



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
June 24, 2024 at 7:00 p.m.

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

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

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

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRAILLE IS NOT AVAILABLE.**

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the June 10, 2024 meeting.

2. PLATS

- a. P 24-17 Redbud Subdivision No. 20 -- Final Plat
- b. P 24-19 Riverset Phase 3 -- 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 **Hemphill, LLC by Faulk & Foster**, requesting approval of 1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses; 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use. This property is located at 1102 North Country Club Road. (District 1) (File Z 23-43)
- b. Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of 1) an Amendment to Planned Development (PD) District 85-62 for Industrial and Community Retail Uses and 2) a Concept Plan for a Lineman Training & Bulk Materials Storage. This property is located at 2701 East Centerville Road. (District 2) (File Z 24-26) *(The applicant requests postponement of this item to the July 8, 2024 Plan Commission meeting.)*

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 06/24/2024

Item Title: Plan Commission Minutes for June 10, 2024

Summary:

Consider approval of the Plan Commission Minutes for the June 10, 2024 meeting.

Attachments

June 10, 2024 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 10, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Bob Duckworth, Commissioner
- Absent: Wayne Dalton, 2nd Vice Chair
Michael Rose, Commissioner
- Staff Present: Angela Self, Interim Planning Director
Matthew Wolverton, Development Planner
David Jones, Planner I
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of the Plan Commission, without discussion. The Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 13, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-15 Linda Ray Addition-- Replat **APPROVED**
- b. P 24-16 Garland Shiloh Addition -- Replat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **IBC Construction, LLC**, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use and 2) a Plan for a Fuel Pumps, Retail Use, Convenience Store, Laundry, Self-Serve (Laundromat) and Retail Store Uses on a property zoned Community Retail (CR) District. This property is located at 1270 Pleasant Valley Road. (District 1) (File Z 22-28) **APPROVED**

The applicant, Sunny, 233 Coyote Road Southlake, Texas, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant what the reasoning was behind the Specific Use Provision (SUP) time length request.

The applicant explained that they wanted to ask for a reasonable SUP time length request being that this is their first project in the City and that the 15-year request was made in good faith but that if the City is open to extending it, they would be open to that as well.

Commissioner Jenkins asked a follow-up question regarding the hours of operation.

The applicant explained that generally they are open 24 hours but do look to abide by the local City ordinance.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **CCM Engineering**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 14-11 for Single-Family-10 (SF-10) Uses and Planned Development (PD) District 85-24 for Community Retail (CR) Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) a Detail Plan for townhouse development. This property is located at 2000 and 2050 East Miller Road. (District 3) (File Z 22-67) **APPROVED**

The applicant, Luke Spicer, 2570 Justin Road, Highland Village, TX 75077, provided an overview of the request and remained available for questions.

Chair Roberts stated that he was able to make one of the applicant's community meetings and noted that they had made an effort to reduce the density. He also asked to confirm that no utilities would be installed behind the townhomes and the nearby residents.

The applicant confirmed that no utilities would be installed behind the townhomes and that they would maintain the trees in the back. The applicant further explained that all utilities would be installed in the City Right of Way.

Chair Roberts asked the applicant whether the wall between the houses and the units on the southside would be on the overall property line of the development or the property line of the units.

The applicant explained that the wall would be on the overall property line.

Commissioner Paris reiterated that the applicant confirmed during their overview of the presentation that a Traffic Impact Analysis was done on the proposed development. She asked if the applicant could confirm what the outcome of the study had been.

The applicant stated that under the proposed use, there would be less trips generated than the allowable uses for the current zoning.

Commissioner Paris noted the number of years that the proposed land has been vacant and asked the applicant if they have considered any other uses other than their proposed development.

The applicant stated that they have not considered any other uses other than the existing zoning and what they are proposing.

Commissioner Paris stated that her intent is to consider the best use of the land for the proposed development.

The applicant stated that they believe their proposed development is the best use of the land and that with their amenities and the steps they have taken to help provide a buffer between the development and the existing neighborhood, that they will be a great addition and that they have done everything they can to help ease the neighbors' concerns.

Chair Roberts pointed out the 1,100 square foot minimum and asked the applicant how many of the units would be that size.

The applicant clarified that there was a miscommunication on what they added on their site plan. The way they had interpreted dwelling size unit was the building footprint and not the livable area. The livable area will actually be 1,800 square feet because it will be a 2-story unit including the garage.

Chair Roberts asked the applicant to clarify if the horse riding ranch would remain intact.

The applicant confirmed the horse ranch would remain intact.

Commissioner Jenkins asked the applicant about all of the egress going into Miller Road and if they had any plans to add additional turns across the street.

The applicant stated that their traffic engineer could speak more on what he has determined so far in his initial findings. The applicant was not sure if their traffic engineer believes that would be necessary but did state that they would meet all traffic requirements from the Transportation Department once they get to their civil design.

Residents speaking in opposition of the request:

James Cook, 1833 Meadowview Drive, Garland, TX
Regina Soto, 5025 Tree Top Lane, Garland, TX
Matt Larey, 1909 Royal Crest Drive, Garland, TX

The residents speaking in opposition expressed concerns that the development will not be single family, there will be an increase in traffic and noise as well as have negative impacts to the riders and horses of the nearby horse ranch.

Resident speaking in favor of the request:

Tracey Evans, 9 Hobb Hill Lane, Lucas, TX

The resident speaking in favor stated that of the multiple proposals they have seen over time, this is the best proposal.

The applicant stated that regarding the privacy and proximity to the horse ranch, there will be a considerable amount of green space as a buffer. The applicant pointed out that under the existing zoning of single-family, that buffer would disappear and the traffic would be considerably higher versus the proposed development.

Chair Roberts added that if the property was developed with retail and single-family homes consisting of 40 homes, the proposed development would generate 2,448 fewer trips during the day. A second scenario with a 26,000 square foot retail space and 40 single-family homes, the proposed development would still generate 1,058 fewer trips.

The traffic engineer Hetal Bhatt, 3030 LBJ Fwy #1660, Dallas, TX 75234, clarified that the numbers that Chair Roberts mentioned are for daily trips.

Chair Roberts asked the traffic engineer if the one entrance to the development would line up to the development across the street.

The applicant stated that the entrance to the development would line up to the median opening.

Commissioner Paris asked the applicant to speak more on the traffic concerns that have been brought up, in particular to the peak hours regarding single-family attached housing with 90 units versus single-family detached with 40 units.

The applicant stated that with the 90 single-family attached units with no retail, the morning peak hour would be 43 units exiting the development which would equal to 1 vehicle every 2 minutes.

Commissioner Paris asked staff if there have been other alternatives that are better suited for the use of land.

Staff stated that this proposal should be considered on its own merit.

Commissioner Jenkins asked the applicant to clarify that under the proposed development, by right, they could have developed the land under a number of different ways and they would not have been required to bring it forward.

The applicant confirmed that they did consider what is currently allowed versus what they are proposing and that had they gone with another proposal they would have just moved forward.

Commissioner Jenkins pointed out that while the applicant could have moved forward with other alternative uses that met the best use of the land, they have tried to be considerate to address the concerns of the neighbors by providing a development that ameliorates some of the concerns that have been presented by the residents.

The applicant was in agreement with what Commissioner Jenkins pointed out.

Commissioner Jenkins stated that he lives near the proposed development and is concerned with the increase traffic in the area with the proposed development and the nearby one currently going through the permitting process however he does acknowledge the City has experienced a huge population increase and that the City is aware of this increase and is currently working to address those issues. Commissioner Jenkins applauded the applicants efforts in working with nearby residents to hear their concerns and address them.

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

Commissioner Cornelius expressed concerns about the traffic in the area.

Commissioner Aubin pointed out that the subject property has been through several potential plans over the years and he feels that the proposed development, if it is able to move forward, is the best use of the land. Regarding the traffic concerns, Commissioner Aubin pointed out that Centerville is a six-lane road and Miller is a four-lane road. Miller's capacity is above 30,000

cars per day and according to the last traffic survey on Miller, the traffic count between Centerville and the eastern city limits is 16,685 cars per day which is roughly at 50% capacity. Commissioner Aubin pointed out that he does not believe that the proposed development of 90 homes will generate a considerable amount of traffic that will impact the area.

Commissioner Abell stated that he lives near a similar intersection and he has mixed retail on all four corners. As a result of the mixed retail, there has been vagrancy and loitering at all hours of the day and night. With the proposed development of 90 homes, the applicant is bringing in a neighborhood where people will live and will not bring the vagrancy that retail brings to areas. Commissioner Abell stated he is inclined to approve the proposed development for the reasons he mentioned and that he would welcome this to his own neighborhood versus what he has to deal with now.

Chair Roberts stated that while he would prefer 40 single-family lots, he knows the builder of the adjacent horse ranch and they were unsuccessful at finding other builders to build single-family homes. Chair Roberts pointed out that removing the mixed retail aspect from the development will also help the area.

