



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 11, 2022
7:00 p.m.

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

A pre-meeting will begin at 6:20 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the March 28, 2022 meeting.

2. PLATS and MISCELLANEOUS

- a.** P 22-06 Parker, Sutton and Brant Addition Final Plat
- b.** P 22-07 Via Bayou First Replat
- c.** Consideration of the application of **Eric L. Davis Engineers**, requesting approval of a Sidewalk Development Variance. This property is located at 3926 Zion Road. (District 3) (File SW 22-01)

This request is associated with the Via Bayou First Replat application (P 22-07)

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a.** Consideration of the application of **Claymoore Engineering**, requesting approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant with a Drive-Through Use. This item may include amendments to Planned Development (PD) District 19-07 for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 22-01 – Detail Plan)

4. MISCELLANEOUS

- a.** Consider amending in part Chapter 2, “Land Use Matrix”; Section 2.64, “Districts Allowed,” of Chapter 2, Article 5, “Use Regulations”; and Section 4.24(A), “Multifamily Developments”, “Covered Parking, Attached or Detached” of the Garland Development Code.
- b.** Consider 2022 Plan Commission meeting date changes.

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/11/2022

Item Title: Plan Commission Minutes for March 28, 2022

Summary:

Consider approval of the Plan Commission Minutes for the March 28, 2022 meeting.

Attachments

Plan Commission Minutes for March 28, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 28, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the March 16, 2022 meeting.

PLATS

2a. APPROVED** P 22-04 Eastgate No. 1 Sixth Replat Final Plat

2b. APPROVED** P 22-05 Bridgewater Final Plat

ZONING

3a. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Automobile Repair, Minor Use on a property zoned Planned Development (PD) District 06-28 District for Community Retail Uses. This item may include amendments to Planned Development (PD) District 06-28. This property is located at 2999 North President George Bush Turnpike. (District 1) (File Z 21-50 – Detail Plan)

Representing the applicant Michael Doggett, 260 East Davis, Suite 100, McKinney, Texas, was available for questions.

There was a brief discussion between Commissioner Dalton and Mr. Doggett regarding the represented business, Sun Auto Services and communications regarding specific conditions regulated by the Garland Development Code.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Jenkins.

3b. APPROVED Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Specific Use Provision Renewal to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Specific Use Provision)

Representing the applicant Suzanne Baker, 3601 South Shiloh Road, Garland, Texas, was available for questions.

There were no questions of this applicant.

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

3c. APPROVED Consideration of the application of **Randall Reed's Planet Ford 635**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 3601 South Shiloh Road. (District 5) (File Z 21-54 – Plan)

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

3d. APPROVED

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Specific Use Provision Renewal to allow a Reception Facility on a property zoned Planned Development (PD) District 06-46 for Community Retail Uses. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Specific Use Provision)

The applicant, Jude Nwachukwu, 1423 Colborne Drive, Mesquite, Texas provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Nwachukwu regarding noise levels, hours of operations, and concerns with people remaining after the stated hours of operation.

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

The Plan Commissioners spoke in favor of the request, but spoke in concerns of the reported noise levels and further incidents that would require police involvement.

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

3e. APPROVED

Consideration of the application of **Jude Nwachukwu**, requesting approval of a Plan for a Reception Facility Use. This property is located at 1906 East Miller Road. (District 2) (File Z 22-10 – Plan)

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:22 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/11/2022

Item Title: P 22-06 Parker, Sutton and Brant Addition Final Plat

Summary:

P 22-06 Parker, Sutton and Brant Addition Final Plat

Attachments

P 22-06 Parker, Sutton and Brant Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-06/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 11, 2022

FINAL PLAT

Parker, Sutton and Brant Addition

LOCATION

3233 West Kingsley Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

1

ACREAGE

7.021

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create a city utility easement for a proposed water line.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

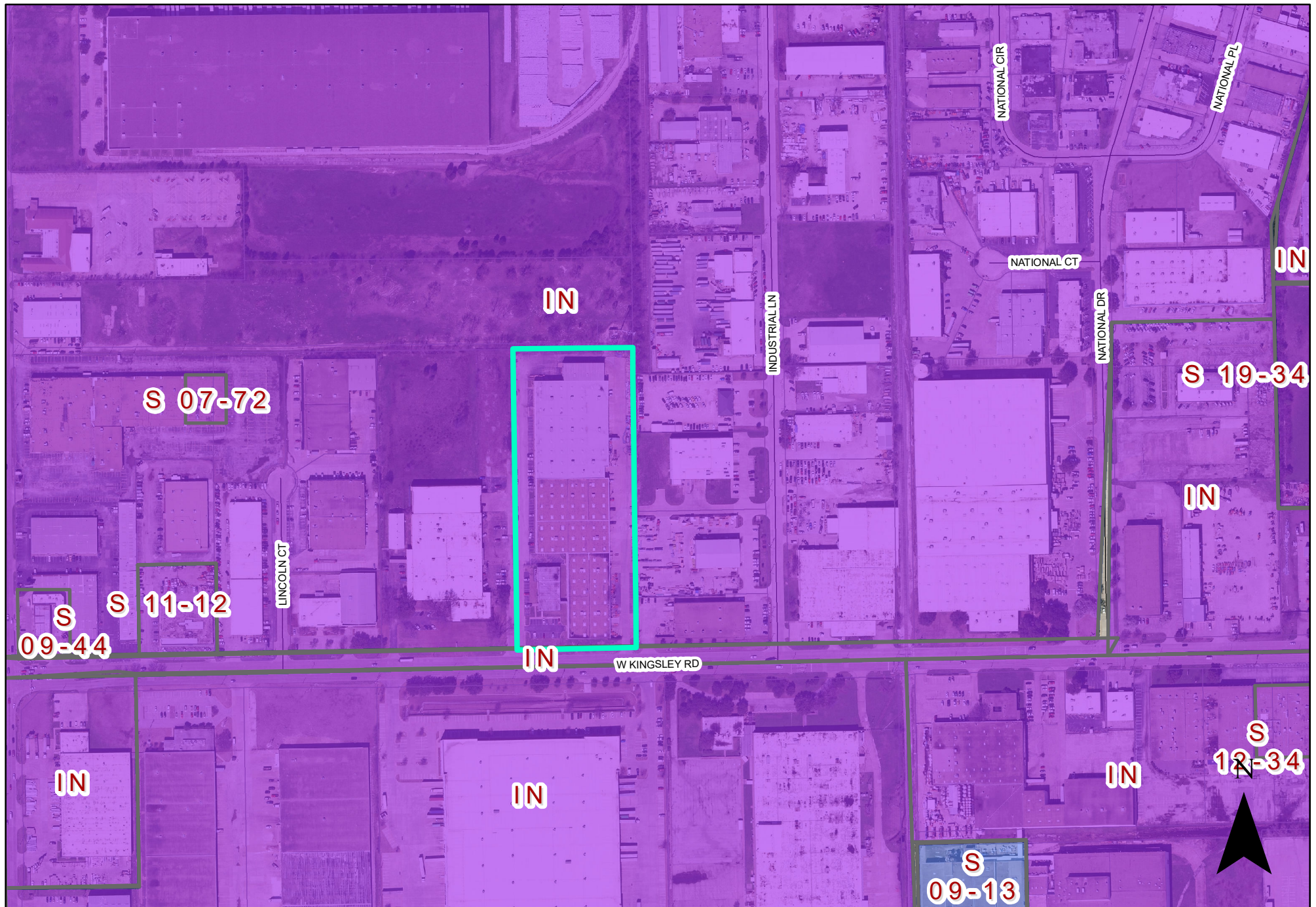
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

