



# **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  
April 13, 2020 at 7:00 p.m.

NOTICE is hereby given that, pursuant to applicable provisions of Chapter 551 of the Texas Government Code and the March 13, 2020 Emergency Order of Governor Abbott, the Plan Commission will hold a telephone or internet meeting on Monday, April 13, 2020, at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

[https://zoom.us/webinar/register/WN\\_aJid9NIVQNSHtbbXS3w21A](https://zoom.us/webinar/register/WN_aJid9NIVQNSHtbbXS3w21A)

After registering, you will receive a confirmation email containing information about joining the webinar.

The meeting will also be recorded and made available online at [www.garlandtx.gov](http://www.garlandtx.gov).

Registration is limited but the meeting will be available to the public by an audible broadcast at City Hall, 200 N. Fifth Street, City Council Chambers, Garland, Texas. The meeting will also be recorded and made available online at [www.garlandtx.gov](http://www.garlandtx.gov).

**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 March 9, 2020 meeting.

### **2. PLATS**

- a. P 20-11 Lyons Crest Estates No. 2 Preliminary 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.**

### **4. ZONING**

- a. Consideration of the application of **Westwood Professional Services**, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)
- b. Consideration of the application of **Westwood Professional Services**, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)
- c. Consideration of the application of **Allstate Carriers LLC**, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. This property is located at 4030 and 4040 Forest Lane. (District 6) (File Z 20-08)

**5. MISCELLANEOUS**

- a. Consider amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

**6. 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:** 04/13/2020

**Item Title:** Plan Commission Minutes for March 9, 2020

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**Summary:**

Consider approval of Minutes for the March 9, 2020 meeting.

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**Attachments**

Plan Commission Minutes for March 9, 2020

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## Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 9, 2020, 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 | Stephen Hallman  |
| Commissioner | Preston Edwards  |
| Commissioner | Truett Welborn   |
| Commissioner | Douglas Williams |
| Commissioner | Mike Rose        |
| Commissioner | Christopher Ott  |

### STAFF PRESENT

|                                |                    |
|--------------------------------|--------------------|
| Assistant City Manager         | John Baker         |
| 1st Assistant City Attorney    | Brian England      |
| Senior Assistant City Attorney | Stephen Hines      |
| Recording Secretary            | Tracy Allmendinger |
| Asst. Recording Secretary      | Denise Phillips    |
| Staff                          | Will Guerin        |
| Staff                          | Kira Wauwie        |
| Staff                          | Nabiha Ahmed       |

### 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 Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Ott. **Motion carried:** 7 Ayes, 0 Nays. Commissioner Rose did not vote due to his absence from this meeting.

### MINUTES

**1a. APPROVED\*\*** Consider approval of Minutes for the February 24, 2020 meeting.

### PLATS

|                       |                                                |
|-----------------------|------------------------------------------------|
| <b>2a. APPROVED**</b> | P 20-01 - 190 @ N. Garland Addition Final Plat |
| <b>2b. APPROVED**</b> | P 20-02 - Firewheel Lofts Replat               |
| <b>2c. APPROVED**</b> | P 20-03 - Lakeview Pointe Final Plat           |
| <b>2d. APPROVED**</b> | P 20-04 - Lakeview Pointe Conveyance Plat      |

## ITEMS FOR INDIVIDUAL CONSIDERATION

### ZONING

**3a. APPROVED** Consideration of the application of **Pegasus Link Constructors**, requesting approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses to add Temporary Off-Site Construction Campus Use. This property is located at 3159 South Garland Avenue. (District 5) (File Z 20-05)

The applicant Robert Weber, 1129 Prospect Drive, Flower Mound, Texas provided an overview of the request, provided additional information regarding night time operations and dust mitigation. The applicant also provided additional information regarding the water system and chemical suppressants.

Commissioner Dalton inquired as to the number of staff that will be working onsite each day during this operation, asked location of the stacked Conex's, and inquired about pre-casting of beams onsite.

Mr. Weber stated 30-40 staff members each day, information on the Conex stacking locations, and that no pre-casting will be done at this location.

Residents speaking in favor of the request:

John Willis, 2116 Patricia Lane  
Frances Hiner, 1113 Intervale Drive, Garland

Residents spoke in support of the project citing the necessity for long-term redevelopment of the subject site.

Others who spoke in support of the request:

Cathy West Dougherty, 1405 Chestnut Drive, Rowlett, spoke in support of the project and elaborated on what will be required of the applicant to adhere to environmental safety requirements.

Residents speaking in opposition of the request:

Darlene Brimmage, 3012 Browne, Garland  
Brent Jones, 2219 English Drive, Garland  
Phillip Lathrop, 2921 South Garland Avenue, Garland

Stephen Yearout, 2135 Stonehenge, Garland  
Juana Espinoza, 1717 Axe Drive, Garland  
Jesus Velasquez, 2309 Standford Court, Garland

Residents raised concerns regarding excess dust, air quality, respiratory issues, noise levels from night operations, proposed location, environmental concerns, and home values.

Residents present and registered their opposition:

Jason Cain, 22601 S. Glenbrook Drive  
Linda Orr, 2608 Scotswood Drive  
Diana Holland, 2426 Royal Drive  
Marlene Wildes, 2900 Browne

Chairman Roberts inquired to the usage of the water system when not in use.

**Motion** was made by Commissioner Welborn to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Rose spoke in support of the request and commented on the possible improvement of ingress and egress within the area.

Commissioner Hallman spoke in support of the request.

Commissioner Williams spoke in support of the request with concern regarding that the applicant follow proper guidelines.

Commissioner Dalton, Ott, and Edwards spoke in support of the request and the need to complete this project for redevelopment of the area.

Chairman Roberts spoke in opposition to the request regarding the zoning running with the land for this site.

Brian England, First Assistant City Attorney, provided information regarding consequences if the applicant does not follow proper Environmental Protection Agency guidelines, and also provided information regarding the proposed land use being requested.

**Motion** was made by Commissioner Welborn to **approve** the Planned Development request per staff

recommendation, seconded by Commissioner Rose. **Motion carried: 7 Ayes, 1 Nay** from Chairman Roberts.

**3b. APPROVED**

Consideration of the application of **Pegasus Link Constructors**, requesting approval of a Detail Plan for Temporary Off-Site Construction Campus Use. This property is located at 3159 South Garland Avenue. (District 5) (File Z 20-05)

Residents present and registering their position in favor:

Cathy West Dougherty, 1405 Chestnut Drive, Rowlett  
John Willis, 2116 Patricia Lane  
Frances Hiner, 1113 Intervale Drive, Garland

Residents present and registering their position as opposed:

Stephen Yearout, 2135 Stonehenge  
Phillip Lathrop, 2921 South Garland Avenue, Garland

**Motion** was made by Commissioner Rose to **approve** the Detail Plan per staff recommendation, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

**4a. APPROVED**

Consider amending in part Chapter 2, Article 5, Section 2.52, "Special Standards for Certain Uses," of the Garland Development Code; amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding regulations for residential buildings and lots being used for nonresidential purposes and amending certain parking ratios in the Land Use Matrices.

**Motion** was made by Commissioner Williams to close the public hearing and **approve** Chapter 2, Article 5, Section 2.52, "Special Standards for Certain Uses," of the Garland Development Code; amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding regulations for residential buildings and lots being used for nonresidential purposes and amending certain parking ratios in the Land Use Matrices, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

## **ADJOURNMENT**

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:16 p.m.

### **City of Garland, TX**

#### **Approved:**

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Chairman

#### **Attested:**

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Recording Secretary



**GARLAND**

**Plan Commission**

**2. a.**

**Meeting Date:** 04/13/2020

**Item Title:** P 20-11 Lyons Crest Estates No. 2 Preliminary Plat

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**Summary:**

P 20-11 Lyons Crest Estates No. 2 Preliminary Plat

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**Attachments**

P 20-11 Lyons Crest Estates No. 2 Preliminary Plat Report and Attachments

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**GARLAND**  
TEXAS MADE HERE

# ***Planning Report***

**File No: P 20-11/District 3**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 13, 2020**

## **PRELIMINARY PLAT**

Lyons Crest Estates No. 2

## **LOCATION**

4019 Lyons Rd

## **ZONING**

Planned Development (PD) District 18-21

## **NUMBER OF LOTS**

Seventy-six (76) residential lots and five (5) Home Owners Association open space common area lots.

## **ACREAGE**

23.837

## **BACKGROUND**

The applicant requests approval of a Preliminary Plat. The proposed Preliminary Plat is comprised of seventy-six (76) lots plus five (5) HOA lots. The Preliminary Plat is in conformance with the Detail Plan and conditions to Planned Development (PD) 18-21 approved on August 7, 2018.

## **STAFF RECOMMENDATION**

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

## **ADDITIONAL INFORMATION**

- i. Location Map
- ii. 8x11 Plat

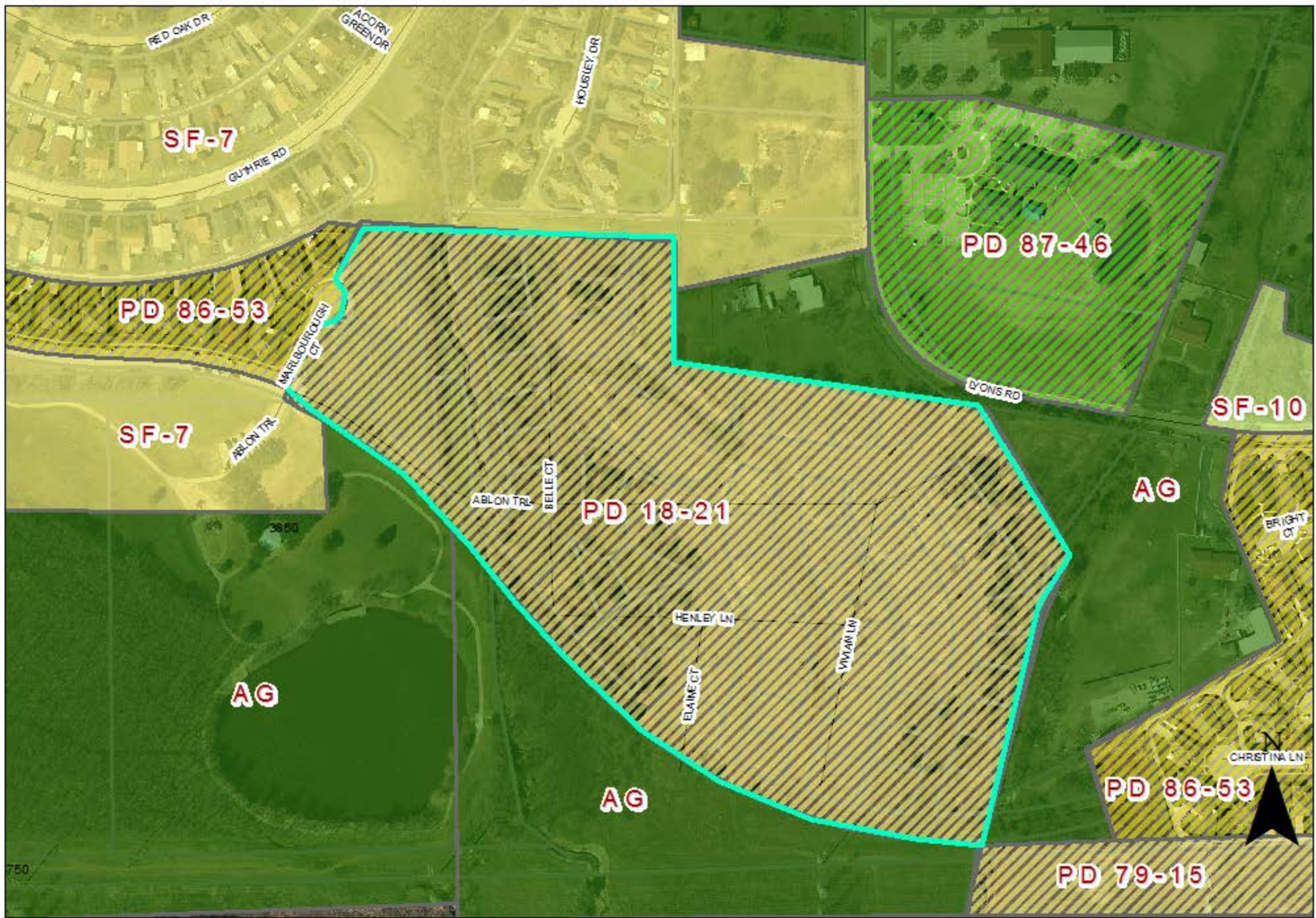
## **PREPARED BY:**

Kimberly Hopkins  
Development Planner  
Planning & Community Development  
972-205-2454  
[khopkins@garlandtx.gov](mailto:khopkins@garlandtx.gov)

## **REVIEWED BY:**

Will Guerin, AICP  
Director of Planning



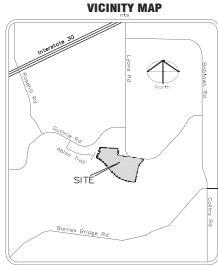
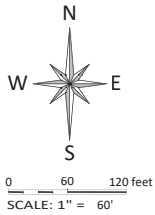


0 175 350 Feet  
1 inch = 250 feet

## Plat Map P 20-11

 INDICATES AREA OF REQUEST





**LEGEND**

CRP = 5/8" Copied Iron Rod Found with Purple Plastic Cap, Shipped "RPLS 4431"

MON. SET = 3-1/4" Aluminum Disk stamped, "LYONS CREST ESTATES NO. 2", Set for Corner

BF = Iron Rod Found for Corner

UTL = Utility

DRG = Drainage

ESMT = Easement

R.O.W. = Right-of-Way

P.O.B. = Point of Beginning

P.O.C. = Point of Commencing

Min. FF = Minimum Finished Floor

SF = Square Foot

G.P.L. = Garland Power and Light

Inst. No. = Instrument Number

C.M. = Controlling Monument

Vol. Pg. = Volume and Page

D.P.D.C.T. = Deed Records, Dallas County, Texas

Denotes Private Drainage Easements, To Be Maintained by H.O.A.

