



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 22, 2022 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 6:45 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.

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

Garland City Hall and Council Chambers 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 8, 2022 meeting.

2. PLATS

- a.** P 22-21 North Garland Commons No. 2 Conveyance Plat
- b.** P 22-22 Rosehill Acreage Homesite Replat
- c.** P 22-23 Domain at Firewheel Phase 3 Addition Final Plat
- d.** P 22-24 Rexico No. 2 Evangel Temple Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card

and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) **(The applicant has requested postponement to the September 12, 2022 Plan Commission Meeting)**
- b. Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan.) **(The applicant has requested postponement to the September 12, 2022 Plan Commission Meeting)**

4. MISCELLANEOUS

- a. Introduction of Matthew Wolverton, Development Planner

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: 08/22/2022

Item Title: Consider approval of the Plan Commission Minutes for the August 8, 2022 meeting.

Summary:

Consider approval of the Plan Commission Minutes for the August 8, 2022 meeting.

Attachments

Plan Commission Minutes for August 8, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 8, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Deputy City Attorney	Mike Betz
First Assistant City Attorney	Scott Levine
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Transportation Director	Paul Luedtke

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the July 25, 2022 meeting.

PLATS

2a. APPROVED** P 22-19 Striker Marquis Addition

2b. APPROVED** P 22-20 Lyons Crest Estates No. 2 Final Plat

ZONING

3a. APPROVED Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Change in Zoning from Community Retail (CR) District and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Zoning) (This item was postponed from the July 25, 2022 Plan Commission Meeting.)

Paul Luedtke, Transportation Director, briefed the Plan Commission on the Traffic Impact Analysis (TIA). He went on to outline the possible improvements to improve the flow of traffic and alleviate the congestions problems identified as a result of this request. TxDOT will need to approve some of the proposed changes.

There was discussion between the Plan Commission and Mr. Luedtke regarding previous plans by TxDOT to reconstruct the intersection, roadway stripping, flipping the stack, new developments and increased trip information, traffic capacities, traffic comparisons between multi-family developments versus retail developments, and any type of approval is required by TxDOT because the road is their right-of-way.

Representing the applicant Jeff Patton, 5832 Gardendale Drive, Dallas, Texas and Maxwell Fisher, provided an overview of the request and provided citizen comments as a result of neighborhood engagement meetings with homeowners within the immediate vicinity.

Maxwell Fisher, 2595 Dallas Parkway, Frisco, Texas, spoke in support of the quality of the product being proposed by the developer.

There was discussion among the Plan Commission and the applicant regarding representation by Forest Creek HOA, amenity access, reassessment of the Traffic Impact Analysis, and height deviations.

Residents speaking in opposition of the request:
Steven Flores, 4713 Maritime Cove, Garland, Texas
Linda Flowers, 4618 Candlestick Drive, Garland, Texas
Lorenzo Perez, 4618 Candlestick Drive, Garland, Texas
Clistie Turnipseed, 4405 Scenic Circle, Garland, Texas
Luz Zavala, 4802 Paradise Cove, Garland, Texas
Joe Headrick, 4634 Lemon Tree Lane, Garland, Texas

Markevia Smith, 4621 Lemon Tree Lane, Garland, Texas
Karl Power, 4633 Lemon Tree Lane, Garland, Texas
Kathleen Jennings, 4641 Lemon Tree Lane, Garland, Texas

Residents speaking in opposition raised concern regarding current and future traffic issues with the newly approved projects being developed, vehicles blocking roadways, possibility of roadway markers to prevent semi's from driving through the neighborhood, parking availability for renters and their visitors, , relocation of wildlife, current load on bridge, response times of first responders, safety, and trucks driving through neighborhoods

Residents speaking in support of the request:
Ron Ford, 4733 Forest Springs Cove, Garland, Texas
Ken Risser, 4130 Carrington Drive, Garland, Texas
Noland Johnson 4610 Spinnaker Cove, Garland, Texas

Residents spoke in support of the request, but raised concern regarding the current traffic dangers with the intersection at Zion Road and Waterhouse, proposed location of signage, and trucks driving through neighborhoods.

Lori Dodson, 2501 Lakeside, Garland, Texas, provided additional insight into the controls regulating the developer, responsibility of the streets, and spoke against penalizing the developer for constraints beyond their control.

John Turnipseed, did not speak but registered against the request.

Jeff Wilson, did not speak but registered against the request

Mr. Patton stated they will be providing 639 parking spaces, and providing an additional 75 tandem parking spaces, retaining the pond, provided details on rental pricing, reiterated the alignment of the Comprehensive Plan, and requested approval from the Plan Commission.

There was additional discussion among the Plan Commissioners and the applicant regarding visitor parking, for the apartments as well as the townhomes, if there was opportunity of mixed-use development, and signage for no parking on Zion Road.

Motion was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

Plan Commission recessed at 8:52
Plan Commission reconvened at 9:03

There was discussion among the Plan Commission and City Staff regarding, compliance with the Detail Plan, parking enforcement, posting signs that direct trucks to the highway, and alternative uses allowed by right.

Chairman Roberts, discussed the possible uses, and the lengths the developer has gone through to maintain a respectful development.

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

3b. APPROVED Consideration of the application of **JLB Partners, LLC / Masterplan**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 5000 and 5026 Zion Road. (District 3) (File Z 22-31 – Detail Plan) (This item was postponed from the July 25, 2022 Plan Commission Meeting.)

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

3c. POSTPONED Consideration of the application of **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) (The applicant requests postponement of this case to the August 22, 2022 Plan Commission meeting.)

3d. POSTPONED Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 5000 and 5026 Zion Road. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan) (The applicant requests

postponement of this case to the August 22, 2022 Plan Commission meeting.)

3e. APPROVED Consideration of the application of **Crowne Castle USA, Inc.**, requesting approval of an Amendment to a Specific Use Provision [S 07-66] for an Antenna, Commercial Use on a property zoned Community Retail (CR) District. This property is located at 3162 Saturn Road. (District 5) (File Z 22-40 – Specific Use Provision)

The applicant, Haley Peck, 11908 Bamberg Lane, Frisco, Texas, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Aubin to close the public hearing and approve the request as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

3f. APPROVED Consideration of the application of **Crowne Castle USA, Inc.**, requesting approval of a Plan for an Antenna, Commercial Use. This property is located at 3162 Saturn Road. (District 5) (File Z 22-40 – Plan)

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

3g. APPROVED Consideration of the application of **BCC Engineering**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District. This property is located at 1450 Todd Lane. (District 1) (File Z 22-42) *(The applicant previously had requested to re-zone to Single-Family-10 (SF-10) District and has amended the request.)*

Representing the applicant Stan Foerster 1903 Central Drive, Bedford, Texas was available for questions.

There were no questions of this applicant.

