



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 12, 2019 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 6:40 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.

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 Minutes for the July 22, 2019 meeting.

2. PLATS

- a. P 19-19 Riverset Phase 1 Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **K1 Concept, LLC**, requesting approval of a Specific Use Provision for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)

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: 08/12/2019

Item Title: Plan Commission Minutes for July 22, 2019 meeting

Summary:

Consider approval of Minutes for the July 22, 2019 meeting.

Attachments

Plan Commission Minutes for July 22, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, July 22, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Michael Rose
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to **approve** item 1a. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of July 8, 2019.

ITEMS FOR INDIVIDUAL CONSIDERATION

EXECUTIVE SESSION

2. The Plan Commission entered into an Executive Session at 7:02 p.m. with the Deputy City Attorney and the Senior Assistant City Attorney. The Plan Commission reconvened into Regular Session at 8:45 p.m.

MISCELLANEOUS

- 3a. **APPROVED** Consider amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code of

the City of Garland, Texas, regarding changes to the regulation of building materials, the development approval process, and Planning and Zoning fees in accordance with new laws passed by the Texas Legislature during the 2019 legislative session.

The Commission was presented with a proposed copy of amendments to Chapter 34 of the Code of Ordinances and the Garland Development Code and the form and substance of those amendments were placed into record.

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to approve the amendments to Chapter 34, "Planning", of the Code of Ordinances and the Garland Development Code of the City of Garland, Texas, regarding changes to the regulation of building materials, the development approval process, and Planning and Zoning fees in accordance with new laws passed by the Texas Legislature during the 2019 legislative session. **Motion carried 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:46 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 08/12/2019

Item Title: P 19-19 Riverset Phase 1 Final Plat (District 6)

Summary:

P 19-19 Riverset Phase 1 Final Plat

Attachments

P 19-19 Riverset Phase 1 Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-19/District 6

Agenda Item:

Meeting: Plan Commission

Date: August 12, 2019

FINAL PLAT

Riverset Phase 1

LOCATION

Southwest corner of West Buckingham Road and North Shiloh Road

ZONING

Planned Development (PD) District 17-37 for Dwelling, Single-Family Detached; Single-Family Attached; and Commercial Uses

NUMBER OF LOTS

288 Lots:

- 286 dwelling unit lots
- One (1) commercial lot
- One (1) lot dedicated to the City of Garland for open space purposes

Twenty-one (21) common area lots (HOA lots)

ACREAGE

57.119 acres

BACKGROUND

The applicant requests approval of a final plat. The proposed final plat is comprised of 288 lots and twenty-one (21) common area lots. The proposed final plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 17-37 approved on October 17, 2017. The preliminary plat was approved on November 27, 2017.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

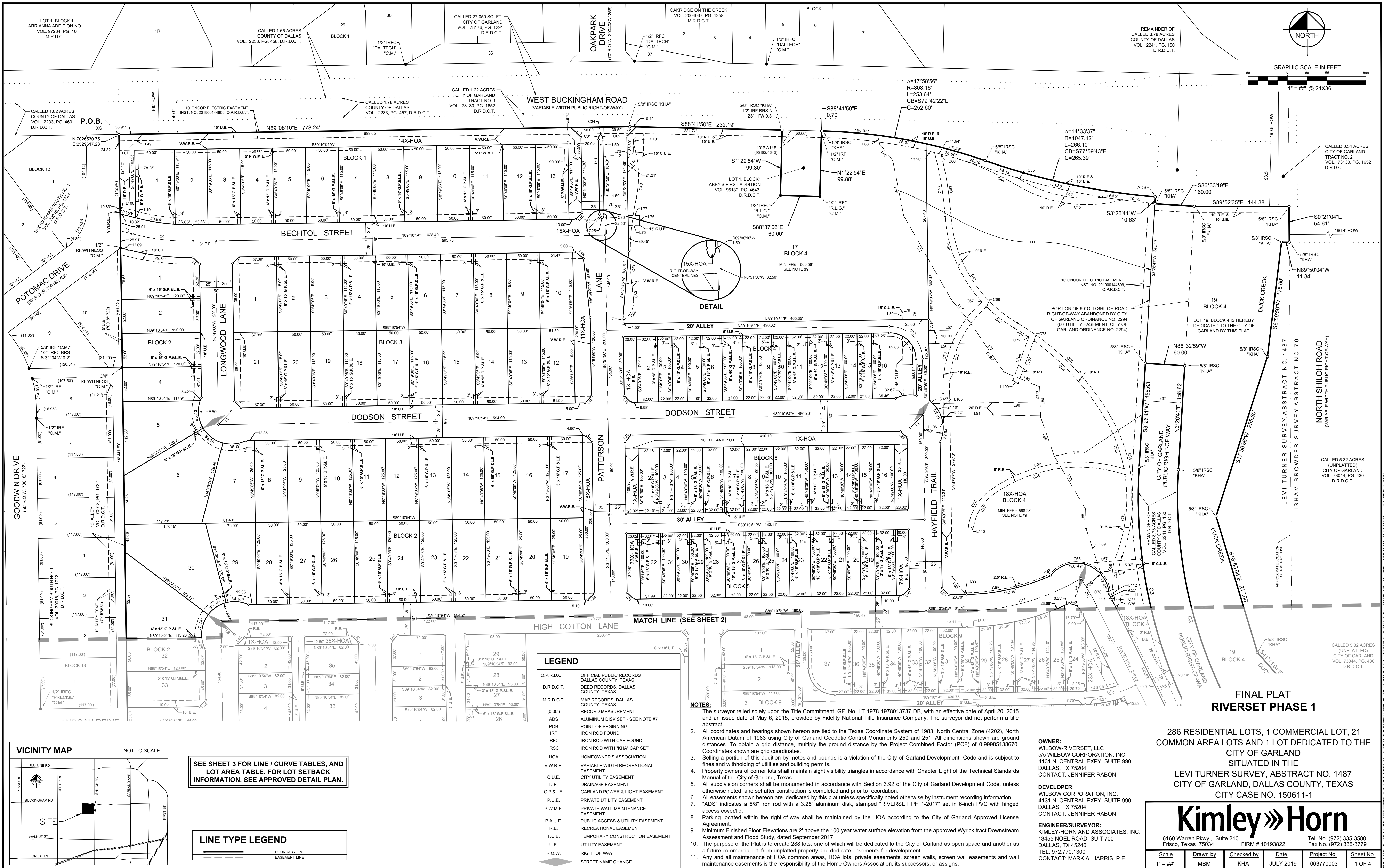
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning





LEGEND

Symbol	Description
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
(0.00)	RECORD MEASUREMENT
ADS	ALUMINUM DISK SET - SEE NOTE #7
POB	POINT OF BEGINNING
IRFC	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
HOA	HOMEOWNERS ASSOCIATION
V.W.R.E.	VARIABLE WIDTH RECREATIONAL EASEMENT
C.U.E.	CITY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.P.&L.E.	GARLAND POWER & LIGHT EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
P.A.U.E.	PUBLIC ACCESS & UTILITY EASEMENT
R.E.	RECREATIONAL EASEMENT
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
STREET NAME CHANGE	

LINE TYPE LEGEND

Line Style	Description
Solid line	BOUNDARY LINE
Dashed line	EASEMENT LINE

NOTES:

- The surveyor relied solely upon the Title Commitment, GF, No. LT-1978-1978013737-DB, with an effective date of April 20, 2015 and an issue date of May 6, 2015, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract.
- All coordinates and bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of Garland Geodetic Control Monuments 250 and 251. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985138670. Coordinates shown are grid coordinates.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
- All subdivision corners shall be monumented in accordance with Section 3.92 of the City of Garland Development Code, unless otherwise noted, and set after construction is completed and prior to recordation.
- All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
- "ADS" indicates a 5/8" iron rod with a 3.25" aluminum disk, stamped "RIVERSET PH 1-2017" set in 6-inch PVC with hinged access cover/lid.
- Parking located within the right-of-way shall be maintained by the HOA according to the City of Garland Approved License Agreement.
- Minimum Finished Floor Elevations are 2' above the 100 year water surface elevation from the approved Wyrick tract Downstream Assessment and Flood Study, dated September 2017.
- The purpose of the Plat is to create 288 lots, one of which will be dedicated to the City of Garland as open space and another as a future commercial lot, from unplatted property and dedicate easements for development.
- Any and all maintenance of HOA common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

OWNER:
WILBOW-RIVERSET, LLC
c/o WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY., SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MARK A. HARRIS, P.E.