Commissioner Paris stated that she drives by this location daily and is empathetic to the traffic concerns but in taking into consideration the best use of the land, she is in approval of the proposed development.

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

- c. Consideration of the application of **2916 National, LP.**, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses and 2) a Detail Plan for Equipment Leasing/Rental, Outdoor Use. This property is located at 2916 and 3002 National Drive. (District 5) (File Z 24-15) **APPROVED**

The applicant, Daniel Box, 2728 N. Harwood #500, Dallas, TX provided an overview of the request and remained available for questions.

Chair Roberts asked the applicant if they had any plans to store any of the equipment in front of the building and if not, would they be okay to incorporate language into the PD to preclude that use.

The applicant stated that they have no plans to store equipment in front of the building and would be okay including language into the PD to specify that.

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application as presented with the inclusion that none of the equipment will be parked in front of the building. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

- d. Consideration of the application of **OSI 1602 Kings Rd, LLC.**, requesting approval of 1) a Specific Use Provision (SUP) for a Truck/Bus Storage Use 2) a Concept Plan for a Truck/Bus Storage Use and 3) a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer. This property is located at 1602 Kings Road. (District 6) (File Z 24-22) **APPROVED**

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX, provided an overview of the request and remained available for questions.

Chair Roberts asked staff about the possibility of combining items 3d and 3e since it is difficult to evaluate them in isolation.

Staff clarified that both cases need to be considered on their own merits separately.

Chair Roberts asked the applicant how many trucks would be able to park on the southern portion.

The applicant stated that the capacity is for 183 but it fluctuates depending on the season.

Commissioner Abell asked staff for clarification on trailer parking and if that is prohibited in the City.

Staff clarified that overnight parking would be prohibited but it would be approved for loading and unloading purposes.

Commissioner Jenkins asked the applicant if any repair use would be associated with the request.

The applicant stated there was no repair use with the request and that it would be strictly trailer parking.

Resident speaking in opposition of this request:

May Shan, 3101 W. Miller Road, Garland, TX

The resident speaking in opposition expressed concerns that with the trailers parking on Kings Road, their tenant is at times not able to access their location as well as safety issues accessing the nearby properties.

The applicant stated that they would be requesting to keep the chain link fence and adding landscaping to it. Additionally, there would be gates to secure the property but the fence would not be removed. The applicant clarified that the proposed request would not be adding any additional truck traffic.

Commissioner Abell asked the applicant to show the combined picture that shows the entrance and to clarify if any additional entrances were available.

The applicant stated that there would be one across from Kenmore Street and another access point for the truck repair storage.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 6 Ayes, 1 Nay** by Chair Roberts.

- e. Consideration of the application of **OSI 1602 Kings Rd, LLC.**, requesting approval of 1) a **APPROVED** Specific Use Provision (SUP) for a Truck/Bus Repair Use & Truck/Bus Storage Use on a property zoned Industrial (IN) District and 2) a Concept Plan for a Truck/Bus Repair Use & Truck/Bus Storage Use and 3) a Development Variance for a complete waiver of a landscaping provision preventing fencing from being in the landscape buffer. This property is located at 1602 Kings Road. (District 6) (File Z 24-23)

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX, provided an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant regarding staff's recommendations on a shorter SUP and limitation on hours of operation.

The applicant responded that regarding the request for the length of the SUP, it aligns with the criteria for getting a loan approved for a new development. Regarding the hours of operation, currently the operator has not been selected but it will most likely be business hours seven days per week.

Commissioner Aubin asked the applicant to confirm if the trailers would be parked on the street if they had to wait for the business to open.

The applicant confirmed the trailers would be parked on the street.

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application for the 35 year SUP per the applicant's request. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

- f. Consideration of the application of Kimley-Horn, requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses and 2) a Concept Plan for a Hotel/Motel Full Service . This property is located at 3305 Zion Road. (District 3) (File Z 24-24) **APPROVED**

The applicant, Stephanie Tutt, 2600 North Central Expy., Richardson, TX 75080, provided an overview of the request and remained available for questions.

Commissioner Abell asked the applicant for an example of something comparable to the proposed development in the DFW area.

The applicant stated that a similar example is The Texican located in Irving.

Commissioner Abell pointed out the normal concerns regarding traffic that come with a development similar to this. He pointed out that the waterfront villa concept does set this development apart from the surrounding developments.

Commissioner Paris asked the applicant regarding the height elevation concerns and exceeding the recommended height elevation per the GDC standards and if there was no Traffic Impact Analysis required for the proposed development.

The applicant stated that a Traffic Analysis was conducted and that in the p.m. peak hour, an additional 120 cars were identified which would equal to 1 car per 30 seconds. The TIA did identify that Zion Road has the capacity to hold the hotel but they are also proposing improvements to Zion Road.

The developer, Jason Allowtitz, 4036 Cottongin Road, Frisco, TX, stated that the reason for the height variation is due to the awkward site and the subterranean parking garage. Essentially the applicant is sacrificing surface level parking to add surface level amenities that will complement parking improvements.

Chair Roberts stated that he wanted to tighten the language in the PD to state that exterior access is only for the villas and not for the other rooms. Chair Roberts further added that he would like to require a condition for a certain percentage for the parking to be underground.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented with the provisions that in the PD there are comments about exterior access to the villas only and provisions for the underground parking. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:41 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/24/2024

Item Title: P 24-17 Redbud Subdivision No. 20 - Final Plat

Summary:

P 24-17 Redbud Subdivision No. 20 -- Final Plat

Attachments

P 24-17 Redbud Subdivision No. 20 - Final Plat Report & Attachments

Planning Report

File No: P 24-17 / District 4

Agenda Item:

Meeting: Plan Commission

Date: June 24, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Redbud Subdivision No. 20

LOCATION

5510 Loving Drive

ZONING

Planned Development (PD) District 85-43

NUMBER OF LOTS

One (1) lot.

ACREAGE

0.502 acres

BACKGROUND

The purpose of this Final Plat to create one (1) 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. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Angela Self, FAICP
Interim Director of Planning



0 50 100 Feet

PLAT MAP P 24-17

 INDICATES AREA OF REQUEST

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS HONESOLUTION, INC. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN LITTLE SURVEY, BLOCK NO. 5, ABSTRACT NO. 761, AND BEING THAT SAME CALLED 0.50 ACRE TRACT OF LAND CONVEYED TO HONESOLUTION, INC. BY GEND WARRANTY DEED RECORDED IN DOCUMENT NO. 201500169134, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AND FOLLOWS:

BEGINNING AT THE WEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOVING DRIVE, A 60 FOOT RIGHT-OF-WAY, FOR THE WEST CORNER OF SAID 0.50 ACRE TRACT OF LAND AND THE SOUTH CORNER OF LOT 1, REDBUD SUBDIVISION NO. 16, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83205, PAGE 4432, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE N48°18'58"E (RECORD - N48°11'02"E), WITH THE SOUTHEASTERLY LINE OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF SAID 0.50 ACRE TRACT OF LAND, A DISTANCE OF 207.95 FEET (RECORD - 209.18 FEET) TO A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LANDPOINT" SET IN THE SOUTHWESTERLY LINE OF THAT CERTAIN CALLED 22.3783 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRAVIS W. LANGLEY AND KARA K. LANGLEY, RECORDED IN VOLUME 93135, PAGE 2939, DEED RECORDS, DALLAS COUNTY, TEXAS FOR THE EAST CORNER OF SAID LOT 1 AND THE NORTH CORNER OF SAID 0.50 ACRE TRACT OF LAND;

THENCE S41°49'00"E (RECORD - S41°37'46"E), WITH THE SOUTHWESTERLY LINE OF SAID 22.3783 ACRE TRACT OF LAND AND THE NORTHEASTERLY LINE OF SAID 0.50 ACRE TRACT OF LAND, A DISTANCE OF 105.01 FEET (RECORD - 104.71 FEET) TO A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LANDPOINT" SET IN THE NORTHWESTERLY LINE OF LOT 3, BLOCK 3, REDBUD SUBDIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 69134, PAGE 1819, MAP RECORDS, DALLAS COUNTY, TEXAS FOR AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID 22.3783 ACRE TRACT OF LAND AND THE EAST CORNER OF SAID 0.50 ACRE TRACT OF LAND;

THENCE S48°18'58"W (RECORD - S48°11'02"W), WITH THE NORTHWESTERLY LINE OF SAID LOT 3 AND THE SOUTHEASTERLY LINE OF SAID 0.50 ACRE TRACT OF LAND, A DISTANCE OF 208.13 FEET (RECORD - 209.19 FEET) TO A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LANDPOINT" SET IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LOVING DRIVE FOR THE WEST CORNER OF SAID LOT 3 AND THE SOUTH CORNER OF SAID 0.50 ACRE TRACT OF LAND, FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 3 BEARS S41°43'07"E, A DISTANCE OF 63.38 FEET;

THENCE N41°43'07"W (RECORD - N41°37'46"W), WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID LOVING DRIVE AND THE SOUTHWESTERLY LINE OF SAID 0.50 ACRE TRACT OF LAND, A DISTANCE OF 105.01 FEET (RECORD - 104.71 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.502 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT HONESOLUTION, INC., THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **REDBUD SUBDIVISION NO. 20**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, ANY STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; PROVIDED, HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, SCREEN WALL EASEMENT, OR WALL MAINTENANCE EASEMENT SHOWN ON THIS PLAT. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT IN SUCH A MANNER AS TO RESTRICT THE USE OR SCOPE OF, OR INTERFERE WITH THE PURPOSE AND INTENT OF THE EASEMENT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY AND ALL MAINTENANCE OF SCREENING WALLS, SCREEN WALL EASEMENTS, RETAINING WALLS, AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS, OR ASSIGNS.