Michael Baker 1322 Talley Road, Garland, Texas spoke in favor the request.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 9:35 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/22/2022

Item Title: P 22-21 North Garland Commons No. 2 Conveyance Plat

Summary:

P 22-21 North Garland Commons No. 2 Conveyance Plat

Attachments

P 22-21 North Garland Commons No. 2 Conveyance Plat Report and Attachments

Planning Report

File No: P 22-21 /District 1

Agenda Item:

Meeting: Plan Commission

Date: August 22, 2022



GARLAND

TEXAS MADE HERE

CONVEYANCE PLAT

North Garland Commons No. 2

LOCATION

6002 North Garland Avenue

ZONING

Community Retail (CR) District

NUMBER OF LOTS

Seven

ACREAGE

18.306

BACKGROUND

The applicant requests approval of Conveyance Plat. The purpose of this plat is to divide a portion of Lot 1R-1R-2 into seven (7) lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

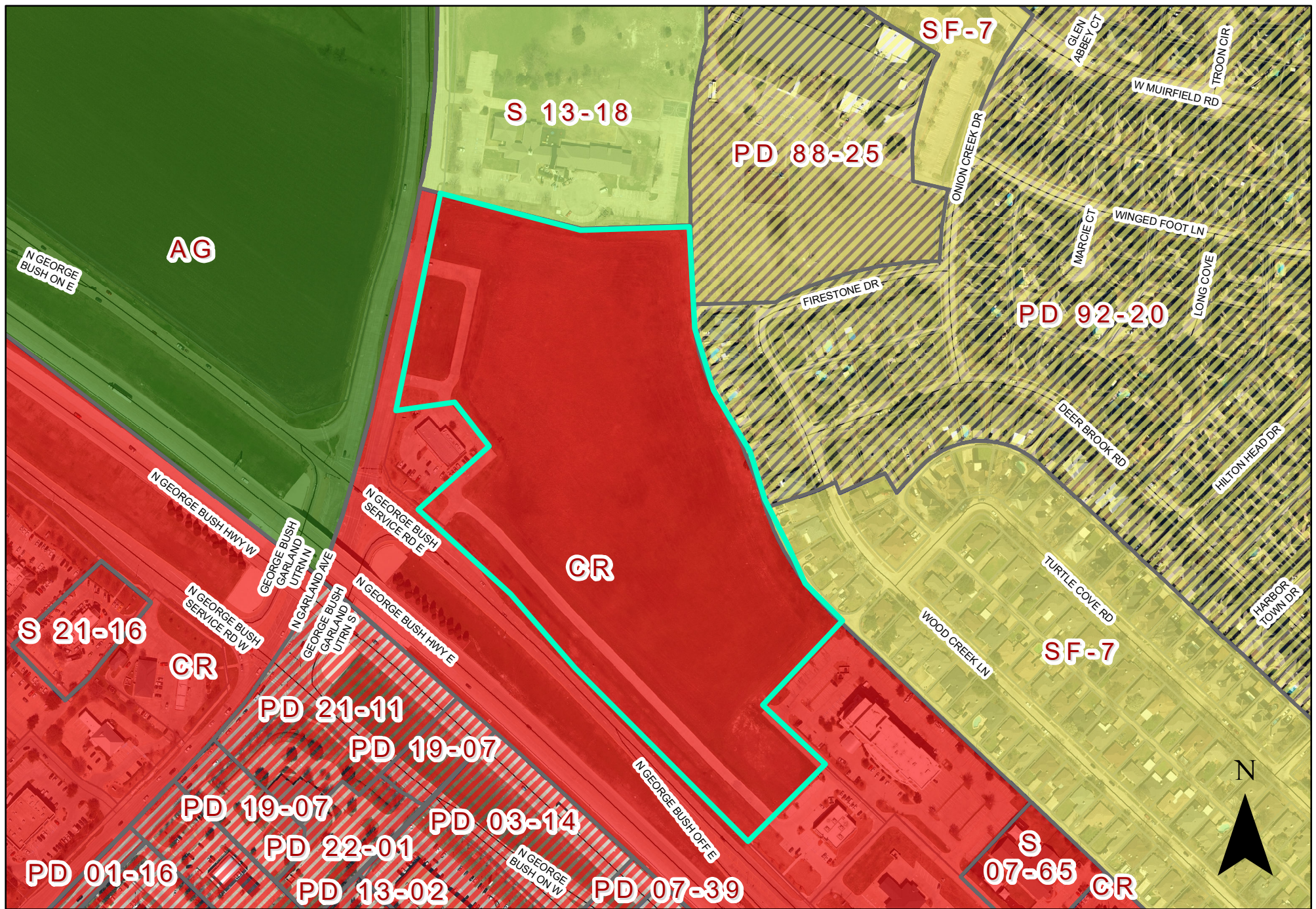
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-21

 INDICATES AREA OF REQUEST

6002 North Garland Avenue

~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 48°39'35" E	230.82'
L2	N 41°20'25" W	135.00'
L3	S 84°47'41" W	137.03'

~ BOUNDARY CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	435.00'	28°43'55"	218.13'	S 15°39'20" E	215.86'
C2	1200.00'	13°09'19"	275.52'	S 23°26'37" E	274.92'
C3	650.00'	29°09'39"	330.82'	S 31°26'48" E	327.26'
C4	320.00'	50°50'51"	283.99'	S 15°52'51" E	274.76'
C5	320.00'	17°34'08"	98.12'	S 00°45'30" W	97.74'
C6	320.00'	33°16'42"	185.86'	S 24°39'55" E	183.26'
C7	1200.00'	10°02'28"	210.30'	N 25°00'02" W	210.03'
C8	1200.00'	3°06'51"	65.22'	N 18°25'23" W	65.21'