**FINAL PLAT
RIVERSET PHASE 1**

286 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, 21 COMMON AREA LOTS AND 1 LOT DEDICATED TO THE CITY OF GARLAND SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NO. 1487 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE NO. 150611-1

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale 1" = 60'
Drawn by MBM
Checked by KHA
Date JULY 2019
Project No. 063770003
Sheet No. 2 OF 4

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N75°34'11"W	18.90'	L26	N45°49'06"W	14.14'	L51	S60°49'06"E	87.10'	L76	S00°51'50"E	15.00'	L101	N29°27'19"W	14.00'
L2	N44°10'54"E	28.28'	L27	S44°10'54"W	14.14'	L52	S01°58'00"E	108.02'	L77	N89°08'10"E	17.50'	L102	S29°27'19"E	14.00'
L3	S44°10'54"W	28.28'	L28	N73°03'16"W	14.60'	L53	S01°58'00"E	108.02'	L78	S00°49'06"E	10.00'	L103	N89°10'54"E	10.00'
L4	S14°58'02"W	27.90'	L29	N25°58'35"E	12.62'	L54	N00°49'06"W	2.50'	L79	N89°10'54"E	15.00'	L104	S00°49'06"E	12.50'
L5	N25°21'19"W	14.78'	L30	N59°04'27"W	14.42'	L55	N44°10'54"E	14.14'	L80	N00°49'06"W	10.00'	L105	N00°47'31"W	44.07'
L6	S82°51'11"W	25.00'	L31	N41°18'14"E	14.82'	L56	N89°10'54"E	84.03'	L81	S44°10'54"W	14.14'	L106	N88°44'35"E	1.11'
L7	N44°10'54"E	28.28'	L32	S45°50'28"E	14.15'	L57	N89°10'54"E	70.78'	L82	S45°49'06"E	14.14'	L107	N20°01'12"E	68.28'
L8	S45°49'06"E	28.28'	L33	N49°50'29"E	21.75'	L58	S00°49'06"E	60.13'	L83	S67°39'49"E	58.74'	L108	S20°01'12"W	69.77'
L9	N45°49'05"W	14.14'	L34	N41°59'10"W	21.30'	L59	N89°10'54"E	17.89'	L84	S01°53'13"E	46.52'	L109	S80°54'52"E	9.11'
L10	S44°10'54"W	14.14'	L35	N83°28'18"E	28.66'	L60	N89°10'54"E	10.76'	L85	S19°21'28"E	63.16'	L110	N89°10'54"E	8.11'
L11	S00°51'50"E	113.36'	L36	S45°49'06"E	14.14'	L61	S89°10'54"W	23.67'	L86	S30°36'56"E	93.54'	L111	S09°26'27"E	15.58'
L12	N00°51'50"W	113.27'	L37	N42°13'47"E	14.65'	L62	N61°44'59"E	31.31'	L87	S39°52'41"E	41.55'	L112	S09°26'27"E	15.57'
L13	N45°51'50"W	21.21'	L38	S23°33'08"W	13.81'	L63	S61°44'59"W	29.57'	L88	S01°00'38"E	29.21'	L113	N26°32'43"W	6.39'
L14	S44°53'54"W	20.94'	L39	N71°29'50"W	13.22'	L64	S23°43'26"E	23.10'	L89	S16°16'54"E	74.78'	L114	N49°10'54"E	13.98'
L15	N44°09'32"E	14.14'	L40	N44°10'54"E	14.14'	L65	S18°45'23"E	41.54'	L90	S89°10'55"W	164.10'	L115	N41°59'10"W	12.92'
L16	N48°33'55"W	14.87'	L41	S45°49'06"E	14.14'	L66	S85°21'20"W	68.52'	L91	S89°10'55"W	151.45'			
L17	S00°51'50"E	10.04'	L42	S45°49'06"E	14.14'	L67	N85°21'20"E	93.08'	L92	S44°10'54"W	14.14'			
L18	N44°09'32"E	14.14'	L43	N45°49'06"W	14.14'	L68	N14°06'30"W	13.69'	L93	S45°49'06"E	14.14'			
L19	S45°50'28"E	14.18'	L44	N44°10'54"E	14.14'	L69	S38°18'03"E	32.03'	L94	S10°08'00"W	1.94'			
L20	S44°09'32"W	14.17'	L45	S44°10'54"W	14.14'	L70	S11°11'44"E	85.69'	L95	S06°12'30"W	32.39'			
L21	N45°50'28"W	14.11'	L46	N45°49'06"W	14.14'	L71	S29°32'32"E	147.29'	L96	S11°59'11"E	24.28'			
L22	S45°49'06"E	14.14'	L47	S44°10'54"W	14.14'	L72	N34°21'12"W	94.93'	L97	S14°56'36"E	30.56'			
L23	N45°49'06"W	14.14'	L48	N45°51'50"W	14.14'	L73	N44°08'10"E	14.14'	L98	N36°49'06"W	30.91'			
L24	N44°09'32"E	14.10'	L49	N44°10'54"E	30.98'	L74	N44°08'10"E	35.36'	L99	S89°14'30"W	3.03'			
L25	S45°50'28"E	14.18'	L50	S60°49'06"E	110.48'	L75	S89°08'10"W	17.50'	L100	N37°08'47"W	16.81'			