Denotes Reservations within Sale & Except areas

Bound of Bearings & Bearings SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (TNCZ 4202), NORTH AMERICAN DATUM 1983 (NAD83).

#### SURVEYOR:

Duenes Land Surveying, LLC  
2112 Blackfoot Trail  
Mesquite, Texas 75070  
Contact: Dustin D. Davison, RPLS  
214-317-0685  
dustin@duenelandsurveying.com

#### ENGINEER:

ORACLE ENGINEERING  
2204 Green Hill Dr.  
McKinney TX 75070  
Contact: Matt Kostial, PE  
214-226-5325  
mattkostial@sbcglobal.net

#### WORKING PLAT PRELIMINARY PLAT

### LYONS CREST ESTATES No. 2

LOTS 1 - 21, BLOCK 1,  
LOTS 1 - 36, BLOCK 2,  
LOTS 1 - 18, BLOCK 3 &  
LOTS 17 - 22, BLOCK 9

23.837 ACRE

BEING A REPLAT OF  
LOTS 17-22, BLOCK 1,  
AND ALL OF BLOCKS 2,3,4,5, & 6,  
LYONS CREST ESTATES,  
VOLUME 89033, PAGE 2281

OUT OF THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1036,  
JAMES WEST SURVEY, ABSTRACT NO. 1581,  
WILLIAM LYONS SURVEY, ABSTRACT NO. 0836, &  
HENRY K. VALENTINE SURVEY, ABSTRACT NO. 1510  
CITY OF GARLAND, DALLAS COUNTY, TEXAS  
CITY CASE NO. 180301-3

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

#### NOTES

- 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.
- Flood study data provided by Boyd Hydrology, PLLC (BH Job# BH 315) for Houseley and Lyons Branch.
- Each Lot corner is Monumented by a 1/2" Iron rod with purple plastic cap stamped "RPLS 6451" unless denoted otherwise.
- Selling a portion of this Addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 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 easements are dedicated by this plat unless stated otherwise by recording information.
- Coordinates and bearings shown hereon are on a grid, are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83(2011)) EPOCH 2013, North Central Zone 4202 using City of Garland Geodetic Control Monuments 48 and 49.
- All new easements within the save & except area shall be "Reservations".

CITY OF GARLAND CONTROL MONUMENT #48  
BRASS DISK SHOWN ON G.O. QUINCY RD  
66 FT WEST POST OR MINUS OF  
THE NORTHWEST CORNER OF THE CONCRETE  
SPILLWAY  
ELEVATION: 475.65  
N=894558.32  
E=256476.74  
E=256476.74

CITY OF GARLAND CONTROL MONUMENT #49  
BRASS DISK SHOWN ON G.O. QUINCY RD  
100 FT NORTHWEST PLUS OR MINUS OF  
THE NORTHWEST CORNER OF THE CONCRETE  
SPILLWAY  
ELEVATION: 475.65  
N=894558.32  
E=256476.74  
E=256476.74

HENRY K. VALENTINE SURVEY  
ABSTRACT NO. 1510, 6.87 Acres  
(Unplatted)  
McKinney & Williams Survey  
Instrument No. 20190078081

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ABSTRACT NO. 1510, 6.87 Acres  
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McKinney & Williams Survey  
Instrument No. 20190078081

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEGING at Lots 17-22, Block 1, and all of Blocks 2, 3, 4, 5, and 6, together, with all streets and alleys in between, out of LYONS CREST ESTATES, an Addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 8803.3, Page 2281, of the Map Records, Dallas County, Texas, together with Correction of error recorded in Volume 8803.3, Page 2281, said Plat Property Records, Dallas County, Texas, and also being the tract of land conveyed to LYONS CREST DEVELOPMENT, LLC, as evidenced by Special Warranty Deed recorded in Instrument Number 20180034138, of the Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the northeast corner of Lot 16, Block 1, LYONS CREST ESTATES, an addition to the City of Garland, Dallas County, Texas, as recorded in said Volume 8803.3, Page 2281, same being in the south line of that certain tract of land conveyed to Juan Alberto Maldonado and Angeli Hernandez Maldonado, by deed recorded in Instrument No. 20150033394, Office Public Records of Dallas County, Texas;

THENCE South 87 degrees 18 minutes 45 seconds East, along the South line of said Molliotho tract, a distance of 189.64 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being the Southeast corner of said Molliotho tract, and being the Southwest corner of that tract of land to the City of Garland, by Cause No. 76-16-0, Dallas County, Texas;

THENCE South 74 degrees 31 minutes 37 seconds East, along the Southwest line of said City of Garland tract, a distance of 27.48 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 01 degrees 27 minutes 44 seconds West, along the West line of said City of Garland tract, a distance of 7.00 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE South 87 degrees 33 minutes 57 seconds East, along the South line of said City of Garland tract, a distance of 426.10 feet to a 1/2" iron rod found for corner;

THENCE South 03 degrees 19 minutes 43 seconds East, along the West line of said City of Garland tract, a distance of 246.90 feet to a 1/2" inch iron rod found for corner, said being the Southwest corner of that tract of land conveyed to Jack McDermott and Michele McDermott, by deed recorded in Volume 85212, Page 1231, Deed Records of Dallas County, Texas;

THENCE South 82 degrees 02 minutes 31 seconds East, along the Southwest line of said McDermott tract, a distance of 580.44 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being the Southeast corner of said McDermott tract, and being in the South line of Lyons Road (80 feet right-of-way);

THENCE South 80 degrees 49 minutes 52 seconds East, along the South line of said Lyons Road (80 feet right-of-way), a distance of 23.38 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being the Northwest corner of that tract of land conveyed to CHAMPAGNE ADVENTURES LLC, by deed recorded in Instrument Number 20180078061, Official Public Records, Dallas County, Texas, and being in the Northeast line of Lyons Road (100 feet right-of-way) according to said LYONS CREST ESTATES, and being the beginning of a non-tangent curve to the right, with a radius of 2150.00 feet, a delta angle of 08 degrees 14 minutes 07 seconds, a chord bearing of South 31 degrees 42 minutes 15 seconds East, and a chord length of 308.76 feet;

THENCE along said curve to the right, along the Northeast line of said future Lyons Road, an arc length of 399.02 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner, being in the Northwest line of that tract of land conveyed to Marco Castro, by deed recorded in Instrument No. 201700347493, Official Public Records of Dallas County, Texas;

THENCE South 36 degrees 19 minutes 57 seconds West, along the Northwest line of said Castro tract, a distance of 16.87 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE South 13 degrees 37 minutes 52 seconds West, along the West line of said Castro tract, a distance of 588.79 feet to a 5/8" iron rod with 3"-1/4" Aluminum Die Stamped, LYONS CREST ESTATES No. 2, set for corner, said corner being in the North line of that tract of land conveyed to the City of Garland, by deed recorded in Volume 86173, Page 61, Deed Records of Dallas County, Texas, and being the beginning of a non-tangent curve to the right, with a radius of 1025.00 feet, a delta angle of 51 degrees 35 minutes 06 seconds, a chord bearing of North 46 degrees 46 minutes 01 seconds West, and a chord length of 891.98 feet;

THENCE along said curve to the right, along the Northeast line of said City of Garland (86173/61) tract, an arc length of 922.83 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 40 degrees 58 minutes 29 seconds West, along the Northeast line of said City of Garland (86173/61) tract, a distance of 403.11 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said point being the beginning of a tangent curve to the left, with a radius of 800.00 feet, a delta angle of 24 degrees 49 minutes 44 seconds, a chord bearing of North 53 degrees 23 minutes 21 seconds West, and a chord length of 343.97 feet;

THENCE along said curve to the left, an arc length of 346.68 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 24 degrees 11 minutes 46 seconds East, a distance of 50.00 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being the beginning of a non-tangent curve to the left, with a radius of 850.00 feet, a delta angle of 02 degrees 59 minutes 08 seconds, a chord bearing of North 66 degrees 17 minutes 48 seconds West, and a chord length of 14.62 feet;

THENCE along said curve to the left, an arc length of 14.62 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being in the Southeast line of Moorborough Court (50 feet right-of-way);

THENCE North 21 degrees 31 minutes 30 seconds East, along the Southeast line of said Moorborough Court, a distance of 102.26 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, and being the beginning of a non-tangent curve to the left, with a radius of 50.00 feet, a delta angle of 187 degrees 14 minutes 23 seconds, a chord bearing of North 17 degrees 54 minutes 13 seconds East, and a chord length of 99.80 feet;

THENCE along said curve to the left, along the Southeast line of said Moorborough Court, an arc length of 143.40 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner, said corner being the southeast corner of aforementioned Lot 16;

THENCE North 22 degrees 31 minutes 58 seconds East, along the southeast line of said Lot 16, a distance of 123.12 feet to the POINT OF BEGINNING and containing 1,065,073 square feet or 24,336 acres of land more or less, save and except the following:

SAVE AND EXCEPT:

BEGING a remainder of that certain tract of land conveyed to the City of Garland by Deed recorded in Volume 77188, Page 1362, Deed Records, Dallas County, Texas;

COMMENCING at a 5/8" iron rod with 3"-1/4" Aluminum Die Stamped, LYONS CREST ESTATES No. 2, set for the southeast corner of the above described tract of land, same being the beginning of a curve to the right, having a radius of 1025.00 feet and a delta angle which bears North 66 degrees 46 minutes 01 seconds West, a distance of 891.98 feet;

THENCE westerly along said curve to the right, through a central angle of 51 degrees 35 minutes 06 seconds, for an arc distance of 922.83 feet, to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 40 degrees 58 minutes 29 seconds West, for a distance of 361.11 feet, to a 5/8" iron rod with 3"-1/4" Aluminum Die Stamped, LYONS CREST ESTATES No. 2, set for the POINT OF BEGINNING of the herein described tract of land;

THENCE North 01 degrees 03 minutes 24 seconds West, for a distance of 270.14 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 89 degrees 47 minutes 50 seconds East, for a distance of 541.18 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE South 11 degrees 28 minutes 28 seconds East, for a distance of 80.10 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE South 02 degrees 35 minutes 44 seconds East, for a distance of 281.53 feet to a 5/8" capped iron rod with purple plastic cap, stamped "79LS 6451" found for corner;

THENCE North 40 degrees 58 minutes 29 seconds West, for a distance of 118.53 feet to the POINT OF BEGINNING and containing 21,735 square feet or 0.499 acres of land more or less.

OWNERS DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That LYONS CREST DEVELOPMENT, LLC, 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 LYONS CREST ESTATES No. 2, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, fire, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, fire, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity of any time of procuring the permission of anyone, the maintenance of paving on utility easements and the 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 abate and 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 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 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.

Private Drainage Way Easement: A Private Drainage Way Easement is granted to adjoining property owners as shown on this plat. The Drainage Way and Drainage System (if any) within this easement will remain open at all times and will be maintained by the individual owners of the lots traversed by the drainage course or system. No obstruction to the flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, or other structure within the easement. Each property owner shall keep the drainage way and/or pipe clean and free of debris, silt, and substance and the City of Garland shall have the right of access for the purpose of inspection. The City of Garland shall not be held liable for any damages of nature resulting from the occurrence of storm water run-off nor from the failure of any structure within the easement. These provisions shall be covenants running with the land.

