. (1st Floor)
Floor Area Ratio	0.923 based upon Gross Sq. Ft. (All Floors)
Max. Prop. Building Height	50' (3-Story)
Density	34.9 Units/Ac.
Pool Surface Area	800 Min. Sq. Ft.
Common Areas	Area/Unit Total Area (Sq. Ft.)
Required Common Area	100 Sq. Ft. 15200
Provided Common Area	- 16510
Parking Required:	Spaces/Unit Spaces
1 Bedroom Units = 140	1.00 95
2 Bedroom Units = 36	1.00 57
Leasing Office (1:300)	- 6
Total:	- 158
Required Covered (50%)	- 76
Parking Provided	Spaces
Standard Uncovered	142
Covered Parking	53 (35% of Required Unit Parking)
Total:	195
Existing Landscape Area	44,450 Sq. Ft. (23% of Lot Area)
Proposed Landscape Area	39,500 Sq. Ft. (21% of Lot Area)

505 WEST CENTERVILLE ROAD
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
JOHN W. KEEN SURVEY, ABSTRACT NO. 742
189,947 Sq. Ft./4.361 Acres

<u>ENGINEER/APPLICANT</u>	<u>OWNER/DEVELOPER</u>
Sparks Engineering, Inc.	TR Scott Capital
501 W PGBT, Suite 200	PO Box 764
Plano, TX 75075	Addison, TX 75001
Telephone: (972) 422-0077	Telephone: (214) 901-5971
TBPE No. F-2121	Contact: Scott Theeringer
Contact: Mike Martinie	

Drawing: W:\Shared With Me\Shared Projects\TR001 - West Centerville Apartments\Concepts\TR001 - Zoning Exhibits.dwg Saved By: Station14 Save Time: Plotted by: Station14 Plot Date: 8/15/2023 5:50 PM

EXHIBIT D



TREE SYMBOL LEGEND

- REQUIRED LANDSCAPE BUFFER TREE PLANTED AT A RATIO OF 1 TREE / 30 LF (3 ORNAMENTAL TREES MAY BE SUBSTITUTED FOR 1 REQUIRED CANOPY TREE)
- REQUIRED PARKING AREA TREE TO BE PLANTED AT A RATIO OF 1 TREE / 10 PARKING SPACES *MUST HAVE 1 CANOPY TREE AT TERMINUS OF EACH PARKING ROW *MUST HAVE 1 CANOPY TREE WITHIN 65' OF EVERY PARKING SPACE

- NOTE:
- ALL OPEN SPACES WILL COMPLY WITH APPLICABLE CITY OF GARLAND REQUIREMENTS AND ORDINANCES.
 - ALL LANDSCAPE AREAS WILL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 - EXACT LOCATION OF PEDESTRIAN PATH LIGHTING TO BE DETERMINED AT A LATER DATE.
 - SCREENING ALONG WEST CENTERVILLE ROAD WILL COMPLY WITH THE CITY OF GARLAND ORDINANCE AND REQUIREMENTS
 - THE PROPOSED SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC) - CHAPTER 4, ARTICLE 5.
 - TREE, SHRUB AND ORNAMENTAL GRASS SPECIES SHALL BE SELECTED FROM CITY OF GARLAND APPROVED PLANT LIST.
 - 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.
 - ALL AMENITIES WILL REQUIRE SEPARATE PERMITTING THROUGH THE BUILDING DEPARTMENT

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	16	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	10	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	10	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	CHINESE PISTACHE / PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	13	MINIMUM 7' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	YAUPOH HOLLY / ILEX VOMITORIA	2" CALIPER	AS SHOWN	3	MINIMUM 5' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	TEXAS REDBUD / CERCIS CANADENSIS VAR. 'TEXENSIS'	2" CALIPER	AS SHOWN	4	MINIMUM 5' HEIGHT ABOVE GRADE AT TIME OF PLANTING
	BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	7 GALLON	AS SHOWN	53	2' HEIGHT AT TIME OF PLANTING
	'SNOW WHITE' INDIAN HAWTHORNE / RHAPHIOLEPSIS INDICA 'SNOW WHITE'	3 GALLON	AS SHOWN	258	12" HEIGHT AT TIME OF PLANTING
	'FIREPOWER' NANDINA / NANDINA DOMESTICA 'FIREPOWER'	3 GALLON	AS SHOWN	125	12" HEIGHT AT TIME OF PLANTING
	'MORNING LIGHT' MISCANTHUS / MISCANTHUS SINENSIS 'GRACILLIMUS'	3 GALLON	AS SHOWN	194	12" HEIGHT AT TIME OF PLANTING
	GULF MUHLY GRASS / MUHLBERGIA CAPILLARIS	3 GALLON	AS SHOWN	315	12" HEIGHT AT TIME OF PLANTING
	LIRIOPE / LIRIOPE MUSCARI	1 GALLON	AS SHOWN	309	6" HEIGHT AT TIME OF PLANTING
	4" DEPTH DECOMPOSED GRANITE	4" DEPTH	CUBIC YARDS	8	4" DEPTH W/ BINDER & FILTER FABRIC
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	33,000	MINIMUM 100% COVERAGE

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE AREA		
REQUIREMENT	TOTAL	PROVIDED
MIN. 40% OF GROSS PLATTED AREA	75,919 SF (189,947 X 40%)	39,500 SF (21% OF GROSS PLATTED AREA)

LS BUFFER (CENTERVILLE ROAD)		
REQUIREMENT	TOTAL	PROVIDED
15' LANDSCAPE BUFFER	15' WIDTH	15' LANDSCAPE BUFFER
1 CANOPY TREE / 30 LINEAR FEET	12 TREES (365LF / 30LF)	12 CANOPY TREES
7 SHRUBS OR ORN. GRASSES / 30 LINEAR FEET	84 SHRUBS (365LF / 30LF X 7)	173 SHRUBS OR ORN. GRASSES
MAX. 75% TURF WITHIN LS BUFFER	4,028 SF MAX (3,310SF X 75%)	3,352 SF TURF (62% OF LS BUFFER)

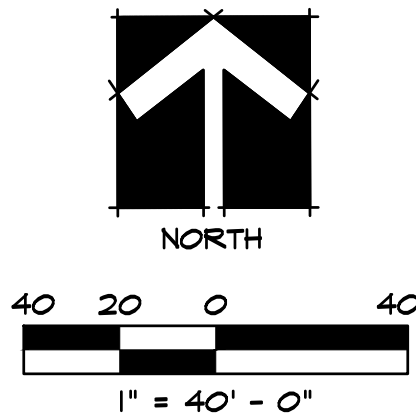
PARKING LOT		
REQUIREMENT	TOTAL	PROVIDED
LIVING LS MATERIAL MUST COVER MIN. 5% OF PARKING AREA	1,600 SF MIN (3,150 X 5%)	1,800 SF
1 CANOPY TREE / 10 PARKING SPACES	21 TREES (205 SPACES / 10)	21 CANOPY TREES
1 CANOPY TREE AT TERMINUS OF EACH PARKING ROW	AS SHOWN ON PLANS	PROVIDED ACCORDINGLY
1 CANOPY TREE WITHIN 65' OF EVERY PARKING SPACE	AS SHOWN ON PLANS	PROVIDED ACCORDINGLY

WEST CENTERVILLE ACTIVE ADULT LIVING
~CONCEPTUAL LANDSCAPE PLAN~
CITY CASE #220818-2

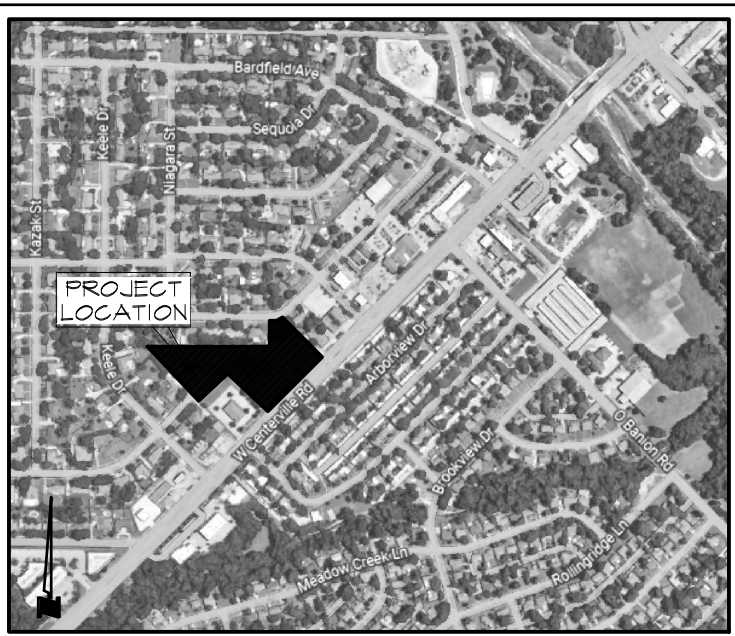
OWNER / DEVELOPER: TR SCOTT CAPITAL, LLC
P.O. BOX 764
ADDISON, TEXAS 75001
PH. (214) 901-5971
CONTACT: SCOTT THEERINGER

CIVIL ENGINEER: SPIARS ENGINEERING
501 W PRESIDENT GEORGE BUSH HWY,
SUITE 200
RICHARDSON, TEXAS 75080
PH. (469) 395-0528
CONTACT: MIKE MARTINE, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.