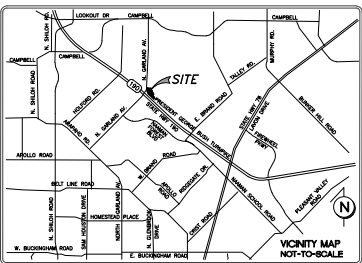
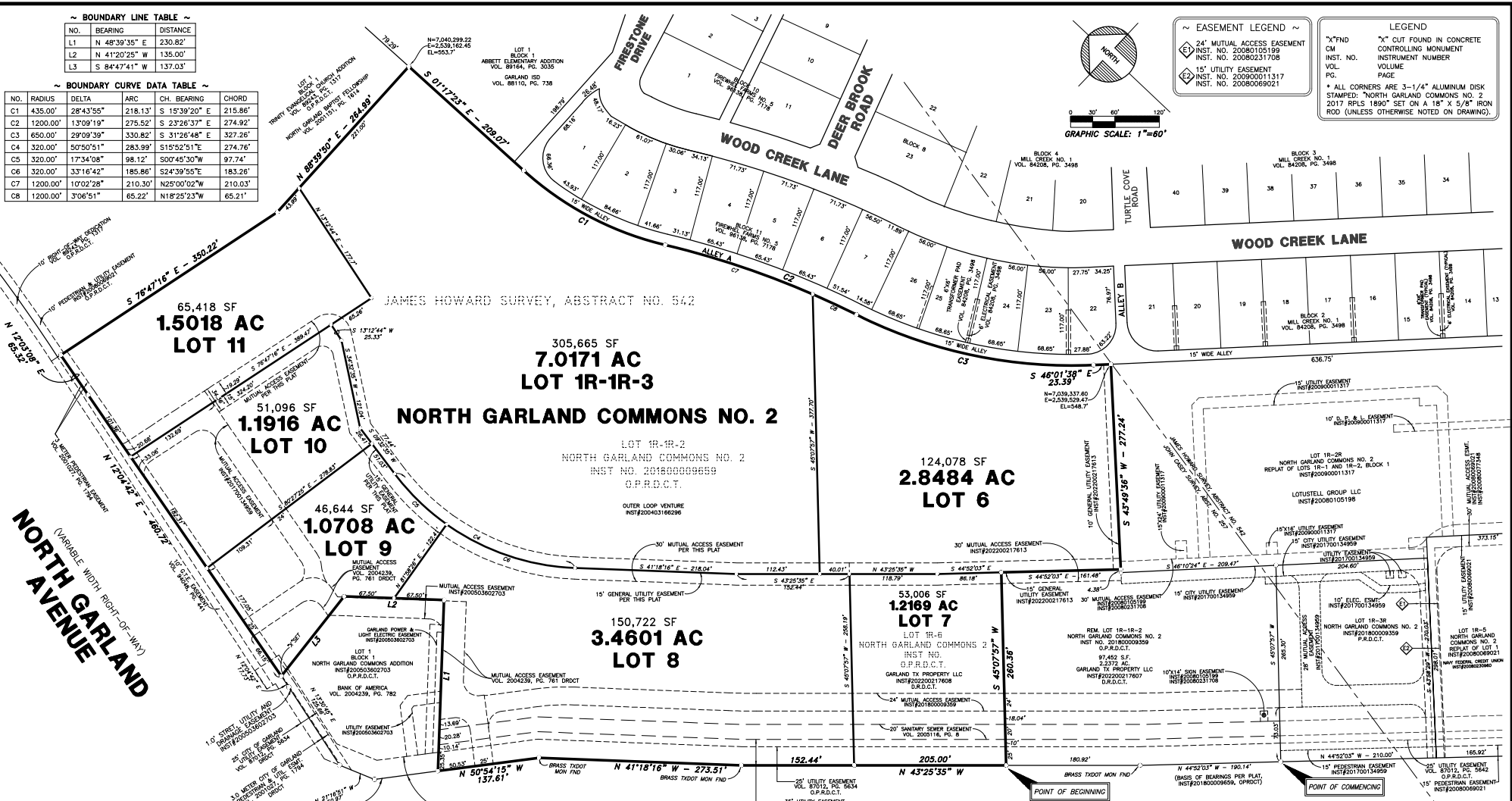
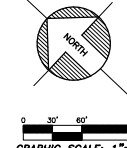
~ EASEMENT LEGEND ~

24' MUTUAL ACCESS EASEMENT	INST. NO. 20080105199
15' UTILITY EASEMENT	INST. NO. 20080231708
15' UTILITY EASEMENT	INST. NO. 200900511317
15' UTILITY EASEMENT	INST. NO. 20080609021

LEGEND

"X" FIND	"X" CUT FOUND IN CONCRETE
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
P.G.	PAGE

* ALL CORNERS ARE 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2017 RPLS 1800" SET ON A 18" X 5/8" IRON ROD (UNLESS OTHERWISE NOTED ON DRAWING)



STATE HIGHWAY NO. 190 PRESIDENT GEORGE BUSH TOLLWAY

CONVEYANCE PLAT
NORTH GARLAND COMMONS NO. 2
LOTS 6, 7, 8, 9, 10, 11, AND 1R-1R-3
BEING A 18.3067 ACRE TRACT
BEING A PORTION OF
LOT 1R-1R-2
NORTH GARLAND COMMONS NO. 2
INST. NO. 201800009659 O.P.R.D.C.T.
CITY OF GARLAND, DALLAS COUNTY, TEXAS
AUGUST 11, 2022
CITY CASE NO.: 220029-0

OWNER:
GARLAND TX PROPERTY, LLC
2211 N. RILEY AVE., SUITE 304
CHICAGO, IL 60614
CONTACT: MITCHELL GOLTZ
EMAIL: MITCH@GWPROPERTIES.COM

OWNER:
OUTER LOOP VENTURE
8150 N. CENTRAL EXPRESSWAY, SUITE 725
DALLAS, TX 75206
CONTACT: GEORGE W. BALDWIN
EMAIL: GBINVEST@BELLNET

OWNER:
OUTER LOOP VENTURE NUMBER TWO
8150 N. CENTRAL EXPRESSWAY, SUITE 725
DALLAS, TX 75206
CONTACT: GEORGE W. BALDWIN
EMAIL: GBINVEST@BELLNET

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 356-4600
CONTACT: DAVID PETREK
EMAIL: DTPETREK@BLUESKYSURVEYING.COM
TSPS REGISTRATION NO. 10102700

NOTES:

- 1) THE PURPOSE OF THIS CONVEYANCE PLAT IS TO DIVIDE A PORTION OF LOT 1R-1R-2 INTO SEVEN LOTS
- 2) BASIS OF BEARINGS FOR THIS CONVEYANCE PLAT IS THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 190 PER PLAT OF NORTH GARLAND COMMONS NO. 2 RECORDED IN INSTRUMENT NUMBER 201800009659 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
- 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) 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- 5) THIS PLAT IS A CONVEYANCE PLAT ONLY, AND IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL, SHALL BE ISSUED OR IS HEREBY INTENDED. NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS CONVEYANCE PLAT UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF GARLAND, TEXAS.