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

PRELIMINARY  
RELEASED 3/01/20 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Dustin D. Dawson  
Registered Professional Land Surveyor No. 6451

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for the said County and State, on this day personally appeared Dustin D. Dawson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public In and for the State of Texas  
My commission expires: \_\_\_\_\_  
Printed name: \_\_\_\_\_

Lot Table

| Block | Last | AREA(SF) |
|-------|------|----------|
| 1     | 1    | 8,913    |
|       | 2    | 7,280    |
|       | 3    | 2,280    |
|       | 4    | 2,280    |
|       | 5    | 2,280    |
|       | 6    | 2,280    |
|       | 7    | 2,280    |
|       | 8    | 2,280    |
|       | 9    | 10,679   |
|       | 10   | 10,679   |
|       | 11   | 10,679   |
|       | 12   | 12,912   |
|       | 13   | 12,912   |
|       | 14   | 9,931    |
|       | 15   | 9,931    |
|       | 16   | 14,645   |
|       | 17   | 14,645   |
|       | 18   | 7,869    |
|       | 19   | 7,869    |
|       | 20   | 70,446   |
|       | 21   | 8,415    |
|       | 22   | 2,947    |
| 2     | 1    | 4,838    |
|       | 2    | 7,869    |
|       | 3    | 11,655   |
|       | 4    | 8,967    |
|       | 5    | 12,536   |
|       | 6    | 13,463   |
|       | 7    | 15,485   |
|       | 8    | 8,889    |
|       | 9    | 7,869    |
|       | 10   | 7,869    |
|       | 11   | 7,869    |
|       | 12   | 12,837   |
|       | 13   | 8,571    |
|       | 14   | 7,585    |
|       | 15   | 7,869    |
|       | 16   | 7,869    |
|       | 17   | 6,888    |
|       | 18   | 8,888    |
|       | 19   | 8,888    |
|       | 20   | 7,869    |
|       | 21   | 8,204    |
|       | 22   | 10,613   |
|       | 23   | 7,869    |
|       | 24   | 7,477    |
|       | 25   | 4,672    |
|       | 26   | 9,339    |
|       | 27   | 9,339    |
|       | 28   | 12,114   |
|       | 29   | 12,114   |
|       | 30   | 9,141    |
|       | 31   | 7,869    |
|       | 32   | 7,869    |
|       | 33   | 7,869    |
|       | 34   | 7,869    |
|       | 35   | 7,869    |
|       | 36   | 9,977    |

Line Table

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| 1    | N 22°24'00" E | 23.38    |
| 2    | N 78°26'40" W | 17.61    |
| 3    | N 78°26'40" W | 17.61    |
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**GARLAND**

**Plan Commission**

**4. a.**

**Meeting Date:** 04/13/2020

**Item Title:** Z 20-06 Westwood Professional Services - Zoning (District 5)

---

**Summary:**

Consideration of the application of **Westwood Professional Services**, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

---

**Attachments**

Z 20-06 Westwood Professional Services (Zoning) Report and Attachments

---

# ***Planning Report***

**File No: Z 20-06/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 13, 2020**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

Approval of a Detail Plan for an Office/Retail Use

## **LOCATION**

1122 West Centerville Road

## **APPLICANT**

Westwood Professional Services

## **OWNER**

RSVF Garland Property, LLC.

## **BACKGROUND**

In 2013, City Council approved Planned Development (PD) District 13-40, including a Concept Plan and a Detail Plan for an 85,000 square-foot grocery store. The subject site is located immediately north of the existing grocery store. The existing Planned (PD) Development states that prior to the issuance of a permit for new development on any tract or a portion thereof, a Detail Plan and conditions shall be approved through the Public Hearing process.

The approved Concept Plan in Planned Development (PD) District 13-40 shows a future 27,000 square-foot building on the subject property. The proposed Detail Plan (Exhibit C) reflects a 13,583 square-foot building with a different site layout.

## **SITE DATA**

The subject site contains approximately 1.26 acres. The site has no street frontage and can be accessed from West Centerville Road and Broadmoor Drive.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is Planned Development (PD) District 13-40 for Community Retail Uses. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. When the grocery store and heavy load vehicle area east of the subject site was built in 2016, a screening hedge and solid masonry fence was built to the east, between the heavy load drive and the abutting single-family residential neighborhood.

## **CONSIDERATIONS**

### **Detail Plan:**

1. The applicant proposed a 13,583 square-foot building for Medical/Dental Office, General Office and Retail Uses. Both Retail and Office uses are permitted in the Community Retail (CR) District. The building consists of five (5) tenant spaces. The applicant has confirmed that one of the tenant spaces will be for a Dental Office. The remaining four (4) spaces are unknown at this time.
2. Per the Garland Development Code (GDC), a total of fifty-five (55) parking spaces are required for this development and a total of fifty-five (55) parking spaces will be provided.

### **Screening and Landscaping:**

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.

### **Building Design:**

4. The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.
5. The proposed building height is thirty-one (31) feet to the highest decorative feature and consistent with the GDC's height requirements.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The surrounding properties are primarily developed with residential and commercial uses. The site is a pad site within property zoned Planned Development (PD) 13-40 on its northwest, southwest, and southeast sides. The property to the northeast is zoned Planned Development (PD) 68-40 for Community Retail Uses; this is currently undeveloped. The properties to the southeast, beyond the heavy truck drive aisle are zoned Single-Family-7 (SF-7) District; these are currently developed with single-family detached homes. The property to the southwest is zoned Planned Development (PD) District 13-40 for Community Retail Uses; it is developed with a Grocery Store.

## **STAFF RECOMMENDATION**

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

Approval of a Detail Plan for an Office/Retail Use.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. PD Conditions
- iii. Photos

**CITY COUNCIL DATE:** May 5, 2020

**PREPARED BY:**

Nabiha Ahmed  
Development Planner  
Planning & Community Development  
972-205-2453  
[nahmed@garlandtx.gov](mailto:nahmed@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 130 260 Feet  
1 inch = 200 feet

## Zoning Map Z 20-06



INDICATES AREA  
OF REQUEST



**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 20-06**

**1122 West Centerville Road**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for one (1) office/retail building.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 13-40 as amended prior to 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 and Planned Development (PD) 13-40 District 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 the Community Retail (CR) District.
- B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the Landscape Plan labeled Exhibit D.
- D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.



## **Z 20-06**



Looking at the subject property from Broadmoor Drive



Looking northwest of the subject property from Broadmoor Drive



North of Subject Property



West of Subject Property



**GARLAND**

**Plan Commission**

**4. b.**

**Meeting Date:** 04/13/2020

**Item Title:** Z 20-06 Westwood Professional Services - Detail Plan(District 5)

---

**Summary:**

Consideration of the application of **Westwood Professional Services**, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

---

**Attachments**

Z 20-06 Westwood Professional Services (Detail Plan) Report and Attachments

---

# ***Planning Report***

**File No: Z 20-06/District 5**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 13, 2020**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

Approval of a Detail Plan for an Office/Retail Use

## **LOCATION**

1122 West Centerville Road

## **APPLICANT**

Westwood Professional Services

## **OWNER**

RSVF Garland Property, LLC.

## **BACKGROUND**

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## **SITE DATA**

The subject site contains approximately 1.26 acres. The site has no street frontage and can be accessed from West Centerville Road and Broadmoor Drive.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is Planned Development (PD) District 13-40 for Community Retail Uses. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. When the grocery store and heavy load vehicle area east of the subject site was built in 2016, a screening hedge and solid masonry fence was built to the east, between the heavy load drive and the abutting single-family residential neighborhood.

## **CONSIDERATIONS**

### **Detail Plan:**

1. The applicant proposed a 13,583 square-foot building for Medical/Dental Office, General Office and Retail Uses. Both Retail and Office uses are permitted in the Community Retail (CR) District. The building consists of five (5) tenant spaces. The applicant has confirmed that one of the tenant spaces will be for a Dental Office. The remaining four (4) spaces are unknown at this time.
2. Per the Garland Development Code (GDC), a total of fifty-five (55) parking spaces are required for this development and a total of fifty-five (55) parking spaces will be provided.

### **Screening and Landscaping:**

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC.

### **Building Design:**

4. The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.
5. The proposed building height is thirty-one (31) feet to the highest decorative feature and consistent with the GDC's height requirements.

## **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

## **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The surrounding properties are primarily developed with residential and commercial uses. The site is a pad site within property zoned Planned Development (PD) 13-40 on its northwest, southwest, and southeast sides. The property to the northeast is zoned Planned Development (PD) 68-40 for Community Retail Uses; this is currently undeveloped. The properties to the southeast, beyond the heavy truck drive aisle are zoned Single-Family-7 (SF-7) District; these are currently developed with single-family detached homes. The property to the southwest is zoned Planned Development (PD) District 13-40 for Community Retail Uses; it is developed with a Grocery Store.

## **STAFF RECOMMENDATION**

Approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses.

Approval of a Detail Plan for an Office/Retail Use.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. PD Conditions
- iii. Photos

**CITY COUNCIL DATE:** May 5, 2020

**PREPARED BY:**

Nabiha Ahmed  
Development Planner  
Planning & Community Development  
972-205-2453  
[nahmed@garlandtx.gov](mailto:nahmed@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





0 130 260 Feet  
1 inch = 200 feet

## Zoning Map Z 20-06

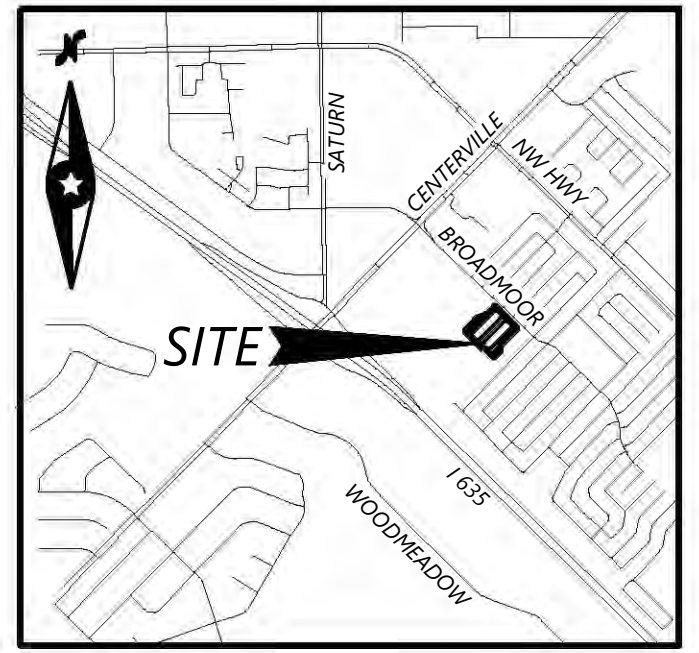


INDICATES AREA  
OF REQUEST





**Know what's below.  
Call before you dig.**



 PROPERTY LINE  
 EXISTING EASEMENT  
**L.A.** LANDSCAPE AREA  
 EXISTING FIRE LANE

| SITE DATA SUMMARY TABLE                            |                       |
|----------------------------------------------------|-----------------------|
| ITEM                                               | LOT 1R1               |
| <b>GENERAL SITE DATA</b>                           |                       |
| ZONING (FROM ZONING MAP)                           | PD 13-40              |
| LAND USE (FROM ZONING ORDINANCE)                   | COMMUNITY RETAIL      |
| USES: MEDICAL, DENTIST & GENERAL OFFICE AND RETAIL |                       |
| LOT AREA (SQUARE FEET)                             | 54,802                |
| LOT AREA (ACRES)                                   | 1.2581                |
| BUILDING AREA (SF) - PROPOSED                      | 13,583                |
| TOTAL BUILDING AREA (SF)                           | 13,583                |
| BUILDING HEIGHT (#STORIES)                         | 1                     |
| BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)       | 31                    |
| BUILDING HEIGHT PERMITTED (FT)                     | 35                    |
| LOT COVERAGE (%)                                   | 24.79%                |
| FLOOR AREA RATIO (X.XX:1)                          | 0.25                  |
| FINISHED FLOOR ELEVATION                           | 566.5 +/-             |
| <b>PARKING TABULATION</b>                          |                       |
| PARKING RATIO - SEE USES ABOVE                     | 1 SPACE PER 250 SF    |
| PARKING REQUIRED (# OF SPACES)                     | 55                    |
| PROPOSED PARKING                                   | 55                    |
| REGULAR SPACES                                     | 53                    |
| HANDICAPPED SPACES                                 | 2                     |
| <b>LOADING TABULATION</b>                          |                       |
| LOADING SPACE REQUIREMENT (OFFICE BUILDINGS)       | 1 SPACE (0-50,000 SF) |
| LOADING REQUIRED (# OF SPACES)                     | 1.00                  |
| <b>OPEN SPACE TABULATION</b>                       |                       |
| TOTAL LANDSCAPE AREA REQUIREMENT                   | 10%                   |
| REQUIRED LANDSCAPE AREA                            | 5,480.20              |
| PROVIDED LANDSCAPE AREA                            | 7,939.36              |
| TOTAL IMPERVIOUS AREA (SF)                         | 46,863                |
| TOTAL IMPERVIOUS AREA (%)                          | 85.51%                |