LOCATION MAP
NOT TO SCALE

NOTE:
ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

STUDIO 13
DESIGN GROUP

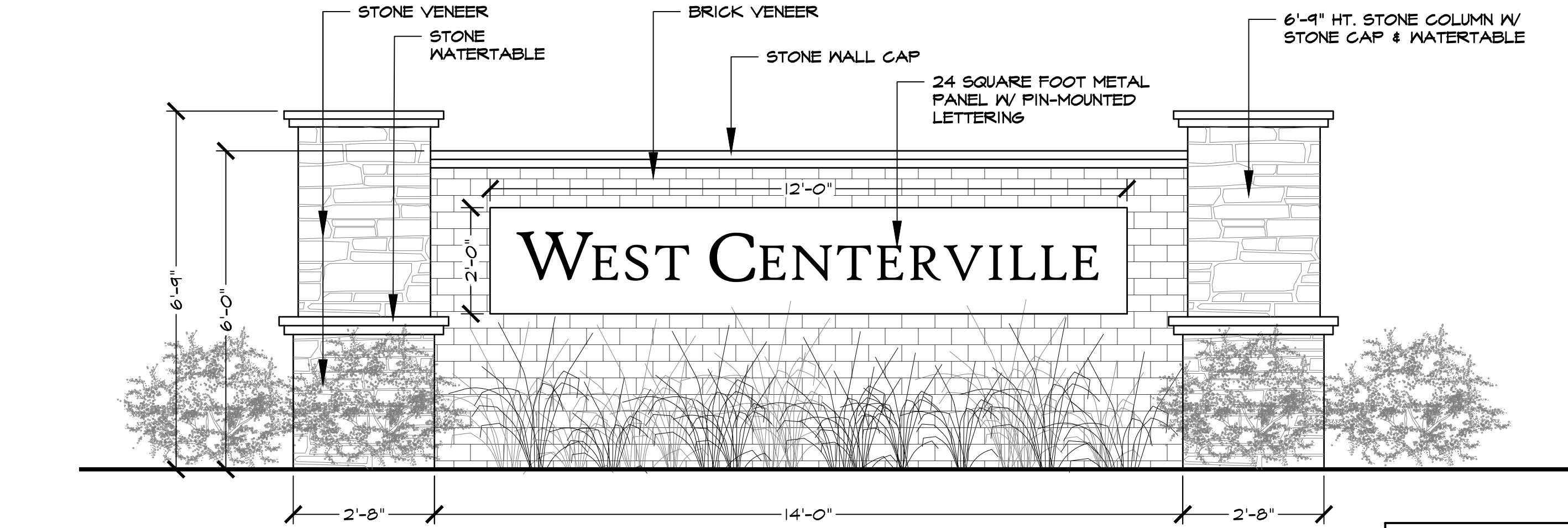
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Plotted by: Station14 Plot Date: 8/15/2023 5:51 PM
Drawing: W:\Shared\With Me\Shared\Projects\TR001 - West Centerville Apartments\Concepts\TR001-Zoning Exhibits.dwg Saved By: Station14 Save Time: 8/15/2023 5:50 PM

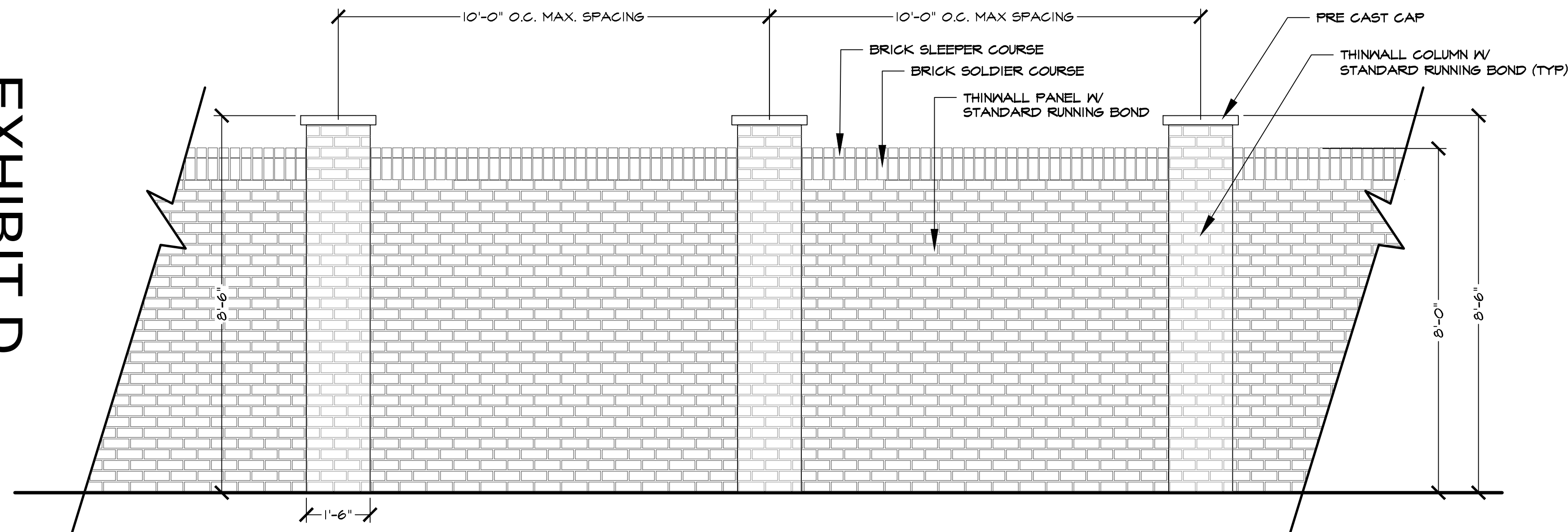
EXHIBIT D



1 MONUMENT SIGN PANEL ALONG CENTERVILLE ROAD AT ENTRANCE
LS-2 ELEVATION

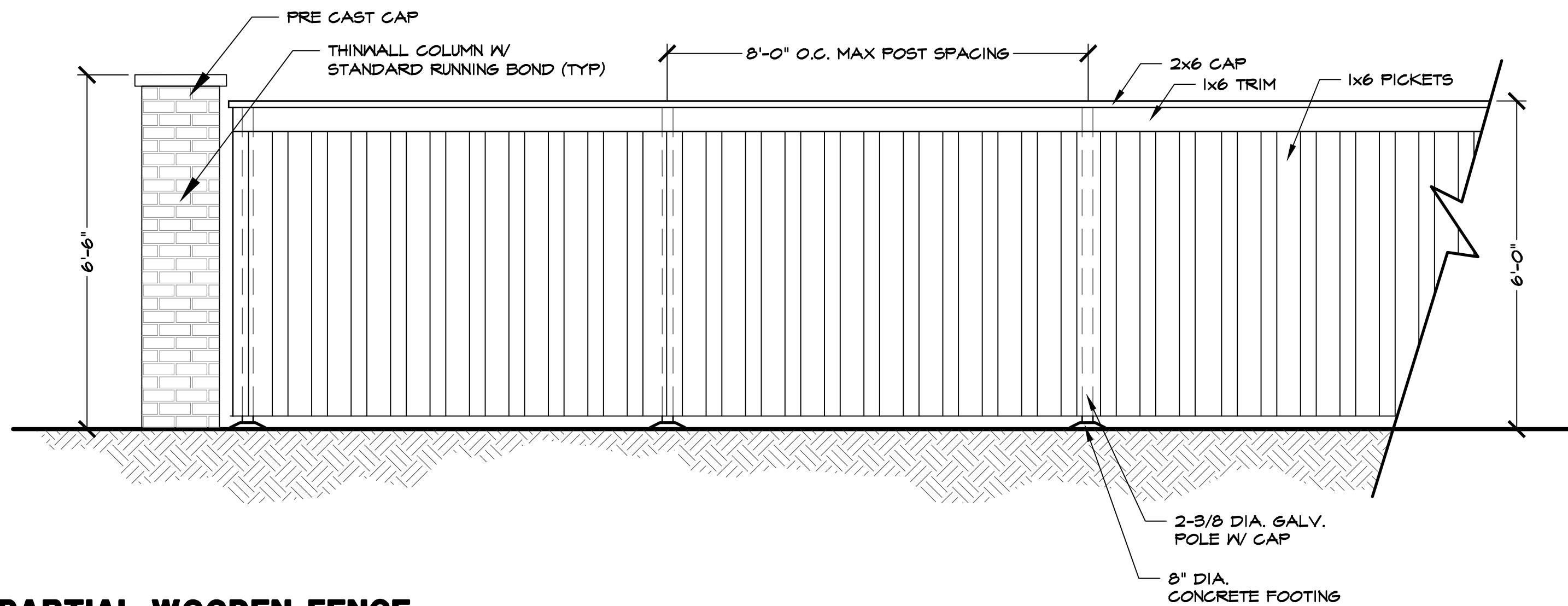
SCALE: 1/2" = 1'-0"

NOTE: THE SCREENING WALL SHALL MEET OR EXCEED THE STRUCTURAL INTEGRITY OF THE CITY'S STANDARD SCREENING WALL DETAILS AND COMPLY TO GDC 4.39.1.