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	7°36'51"	846.60'	112.50'	N25°38'53"W	112.42'	C26	90°00'00"	40.00'	62.83'	N44°10'54"E	56.57'	C51	90°00'00"	40.00'	62.83'	S44°10'54"W	56.57'	C76	71°01'48"	10.01'	12.41'	N26°07'39"E	11.63'
C2	32°54'00"	686.30'	394.08'	N13°00'19"W	388.69'	C27	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C52	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C77	54°26'01"	1.01'	0.96'	N17°49'46"E	0.93'
C3	32°54'00"	746.30'	428.54'	S13°00'19"E	422.67'	C28	51°40'59"	53.00'	47.81'	S78°24'18"W	46.20'	C53	90°00'00"	40.00'	62.83'	S44°10'54"W	56.57'	C78	17°13'33"	45.59'	13.71'	S18°07'28"E	13.66'
C4	21°05'38"	786.60'	289.59'	S18°54'30"E	287.96'	C29	45°39'39"	63.00'	50.21'	S74°03'08"W	48.89'	C54	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C79	18°22'45"	55.00'	17.64'	S55°35'39"E	17.57'
C5	2°54'18"	375.00'	19.01'	S04°09'59"E	19.01'	C30	29°27'56"	190.00'	97.71'	S31°12'22"E	96.64'	C55	0°49'17"	441.00'	6.32'	N59°33'02"W	6.32'	C80	1°54'00"	310.00'	10.28'	N89°52'06"W	10.28'
C6	9°23'36"	325.00'	53.28'	N07°24'37"W	53.22'	C31	45°14'31"	180.00'	142.13'	S23°47'01"E	138.47'	C56	47°04'27"	84.00'	69.01'	S31°37'19"W	67.09'						
C7	2°52'28"	375.00'	18.81'	S63°14'31"W	18.81'	C32	25°17'56"	378.00'	166.91'	N13°48'43"W	165.55'	C57	46°07'42"	76.00'	61.19'	S32°05'41"W	59.55'						
C8	13°47'16"	190.00'	45.72'	S07°42'44"E	45.61'	C33	30°18'59"	93.00'	49.21'	S05°43'03"W	48.64'	C58	53°04'15"	225.00'	206.41'	S81°41'40"W	201.04'						
C9	15°14'55"	350.00'	93.15'	S83°11'39"E	92.87'	C34	51°36'20"	249.50'	224.72'	N04°55'38"W	217.20'	C59	30°18'59"	102.00'	53.97'	S05°43'03"W	53.34'						
C10	90°00'00"	50.00'	78.54'	N45°49'06"W	70.71'	C35	29°34'17"	240.50'	124.13'	N06°05'24"E	122.75'	C60	59°55'52"	34.00'	35.56'	N25°19'39"E	33.96'						
C11	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C36	36°53'24"	11.50'	7.40'	N17°39'01"E	7.28'	C61	36°24'53"	11.50'	7.31'	S17°48'05"W	7.19'						
C12	4°21'24"	350.00'	26.61'	S28°36'24"E	26.61'	C37	21°36'23"	42.00'	15.84'	N56°52'25"E	15.74'	C62	36°52'19"	11.50'	7.40'	N19°18'01"W	7.27'						
C13	26°28'19"	175.00'	80.85'	N75°56'44"E	80.14'	C38	19°53'09"	240.50'	83.47'	N20°47'13"W	83.05'	C63	36°51'14"	11.50'	7.40'	S19°13'04"E	7.27'						
C14	25°35'51"	350.00'	156.37'	S13°39'46"E	155.07'	C39	52°01'47"	233.00'	211.59'	S81°10'26"W	204.39'	C64	21°30'18"	322.50'	121.04'	N78°25'45"E	120.34'						
C15	16°42'32"	350.00'	102.07'	N80°49'38"E	101.71'	C40	38°17'56"	214.50'	143.38'	S23°11'16"E	140.73'	C65	120°13'39"	52.50'	110.16'	N73°48'57"W	91.04'						
C16	5°18'23"	350.00'	32.42'	S88°09'54"E	32.40'	C41	55°35'20"	205.50'	199.38'	S31°49'58"E	191.65'	C66	118°39'01"	1.00'	2.07'	S45°18'04"W	1.72'						
C17	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C42	9°59'09"	540.00'	94.11'	N09°01'52"W	94.00'	C67	90°39'03"	1.00'	1.58'	N02°59'18"E	1.42'						
C18	30°00'00"	350.00'	183.26'	N74°10'54"E	181.17'	C43	10°41'23"	531.00'	99.07'	N09°22'59"W	98.93'	C68	85°59'28"	1.00'	1.50'	N88°31'35"W	1.36'						
C19	22°38'29"	350.00'	138.31'	N14°02'04"W	137.41'	C44	13°19'00"	431.00'	100.17'	N65°47'54"W	99.95'	C69	51°13'41"	165.00'	147.53'	S22°51'51"W	142.66'						
C20	6°19'43"	175.00'	19.33'	S86°01'03"W	19.32'	C45	46°09'23"	205.00'	165.14'	S82°13'05"E	160.71'	C70	51°03'06"	175.00'	155.93'	S22°47'16"W	150.82'						
C21	90°00'00"	50.00'	78.54'	N45°49'06"W	70.71'	C46	38°05'25"	195.00'	129.64'	S78°11'06"E	127.26'	C71	3°41'59"	388.50'	25.09'	N57°46'38"W	25.08'						
C22	21°11'14"	175.00'	64.71'	N11°24'43"W	64.34'	C47	14°05'47"	214.50'	52.77'	S62°34'44"E	52.64'	C72	75°56'51"	1.00'	1.33'	N17°57'14"W	1.23'						
C23	90°00'00"	42.00'	65.97'	S44°10'54"W	59.40'	C48	29°59'56"	160.50'	84.03'	N02°50'13"W	83.08'	C73	105°44'08"	1.00'	1.85'	S72°53'16"W	1.59'						
C24	106°15'37"	1.50'	2.78'	S89°08'20"W	2.40'	C49	19°56'54"	409.50'	142.57'	S02°11'19"W	141.85'	C74	23°30'52"	388.50'	159.44'	N42°29'14"W	158.33'						
C25	106°15'37"	1.50'	2.78'	N89°08'20"E	2.40'	C50	3°08'51"	231.50'	12.72'	N06°12'43"W	12.72'	C75	28°53'50"	397.50'	200.48'	N45°10°43"W	198.36'						