DEVELOPER:  
BARCLAY PROPERTIES LTD  
P.O. BOX 1208  
CEDAR HILL, TEXAS 75106  
(972) 877-7307

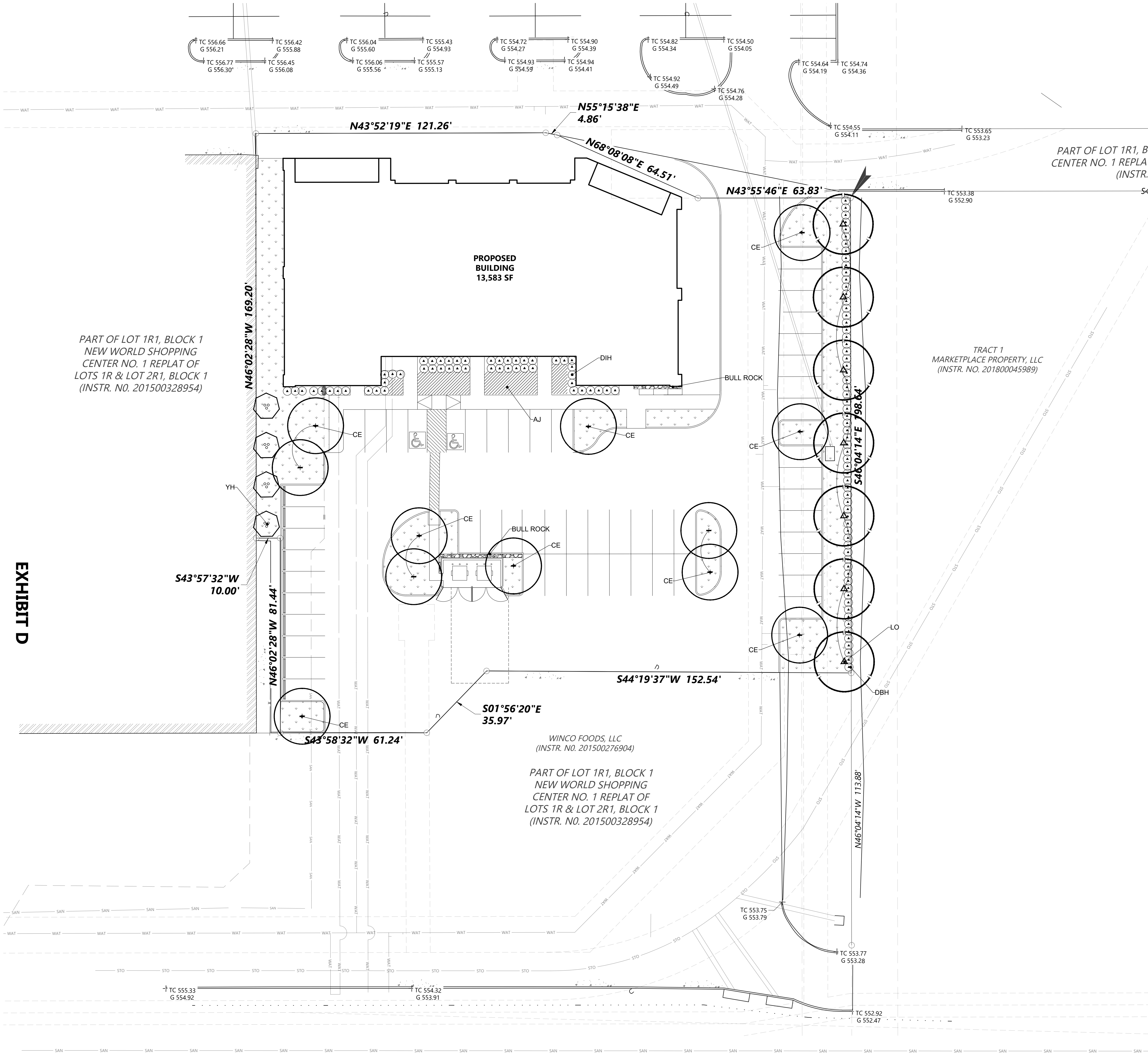
DATE: XX/XX/XX

PROJECT NUMBER: 0023733.00

SHEET NUMBER:



EXHIBIT D



LANDSCAPE NOTES:

1. ALL BEDS SHALL BE DEFINED WITH STEEL EDGING WERE ADJOINING SOD OR AGGREGATE
2. ALL BEDS SHALL HAVE MIN. 3" COMPOST MIX TILLED INTO EXISTING GROUND
3. ALL BEDS SHALL BE TOPPED WITH MIN. 2" SHREDDED HARDWOOD MULCH
4. ALL AGGREGATE AREAS SHALL BE EXCAVATED MIN. 3" # LINED WITH FILTER FABRIC
5. ALL SOD AREAS SHALL BE TOPDRESSED WITH 1" TOPSOIL TO REACH FINAL GRADE
6. ALL SOD SHALL BE WATERED IN THOROUGHLY AND ROLLED WITH DRUM ROLLER
7. ALL TREES SHALL BE STAKED WITH METAL POST, UNLESS OTHERWISE NOTED
8. PLANT MATERIAL OF SAME SPECIES SHALL BE MATCHING IN CHARACTERISTICS

INSTALLATION NOTES:

1. UTILITY LOCATES SHALL BE CALLED IN A MIN. 48HRS IN ADVANCE OF ANY EXCAVATION
2. ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK
3. CONTRACTOR TO COORDINATE INSTALLATION WITH OTHER TRADES

LANDSCAPE REQUIREMENTS:

| REQUIREMENTS                     | MIN. REQ.   | PROVIDED    |
|----------------------------------|-------------|-------------|
| Total Landscape Area (54,802 SF) | 10%         | 14%         |
|                                  | 5,480.20 SF | 7,939.36 SF |
| Total Site Trees                 |             | 18          |
| Total Site Shrubs                |             | 117         |
| Total Site Groundcover           |             | 7,160 SF    |
| Perimeter Screening Buffer       |             |             |
| Internal Lot                     | N/A         | N/A         |
| Parking Lot                      |             |             |
| Landscape Area Coverage          | 5%          | 7%          |
|                                  | 1,336 SF    | 2,002 SF    |
| (1) Tree per (10) Parking Spaces | 7           | 7           |

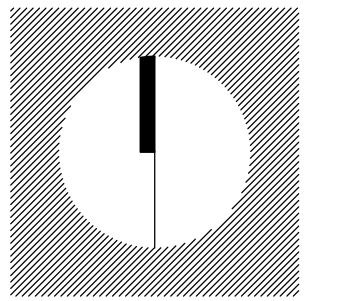
\*No parking space is greater than 65' from a required tree

LANDSCAPE SCHEDULE:

| SYMBOL    | COMMON NAME           | BOTANICAL NAME              | SIZE      | QTY   | SPACING  |
|-----------|-----------------------|-----------------------------|-----------|-------|----------|
| LO        | LIVE OAK              | QUERCUS VIRGINIANA          | 3"        | 7     | AS SHOWN |
| CE        | CEDAR ELM             | ULMUS CRASSIFOLIA           | 3"        | 12    | AS SHOWN |
| YH        | YAUPON HOLLY          | ILEX VOMITORIA              | MIN 8' HT | 4     | AS SHOWN |
| DIH       | DWARF INDIAN HAWTHORN | RAPHIOLEPIS INDICA          | 3G        | 51    | 36" O.C. |
| DBH       | DWARF BURFORD HOLLY   | ILEX CORNUTA 'DWARF BUFORD' | 24" MIN   | 66    | 36" O.C. |
| AJ        | ASIAN JASMINE         | TRACHELOPERMUM ASIATICUM    | 4"        | 1,098 | 9" O.C.  |
| SOD       | COMMON BERMUDA        | CYNODON DACTYLON            | SOD       | 6,648 | SOLID    |
| BULL ROCK |                       |                             | 3"-4"     | 85 SF |          |

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN/FREEZE SENSOR, AND SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR

NO PROTECTED TREES ON PROJECT SITE



CASE# 190711-1

LANDSCAPE PLAN

MIGHTY SMILES

1122 W. CENTERVILLE RD

GARLAND - TEXAS 75041

LANDSCAPE ARCHITECT

DAVID DAIGLE, ASLA

3212 SUGARBUSH DRIVE

CARROLLTON, TEXAS

DAIGLEASLA@VERIZON.NET

WWW.DAIGLEASLA.COM

REVISIONS:

1. 08.08.20 - SITE ARCHITECT

2.

3.

4.

5.

6.

DRAWN BY:

JCY

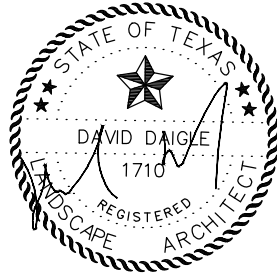
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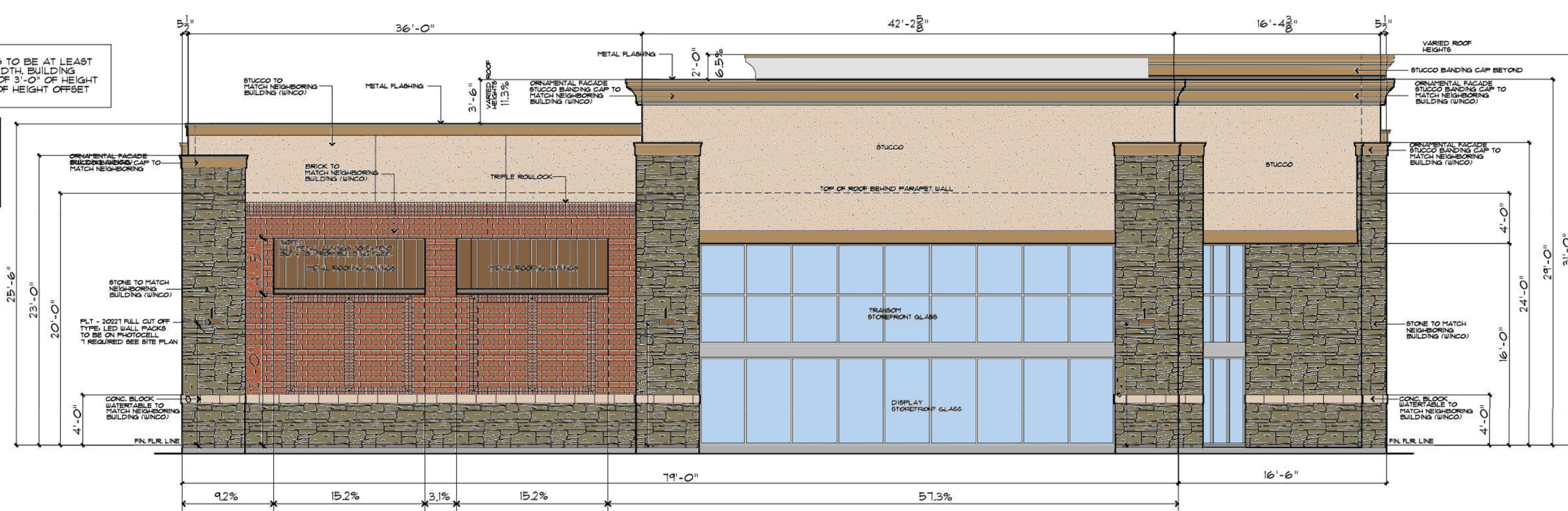
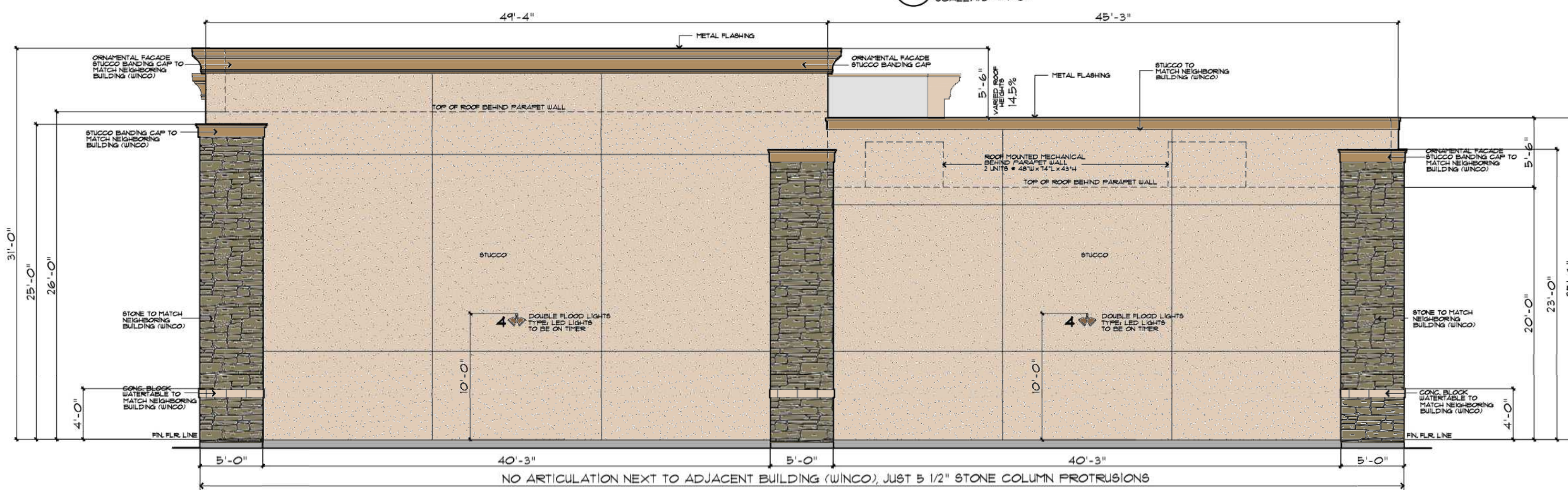
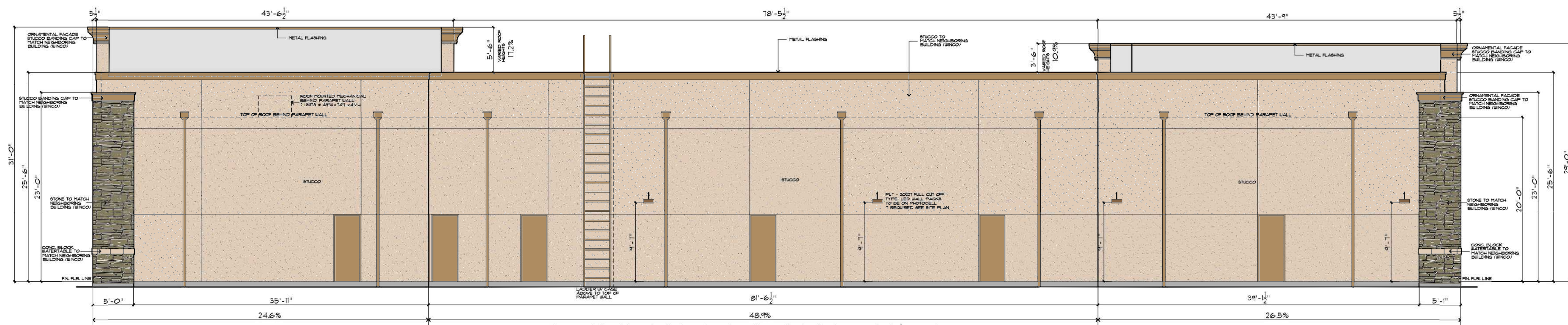
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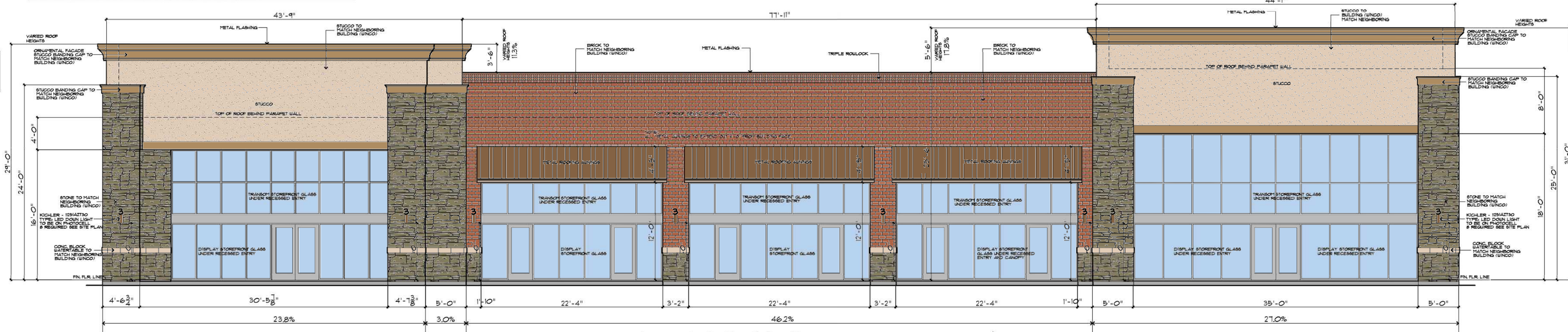
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**1 NORTHWEST (FRONT) ELEVATION**  
SCALE: 1/8" = 1'-0"