STATE OF TEXAS }}
COUNTY OF DALLAS }}

OWNERS CERTIFICATE

WHEREAS, OUTER LOOP VENTURE, OUTER LOOP VENTURE NUMBER TWO, and GARLAND TX PROPERTY LLC, ARE THE OWNERS OF THAT CERTAIN 18.3067 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JAMES HOWARD SURVEY, ABSTRACT NO. 540, CITY OF GARLAND, DALLAS COUNTY, TEXAS AND BEING A PORTION OF LOT 18-1R-2, OF NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK INST. # 20180009659, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 20.453 ACRE TRACT OF LAND DESCRIBED IN DEED TO OUTER LOOP VENTURE NUMBER TWO AS RECORDED IN INSTRUMENT NO. 20120009690 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING A TRACT OF LAND DESCRIBED IN DEED TO GARLAND TX PROPERTY, LLC AS RECORDED IN VOLUME 2004236, PAGE 157 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING A TRACT OF LAND DESCRIBED IN DEED TO GARLAND TX PROPERTY, LLC AS RECORDED IN DOCUMENT NUMBER 202200217608 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 18.3067 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" CUT IN CONCRETE FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 18-1R-2 AND THE SOUTHWEST CORNER OF LOT 18-3R, OF NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK INST. # 20170004569, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44° 52' 03" WEST (BASIS OF BEARINGS PER PLAT, INST. NO. 20180009659, OPPOSED) ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 18-1R-2 FOR A DISTANCE OF 150.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43° 25' 30" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 18-1R-2 FOR A DISTANCE OF 150.92 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43° 25' 30" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 18-1R-2 FOR A DISTANCE OF 354.77 FEET TO A BRASS TIDOT MONUMENT;

THENCE NORTH 41° 18' 16" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 18-1R-2 FOR A DISTANCE OF 272.51 FEET TO A BRASS TIDOT MONUMENT FOUND BRASS TIDOT MONUMENT FOUND FOR CORNER;

THENCE NORTH 59° 54' 15" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 18-1R-2 FOR A DISTANCE OF 137.61 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER, SAID POINT BEING THE WESTERLY CORNER OF SAID LOT 18-1R-2, SAID POINT ALSO BEING THE SOUTHERLY CORNER OF LOT 18 BLOCK 1 OF NORTH GARLAND COMMONS ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INST. NO. 20050360203, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND ALONG THE COMMON LINES OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND LOT 1 IN BLOCK 1 OF NORTH GARLAND COMMONS ADDITION, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1, 2, AND 3:

1. NORTH 48° 39' 35" EAST FOR A DISTANCE OF 230.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER;
2. NORTH 41° 20' 25" WEST FOR A DISTANCE OF 135.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER;
3. SOUTH 84° 47' 41" WEST FOR A DISTANCE OF 137.03 FEET TO A "X" CUT IN CONCRETE SET FOR THE COMMON CORNER OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND LOT 1 IN BLOCK 1 OF NORTH GARLAND COMMONS ADDITION AND BEING IN THE EAST RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 12° 04' 42" EAST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE FOR A DISTANCE OF 460.72 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER;

THENCE NORTH 12° 03' 08" EAST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE FOR A DISTANCE OF 46.32 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 1 OF TRINITY EVANGELICAL CHURCH ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 89243, PAGE 1317, MAP RECORDS, DALLAS COUNTY, TEXAS, AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO NORTH GARLAND BAPTIST FELLOWSHIP AND RECORDED IN VOLUME 2001151, PAGE 1614 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 76° 47' 16" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE AND ALONG THE COMMON LINE OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND LOT 1 IN BLOCK 1 OF TRINITY EVANGELICAL CHURCH ADDITION FOR A DISTANCE OF 350.22 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER;

THENCE NORTH 88° 39' 50" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND LOT 1 IN BLOCK 1 OF TRINITY EVANGELICAL CHURCH ADDITION FOR A DISTANCE OF 264.99 FEET TO A 3/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2017 RPLS 1890" SET ON A 1/4" X 5/8" IRON ROD FOR THE NORTHWEST CORNER OF SAID 18-1R-2 OF NORTH GARLAND COMMONS NO. 2, SAID POINT BEING IN THE WEST LINE OF LOT 1 IN BLOCK 1 OF ARBETT ELEMENTARY ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 89164, PAGE 3033, MAP RECORDS, DALLAS COUNTY, SAID POINT ALSO BEING IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO GARLAND SD AND RECORDED IN VOLUME 89116, PAGE 738 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 01° 17' 25" EAST ALONG THE COMMON LINE OF SAID LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND LOT 1 IN BLOCK 1 OF ARBETT ELEMENTARY ADDITION AND PASSING THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 1 OF ARBETT ELEMENTARY ADDITION AND ALONG THE SOUTHWEST LINE OF A 15' WIDE ALLEY, FOR A DISTANCE OF 208.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET WITH A CENTRAL ANGLE OF 28° 43' 55" AND A CHORD BEARING SOUTH 15° 39' 20" EAST AT A DISTANCE OF 215.86 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTHWEST LINE OF SAID 15' WIDE ALLEY FOR AN ARC DISTANCE OF 216.13 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET WITH A CENTRAL ANGLE OF 13° 09' 19" AND A CHORD BEARING SOUTH 23° 26' 37" EAST AT A DISTANCE OF 274.92 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTHWEST LINE OF SAID 15' WIDE ALLEY FOR AN ARC DISTANCE OF 275.52 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET WITH A CENTRAL ANGLE OF 29° 09' 38" AND A CHORD BEARING SOUTH 31° 26' 48" EAST AT A DISTANCE OF 377.28 FEET;

THENCE SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTHWEST LINE OF SAID 15' WIDE ALLEY FOR AN ARC DISTANCE OF 330.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR CORNER;

THENCE SOUTH 46° 01' 30" EAST AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID 15' WIDE ALLEY FOR A DISTANCE OF 23.59 FEET TO A 3/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2017 RPLS 1890" SET ON A 1/4" X 5/8" IRON ROD FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18-1R-2 OF NORTH GARLAND COMMONS NO. 2 AND THE NORTHWEST CORNER OF LOT 18-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2, REPLAT OF LOTS 18-1R-1 & 1R-2, BLOCK 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CCF 200800011317, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 43° 49' 30" WEST ALONG THE COMMON LINE OF SAID LOTS 18-1R-2 AND 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2, FOR A DISTANCE OF 277.24 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "1890" SET FOR A CORNER OF SAID LOT 1R-1R-2, COMMON WITH THE WEST LINE OF SAID LOT 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2;

THENCE SOUTH 44° 52' 03" EAST AND DEPARTING THE WEST LINE OF SAID LOT 1R-2R, OVER AND ACROSS SAID LOT 1R-1R-2 FOR A DISTANCE OF 161.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 45° 07' 57" WEST AND CONTINUING OVER AND ACROSS SAID LOT 1R-1R-2 FOR A DISTANCE OF 260.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.3067 ACRES (797,438 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S AFFIRMATION:

I, DAVID PETREE, 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 _____, 2022

DAVID PETREE
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 18890

STATE OF TEXAS
COUNTY OF DALLAS

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 OATH STATED THAT THE STATEMENTS IN THE FOREGOING CERTIFICATE ARE TRUE.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLAN COMMISSION SIGNATURE BLOCK

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS ____ DAY OF _____, 2022 BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

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.

CHAIRMAN OF PLAN COMMISSION

DIRECTOR OF PLANNING

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT OUTER LOOP VENTURE, OUTER LOOP VENTURE NUMBER TWO, and GARLAND TX PROPERTY LLC, THE OWNERS OF THE PROPERTY DESCRIBED IN THIS CONVEYANCE PLAT, ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS CONVEYANCE 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 ENGAGE 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 CONVEYANCE 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 EASEMENTS DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, 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 DALLAS, TEXAS, THIS THE ____ DAY OF _____, 2022.