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

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATER OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE 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, THAT IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERCT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE CITY RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND ARE SUBJECT TO CHANGE.

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

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

BY: _____

PRINTED NAME _____ TITLE _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, TED A. GOSSETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

PRELIMINARY
THIS IS A PRELIMINARY
SURVEY FOR REVIEW ONLY
AND MAY NOT BE RECORDED
FOR ANY PURPOSE

TED A. GOSSETT
R.P.L.S. NO. 5991

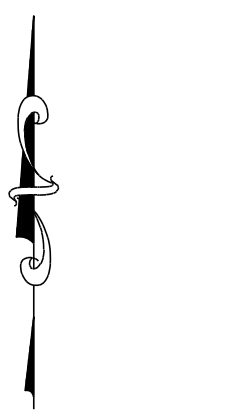
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ROBERT GLEN MALOY, KNOWN TO ME TO BE THE PERSON, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____



LOT 1, BLOCK 1
REDBUD SUBDIVISION
NO. 19
VOL. 85137, PG. 2323
M.R.D.C.T.

JOHN LITTLE SURVEY
A-761

LOT 1
REDBUD SUBDIVISION
NO. 16
VOL. 83205, PG. 4432
M.R.D.C.T.

LOT 1, BLOCK 1
0.502 ACRES
21,846 SQ. FT.

CALLED 0.50 ACRES
HONESOLUTION, INC.
DOC. NO. 201500169134
O.P.R.D.C.T.

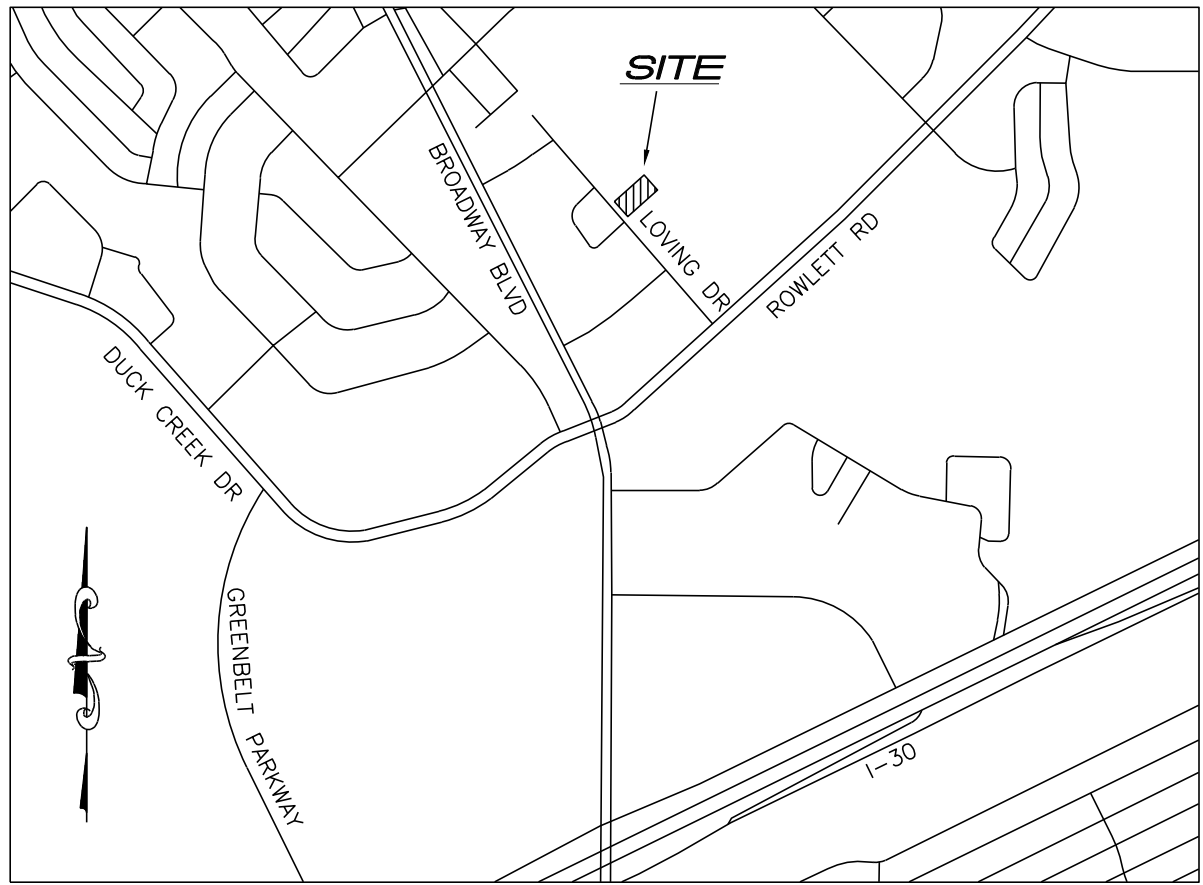
MIN FFE-481.4'

LOT 3, BLOCK 3
REDBUD SUBDIVISION
NO. 4
VOL. 69134, PG. 1819
M.R.D.C.T.

LOT 4, BLOCK 3
REDBUD SUBDIVISION
NO. 4
VOL. 69134, PG. 1819
M.R.D.C.T.

LOT 5, BLOCK 3
REDBUD SUBDIVISION
NO. 6
VOL. 70247, PG. 452
M.R.D.C.T.

LOT 11, BLOCK 2
REDBUD SUBDIVISION
VOL. 43, PG. 37
M.R.D.C.T.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE SITE. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE COMMITMENT AND DOES NOT SHOW ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

2. COORDINATES AND BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND TIED TO THE CITY OF GARLAND GEODETIC CONTROL.

GPS 085-2" BRASS DISK
N:6996087.91
E:2553351.66
Z:505.71'

GPS 086-2" BRASS DISK
N:6997519.56
E:2554857.77
Z:492.70'

3. ALL "CIRS" ARE 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LANDPOINT" UNLESS OTHERWISE NOTED.

4. THE PURPOSE OF THIS PLAT TO CREATE A ONE LOT SUBDIVISION FROM A TRACT OF LAND.

5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.

6. MINIMUM FINISHED FLOOR ELEVATION (FFE)-481.4'. MIN FFE DERIVED FROM FEMA MAP NUMBER 48113C0380L, DATED JULY 7, 2014, BASE FLOOD ELEVATION (BFE)-479.4'.

LEGEND / ABBREVIATIONS

—	ADJOINER LINE
—	BOUNDARY LINE
—	EASEMENT LINE
●	IRON ROD FOUND
○	CAPPED IRON ROD SET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS	DALLAS COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRS	5/8" IRON ROD WITH ORANGE CAP STAMPED "LANDPOINT" SET
C.M.	CONTROLLING MONUMENT

FINAL PLAT
REDBUD SUBDIVISION NO. 20
LOT 1, BLOCK 1

JOHN LITTLE SURVEY, ABSTRACT NO. 761

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NUMBER 200213-2

THIS PLAT FILED IN INSTRUMENT NO. _____

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS
____ DAY OF _____, 2024 BY THE CITY
PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

CHAIRMAN OF THE CITY PLAN COMMISSION

DIRECTOR OF PLANNING

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

SURVEYOR:



6410 SOUTHWEST BLVD, STE. 127
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPLS REG. NO. 10194220

OWNER:

HONESOLUTION, INC.
5068 W. PLANO OKWY. #300
PLANO, TX 75083
888-211-0277



GARLAND

Plan Commission

2. b.

Meeting Date: 06/24/2024

Item Title: P 24-19 Riverset Phase 3 - Final Plat

Summary:

P 24-19 Riverset Phase 3 -- Final Plat

Attachments

P 24-19 Riverset Phase 3 - Final Plat Report & Attachments

Planning Report

File No: P 24-19 / District 6

Agenda Item:

Meeting: Plan Commission

Date: June 24, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Riverset Phase 3

LOCATION

1902 Patterson Lane

ZONING

Planned Development (PD) District 21-38

NUMBER OF LOTS

Two (2) HOA lots & Thirteen (13) total lots.