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE					
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK 1 LOT 1	0.151	6,573	BLOCK 2 LOT 16	0.143	6,250	BLOCK 3 LOT 13	0.132	5,750	BLOCK 5 LOT 3	0.051	2,200	BLOCK 5 LOT 33X-HOA	0.045	1,952	BLOCK 7 LOT 6	0.058	2,542	BLOCK 7 LOT 36X-HOA	0.022	975	BLOCK 8 LOT 30X-HOA	3.273	142,575	BLOCK 9 LOT 30	0.074	3,203	BLOCK 10 LOT 23	0.051	2,201	BLOCK 11 LOT 15	0.104	4,520
BLOCK 1 LOT 2	0.132	5,740	BLOCK 2 LOT 17	0.143	6,250	BLOCK 3 LOT 14	0.132	5,750	BLOCK 5 LOT 4	0.051	2,200	BLOCK 6 LOT 1	0.128	5,590	BLOCK 7 LOT 7	0.085	3,690	BLOCK 8 LOT 1	0.087	3,804	BLOCK 9 LOT 1	0.134	5,826	BLOCK 9 LOT 31	0.073	3,200	BLOCK 10 LOT 24	0.073	3,200	BLOCK 11 LOT 16	0.104	4,520
BLOCK 1 LOT 3	0.132	5,750	BLOCK 2 LOT 18X-HOA	0.084	3,645	BLOCK 3 LOT 15	0.132	5,750	BLOCK 5 LOT 5	0.051	2,200	BLOCK 6 LOT 2	0.110	4,800	BLOCK 7 LOT 8	0.079	3,444	BLOCK 8 LOT 2	0.058	2,542	BLOCK 9 LOT 2	0.104	4,520	BLOCK 9 LOT 32	0.051	2,200	BLOCK 10 LOT 25	0.073	3,200	BLOCK 11 LOT 17	0.104	4,520
BLOCK 1 LOT 4	0.132	5,750	BLOCK 2 LOT 19	0.143	6,250	BLOCK 3 LOT 16	0.132	5,750	BLOCK 5 LOT 6	0.073	3,200	BLOCK 6 LOT 3	0.110	4,800	BLOCK 7 LOT 9	0.058	2,542	BLOCK 8 LOT 3	0.058	2,542	BLOCK 9 LOT 3	0.104	4,520	BLOCK 9 LOT 33	0.073	3,200	BLOCK 10 LOT 26	0.051	2,200	BLOCK 11 LOT 18	0.104	4,520
BLOCK 1 LOT 5	0.132	5,750	BLOCK 2 LOT 20	0.143	6,250	BLOCK 3 LOT 17	0.132	5,750	BLOCK 5 LOT 7	0.073	3,200	BLOCK 6 LOT 4	0.110	4,800	BLOCK 7 LOT 10	0.058	2,542	BLOCK 8 LOT 4	0.085	3,690	BLOCK 9 LOT 4	0.104	4,520	BLOCK 9 LOT 34	0.073	3,200	BLOCK 10 LOT 27	0.073	3,200	BLOCK 11 LOT 19	0.104	4,520
BLOCK 1 LOT 6	0.132	5,750	BLOCK 2 LOT 21	0.143	6,250	BLOCK 3 LOT 18	0.132	5,750	BLOCK 5 LOT 8	0.051	2,200	BLOCK 6 LOT 5	0.110	4,800	BLOCK 7 LOT 11	0.085	3,690	BLOCK 8 LOT 5	0.079	3,444	BLOCK 9 LOT 5	0.123	5,374	BLOCK 9 LOT 35	0.051	2,200	BLOCK 10 LOT 28	0.073	3,200	BLOCK 11 LOT 20	0.104	4,511
BLOCK 1 LOT 7	0.132	5,750	BLOCK 2 LOT 22	0.143	6,250	BLOCK 3 LOT 19	0.132	5,750	BLOCK 5 LOT 9	0.051	2,200	BLOCK 6 LOT 6	0.110	4,800	BLOCK 7 LOT 12	0.079	3,444	BLOCK 8 LOT 6	0.058	2,542	BLOCK 9 LOT 6	0.146	6,357	BLOCK 9 LOT 36	0.051	2,200	BLOCK 10 LOT 29	0.051	2,200	BLOCK 11 LOT 21	0.101	4,388
BLOCK 1 LOT 8	0.132	5,750	BLOCK 2 LOT 23	0.143	6,250	BLOCK 3 LOT 20	0.132	5,750	BLOCK 5 LOT 10	0.051	2,200	BLOCK 6 LOT 7	0.110	4,800	BLOCK 7 LOT 13	0.058	2,542	BLOCK 8 LOT 7	0.085	3,690	BLOCK 9 LOT 7	0.051	2,200	BLOCK 9 LOT 37	0.146	6,357	BLOCK 10 LOT 30	0.073	3,200	BLOCK 12 LOT 39X-HOA	0.088	3,823
BLOCK 1 LOT 9	0.132	5,750	BLOCK 2 LOT 24	0.143	6,250	BLOCK 3 LOT 21	0.177	7,700	BLOCK 5 LOT 11	0.073	3,200	BLOCK 6 LOT 8	0.110	4,800	BLOCK 7 LOT 14	0.085	3,690	BLOCK 8 LOT 8	0.079	3,444	BLOCK 9 LOT 8	0.051	2,200	BLOCK 10 LOT 1X-HOA	0.077	3,340	BLOCK 10 LOT 31	0.073	3,200			
BLOCK 1 LOT 10	0.132	5,750	BLOCK 2 LOT 25	0.143	6,250	BLOCK 4 LOT 1X-HOA	0.045	1,954	BLOCK 5 LOT 12	0.073	3,200	BLOCK 6 LOT 9	0.110	4,800	BLOCK 7 LOT 15	0.079	3,444	BLOCK 8 LOT 9	0.058	2,542	BLOCK 9 LOT 9	0.073	3,200	BLOCK 10 LOT 2	0.104	4,520	BLOCK 10 LOT 32	0.051	2,200			
BLOCK 1 LOT 11	0.132	5,750	BLOCK 2 LOT 26	0.143	6,250	BLOCK 4 LOT 2	0.073	3,200	BLOCK 5 LOT 13	0.051	2,200	BLOCK 6 LOT 10	0.110	4,800	BLOCK 7 LOT 16	0.058	2,542	BLOCK 8 LOT 10	0.085	3,690	BLOCK 9 LOT 10	0.073	3,200	BLOCK 10 LOT 3	0.104	4,520	BLOCK 10 LOT 33	0.073	3,200			
BLOCK 1 LOT 12	0.132	5,750	BLOCK 2 LOT 27	0.143	6,250	BLOCK 4 LOT 3	0.051	2,200	BLOCK 5 LOT 14	0.051	2,200	BLOCK 6 LOT 11	0.110	4,800	BLOCK 7 LOT 17	0.085	3,690	BLOCK 8 LOT 11	0.079	3,444	BLOCK 9 LOT 11	0.051	2,200	BLOCK 10 LOT 4	0.104	4,520	BLOCK 10 LOT 34	0.073	3,200			
BLOCK 1 LOT 13	0.132	5,750	BLOCK 2 LOT 28	0.143	6,250	BLOCK 4 LOT 4	0.051	2,200	BLOCK 5 LOT 15	0.051	2,200	BLOCK 6 LOT 12	0.110	4,775	BLOCK 7 LOT 18X-HOA	0.024	1,039	BLOCK 8 LOT 12	0.058	2,542	BLOCK 9 LOT 12	0.073	3,200	BLOCK 10 LOT 5	0.104	4,520	BLOCK 10 LOT 35	0.051	2,200			
BLOCK 1 LOT 14X-HOA	0.501	21,822	BLOCK 2 LOT 29	0.171	7,451	BLOCK 4 LOT 5	0.051	2,200	BLOCK 5 LOT 16	0.073	3,200	BLOCK 6 LOT 13	0.168	7,311	BLOCK 7 LOT 19X-HOA	0.024	1,039	BLOCK 8 LOT 13	0.058	2,542	BLOCK 9 LOT 13	0.073	3,200	BLOCK 10 LOT 6	0.110	4,809	BLOCK 10 LOT 36	0.051	2,200			
BLOCK 1 LOT 15X-HOA	0.020	871	BLOCK 2 LOT 30	0.301	13,102	BLOCK 4 LOT 6	0.073	3,200	BLOCK 5 LOT 17X-HOA	0.045	1,950	BLOCK 6 LOT 14	0.280	12,195	BLOCK 7 LOT 20	0.079	3,444	BLOCK 8 LOT 14	0.115	4,992	BLOCK 9 LOT 14	0.051	2,200	BLOCK 10 LOT 7	0.185	8,071	BLOCK 10 LOT 37	0.051	2,200			
BLOCK 2 LOT 1	0.184	8,017	BLOCK 2 LOT 31	0.235	10,242	BLOCK 4 LOT 7	0.073	3,200	BLOCK 5 LOT 18	0.073	3,200	BLOCK 6 LOT 15	0.087	3,781	BLOCK 7 LOT 21	0.058	2,542	BLOCK 8 LOT 15	0.103	4,480	BLOCK 9 LOT 15	0.051	2,200	BLOCK 10 LOT 8	0.104	4,520	BLOCK 10 LOT 38	0.146	6,357			
BLOCK 2 LOT 2	0.143	6,240	BLOCK 2 LOT 32	0.137	5,949	BLOCK 4 LOT 8	0.051	2,200	BLOCK 5 LOT 19	0.051	2,200	BLOCK 6 LOT 16	0.062	2,697	BLOCK 7 LOT 22	0.085	3,690	BLOCK 8 LOT 16	0.090	3,906	BLOCK 9 LOT 16	0.073	3,200	BLOCK 10 LOT 9	0.104	4,520	BLOCK 11 LOT 1X-HOA	0.074	3,213			
BLOCK 2 LOT 3	0.143	6,240	BLOCK 2 LOT 33	0.150	6,550	BLOCK 4 LOT 9	0.051	2,200	BLOCK 5 LOT 20	0.051	2,200	BLOCK 6 LOT 17	0.084	3,654	BLOCK 7 LOT 23	0.079	3,444	BLOCK 8 LOT 17	0.066	2,883	BLOCK 9 LOT 17	0.073	3,200	BLOCK 10 LOT 10	0.104	4,520	BLOCK 11 LOT 2	0.101	4,383			
BLOCK 2 LOT 4	0.143	6,235	BLOCK 3 LOT 1	0.177	7,700	BLOCK 4 LOT 10	0.051	2,200	BLOCK 5 LOT 21	0.051	2,200	BLOCK 6 LOT 18	0.090	3,915	BLOCK 7 LOT 24	0.058	2,542	BLOCK 8 LOT 18	0.086	2,883	BLOCK 9 LOT 18	0.051	2,200	BLOCK 10 LOT 11	0.104	4,520	BLOCK 11 LOT 3	0.104	4,511			
BLOCK 2 LOT 5	0.211	9,191	BLOCK 3 LOT 2	0.132	5,750	BLOCK 4 LOT 11	0.073	3,200	BLOCK 5 LOT 22	0.073	3,200	BLOCK 6 LOT 19	0.062	2,697	BLOCK 7 LOT 25	0.085	3,690	BLOCK 8 LOT 19	0.096	4,185	BLOCK 9 LOT 19	0.051	2,200	BLOCK 10 LOT 12	0.104	4,520	BLOCK 11 LOT 4	0.104	4,520			
BLOCK 2 LOT 6	0.348	15,164	BLOCK 3 LOT 3	0.132	5,750	BLOCK 4 LOT 12	0.073	3,200	BLOCK 5 LOT 23	0.073	3,200	BLOCK 6 LOT 20	0.062	2,897	BLOCK 7 LOT 26	0.079	3,444	BLOCK 8 LOT 20	0.090	3,906	BLOCK 9 LOT 20	0.051	2,203	BLOCK 10 LOT 13	0.104	4,520	BLOCK 11 LOT 5	0.104	4,520			
BLOCK 2 LOT 7	0.181	7,875	BLOCK 3 LOT 4	0.132	5,750	BLOCK 4 LOT 13	0.051	2,200	BLOCK 5 LOT 24	0.051	2,200	BLOCK 6 LOT 21	0.084	3,654	BLOCK 7 LOT 27	0.058	2,542	BLOCK 8 LOT 21	0.096	2,883	BLOCK 9 LOT 21	0.075	3,287	BLOCK 10 LOT 14	0.104	4,520	BLOCK 11 LOT 6	0.104	4,520			
BLOCK 2 LOT 8	0.143	6,250	BLOCK 3 LOT 5	0.132	5,750	BLOCK 4 LOT 14	0.051	2,200	BLOCK 5 LOT 25	0.051	2,200	BLOCK 6 LOT 22	0.090	3,920	BLOCK 7 LOT 28	0.058	2,542	BLOCK 8 LOT 22	0.096	4,185	BLOCK 9 LOT 22X-HOA	0.093	4,067	BLOCK 10 LOT 15	0.104	4,520	BLOCK 11 LOT 7	0.104	4,520			
BLOCK 2 LOT 9	0.143	6,250	BLOCK 3 LOT 6	0.132	5,750	BLOCK 4 LOT 15	0.051	2,200	BLOCK 5 LOT 26	0.051	2,200	BLOCK 6 LOT 23	0.063	2,762	BLOCK 7 LOT 29	0.085	3,690	BLOCK 8 LOT 23	0.090	3,906	BLOCK 9 LOT 23X-HOA	0.061	2,673	BLOCK 10 LOT 16	0.104	4,520	BLOCK 11 LOT 8	0.104	4,520			
BLOCK 2 LOT 10	0.143	6,250	BLOCK 3 LOT 7	0.132	5,750	BLOCK 4 LOT 16	0.144	6,262	BLOCK 5 LOT 27	0.073	3,200	BLOCK 6 LOT 24	0.167	7,261	BLOCK 7 LOT 30	0.079	3,444	BLOCK 8 LOT 24	0.096	2,883	BLOCK 9 LOT 24	0.094	4,092	BLOCK 10 LOT 17	0.104	4,520	BLOCK 11 LOT 9	0.104	4,520			
BLOCK 2 LOT 11	0.143	6,250	BLOCK 3 LOT 8	0.132	5,750	BLOCK 4 LOT 17	2.904	126,515	BLOCK 5 LOT 28	0.073	3,200	BLOCK 6 LOT 25	0.092	975	BLOCK 7 LOT 31	0.058	2,542	BLOCK 8 LOT 25	0.096	4,185	BLOCK 9 LOT 25	0.064	2,779	BLOCK 10 LOT 18	0.104	4,520	BLOCK 11 LOT 10	0.104	4,520			
BLOCK 2 LOT 12	0.143	6,250	BLOCK 3 LOT 9	0.132	5,750	BLOCK 4 LOT 18X-HOA	5.265	229,330	BLOCK 5 LOT 29	0.051	2,200	BLOCK 6 LOT 26	0.167	7,261	BLOCK 7 LOT 32	0.085	3,690	BLOCK 8 LOT 26	0.090	3,906	BLOCK 9 LOT 26	0.060	2,605	BLOCK 10 LOT 19	0.109	4,739	BLOCK 11 LOT 11	0.104	4,520			
BLOCK 2 LOT 13	0.143	6,250	BLOCK 3 LOT 10	0.136	5,917	BLOCK 4 LOT 19-CoG Lot	2.279	99,265	BLOCK 5 LOT 30	0.051	2,200	BLOCK 6 LOT 27	0.058	2,542	BLOCK 7 LOT 33	0.079	3,444	BLOCK 8 LOT 27	0.066	2,883	BLOCK 9 LOT 27	0.081	3,546	BLOCK 10 LOT 20X-HOA	0.057	2,499	BLOCK 11 LOT 12	0.104	4,520			
BLOCK 2 LOT 14	0.143	6,250	BLOCK 3 LOT 11X-HOA	0.136	5,150	BLOCK 5 LOT 1X-HOA	0.287	12,906	BLOCK 5 LOT 31	0.051	2,200	BLOCK 6 LOT 28	0.085	3,690	BLOCK 7 LOT 34	0.058	2,542	BLOCK 8 LOT 28	0.066	2,883	BLOCK 9 LOT 28	0.077	3,342	BLOCK 10 LOT 21	0.076	3,323	BLOCK 11 LOT 13	0.104	4,520			
BLOCK 2 LOT 15	0.143	6,250	BLOCK 3 LOT 12	0.136	5,928	BLOCK 5 LOT 2	0.074	3,214	BLOCK 5 LOT 32	0.074	3,203	BLOCK 6 LOT 29	0.079	3,444	BLOCK 7 LOT 35	0.085	3,690	BLOCK 8 LOT 29	0.107	4,650	BLOCK 9 LOT 29	0.051	2,227	BLOCK 10 LOT 22	0.051	2,221	BLOCK 11 LOT 14	0.104	4,520			