OUTER LOOP VENTURE

BY: _____
GEORGE W. BALDWIN
MANAGER

OUTER LOOP VENTURE NUMBER TWO

BY: _____
GEORGE W. BALDWIN
MANAGER

GARLAND TX PROPERTY LLC

BY: BCL-GW GARLAND JV LLC, ITS MANAGER
BY: ON GARLAND TX LLC, ITS MANAGER
BY: ON PROPERTY GROUP, LLC, ITS MANAGER
BY: MITCHELL GOLTZ LIVING TRUST U7/A DTD 6/11/14, ITS MEMBER

BY: _____
MITCHELL GOLTZ
TRUSTEE

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE W. BALDWIN, 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 _____, 2022.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS }
COUNTY OF COOK }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHELL GOLTZ, 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 _____, 2022.

NOTARY PUBLIC FOR AND IN THE STATE OF ILLINOIS

MY COMMISSION EXPIRES: _____

SPACE RESERVED FOR
COUNTY RECORDING LABEL

CONVEYANCE PLAT
NORTH GARLAND COMMONS NO. 2
LOTS 6, 7, 8, 9, 10, 11, AND 1R-1R-3

BEING A 18.3067 ACRE TRACT
BEING A PORTION OF
LOT 1R-1R-2
NORTH GARLAND COMMONS NO. 2
INST NO. 20180009369 O.P.R.D.C.T.

CITY OF GARLAND, DALLAS COUNTY, TEXAS

AUGUST 11, 2022
CITY CASE NO.: 220029-0

OWNER:
GARLAND TX PROPERTY, LLC
2211 N. ELSTON AVE, SUITE 504
CHICAGO, IL 60614
CONTACT: MITCHELL GOLTZ
EMAIL: MITCHG@PROPERTIES.COM

OWNER:
OUTER LOOP VENTURE NUMBER TWO
8150 N. CENTRAL EXPRESSWAY, SUITE 725
DALLAS, TX 75206
CONTACT: GEORGE W. BALDWIN
EMAIL: GBNIVEST@SWELL.NET

OWNER:
OUTER LOOP VENTURE
8150 N. CENTRAL EXPRESSWAY, SUITE 725
DALLAS, TX 75206
CONTACT: GEORGE W. BALDWIN
EMAIL: GBNIVEST@SWELL.NET

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM
TPLS REGISTRATION NO. 10105700



GARLAND

Plan Commission

2. b.

Meeting Date: 08/22/2022

Item Title: P 22-22 Rosehill Acreage Homesite Replat

Summary:

P 22-22 Rosehill Acreage Homesite Replat

Attachments

P 22-22 Rosehill Acreage Homesite Replat Report and Attachments

Planning Report

File No: P 22-22 /District 4

Agenda Item:

Meeting: Plan Commission

Date: August 22, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

Rosehill Acreage Homesites Lot 38 Replat

LOCATION

705 East Oates Road

ZONING

Single-Family-7 (SF-7) District with a Specific Use Provision S 21-24

NUMBER OF LOTS

Two

ACREAGE

1.452

BACKGROUND

The applicant requests approval of Final Plat. The purpose of this plat is to construct two single-family homes and a guest house.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

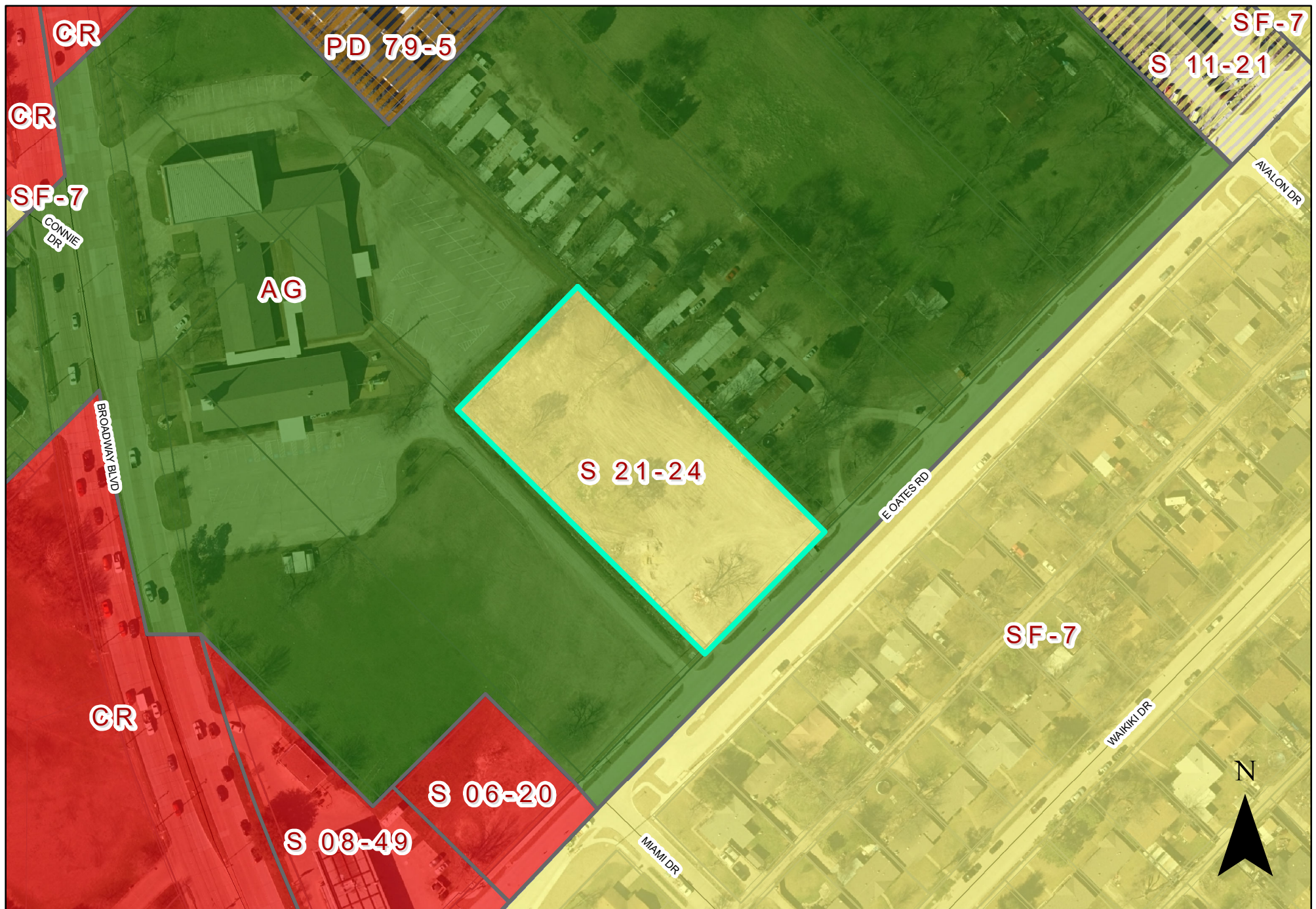
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 127 feet

PLAT MAP P 22-22

 INDICATES AREA OF REQUEST

705 East Oates Road





GARLAND

Plan Commission

2. c.