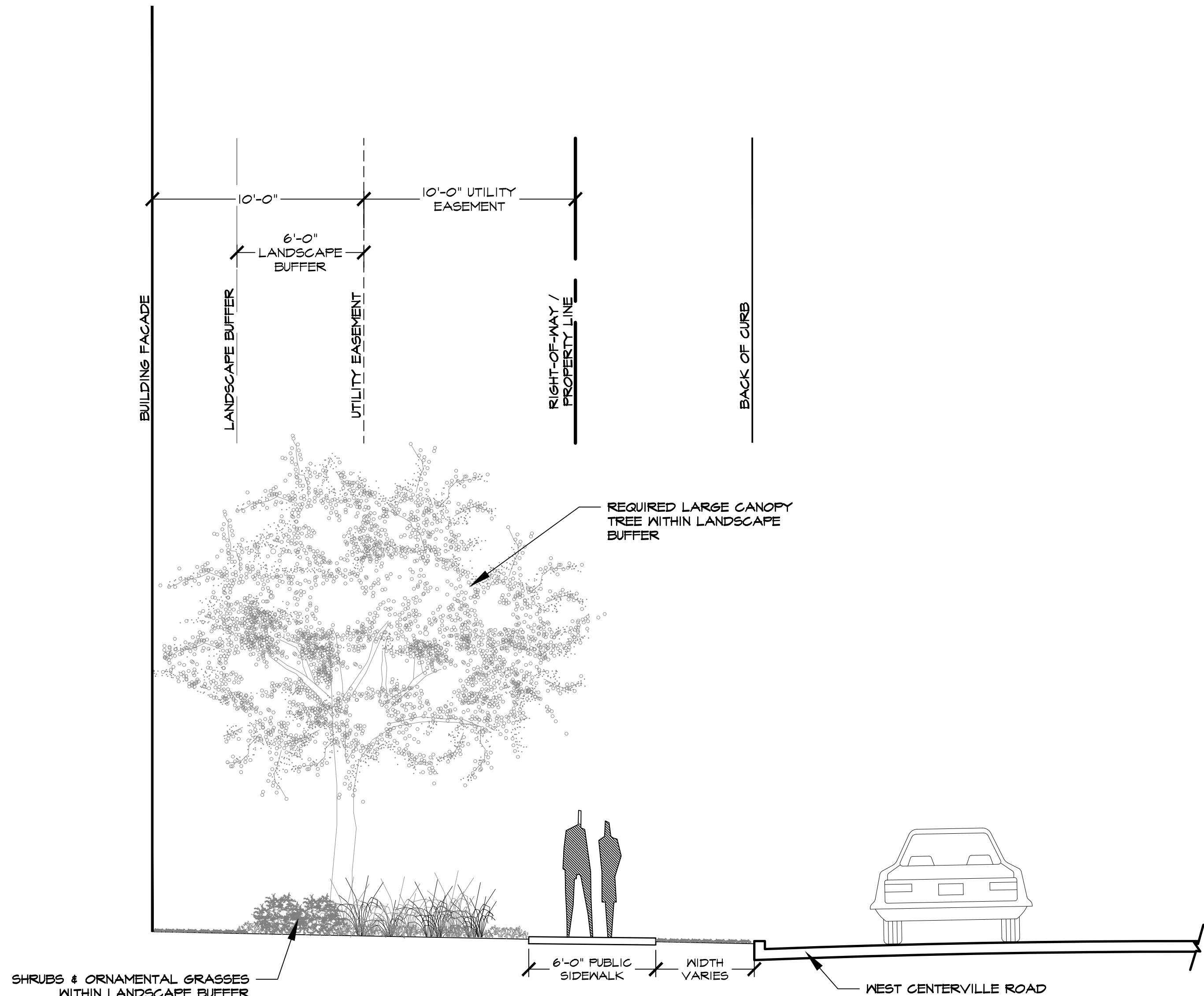
2 PARTIAL MASONRY SCREENWALL
LS-2 ELEVATION

SCALE: 1/2" = 1'-0"



3 PARTIAL WOODEN FENCE
LS-2 ELEVATION

SCALE: 1/2" = 1'-0"



4 WEST CENTERVILLE ROAD CROSS SECTION
LS-2 SECTION

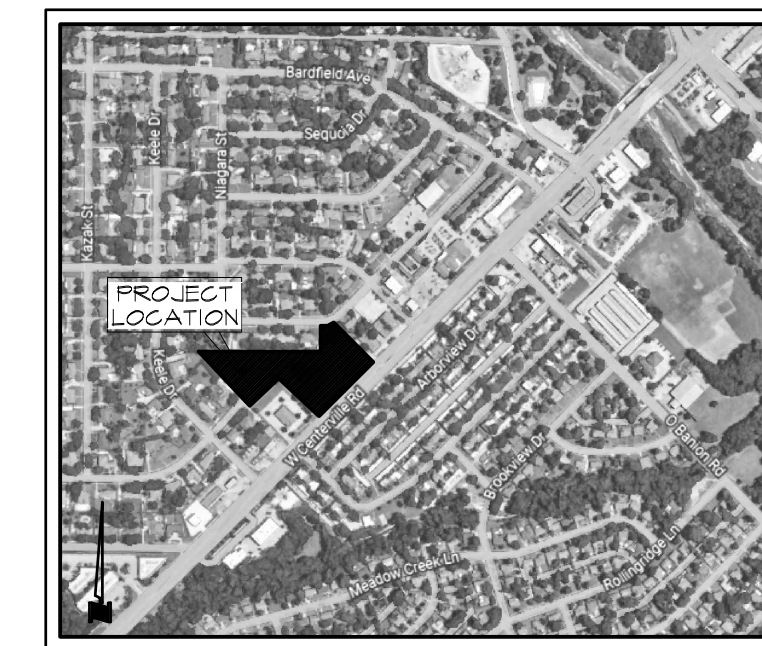
SCALE: 1/4" = 1'-0"

WEST CENTERVILLE ACTIVE
ADULT LIVING
~CONCEPTUAL SCREENING & FENCING~
CITY CASE #220818-2

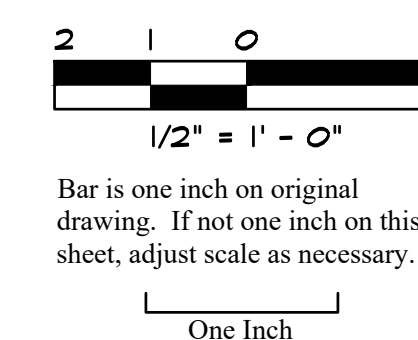
OWNER / DEVELOPER: TR SCOTT CAPITAL, LLC
P.O. BOX 764
ADDISON, TEXAS 75001
PH. (214) 901-5971
CONTACT: SCOTT THEERINGER

CIVIL ENGINEER: SPIARS ENGINEERING
501 W PRESIDENT GEORGE BUSH HWY,
SUITE 200
RICHARDSON, TEXAS 75080
PH. (469) 395-0528
CONTACT: MIKE MARTINE, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI



LOCATION MAP
NOT TO SCALE



NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

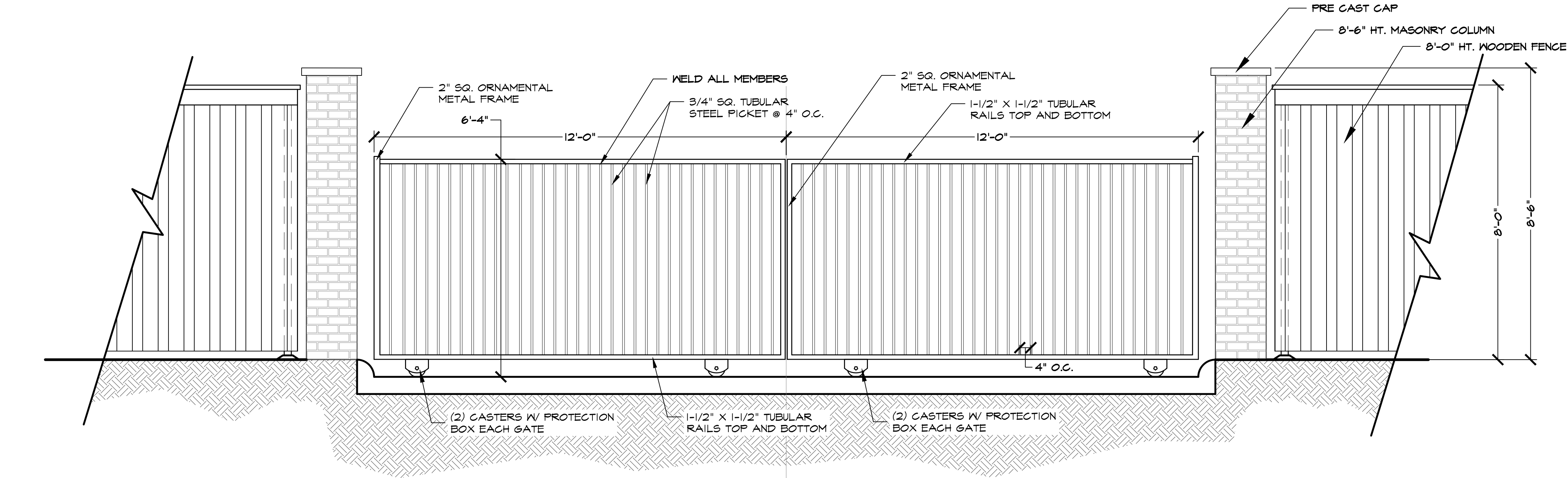


August 16, 2023

LS-2

Plotted by: Station14 Plot Date: 8/15/2023 5:52 PM
Drawing: W:\Shared With Me\shared\Projects\TRS001 - West Centerville Apartments\Concepts\TRS001-Zoning Exhibits.dwg Saved By: Station14 Save Time: 8/15/2023 5:50 PM

