



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
August 28, 2017 at 7:00 p.m.**

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

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

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

AGENDA:

1. MINUTES

- a. Plan Commission Minutes - August 14, 2017

2. PLATS

- a. P 17-15 CareMeridian Garland Addition Final Plat

- b. P 17-16 Buckingham Court Second Replat
- c. P 17-17 Realeins Addition Conveyance Plat

3. MISCELLANEOUS

- a. **INFORMATION/DISCUSSION ONLY:** Staff will present the application of **Wilbow Corporation** requesting approval of 1) an amendment to Planned Development (PD) District 15-41; and 2) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (Z 17-37) (District 6). This case is tentatively scheduled to be heard at the September 11, 2017 Plan Commission meeting.

4. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 08/28/2017

Item Title: Plan Commission Minutes - August 14, 2017

Summary:

Plan Commission Minutes - August 14, 2017

Attachments

Plan Commission Minutes - August 14, 2017 Attachment

Garland, Texas
August 15, 2017

The Plan Commission of the City of Garland met in regular session on Monday, August 14, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Louis Moore
Commissioner	John O'Hara
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of July 24, 2017.

Motion was made by Commissioner Moore seconded by Commissioner O'Hara to **approve** the minutes of the July 24, 2017 meeting. **Motion carried: 5 Ayes, 0 Nays.** Commissioner Dodson did not vote due to her absence from this meeting.

ZONING

- 2a.** Consideration of the application of the **City of Garland**, requesting approval of an amendment to Planned Development (PD) District 15-20 for Mixed Use to allow Data Center as an allowed use in the Transition Zone. This property is located generally between SH 190, the City Limits and Holford Road. (District 1) (File Z 17-35)

Commissioner Dodson asked if removing the Transition Zone from the west side of Campbell Road would satisfy the intent of the request.

Motion was made by Commissioner Dodson, seconded by Commissioner Moore to close the public hearing and **approve** the Transition Zone on the west side of Campbell Road to be removed and re-zoned to Mixed Use-Mixed Residential. **Motion carried: 6 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:07 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 08/28/2017

Item Title: P 17-15 CareMeridian Garland Addition (District 1)

Summary:

P 17-15 CareMeridian Garland Addition Final Plat

Attachments

P 17-15 CareMeridian Garland Addition Report and Attachments

Planning Report

File No: P 17-15/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 28, 2017



GARLAND

TEXAS MADE HERE

FINAL PLAT

CareMeridian Garland Addition

LOCATION

Northwest corner of West Campbell Road and North Shiloh Road

ZONING

Planned Development (PD) District 16-46 for Elder Care- Nursing/Convalescent, Medical and Dental Office/Clinic Uses

NUMBER OF LOTS

1

ACREAGE

5.274

BACKGROUND

The subject property is currently unplatted. The applicant is proposing a final plat for the development of a Nursing/Convalescent, Medical and Dental Office/Clinic campus. The proposed plat is in compliance with Planned Development (PD) District 16-46.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

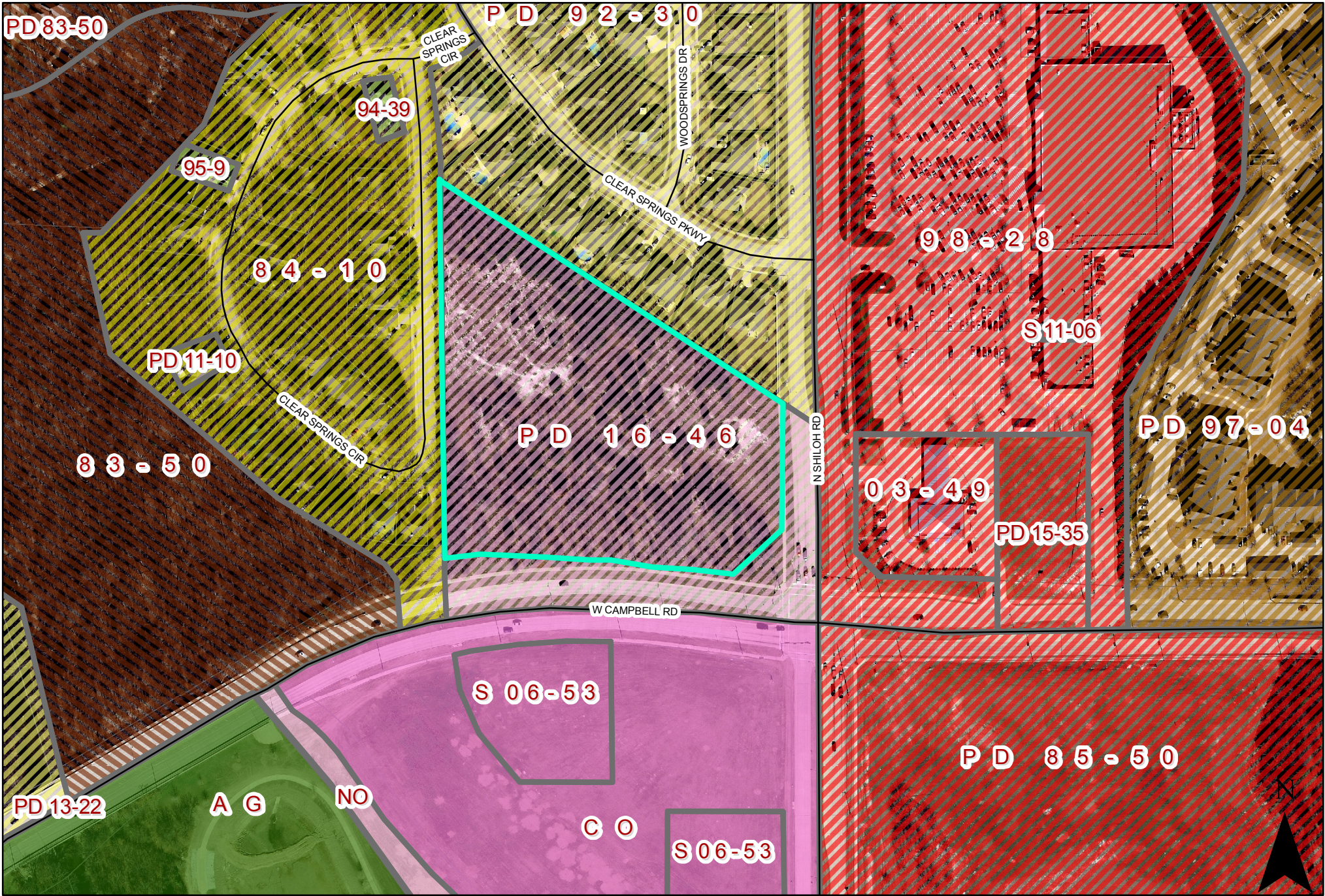
- i. Location Map
- ii. 8x11 Plat

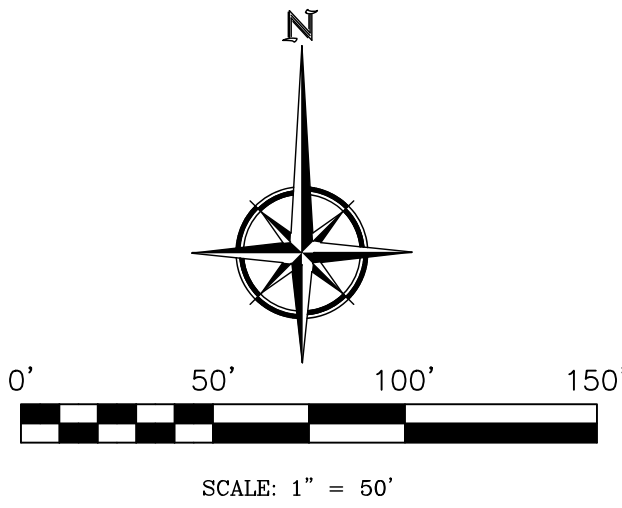
PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning





GENERAL NOTES

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
3. 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.
4. The Purpose of this Plat is to prepare this un-platted property as an addition to the City of Garland and future development.