ACREAGE

2.904 acres

BACKGROUND

The purpose of this Final Plat is to create Single-Family Detached homes.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

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

PREPARED BY:

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

REVIEWED BY:

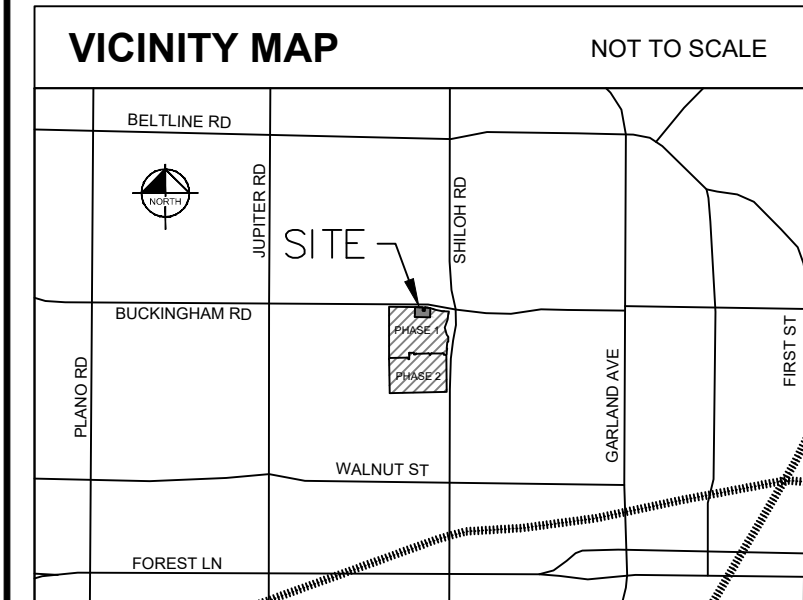
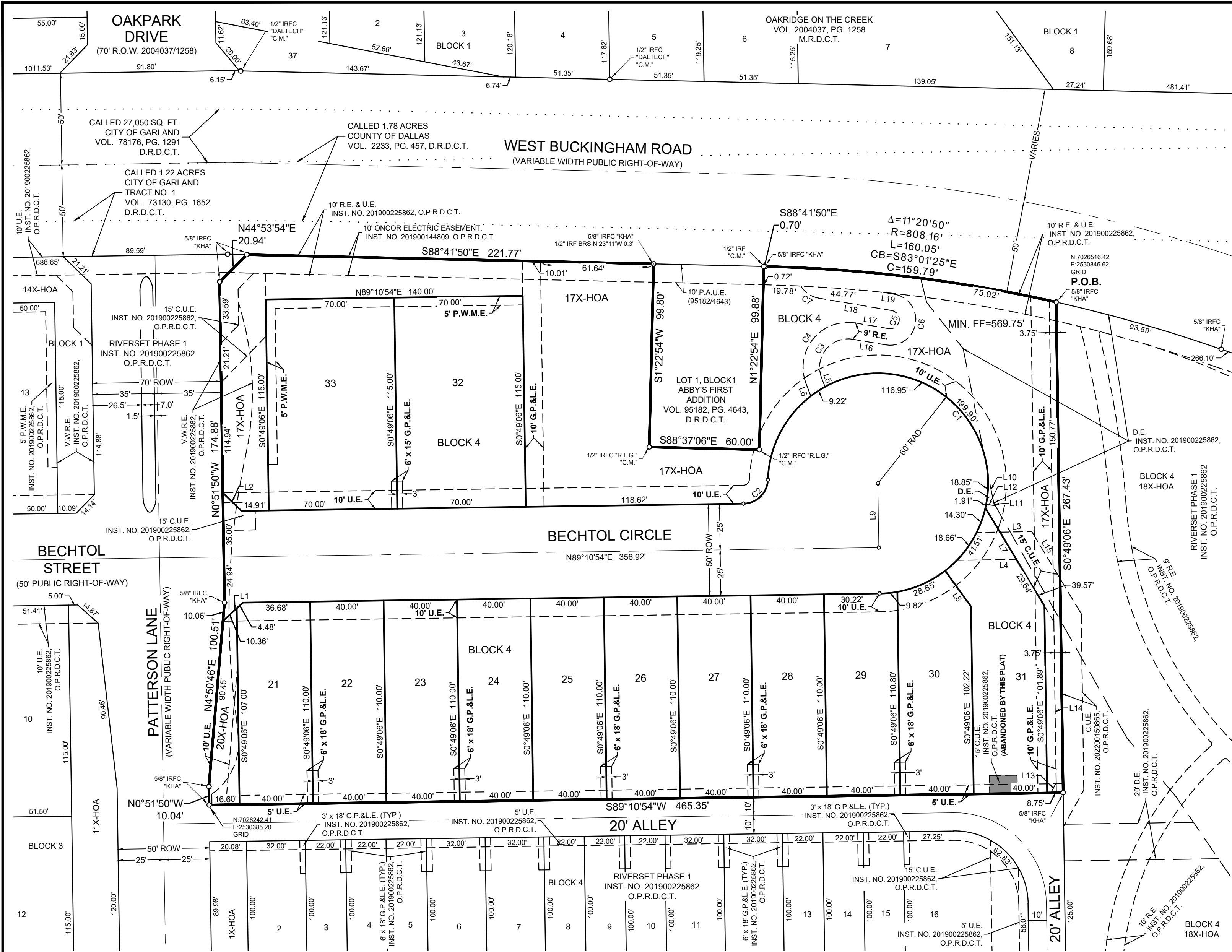
Angela Self, FAICP
Interim Director of Planning



0 100 200 Feet

PLAT MAP P 24-19

 INDICATES AREA OF REQUEST



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

LEGEND	
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
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
	RED "KHA" CAP, UNLESS OTHERWISE NOTED
IRSC	IRON ROD WITH RED "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
W.M.E.	WALL MAINTENANCE EASEMENT
P.W.M.E.	PRIVATE WALL MAINTENANCE EASEMENT
P.A.U.E.	PUBLIC ACCESS & UTILITY EASEMENT
R.E.	RECREATIONAL EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
R.O.W.	RIGHT OF WAY
	STREET NAME CHANGE

- 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 easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
 - 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 15 lots from 1 previously platted lot 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.
 - All HOA lots and common areas shall be covered by a Variable Width Recreational Easement.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N47°00'56"E	14.83'
L2	S45°00'28"E	14.15'
L3	N89°10'54"E	30.14'
L4	N89°10'54"E	32.50'
L5	S20°54'45"E	5.46'
L6	N20°54'45"W	7.41'
L7	N31°03'24"W	62.48'
L8	N35°59'52"W	24.10'
L9	N00°49'06"W	35.00'
L10	S11°11'44"E	85.69'
L11	S28°32'32"E	1.66'
L12	S82°33'06"E	5.07'
L13	S28°56'42"W	6.19'
L14	S00°49'06"E	87.94'
L15	S31°03'24"E	29.91'
L16	S80°22'30"E	18.30'
L17	S80°22'30"E	18.29'
L18	N80°22'30"W	40.35'
L19	N80°22'30"W	6.38'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	267°16'14"	60.00'	279.89'	N44°27'13"W
C2	87°16'14"	13.50'	20.56'	N45°32'47"E
C3	120°32'15"	15.50'	32.61'	S39°21'22"W
C4	120°32'15"	24.50'	51.54'	S39°21'22"W
C5	180°00'06"	5.00'	15.71'	N09°37'30"E
C6	179°50'34"	14.00'	43.94'	N09°32'47"E
C7	49°17'19"	14.00'	12.04'	N55°43'51"W

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 17X-HOA, BLOCK 4	0.743	32,386
LOT 20X-HOA, BLOCK 4	0.030	1,286
LOT 21, BLOCK 4	0.101	4,395
LOT 22, BLOCK 4	0.101	4,400
LOT 23, BLOCK 4	0.101	4,400
LOT 24, BLOCK 4	0.101	4,400
LOT 25, BLOCK 4	0.101	4,400
LOT 26, BLOCK 4	0.101	4,400
LOT 27, BLOCK 4	0.101	4,400
LOT 28, BLOCK 4	0.101	4,400
LOT 29, BLOCK 4	0.101	4,403
LOT 30, BLOCK 4	0.105	4,563
LOT 31, BLOCK 4	0.127	5,516
LOT 32, BLOCK 4	0.185	8,050
LOT 33, BLOCK 4	0.185	8,050
ROW DEDICATION	0.621	27,066