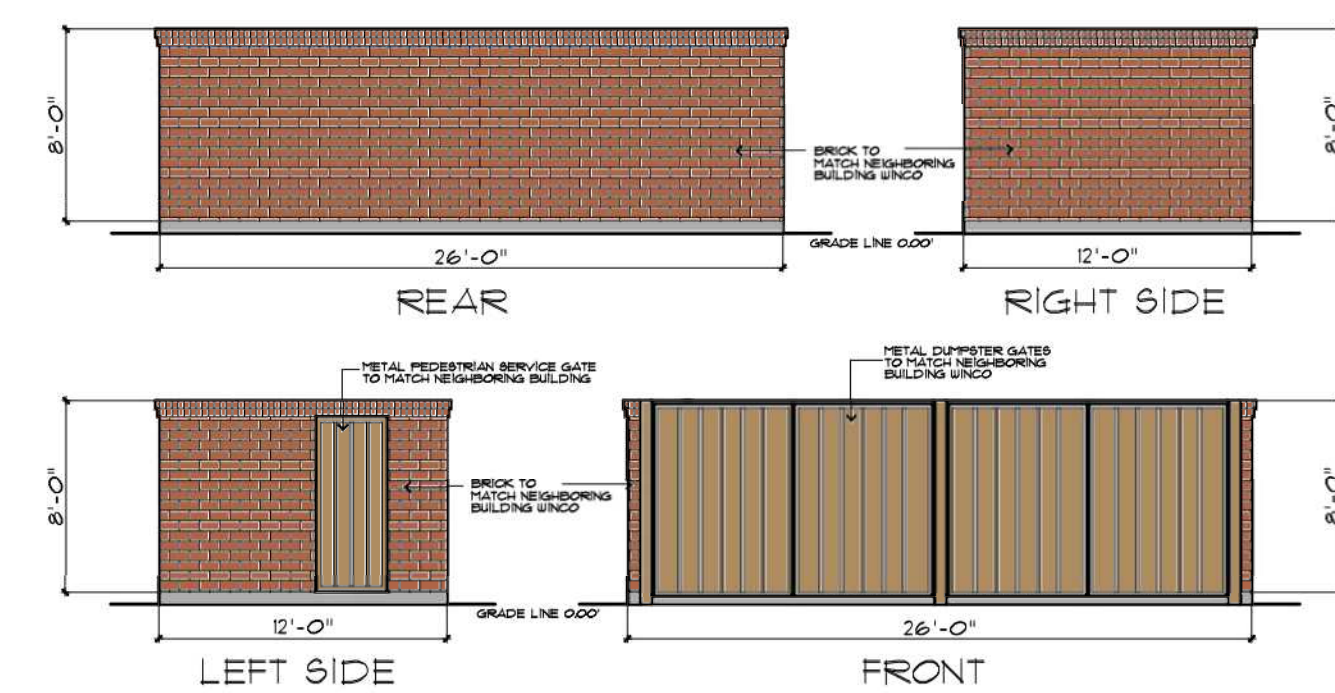


#### ELEVATION NOTES:

- 1) WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- 2) ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY THE BUILDING INSPECTION DEPARTMENT.
- 3) ATTIC ACCESS SHALL BE PROVIDED INTERNALLY.
- 4) FINISH FLOOR LEVEL TO BE AT LEAST 12" (1'-0") ABOVE HIGHEST ADJACENT CONTOUR LEVEL.
- 5) BUILDING SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. BUILDING NUMBERS MUST MEET THE CITY ORDINANCE SPECIFIED BY THE FIRE CODE AMENDMENTS. THEY SHALL BE INSTALLED ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CAN NOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER APPROVED SIGNOR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- 6) PAINTED GALVANIZED FLASHING IN ALL AREAS WHERE METAL ROOFING CONTACTS MASONRY. GALVANIZED FLASHING TO MATCH COLOR OF METAL ROOFING.
- 7) ALL GROUND-MOUNTED AND WALL-MOUNTED EQUIPMENT MUST BE SCREENED PER SECTION 4.45 AND 4.46. ALL ROOF MOUNTED EQUIPMENT IS GHOSTED IN ON THE RIGHT SIDE AND REAR ELEVATIONS.

#### REQUIRED ARCHITECTURAL ELEMENTS

- 1) METAL AWNINGS
- 2) DISPLAY WINDOWS
- 3) TRANSOM WINDOWS
- 4) RECESSED ENTRIES
- 5) VARIED ROOF HEIGHTS
- 6) ORNAMENTAL FACADE TRIMS



**hba** harold baack architects  
5353 alpha road suite 200  
dallas, texas 75240  
phone: 972 661-8778  
fax: 972 661-8780



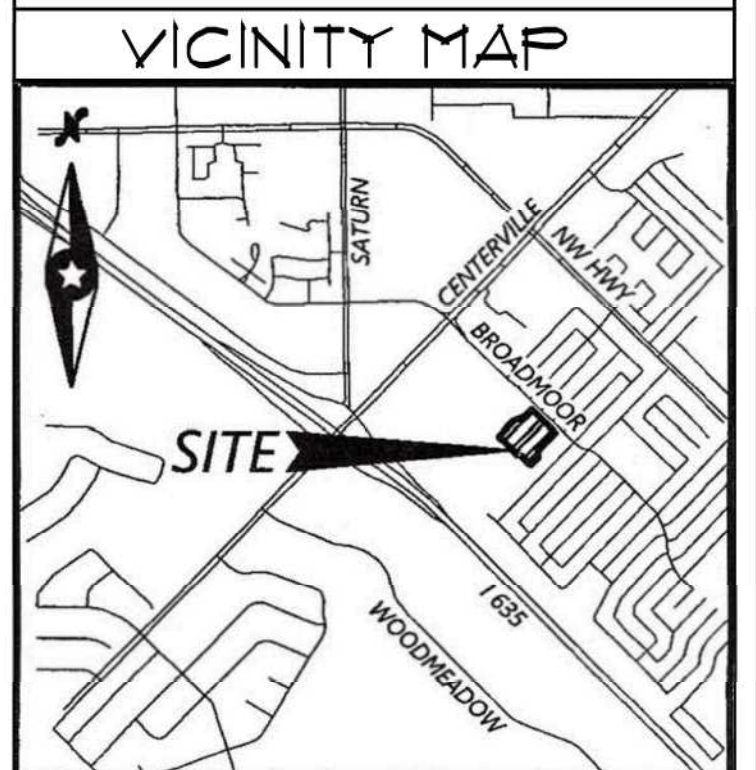
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| 4         |      |
| 5         |      |
| 6         |      |
| 7         |      |

**OWNER:**  
RSVF GARLAND PROPERTIES, LLC  
591 N. CEDAR RIDGE DRIVE  
DUNCANVILLE, TEXAS 75116  
PH. 310-923-3181

**ARCHITECT:**  
HAROLD BAACK ARCHITECTS, INC.  
5353 ALPHA ROAD, SUITE 200  
DALLAS, TEXAS 75240  
PH. 972-661-8778 FAX 972-661-8780

**CIVIL ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
2140 N. DALLAS PARKWAY, SUITE 280  
PLANO, TEXAS 75093  
PH. 214-473-4642

**CONTRACTOR:**  
BARCLAY CONSTRUCTION GROUP  
411 W. DANIELDALE ROAD  
DUNCANVILLE, TEXAS 75117  
PH. 972-293-1684 FAX 972-572-1464



project no. \_\_\_\_\_  
scale: 1/8"=1'-0"  
date: MARCH 10, 2020  
file no. : \_\_\_\_\_  
issue date: \_\_\_\_\_

A6-1  
sheet no. 8 of 15 sheets

sheet description :  
ELEVATIONS  
PRE-SUBMITTAL  
CASE NUMBER: 190711-1

**PROPOSED DENTAL & RETAIL BUILDING**  
project:  
MIGHTY SMILES DENTAL  
1122 W. CENTERVILLE ROAD  
GARLAND, DALLAS CO., TX.  
PART OF LOT 1R1, BLOCK 1  
NEW WORLD SHOPPING CENTER NO. 1  
BEING A REPLAT OF LOTS 1R & 2R, BLOCK 1  
AN ADDITION TO THE CITY OF GARLAND, TEXAS  
THEOPHILUS THOMAS SURVEY,  
ABSTRACT NO. 1461  
DALLAS COUNTY, TEXAS



## **Z 20-06**



Looking at the subject property from Broadmoor Drive



Looking northwest of the subject property from Broadmoor Drive



North of Subject Property



West of Subject Property





## GARLAND

### Plan Commission

4. c.