Meeting Date: 08/22/2022

Item Title: P 22-23 Domain at Firewheel Phase 3 Addition Final Plat

Summary:

P 22-23 Domain at Firewheel Phase 3 Addition Final Plat

Attachments

P 22-23 Domain at Firewheel Phase 3 Addition Final Plat Report and Attachments

Planning Report

File No: P 22-23 /District 1

Agenda Item:

Meeting: Plan Commission

Date: August 22, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

Domain at Firewheel Phase 3 Addition

LOCATION

4501 Bunker Hill Road

ZONING

Planned Development (PD) District 21-57

NUMBER OF LOTS

One

ACREAGE

11.5

BACKGROUND

The applicant requests approval of Final Plat. The purpose of this plat is to construct a multi-family development

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. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-23

 INDICATES AREA OF REQUEST

4501 Bunker Hill Road



GARLAND

Plan Commission

2. d.

Meeting Date: 08/22/2022

Item Title: P 22-24 Rexico No. 2 Evangel Temple Replat

Summary:

P 22-24 Rexico No. 2 Evangel Temple Replat

Attachments

P 22-24 Rexico No. 2 Evangel Temple Replat Report and Attachments

Planning Report

File No: P 22-24 /District 3

Agenda Item:

Meeting: Plan Commission

Date: August 22, 2022



GARLAND

TEXAS MADE HERE

REPLAT PLAT

Rexico No. 2 Replat of Lots 1 & 2, Block 1

LOCATION

5150 Locust Grove Road

ZONING

Single-Family-10 (SF-10) District and Single-Family-7 (SF-7) District

NUMBER OF LOTS

One

ACREAGE

7.5130

BACKGROUND

The applicant requests approval of a Replat. The purpose of this plat is to create one (1) lot.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

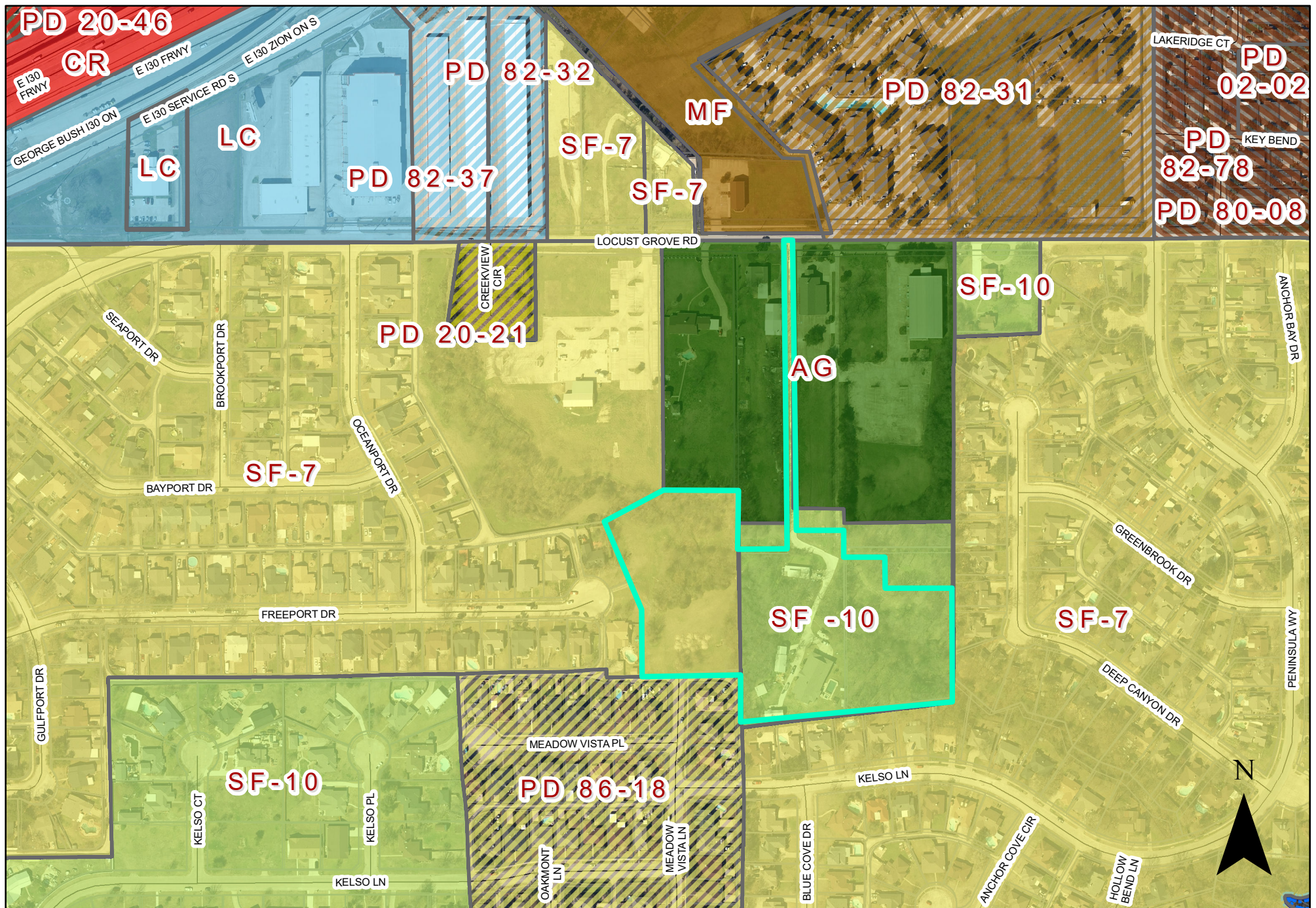
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