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS WILBOW-RIVERSET, LLC, are the owners of that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being a portion of a called 101.121-acre tract of land described in Special Warranty Deed with Vendor's Lien to Wilbow-Riveraset, LLC, recorded in Instrument No. 201800015126, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete set for the northwest corner of said 101.121-acre tract, common to the northeast corner of Buckingham South No. 1 Addition, an addition to the City of Garland, according to the plat thereof recorded in Volume 70018, Page 1722, Deed Records, Dallas County, Texas, common to the southwest corner of a called 1.22-acre tract of land described as Tract No. 1 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and common to the southeast corner of a called 1.02-acre tract of land described in the deed to County of Dallas recorded in Volume 2233, Page 460, said Deed Records, and at the intersection of the easterly right-of-way line of said Potomac Drive and the southerly right-of-way line of Buckingham Road, a called 100-foot wide public right-of-way at this point;

THENCE along the northerly line of said 101.121-acre tract the following courses and distances:

North 89°08'10" East, along the southerly line of said 1.22-acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 778.24 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°41'50" East, continuing along the southerly line of said 1.22-acre tract, and the southerly right-of-way line of Buckingham Road, a distance of 232.19 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of Lot 1, Block 1 of Abbey's First Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 95182, Page 4643, said Deed Records, from which a 1/2-inch iron rod found for witness bears North 23°11' West, a distance of 0.3 feet;

South 01°22'54" West, along the westerly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 99.80 feet to a 1/2-inch iron rod with plastic cap stamped "R.L.G." found for corner;

South 88°37'06" East, along the southerly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 60.00 feet to a 1/2-inch iron rod with plastic cap stamped "R.L.G." found for corner;

North 01°22'54" East, along the easterly line of said Lot 1, Block 1 of Abbey's First Addition, a distance of 99.88 feet to a 1/2-inch iron rod found for corner on the southerly line of said 1.22-acre tract and on the southerly right-of-way line of Buckingham Road;

South 88°41'50" East, along the southerly line of said 1.22 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 0.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 17°58'56", a radius of 808.16 feet, a chord bearing and distance of South 79°42'22" East, 252.60 feet;

In a southeasterly direction, continuing along the southerly line of said 1.22-acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the left, an arc distance of 253.64 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 14°33'37", a radius of 1047.12 feet, a chord bearing and distance of South 77°59'43" East, 265.39 feet;

In a southeasterly direction, continuing along the southerly line of said 1.22-acre tract, and the southerly right-of-way line of Buckingham Road, and with said curve to the left, an arc distance of 266.10 feet to an aluminum disk monument set for corner at the southeast corner of said 1.22-acre tract on the westerly line of a called 3.78-acre tract of land described in the deed to County of Dallas, recorded in Volume 2241, Page 150, said Deed Records;