EXHIBIT D



1
LS-3 VEHICULAR GATES FOR EMERGENCY ACCESS
ELEVATION

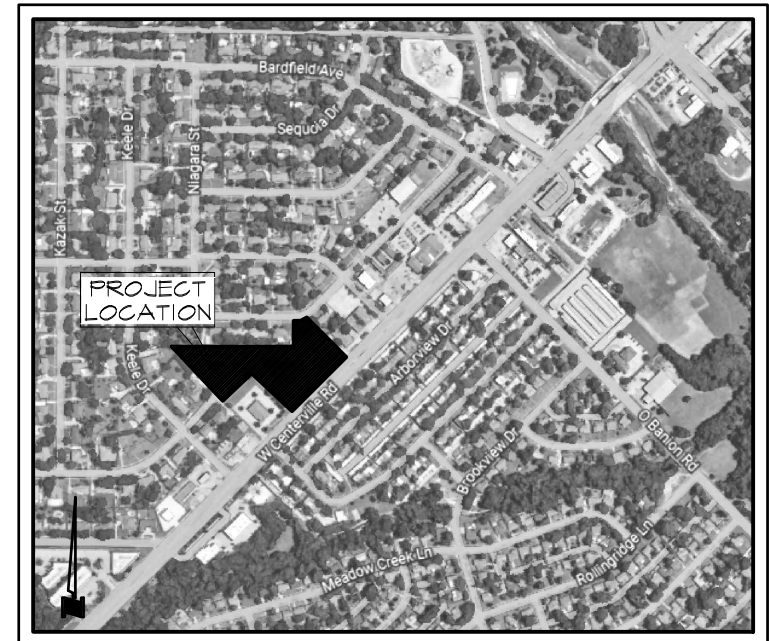
SCALE: 1/2" = 1'-0"

WEST CENTERVILLE ACTIVE
ADULT LIVING
~CONCEPTUAL SCREENING & FENCING~
CITY CASE #220818-2

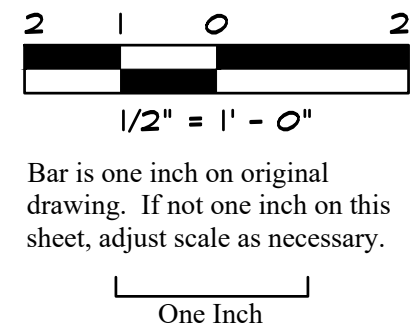
OWNER / DEVELOPER: TR SCOTT CAPITAL, LLC
P.O. BOX 764
ADDISON, TEXAS 75001
PH. (214) 901-5971
CONTACT: SCOTT THEERINGER

CIVIL ENGINEER: SPIARS ENGINEERING
501 W PRESIDENT GEORGE BUSH HWY,
SUITE 200
RICHARDSON, TEXAS 75080
PH. (469) 395-0528
CONTACT: MIKE MARTINE, P.E.

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI



LOCATION MAP
NOT TO SCALE



NOTE:
ALL IMPROVEMENTS SHOWN ON
THIS PLAN ARE CONCEPTUAL IN
NATURE & SUBJECT TO CHANGE.

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643



August 16, 2023

LS-3

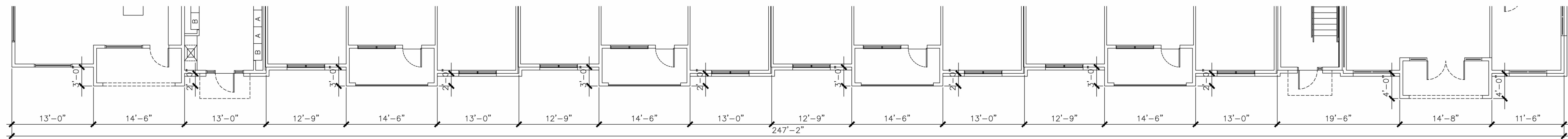
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

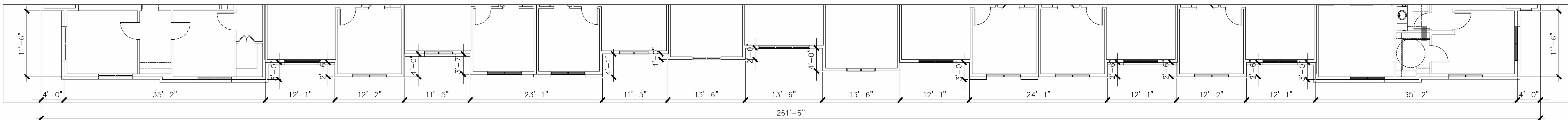
1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

01 - BUILDING ARTICULATION - SOUTH EAST ELEVATION				BUILDING 1			
A. HORIZONTAL ARTICULATION FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOOTPRINT		STATUS		
BUILDING FACADE LENGTH 281.5 FT. X 20% = 52.3 FT.		OK	BUILDING FACADE LENGTH 261.5 FT. X 20% = 52.3 FT.		N/A		
MIN. PERPENDICULAR OFFSET OF 2 FEET			MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)				
BUILDING FACADE LENGTH 261.5 FT. X 30% = 78.45 FT.		3'-0" / 4'-0"	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET		N/A		
MIN. PERPENDICULAR OFFSET OF 4 FEET			VERTICAL ELEVATION CHANGE (FLAT ROOFS)				
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE)		42'-2"		
			AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)		44'-2"		

02 - BUILDING ARTICULATION - SOUTH WEST ELEVATION				BUILDING 1			
A. HORIZONTAL ARTICULATION FOOTPRINT		STATUS	B. VERTICAL ARTICULATION FOOTPRINT		STATUS		
BUILDING FACADE LENGTH 247.16 FT. X 20% = 49.43 FT.		OK	BUILDING FACADE LENGTH 247.16 FT. X 20% = 49.43 FT.		OK		
MIN. PERPENDICULAR OFFSET OF 2 FEET			MIN. VERTICAL ELEVATION CHANGE				
BUILDING FACADE LENGTH 247.16 FT. X 30% = 74.15 FT.		OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET		N/A		
MIN. PERPENDICULAR OFFSET OF 4 FEET			VERTICAL ELEVATION CHANGE (FLAT ROOFS)				
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET		OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE)		42'-2"		
			AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)		44'-2"		



02 BUILDING 1 - SOUTH-WEST ELEVATION
(FRONT ENTRY VIEW) SCALE: 3/32" = 1'-0"



01 BUILDING 1 - SOUTH-EAST ELEVATION
(CENTERVILLE VIEW) SCALE: 3/32" = 1'-0"

CASE NO: 220818-2

DATE:

W. CENTERVILLE ACTIVE ADULT LIVING
152-UNIT ACTIVE ADULT LIVING COMMUNITY
505 W. CENTERVILLE ROAD
GARLAND TX 75041

CASE
NUMBER
220818-2

IKEMIRE ARCHITECTS LLC
ARCHITECTURE PLANNING INTERIORS
16660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486 FAX 972-248-1557

BUILDING TYPE 1
ELEVATIONS
A04.01

JOB # 222063

NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

01 - BUILDING ARTICULATION - NORTH WEST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 259.5 FT. X 20% = 51.9 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 259.5 FT. X 20% = 51.9 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	N/A
BUILDING FACADE LENGTH 259.5 FT. X 30% = 77.8 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	32'-4" 43'-4"

02 - BUILDING ARTICULATION - NORTH EAST ELEVATION			
BUILDING 1		BUILDING 1	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 247.16 FT. X 20% = 49.43 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 247.16 FT. X 20% = 49.43 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 247.16 FT. X 30% = 74.15 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOF)	NA
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	32'-4" 43'-4"



02 BUILDING 1 - NORTH-EAST ELEVATION

SCALE: 3/32" = 1'-0"



01 BUILDING 1 - NORTH-WEST ELEVATION

SCALE: 3/32" = 1'-0"

CASE NO: 220818-2

DATE:

W. CENTERVILLE ACTIVE ADULT LIVING
152-UNIT ACTIVE ADULT LIVING COMMUNITY
505 W. CENTERVILLE ROAD
GARLAND TX 75041

CASE
NUMBER
220818-2

IKEMIRE ARCHITECTS LLC
ARCHITECTURE
1660 DALLAS PKWY. SUITE 2900 DALLAS, TX 75248-2486
PLANNING
972-248-2486
INTERIORS
972-248-1557
FAX

BUILDING TYPE 1
ELEVATIONS

A04.02

JOB # 222063

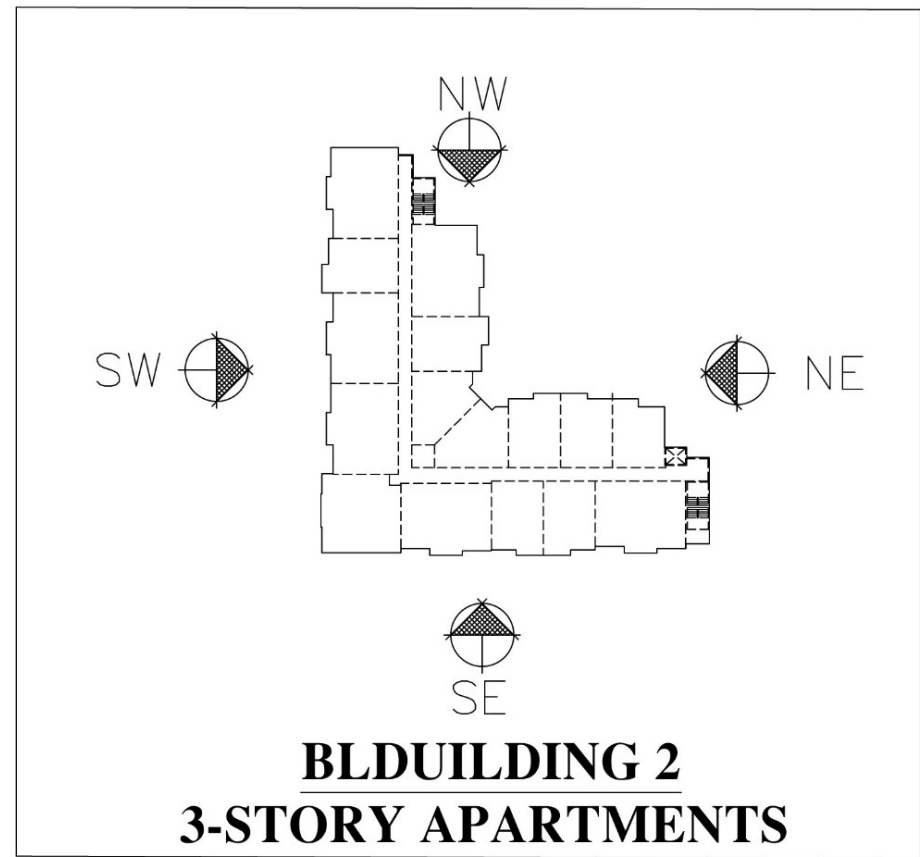
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND
TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