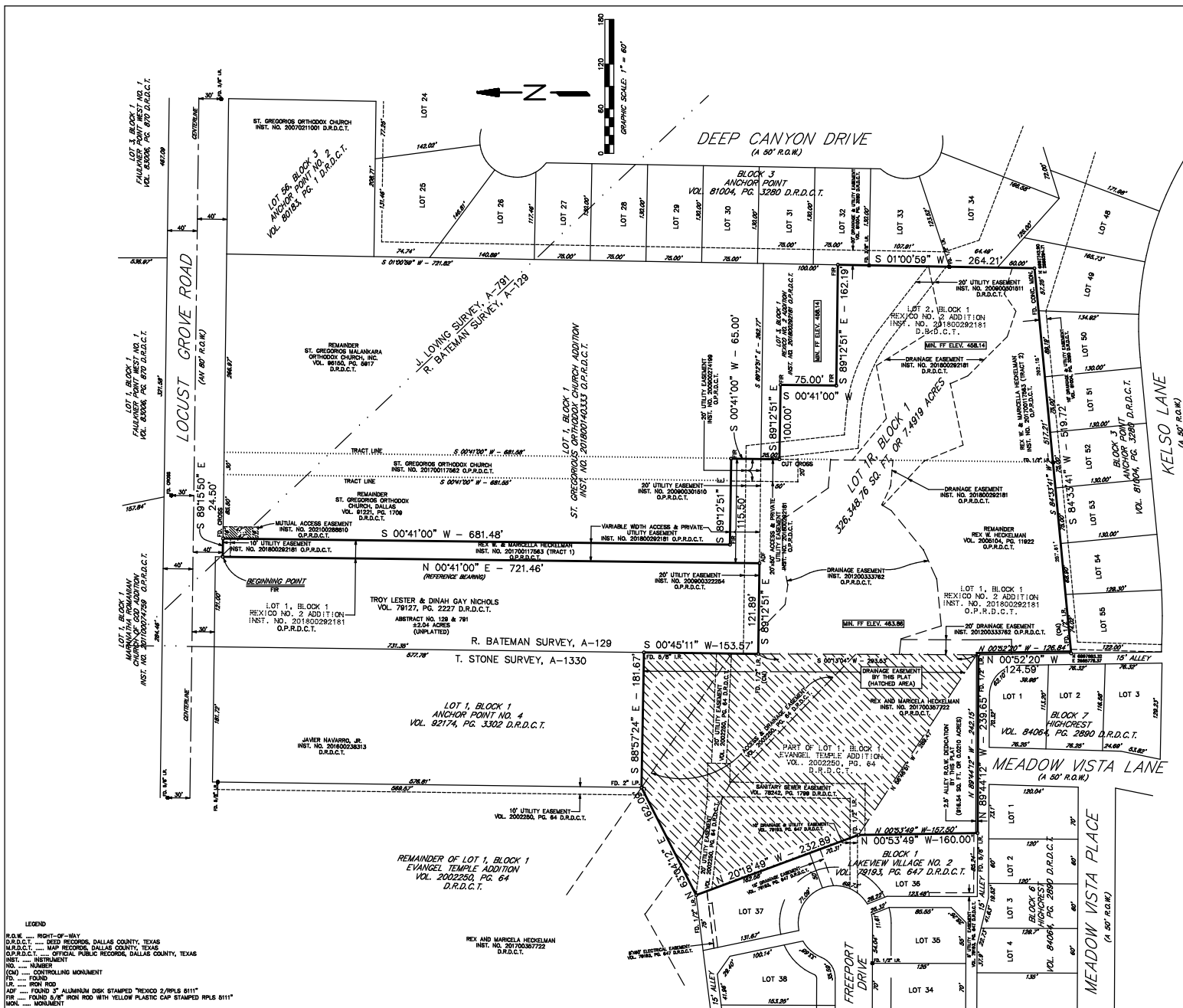


0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 22-24

 INDICATES AREA OF REQUEST

5150 Locust Grove Road



COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4302) USING CITY OF GARLAND GEODETIC CONTROL (2003 DATUM) MONUMENTS 65 AND 66.

GPS 65	N=6898832.14	E=2564498.28	Z=487.00
GPS 66	N=6898815.13	E=2564761.41	Z=477.18

- NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT FROM ALL OF 2 EXISTING LOTS AND A PART OF ANOTHER EXISTING LOT.
 2. REFERENCE BEARING FOR THE WEST LINE OF LOT 3, BLOCK 1 OF ANCHOR POINT NO. 3, IS 00°17'00" E, PER PLAT RECORDED IN VOLUME 88176, PAGE 1325 M.D.C.T.
 3. 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 WITHHELD OF UTILITIES AND BUILDING PERMITS.
 4. MINIMUM FINISH FLOOR ELEVATIONS ESTABLISHED BY FLOOD STUDY PERFORMED BY NATHAN D. WEAVER CONSULTING ENGINEERS, PROJECT NO. 11-11-006, DATED JULY 10, 2012, WISE 4' ±.

SPACE RESERVED FOR COUNTY RECORDING LABEL.

REPLAT
REXICO NO. 2 REPLAT OF LOTS 1 & 2, BLOCK 1
LOT 1R, BLOCK 1

A REPLAT OF PART OF LOT 1, BLOCK 1 OF EVANGEL TEMPLE ADDITION AND ALL OF LOTS 1 AND 2, BLOCK 1 OF REXICO NO. 2 ADDITION, SITUATED IN THE R. BATEMAN SURVEY, ABSTRACT NO. 129, THE T. STONE SURVEY, A-1330 AND THE J. LOVING SURVEY, ABSTRACT NO. 791, CITY OF GARLAND, DALLAS COUNTY,

CASE NO. 220014-0

OWNER/DEVELOPER
REX W. & MARCELA HECKELMAN
8150 LOCUST GROVE RD.
GARLAND, TEXAS 75043
PH. 972-996-7762

SHEET 1 OF 2

DAVIS LAND SURVEYING CO., INC.	9777 FERGUSON ROAD, SUITE 105	IRVING, TEXAS 75039
DATE: 12/23/2021	REVISOR: 04/17/2022	REVISOR: 04/17/2022
JOB NO. 181205	DATE: 12/23/2021	REVISOR: 04/17/2022

214-321-0569

PLAT REG. NO. 10009600

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, REX W. HECKELMAN and MARCELA HECKELMAN are the owners of Lots 1 and 2, Block 1 of REXICO NO. 2 ADDITION, and part Lot 1, Block 1 of EVANGEL TEMPLE ADDITION, additions to the City of Garland, Texas, recorded in Instrument Number 201600692181 of the Official Public Records of Dallas County, Texas and Volume 2002250, Page 54, respectively, of the Deed Records of Dallas County, Texas, and being situated in the R. BATEMAN SURVEY, ABSTRACT NO. 129, the T. STONE SURVEY, ABSTRACT NO. 1150 and the J. LOVING SURVEY, ABSTRACT NO. 791, and being parts of those same tracts of land described in General Warranty Deed to Rex W. Heckelman, recorded in Volume 2005104, Page 11925, Warranty Deed to Rex W. Heckelman and Maricela Heckelman, recorded in Instrument No. 201700117563 and Warranty Deed to Rex Heckelman and Maricela Heckelman, recorded in Instrument No. 201700357722 of the Official Public Records of Dallas County, Texas, and said composite tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner in the south R.O.W. line of Locust Grove Road (an 80' R.O.W.), said point being the northernmost northwest corner of Lot 1, Block 1 of the above mentioned Rexico No. 2 Addition;