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS WILBOW-RIVERSET, LLC, are the owners of that certain tract of land situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas and being all of Lot 17, Block 4, Riverset Addition, Phase 1, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Instrument No. 201900225862, Official Public Records, Dallas County, Texas, and being a portion of a called 101.121-acre tract of land described in a Special Warranty Deed with Vendor's Lien to Wilbow-Riverset, LLC, recorded in Instrument No. 201800015126, said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 17, common to the northwest corner of Lot 18, Block 4, said Riverset Addition, Phase 1, same also being on the southerly right-of-way line of West Buckingham Road (variable width public right-of-way);

THENCE South 00°49'06" East, departing the southerly right-of-way line of said West Buckingham Road and along the common line of said Lots 17 and 18, a distance of 287.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said Lot 17, same being on the northerly right-of-way line of a 20-foot wide alley;

THENCE South 89°10'54" West, departing the westerly line of said Lot 18 and along the common line of said Lot 17 and said 20-foot wide alley, a distance of 465.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Lot 17, common to the intersection of the northerly right-of-way line of said 20-foot wide alley and the easterly right-of-way line of Patterson Lane (variable width public right-of-way);

THENCE along the common line of said Lot 17 and said Patterson Lane the following courses and distances:

North 00°51'50" West, a distance of 10.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 04°50'46" East, a distance of 100.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°51'50" West, a distance of 174.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of a corner clip at the intersection of the easterly right-of-way line of said Patterson Lane and the southerly right-of-way line of the aforementioned West Buckingham Road;

North 44°53'54" East, along said corner clip, a distance of 20.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said corner clip, common to the northernmost northwest corner of said Lot 17;

THENCE South 88°41'50" East, along the common line of said Lot 17 and said West Buckingham Road, a distance of 221.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, common to the northwest corner of Lot 1, Block 1, Abby's First Addition, an Addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 95182, Page 4643, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod found for witness bears North 23°11' West, 0.3 feet;

THENCE departing the southerly right-of-way line of said West Buckingham Road and along the common line of said Lots 17 and 1 the following courses and distances:

South 01°22'54" West, a distance of 99.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "R.L.G." found for the southwest corner of said Lot 1;

South 88°37'06" East, a distance of 60.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "R.L.G." found for the southeast corner of said Lot 1;

North 01°22'54" East, a distance of 99.88 feet to a 1/2-inch iron rod found for the northeast corner of said Lot 1, same being on the southerly right-of-way line of said West Buckingham Road;

THENCE along the common line of said Lot 17 and said West Buckingham Road the following courses and distances:

South 88°41'50" East, a distance of 0.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 808.16 feet, a central angle of 11°20'50", and a chord bearing and distance of South 83°01'25" East, 159.79 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 160.05 feet to the **POINT OF BEGINNING** and containing 2.904 acres (126,514 sq. ft.) of land, more or less.

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 Engineers & Land Surveyors, 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 ____ 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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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 _____

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 3**, 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, 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, filter 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 ____ 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 _____

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 3

13 RESIDENTIAL LOTS
2 COMMON AREA LOTS

2.904 ACRES SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220003-0

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: Bryce T. Eckerberger, P.E.

Kimley»Horn

6160 Warren Parkway, 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.
1" = 40'	JMH	KHA	June 2024	063770003	1 OF 1



GARLAND

Plan Commission

3. a.

Meeting Date: 06/24/2024

Item Title: Z 23-43 Hemphill, LLC by Faulk & Foster (District 1)

Summary:

Consideration of the application of **Hemphill, LLC by Faulk & Foster**, requesting approval of 1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses; 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use. This property is located at 1102 North Country Club Road. (District 1) (File Z 23-43)

Attachments

Z 23-43 Hemphill, LLC by Faulk & Foster Report & Attachments

Z 23-43 Hemphill, LLC by Faulk & Foster Responses

Planning Report

File No: Z 23-43/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 24, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses; 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use.

LOCATION

1102 North Country Club Road

APPLICANT

Hemphill, LLC (by Faulk & Foster)

OWNER

Mitchell A. Meyers

BACKGROUND

The subject property is currently a vacant lot. The applicant intends to utilize 0.601 acres of the site along North Country Club Road and propose an eighty (80)-foot monopole telecommunications tower with a five (5)-foot lightning rod above the tower.

The GDC allows a cellular tower by right if it is less than eighty-five (85) feet in height. However, Planned Development (PD) District 03-52 requires an "Antenna, Commercial Type 2" to obtain a Specific Use Provision (SUP) to be constructed.

Ordinance 4647 defines the use as "an antenna and associated mast or tower or a facility for transmission or reception of voice or data by radio or television for all communications other than those defined under Antenna Commercial Type 1, or Antenna, Private. The ordinance defines "Antenna, Commercial Type 1" as "An antenna and associated mast or tower or a facility for transmission or reception of voice or data by radio or television of a local business communications within a business". The proposed antenna meets the definition of "Antenna, Commercial Type 2" as "An antenna and associated mast or tower or a facility for transmission or reception of voice or data by radio or television of local business communications within a business". The GDC also required freestanding commercial antenna support structures to be over 5,000 feet away from another wireless telecommunications antenna.

SITE DATA

The subject property contains approximately 0.601 acres in area. The site can be accessed from North Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The purpose of Planned Development (PD) District 03-52 for Community Retail Uses is to allow a narrowed range of Community Retail Uses by right and by Specific Use Provision (SUP).

The GDC allows a cellular tower by right in a non-residential district if it is less than eighty-five (85) feet in height. A detail plan is required for any development on this site, as well as an SUP due to the type of commercial antenna being proposed.

CONSIDERATIONS

Planned Development:

1. The applicant proposes an eighty (80)-foot tall monopole tower with antennas alongside ground equipment within the 0.601-acre lease area. Per the applicant's narrative, "The intersection of North Country Club Road and Castle Drive is a busy and growing neighborhood commercial center. The growth in this area demands robust infrastructure including wireless infrastructure."
2. The GDC does not allow a freestanding commercial antenna support structure within 5,000 feet from another wireless telecommunications antenna. The nearest tower is 680 feet away from the proposed tower, with the next closest being 4,739 feet away. Therefore, the applicant is requesting through the Planned Development amendment to allow the tower to be located closer than 5,000 feet from an existing tower due to cellular coverage issues.

Specific Use Provision:

3. A Specific Use Provision is required for an Antenna, Commercial Type 2 Use in the Planned Development (PD) District 03-52 for Community Retail Uses. The applicant proposes an eighty (80)-foot monopole telecommunications tower with a five (5)-foot lightning rod above the tower.

The applicant is proposing a time period of forty (40) years. The SUP time period guide recommends between twenty and thirty (20 & 30) years for a "Cellular Tower / Antennae Equipment" Use.

COMPREHENSIVE PLAN

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

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is a lease area within Planned Development (PD) 03-52, which is developed with a Church and Family Dollar. The surrounding properties are mainly multi-family, single-family homes, and retail.

STAFF RECOMMENDATION

Approval of 1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use.

The proposal will improve cellular coverage for the area.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Location Map
Photos