1. DIVIDED LIGHT WINDOWS
2. ALCOVES
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS / LINTELS
5. VARIED ROOF HEIGHTS
6. ORNAMENTAL FACADE TRIMS
7. COVERED AWNINGS
8. DISTINCTIVE LIGHTING FEATURE
9. BENCHES (REFER TO CIVIL DRAWINGS)
10. PLANTER

02 — BUILDING ARTICULATION — SOUTH EAST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 180.16 FT. X 20% = 36.03 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 180.16 FT. X 20% = 36.03 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	N/A
BUILDING FACADE LENGTH 180.16 FT. X 30% = 54.05 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	3'-0" / 5'-0"	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	N/A
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	21'-8" / 40'-2"

01 — BUILDING ARTICULATION — SOUTH WEST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 172.16 FT. X 20% = 34.43 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 172.16 FT. X 20% = 34.43 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 172.16 FT. X 30% = 51.65 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	3'-0"	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	32'-4" / 43'-4"



02 BUILDING 2 — SOUTH-WEST ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 2 — SOUTH-EAST ELEVATION
(CENTERVILLE VIEW)
SCALE: 3/32" = 1'-0"

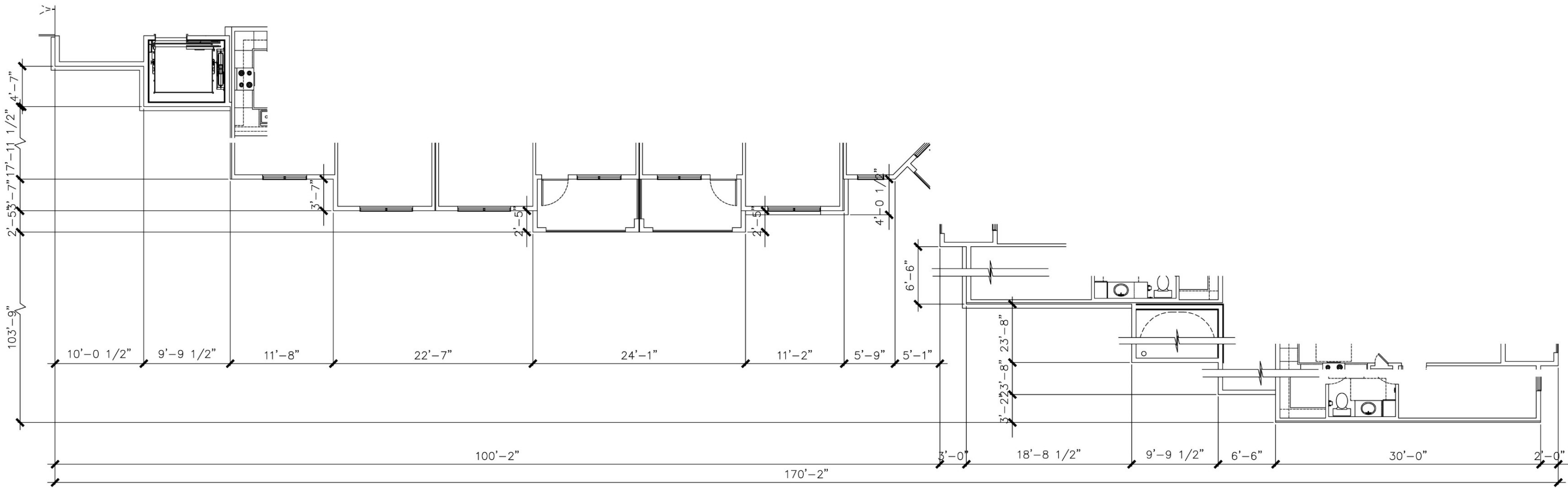
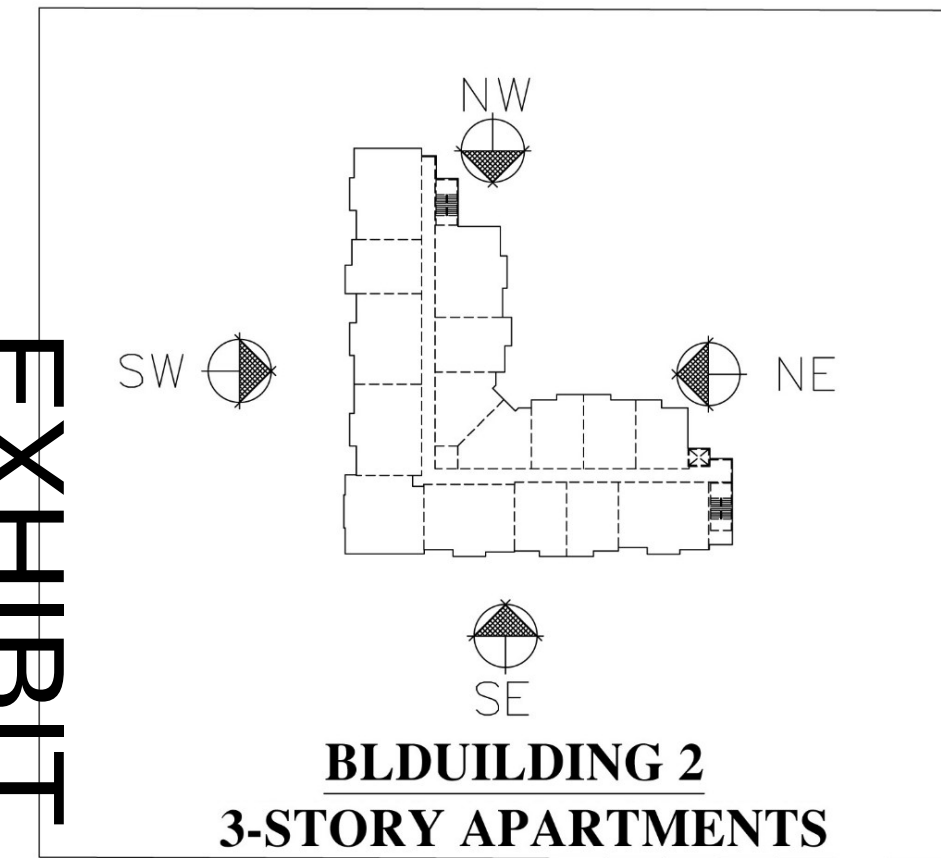
NOTE:
COLOR OF SIDING, COLOR OF STUCCO, AND TRIM TO MATCH EXISTING PHASE 1

ARCHITECTURAL ELEMENTS

- DIVIDED LIGHT WINDOWS
- ALCOVES
- RECESSED ENTRIES
- ORNAMENTAL WINDOW HEADERS / LINTELS
- VARIED ROOF HEIGHTS
- ORNAMENTAL FACADE TRIMS
- COVERED AWNINGS
- DISTINCTIVE LIGHTING FEATURE
- BENCHES (REFER TO CIVIL DRAWINGS)
- PLANTER

01 -- BUILDING ARTICULATION -- NORTH EAST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 180.25 FT. X 20% = 36.05 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 180.25 FT. X 20% = 36.05 FT. MIN. VERTICAL ELEVATION CHANGE	OK
BUILDING FACADE LENGTH 180.25 FT. X 30% =54.08 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	32'-4" 43'-8"