**Meeting Date:** 04/13/2020

**Item Title:** Z 20-08 Allstate Carriers, LLC (District 6)

---

#### Summary:

Consideration of the application of **Allstate Carriers LLC**, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. This property is located at 4030 and 4040 Forest Lane. (District 6) (File Z 20-08)

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#### Attachments

Z 20-08 Allstate Carrier LLC Report and Attachments

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# ***Planning Report***

**File No: Z 20-08/District 6**

**Agenda Item:**

**Meeting: Plan Commission**

**Date: April 13, 2020**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage.

## **LOCATION**

4030 and 4040 Forest Lane

## **APPLICANT**

ALLSTATE CARRIERS LLC

## **OWNER**

4040 Forest Lane Partners, LLC

## **BACKGROUND**

The subject property is currently developed with five (5) buildings and several sheds, five hundred ten (510) heavy load vehicle parking spaces, and two hundred forty-two (242) automobile parking spaces (including four (4) accessible parking spaces). The applicant submitted the Specific Use Provision requests described below as a 30-day public hearing application.

## **SITE DATA**

The site contains approximately 47.267 acres with 1,218.38 lineal feet of frontage along Forest Lane and fifty-six (56) feet of frontage along Easy Street. Access is provided to the site from one access point on Easy Street and two active access drives on Forest Lane, and an additional unused access drive on Forest Lane.

## **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Industrial (IN) District which allows a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

All Industrial (IN) District uses (whether by right or by SUP) are indicated within the Land Use Matrix in Chapter 2 of the GDC. Parking within an Industrial (IN) district must be in compliance with Section 4.20 in Article 2, Chapter 4 of the Garland Development Code (GDC). Additionally, all other requirements of the GDC as well as referenced City Code, Technical Standards Manual, and similar referenced policy and regulatory documents are required.

Additionally, a small portion of the northwest corner of the site is zoned Community Retail (CR) District and has an existing Specific Use Provision for Retail Sales with Gas Pumps, in Z 06-65.



## **CONSIDERATIONS**

### **LAND USES**

1. The application proposes to establish permitted uses that exist on the site. In addition, the application includes uses that exist on the site without having been properly established in compliance with the Garland Development Code (GDC) requirements. City Code Compliance has taken action to address outstanding use and activity violations on the property. In response to Code Compliance actions, the applicant seeks to establish various uses on the site including Truck and Bus Repair; Truck Sales/Leasing/Rental; and Truck/Bus Storage. Additionally the applicant has included information that the following uses that would be operated on the property: a distribution center and a dispatching/logistics use. Considerations 2 through 7 examine these uses as proposed and as regulated by the GDC.
2. Truck/Bus Repair. The application requests "minor and major bus, truck and trailer repairs". The equivalent GDC use is Truck/Bus Repair, defined in Chapter 6 as: "An establishment that provides major and minor repairs to trucks, buses, trailers, and other heavy load vehicles for a fee. The term includes no outside storage except the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days. Further, a Specific Use Provision is required with a public hearing process."

Exhibit C shows various areas for the Allstate Truck/Bus Repair use. A truck/trailer repair shop is shown in pink color. The area on Exhibit C in a purple color is proposed for the trailer repair setup/staging areas. The application indicates that "Units that are waiting to be repaired or to be collected may be stored on the available parking spaces provided for the building and building land area." Additionally, Exhibit C indicates the parking spaces in a flesh tone color without specifically identifying the spaces that would be used for the Truck/Bus Repair activities. Required parking spaces cannot be used for the storage of vehicles waiting repairs per GDC Chapter 4 Article 2 Section 4.2 (H) "Use of Required Parking and Loading Spaces. Required off-street parking and loading spaces may be used only for parking and loading spaces. Use for any other purpose is prohibited."

The application includes two other Truck/Bus Repair facilities on this site: Weln Truck/Trailer Repair, and C&R Trailer Repair facility, which is also a Truck/Bus Repair use. That facility was established prior to the 2015 adoption of the GDC. Other than stating the location and proposed use, the application only includes the C&R Trailer Repair facility site location, building and parking areas as shown on Exhibit C.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

3. Truck Sales/Leasing/Rental. This proposal includes the existing C&R Trailer/Fleet Equipment at the southwest corner of the site. The GDC defines Truck Sales/Leasing/Rental as: "The rental of new or used panel trucks, vans, and other heavy load vehicles that are in operable condition. The term does not include truck or bus repair services." There are no Special Standards associated with this use. Another use is operated by C&R on the same property, which is Truck/Bus Repair, discussed above.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

4. Truck/Bus Storage. The application requests Truck Parking, indicating this use is requested for both Allstate, Weln Truck/Trailer Repair and C&R Trailer/Fleet Equipment. These are shown as lease areas on Exhibit C with a solid blue line (Allstate), dashed green line (Weln) and dashed pink line (C&R). Truck Parking is identified by the GDC as Truck/Bus Storage use and it is defined as: "An area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee." Detailed information regarding the Weln and C&R storage operation was not included with the application. However, the Allstate Truck/Bus Storage use is described as 248 identified and marked truck/trailer parking spaces and with more available if neighboring tenants agree to additional truck/bus storage. However, the submitted plan does not clearly identify these truck storage spaces.

While this use is allowed with a Specific Use Provision in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

5. Large Distribution Center (more than ten (10) shipping truck bays) and Small Distribution Center (ten (10) or fewer shipping truck bays). The application identifies warehouse/storage use, which is considered as either Large Distribution Center or Small Distribution Center by the Garland Development Code. The number of shipping truck bays indicates whether the use is large or small. Both types of distribution centers are allowed by right in the Industrial (IN) District. However, their operations must conform to the GDC regulations.

Two distribution centers are proposed for this site. The first, At Home, operates 450,000 square feet of the 603,795 square foot industrial building. The At Home area as shown on Exhibit C includes forty (40) shipping truck bays available for that tenant's use. Therefore, At Home is a Large Distribution Center use. The second distribution center is Allstate Carriers which is identified with 12,300 square feet in two separate buildings. Neither of these buildings have shipping truck bays. The lack of shipping truck bays calls into question whether the Allstate Carriers tenant is operating as a Small Distribution Center.

Additionally, the western-most proposed distribution building is a part of a building that was granted a Specific Use Provision for Truck/Bus Repair in Z 15-29 (Exhibit D). This application (Z 20-08) does not propose to modify the existing Specific Use Provision under Z 15-29.

Furthermore, the GDC, Chapter 2 Section 2.52 Special Standards (30), prescribes that "With the exception of parking areas, loading docks and outside scales (if provided), all large or small distribution center activities must take place entirely within an enclosed building. Outside display or outside storage is prohibited, unless such is allowed (by right or by SUP) and approved in the zoning district wherein the business is located." The application does not provide evidence that operations of loading associated with distribution centers having shipping bays will be conducted.

While this use is allowed in the Industrial (IN) District, this use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.



6. Vehicle Dispatch & Storage. The applicant proposes dispatching/logistics, which is dispatching vehicles to locations off-site for service. The GDC identifies such use as Vehicle Dispatch & Storage, which is defined as: "A private, commercial transportation service (not operated by the City of Garland or other public entity such as DART) that specializes in the dispatch and provision of specialty non-heavy-load vehicles such as ambulances, hearses, limousines, taxis, and paratransit vehicles for a fee. The term may include facilities for accessory uses such as the storage and maintenance of such vehicles, office space, and sleeping quarters for employees who are on-call. The term only includes outside storage where allowed in the zoning district wherein the business is located and is limited to vehicles dispatched by the business unless otherwise approved by Specific Use Provision." The application does not identify further characteristics of the proposed use and the information indicates that Allstate operates heavy load vehicles rather than non-heavy load vehicles. More specifically, the applicant has verbally indicated that the operation is for the dispatch of heavy-load vehicles.

This use is only allowed for non-heavy load dispatching in the Industrial (IN) District. This use is not allowed in the Community Retail (CR) District, which is in the northwest corner of the site.

7. Parking. The GDC Chapter 2 Land Use Matrix establishes parking ratios for all uses. Additionally, the GDC Chapter 4 Article 2 provides regulation for parking areas. Where parking spaces for multiple tenants are located on one property, the parking is calculated for the entire property. Parking for this site will need to be shared amongst the various uses. More specifically, GDC Chapter 4, Article 4.2 Section 2 (A) requires: In any district, when more than one use occurs on a site, the required off-street parking must be prorated according to the requirements of each use. Evaluation of the proposed and required parking indicates that the site, with the uses proposed may not have adequate parking. There are deficiencies in the application, resulting in the inability to calculate parking: floor areas not attributed to particular use(s), lack of clarity related to the location of parking, storage, and other spatially designated needs for the uses, and conflicting statements that identify duplicative use of storage, parking, and other areas of the site.
- The application does not identify the floor area devoted to Truck/Bus Repair uses.
  - The application does not identify the floor area devoted to sales, leasing, or rental uses.
  - The application does not identify the office floor area devoted to Truck/Bus Storage.
  - The application assigns parking incorrectly for the Large and the Small Distribution Centers. These centers are required to park automobile parking, while the heavy load vehicles associated with distribution center uses is considered as a component of the distribution use and not automobile parking. Therefore, automobile parking spaces and heavy load vehicle (semi-trucks or other large vehicles) areas must be separately counted and provided.
  - The applicant is proposing dual use of the heavy load vehicle parking, which is not allowed by the GDC.
  - A use for the remainder (approximately 148,795 square feet) of the 603,795 square foot manufacturing is not identified.

Based on a best projection of the data provided, the site does not have adequate parking for the size of the buildings and the uses proposed.

**COMPREHENSIVE PLAN**

Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

**COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The land use pattern within the area surrounding the subject property is a mixture of employment, commercial, and support services. The proposed uses, if arranged in a well-conceived and comprehensive manner, could be compatible with the surrounding areas.

**STAFF RECOMMENDATION**

Denial of the request.

**ADDITIONAL INFORMATION**

- i. Location Map
- ii. SUP Conditions
- iii. Site Plan and Plan Indexes
- iv. PD 15-29 Plan
- v. Photos

**CITY COUNCIL DATE:** May 5, 2020

**PREPARED BY:**

Kira Wauwie, AICP  
Principal Development Planner  
Planning & Community Development  
972-205-2456  
[kwauwie@garlandtx.gov](mailto:kwauwie@garlandtx.gov)

**REVIEWED BY:**

Will Guerin, AICP  
Director of Planning





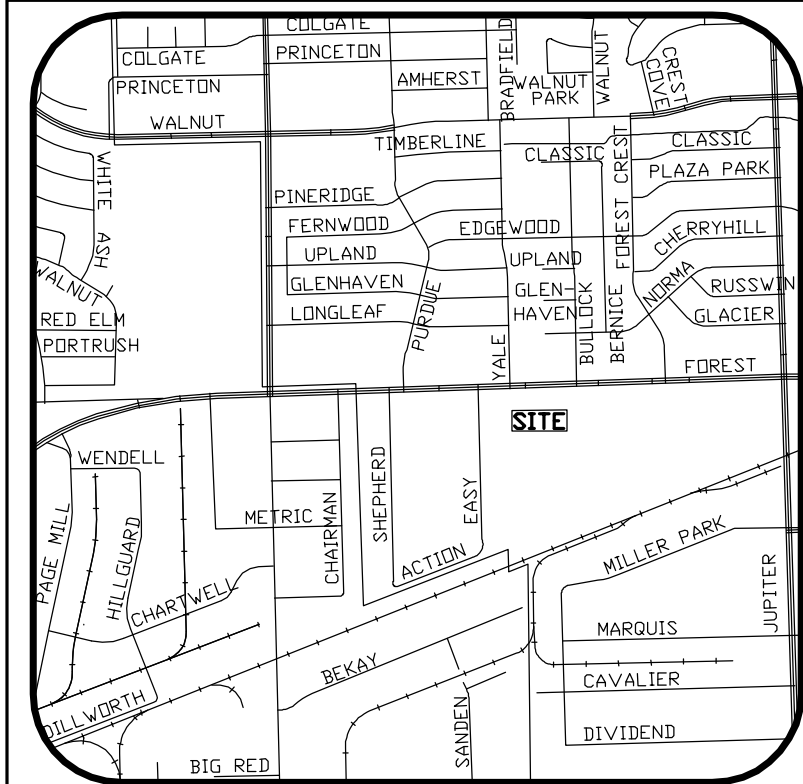
## **SPECIFIC USE PROVISION CONDITIONS**

### **ZONING FILE Z 20-08**

#### **4030 and 4040 Forest Lane**

- I. Statement of Purpose:** The purpose of this Planned Development is to approve 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage.
- 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance No. 6773, are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Development Plans:**
- Site Plan: Development shall be in general conformance with the Site Plan labeled Exhibit C. 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. All requirements of the Garland Development Code, City Code, and the Technical Standards Manual shall apply to this site.
- B. The uses on this site require a Certificate of Occupancy no later than one-hundred and eighty (180) days of the approval of this Specific Use Provision.
- C. The Specific Use Provision shall be for a period of five (5) years.