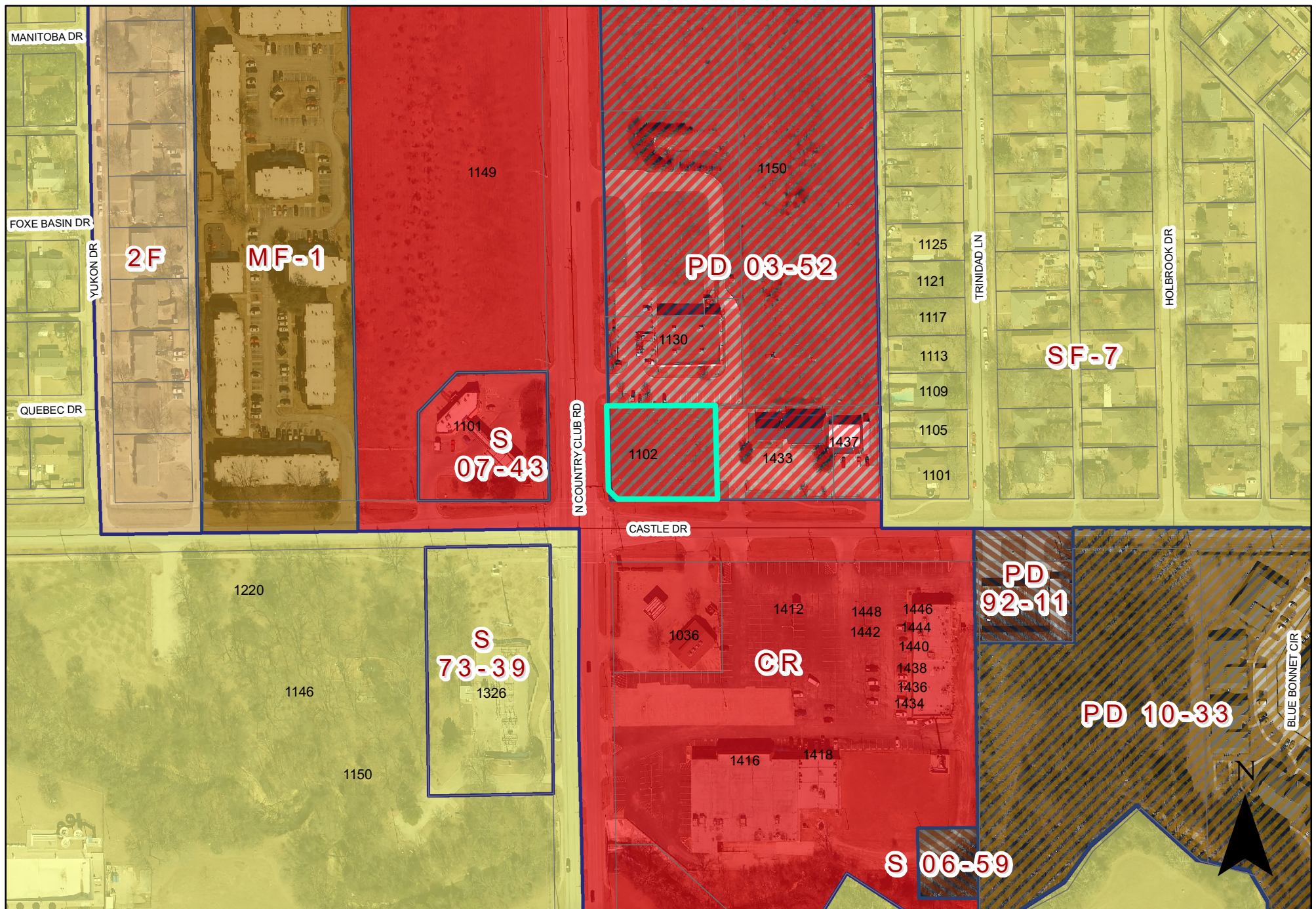
CITY COUNCIL DATE: July 16, 2024

PREPARED BY:

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

REVIEWED BY:

Angela Self, FAICP
Interim Director of Planning



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-43

 INDICATES AREA OF REQUEST

1102 North Country Club Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-43

1102 NORTH COUNTRY CLUB ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for an Antenna, Commercial Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 03-52 and Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

- A. Permitted Uses:**
Land Uses are permitted as in Planned Development (PD) District 03-52.
- B. Site Plan:** The site layout shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Height:** The maximum height shall be eighty-five (85) feet including the lightning rod.
- E. Elevations:** Building Elevations shall be in general conformance with the elevations labeled Exhibit D.
- F. Screening:** The screening shall be a six (6)-foot masonry wall as reflected in Exhibit D.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-43

1102 NORTH COUNTRY CLUB ROAD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Antenna, Commercial Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 03-52 and Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

IV. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a forty (40) year time period.

HEMPHILL®



PROJECT NO:	1764
PROJECT NAME:	CASTLE DRIVE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

$$1/16'' = 1'-0''$$

SHEET NUMBER:

REVISION:

C

CASE NUMBER: 230801-1

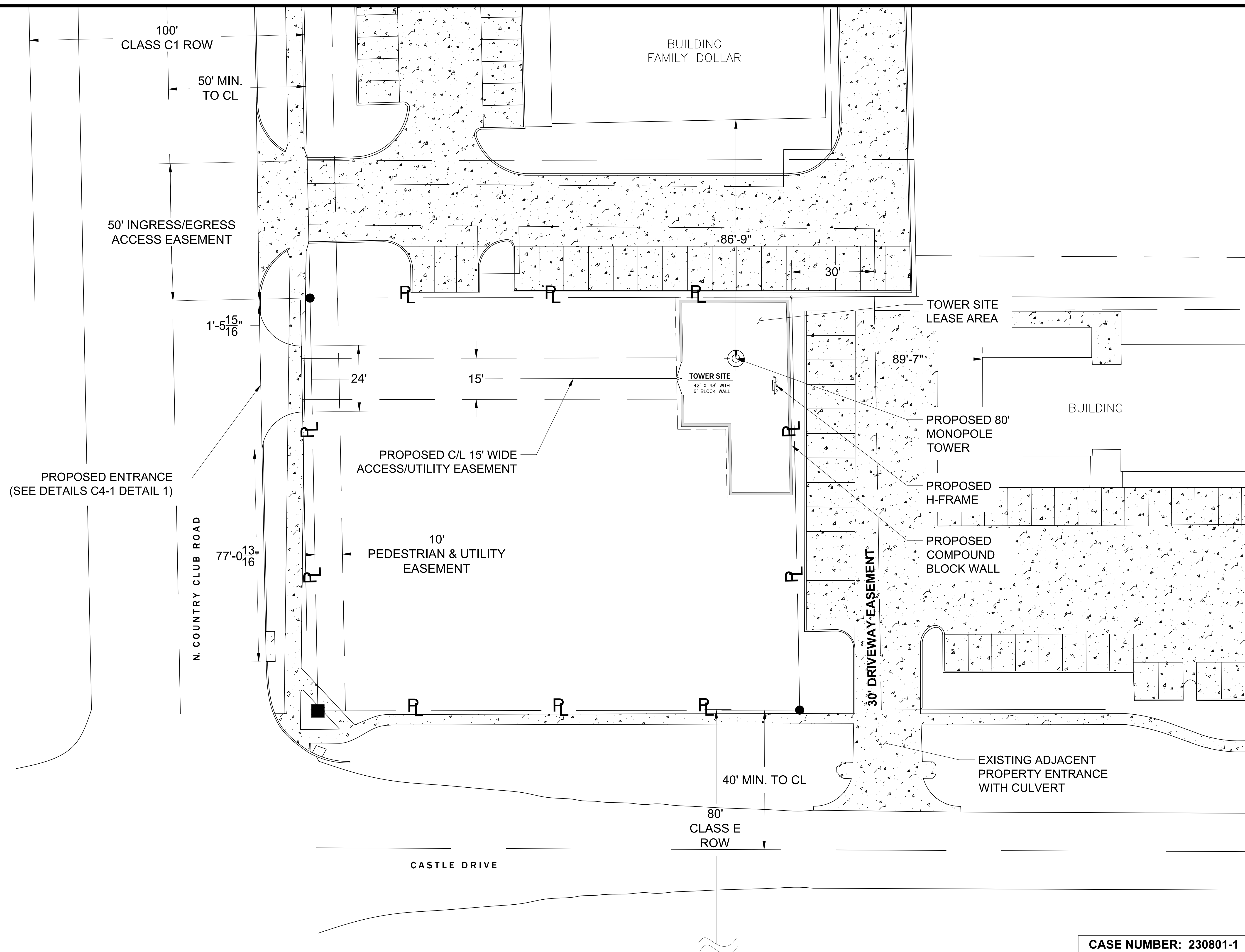


EXHIBIT C



NEIGHBORING STRUCTURE DETAILS

CITY OF GARLAND TOWER
OWNER: CITY OF GARLAND
ASR No.: 1273219
STRUCTURE HT.: 243 FT AGL

CROWN CASTLE TOWER
OWNER: CROWN COMMUNICATIONS, LLC
ASR No.: 1049056
STRUCTURE HT.: 170 FT AGL

SBA TOWER
OWNER: SBA MONARCH TOWERS III, LLC
ASR No.: 1258143
STRUCTURE HT.: 85 FT AGL



HEMPHILL®
1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200



SPECIALTY TELECOMMUNICATIONS SERVICES, LLC
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO: 1764
PROJECT NAME: CASTLE DRIVE
911 ADDRESS: TBD
DRAWN BY: LSV
CHECKED BY: RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	05/21/24	FOR APPROVAL