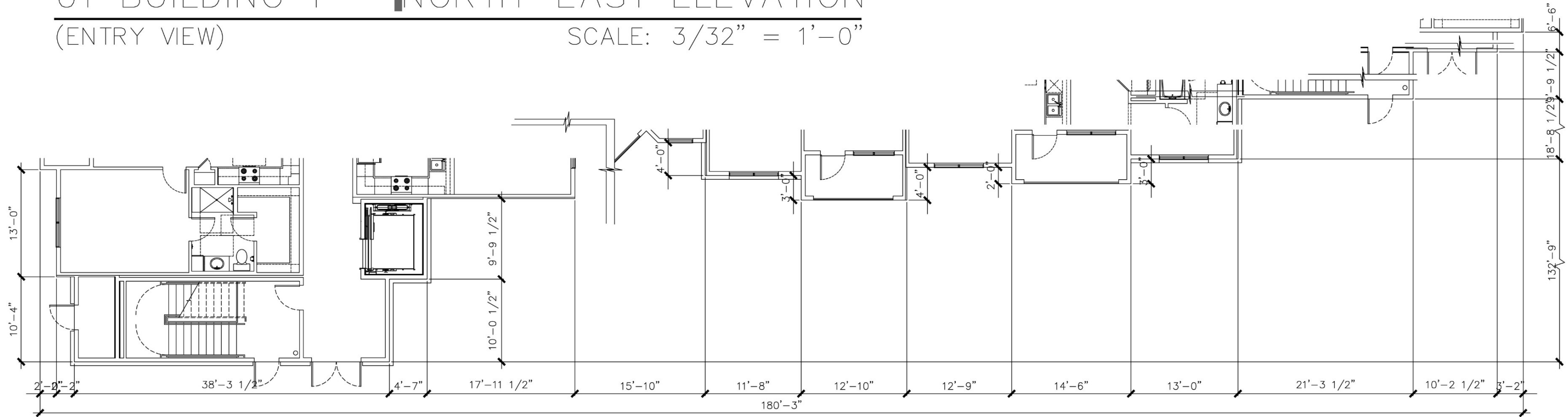
02 -- BUILDING ARTICULATION -- NORTH WEST ELEVATION		BUILDING 2	
A. HORIZONTAL ARTICULATION FOOTPRINT	STATUS	B. VERTICAL ARTICULATION FOOTPRINT	STATUS
BUILDING FACADE LENGTH 170.16 FT. X 20% = 34.03 FT. MIN. PERPENDICULAR OFFSET OF 2 FEET	OK	BUILDING FACADE LENGTH 170.16 FT. X 20% = 34.03 FT. MIN. VERTICAL ELEVATION CHANGE (FLAT ROOF)	OK
BUILDING FACADE LENGTH 170.16 FT. X 30% = 51.05 FT. MIN. PERPENDICULAR OFFSET OF 4 FEET	OK	MINIMUM 3 FOOT VERTICAL ELEVATION CHANGE EVERY 50 FEET VERTICAL ELEVATION CHANGE (FLAT ROOFS)	OK
MINIMUM 2 FOOT PERPENDICULAR BUILDING OFFSET EVERY 30 FEET	OK	AVERAGE NON-ARTICULATED BUILDING HEIGHT (ROOF EAVE) AVERAGE NON-ARTICULATED BUILDING HEIGHT (MAIN RIDGE)	32'-4" 43'-4"



02 BUILDING 1 -- NORTH--WEST ELEVATION
(REAR VIEW) SCALE: 3/32" = 1'-0"



01 BUILDING 1 -- NORTH--EAST ELEVATION
(ENTRY VIEW) SCALE: 3/32" = 1'-0"



Z 23-05



View of the subject property



Looking south of the subject property



Looking west of the subject property



Looking north of the subject property



505 West Centerville Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-29	September 11, 2023	October 10, 2023	Nabiha Ahmed

Z 23-29 Spiars Engineering. The applicant proposes to demolish the existing building and construct a senior independent living development with 152 dwelling units, and building heights of 2 and 3 stories. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5)

**Julia Zhang for
UCBridge Ltd.**

9/4/2023
3:04:04 AM

Against

435 Arborview Dr

ucrealty123@yahoo.com

Garland

9723694683

TX - Texas

United States

75043

Must be one story building to fit the area



Plan Commission

3. e.

Meeting Date: 09/11/2023

Item Title: Z 23-30 Momentum Tattoo LLC - Specific Use Provision and Major Waiver
(District 2)

Summary:

Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a 1) Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use; and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Specific Use Provision and Major Waiver)

Attachments

Z 23-30 Momentum Tattoo LLC - SUP & Major Waiver (District 2)

Z 23-30 Momentum Tattoo LLC Responses

Planning Report

File No: Z 23-30/District 2

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use.

Approval of a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of the Tattooing/Body Piercing Establishments.

Approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use.

LOCATION

532 Main Street, Suite B

APPLICANT

Momentum Tattoo LLC

OWNER

Porrás Enterprise LLC

BACKGROUND

The subject property has an approved SUP for a Tattooing/Body Piercing Establishment Use; however, the SUP will expire in October 2023. The applicant proposes a Specific Use Provision (SUP) Renewal for the existing Tattooing/Body Piercing Establishment.

SITE DATA

The site is accessed from Main Street. The tenant space for the use is approximately 2,300 square feet.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Downtown (DT) District in the Downtown Square (DS) Sub-District. The current SUP [S 20-23] remains valid for the existing Tattoo Establishment until October 2023.

The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

The goals of this district are:

(A) To make Downtown viable through:

- (1) Providing for integrated mixed-use;
 - (2) Embodying LEED-ND (Leadership in Energy and Environmental Design - Neighborhood Development) and LEED building principles;
 - (3) Providing focal open space amenities;
 - (4) Assuring pedestrian and bicycle friendliness; and
 - (5) Minimizing the "heat island" effect of large expanses of paving.
- (B) To provide a mixture of residential, retail, entertainment, office, and government uses.
- (C) To encourage high-quality development by providing a balance of development standards and expedited administrative approvals for projects which meet the intent of this district.
- (D) To create standards that ensure an appropriate transition between existing neighborhoods and new development.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to continue operating the tattoo shop within the existing building downtown. The hours of operation would remain the same: Tuesday through Saturday 12:00 pm to 9:00 pm.
2. Major Waiver:
A Major Waiver was granted with the previous SUP approval (S 20-23). The applicant makes the same request with the continuation of the SUP. The Garland Development Code's Special Standards impose a setback of 500 feet from a Tattooing/Body Piercing Establishment to any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The applicant requests approval of a Major Waiver from the abovementioned distance requirements for Tattooing/Body Piercing Establishments. The proposed tattoo shop is located a distance of less than 500 feet from two churches [The Foundry Church is approximately 480 feet away and Lifewell Church is approximately 388 feet away according to the GDC measurement guidelines].

The Downtown Square is a public open space located directly across Main Street from the subject site, but is not listed as a municipal park by ordinance. The proposed location is more than 500 feet from the nearest existing tattoo shop [Rock Ink Tattoos].

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:

- Meets the general intent of this district; and
 - Will result in an improved project, which will be an attractive contribution to the Downtown District.
3. The applicant is requesting approval of a ten (10) year duration of the Specific Use Provision. The current SUP was approved for three (3) years. The SUP Time Period Guide recommends between five (5) to ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposal is consistent with the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are in the Downtown (DT) District. These properties are developed with restaurants, a bank, other retail uses, as well as the Downtown Square. The use is generally compatible with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use on a property zoned Downtown (DT) District and Downtown Historic (DH) Sub-District.

Approval of a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of the Tattooing/Body Piercing Establishments.

Approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment.

ADDITIONAL INFORMATION

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

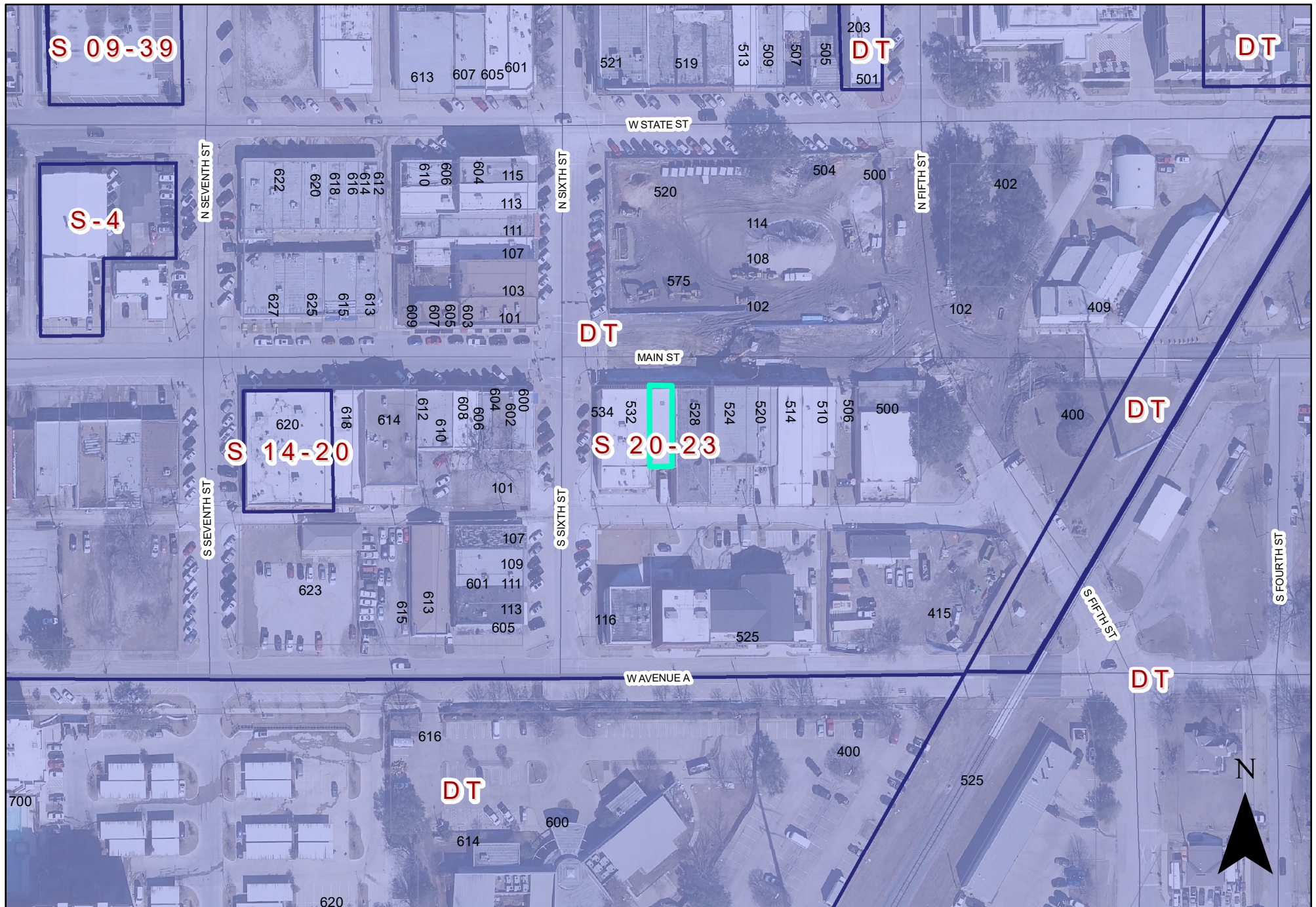
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 132 feet