VICINITY MAP

ITEMS CORRESPONDING TO SCHEDULE B:

- 1 The following restrictive covenants of record itemized below:  
TRACT 1:  
Volume 78136, Page 1383; Volume 2000031, Page 3218; Volume 2000031, Page 3246;  
Volume 2000031, Page 3252 and under Clerk's File No(s). 20070089911 and 20090029339,  
Deed Records, Dallas County, Texas.  
TRACT 2:  
Volume 729, Page 411 and Volume 853, Page 388, of the Real Property Records, Dallas  
County, Texas.  
TRACT 3: Volume 3093, Page 88 and Volume 3252, Page 640, of the Real Property Records,  
Dallas County, Texas.  
The items above do apply and affect. Items that can be depicted graphically are shown. See  
individual items below for location.
- 10c The following, all according to the plat recorded under Clerk's File No. 20070373352, of the  
Map Records, Dallas County, Texas:  
1) Ten foot street, pedestrian, utility, drainage and traffic control easement;  
2) Fifteen foot Onco easement;  
3) Ten foot City of Garland electric easement;  
4) Twenty foot City of Garland utility easement;  
5) Twenty foot drainage easement; and  
6) Ten foot utility easement.  
(Tract 1)  
Items 3-6 (only) apply and affect the subject property and are shown.
- 10d Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: January 10, 1916  
Recording No: Volume 664, Page 383, of the Real Property Records, Dallas County, Texas.  
Affects: Tracts 1 and 3  
This item does not apply or affect the subject property.
- 10e Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: October 18, 1950  
Recording No: Volume 3394, Page 596, of the Real Property Records, Dallas County, Texas.  
Affects: Tract 1  
This item may apply and affect, but was not provided to the surveyor at the time of this  
survey.
- 10f The following, all according to the plat recorded Volume 729, Page 400, of the Map Records,  
Dallas County, Texas:  
1) 40' building line along the front; and  
2) 5' foot electric and drainage easement along the rear.  
(Affects Tract 3)  
This item may apply and affect, but was not provided to the surveyor at the time of this  
survey.
- 10g Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: TXU Gas Company  
Purpose: As provided in said document  
Recording Date: January 28, 2002  
Recording No: Volume 2002019, Page 5636, of the Real Property Records, Dallas County,  
Texas.  
Affects: Tract 3  
This item does apply and affect and is shown.
- 10h Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Garland, Texas  
Purpose: As provided in said document  
Recording Date: June 27, 2007  
Recording No: under Clerk's File No. 20070230895, of the Real Property Records, Dallas  
County, Texas.  
Affects: Tract 3  
This item does apply and affect and is shown.
- 10i Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: United States Steel Corporation  
Purpose: As provided in said document  
Recording Date: June 23, 1980  
Recording No: Volume 80124, Page 1725, of the Real Property Records, Dallas County,  
Texas.  
Affects: Tract 3  
This item does not apply or affect the subject property. Abandoned in instrument  
20070329259 of the Official Public Records of Dallas County, Texas

- LEGEND**
- N. North  
S. South  
E. East  
W. West  
D. Degrees  
F. Feet or Minutes  
I. Inches or Seconds  
Sq. Square  
Fl. Feet  
Vol. Volume  
Pg. Page
- Adjoining Boundary/ROW  
Boundary  
Easement  
Firelane  
Chainlink Fence  
Wrought Iron Fence
- AC-Air Conditioner  
CO-Cleanout  
CM-Controlling Monument  
DE-Drainage Easement  
EB-Electric Box  
EE-Electric Easement  
EM-Electric Meter  
GI-Gate Inlet  
GMKR-Gas Marker  
GSTP-Gas Stand Pipe  
GV-Gas Valve  
IRF-iron Rod Found  
IRS-iron Rod Set  
OE-Overhead Electric  
OT-Overhead Telephone  
PKF-PK Nail Found  
PP-Power Pole  
TKMR-Telephone Marker  
TPD-Telephone Pedestal  
TRA-Transformer  
UE-Utility Easement  
WM-Water Meter  
WSTP-Water Stand Pipe  
WVL-Water Vault  
X2-X2 Found  
X3-X3 Found
- Bollard  
Fire Hydrant  
Flag  
Light Pole  
Overhang  
Power Pole  
Sign  
Sanitary Sewer Manhole  
Storm Drain Manhole  
Water Valve

ZONING INFORMATION

The surveyor was not provided with zoning information pursuant to Table A Item 6.

PARKING

238 Regular Parking Spaces  
510 Truck Parking Spaces  
4 Handicap Parking Spaces  
752 Total Parking Spaces  
40 Loading Docks

SIGNIFICANT OBSERVATIONS:

- A Wrought iron fence extends 0.3' beyond northerly boundary.
- B Wrought iron fence extends 2.0' beyond northerly boundary.
- C Chainlink fence extends 3.2' beyond easterly boundary.
- D Chainlink fence extends 1.5' beyond southeasterly boundary.
- E Chainlink fence extends 4.0' beyond southeasterly boundary.
- F Chainlink fence extends 0.8' beyond southeasterly boundary.
- G Wrought iron fence extends 1.4' beyond westerly boundary.
- H Wrought iron fence extends 0.3' beyond westerly boundary.

LAND DESCRIPTION

TRACT 1:  
COMMENCING at a 3-1/4" aluminum disc (stamped "Racetrac Forest Lane Replat 2007") set with concrete base in the South right-of-way line of Forest Lane (126' right-of-way) for the Northeast corner of a right-of-way parcel described in Volume 88004, Page 1933 of the Real Property Records, Dallas County, Texas, said point being located a called distance of 16 feet easterly of the Southeast corner of intersection of said Forest Lane and Easy Street (50' right of way) and the Northwest corner of said Lot 2, Block 2, A. D. Jackson corners;  
THENCE continuing along said right of way East a distance of 180.04 feet to a point;  
THENCE continuing along said right-of-way N 89 deg. 15 min. 52 sec. E, a distance of 275.00 feet to a point;  
THENCE leaving said right of way S 00 deg. 15 min. 00 sec. W, a distance of 56.00 feet to Point of Beginning;  
THENCE continuing S 00 deg. 15 min. 00 sec. W, a distance of 165.00 feet to a point;  
THENCE continuing S 60 deg. 10 min. 31 sec. W, a distance of 123.40 feet to a point;  
THENCE continuing North a distance of 168.98 feet to a point;  
THENCE continuing N 89 deg. 15 min 35 sec. E, a distance of 107.54 feet to POINT OF BEGINNING;  
SAID PROPERTY CONTAINS 14,905 SQUARE FEET OR 0.342 acres.

TRACT 2:  
The South 56 feet of Lot 12 of Access Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 729, Page 400, of the Map Records of Dallas County, Texas.

TRACT 3:  
BEING a tract of land situated in the William D. Reed Survey, Abstract Number 1249, and the Thomas McCarne Survey, Abstract Number 959, City of Garland, Dallas County, Texas, and being a portion of Block A, Lot 1, U. S. Steel Subdivision, as recorded in Volume 76109, Page 24, of Deed Records Dallas County, Texas, and being all of that tract of land conveyed to SST Truck Company LLC, as recorded in Volume 97031 Page 1750, of said Deed Records and being more particularly described by metes and bounds as follows:  
BEGINNING at the Northwest corner of said Block A, Lot 1, U. S. Steel Subdivision, marked by a point in the Southerly right-of-way line of Forest Lane, which point is witnessed by a 1/2 inch iron rod which bears S 00°13'04" W, 4.65 feet;  
THENCE N 89°14'16" E. 1493.38 feet along said Southerly right-of-way line to an "X" cut in concrete found;  
THENCE S 00°42'49" E. 1127.97 feet along the West line of Lot 1, Block "A", U. S. Steel Subdivision, an addition to the City of Dallas, recorded in Volume 86032, Page 1982, of said Deed Records to a 1/2 inch iron rod found;  
THENCE S 70°13'00" W. 1608.51 feet to a point from which a 1 inch iron pipe which bears N 00°13'04" E, 0.47 feet;  
THENCE N 00°13'04" E. 1652.45 feet to the POINT OF BEGINNING, and containing 48,003 acres of land, more or less.  
SAVE AND EXCEPT a tract of land executed by SST Truck Company, LLC to Racetrac Petroleum, Inc., filed February 15, 2000, recorded in Volume 2000031, Page 3218, of the Real Property Records, Dallas County, Texas.  
The foregoing legal descriptions describes the same property as shown in the vesting deeds, recorded at Instrument Nos. 2009-29339, 2000196-6145 and 97031-1750 and is the same property as described in Schedule A of the Title Commitment by Chicago Title Insurance Company, GF No. 4712005978, effective date June 08, 2014.

AS-SURVEYED DESCRIPTION

Being a 47.267 acre tract of land situated in the William D Reed Survey, Abstract No. 1249 and the Thomas McCarne Survey, Abstract No 959, Dallas County, Texas and being a portion of Lot 1, Block A, US Steel Subdivision as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 12, Access Addition, an addition to the City of Garland as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas and a portion of Lot 1H, Block 1, Racetrac Forest Lane Replat as recorded in Instrument No. 20070373352 of the Official Public Records of Dallas County Texas and being more particularly described as follows:  
BEGINNING at nail found in concrete on the westerly line of said Lot 1, US Steel Subdivision and on the easterly line of said Access Addition and the northerly line of a tract of land described in deed to Dallas Area Rapid Transit as recorded in Volume 97022, Page 5424;  
THENCE North 00°13'04" East along said common line for a distance of 101.66 feet to a 1/2 inch iron rod with cap stamped "RPLS 5632" for the southeasterly corner of Lot 12 in said Access Addition;  
THENCE North 89°49'09" West along said common line for a distance of 196.85 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the easterly right-of-way line of Easy Street (50' foot right-of-way);  
THENCE North 00°13'04" East along said easterly right-of-way line of Easy Street for a distance of 56.00 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" to the common corner of this tract and a tract of land described in deed to Jimmy T Bird as recorded in Volume 204199, Page 2403 of the Official Public Records of Dallas County, Texas;  
THENCE South 89°49'09" East departing said easterly right-of-way line of Easy Street and along the common line for a distance of 196.85 feet a 1/2 inch iron rod with cap stamped "RPLS 5632";  
THENCE North 00°13'04" East along the common line of Said Access Addition and US Steel Subdivision for a distance of 1272.57 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the southerly line of aforesaid Racetrac subdivision;  
THENCE North 89°14'16" East along the common line for a distance of 168.16 feet an "X" Set;  
THENCE North 00°01'36" West departing said southerly line of said Racetrac subdivision for a distance of 168.98 feet a 1/2 inch iron rod with cap stamped "RPLS 5632";  
THENCE South 89°17'11" East for a distance of 107.54 feet to an "X" Found;  
THENCE North 00°13'24" East for a distance of 56.00 feet to an "X" Found on the southerly line of Forest Lane (a 126 feet right-of-way);  
THENCE North 89°14'16" East along said southerly line of Forest Lane for a distance of 1218.38 feet an "X" Found;  
THENCE South 00°42'49" East departing said southerly line of Forest Lane for a distance of 1127.97 feet a 1/2 inch iron rod with cap stamped "RPLS 5632" on the aforesaid Dallas Area Rapid Transit tract;  
THENCE South 70°13'00" West along said southerly line of Forest Lane for a distance of 1608.51 feet to the POINT OF BEGINNING  
Said tract having a computed area of 2,058,964 square feet or 47.267 Acres.  
The property hereon described is the same property described in Chicago Title Insurance Company, GF No. 4712005978 effective date June 8, 2014.

ALTA/NSPS LAND TITLE SURVEY

4030 Forest Lane

Garland, TX 75042

Chicago Title Insurance Company

Commitment No. 4712005978

bearing an effective date of June 8, 2014

Surveyor's Certification

To: Allstate Carriers LLC and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 18 of Table A thereof.

"PRELIMINARY-NOT TO BE RECORDED FOR ANY REASON"

Larry G. Ferguson  
Registration No. 5632  
In the State of Texas  
Date of Survey: 01-29-2020  
Date of Last Revision: 02-24-2020  
Project Name or No.: 4030 Forest

case # 191031-2

LGF LAND SURVEYING, LLC

Accurate Reliable Responsive

132 PR 7869

HOLLY LAKE RANCH, TEXAS 75765

PHONE (214) 289-6804

Firm# 10148100

LGFSURVEYS.COM

Page 1 of 1

POINT OF BEGINNING  
As-Surveyed Description

Nail in concrete (cm)

| Course | Bearing     | Distance |
|--------|-------------|----------|
| L1     | N00°13'04"E | 101.66'  |
| L2     | N89°49'09"W | 196.85'  |
| L3     | N00°13'04"E | 56.00'   |
| L4     | S89°49'09"E | 196.85'  |
| L5     | N89°14'16"E | 168.16'  |
| L6     | N00°01'36"W | 168.98'  |
| L7     | S89°17'11"E | 107.54'  |
| L8     | N00°13'24"E | 56.00'   |

GENERAL NOTES:

1. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Map No. 48113C0215K dated July 7, 2014. The property appears to lie within Zone "X" and does not lie within a "Special Flood Hazard Area (SFHA) inundated by 100-year flood" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
2. Only surface indication of utilities are shown.
3. Areas indicated hereon are the results of calculations from reported positions and are subject to the minimum standards of surveying precision.
4. Bearings are based on the southerly right of way line of Forest Lane according to the Plat thereof recorded in Lot 1, Block A, US Steel Subdivision as recorded in Volume 729, Page 400 of the Map Records of Dallas County, Texas.
5. The property has direct address and abuts to Forest Lane and Easy Street, both public rights of way, as shown.
6. The address of "4030" was observed on the monument sign as shown.
7. At the time this survey was performed no observable evidence of changes in street right-of-way lines, either completed or proposed and available from the controlling jurisdiction; street or sidewalk construction or repairs; location of cemeteries and burial grounds; earth moving, building construction or building additions (except as shown).
8. The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the surveyed property with regards to wetlands on the surveyed property.
9. Square footage of building is ground floor footprint only.
10. An As-Surveyed description was written combining three tracts into one.