South 03°26'41" West, along the westerly line of said 3.78-acre tract, a distance of 10.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the northwest corner of the portion of the 60-foot wide Old Shiloh Road right-of-way abandoned by City of Garland Ordinance No. 2294;

South 86°33'19" East, crossing said 3.78-acre tract, along the northerly line of said Old Shiloh Road right-of-way abandonment, and along the southerly right-of-way line of Buckingham Road, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the northeast corner of said Old Shiloh Road right-of-way abandonment, common to the southwest corner of a called 0.34-acre tract of land described as Tract No. 2 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

South 89°52'35" East, along the southerly line of said 0.34 acre tract, and along the southerly right-of-way line of Buckingham Road, a distance of 144.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the easternmost northeast corner of said 101.121-acre tract on the westerly right-of-way line of Shiloh Road, a variable width public right-of-way at this point;

THENCE South 00°21'04" East, along the easterly line of said 101.121-acre tract and the westerly right-of-way line of said Shiloh Road, a distance of 54.61 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the northerly line of a called 5.32-acre tract of land described in the deed to City of Garland, recorded in Volume 73044, Page 430, said Deed Records;

THENCE North 89°50'04" West, continuing along the easterly line of said 101.121-acre tract and along the northerly line of said 5.32-acre tract, a distance of 11.84 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northwest corner of said 5.32-acre tract at or near the center of Duck Creek;

THENCE continuing along the easterly line of said 101.121-acre tract and along the westerly right-of-way line of Shiloh Road, and along or near the center of Duck Creek, the following courses and distances:

South 06°59'56" West, a distance of 175.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 17°50'56" West, a distance of 255.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 16°53'04" East, a distance of 217.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 41°11'04" East, a distance of 80.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northerly corner of a called 0.99-acre tract of land described in the deed to City of Garland, recorded in Volume 73003, Page 1651, said Deed Records;

THENCE South 00°21'04" East, continuing along the easterly line of said 101.121-acre tract,

and the westerly right-of-way line of said Shiloh Road, and along the westerly line of said 0.99-acre tract, a distance of 148.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of a called 0.03-acre tract of land described as Tract No. 4 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records;

THENCE South 80°12'19" West, continuing along the easterly line of said 101.121-acre tract, and along the northerly line of said 0.03-acre tract, a distance of 31.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the easterly line of aforesaid 3.78-acre tract, and on the easterly line of the aforesaid 60-foot wide Old Shiloh Road right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 7°36'51", a radius of 846.60 feet, a chord bearing and distance of North 25°38'53" West, 112.42 feet;

THENCE continuing along the easterly line of said 101.121-acre tract and along the easterly line of said 3.78-acre tract, and the easterly line of the 60-foot wide Old Shiloh Road right-of-way, the following courses and distances:

In a northwesterly direction, with said curve to the left, an arc distance of 112.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 29°27'19" West, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 32°54'00", a radius of 686.30 feet, a chord bearing and distance of North 13°00'19" West, 388.69 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 394.08 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

North 03°26'41" East, a distance of 158.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of aforesaid Old Shiloh Road right-of-way abandonment;

THENCE North 86°32'59" West, continuing along the easterly line of said 101.121-acre tract, along the southerly line of aforesaid Old Shiloh Road right-of-way abandonment, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southwest corner of said Old Shiloh Road right-of-way abandonment and on the westerly line of said 3.78-acre tract and the westerly line of the said 60-foot wide Old Shiloh Road right-of-way;

THENCE continuing along the easterly line of said 101.121-acre tract and along the westerly line of said 3.78-acre tract, and the westerly line of the said 60-foot wide Old Shiloh Road right-of-way, the following courses and distances:

South 03°26'41" West, a distance of 158.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the left having a central angle of 32°54'00", a radius of 746.30 feet, a chord bearing and distance of South 13°00'19" East, 422.67 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 428.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

South 29°27'19" East, a distance of 14.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 21°05'38", a radius of 786.60 feet, a chord bearing and distance of South 18°54'30" East, 287.96 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 289.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northerly corner of a called 0.61-acre tract of land described as Tract No. 3 in the deed to City of Garland, recorded in Volume 73130, Page 1652, said Deed Records, and at the beginning of a non-tangent curve to the left having a central angle of 08°14'30", a radius of 1245.98 feet, a chord bearing and distance of South 03°39'06" West, 179.08 feet, and on the westerly right-of-way line of said Shiloh Road;

In a southwesterly direction, along the westerly line of said 0.61-acre tract and with said curve to the left, an arc distance of 179.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner at the end of said curve;

South 00°23'18" East, continuing along the westerly line of said 0.61 acre tract, a distance of 88.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE In a westerly direction, departing the easterly line of said 101.121-acre tract, the westerly right-of-way line of said Shiloh Road, and crossing said 101.121-acre tract, the following courses and distances:

South 89°33'27" West, a distance of 79.60 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 324.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 44°10'54" West, 56.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 20.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 363.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 06°22'23", a radius of 165.00 feet, a chord bearing and distance of South 85°59'43" West, 18.34 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 18.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 02°54'18", a radius of 375.00 feet, a chord bearing and distance of South 04°09'59" East, 19.01 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 19.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 87°17'10" West, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 9°23'36", a radius of 325.00 feet, a chord bearing and distance of North 07°24'37" West, 53.22 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 53.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 125.27 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 02°52'28", a radius of 375.00 feet, a chord bearing and distance of South 63°14'31" West, 18.81 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 18.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 13°47'16", a radius of 190.00 feet, a chord bearing and distance of South 07°42'44" East, 45.61 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 45.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°49'06" East, a distance of 137.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 30.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°49'06" West, a distance of 2.26 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 45°49'06" West, 56.57 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°10'54" West, a distance of 491.00 feet to a point at the beginning of a tangent curve to the left having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 44°10'54" West, 56.57 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the westerly line of said 101.121-acre tract, same being the easterly line of Buckingham South No. 1, an addition to the City of Garland, according to the plat thereof recorded in Volume 70018, Page 1722, said Deed Records, and on the easterly line of a called 15-foot wide alley running north-south according to said plat of Buckingham South No. 1;

THENCE North 00°49'06" West, along the westerly line of said 101.121-acre tract, and along the easterly lines of said 15 foot wide north-south alley, and said Buckingham South No. 1 addition, passing en route at a distance of 1257.70 feet a 3/4-inch iron rod found for witness at the northeast corner of said 15-foot wide north-south alley, common to the southeast corner of Lot 10 in Block 13 of said Buckingham South No. 1 addition, and continuing on said course and passing en route at a distance of 1440.16 feet a 1/2-inch iron rod found for witness at the northeast corner of said Lot 10, and on the easterly right-of-way line of Potomac Drive, a 60-foot wide public right-of-way, and continuing on said course along the easterly right-of-way line of said Potomac Drive, a total distance of a distance of 1613.10 feet to the **POINT OF BEGINNING** and containing 57.119 acres (2,488,112 square feet of land), more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILBOW-RIVERSET, LLC**, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **RIVERSET PHASE 1**, 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, alleys, and Lot 19, Block 4 shown thereon and do 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. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of 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 finished 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.

All access and recreational easements dedicated by this plat shall be subject to the following: (1) the property owner, their successors, heirs and assigns, shall be responsible for the maintenance, condition, and upkeep of the easement areas in accordance with applicable state law, local ordinances, and any encumbrances, standards, and restrictions recorded in the Dallas County Real Property Records; (2) in the event the property owner fails to properly maintain the easement areas, the City may elect, but is not required, to enter upon, over, and under the easement area for the purpose of conducting maintenance activities; and (3) access to the easement areas by the public for recreational purposes is restricted to the same times and dates on which the members of the Home Owners Association have access under the Home Owner's Association rules, by-laws, or other governing documents.

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

WITNESS my hand at Garland, Texas, this the _____ day of _____, 20____.