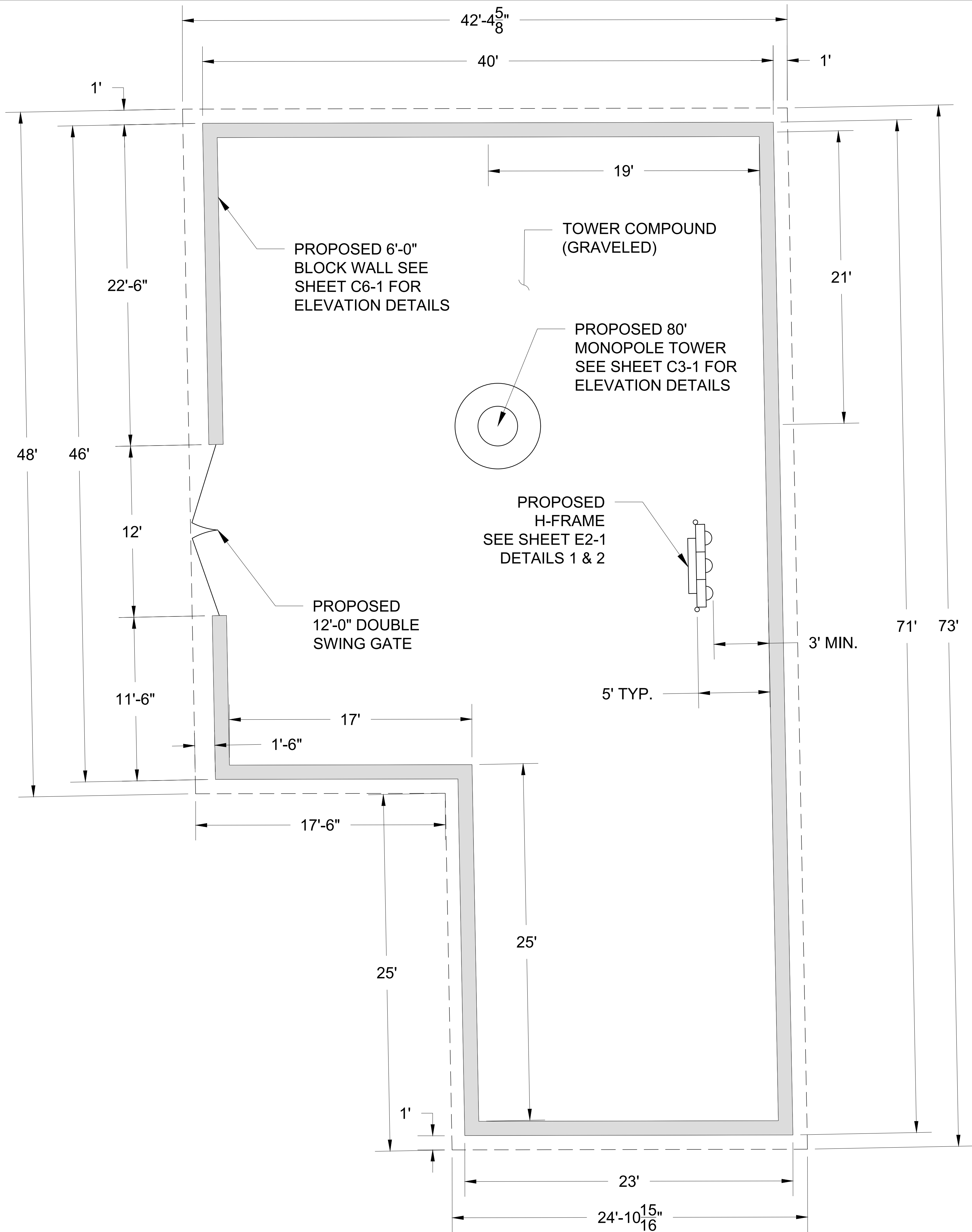
ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE
N.T.S.

NEIGHBORING
STRUCTURES MAP

SHEET NUMBER: C1-4
REVISION: 0

CASE NUMBER: 230801-1



- NOTES:
- ALL COMPONENTS SHOWN ARE NEW CONSTRUCTION
 - PLACEMENT OF UNIQUE LEASE AREA, AND HEMPHILL H-FRAME, WITHIN THE COMPOUND IS APPROXIMATE AND MAY VARY DEPENDING ON SITE CONDITIONS AT TIME OF CONSTRUCTION
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF APPROPRIATE EROSION CONTROL MEASURES, INCLUDING SILT FENCES, ON THE DOWN SLOPE SIDES OF ALL SOIL DISTURBING ACTIVITIES. SEE SHEET C4-1 DETAIL 3

CASE NUMBER: 230801-1



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TULSA, OK 74115
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**SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC**
FIRM NO.: F-16740
13431 BROADWAY EXT., SUITE 120.
OKLAHOMA CITY, OK 73114
405-753-7167

PROJECT NO:	1764
PROJECT NAME:	CASTLE DRIVE
911 ADDRESS:	TBD
DRAWN BY:	LSV
CHECKED BY:	RGH/MK/SLT

ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	05/21/24	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

1/4" = 1'-0"

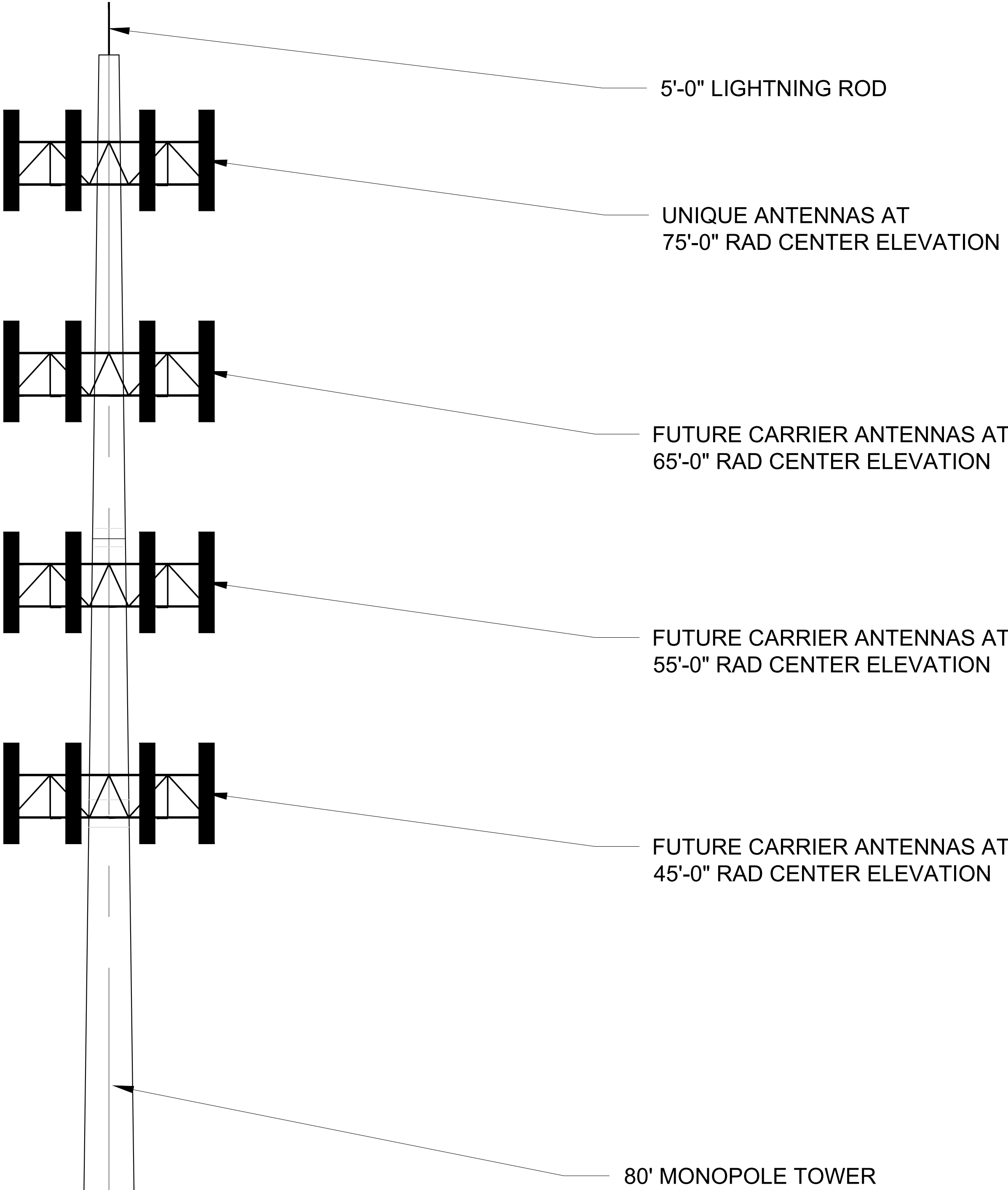
**COMPOUND
LAYOUT**

SHEET NUMBER:	REVISION:
C2-1	0

85'-0" TOTAL HEIGHT WITH APPURTENANCES

80'-0" TOP OF TOWER

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.



PROPOSED 6'-0" WALL SEE SHEET C6-1 FOR ELEVATIONS DETAILS

6'

CASE NUMBER: 230801-1



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TULSA, OK 74115
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**SPECIALTY TELECOMMUNICATIONS
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APPROVAL

REV	DATE	DESCRIPTION
0	05/21/24	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

N.T.S.