ZONING MAP Z 23-30

 INDICATES AREA OF REQUEST

532 Suite B Main Street

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-30

532 Main Street, Suite B

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/Body Piercing Establishment.
- 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 Downtown (DT) District, Downtown Historic Sub-District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a ten (10) year time period.
- B. Site Plan: The Tattooing/Body Piercing Establishment shall conform to the site layout as shown in Exhibit C.
- C. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 23-30



View of the subject site looking South from Main Street



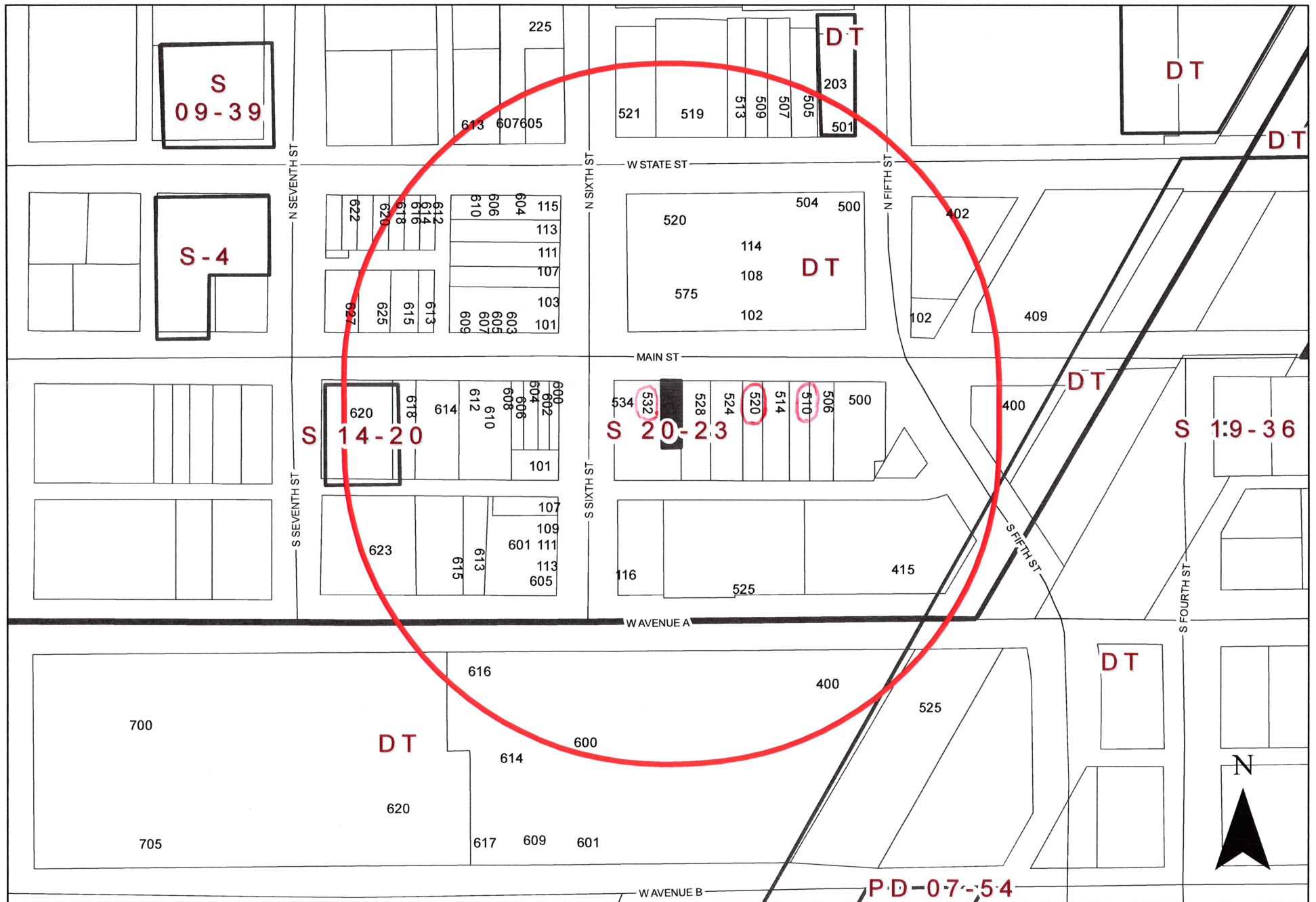
View from the subject site looking North across Main Street



View from the subject site looking West down Main Street



View from the subject site looking East down Main Street



0 100 200 Feet 1 inch = 158 feet	ZONING MAP Z 23-30	 INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
---	---	--

532 Main Street, Suite B

Comment Form

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm minh hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Karin Wiseman, owner of Trayclaybrook, owner KNC & THE ROCKS

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.)

510 MAIN STREET

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

9/5/23

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 thoại là tùy chọn.)

**Comment Form Continued –
Case Z 23-30**

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

Momentum Tattoo is a fantastic neighbor &
business in downtown Garland.
They have have brought great business &
energy to the district.
Excellent!

Comment Form

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm mình hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Trinidad Mills - Owner - Infinity Arcade

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.)

532 main st. Suite A

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ 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

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm mình hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Larry Hishneh Owner
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.)

520 Main St

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

Garland, TX 75040
City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]
Signature / Firma / Chữ ký

9-1-23
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.)



Plan Commission

3. f.

Meeting Date: 09/11/2023

Item Title: Z 23-30 Momentum Tattoo LLC - Downtown Development Plan (District 2)

Summary:

Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Downtown Development Plan)

Attachments

Z 23-30 Momentum Tattoo LLC - Downtown Development Plan (District 2)

Z 23-30 Momentum Tattoo LLC Responses

Planning Report

File No: Z 23-30/District 2

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use.

Approval of a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of the Tattooing/Body Piercing Establishments.

Approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use.

LOCATION

532 Main Street, Suite B

APPLICANT

Momentum Tattoo LLC

OWNER

Porras Enterprise LLC

BACKGROUND

The subject property has an approved SUP for a Tattooing/Body Piercing Establishment Use; however, the SUP will expire in October 2023. The applicant proposes a Specific Use Provision (SUP) Renewal for the existing Tattooing/Body Piercing Establishment.

SITE DATA

The site is accessed from Main Street. The tenant space for the use is approximately 2,300 square feet.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Downtown (DT) District in the Downtown Square (DS) Sub-District. The current SUP [S 20-23] remains valid for the existing Tattoo Establishment until October 2023.

The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract ongoing reinvestment.

The goals of this district are:

(A) To make Downtown viable through:

- (1) Providing for integrated mixed-use;
 - (2) Embodying LEED-ND (Leadership in Energy and Environmental Design - Neighborhood Development) and LEED building principles;
 - (3) Providing focal open space amenities;
 - (4) Assuring pedestrian and bicycle friendliness; and
 - (5) Minimizing the "heat island" effect of large expanses of paving.
- (B) To provide a mixture of residential, retail, entertainment, office, and government uses.
- (C) To encourage high-quality development by providing a balance of development standards and expedited administrative approvals for projects which meet the intent of this district.
- (D) To create standards that ensure an appropriate transition between existing neighborhoods and new development.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to continue operating the tattoo shop within the existing building downtown. The hours of operation would remain the same: Tuesday through Saturday 12:00 pm to 9:00 pm.
2. Major Waiver:
A Major Waiver was granted with the previous SUP approval (S 20-23). The applicant makes the same request with the continuation of the SUP. The Garland Development Code's Special Standards impose a setback of 500 feet from a Tattooing/Body Piercing Establishment to any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The applicant requests approval of a Major Waiver from the abovementioned distance requirements for Tattooing/Body Piercing Establishments. The proposed tattoo shop is located a distance of less than 500 feet from two churches [The Foundry Church is approximately 480 feet away and Lifewell Church is approximately 388 feet away according to the GDC measurement guidelines].

The Downtown Square is a public open space located directly across Main Street from the subject site, but is not listed as a municipal park by ordinance. The proposed location is more than 500 feet from the nearest existing tattoo shop [Rock Ink Tattoos].

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:

- Meets the general intent of this district; and
 - Will result in an improved project, which will be an attractive contribution to the Downtown District.
3. The applicant is requesting approval of a ten (10) year duration of the Specific Use Provision. The current SUP was approved for three (3) years. The SUP Time Period Guide recommends between five (5) to ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The proposal is consistent with the Community Centers designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are in the Downtown (DT) District. These properties are developed with restaurants, a bank, other retail uses, as well as the Downtown Square. The use is generally compatible with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use on a property zoned Downtown (DT) District and Downtown Historic (DH) Sub-District.

Approval of a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of the Tattooing/Body Piercing Establishments.

Approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment.