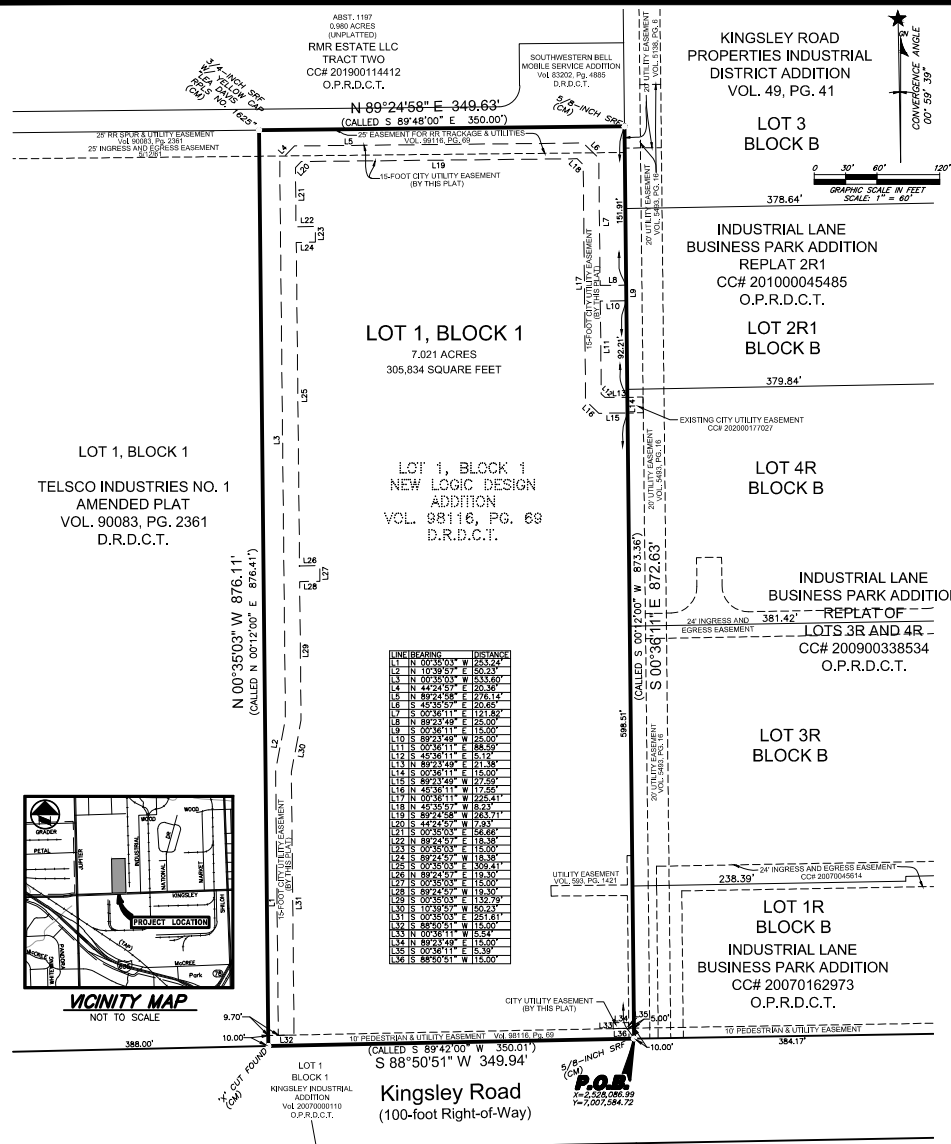


0 240 480 Feet
1 inch = 365 feet

PLAT MAP P 22-06

 INDICATES AREA OF REQUEST

3233 West Kingsley Road



NOTES:

- The purpose of this replat is to create a city utility easement for a proposed water line.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland.

LEGEND:

CC# - COUNTY CLERK NUMBER
CM - CONTROLLING MONUMENT
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.O. - PAGE
R.O.W. - RIGHT-OF-WAY
SF - SQUARE FEET
SRF - STEEL ROD FOUND
VOL. - VOLUME

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

SURVEYOR'S STATEMENT

WHEREAS, PARKER SUTTON AND BRANT, LLC is the owner of a 7.021-acre tract of land known as Lot 1, Block 1 of the New Logic Design Addition according to the plat thereof recorded in Volume 99116, at Page 69 of the Deed Records of Dallas County, Texas (DRDCT), and being a 7.021-acre tract situated in the Henry Reid Survey, Abstract No. 1197, City of Garland, Dallas County, Texas, as evidenced by the Special Warranty Deed with Vendor's Lien dated May 18, 2012, from Government Personnel Mutual Life Insurance Company to Parker Sutton and Brant, LLC, and recorded in the Document No. 201200162160 of the Official Public Records of Dallas County, Texas (OPRDCT); the 7.021-acre tract of land being more particularly described as follows:

BEGINNING at a 5/8-inch steel rod found (called: "a 5/8-inch steel rod with a yellow plastic cap stamped (D.C.A.A. RPLS 3935)" no cap currently on the rod) on the northerly right-of-way (R.O.W.) line of W. Kingsley Road, a 100-foot R.O.W., and being at the present Southwest corner of Block B (after the 20-foot Widening) of Kingsley Road Properties Industrial District Addition on addition to the City of Garland, Dallas County, Texas recorded in Volume 49, at Page 41 of the DRDCT, said point also being the southwest corner of Lot 1R, Block B of Industrial Lane Business Park Addition according to the plat thereof recorded in County Clerk's Document No. 20070162973 of the OPRDCT, and being the northeast corner of a 20-foot-wide strip of land along the North side of West Kingsley Road (Previously a 60-foot R.O.W.) described in the Dedication of Street document dated May 5, 1964, from Naturalite, Inc. to the City of Garland and recorded in Volume 357, at Page 102 of the DRDCT, and having coordinates of:
X = 2,528,086.99 feet,
Y = 7,007,584.72 feet;

THENCE S 88°50'51"W (called: S 89°42'00"W), a distance of 349.94 feet (called: 350.01 feet) along the northerly R.O.W. line of W. Kingsley Road, to the northerly line of said 20-foot-wide strip to the City of Garland, to an "X" found in concrete for the Southeast corner of Lot 1, Block 1 of the Amended Plat Telco Industries No. 1 Addition, according to the plat thereof recorded in Volume 90083, at Page 2361 of the DRDCT;

THENCE N 00°35'03"W (called: N 00°12'00"E), a distance of 876.11 feet (called: 876.41 feet) along the East line of said Lot 1 to a 3/4-inch steel rod with a yellow plastic cap stamped "LEA DAVIS RPLS NO 1625" in the southerly line of Lot 1, Block 1 of Southwestern Bell Mobile Service Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 53202, at Page 4865 of the DRDCT;

THENCE N 89°24'58"E (called: S 89°48'00"E) along said southerly line of Southwestern Bell Mobile Service Addition, for a distance of 349.63 feet (called: 350.00 feet) to a 5/8-inch steel rod found with an illegible orange plastic cap in the westerly line of said Block B of Kingsley Road Properties Industrial District Addition;

THENCE S 00°36'11"E (called: S 00°12'00"W) along said westerly line of Block B of Kingsley Road Properties Industrial District Addition, a distance of 872.63 feet (called: 873.36 feet) to the Place of Beginning and containing 305,834 square feet or 7.021 acres of land.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, PARKER SUTTON & BRANT, LLC, the owner of the property described in this plat, acting by and through its duly authorized agent, do hereby adopt this plat, designating the property as **PARKER SUTTON AND BRANT ADDITION REPLAT** on 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 therein and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

EXECUTED this _____ day of _____, 2022.

of PARKER SUTTON AND BRANT, LLC (print)

STATE OF TEXAS
COUNTY OF DALLAS

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

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

Notary Public for and in the State of Texas

My commission expires: _____

THIS SPACE RESERVED FOR _____ COUNTY RECORDING LABEL

SURVEYOR:

OWNER:
PARKER SUTTON & BRANT, LLC
3233 W. KINGSLEY RD., STE 200
GARLAND, TEXAS 75041
TEL (972) 272-2468

RDE Proj. No. 2774-19

FINAL PLAT
PARKER SUTTON AND BRANT ADDITION

LOT 1, BLOCK 1
BEING A REPLAT OF
LOT 1, BLOCK 1
NEW LOGIC DESIGN ADDITION
RECORDED IN VOLUME 99116, PAGE 69
DEED RECORDS OF DALLAS COUNTY, TEXAS
SITUATED IN THE HENRY REID SURVEY, ABSTRACT NO. 1197
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE NO. 191210-3
R-DELTA NO. 2774-19
SHEET 1 OF 1



GARLAND

Plan Commission

2. b.

Meeting Date: 04/11/2022

Item Title: P 22-07 Via Bayou First Replat

Summary:

P 22-07 Via Bayou First Replat

Attachments

P 22-07 Via Bayou First Replat Report and Attachments

Planning Report

File No: P 22-07 / District 3

Agenda Item:

Meeting: Plan Commission

Date: April 11, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Via Bayou Addition First Replat

LOCATION

3926 Zion Road

ZONING

Planned Development (PD) District 21-61

NUMBER OF LOTS

One (1)

ACREAGE

1.016 acres

BACKGROUND

The applicant is re-platting the property for the purpose of adding a utility easement. It should be noted that the plat was previously approved on January 25, 2021. The applicant did not record the plat within six (6) months after approval. Therefore, the plat has expired.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 22-07

3926 Zion Road

 INDICATES AREA OF REQUEST

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, VIA BAYOU, INC., A TEXAS CORPORATION, is the owner of a 1.016 acre tract of land out of the James Loving Survey, Abstract No. 791 and the R. Bateman Survey, Abstract No. 89, City of Garland, Dallas County, Texas, and being all of a called 1.0165 acre tract of land described in a Warranty Deed to Via Bayou, Inc., A Texas Corporation, recorded as Instrument No. 201600054794 of the Official Public Records of Dallas County, Texas (OPRDCT), and all of Lot 1, Block 1 of the Via Bayou Addition, an Addition to the City of Garland, recorded as Instrument No. 201700005569 of the Plat Records of Dallas County, Texas (OPRDCT) and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the southeast right-of-way line of Zion Road (a 60' wide right-of-way) for the most northern corner of said 1.0165 acre tract common to the most western corner of a tract of land described in a Deed to Jo Ann Stanley, recorded as Instrument No. 201600141731 (ODRDCT);

THENCE South 44°55'04" East (past call is South 45°01'35" East), along the northeast line of said 1.0165 acre tract common to the southwest line of said Stanley tract, a distance of 370.68 feet, to a 1" iron pipe found in the northwest line of Lot 1 Block 1 of The Terrace Addition, an Addition to the City of Garland, Texas, recorded in Volume 83170, Page 895 of the Deed Records of Dallas County, Texas at the most eastern corner of said 1.0165 acre tract common to the most southern corner of said Stanley tract;

THENCE South 54°16'23" West, along the southeast line of said 1.0165 acre tract common to the northwest line of said Terrace Addition, a distance of 119.49 feet, to a calculated point for corner in the northeast line of Lot 1, Block 1 of the Lakeshore RV Resort Addition, an addition to the City of Garland, Texas as recorded in Instrument No. 20200002433 (OPRDCT), at the most southern corner of said 1.0165 acre tract, and common to the most western corner of said Terrace Addition, whence a chiseled "X" found in concrete bears North 76°27'20" West a distance of 2.24 feet;

THENCE North 45°18'23" West, along the southeast line of said 0.165 acre tract common to the northeast line of said Lakeshore RV Resort Addition, a distance of 372.51 feet, to a calculated point for the common north corner of same in said South right-of-way line of Zion Road, whence a 1/2" iron rod found with a red cap stamped "PIESER AND MANKIN" bears South 06°51'40" West a distance of 0.33 feet;

THENCE North 54°55'32" East, along said southeast right-of-way line of said Zion Road common to the northwest line of said 1.0165 acre tract, a distance of 122.29 feet, to the place of BEGINNING and containing 1.016 acres, or 44,276 square feet, as surveyed.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That VIA BAYOU, INC., A TEXAS CORPORATION,, 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 VIA BAYOU ADDITION FIRST REPLAT, 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, tree, 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, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility 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 at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

WITNESS , my hand at Garland, Texas, this the _____ day of _____, 2022

FOR: VIA BAYOU, INC., A TEXAS CORPORATION
BY: CRAIG TURNER, PRESIDENT

BY: Craig Turner

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

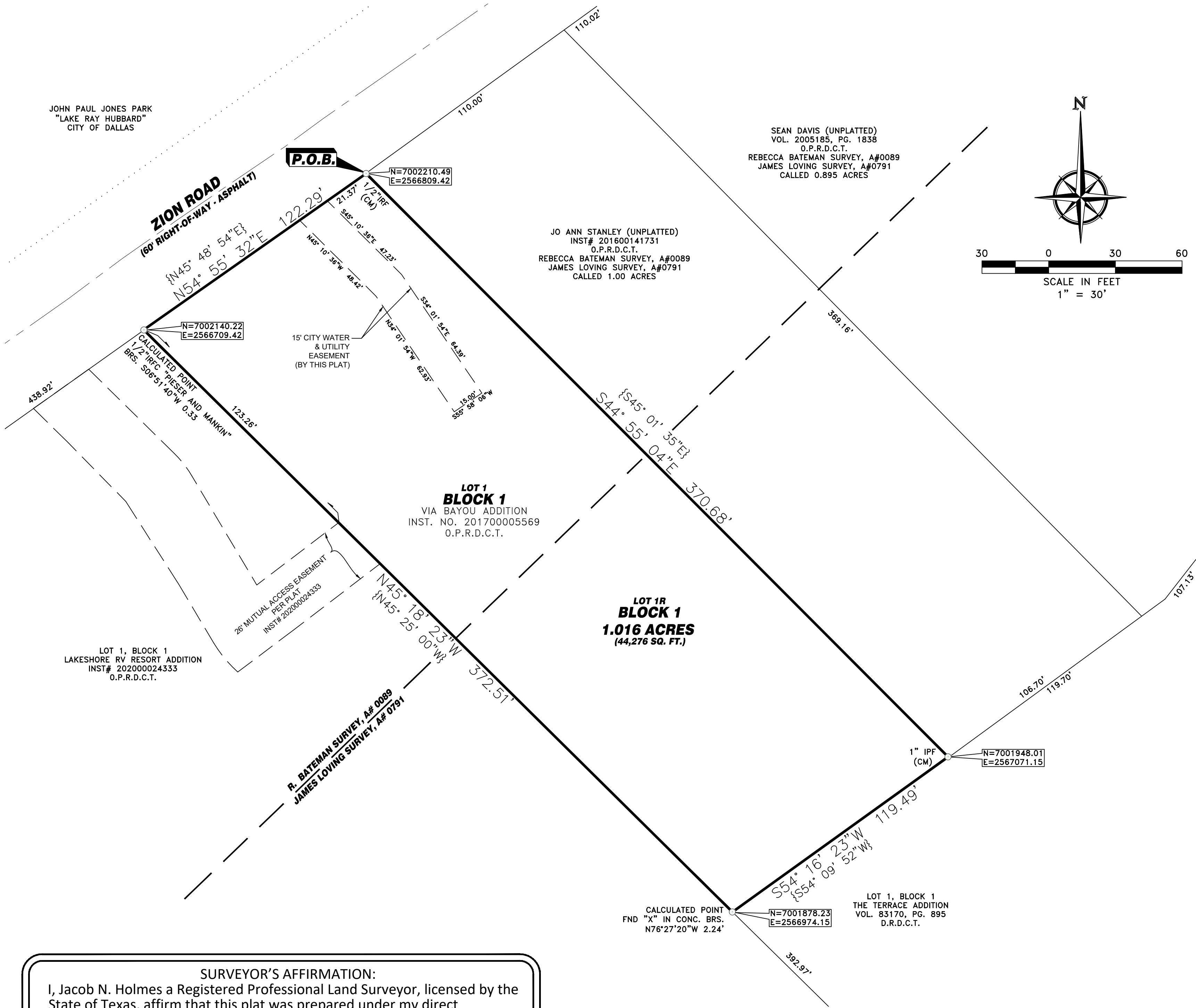
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Stamp:

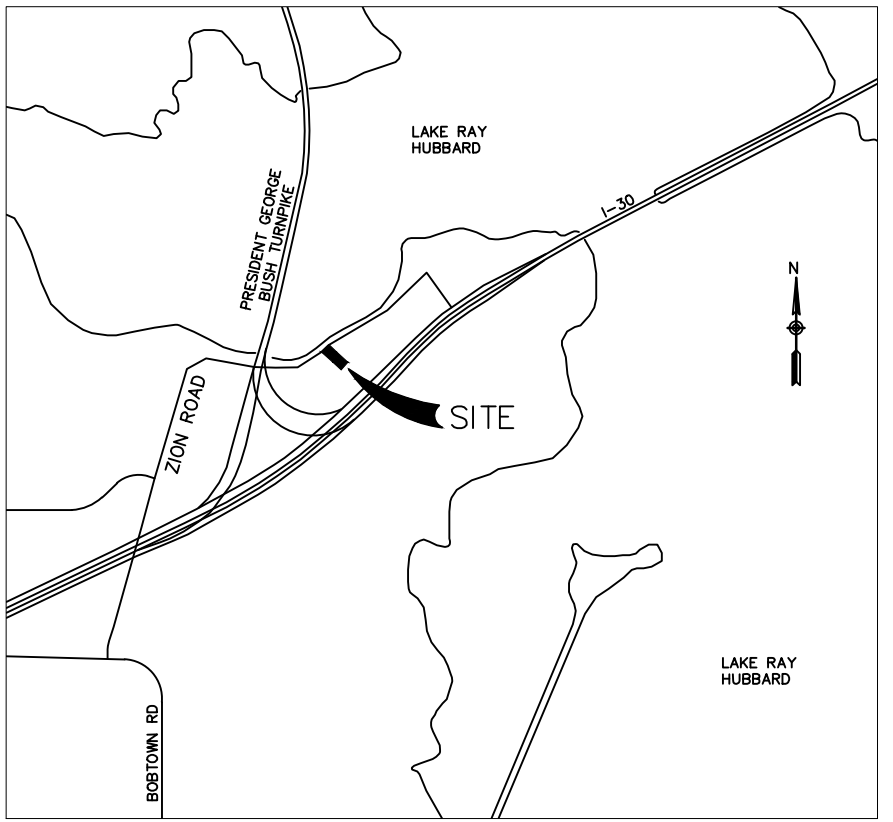
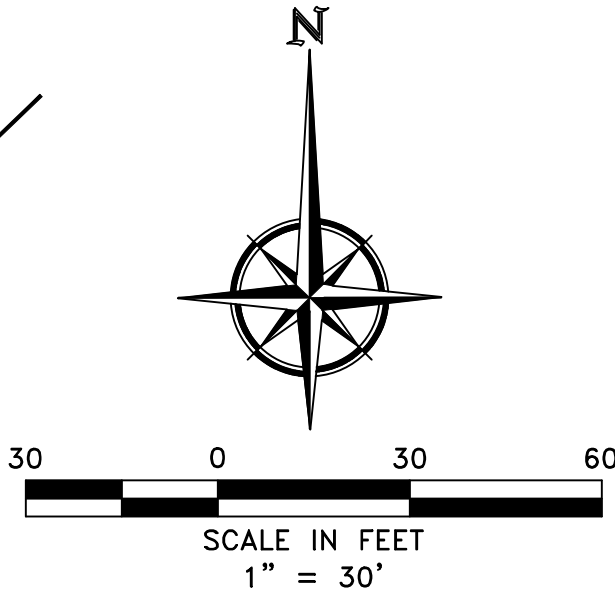
Notary Signature



JOHN PAUL JONES PARK
"LAKE RAY HUBBARD"
CITY OF DALLAS

SEAN DAVIS (UNPLATTED)
VOL. 2005185, PG. 1838
O.P.R.D.C.T.
REBECCA BATEMAN SURVEY, A#0089
JAMES LOVING SURVEY, A#0791
CALLED 0.895 ACRES

JO ANN STANLEY (UNPLATTED)
INST# 201600141731
O.P.R.D.C.T.
REBECCA BATEMAN SURVEY, A#0089
JAMES LOVING SURVEY, A#0791
CALLED 1.00 ACRES



VICINITY MAP
N.T.S.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
IRS	IRON ROD SET*
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH RED CAP
CM	CONTROL MONUMENT
PP	PER PLAT
{ }	PLAT CALLS

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

Chairman of the City Plan Commission

Director of Planning

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

SPACE RESERVED
FOR COUNTY
RECORDING LABEL

REPLAT
VIA BAYOU ADDITION
FIRST REPLAT
LOT 1R, BLOCK 1

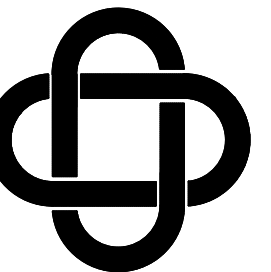
A REPLAT OF LOT 1, BLOCK 1
VIA BAYOU ADDITION

SITUATED IN THE
R. BATEMAN SURVEY, ABST. NO. 89
& JAMES LOVING SURVEY, ABST. NO. 791
CITY OF GARLAND
DALLAS COUNTY, TEXAS

CITY CASE NO. 200409-2

DATE PREPARED: 03/29/2022

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com



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

Dated this the 30th day of March, 2022

Jacob N. Holmes
Texas Registered Professional Land Surveyor No. 6482



NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

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

Notary Stamp:

Notary Signature

GENERAL NOTES

- Bearings are based on GPS observations taken on February 19, 2020, using NAD83 (2011) tied to the Texas Coordinate System of 1983, North Central Zone 4202
- Elevations are based on GPS using the North American Vertical Datum of 1988 (NAVD 88)
- The purpose of this Replat is to add a 15' Utility Easement (as shown hereon.
- *Each corner set is monumented by a 1/2" iron rod with an orange cap stamped, "Fidler RPLS 3940", unless otherwise noted.
- Coordinates shown hereon are NAD83 (CORS2011) tied to the Texas Coordinate System of 1983, North Central Zone (4202) via conventional tie using City of Garland Geodetic Control. Monuments 64 & 67;
GPS64- N=6998760.35284 E=2563544.43983 Z=516.19
GPS67 N=6999798.92032 E=2566758.86582 Z=471.94
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Garland, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYOR/ENGINEER:

JACOB N. HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:

VIA BAYOU, INC.
CRAIG TURNER
710 E. INTERSTATE 30, SUITE 320
GARLAND, TEXAS 75043
(972) 613-9782



GARLAND

Plan Commission

2. c.

Meeting Date: 04/11/2022

Item Title: SW 22-01 Eric L. Davis Engineers (District 3)

Summary:

Consideration of the application of **Eric L. Davis Engineers**, requesting approval of a Sidewalk Development Variance. This property is located at 3926 Zion Road. (District 3) (File SW 22-01)

This request is associated with the Via Bayou First Replat application (P 22-07)

Attachments

SW 22-01 Eric L. Davis Engineers Report and Attachments

Planning Report

File No: SW 22-01/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 11, 2022

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

3926 Zion Road

APPLICANT

Eric L. Davis Engineers

OWNER

Via Bayou, Inc.

BACKGROUND

The subject property was approved for a Recreational Vehicle Resort in two (2) phases. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 150.79 lineal feet of required sidewalk along Zion Road.

While a request to waive the construction of a sidewalk may be approved by the Plan Commission, the applicant securing such approval shall pay to the City a Sidewalk Improvement fee to be placed in the Street Improvement Fund in an amount equal to the linear footage waived and equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain using the City of Garland's most current annual concrete contract prices. The applicant's contribution to the Street Improvement Fund is \$3,688.10.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver. Payment into the Street Improvement Fund will ensure the sidewalk will be constructed in the future.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Drawings

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



0

60

120 Feet

1 inch = 97 feet

SIDEWALK WAIVER SW 22-01

INDICATES AREA OF REQUEST

3926 Zion Road

CAUTION!!!
CALL TEXAS ONE CALL @
1-800-245-4545
48 HRS PRIOR TO CONSTRUCTION

III. CAUTION !!!
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION, AND DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.

PAVING REQUIREMENTS
SIDEWALK
4" - 3000 PSI CONC.
#3 BARS @ 24" OCEW
COMPACTED TO 95 % STANDARD PROCTOR

SECTION
PAVING
SUBGRADE

10 20
SCALE: 1" = 20'
IF SCALE BAR DOES NOT MEASURE
2" DRAWING IS NOT TO SCALE



INSTALL 150.79 LF~4' CONCRETE SIDEWALK PER CITY STANDARD DETAILS (CLASS C CONCRETE)

POWER POLE RELOCATED DURING PHASE ONE

PREVIOUS POWER POLE AND TRANSFORMER LOCATIONS

SIDEWALK WAIVER REQUEST:
VIA BAYOU, INC. DBA LAKESHORE RV RESORT WOULD LIKE TO REQUEST A SIDEWALK FOR APPROXIMATELY 30 FOOT PORTION, OF THE EAST PORTION OF THE LAKESHORE RV RESORT ON ZON RD, AND PHASE 2 OF LAKESHORE RV RESORT. BOTH OF THESE JOIN EACH OTHER AND RUN TOGETHER. TERRAIN MAKES CONSTRUCTION OF THE SIDEWALK IMPRACTICAL TO BUILD AS WELL AS ONCOR HAS NOTIFIED US THEY WANT TO PUT AN ADDITIONAL ELECTRIC POLE IN THE MIDDLE OF THIS SIDEWALK ON THE EAST SIDE OF PHASE 1. THIS WILL ONLY ADD ADDITIONAL CHALLENGES TO BUILD THE SIDEWALK TO THE PROPOSED NEW SIDEWALK. THE COST IS ALSO PROHIBITIVE WHEN COMPARED TO THE BENEFITS TO THE IMMEDIATE NEIGHBORHOOD AS THERE IS NO SIDEWALK TO THE PROPOSED NEW SIDEWALK, NOR PLANS FOR A SIDEWALK TO BE BUILT BY OTHERS, AS THIS IS THE END OF ZION RD.

VIA BAYOU, INC.
VIA BAYOU, INC.
INST. NO. 201500220999
O.P.R.D.C.T.

154 LF OF 4' SIDEWALK
ZION ROAD
60' R.O.W. ASPHALT

DITCH CENTERLINE
N 54° 49' 49" E 122.35'
5' SETBACK LINE

GAS VALVE

VIA BAYOU, INC.
INST. NO. 201700005568
O.P.R.D.C.T.

EXISTING POWER POLE

JO ANN STANLEY
INST. NO. 201500140731
O.P.R.D.C.T.

4/4/2022



ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 EAST MAIN STREET
Ferry, Texas 75126
972/564-0582 Fax 972/564-6523
E-Mail eric@eladavisengineering.com

LAKESHORE RV RESORT
PHASE II
SIDEWALK EXHIBIT
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SIDEWALK EXHIBIT
ADDN: LAKESHORE RV PHASE II	ELD JOB NO: 2073
ADDRESS: 3926 ZION ROAD	DRAWN BY: JPH
LOT: 1	CHECKED BY: ML
BLOCK: 1	
CITY: GARLAND, TX	

SCALE: 1" = 30'

EXHIBIT 1



GARLAND

Plan Commission

3. a.

Meeting Date: 04/11/2022

Item Title: Z 22-01 Claymoore Engineering - Detail Plan (District 1)

Summary:

Consideration of the application of **Claymoore Engineering**, requesting approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant with a Drive-Through Use. This item may include amendments to Planned Development (PD) District 19-07 for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 22-01 – Detail Plan)

Attachments

Z 22-01 ClayMoore Engineering Report and Attachments

Z 22-01 Claymoore Engineering Responses

Planning Report

File No: Z 22-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 11, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use.

LOCATION

5345 North President George Bush Turnpike

APPLICANT

ClayMoore Engineering

OWNER

I-90 @ Garland 2016, LP.

BACKGROUND

A medical office was built on the subject property in 1996 and was demolished in 2019. In 2019, the City Council approved a Concept Plan for three (3) tracts and a Detail Plan to allow a Retail, Fuel Pumps Use on the southern tract.

In 2021, the City Council approved a restaurant with a drive-through at the corner of North President George Bush Turnpike and North Garland Avenue.

The applicant requests to building a multi-tenant retail/restaurant building, which includes a restaurant with a drive-through on the northeastern tract.

SITE DATA

The subject property consists of approximately 1.35 acres. The site has approximately 141 linear feet of frontage along North President George Bush Turnpike. The site can be accessed from North President George Bush Turnpike and from North Garland Avenue through a mutual access easement.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 19-07 is intended for Community Retail Uses. It is divided into three (3) tracts and one (1) tract is developed with a Retail, Fuel Pumps Use [Murphy Express]. The northwestern tract was approved for a restaurant with a drive-through [Raising Cane's].

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. An example of allowed use in a Community Retail (CR) District is a retail shopping

area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to construct a 4,914 square-foot multi-tenant building on the subject property. One of the tenant space is for a restaurant with a drive-through use and the other tenant space is unknown at this time.

The Restaurant, Drive-Through is an allowed use per PD 19-07. However, a Detail Plan is required prior to the issuance of a permit for construction.

2. Parking

Per the GDC calculation, a total of fifty-six (56) parking spaces are required. The proposal complies with the parking requirements.

3. Screening and Landscaping

The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).

4. Building Design

The design of the Drive-Through, Restaurant (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Signage

The applicant has not requested any deviations in regards to signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Community Center. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast across North President George Bush Turnpike is zoned Community Retail (CR) District; this property is currently vacant. The property to the southwest is a part of Planned Development (PD) District 19-07 for Community Retail Uses; this property is developed with a gas station [Murphy Express]. The property to the northwest of the subject property is zoned Planned Development (PD) District 21-11; it has been approved for a restaurant with a drive-through use [Raising Cane's]. The property to

the east is zoned Planned Development (PD) District 03-14; it is developed with a multi-tenant building.

STAFF RECOMMENDATION

Approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

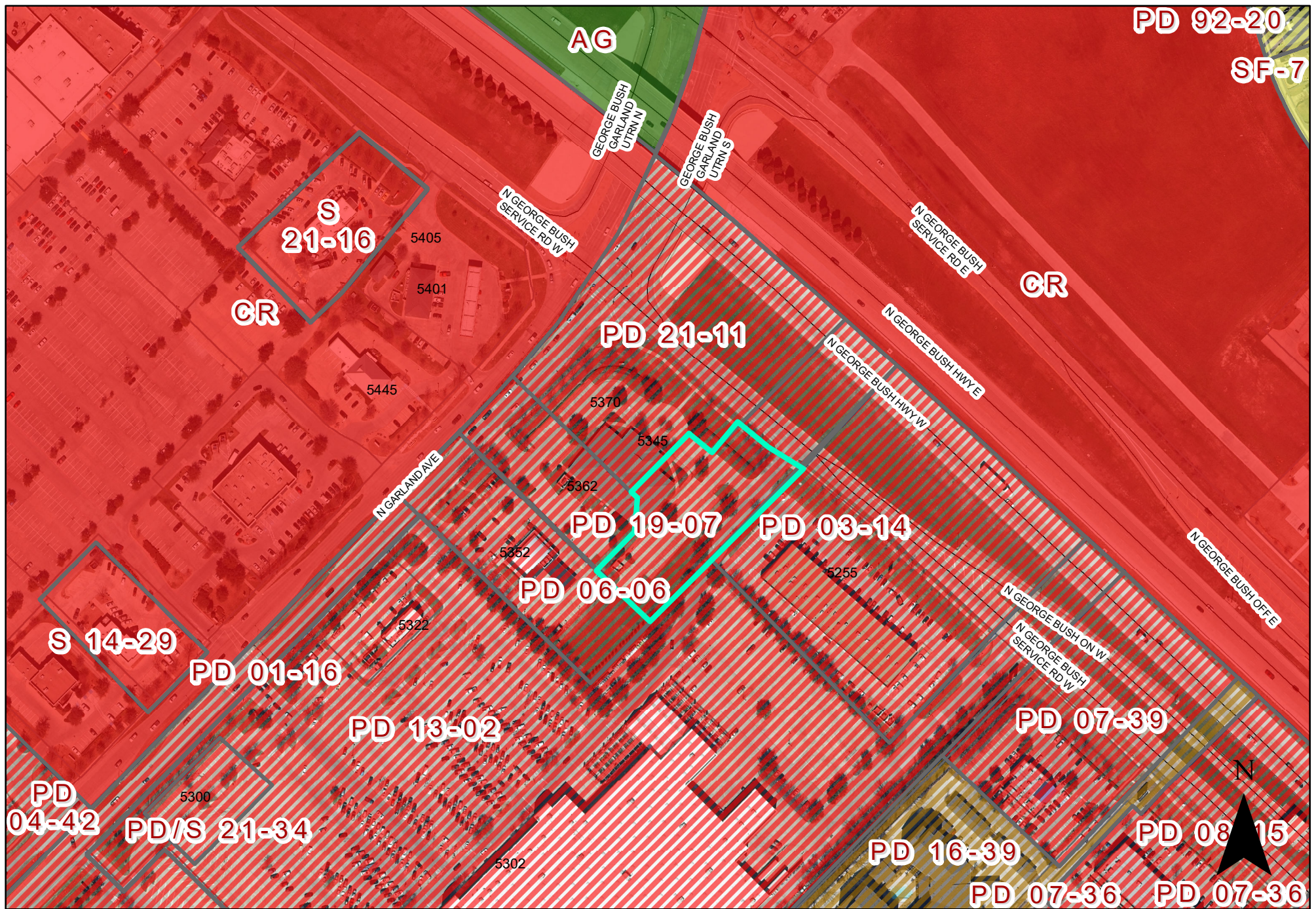
CITY COUNCIL DATE: May 3, 2022

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning & Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-01

 INDICATES AREA OF REQUEST

5345 N President George Bush Hwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-01

5345 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Restaurant, Drive-Through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 19-07 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in Planned Development (PD) District 19-07 for Community Retail Uses.

B. Site Plan: The site layout, building placement, parking 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. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance

with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- F. Signage: All signage shall comply with the standards in the Garland Development Code.

CITY SITE PLAN

File No:



LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FULL DEPTH SAWCUT
	FIRE LANE
	PROPERTY LINE
	PROPOSED HEAVY DUTY CONCRETE PAVING
	PROPOSED DUMPSTER DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIGHT DUTY CONCRETE PAVEMENT

CONSTRUCTION SCHEDULE	
①	PROPOSED ADA RAMPS
②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	PROPOSED 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑥	PROPOSED SIDEWALK
⑦	PROPOSED CURB AND GUTTER
⑧	FULL DEAPTH SAWCUTT

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSION AND EXACT DOOR LOCATIONS.
3. NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.
4. OWNER AND CONTRACTOR SHALL ENSURE ALL UNDERGROUND FUEL STORAGE TANKS ARE REMOVED FROM THE SITE IN COMPLIANCE WITH TCEQ.

LEGAL DESCRIPTION:
1.348 AC OF LOT 3 BLOCK 1 OF 190 @ N. GARLAND ADDITION
TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
INSTRUMENT NO. 202000153328, MAP RECORDS DALLAS

SITE PLAN

CASE # 211202-2

RYAN NOLES 660 OFFICE PARKWAY CREVE COEUR, MO 63141	<u>OWNER:</u>
---	---------------

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

SURVEYOR
WINDROSE
1955 LAKEWAY DR, SUIT 220
LEWISVILLE, TX 75057
PH: 214.217.2544

COUNTY:	CITY:	STATE:
DALLAS	CITY OF GARLAND	TEXAS

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	1,348 AC (58,718 SF)
EXISTING IMPERVIOUS AREA	14,228 SF
EXISTING IMPERVIOUS PERCENTAGE	24.2%
PROPOSED IMPERVIOUS AREA ADDED	41,751 SF
TOTAL IMPERVIOUS AREA	55,979 SF
TOTAL IMPERVIOUS PERCENTAGE	95.3%

PARKING INFORMATION	
REQUIRED PARKING	
PATIO AREA (682 SF) (1/100) SF	7 SPACES
BUILDING AREA 4,914 SF (1/100 SF)	50 SPACES
TOTAL BUILDING AND PATIO AREA 5,596 SF (1/100 SF)	56 SPACES (3 ADA)
PROPOSED PARKING	
PARKING SPACES	56 SPACES
ADA PROPOSED	3 ADA
TOTAL PROPOSED PARKING	59 SPACES

DEVELOPMENT DETAILS	
BUILDING AREA	4,914 SF
PATIO AREA	682 SF
TOTAL BUILDING AND PATIO AREA	5,596 SF
BUILDING LOT COVERAGE	9.5%
BUILDING HEIGHT	27'-0"
NUMBER OF STORIES	1 STORY
PROPOSED USE	RESTAURANTS

ZONING INFORMATION	
ZONING	PD 19-07
SETBACK	
FRONT	30' BUILDING LINE
SIDES	20' BUILDING LINE
REAR	20' SETBACK

LANDSCAPE BUFFER	
FRONT	15' LANDSCAPE BUFFER
SIDES	10' LANDSCAPE BUFFER

BENCHMARKS

BENCHMARK #

BEING A CUT "X" SET ON CONCRETE CURB, APPROX. 149' NORTHEAST OF CENTER OF A SANITARY SEWER MANHOLE AND APPROX. 13 FEET WEST OF THE NORTHERNMOST NORTHWEST CORNER OF THE SUBJECT TRACT AND APPROX. 69' NORTHEAST OF THE NORTH CORNER OF A DUMPSTER BRICK WALL. ELEVATION: 548.42'

BENCHMARK

BEING A CUT "X" SET ON THE SOUTH CORNER OF A CONCRETE UTILITY INLET, NEAR THE SOUTH CORNER OF THE SUBJECT PROPERTY, APPROX. 28' SOUTHEAST OF A STORM SEWER MANHOLE AND APPROX. 54 FEET SOUTHEAST OF THE CENTER OF A SANITARY SEWER MANHOLE.
ELEVATION: 545.64'

EXHIBIT C

PLOTTED BY: JOEL VALDEZ
 PLOT DATE: 3/10/2022 2:48 PM
 LOCATION: Z:\PROJECTS\PROJECT
 LAST SAVED: 3/10/2022 2:45 PM

PLOTTED BY: ERIC SHEPLEY
 PLOT DATE: 3/15/2022 10:01 AM
 LOCATION: C:\USERS\ESHEP\DR0
 LAST SAVED: 2/1/2022 4:58 PM



Scale 1" = 30'

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	58,718 SF (1.34 ACRES)
LANDSCAPE AREA REQUIRED:	5,871 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	12,162 SF (20.1% OF SITE AREA)

STREET TREES

STATE HWY 190 FRONTAGE:	141 LF
STREET TREES REQUIRED:	5 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED:	2 EXISTING TREES, 3 NEW TREES
SHRUBS REQUIRED:	33 SHRUBS (7 PER 30 LF OF FRONTAGE)
SHRUBS PROVIDED:	34 SHRUBS

PARKING LOT

PARKING LOT AREA:	28,872 SF
LANDSCAPE AREA REQUIRED:	1,443 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	5,256 SF (18.2%)

PARKING SPACES
TREES REQUIRED

TREES REQUIRED: 6 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED: 11 TREES
TREES AT TERMINUS: PROVIDED WHERE NO CONFLICTS WITH EASEMENT EXIST
TREE WITHIN 65' OF EACH SPACE: PROVIDED

PERIMETER SCREENING

NOTE

NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEER-ROOT 24" DEEP PANELS (OR EQUAL). BARRIER SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCRUSTS THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDDED FLOW MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT EXPOSING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE ORN. IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRINKLER OR HEADS AT 1500 GPM PER HEAD.
4. ALL PLANTS SHARING IRRIGATOR CHARACTERISTICS SHALL BE PLACED ON A VALVE DESIGNED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRINKLER IRRIGATORS, VARIABLE RATE IRRIGATION, AND MULTI-HYDROZONE COMPUTED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

GENERAL GRADING AND PLANTING NOTES

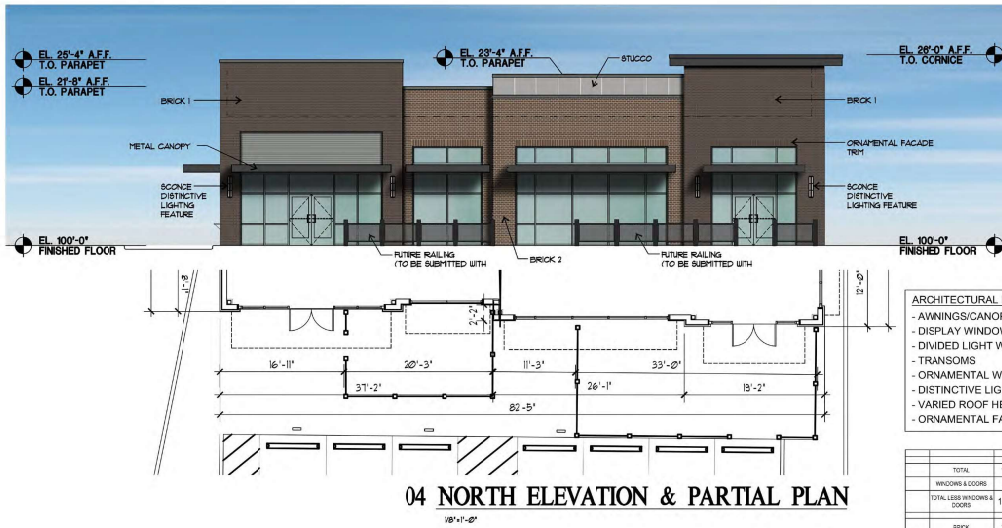
- [illegible]

Case# 211202-2

DESIGN:	EMS
DRAWN:	EMS
CHECKED:	RM
DATE:	2/1/2022
SHEET	

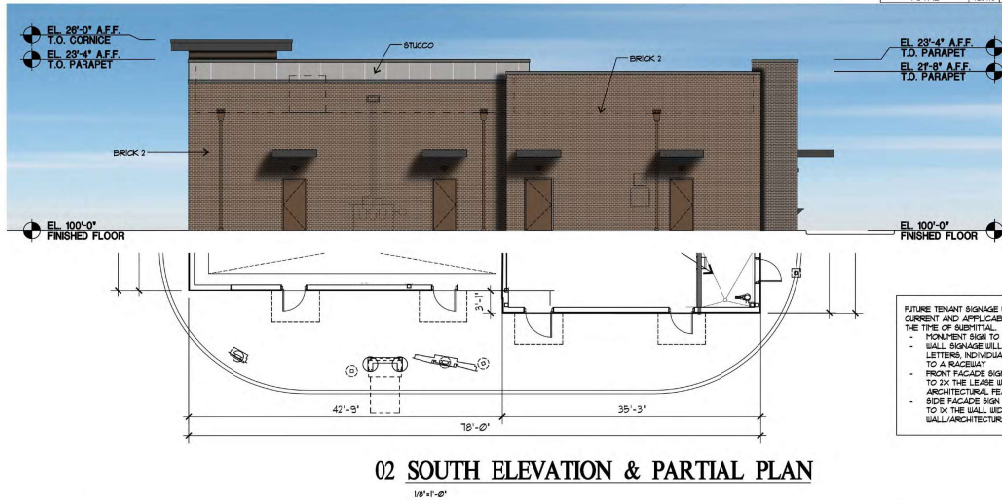
LP-1

File No: 2021-029

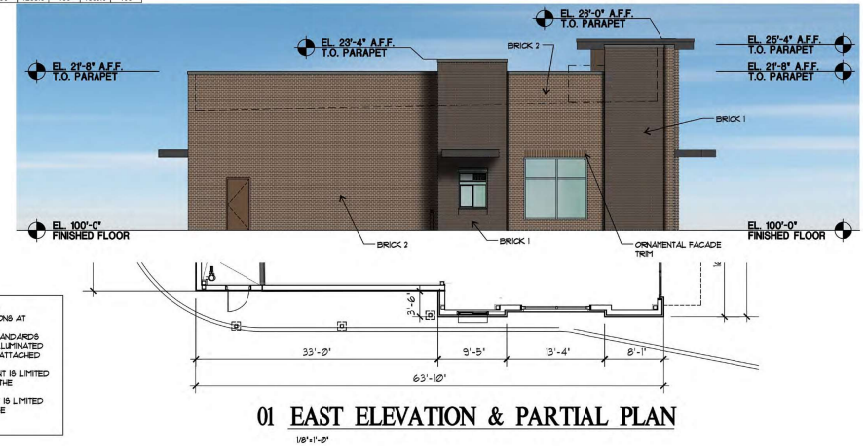


- ARCHITECTURAL ELEMENTS**
- AWNINGS/CANOPES
 - DISPLAY WINDOWS
 - DIVIDED LIGHT WINDOWS
 - TRANSOMS
 - ORNAMENTAL WINDOW HEADERS/INTELS
 - DISTINCTIVE LIGHTING FEATURE
 - VARIED ROOF HEIGHTS
 - ORNAMENTAL FACADE TRIMS

	WEST	SOUTH	NORTH	EAST
TOTAL	1514	1767	2009	1440
WINDOWS & DOORS	270	100	721	120
TOTAL LESS WINDOWS & DOORS	1244.0	1667	1288	1320
BRICK	1037	84.04	1482	88.90
STONE	1	0.00	0	0.00
STUCCO	113	9.97	109	6.54
PRIMARY MASONRY TOTAL (SQ. FT.)	1150.0	94.0	1591.0	95.4
			1058.0	92.1
			1226.0	97.4
METAL	1	0.65	24	1.44
EPS	65	5.35	52	3.12
SECONDARY TOTAL (SQ. FT.)	71.0	6.0	76.0	4.6
			230.0	17.9
			350	2.6
TOTAL	1244.0	100	1667.0	100
			1288.0	100
			1330.0	100



- FUTURE TENANT SIGNAGE WILL COMPLY WITH CURRENT AND APPLICABLE SIGN REGULATIONS AT THE TIME OF SUBMITTAL.**
- FONT/TYPE SIZE TO MEET CITY SIGN STANDARDS
 - WALL SIGNAGE WILL BE INTERNALLY ILLUMINATED LETTERS, INDIVIDUALLY MOUNTED OR ATTACHED TO A RAILWAY
 - FRONT FACADE SIGN AREA PER TENANT IS LIMITED TO 5% THE LEASE WIDTH AND 10% OF THE ARCHITECTURAL FEATURE
 - SIDE FACADE SIGN AREA PER TENANT IS LIMITED TO 5% THE WALL WIDTH AND 10% OF THE WALL/ARCHITECTURAL FEATURE



Z 22-01



View of the subject property from North President George Bush Turnpike



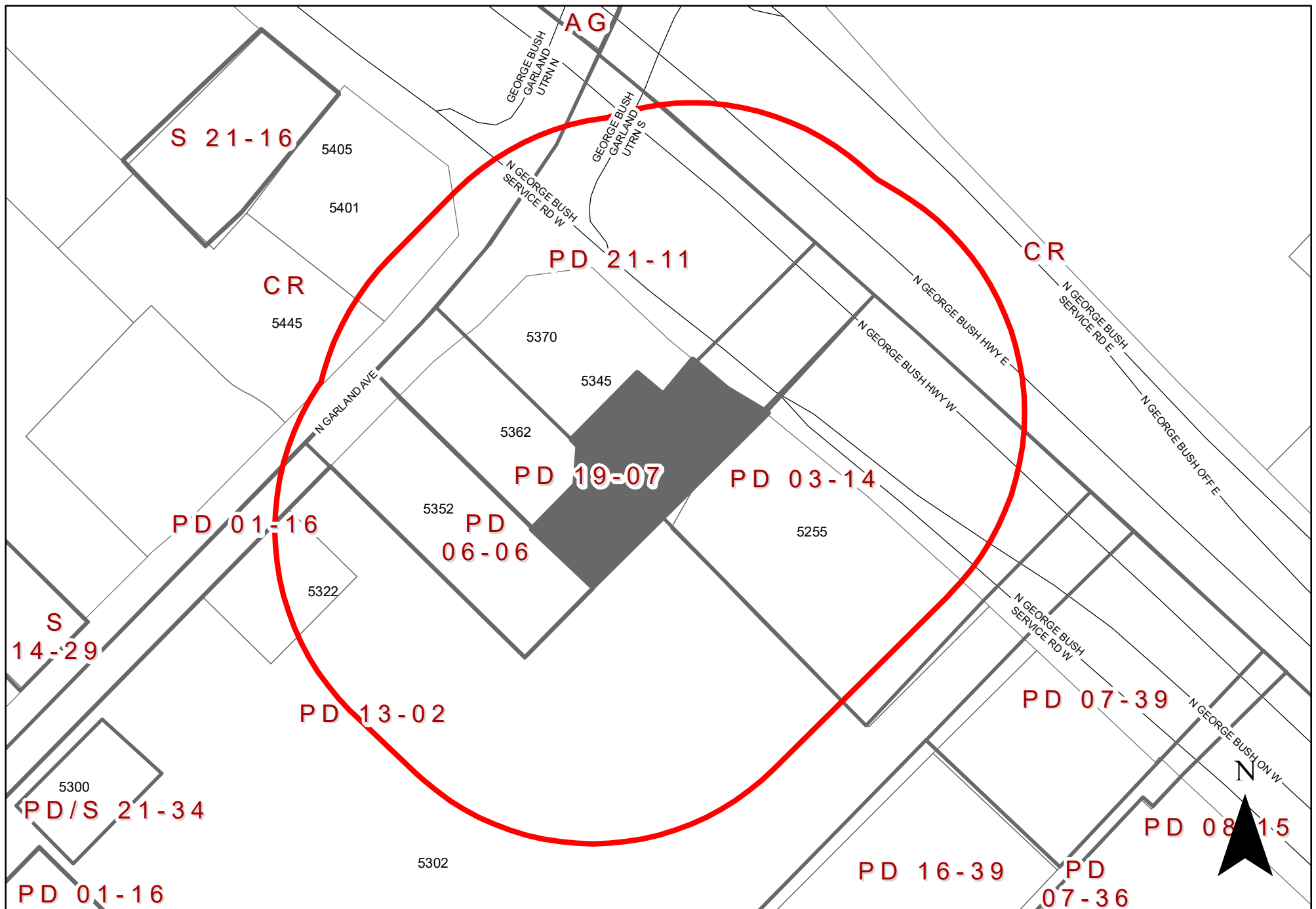
Looking southwest of the subject property



Looking east of the subject property



Looking north of the subject property



0 130 260 Feet
1 inch = 196 feet

ZONING MAP Z 22-01

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5345 N President George Bush Hwy

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



GARLAND

Plan Commission

4. a.

Meeting Date: 04/11/2022

Item Title: Garland Development Code Amendments

Summary:

Consider amending in part Chapter 2, "Land Use Matrix"; Section 2.64, "Districts Allowed," of Chapter 2, Article 5, "Use Regulations"; and Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code.

Attachments

Cell Towers and MF Covered Parking Report and Attachments

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: April 11, 2022



GARLAND
TEXAS MADE HERE

ISSUE

Consider amending in part Chapter 2, "Land Use Matrix;" Section 2.64, "Districts Allowed," of Chapter 2, Article 5, "Use Regulations;" and Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code.

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding cellular towers, and making a clean-up edit to the multi-family covered parking standards. The Committee invited a recent cellular tower applicant and field expert to discuss Garland's current standards. In reviewing the current standards as well as comparing with other cities in the Dallas/Fort Worth region, the Committee has made recommendations to reduce certain regulations, further described below.

CONSIDERATIONS

1. The GDC currently does not allow commercial cellular antennas in residential zoning districts, with the exceptions of a full stealth design and for locating on City utility structures such as water towers. The Committee recommends allowing commercial cellular antennas in residential zoning districts by SUP only.
2. The GDC currently only allows commercial cellular antennas by right in commercial and mixed-use zoning districts if they do not exceed the maximum height restriction of the zoning district. If they exceed the maximum height, then an SUP is required. The Committee recommends allowing commercial cellular antennas under eighty-five (85) feet by right in commercial and mixed-use zoning districts, and allowing those over eighty-five (85) feet by SUP only, in commercial and mixed-use zoning districts.
3. The Garland Development Code (GDC) Section 2.64 (B)(1) currently reads, "A site with a previously issued and currently active SUP shall not require a new SUP unless the height or footprint of the antenna support structure has changed."

It appears that the intent is not to require SUP renewals for cellular towers so long as they do not change the height or footprint. The City Attorney has recommended clarifying the language to better convey the intent. The Committee recommends not requiring SUP renewals for existing towers so long as the height or footprint does not change. Language is drafted accordingly in the attachments.

4. The GDC requires at least 50% of parking spaces in multi-family developments to be covered—by carports or garages. There is additional language in the GDC that was inadvertently and unintentionally duplicated, rather than removed, that states that at least one covered parking space is required per unit. The Committee and staff recommend removing this one-covered-parking-space per unit language. It is intended to continue to require at least 50% covered parking for multi-family developments per usual.

5. The draft ordinances and redlines are attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend in part Chapter 2, "Land Use Matrix;" Section 2.64, "Districts Allowed," of Chapter 2, Article 5, "Use Regulations;" and Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code.

PREPARED BY:

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

wguerin@garlandtx.gov

Section 2.64 Districts Allowed

(A) Residential Zoning Districts. In all residential zoning districts, commercial antennae and antenna support structures are ~~prohibited~~ **allowed only by Specific Use Provision**, except ~~as specified within this Section 2.64~~ they shall be allowed by right under the following circumstances.

(1) Utility Structures. A commercial antenna may be located within a residential zoning district ~~may be if it is~~ attached to a utility structure (such as an electrical transmission or distribution tower, or an elevated water storage tank), provided that the utility structure exceeds fifty feet in height, and provided that the antenna does not extend more than ten feet above the height of the utility structure.

(2) Stealth. A commercial antenna may be located within a residential zoning district if it is placed wholly within any building allowed in the zoning district. A commercial antenna may also be mounted flush to the exterior of a building or structure if it is painted or disguised to integrate into the overall architectural design, if it does not have any type of exterior non-vertical array, and if it is not readily identifiable as an antenna from public roadways or from neighboring residential properties.

(B) Nonresidential and Mixed-Use Districts. In nonresidential and mixed-use zoning districts, commercial antennae and antenna support structures are allowed as follows:

(1) Commercial antenna support structures are allowed by right if they **do not exceed eighty-five (85) feet in height** ~~the maximum building height allowed for the zoning district in which they are located~~ located and conform in all other aspects to local, state, and federal law. Structures in excess of ~~the eighty-five (85) in height~~ **allowed in the zoning district** may be allowed by Specific Use Provision (SUP) provided the structure conforms in all other aspects to ~~the base zoning district's regulations, and provided that all applicable setback requirements are satisfied~~ local, state, and federal law. In all nonresidential zoning districts, antenna support structures must meet all setback requirements. A site with a previously issued **SUP** and currently active **SUP commercial antenna** shall not require a new SUP unless the height or footprint of the antenna support structure has changed.

(2) Utility Structures. A commercial antenna may be attached to a utility structure (such as an electrical transmission or distribution tower, elevated water storage tank, or highway light fixtures) provided that the utility structure exceeds fifty feet in height, and provided that the antenna does not extend more than ten feet above the height of the utility structure.

(3) Stealth. A commercial antenna may be placed wholly within any building allowed in the zoning district. A commercial antenna may also be mounted on an accessory utility structure, light standard or flagpole, or flush to the exterior of a building or structure if it is painted or disguised to integrate into the overall architectural design of the supporting structure, if it does not have any type of

exterior non-vertical array, and if it is not readily identifiable as an antenna from public roadways or from neighboring residential properties.

Chapter 2, LAND USE MATRIX

Dwelling, Multi-Family								P								P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered, provided, however, that each unit must have at least one covered parking space)	Sec. 2.39
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			p										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	p										-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		p								P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37
Dwelling, Apartment																P	P	-	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	-

Section 4.24 Multifamily Developments

Multifamily residential developments must comply with the following off-street parking provisions provided below:

- (A) Covered Parking, Attached or Detached. At least fifty percent of the required parking spaces for a multifamily development must be either an attached enclosed garage or a detached multi-car covered parking structure. ~~Each unit must have at least one covered parking space.~~
- (B) Attached Enclosed Garages. Attached enclosed garages, if used, must be a minimum of ten feet wide by twenty feet long (for one-car garages).
- (C) Detached Covered Parking Structures. Detached covered parking structures, if used, must:
 - (1) Meet the building materials and design requirements set forth in [Section 2.60](#) in Chapter 2 of this GDC; and
 - (2) Be located within one hundred feet of the building served.
- (D) Location Adjacent to Thoroughfares.
 - (1) Parking spaces and detached parking structures are prohibited in a street yard adjacent to State Highway 190, Interstate Highway 30 or Interstate Highway 635.
 - (2) All parking spaces located adjacent to the right-of-way of any other public thoroughfare or single-family district must be screened from view in accordance with [Article 3 of this Chapter 4](#).

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 2.64, "DISTRICTS ALLOWED," OF CHAPTER 2, ARTICLE 5, "USE REGULATIONS," 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 Section 2.64 "Districts Allowed," of Chapter 2, Article 5, "Use Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to read as follows:

"Sec. 2.64 Districts Allowed

(A) Residential Zoning Districts. In all residential zoning districts, commercial antennae and antenna support structures are allowed only by Specific Use Provision, except they shall be allowed by right under the following circumstances:

(1) Utility Structures. A commercial antenna within a residential zoning district may be attached to a utility structure (such as an electrical transmission or distribution tower, or an elevated water storage tank) provided that the utility structure exceeds fifty feet in height, and provided that the antenna does not extend more than ten feet above the height of the utility structure.

(2) Stealth. A commercial antenna may be located within a residential zoning district if it is placed wholly within any building allowed in the residential zoning district. A commercial antenna may also be mounted flush to the exterior of a building or structure if it is painted or disguised to integrate into the overall architectural design, if it does not have any type of exterior non-vertical array, and if it is not readily identifiable as an antenna from public roadways or from neighboring residential properties.

(B) Nonresidential and Mixed-Use Districts. In non-residential and mixed-use zoning districts, commercial antennae and antenna support structures are allowed as follows:

(1) Support Structures. Commercial antenna support structures are allowed by right if they do not exceed eighty-five (85) feet in height and conform in all other aspects to local, state, and federal law. Support structures in excess of the eighty-five (85) in height may be allowed by Specific Use Provision (SUP) provided the structure conforms in all other aspects to local, state, and federal law. In all nonresidential zoning districts, antenna support structures must meet all setback requirements. A site with a previously issued SUP and currently active SUP commercial antenna shall not require a new SUP unless the height or footprint of the antenna support structure has changed.

. . ."

Section 2

That Chapter 22 of the Code of Ordinances 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 3

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 4

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 5

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

PASSED AND APPROVED this the ____ day of _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED DATE:

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 2, "LAND USE MATRIX," AND SECTION 4.24(A) "MULTIFAMILY DEVELOPMENTS", "COVERED PARKING, ATTACHED OR DETACHED" 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 Chapter 2, "Land Use Matrix," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the "Dwelling, Multi-Family" requirement that each unit must have one covered parking space, and to read as depicted in Exhibit A, which is attached hereto and incorporated herein by reference.

Section 2

That Section 4.24(A), "Multifamily Developments", "Covered Parking, Attached or Detached" of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part* to remove the following sentence: "Each unit must have at least one covered parking space."

Section 3

That Chapter 22 of the Code of Ordinances 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 _____, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED DATE:



GARLAND

Plan Commission

4. b.

Meeting Date: 04/11/2022

Item Title: 2022 Plan Commission Meeting Date Changes

Summary:

Consider 2022 Plan Commission meeting date changes.

Background/Additional Information:

It is proposed to change the remaining Wednesday meeting dates in 2022 back to the regular Monday dates. Specifically, it is proposed to change the October 12, 2022 meeting to October 10, 2022; and to change the December 14, 2022 meeting date to December 12, 2022. If approved, staff will update the development calendar for applicants accordingly.