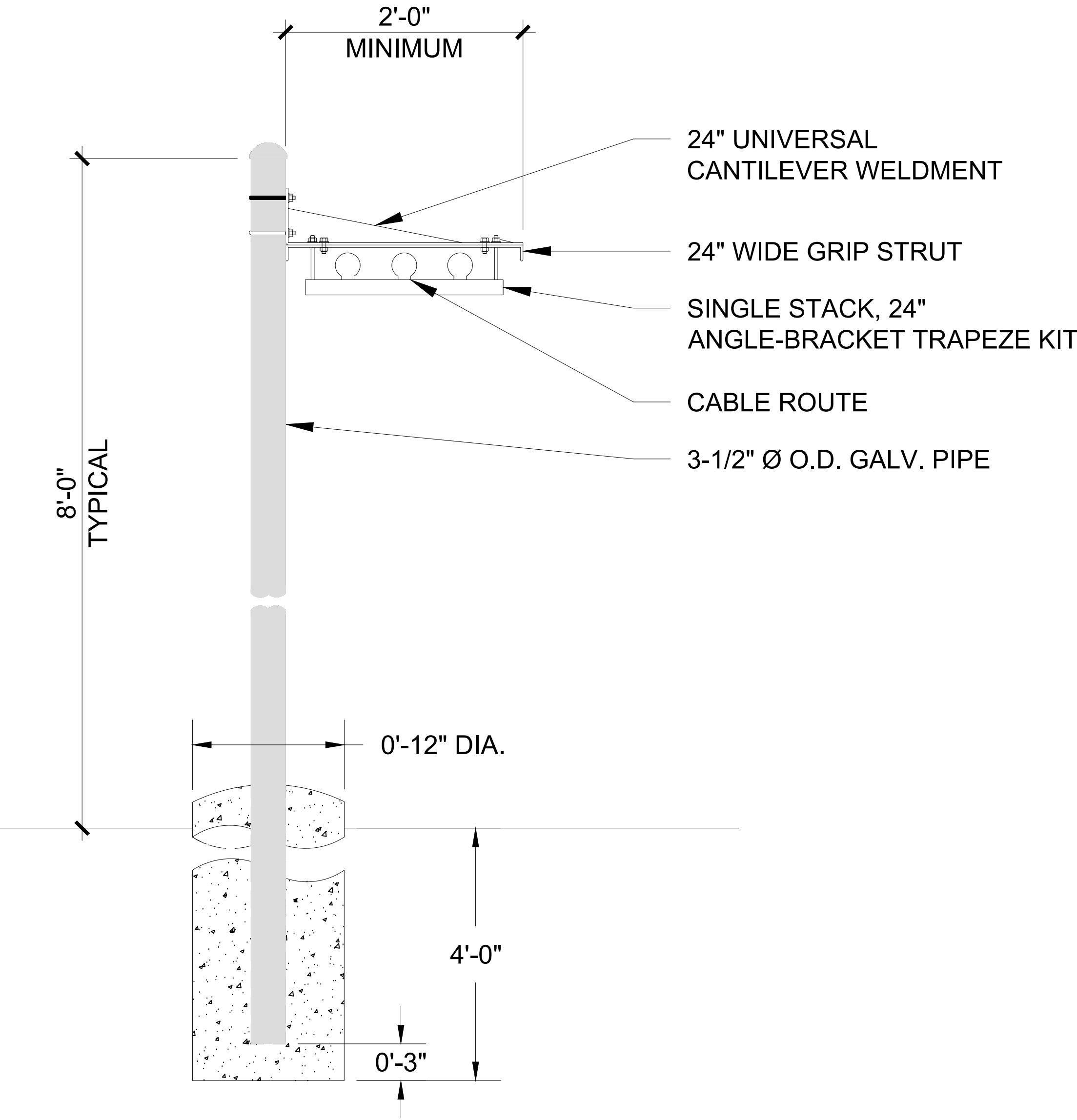
**TOWER
ELEVATION**

SHEET NUMBER: REVISION:

C3-1

0

POSTS TO BE SPACED MINIMUM 4'-0" O.C. AND MAXIMUM 10'-0" O.C.



WAVEGUIDE BRIDGE DETAIL

SCALE: N.T.S.

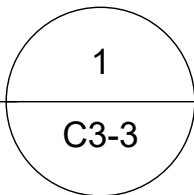


EXHIBIT D



HEMPHILL®

1305 NORTH LOUISVILLE AVE
TULSA, OK 74115
(918) 834-2200



**SPECIALTY TELECOMMUNICATIONS
SERVICES, LLC**
FIRM NO.: F-16740
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ISSUED FOR:

APPROVAL

REV	DATE	DESCRIPTION
0	05/21/24	FOR APPROVAL

ETHAN T. VAN METER
PROFESSIONAL ENGINEER - TEXAS
REGISTRATION NO.: 149870
FIRM NO.: F-16740

SCALE

N.T.S.

**GROUND
EQUIPMENT DETAILS**

SHEET NUMBER:	REVISION:
C3-3	0

CASE NUMBER: 230801-1

1. REFER TO SHEETS G1-1 AND G1-2 FOR ADDITIONAL INFORMATION
2. MATERIALS AND FINAL DIMENSIONS OF EACH WALL SECTION TO BE VERIFIED AND CHOSEN TO MATCH EXISTING ADJACENT ENTRANCE SIGNAGE



1. PROPOSED WALL TO FEATURE 8" BLOCK WITH 4" FACADE TYPICAL.

EXHIBIT D

Z 23-43



View of the proposed lease area looking East.



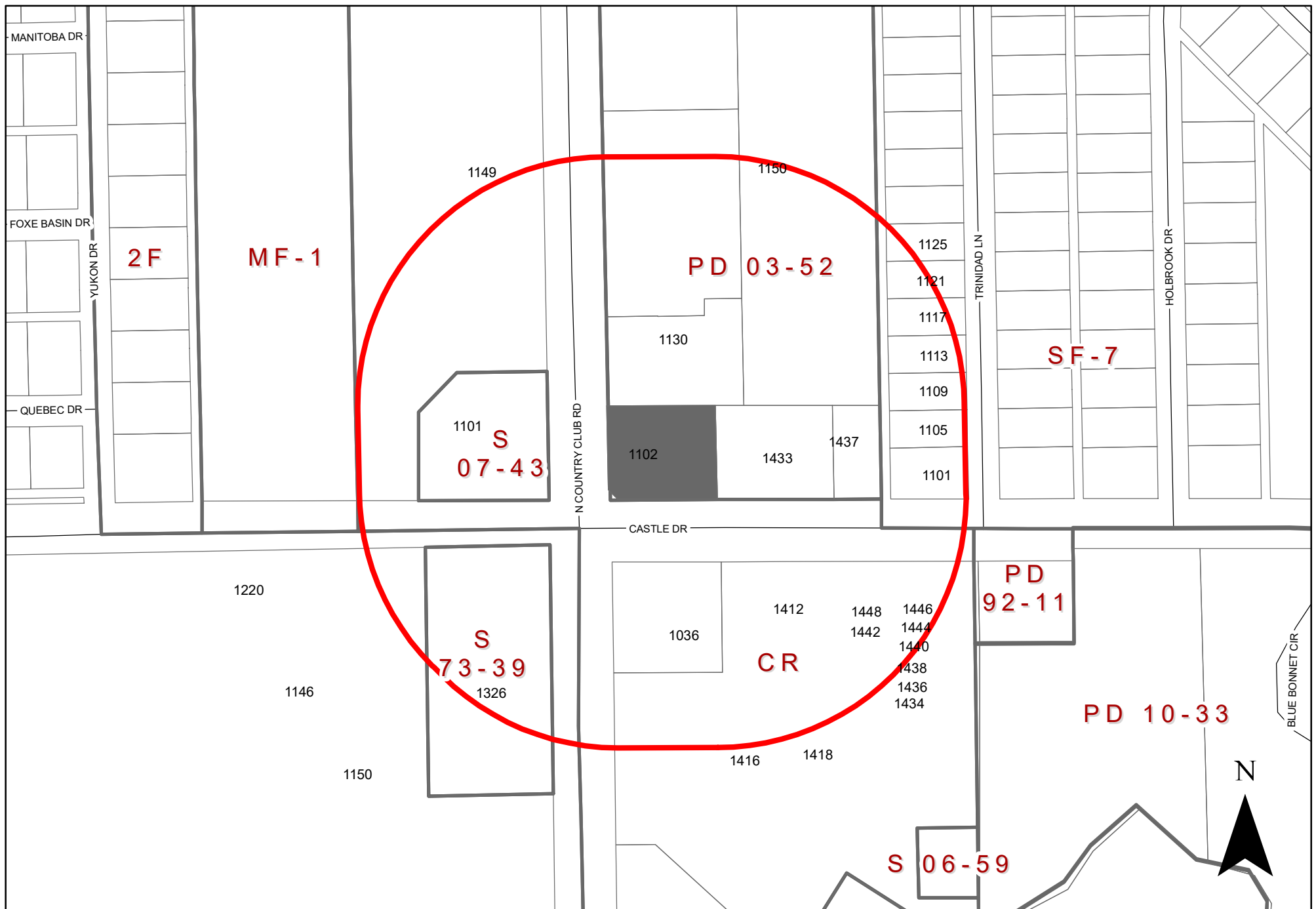
Looking West from the subject property across North Country Club Road.



View looking North down North Country Club Road.



Looking South down North Country Club Road.



0 130 260 Feet
1 inch = 202 feet

ZONING MAP Z 23-43

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1102 North Country Club Road

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