By: **WILBOW-RIVERSET, LLC**

JENNIFER RABON, VICE PRESIDENT - DEVELOPMENT

STATE OF _____ §

COUNTY OF _____ §

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

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public, State of _____

SURVEYORS STATEMENT

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

Dated this the ____ day of _____, 20____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, 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 _____, 20____.

Notary Public, State of _____

PLAN COMMISSION

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 20____ 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 THE CITY PLAN COMMISSION

PLANNING DIRECTOR

FINAL PLAT
RIVERSET PHASE 1

286 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, 21
COMMON AREA LOTS AND 1 LOT DEDICATED TO THE
CITY OF GARLAND
SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 150611-1

OWNER:
WILBOW-RIVERSET, LLC
c/o WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUIT 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MARK A. HARRIS, P.E.

Kimley»Horn					
6160 Warren Pkwy., Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	JULY 2019	063770003	4 OF 4



GARLAND

Plan Commission

3.a.

Meeting Date: 08/12/2019

Item Title: Z 19-08 K1 Concept, LLC (District 2)

Summary:

Consideration of the application of **K1 Concept, LLC**, requesting approval of a Specific Use Provision for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)

Attachments

Z 19-08 K1 Concept, LLC Report and Attachments

Planning Report

File No: Z 19-08/District 2

Agenda Item:

Meeting: Plan Commission

Date: August 12, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) on a property zoned Community Retail (CR) District.

LOCATION

1725 South First Street

APPLICANT

Amir Zandevakili (K1 Concept, LLC)

OWNER

HP Concept, LLC.

BACKGROUND

The applicant requests to allow the operation of a used goods retail store including the sale of new and repurposed/used items on a 1.234-acre lot (Lot A-1, Block 7) currently developed with a building and parking area. Used Goods, Retail Sales (Indoors) is defined by the Garland Development Code (GDC) as an establishment that primarily sells used goods within a fully enclosed building.

A Used Goods, Retail store was previously in operation in the subject tenant space for almost thirty (30) years prior to the GDC and closed in 2018. The owner would like to reopen the Used Goods, Retail Sales (Indoors) establishment which requires approval of a Specific Use Provision per the GDC. The existing building can accommodate two tenant spaces. There is an existing furniture store next to the proposed Used Goods, Retail store, within the same building. The applicant proposes to use 9,000 square feet of the building for Used Goods, Retail Sales (Indoors).

SITE DATA

The site contains approximately 1.234 acres with 213.13 lineal feet of frontage along South First Street. The site is accessed from South First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments. An example of an allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Used Goods, Retail Sales (Indoors) is allowed only upon approval of a Specific Use Provision (SUP) in a Community Retail (CR) District.

CONSIDERATIONS

1. The applicant is proposing a Used Goods, Retail Sales (Indoors) business in an existing building which currently houses a furniture store and its storage room areas. The applicant has submitted a site plan that shows the overall site and building with the Used Goods, Retail Sales (Indoors) occupying 9,000 square feet of the building. The building, parking, and site improvements are proposed to remain as existing.

2. The overall site is developed with a 24,393 square-foot building and parking area with forty-nine (49) parking spaces. The Garland Development Code (GDC) establishes a parking requirement of thirty-six (36) parking spaces for the proposed used goods store and sixty-five (65) parking spaces for the existing furniture store. Therefore, a total of one-hundred and one parking spaces are required for both uses. The site is developed with forty-nine (49) parking spaces; the applicant proposes to continue the existing parking layout. The applicant contends through a parking study, submitted by Dynamic Traffic, LLC and using research data collected by the Institute of Transportation Engineers (ITE), that the existing supply of forty-nine (49) parking spaces is sufficient to support both uses.
3. Given that the scope of the site improvements under this request is limited to the interior of the building, neither screening/landscape standards nor building design standards are triggered.
4. The applicant requests the Specific Use Provision (SUP) to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Community Retail (CR) District and these properties are developed with retail uses and a retail building under construction. The properties to the east across South First Street are zoned Community Retail (CR) District and these properties are developed with retail uses. The properties to the south are zoned Community Retail (CR) District and these properties are developed with retail uses. The properties to the west are zoned Single-Family-7 (SF-7) District and are developed with single-family detached dwellings.

STAFF RECOMMENDATION

Approval of a Specific Use Provision (SUP) for Used Goods, Retail Sales (Indoors) for a period of twenty (20) years.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Site Plan
- iv. Photos

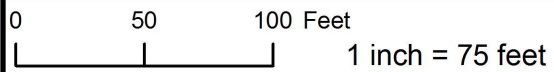
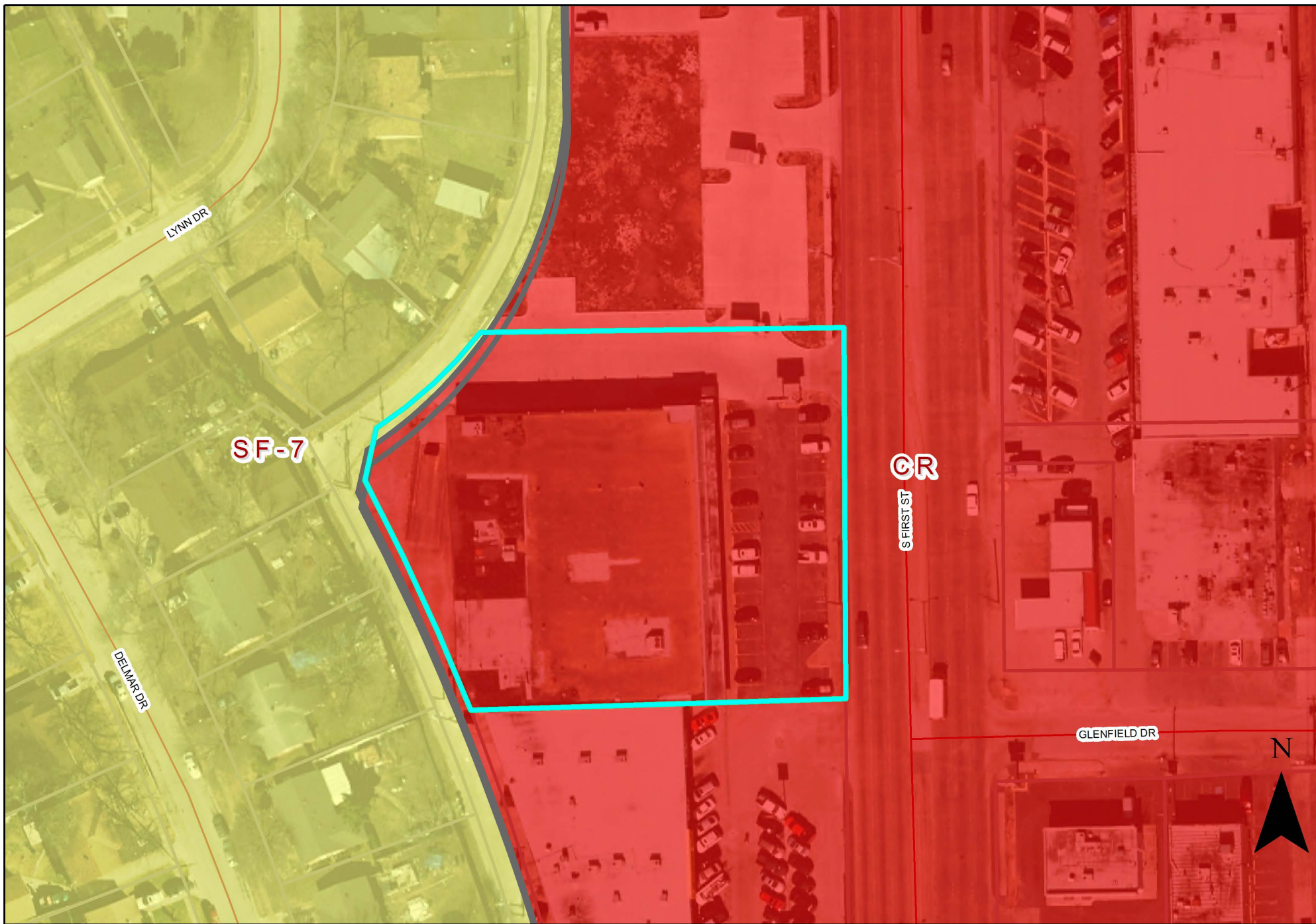
CITY COUNCIL DATE: September 3, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-08



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-08

1725 South First Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Used Goods, Retail Sales (Indoors).
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall be in general conformance with the approved Site Plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Used Goods, Retail Sales (Indoors) shall be in effect for a period of twenty (20) years.
- B. Parking: A total of forty-nine (49) parking spaces shall remain on site.