ADDITIONAL INFORMATION

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

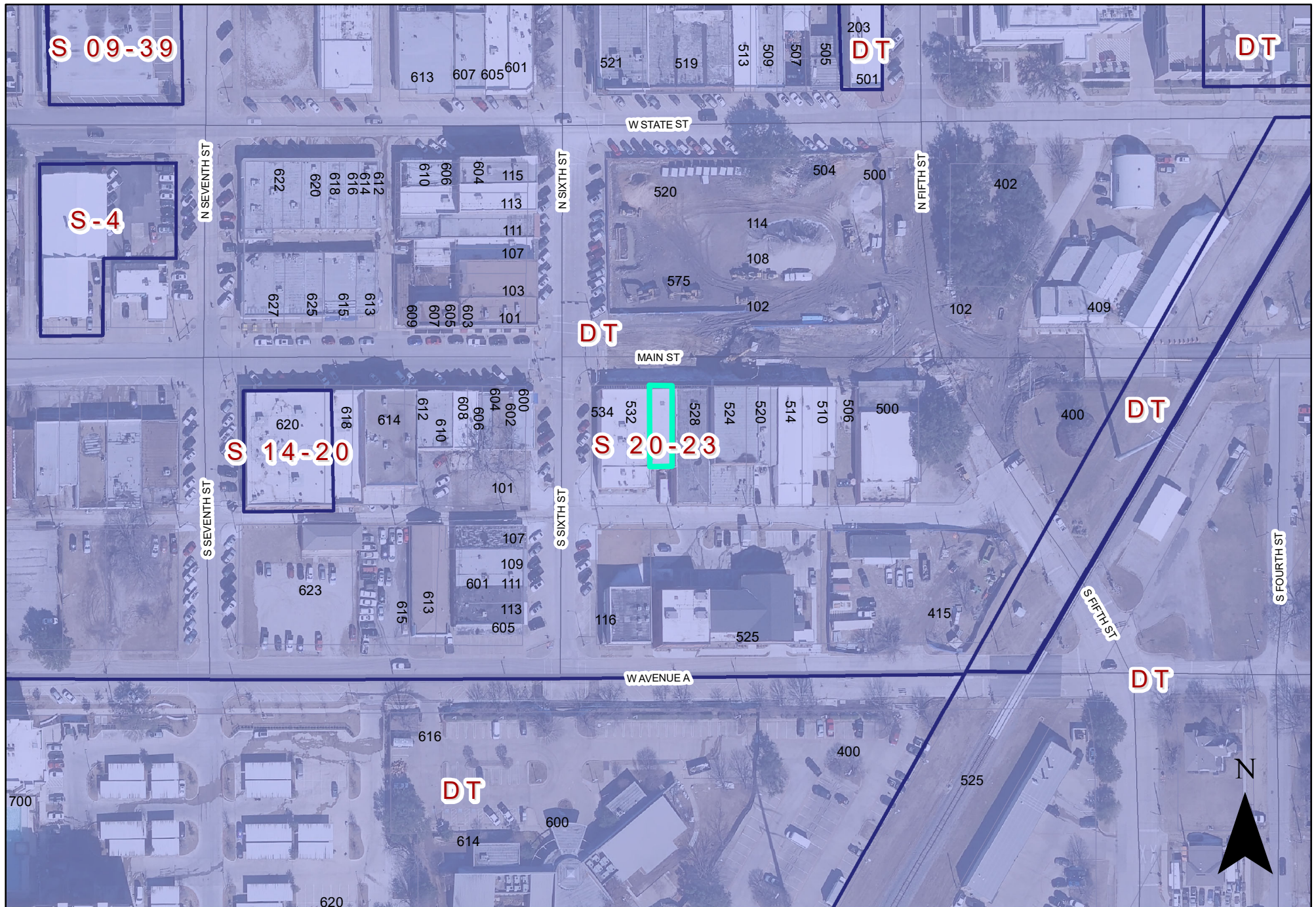
CITY COUNCIL DATE: October 10, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 132 feet

ZONING MAP Z 23-30

 INDICATES AREA OF REQUEST

532 Suite B Main Street

Site Plan

Momentum Tattoo

Case Number 200611-2
532 Main st, Unit A

Building SQFT	2,300
Parking Calculation	1/250gfa= 9.2
Total Building coverage	7,260sqft
Total impervious Surface	7,260sqft
Legal description	BLK 9 18ft Lot 4 & 5
Zoning	Historical

EXHIBIT C



Z 23-30



View of the subject site looking South from Main Street



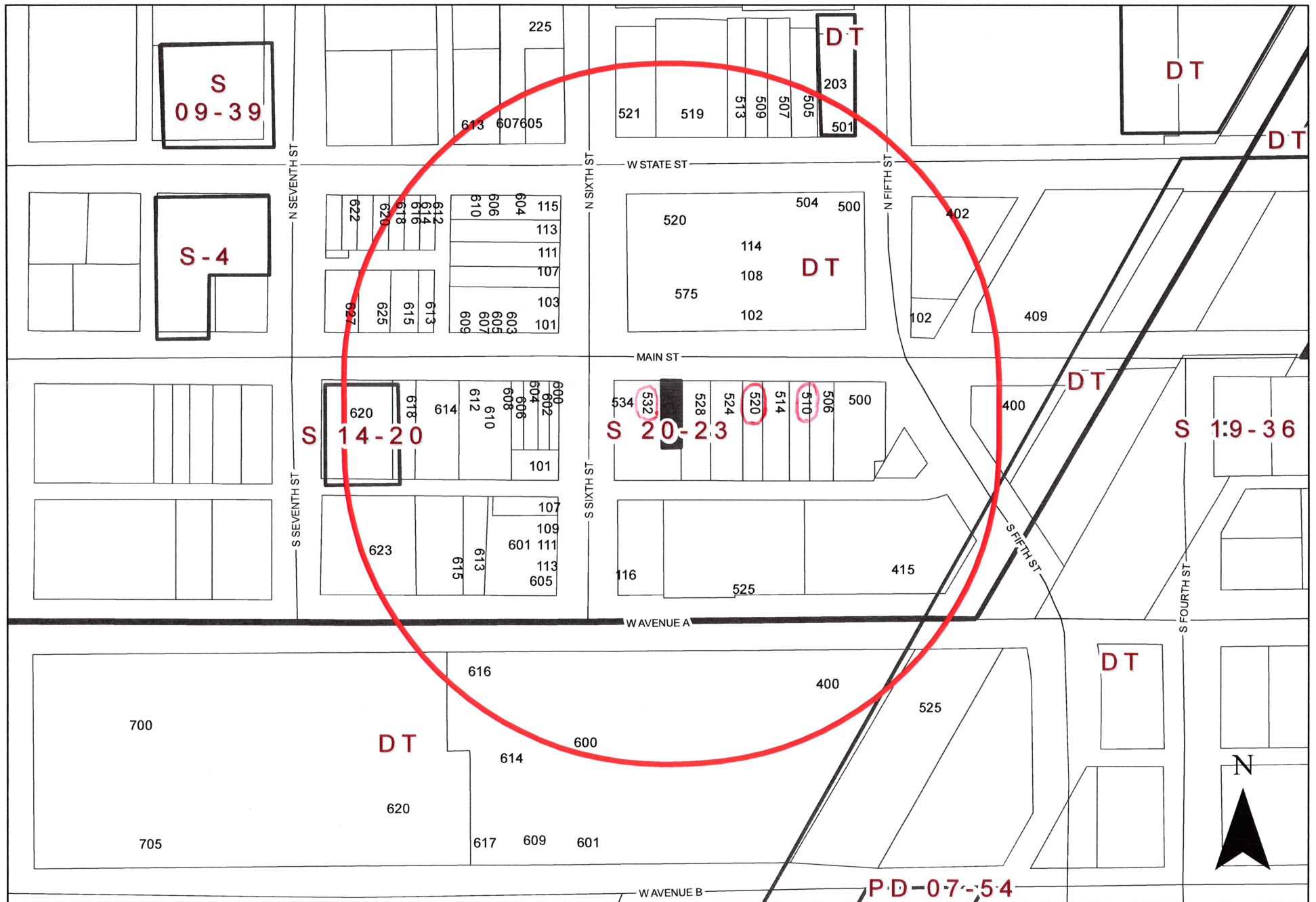
View from the subject site looking North across Main Street



View from the subject site looking West down Main Street



View from the subject site looking East down Main Street



0 100 200 Feet 1 inch = 158 feet	ZONING MAP Z 23-30	 INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
---	---	---

532 Main Street, Suite B

Comment Form

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm minh hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Karin Wiseman, owner of Trayclaybrook, owner KNC & THE ROCKS

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.)

510 MAIN STREET

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

9/5/23

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 thoại là tùy chọn.)

**Comment Form Continued –
Case Z 23-30**

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

Momentum Tattoo is a fantastic neighbor &
business in downtown Garland.
They have have brought great business &
energy to the district.
Excellent!

Comment Form

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm mình hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Trinidad Mills - Owner - Infinity Arcade

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.)

532 main st. Suite A

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

Garland Tx

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Ch ữ 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

Case Z 23-30

Z 23-30 Momentum Tattoo LLC. The applicant proposes a renewal of a Specific Use Provision (SUP) for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B. (District 2)

Z 23-30 Momentum Tattoo LLC. El solicitante propone una renovación de una Disposición de uso específico (SUP) para un establecimiento de tatuajes existente. El sitio está ubicado en 532 Main Street, Suite B. (Distrito 2)

Z 23-30 Momentum Tattoo LLC. Người nộp đơn đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) cho Cơ sở xăm mình hiện có. Địa điểm tọa lạc tại 532 Main Street, Suite B. (Quận 2)

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.

Larry Hishneh Owner

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.)

520 Main St

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Ch ữ ký

9-1-23

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.)