REFERENCE BEARING

Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments No. 101 and 142.

GPS 101 - N: 7,042,647.673
E: 2,531,129.121
Z: 561.620

GPS 142 - N: 7,040,822.414
E: 2,531,470.774
Z: 540.908

LEGEND

○ PROPERTY CORNER

BOUNDARY LINE

ADJOINER PROPERTY LINE

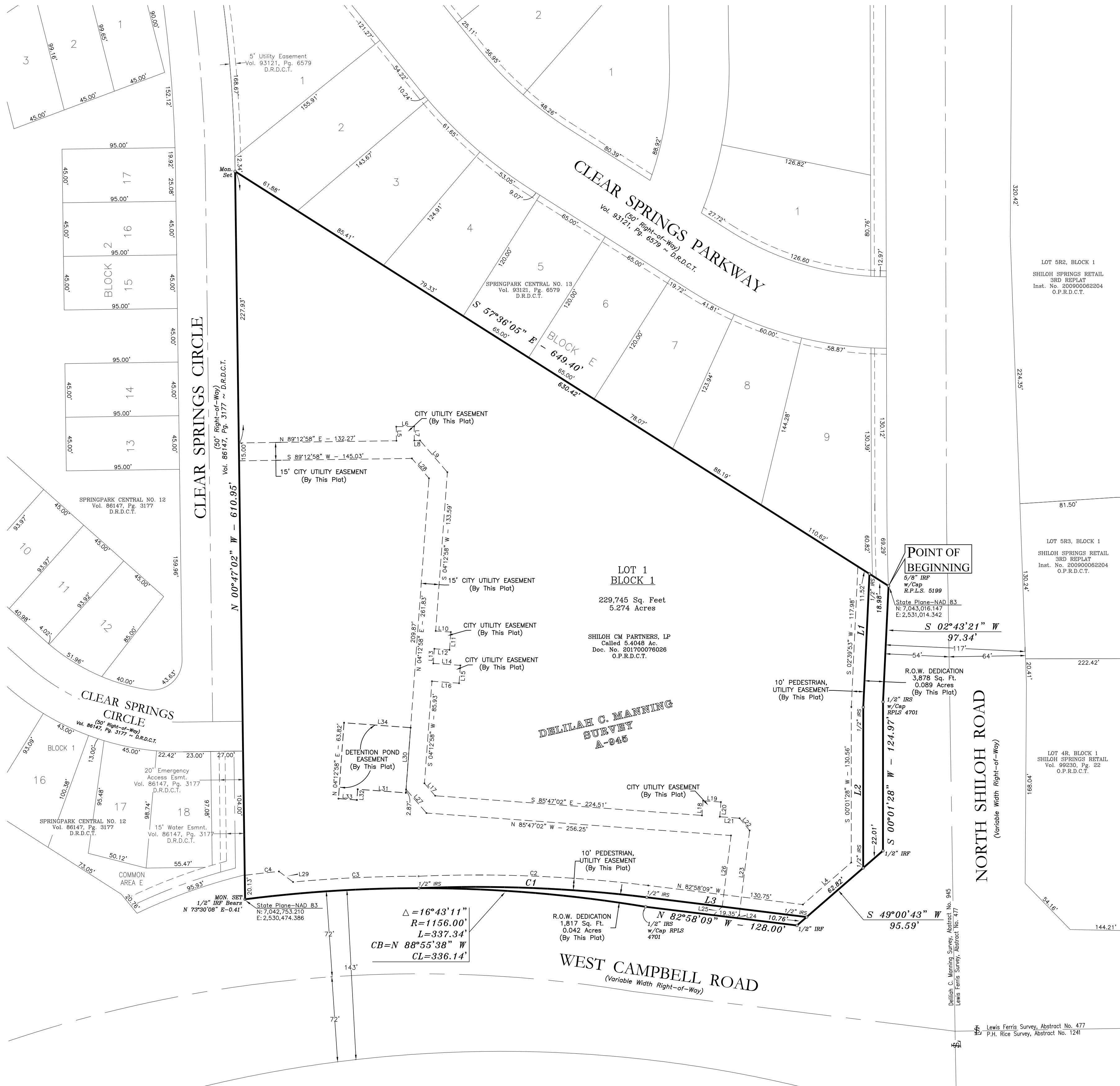
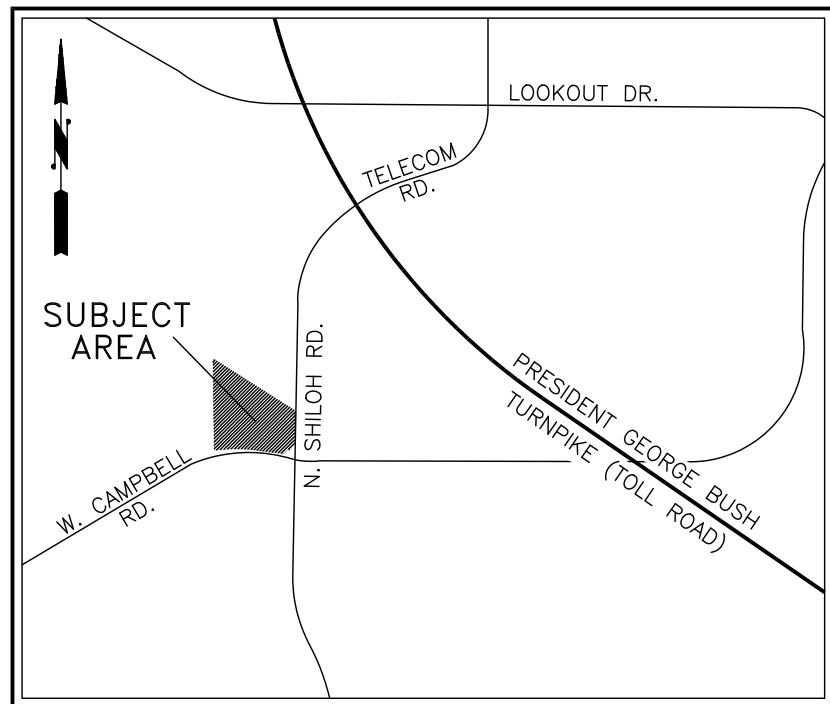
EASEMENT LINE

SURVEY ABSTRACT LINE

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
IRS = 1/2" Iron Rod Set with red cap stamped "RPLS 4701"
IRF = 1/2" Iron Rod Found
MON. SET = 5/8" Iron Rod Set with 3-1/4" Aluminum cap stamped CareMeridian Garland Addition, 2017 - City of Garland, Tx - RPLS 4701
CM = Controlling Monument

VICINITY MAP

Not To Scale



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°27'21"	1161.00'	191.61'	N 87°41'50" W	191.39'
C2	9°28'44"	1171.00'	193.05'	N 87°41'51" W	192.83'
C3	5°10'55"	1166.00'	105.46'	S 87°21'33" W	105.42'
C4	1°24'18"	1176.00'	28.84'	S 83°31'36" W	28.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°39'53" W	112.04'
L2	S 00°01'28" W	134.89'
L3	N 82°58'09" W	135.20'
L4	S 49°00'43" W	53.81'
L5	N 00°48'15" W	11.83'
L6	N 89°11'45" E	15.00'
L7	S 00°48'15" E	11.83'
L8	N 89°12'58" E	4.75'
L9	S 40°47'02" E	35.19'
L10	S 85°47'02" E	12.75'
L11	S 04°12'58" W	15.00'
L12	N 85°47'02" W	12.75'
L13	S 04°12'58" W	12.31'
L14	S 85°47'02" E	22.79'
L15	S 04°12'58" W	15.00'
L16	N 85°47'02" W	22.79'
L17	S 40°47'02" E	13.79'
L18	N 04°12'58" E	12.37'
L19	S 85°47'02" E	15.00'
L20	S 04°12'58" W	12.37'
L21	S 85°47'02" E	16.62'
L22	S 39°22'36" E	13.33'
L23	S 07°01'51" W	71.57'
L24	S 46°12'29" W	3.43'
L25	N 46°12'29" E	10.32'
L26	N 07°01'51" E	60.14'
L27	N 40°47'02" W	26.21'
L28	N 40°47'02" W	21.98'
L29	N 53°15'57" W	14.88'
L30	S 04°12'58" W	54.82'
L31	N 85°47'02" W	40.50'
L32	S 04°12'58" W	9.00'
L33	N 85°47'02" W	15.50'
L34	S 85°47'02" E	56.00'

PRELIMINARY

RELEASED 7/10/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

FINAL PLAT

CAREMERIDIAN GARLAND ADDITION

LOT 1, BLOCK 1

5.405 Acres

situated in the

Delilah C. Manning Survey - Abst. 945

City of Garland, Dallas County, Texas

City Case Number: 160719-1



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

OWNER: LOT 1, BLOCK 1

Shiloh CM Partners, LP
5910 N. Central Expressway
Suite 1000
Dallas, TX 75206
214-953-1722

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
Contact: Lawrence H. Ringley

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	04/27/17	1" = 50'	16083	16083-FP.DWG	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SHILOH CM PARTNERS, LP is the owner of that certain tract of land situated in the City of Garland, in the Delilah C. Manning Survey, Abstract No. 945 of Dallas County, Texas and being all of that certain called 5.4048 acre tract of land described in a Special Warranty Deed With Vendor's Lien to Shiloh CM Partners, LP, recorded in Document No. 2017076026, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 5/8 inch iron rod found with a red cap, stamped "R.P.L.S. 5199", on the west right-of-way line of Shiloh Road (variable width right-of-way) for the northeast corner of the above described 5.4048 acre Shiloh CM Partners tract and same being the southeast corner Block E of SPRINGPARK CENTRAL No. 13, an addition to the City of Garland, according to the plat thereof, recorded in Volume 93121, Page 6579, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE: South 02 deg. 43 min. 21 sec. West, along the west right-of-way line of said Shiloh Road, a distance of 97.34 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner;

THENCE: South 00 deg. 01 min. 28 sec. West, continuing along the west right-of-way line of said Shiloh Road, a distance of 124.97 feet to a 1/2 inch iron rod found for the most easterly southeast corner of said Shiloh CM Partners tract;

THENCE: South 49 deg. 00 min. 43 sec. West, continuing along the west right-of-way line of said Shiloh Road, a distance of 95.59 feet to a 1/2 inch iron rod found on the north right-of-way line of Campbell Road (120' wide right-of-way) for the most southerly southeast corner of said Shiloh CM Partners tract;

THENCE: North 82 deg. 58 min. 09 sec. West, along the north right-of-way line of said Campbell Road, a distance of 128.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for corner at the beginning of a curve to the left, having a radius of 1,156.00 feet, a central angle of 16 deg. 43 min. 11 sec. and a chord that bears North 88 deg. 55 min. 38 sec. West - 336.14 feet;

THENCE: Continuing along the north right-of-way line of said Campbell Road and with said curve to the left, an arc distance of 337.34 feet to a 5/8 inch iron rod, topped with a 3-1/4 inch aluminum disk, stamped "CareMeridian Garland Addition - City of Garland, Tx - RPLS 4701", set for the southwest corner of said Shiloh CM Partners tract from which a 1/2 inch iron rod found, bears North 73 deg. 30 min. 08 sec. East - 0.41 feet;

THENCE: North 00 deg. 47 min. 02 sec. West, continuing along the north right-of-way line of said Campbell Road and the west line of said Shiloh CM Partners tract, at 20.38 feet, passing the southeast corner of Common Area E, Block 1 of SPRINGPARK CENTRAL No. 12, an addition to the City of Garland, according to the plat thereof, recorded in Volume 86147, Page 3177, D.R.D.C.T., at 124.38 feet, passing the southeast corner of Clear Springs Circle (50' wide right-of-way) and continuing along the east right-of-way line of said Clear Springs Circle and the west line of said Shiloh CM Partners tract for a total distance of 610.95 feet to a 5/8 inch iron rod, topped with a 3-1/4 inch aluminum disk, stamped "CareMeridian Garland Addition - City of Garland, Tx - RPLS 4701", set for the northwest corner of said Shiloh CM Partners tract and same being the most southerly southwest corner of the above mentioned SPRINGPARK CENTRAL No. 13;

THENCE: South 57 deg. 36 min. 05 sec. East, along the common line of said Shiloh CM Partners tract and said SPRINGPARK CENTRAL No. 13, a distance of 649.40 feet to the POINT OF BEGINNING and containing 235,436 square feet or 5.405 acres of land.

SURVEYOR'S AFFIRMATION

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

Dated this the _____ day of _____, 2017

PRELIMINARY

RELEASED 07/10/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

LAWRENCE H. RINGLEY, R.P.L.S.
Texas Registered Professional Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE H. RINGLEY, 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 _____, 2017

Notary Public for and in the State of Texas

My commission expires: _____.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That SHILOH CM PARTNERS, LP, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as CAREMERIDIAN GARLAND 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 indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2017

BY: SHILOH CM PARTNERS, LP

BY: SHILOH CM MANAGERS, LLC
Its General Partner

BY: _____
CHRISMAN JACKSON
Its Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared CHRISMAN JACKSON, 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 _____, 2017

Notary Public for and in the State of Texas

My commission expires: _____.

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

Chairman of the City Plan Commission

Director of Planning Dept.

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.

PRELIMINARY
RELEASED 07/10/17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

FINAL PLAT

CAREMERIDIAN GARLAND ADDITION

LOT 1, BLOCK 1

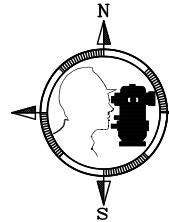
5.405 Acres

situated in the

Delilah C. Manning Survey - Abst. 945

City of Garland, Dallas County, Texas

City Case Number: 160719-1



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Reed	04/27/17	N.T.S.	16083	16083-FP.DWG	2 of 2

OWNER: LOT 1, BLOCK 1

Shiloh CM Partners, LP
5910 N. Central Expressway
Suite 1000
Dallas, TX 75206
214-953-1722

SURVEYOR

RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266

Contact: Lawrence H. Ringley



GARLAND

Plan Commission

2.b.

Meeting Date: 08/28/2017

Item Title: P 17-16 Buckingham Court Second Replat (District 6)

Summary:

P 17-16 Buckingham Court Second Replat

Attachments

P 17-16 Buckingham Court Second Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-16/District 6

Agenda Item:

Meeting: Plan Commission

Date: August 28, 2017

FINAL PLAT

Buckingham Court Second Replat

LOCATION

1841 North Jupiter Road

ZONING

Community Retail (CR) District

NUMBER OF LOTS

1

ACREAGE

2.218 Acres

BACKGROUND

The subject property is currently platted as Buckingham Court Replat, Block 1, Lots 1 and 2 containing approximately 7.409 acres. The applicant's request to create a second replat will establish a new lot containing 2.218 acres for the development of a Commercial Blood, Plasma, Tissue and Cell Collection Center within the vacant 13,762 square-foot commercial building on Lot 2. The remaining acreage of Lot 1 and of Lot 2 will continue as sites separate from the subject property. Access to the site will be provided from North Jupiter Road.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

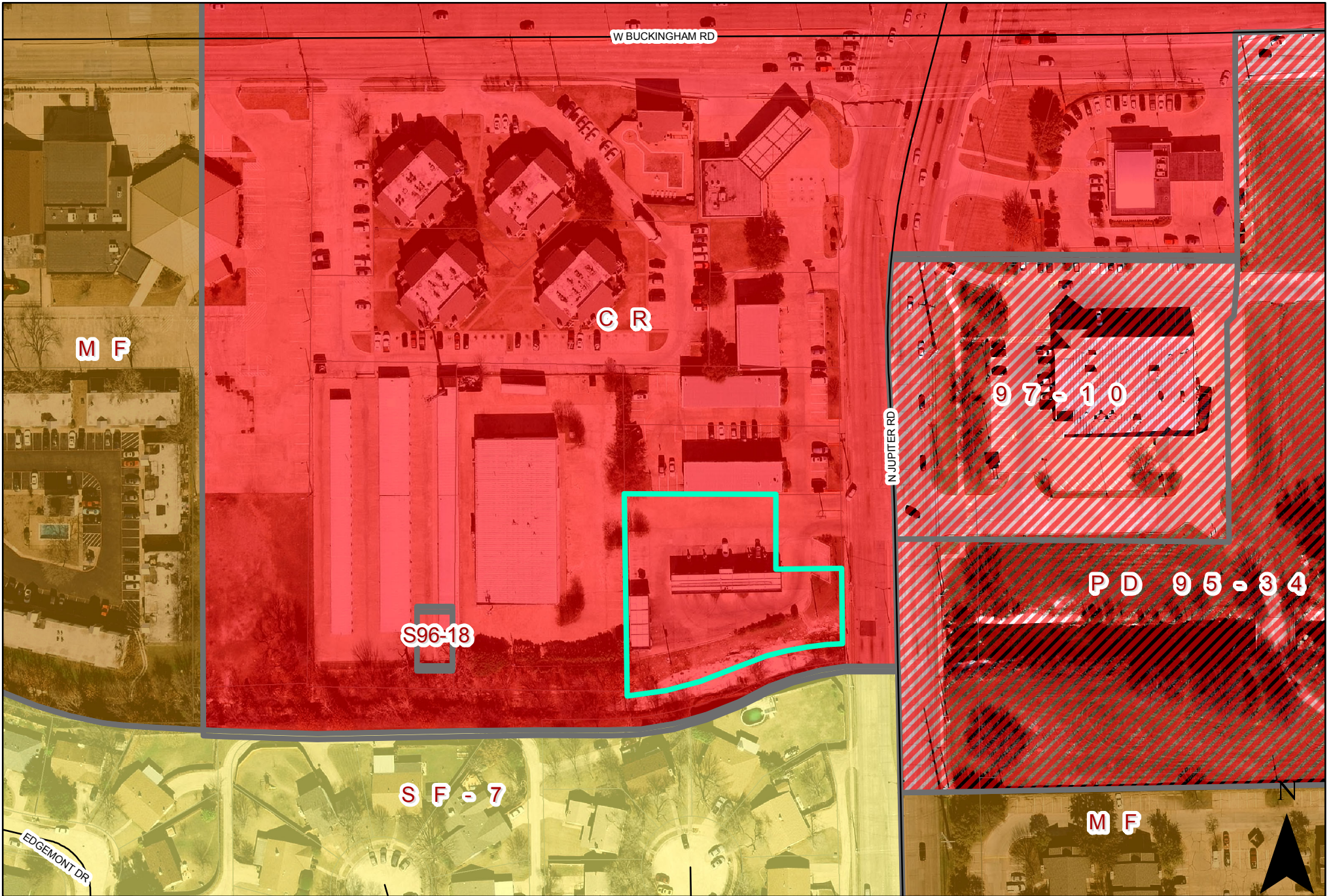
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet 1 inch = 129 feet	PLAT P 17-16	 INDICATES AREA OF REQUEST
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GARLAND

Plan Commission

2.c.

Meeting Date: 08/28/2017

Item Title: P 17-17 Realeins Addition (District 6)

Summary:

P 17-17 Realeins Addition Conveyance Plat

Attachments

P 17-17 Realeins Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-17/District 6

Agenda Item:

Meeting: Plan Commission

Date: August 28, 2017

CONVEYANCE PLAT

Realeins Addition

LOCATION

3318 West Buckingham Road

ZONING

Planned Development (PD) District 95-34

NUMBER OF LOTS

2

ACREAGE

15.081 acres

BACKGROUND

The applicant proposes to divide 15.081 acres of unplatted land into two (2) lots; Lot 1 containing 0.598 acres, and Lot 2 containing 14.483 acres. Development on Lot 2 is more eminent than Lot 1 at this time. When development does occur, each tract shall be properly platted in the form of a Final Plat (with or without approval of a Preliminary Plat, as applicable) prior to any type of development, construction activities, or further subdivision of the land.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

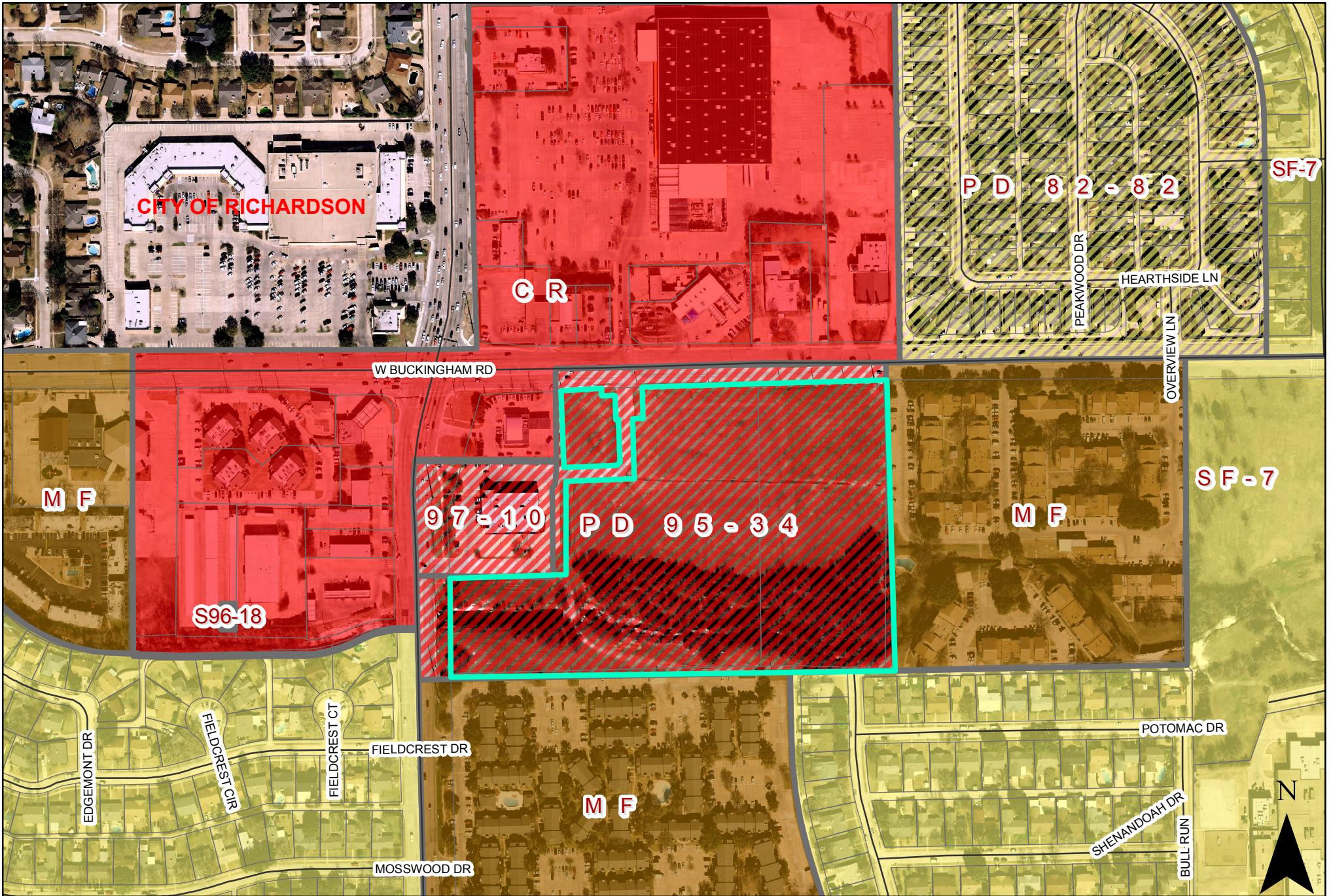
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning and Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 315 feet

PLAT P 17-17



INDICATES AREA
OF REQUEST

STATE OF TEXAS
COUNTY OF DALLAS

OWNERS CERTIFICATE

Whereas Redeans Properties, Ltd. does hereby own a 0.598 acre tract of land described in the deed to Redeans Properties, Ltd. recorded in Instrument Number 201100113940, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and a 14.483 acre tract of land described in the deed to Redeans Properties, Ltd. recorded in Instrument Number 201100113938, O.P.R.D.C.T., and in the deed to Redeans Properties, Ltd. recorded in Instrument Number 201100113940, O.P.R.D.C.T., both tracts being situated in the Levi Turner Survey, Abstract Number 1487, Dallas County, Texas in the City of Garland, being more particularly described as follows:

Lot 1 - 0.598 Acres

BEGINNING at a 5/8 inch iron rod with a cap stamped "GSES Inc RPLS 4804" found in the southerly right-of-way line of Buckingham Road (a 100 foot wide right-of-way at this point) for the most northerly northwest corner of Lot 1, Block A, Richland Shopping Center No. 1, an addition to the City of Garland according to the plat recorded in Volume 97119, Page 235, Map Records of Dallas County, Texas;

THENCE with a westerly and northerly lines of said Lot 1, Block A the following:

South 00° 38' 02" East a distance of 19.00 feet to a 5/8 inch iron rod with a cap stamped "GSES Inc RPLS 4804" found for corner;

North 89° 21' 58" East a distance of 33.10 feet to a 5/8 inch iron rod with a cap stamped "Carter & Burgess" found for corner;

South 00° 38' 02" East a distance of 61.00 feet to a 5/8 inch iron rod with a cap stamped "Carter & Burgess" found for corner;

North 89° 49' 41" East a distance of 7.00 feet to a 5/8 inch iron rod with a cap stamped "Carter & Burgess" found for corner;

South 00° 38' 02" East a distance of 107.50 feet to a 5/8 inch iron rod with a cap stamped "GSES Inc RPLS 4804" found for corner;

South 44° 20' 52" West a distance of 10.61 feet to a 5/8 inch iron rod with a cap stamped "GSES Inc RPLS 4804" found for corner;

South 89° 21' 58" West a distance of 132.75 feet to a 5/8 inch iron rod with a cap stamped "GSES Inc RPLS 4804" found in the easterly line of said Lot 1, Block A;

THENCE with the easterly line of said Lot 1, Block A North 00° 38' 02" West at a distance of 19.56 feet passing the common easterly corner of said Lot 1, Block A and Lot 1, Block 1, Mobil Oil Addition No. 4, an addition to the City of Garland according to the plat recorded in Volume 83193, Page 607, Map Records of Dallas County, Texas, continuing with the easterly line of said Lot 1, Block 1 in all a total distance of 192.03 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the southwestern corner of the tract of land to Dallas County described in Cause Number CC-05-03109-A, recorded in Volume 2005159, Page 264, Deed Records of Dallas County, Texas, in a non-tangent curve to the left having a radius of 1,846.98 feet;

THENCE with the southerly line of said Dallas County tract Northeasterly along said curve through a central angle of 01° 54' 53" on an arc distance of 55.04 feet with a chord bearing of North 88° 12' 36" East and a chord distance of 55.03 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in the southerly right-of-way line of Buckingham Road for the easterly corner of said Dallas County tract;

THENCE with the southerly right-of-way line of Buckingham Road North 89° 21' 58" East a distance of 45.20 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 0.598 acres (26,048 square feet) of land.

Lot 2 - 14.483 Acres

BEGINNING at a 5/8 inch iron rod with a yellow cap stamped "Carter & Burgess" found in the southerly right-of-way line of Buckingham Road (a 100 foot wide right-of-way at this point) for the northwesterly corner of Virginia Park No. 2 Block G an addition to the City of Garland according to the plat recorded in Volume 70242, Page 64, Deed Records of Dallas County, Texas;

THENCE with the westerly line of said Virginia Park No. 2 Block G South 00° 46' 50" East a distance of 716.79 feet to a 5/8 inch iron rod with a yellow cap stamped "Carter & Burgess" found in the northerly line of the First Installment of Virginia Park Addition, an addition to the City of Garland according to the plat recorded in Volume 69126, Page 2243, Deed Records of Dallas County, Texas for the southwestern corner of said Virginia Park No. 2 Block G;

THENCE with the northerly line of said First Installment of Virginia Park Addition South 88° 39' 00" West a distance of 1,135.35 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set in the easterly right-of-way line of Jupiter Road (a variable width right-of-way) for the northwesterly corner of said First Installment of Virginia Park Addition;

THENCE with the easterly right-of-way line of Jupiter Road the following:

North 01° 21' 00" West) a distance of 175.51 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 88° 39' 00" East a distance of 25.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 01° 21' 00" West a distance of 91.46 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for the southwestern corner of Lot 1, Block A, Richland Shopping Center No. 1, an addition to the City of Garland according to the plat recorded in Volume 97119, Page 235, Deed Records of Dallas County, Texas;

THENCE departing the easterly right-of-way line of Jupiter Road with the southerly and easterly lines of said Lot 1, Block A the following:

North 89° 21' 58" East a distance of 290.99 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 00° 38' 02" West a distance of 226.21 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 44° 21' 58" East a distance of 10.61 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 89° 21' 58" East a distance of 171.75 feet to a 5/8 inch iron rod with a yellow cap stamped "Carter & Burgess" found for corner;

North 00° 38' 02" West a distance of 150.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set for corner;

North 89° 21' 58" East a distance of 27.00 feet to a 5/8 inch iron rod found for corner;

North 00° 38' 02" West a distance of 80.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Dunaway Assoc LP" set in the southerly right-of-way line of Buckingham Road for the most northerly northeast corner of said Lot 1, Block A;

THENCE with the southerly right-of-way line of Buckingham Road North 89° 21' 58" East a distance of 614.52 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 14.483 acres (630,894 square feet) of land.

In all, both lots containing a computed area of 15.081 acres, or 656,952 square feet of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That Redeans Properties, Ltd. 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 Lots 1 & 2, Block 1, Redeans Addition an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, 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 endangers or interferes 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 easement dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2017.

By: Cheryl Pollman—General Partner of Redeans Properties, Ltd.

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN under my hand and seal of office this _____ day of _____, 2017.

Notary Public for and in the State of Texas

My commission expires: _____

Conveyance Plat

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

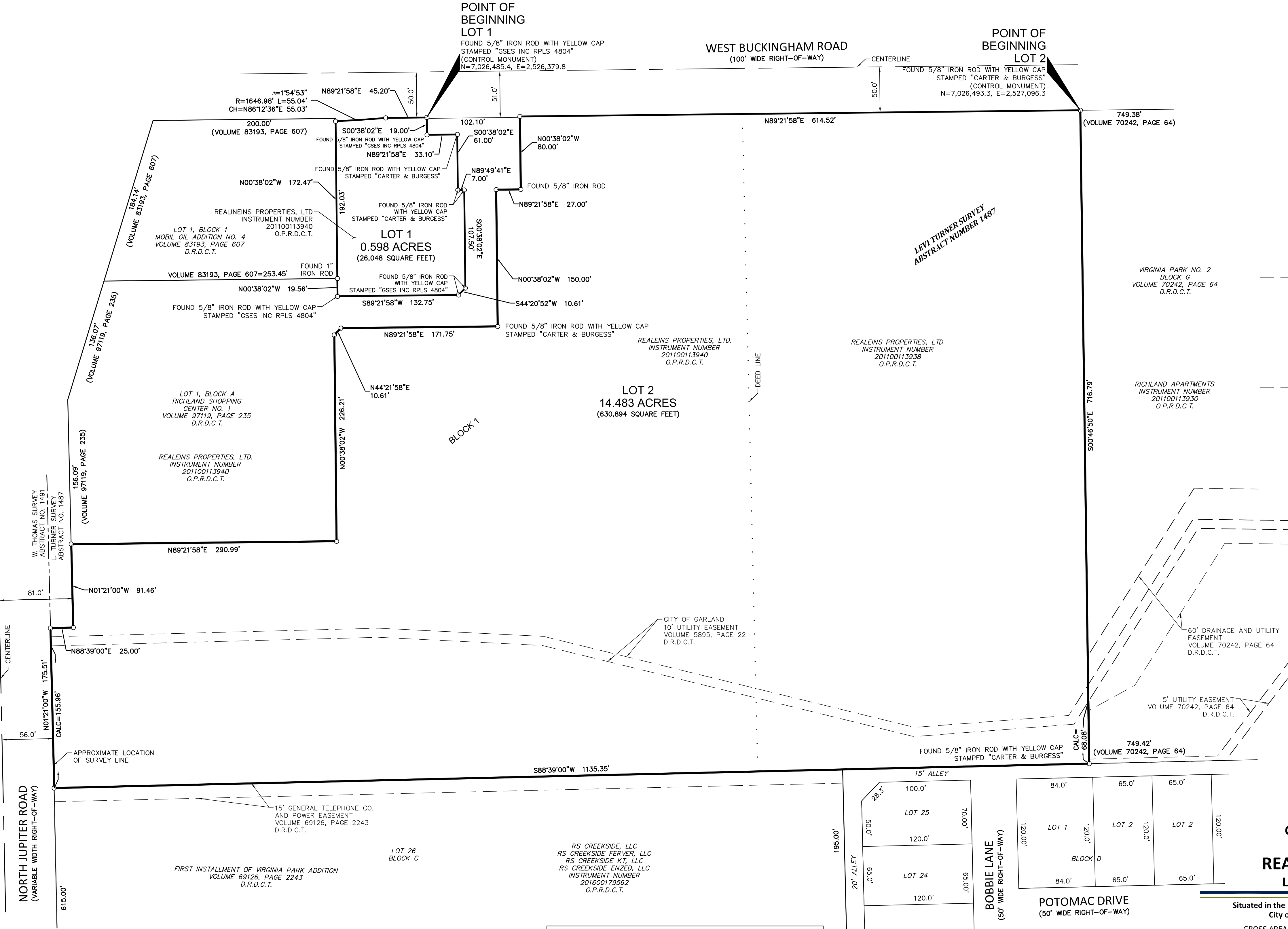
Additionally, as a part of the Final Plat requirements, a drainage easement to be dedicated to the City of Garland shall be required, covering the 1% annual chance floodplain (a.k.a. "100 year floodplain") plus one foot of freeboard, plus a City Access Easement. The final geometrical configuration of said drainage easement shall be reviewed and approved by the City of Garland Engineering Department.

SURVEYOR'S AFFIRMATION

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

Dated this the _____ day of _____, 2017.

Gregory S. Ifland
Texas Registered Professional Land Surveyor No. 4351



NOTES:

The basis of bearings for this survey is the Texas Coordinate System of 1983 (NAD83), North Central Zone, based upon GPS measurements, according to the North Central Texas Cooperative VRS Network.

All corners are 5/8" iron rod with yellow plastic cap stamped "Dunaway Assoc LP" found unless otherwise noted.

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.

Minimum finished floor elevations shall be established by final plat.

Approved and accepted for the City of Garland this _____ day of _____, 2017 by the City Plan Commission of the City of Garland, Texas.

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

CHAIRMAN OF THE CITY PLANNING COMMISSION

PLANNING DEPARTMENT DIRECTOR

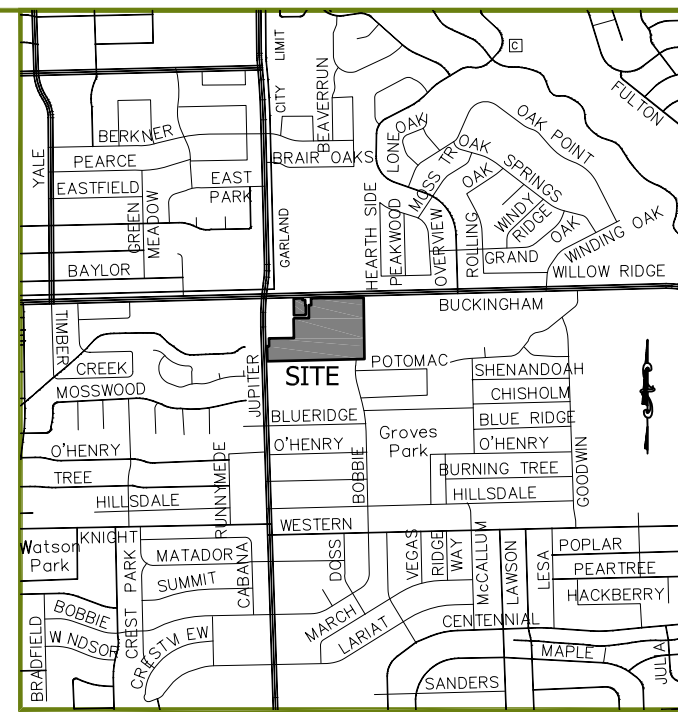
STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED GREGORY S. IFFLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC
TARRANT COUNTY, TEXAS

MY COMMISSION EXPIRES: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVE.
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
FIRM REGISTRATION NUMBER: 10098100

OWNER/DEVELOPER

REALEINS PROPERTIES, LTD.
6350 LBJ FREEWAY #250
DALLAS, TEXAS 75240
(214) 362-3404 (PHONE)

RESERVED FOR COUNTY RECORDING INFO

VIRGINIA PARK NO. 2
BLOCK G
VOLUME 70242, PAGE 64
D.R.D.C.T.

RICHLAND APARTMENTS
INSTRUMENT NUMBER
201100113930
O.P.R.D.C.T.

60' DRAINAGE AND UTILITY
EASEMENT
VOLUME 70242, PAGE 64
D.R.D.C.T.

5' UTILITY EASEMENT
VOLUME 70242, PAGE 64
D.R.D.C.T.

60' 0 60' 120'
SCALE
1" = 60'
FEET

CONVEYANCE PLAT
OF
REALEINS ADDITION
LOTS 1 & 2, BLOCK 1

Situated in the Levi Turner Survey, Abstract Number 1487
City of Garland, Dallas County, Texas

GROSS AREA = 15.081 ACRES / 656,942 SQUARE FEET
THIS PLAT WAS PREPARED IN JULY, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107

Tel: 817.335.1121

FIRM REGISTRATION 10098100

CASE NUMBER: 170034-0

SHEET 1 OF 1

JOB NUMBER: 8003130.001



GARLAND

Plan Commission

3.a.

Meeting Date: 08/28/2017

Item Title: Z 17-37 Wilbow Corporation (District 6)

Summary:

INFORMATION/DISCUSSION ONLY: Staff will present the application of **Wilbow Corporation** requesting approval of 1) an amendment to Planned Development (PD) District 15-41; and 2) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (Z 17-37) (District 6). This case is tentatively scheduled to be heard at the September 11, 2017 Plan Commission meeting.

Attachments

Z 17-37 Wilbow Corporation Memo and Attachments

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, Principal Development Planner

DATE: August 23, 2017

SUBJECT: Z 17-37
Wilbow Corporation

Staff will provide verbal briefing to the Plan Commission regarding application Z 17-37 during your August 28, 2017 meeting. No action is needed from the Commission at this time.

The site is located at the southwest corner of West Buckingham Road and North Shiloh Road. The request is for approval of 1) an amendment to Planned Development (PD) District 15-41; and 2) a Detail Plan for Single-Family-5 (Detached) Uses, Single-Family (Attached) Uses on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses.

The site was approved in 2015 with a Concept Plan under Planned Development (PD) District 15-41 for development of a compact neighborhood of townhomes, single-family dwellings, and commercial uses. Subsequently the City entered into a Development Agreement with the developer. The Detail Plan approval request follows the sequence of Development Agreement established procedural steps for development of the site.

This item will be scheduled for formal consideration and action at the Plan Commission September 11, 2017 meeting.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD 15-41 Concept Plan
- iii. Proposed PD 15-37 Detail Plan



Lot Type Summary	
Manor (50'x115')	56
Garden (40'x115')	136
Villa (1 Story Townhome - 35'x75')	93
Townhome (2 Story - 22'x100')	293
Total	578

Density Summary (Units per Acre)	
Gross	5.7
Net of Commercial	6.0

PLANNED DEVELOPMENT EXHIBIT D-2
Wyrick Tract
 101.1 ACRES IN THE LEVI TURNER SURVEY, ABSTRACT #487
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 NOVEMBER, 2015

OWNER:
 Wyrick Properties, Inc.
 1501 Westwood
 Suite 100
 Dallas, TX 75244
 Phone: 972.475.0897
 Fax: 972.475.0897

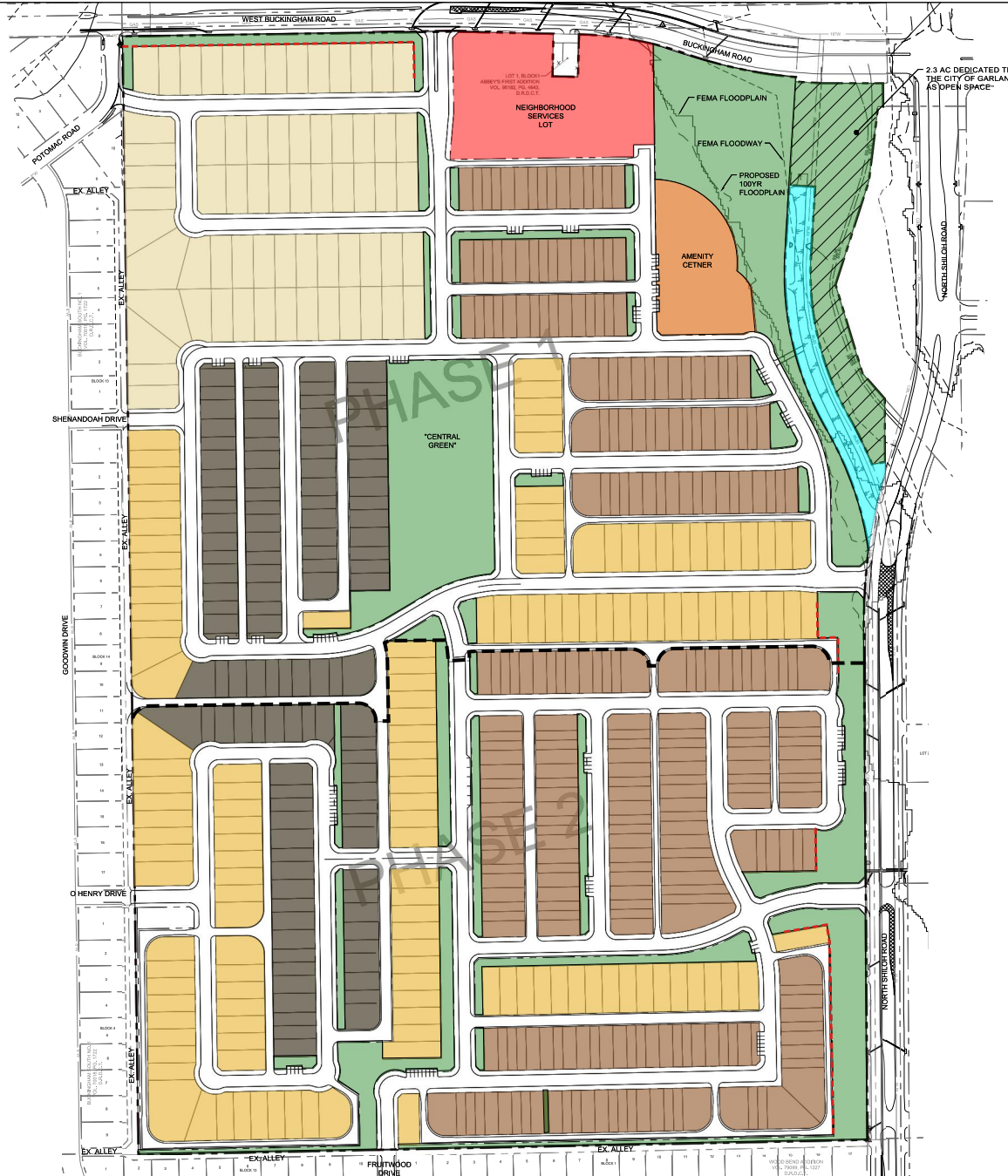
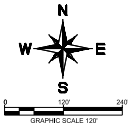
APPLICANT:
 Wyrick Properties, Inc.
 1501 Westwood
 Suite 100
 Dallas, TX 75244
 Phone: 972.475.0897
 Fax: 972.475.0897

PLANNER:
 Kimley-Horn and Associates
 1501 Westwood
 Suite 100
 Dallas, TX 75244
 Phone: 972.475.0897
 Fax: 972.475.0897

ENGINEER / SURVEYOR:
 Kimley-Horn and Associates
 1501 Westwood
 Suite 100
 Dallas, TX 75244
 Phone: 972.475.0897
 Fax: 972.475.0897

APPROVED CONCEPT PLAN
Z 15-41
EXHIBIT D





LEGEND	
---	PROPERTY LINE
---	PHASE LINE
---	PROPOSED SCREEN WALL
---	NEIGHBORHOOD SERVICES
---	LAND DEDICATED TO CITY OF GARLAND
---	AMENITY AREA
---	DETENTION
---	OPEN SPACE
---	EXISTING ROW
---	2-STORY TOWN HOME (22'3/2" X 100')
---	VILLA (42'0" X 82')
---	GARDEN (40' X 113')
---	MANOR (60' X 115')
---	PROPOSED TURN LANE

Land Use Acreage Summary	
Neighborhood Services	3.0
Land Dedicated to City of Garland	2.3
Amenity Center	1.5
Open Space (OS)	11.7
Residential Lots / Residential Street ROW	82.6
Total	101.1
Existing City of Garland ROW	1.1

Open Space Acreage Summary	
Open Space (OS)	11.7
Land Dedicated to City of Garland	2.3
Total Percent Open Space	13.8%

Lot Type Summary	
Phase 1	
2-Story Town Home	93
Villa	70
Garden	58
Manor	65
Phase 1 Total Lots	286
Phase 2	
2-Story Town Home	177
Villa	44
Garden	83
Manor	6
Phase 2 Total Lots	304
Total Lots	590

Density Summary (Units per Acre)	
Gross	5.8
Net of Commercial Lot	6.0
Net of Thoroughfare ROW	8.0

DRAFT DETAIL PLAN

CITY CASE NO. 150611-1
ZONING: PD 17-37

DETAIL PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: Marilyn Wyrick Ingram Patty Wyrick Patterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 977-3111 Contact: J. Randall Patterson			DEVELOPER: Wilbow Corporation 4131 N Central Expwy #900 Dallas, TX 75204 Tel: (972) 478-9897 Contact: Jennifer Raabon			ENGINEER/SURVEYOR: Kimley-Horn 13400 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.		
DESIGNED RTE	DRAWN RTE	CHECKED MCH	SCALE AS SHOWN	DATE AUGUST 2017	PROJECT NO. 260770003			D-1



GARLAND

Plan Commission

4.

Meeting Date: 08/28/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: August 28, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the September 11, 2017 Plan Commission meeting.

PLATS

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

ZONING

1. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
2. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Erasmus Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)

4. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
5. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
6. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
7. Consideration of the application of **Fasil Kagnev**, requesting approval of Specific Use Provision for an Elder Care - Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
8. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
9. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General and Reception Facility Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
10. Consideration of the application of **Mit Patel**, requesting approval of 1) a Change in Zoning to Planned Development (PD) District and 2) a Specific Use Provision for a Hotel/Motel, Limited Service zoned Industrial (IN) District. This property is located at 3625 Leon Road. (District 5) (File Z 17-34)
11. Consideration of the application of **Wilbow Corporation**, requesting approval of 1) an amendment to Planned Development (PD) District 15-41; and 2) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (District 6) (Z 17-37)
12. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)