NOTE:
CITY DETAILS TAKE PRECEDENCE
IN CITY R.O.W. AND EASEMENTS

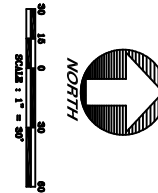
FRANCHISE UTILITY LOCATOR SERVICES
CALL TEXAS ONE AT 1-800-245-4545 OR
UTILITY LOCATOR AT 1-800-DIG-TESS

CAUTION!!!
UNDERGROUND TELEPHONE CABLE AND
OVERHEAD ELECTRIC IN AREA. CONTRACTOR
TO VERIFY EXACT LOCATION AND DEPTH
PRIOR TO CONSTRUCTION.

CAUTION!!!
UNDERGROUND GAS IN AREA. CONTRACTOR
TO VERIFY EXACT LOCATION AND DEPTH
PRIOR TO CONSTRUCTION.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED ADA RAMP
- TRAFFIC FLOW DIRECTION
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING GAS METER
- EXISTING WATER METER
- LOADING SPACE



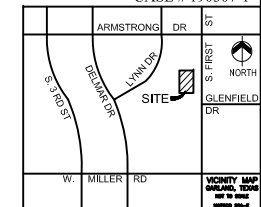
GENERAL NOTES :

- THIS SITE IS NOT IN A 100 OR 500 YEAR FLOOD PLAIN.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE CITY OF GARLAND STANDARDS AND SPECIFICATIONS.
- ALL RADIUS SHOWN ARE 5 FEET UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN A SITE PERMIT FROM THE CITY OF GARLAND AND PARTICIPATE IN A PUBLIC WORKS PRE-CONSTRUCTION MEETING PRIOR TO MOBILIZATION AND CONSTRUCTION.
- FIRE LANES, WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, OPERATIONAL, CONSTRUCTED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE GAS, TELEPHONE, ELECTRIC, CABLE AND OTHER UTILITY COMPANIES FOR FIELD LOCATION AND STAKING OF THEIR RESPECTIVE UTILITIES.
- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

SITE STATISTICS:

ZONING:	COMMUNITY RETAIL
PROPOSED USE:	USED GOODS RETAIL
LAND AREA; GROSS:	53,744.00 SF (1.234 AC)
USED GOODS RETAIL SALES	9,000 S.F.
TOTAL PARKING PROVIDED:	49 INCLUDING ADA, PARKING
HANDICAP PARKING REQUIRED:	2 PER BUILDING CODE
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS COVERAGE:	50,874 SF
BUILDING/LOT COVERAGE:	46.80%

CASE # 190307-1



ZJM ENGINEERS, INC.
ENGINEERS & ARCHITECTS & PROFESSIONAL LAND SURVEYORS
7501 WOODMOORE PLACE
GARLAND, TEXAS 75044
PHONE: 972-475-4570
FAX: 972-475-4570
www.zjme.com

HEM REPRODUCTION © 2019
ISSUE:
REVISION:
REVISION:

USED GOODS RETAIL SALES
1725 S. FIRST STREET, GARLAND, TEXAS
CRESTHAVEN RESERVED PHASE II - LOT A-1, BLOCK 7



SHEET TITLE:
SITE PLAN
PROJECT NO. 12-43

C-1
Sheet 1 of 1

EXHIBIT C

- MONUMENT BENCHMARKS:
- GPS #134 - 2" BRASS DISK STAMPED 134 IS LOCATED ON INLET TOP S.W. COR. ON S. BOUND SIDE OF FIRST STREET APPROX. 20.80' W. OF S. BOUND FIRST ST CL & APPROX. 47.50' N. OF 1725 S. FIRST ST THRIFT CITY STORE DRIVEWAY CL. ELEV. = 569.37 (NAD 83)
 - GPS #137 - 2" BRASS DISK STAMPED 134 IS LOCATED IN CL MEDIAN NOSE APPROX. 58.60' E. OF CL INTERSECT. OF MILLER RD. & FIRST ST. AND APPROX. 5.30 S OF MILLER ROAD CL. ELEV. = 570.50 (NAD 83)

Z 19-08



View of the subject property from South First Street



North of the subject property from South First Street



East of the subject property from South First Street



West of the subject property from South First Street



GARLAND

Plan Commission

4.

Meeting Date: 08/12/2019

Item Title: Future Cases Memo - August 26, 2019

Summary:

ADJOURN

Attachments

Future Cases Memo - August 26, 2019 Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: August 12, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the August 26, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32 for Community Retail and Community Office Uses, 2) a Detail Plan, and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses, 2) an amended Detail Plan, and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
3. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 for Mixed Residential Uses to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)
4. Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 83-32 for Retail Uses and a Specific Use Provision for Fuel Pumps, Retail to 1)

relocate existing fuel pumps and canopy; and 2) add an additional two fuel pumps. This property is located at 5150 Duck Creek Drive. (District 4) (File Z 19-03)

5. Consideration of the application of **TTI – Tack Team Investments, LLC**, requesting approval of 1) a Change in Zoning from Community Office (CO) District to Planned Development (PD) District for Single-Family Attached (Townhouse) Uses, 2) a Concept Plan, and 3) a Detail Plan. This property is located at 2302 West Campbell Road. (District 7) (File Z 19-10)
6. Consideration of the application of **Baldwin Associates, LLC**, requesting approval of 1) amendments to Planned Development (PD) 07-57 District for Multi-Family Use and 2) a Detail Plan. This property is located at 3232 N. Garland Avenue. (District 8) (File Z 19-17)
7. Consideration of the application of **BGE, INC.**, requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) 03-53. This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)
8. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) 03-53, 2) a Specific Use Provision for Hotel/Motel, Limited Service, and 3) a Detail Plan. This property is located at 370 Town Center Boulevard. (District 1) (File Z 19-19)
9. Consideration of the application of **Kirkman Engineering**, requesting approval of a Specific Use Provision (SUP) for Food Processing and Storage use on a property zoned Industrial (IN) District. This property is located at 515 Mills Road. (District 2) (File Z 19-21)
10. Consideration of the application of **QuickTrip Corporation**, requesting approval of 1) a Change of Zoning for Planned Development (PD) District for a Travel Center (Truck Stop); 2) a Specific Use Provision to allow Fuel Pumps, Retail; 3) a Variance to allow a fifty (50) foot tall pylon sign with a ten (10) foot setback; and 4) a Variance to allow two seven (7) foot, six (6) inch tall monument signs. This property is located at 524 East Interstate Highway 30. (District 3) (File Z 19-22)
11. Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting approval of an amendment to Planned Development (PD) 18-07 District to amend conditions related to elevations and front façade set back. This property is located at 2845 Crist Road. (District 1) (File Z 19-23)

DOWNTOWN DEVELOPMENT

1. Consideration of the application of **Dr. Grace Smart**, requesting approval of 1) a Downtown Development Plan for Mixed Use and 2) Major Waivers to the

Downtown Standards. This property is located at 111 East State Street and 212 North First Street. (District 2) (File DD19-01)

VARIANCES

1. Consideration of the application of **Barnett Signs, Inc.**, requesting approval of a Sign Variance to 1) install a monument sign and 2) reduce the signage set back requirements. This property is located at 11405 LBJ Freeway. (District 5) (File SV 19-01)