THENCE S 89°15'50" E, 24.50' along the south line of Locust Grove Road to a cross cut in concrete found at the northwest corner of Lot 1, Block 1 of St. Gregorius Orthodox Church Addition, an addition to the City of Garland, Texas, recorded in Instrument Number 201600140338 of the of the Official Public Records of Dallas County, Texas;

THENCE S 00°41'00" W, 681.48' along the west line of Lot 1, Block 1 of said St. Gregorius Orthodox Church Addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner;

THENCE S 89°12'51" E, 115.50' along the westernmost south line of Lot 1, Block 1 of said St. Gregorius Orthodox Church Addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner;

THENCE S 00°41'00" W, along a southerly west line of Lot 1, Block 1 of said St. Gregorius Orthodox Church Addition, at 140.00' passing the north corner of Lot 3, Block 1 of the aforementioned Rexico No. 2 Addition, and continuing along the west line of said Lot 3 a total distance of 65.00' to a cut cross set in concrete for corner;

THENCE S 89°12'51" E, 100.00' along the westernmost south line of said Lot 3 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner;

THENCE S 00°41'00" W, 75.00' along the southernmost west line of said Lot 3 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner;

THENCE S 89°12'51" E, 162.19' along the south line of said Lot 3 to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" found for corner in the west line of Lot 32, Block 3 of Anchor Point, an addition to the City of Garland, Texas, recorded in Volume 61004, Page 3230 of the Deed Records of Dallas County, Texas;

THENCE S 01°00'59" W, 264.21' along a west line of Block 3 of said Anchor Point addition to a concrete monument found at the southeast corner of the aforementioned Rexico No. 2 Addition and being in the westernmost north line of Lot 49 Block 3 of said Anchor Point addition;

THENCE S 84°33'41" W, 519.72' along the westernmost north line of Block 3 of said Anchor Point addition to a 1/2" iron rod found at the southwest corner of said Rexico No. 2 Addition and being in the east line of a 15' alley;

THENCE N 00°52'50" W, 124.59' along the east line of said 15' alley to a 1/2" iron rod found at the southeast corner of Lot 1, Block 1 of the aforementioned Evangel Temple Addition and being in the north line of said 15' alley;

THENCE N 89°44'12" W, 239.65' along the north line of said 15' alley to a 5/8" iron rod found at the southeast corner of Lot 36, Block 1 of Lakeview Village No. 2, an addition to the City of Garland, Texas, recorded in Volume 79195, Page 647 of the Deed Records of Dallas County, Texas;

THENCE N 00°53'48" W, 190.00' along the east line of Lot 36, Block 1 of said Lakeview Village No. 2 addition to a 1/2" iron rod found for corner;

THENCE N 20°19'49" W, 232.89' along the northeast line of Lots 36 and 37, Block 1 of said Lakeview Village No. 2 addition to a 1/2" iron rod found at the northeast corner of said Lot 37;

THENCE N 83°04'12" E, 182.09' over and across said Evangel Temple Addition to a 2" iron pipe found at the southwest corner of Lot 1, Block 1 of Anchor Point No. 4, an addition to the City of Garland, Texas, recorded in Volume 92174, Page 3302 of the Deed Records of Dallas County, Texas;

THENCE S 88°07'24" E, 181.67' along the south line of Lot 1, Block 1 of said Anchor Point No. 4 addition to a 5/8" iron rod found for corner in the west line of that same tract of land described in deed to Troy Lester and Dinah Gay Nichols, recorded in Volume 78127, Page 2227 of the Deed Records of Dallas County, Texas;

THENCE S 00°45'11" W, 153.57' along the west line of said Troy Lester and Dinah Gay Nichols property to a 1/2" iron rod found for corner;

THENCE S 89°12'51" E, 121.58' along the south line of said Troy Lester and Dinah Gay Nichols property to a 3" aluminum disk stamped "REXICO 2/RPLS 5111" found for corner;

THENCE N 00°41'00" E, 721.48' along the east line of said Troy Lester and Dinah Gay Nichols property to the Point of Beginning and containing 327,265.30 square feet or 7.5130 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That REX W. HECKELMAN and MARCELA HECKELMAN, the owners of the property described in this plat, do hereby adopt this plat, designating the property as REXICO NO. 2 REPLAT OF LOTS 1 & 2, BLOCK 1, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated, provided however, that no public dedication is made or intended as to any private easements shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. 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 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.

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.

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

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 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, this _____ day of _____, 2022.

Rex W. Heckelman, Owner

Maricela Heckelman, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Rex W. Heckelman, 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 _____, 2022.

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

STATE OF TEXAS:
COUNTY OF DALLAS:

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

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

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

SURVEYOR'S AFFIRMATION

I, Scott Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 215, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that documentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2022.

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

Scott Davis
Texas Registered Professional Land Surveyor No. 5111

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2022.

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

Approved and accepted for the City of Garland this _____ day of _____, 2022 by the 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.

REPLAT
REXICO NO. 2 REPLAT OF LOTS 1 & 2, BLOCK 1
LOT 1R, BLOCK 1

A REPLAT OF PART OF LOT 1, BLOCK 1 OF EVANGEL TEMPLE ADDITION AND ALL OF LOTS 1 AND 2, BLOCK 1 OF REXICO NO. 2 ADDITION, , SITUATED IN THE R. BATEMAN SURVEY, ABSTRACT NO. 129, THE T. STONE SURVEY, A-1530 AND THE J. LOVING SURVEY, ABSTRACT NO. 791, CITY OF GARLAND, DALLAS COUNTY,

CASE NO. 220014--0

OWNER/DEVELOPER

REX W. & MARCELA HECKELMAN
6150 LOCUST GROVE RD.
GARLAND, TEXAS 75043
PH. 972-896-7792

SHEET 2 OF 2

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228 214-321-0569

REVISED: 06/17/2022
REVISED: 06/16/2022
REVISED: 04/21/2022

DATE: 12/23/2021
JOB NO. 18120.

FORM REG. NO. 10009900



GARLAND

Plan Commission

3. a.

Meeting Date: 08/22/2022

Item Title: Z 22-26 CCM Engineering - Zoning (District 2)

Summary:

Consideration of the application **CCM Engineering**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Zoning) **(The applicant has requested postponement to the September 12, 2022 Plan Commission Meeting)**



GARLAND

Plan Commission

3. b.

Meeting Date: 08/22/2022

Item Title: Z 22-26 CCM Engineering - Detail Plan (District 2)

Summary:

Consideration of the application of **CCM Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (District 2) (File Z 22-26 – Detail Plan.) **(The applicant has requested postponement to the September 12, 2022 Plan Commission Meeting)**



GARLAND

Plan Commission

4. a.

Meeting Date: 08/22/2022

Item Title: Introduction of Matthew Wolverton, Development Planner

Summary:

Introduction of Matthew Wolverton, Development Planner