EXHIBIT C



SUP / APPLICATION SUBMITTAL  
ALLSTATE CARRIERS LLC  
4030 FOREST LANE, GARLAND, TX  
TENANT AREAS  
03/16/2020

CASE #191031-2



AT HOME (Tenant #1)  
Leased Bldg. SF +/-450,000 SF  
Land Area: 227,191 SF or 5.21 ACRES  
Use: Warehouse/Storage/ Distribution



WELN TRUCK/TRAILER REPAIR (Tenant #2)  
Leased Bldg. SF: +/-10,000 SF (including +/-1,500 SF office)  
Land Area: 80,823 SF or 1.85 ACRES  
Use: Truck & Trailer Repair/Truck Parking



C&R Trailer/Fleet Equipment (Tenant #3)  
Leased Bldg. SF: +/-16,265 SF  
Land Area: SF or +/-2.50 ACRES  
Use: Truck & Trailer Repair/Truck Parking/Rental/Sales



Allstate Carriers /AllState Truck Trailer Repair (Tenant #4)  
Leased Bldg. SF: +/-SF 42,700 SF (including 5,000 SF Office)  
Land Area: 178,921 SF or +/- 4.11 ACRES  
Use: Truck & Trailer Repair/Truck Parking/Warehouse/Storage

SUP / APPLICATION SUBMITTAL  
ALLSTATE CARRIERS LLC  
4030 FOREST LANE, GARLAND, TX  
ALLSTATE CARRIERS LEASE BUILDING AREAS AND PARKING AREAS  
03/16/2020

CASE #191031-2



Truck / Trailer Parking (4.11 ACRES)



Office Space (5,000 SF per Lease – Allstate Occupies about 1000 SF of that space)



Storage / Warehouse (12,300 SF Two Building Areas)



Truck/Trailer Repair Shop (10,000 SF Separate Building)



Truck/Trailer Repair Staging/Set Up Area





(1) The following restrictive covenants of record heretofore bound:

TRACT 1:  
Volume 78136, Page 1363, of Volume 20000001, Page 2616, of Volume 20000001, Page 2646, of Volume 20000001, Page 3025 and under Clerk's File No(s) 20070009991 and 20000200030.  
Deed Records, Dallas County, Texas.

TRACT 2:  
Volume 729, Pages 411 and Volume 653, Page 388, of the Real Property Records, Dallas County, Texas.

TRACT 3:  
Volume 730, Pages 403, Page 410 and Page 352, of the Real Property Records, Dallas County, Texas.

The items above do apply and affect, items that can be depicted graphically are shown. See individual items below for location

(2) The following, all according to the plat recorded under Clerk's File No. 200727022, of the Map Records, Dallas County, Texas:

- 1) All existing, present, utility, drainage and traffic control easement;
- 2) Fifteen foot Onshore easement;
- 3) Ten foot City of Garland utility easement;
- 4) Twenty foot City of Garland utility easement;
- 5) Twenty foot drainage easement; and
- 6) Ten foot utility easement.

(Tract 1)  
Items 3 & 4 (apply) apply and affect the subject property and are shown.

(3) Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: January 10, 2007  
Recording File Number 664, Page 363, of the Real Property Records, Dallas County, Texas.  
Affects: Tracts 1 and 3  
This item does not apply and affect the subject property.

(4) Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: October 18, 1992  
Recording File Number 3394, Page 596, of the Real Property Records, Dallas County, Texas.  
Affects: Tract 3  
This item may apply and affect, but was not provided to the surveyor at the time of this survey.

(5) The following, all according to the plat recorded Volume 729, Page 400, of the Map Records, Dallas County, Texas:

- 1) 40' building line along the front and
- 2) 6' electric and drainage easement along the rear.

(Affects: Tract 3)  
This item may apply and affect, but was not provided to the surveyor at the time of this survey.

(6) Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: TSDU Gas Company  
Purpose: As provided in said document  
Recording Date: January 26, 2007  
Recording File Number 20000018, Page 560B, of the Real Property Records, Dallas County, Texas.  
Affects: Tract 3  
This item does apply and affect and is shown.

(7) Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: City of Garland, Texas  
Purpose: As provided in said document  
Recording Date: June 27, 2007  
Recording File Number Clerk's File No. 2007202895B, of the Real Property Records, Dallas County, Texas.  
Affects: Tracts 1, 3  
This item does apply and affect and is shown.

(8) Easement(s) and rights incidental thereto, as granted in a document:  
Granted to: United States Steel Corporation  
Purpose: As provided in said document  
Recording Date: June 23, 1990  
Recording File Number 80124, Page 1725, of the Real Property Records, Dallas County, Texas.  
Affects: Tract 3  
This item does not apply and affect the subject property. Abandoned in instrument 20070025 of the Official Public Records of Dallas County, Texas.

|      |                   |                         |
|------|-------------------|-------------------------|
| N.   | North             | AC-Air Conditioner      |
| S.   | South             | CO-Cleanout             |
| E.   | East              | CM-Controlling Monument |
| W.   | West              | DE-Drainage Easement    |
|      | Degrees           | EE-Electric Box         |
| -    | Feet or Minutes   | EE-Electric Easement    |
|      | Inches or Seconds | EM-Electric Meter       |
| Sq.  | Square            | GI-Gate Inlet           |
| Fl.  | Feet              | GM-Gas Gas Meter        |
| Vol. | Volume            | GCTN-Gas Stand Pipe     |
| Pa.  | Paces             | GV-Gas Valve            |
|      |                   | IPP-Inlet Rod Poured    |
|      |                   | IPS-Inlet Rod Set       |
|      |                   | OC-Overhead Electric    |
|      |                   | OT-Overhead Telephone   |

The surveyor was not provided with zoning information pursuant to Table A Item 6.

787 Regular Parking Spaces  
287 Truck Parking Spaces  
4 Handicap Parking Spaces  
1078 Total Parking Spaces

(A) Wrought iron fence extends 0.3' beyond northerly boundary.  
 (B) Wrought iron fence extends 2.0' beyond northerly boundary.  
 (C) Chainlink fence extends 3.2' beyond easterly boundary.  
 (D) Chainlink fence extends 1.5' beyond southeasterly boundary.  
 (E) Chainlink fence extends 4.0' beyond southeasterly boundary.  
 (F) Chainlink fence extends 0.8' beyond southeasterly boundary.  
 (G) Wrought iron fence extends 1.4' beyond westerly boundary.  
 (H) Wrought iron fence extends 0.3' beyond westerly boundary.

[illegible]

Page 47 of 227 sheet of land included in the William D. Coffey, Abilene, TX, 1248 and the Texas McCombs County Survey 1890, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 192

To: Dolan-Flowers Realty Partners, L.L.C., a Texas limited liability company; SST Truck Company, L.L.C., a Delaware limited liability company; and Chicago Title Insurance Company.

\*PRELIMINARY-NOT TO BE RECORDED FOR ANY REASON\*

Larry G. Ferguson  
Registration No. 5632  
In the State of Texas  
Date of Survey: 06-12-2014  
Date of Last Revision: 06-29-2014  
Project Name or No.: A0001 E0001

ALTA/ACSM LAND TITLE SURVEY  
4030 Forest Lane  
Garland, TX 75042  
Chicago Title Insurance Company  
Commitment No. 4712005978  
hearing on effective date of June 6, 2014

**F LAND SURVEYING, LLC**  
*Accurate Reliable Responsive*  
 3044 Old Denton Road #111-230  
 CARROLLTON, TEXAS 75007  
 PHONE (214) 289-6804  
 FAX (972) 212-7294  
 Firm# 10148100  
**LGESURVEYS.COM**

Page 1 of 1

| Course | Bearing     | Distance |
|--------|-------------|----------|
| L1     | N00°13'04"E | 101.86'  |
| L2     | N89°49'09"W | 198.85'  |
| L3     | N00°13'04"E | 56.00'   |
| L4     | S89°49'09"E | 198.85'  |
| L5     | N89°14'16"E | 168.16'  |
| L6     | N00°01'38"W | 168.98'  |
| L7     | S89°17'11"E | 107.54'  |
| L8     | N00°13'24"E | 56.00'   |

POINT OF BEGINNING  
An Annotated Bibliography

EXHIBIT D



**Z 20-08**



View of site looking west on Forest Lane



Midblock view of site on Forest Lane



View of site at east entrance on Forest Lane



View of site at Easy Street appendage



View of neighboring properties on Easy Street



View west of site on Forest Lane





**GARLAND**

**Plan Commission**

**5. a.**

**Meeting Date:** 04/13/2020

**Item Title:** GDC Amendment

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**Summary:**

Consider amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

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**Attachments**

GDC Amendment Report

2020 GDC Parking Ratio Amendment Ordinance

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# ***Planning Report***

**Agenda Item: GDC amendments**

**Meeting: Plan Commission**

**Date: April 13, 2020**



**GARLAND**

TEXAS MADE HERE

## **ISSUE**

Consider amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

## **BACKGROUND**

During the February 17, 2020 City Council work session, the Council discussed parking requirements for certain uses in the context of large existing parking areas left underutilized. Examples of retail and entertainment uses and their subsequent largely vacant parking lots (and possible redevelopment opportunities) such as those of the Firewheel Town Center were discussed. Underutilized parking areas represent uncaptured land value potential, as well as unnecessary impervious surfaces. Given modern customer behaviors especially in the retail industry, as well as emerging transportation technologies, parking needs have changed in recent years. Per the discussion with City Council, staff brings forward an ordinance lowering the GDC parking ratios in the Chapter 2 and Chapter 7 Land Use Matrices for Retail Store use and Commercial Amusement, Indoor use.

## **CONSIDERATIONS**

1. The existing parking ratio for Retail Store is 1 space per 250 gross floor area (gfa) for stores 85,000 square feet and below, and 1/275 gfa for stores over 85,000 square feet. The proposal would reduce the ratio to 1/333 gfa. This proposed ratio is currently required for Retail use in Arlington, Texas, to provide a local example.
2. The existing parking ratio for Commercial Amusement, Indoor is 1/100 gfa. The proposal would reduce the ratio to 1/150 gfa. A 1/150 ratio splits the difference between the requirements of Garland and another city in the region (Grand Prairie which requires 1/200 gfa) and is in line with a proposed Commercial Amusement, Indoor's needs.
3. With rapidly changing transportation technologies such as rideshares and the development of automated vehicles, as well as changing user/customer behaviors, flexibility is often needed in administering parking standards. Flexibility may also be needed to accommodate future infill redevelopment opportunities. The GDC offers parking flexibility for reduced or increased parking through the Alternative Compliance review process, with a parking study required to be submitted by the applicant. In addition, shared parking arrangements are an option. However, it is preferred that the prescribed parking ratios can better meet the realistic and modern needs of the development community. Given the changing retail environment and transportation technologies mentioned above, frequent "audits" of the GDC parking requirements may be needed.
4. The draft ordinance is attached for the Plan Commission's review and recommendation.

## **STAFF RECOMMENDATION**



Approval of an ordinance amending in part Chapter 2, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

**PREPARED BY:**

Will Guerin, AICP  
Director of Planning  
972-205-2449

[wguerin@garlandtx.gov](mailto:wguerin@garlandtx.gov)

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, LAND USE MATRIX; AND AMENDING IN PART CHAPTER 7, ARTICLE 2, DOWNTOWN LAND USE MATRIX OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

**Section 1**

That the **Land Use Matrix** of Chapter 2, "Zoning Regulations" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use.

**Section 2**

That the **Downtown District Land Use Matrix** of Chapter 7 "Downtown (DT) District" of the Garland Development Code of the City of Garland, Texas, is hereby amended; that the parking requirements be amended by addition to read as follows:

"1/333 gfa" for "Retail Store" use; and

"1/150 gfa" for "Commercial Amusement, Indoor" use

**Section 3**

That Garland Development Code for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.



#### **Section 4**

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

#### **Section 5**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

#### **Section 6**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary