



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 10, 2023 at 7:00 p.m.**

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

A pre-meeting will begin at 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the March 27, 2023 meeting.

2. PLATS

- a.** P 23-08 Stonehawk Garland Addition Final Plat
- b.** P 23-09 North Garland Commons No. 2 Conveyance Plat
- c.** P 23-10 SDC-VII Addition Replat
- d.** P 23-11 Digital Realty Final Plat
- e.** P 23-12 Crescent Heights Townhomes Preliminary Plat

- f. P 23-13 Zaki Home Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Pape-Dawson Engineers**, requesting approval of an Amendment to Planned Development (PD) District 00-39 and Planned Development (PD) District 04-45 for Community Retail Uses to allow a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – Planned Development amendment) **(The applicant has withdrawn the application at this time. Any new application will require new notifications.)**
- b. Consideration of the application of **Pape-Dawson Engineers**, requesting approval of a Detail Plan for a Texas Department of Public Safety office. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 22-73 – Detail Plan) **(The applicant has withdrawn the application at this time. Any new application will require new notifications.)**
- c. Consideration of the application of **Jerry Handy**, requesting approval of an Amendment to Planned Development (PD) District 21-01 to allow an Elder Care - Independent Living Use based in the Multi-Family-0 (MF-0) District. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Planned Development Amendment)
- d. Consideration of the application of **Jerry Handy**, requesting approval of a Detail Plan for an Elder Care - Independent Living development. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Detail Plan)

- e. Consideration of the application of **Wier & Associates, INC.**, requesting approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Specific Use Provision)
- f. Consideration of the application of **Wier & Associates, INC.**, requesting approval of a Plan for a Financial Institution, Drive-Through Use. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Plan)
- g. Consideration of the application of **Vazquez Engineering, LLC.**, requesting approval of a Change of Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District. This property is located at 6401 Lyons Road. (District 3) (File Z 23-10)

4. **MISCELLANEOUS**

- a. Consideration of amended Plan Commission Bylaws.

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: 04/10/2023

Item Title: Plan Commission Minutes for March 27, 2023

Summary:

Consider approval of the Plan Commission Minutes for the March 27, 2023 meeting.

Attachments

Plan Commission Minutes for March 27, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, March 27, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present: Wayne Dalton, Commissioner
Julius Jenkins, 1st Vice Chair
Douglas Williams, 2nd Vice Chair
Stephanie Paris, Commissioner
Chris Ott, Commissioner
Michael Rose, Commissioner
Georgie Cornelius, Plan Commissioner
Rich Aubin, Commissioner
- Absent: Scott Roberts, Chairman
- Staff Present: Will Guerin, Planning Director
Shawn Roten, Senior Assistant City Attorney
Nabiha Ahmed, Lead Development Planner
Elisa Morales, Secretary

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the March 13, 2023 meeting. **APPROVED**

Motion was made by Commissioner Stephanie Paris, and seconded by Commissioner Michael Rose

Vote: 8 - 0

2. PLATS

- a. P 23-07 Wagon Wheel Addition Final Plat

APPROVED

Motion was made by Commissioner Stephanie Paris, and seconded by Commissioner Michael Rose

Vote: 8 - 0

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 **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 01-23. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Planned Development Amendment) **APPROVED**

Representing the applicant, Construction Manager Nick Vasquez, 105 YMCA Drive, Waxahachie, TX, remained available for questions.

There was discussion between the Plan Commission and Mr. Vasquez regarding height concerns of the sign as well as the number of designated parking charging stations and the designated seating area for the restaurant.

Mr. Vasquez explained that due to the nature of the business and the competition, it is important for them to have visibility for the customers to maximize their investment in the property.

Mr. Vasquez explained that the applicant is willing to go above and beyond the City ordinance and requirements on monument signs and to add more architecture to make the sign more pleasing in exchange for the approval of the height request.

Mr. Vasquez explained that they work together with Tesla to determine the number of parking charging stations depending on an analysis they conduct of the area. While they cannot alter the signage that Tesla provides for the parking charging stations, the applicant is willing to add additional signage that clarifies the parking spaces are for general use and not strictly for Tesla customers.

Mr. Vasquez explained that 40-50 seats will be designated for patrons to sit in the restaurant.

Representing nearby property ownership, John Martini.

The speaker expressed concerns on behalf of the Montessori school nearby that no alcohol sales be allowed at the location and that all mutual access agreements for the drive-through be addressed between the applicant and the school, to not allow for convenience store traffic to access school parking due to safety reasons.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**

- b. Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Specific Use Provision) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**

- c. Consideration of the application of **Mohamed Sharaf – Victron Energy, Inc.**, requesting approval of a Detail Plan for a Convenience Store; Fuel Pumps, Retail Use; and Restaurant, Drive-Through Use. This property is located at 6530 North President George Bush Turnpike. (District 1) (File Z 22-57 – Detail Plan) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation including to lower the height of the sign to stay within the GDC requirements. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nays.**

5. MISCELLANEOUS

- a. Consideration of amended Plan Commission Bylaws.

Commissioner Aubin provided the following recommendations for the Commissioner's to consider:

- eliminate the motion to close the public hearing
- eliminate the pre-meeting
- address the shot clock required meetings

Commissioner Paris asked for staff to clarify if the applicant is informed of the pre-meeting times; staff confirmed that the applicant is informed by the planners of the pre-meeting times. Commissioner Paris is in agreement with adding language to the ByLaws of the shot clock requirements and the pre-meeting purpose.

Commissioner Ott agreed that the elimination of the requirement to have a motion to close the public hearing be removed from the ByLaws. Commissioner Ott does not agree that there is a need to eliminate the pre-meeting.

Commissioner Rose recommended doing better advertising of the pre-meeting.

No motion was made. The discussion of the Bylaws will continue at the next Plan Commission meeting.

6. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:53 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/10/2023

Item Title: P 23-08 Stonehawk Garland Addition Final Plat

Summary:

P 23-08 Stonehawk Garland Addition Final Plat

Attachments

P 23-08 Stonehawk Garland Addition Final Plat Report and Attachments

Planning Report

File No: P 23-08 / District 3

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Stonehawk Garland Addition

LOCATION

4245 Bobtown Road

ZONING

Planned Development (PD) District 22-16

NUMBER OF LOTS

One

ACREAGE

7.5403 Acres

BACKGROUND

The applicant requests approval of the Final Plat to construct a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

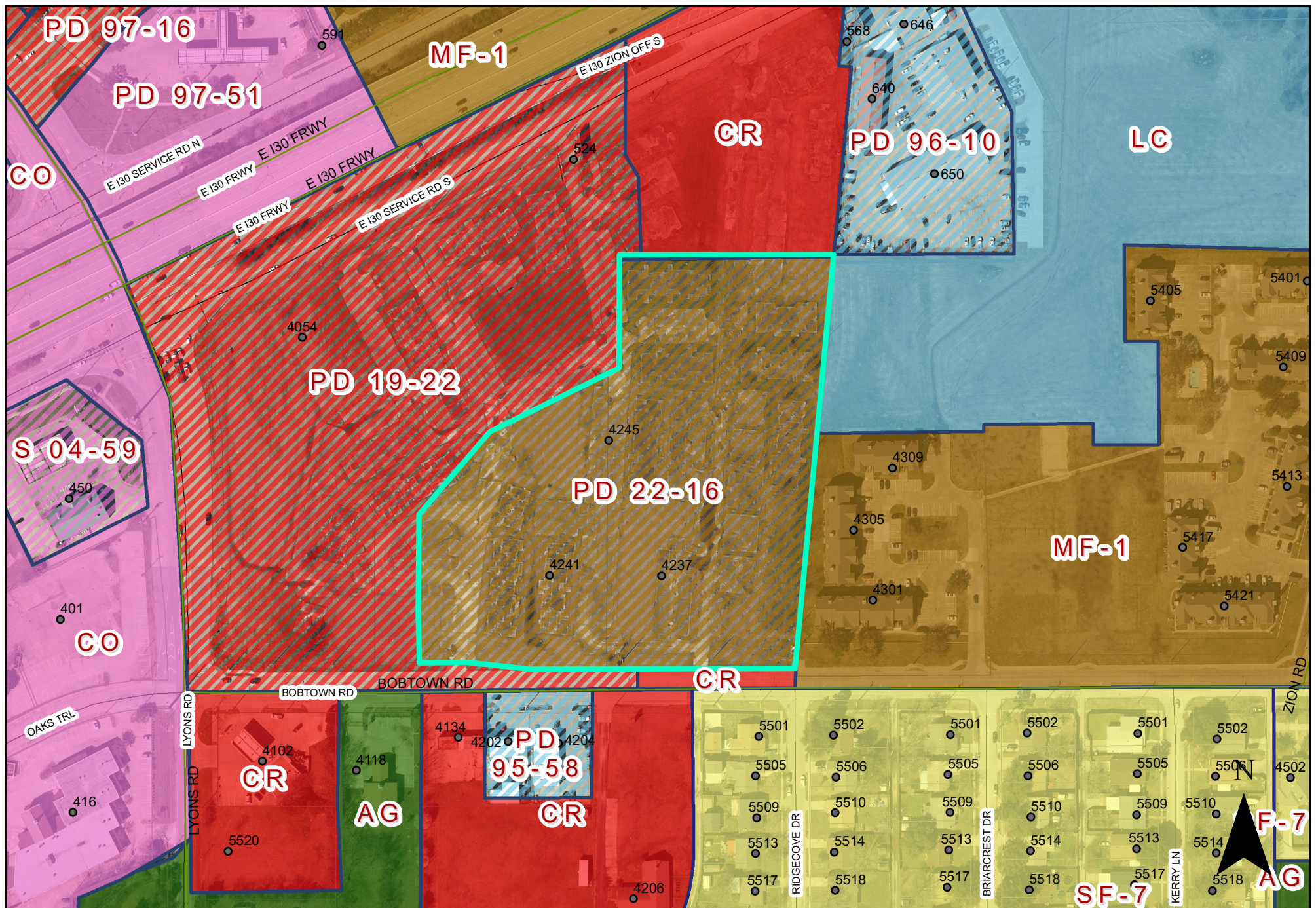
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

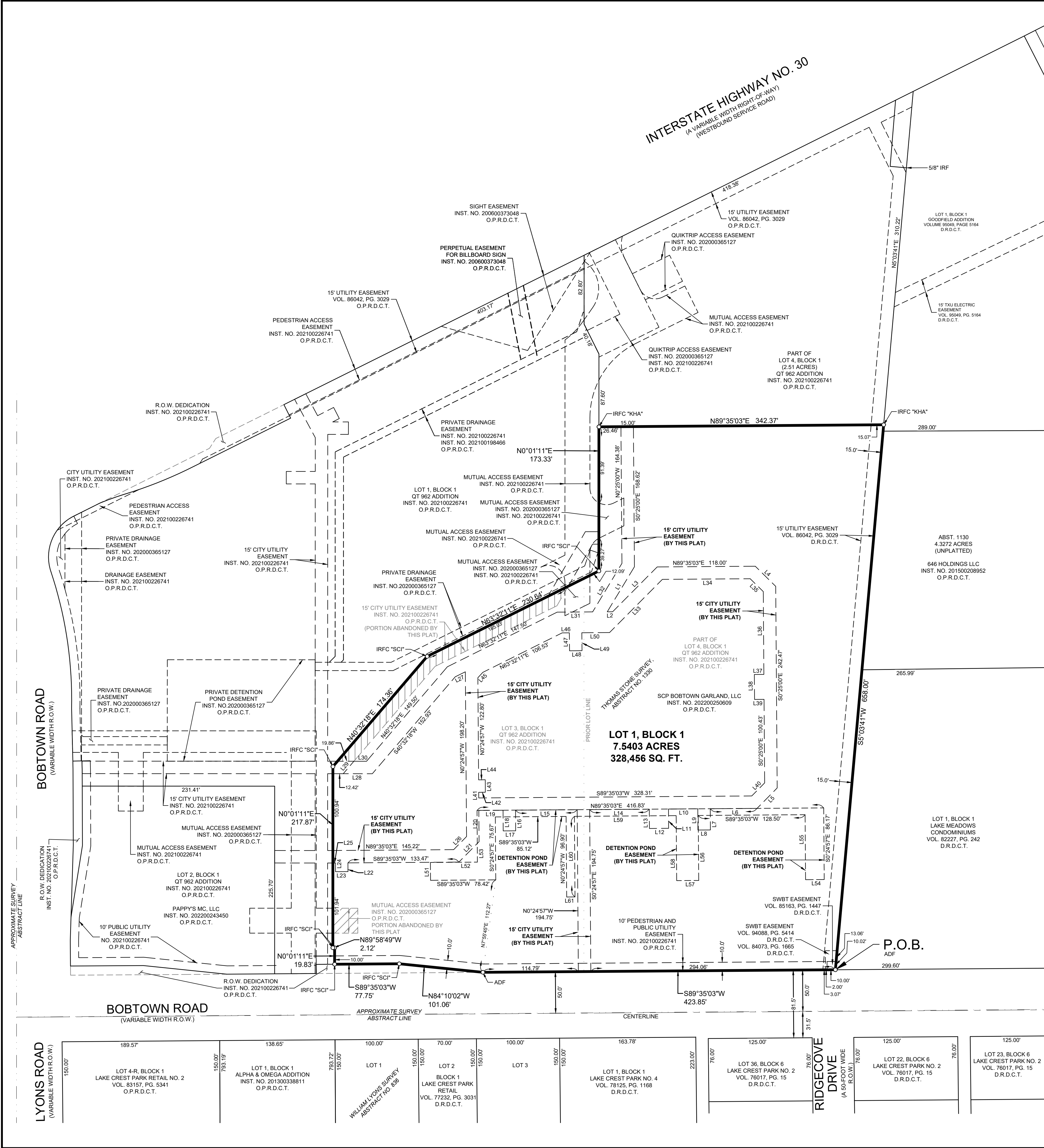


0 130 260 Feet
1 inch = 201 feet

PLAT MAP P 23-08

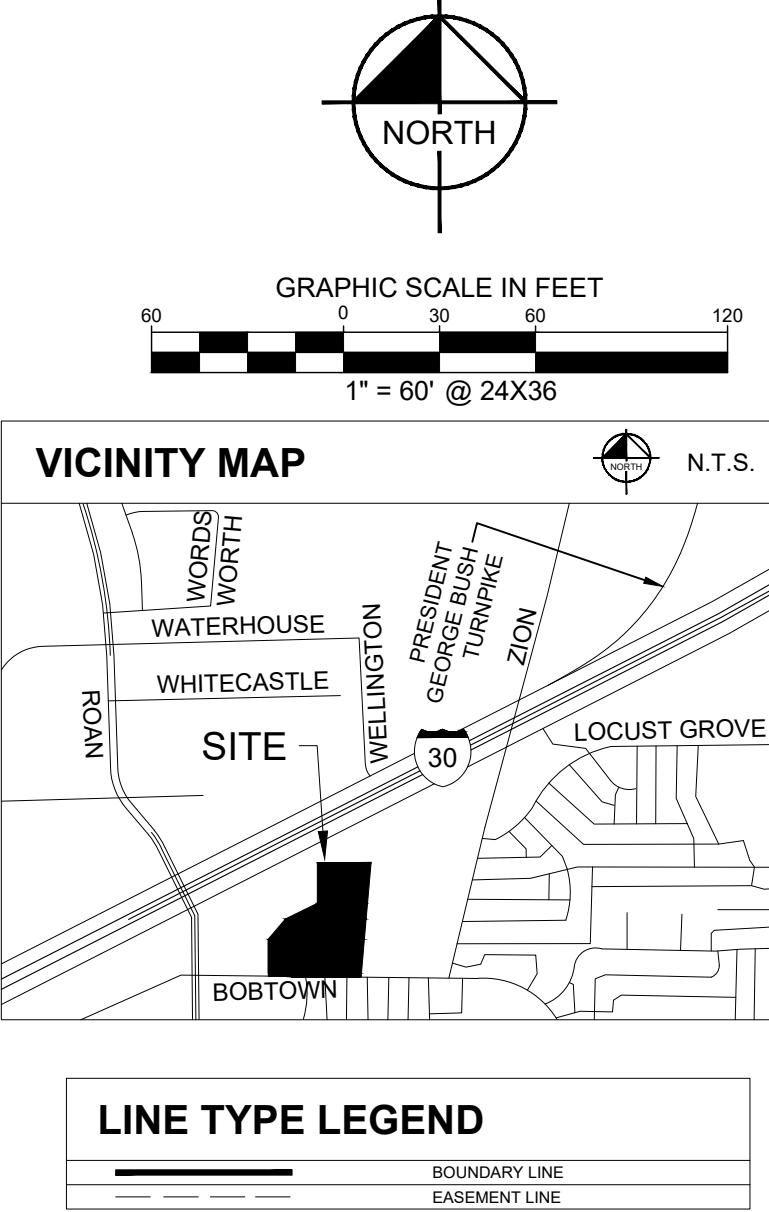
4245 Bobtown Road

INDICATES AREA
OF REQUEST



LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S31°06'00"W	63.20'		L22	S00°24'57"E	10.50'		L43	N00°24'58"W	15.00'	
L2	N89°35'03"E	6.45'		L23	S89°35'03"W	15.00'		L44	S89°35'02"W	8.00'	
L3	N44°48'07"E	75.95'		L24	N00°24'57"W	10.50'		L45	N42°47'11"E	8.78'	
L4	S45°24'57"E	34.49'		L25	S89°35'03"W	3.08'		L46	N89°35'03"E	8.68'	
L5	S44°35'03"W	34.50'		L26	N44°35'03"E	22.07'		L47	S00°37'17"E	21.60'	
L6	S89°35'03"W	56.25'		L27	S63°32'11"W	13.64'		L48	N89°22'43"E	15.00'	
L7	S00°24'57"E	25.50'		L28	N89°58'49"W	34.95'		L49	N00°37'17"W	21.54'	
L8	S89°35'03"W	15.00'		L29	N40°32'18"E	19.90'		L50	N89°35'03"E	33.32'	
L9	N00°24'57"W	25.50'		L30	S89°58'49"E	15.09'		L51	N00°24'57"W	21.50'	
L10	S89°35'03"W	28.12'		L31	N89°35'03"E	42.64'		L52	N89°35'03"E	56.50'	
L11	S00°24'57"E	23.21'		L32	N31°06'00"E	68.17'		L53	N00°24'57"W	62.17'	
L12	S89°35'03"W	23.04'		L33	N44°48'07"E	90.14'		L54	S89°35'03"W	22.42'	
L13	N00°24'57"W	23.21'		L34	N89°35'03"E	105.60'		L55	N00°24'57"W	78.17'	
L14	S89°35'03"W	71.72'		L35	S45°24'57"E	22.06'		L56	S00°24'57"E	78.17'	
L15	S89°35'03"W	74.14'		L36	S00°25'00"E	99.61'		L57	S89°35'03"W	26.50'	
L16	S00°24'57"E	24.86'		L37	S89°35'03"W	11.44'		L58	N00°24'57"W	78.17'	
L17	S89°35'03"W	15.00'		L38	S00°25'00"E	30.00'		L59	S89°35'03"W	122.38'	
L18	N00°24'57"W	24.86'		L39	N89°35'03"E	11.44'		L60	S00°24'57"E	96.90'	
L19	S89°35'03"W	29.12'		L40	S44°35'03"W	22.07'		L61	S89°35'03"W	10.00'	
L20	S00°24'57"E	37.58'		L41	N00°24'57"W	6.77'					
L21	S44°35'03"W	34.50'		L42	N89°35'02"E	8.00'					

- NOTES:
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202).
 - The purpose of this plat is two combine two lots into one lot and to dedicate additional easements.
 - 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.



LEGEND

ADF = ALUMINUM DISK FOUND
IRFC = IRON ROD W/ PLASTIC CAP FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
SWBT = SOUTHWESTERN BELL TELEPHONE COMPANY

FINAL PLAT
STONEHAWK GARLAND ADDITION
LOT 1, BLOCK 1
BEING A REPLAT OF LOT 3 AND PART OF LOT 4, BLOCK 1
QT 962 ADDITION
THOMAS STONE SURVEY, ABSTRACT NO. 1330
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. : 220125-1

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale 1" = 60'	Drawn by PCB	Checked by JAD
	Date Mar. 2023	Project No. 064514823
		Sheet No. 1 OF 2

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JENNIFER GANSERT, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.

OWNER/APPLICANT:
SCP BOBTOWN GARLAND, LLC
2722 ROUTH STREET, DALLAS, TEXAS 75201
PHONE: 714-696-7242
CONTACT: BRIAN WOIDNECK
bwoidneck@stonehawkcapital.com

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **SCP BOBTOWN GARLAND, LLC** is the owner of a tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas and being all of Lot 3 and part of Lot 4, Block 1 of QT 962 Addition, an addition to the City of Garland, recorded in Instrument No. 202100226741, Official Public Records, Dallas County, Texas, and being all of the land recorded in Special Warranty Deed to SCP Bobtown Garland, LLC, recorded in Instrument No. 202200250609, of said Official Public Records.

BEGINNING at a 3 1/4-inch aluminum disk stamped "CITY OF GARLAND BOBTOWN PLACE II" found for the southeast corner of said Lot 4, and being in the north right-of-way line of Bobtown Road (a variable width right-of-way);

THENCE with said north right-of-way line of Bobtown Road and south line of said Lots 3 and 4, the following courses and distances:

 South 89°35'03" West, a distance of 423.85 feet to a 3 1/4-inch aluminum disk stamped "QT 962 ADDITION" found for corner;

 North 84°10'02" West, a distance of 101.06 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 South 89°35'03" West, a distance of 77.75 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for the southwest corner of said Lot 3 and a southeast corner of Lot 1, Block 1 of said QT 962 Addition;

THENCE departing said north right-of-way line of Bobtown Road and with the northwest line of said Lot 3 and southeast line of said Lot 1, the following courses and distances:

 North 00°01'11" East, a distance of 19.83 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 North 89°58'49" West, a distance of 2.12 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 North 00°01'11" East, a distance of 217.87 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 North 40°32'18" East, a distance of 174.36 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 North 63°32'11" East, a distance of 230.64 feet to a 5/8-inch iron rod with red plastic cap stamped "SCI" found for corner;

 North 00°01'11" East, a distance of 173.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE departing said northwest line of said Lot 3 and said southeast line of said Lot 1, over and across said Lot 4, North 89°35'03" East, a distance of 342.37 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in the east line of said Lot 4, from which a 5/8-inch iron rod found for corner bears North 05°03'41" East, a distance of 310.22 feet;

THENCE with said east line of Lot 4, South 05°03'41" West, a distance of 658.00 feet to the **POINT OF BEGINNING** and containing 328,456 square feet or 7.5403 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **SCP BOBTOWN GARLAND, LLC** is 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 **STONEHAWK GARLAND ADDITION** 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. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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

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

SCP BOBTOWN GARLAND, LLC

BY: _____
AUTHORIZED SIGNATURE

PRINTED NAME, TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

I, Andy J. Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the 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 _____ day of _____, 20____.

PRELIMINARY

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

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

PRELIMINARY

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public for and in the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 20____
by the City Plan Commission of the City of Garland, Texas.

Director of Planning

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

SPACE RESERVED FOR COUNTY
RECORDING LABEL

FINAL PLAT
STONEHAWK GARLAND ADDITION
LOT 1, BLOCK 1
BEING A REPLAT OF LOT 3 AND PART OF LOT 4, BLOCK 1
QT 962 ADDITION
THOMAS STONE SURVEY, ABSTRACT NO. 1330
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. : 220125-1

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	Mar. 2023	064514823	2 OF 2

OWNER/APPLICANT:
SCP BOBTOWN GARLAND, LLC
2722 ROUTH STREET, DALLAS, TEXAS 75201
PHONE: 714-686-7242
CONTACT: BRIAN WOIDNECK
bwoidneck@stonehawkcapital.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: JENNIFER GANSERT, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ANDY DOBBS, R.P.L.S.

DWG NAME: K:\DWG_SURVEY\060514823\STONEHAWK GARLAND BOB TOWN AND QT962 ADDITION\STONEHAWK GARLAND BOB TOWN AND HQD.FPDWG PLOTTED BY: BOOTH, PENNY 3/14/2023 2:06 PM LAST SAVED 3/14/2023 2:05 PM



GARLAND

Plan Commission

2. b.

Meeting Date: 04/10/2023

Item Title: P 23-09 North Garland Commons No. 2 Conveyance Plat

Summary:

P 23-09 North Garland Commons No. 2 Conveyance Plat

Attachments

P 23-09 North Garland Commons No. 2 Conveyance Plat Report and Attachments

Planning Report

File No: P 23-09 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

CONVEYANCE PLAT

North Garland Commons No. 2

LOCATION

6002 and 6020 North Garland Avenue

ZONING

Community Retail (CR) District

NUMBER OF LOTS

Four

ACREAGE

13.630 Acres

BACKGROUND

The purpose of this plat is to reconfigure four (4) lots and to abandon a portion of an existing mutual access easement.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 24 x 36 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

6020 North Garland Avenue

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD. IS THE OWNER OF THAT CERTAIN 13.630 ACRE TRACT OR PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED IN INSTRUMENT NUMBER 2022-202200231590 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND SITUATED IN THE JOHN CASEY SURVEY, ABSTRACT NUMBER 257, CITY OF GARLAND, TEXAS AND BEING ALL OF LOTS 6, 9, 10, 11, AND LOT 1R-1R-3, NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS SHOWN THE CONVEYANCE PLAT RECORDED IN INSTRUMENT NUMBER 2022-202200228962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE S 01°43'04"E, A DISTANCE OF 209.07 FEET (PREVIOUSLY PLATTED AS S 01°17'23"E) ALONG THE COMMON LINE OF THE EAST LINE OF SAID NORTH GARLAND COMMONS NO. 2 AND THE WEST LINE OF SAID ABBETT ELEMENTARY ADDITION PASSING THE SOUTHWEST CORNER OF SAID ABBETT ADDITION AND THE NORTHWEST CORNER OF FIREWHEEL FARMS NO. 5 ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 86138, PAGE 1178, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THEN ALONG THE WEST LINE SAID FIREWHEEL FARMS NO. 5 TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE COMMON LINE OF THE EAST LINE OF SAID NORTH GARLAND COMMONS NO. 2 AND THE WEST LINE OF SAID FIREWHEEL FARMS NO. 5 AND WITH SAID CURVE, AN ARC DISTANCE OF 218.14 FEET, THROUGH A CENTRAL ANGLE OF 28°43'55", HAVING A RADIUS OF 435.00 FEET AND A LONG CHORD OF WHICH BEARS S 16°05'01"E, 215.86 FEET (PREVIOUSLY RECORDED AS S 15°39'20"E) TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "1890" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID COMMON LINE AND WITH SAID REVERSE CURVE, AN ARC DISTANCE OF 275.52 FEET, THROUGH A CENTRAL ANGLE OF 13°09'19", HAVING A RADIUS OF 1200.00 FEET AND A LONG CHORD OF WHICH BEARS S 23°52'18"E, 274.92 FEET (PREVIOUSLY RECORDED AS S 23°26'37"E) TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID COMMON LINE AND THEN ALONG THE EAST LINE OF SAID NORTH GARLAND COMMONS NO. 2 AND THE WEST LINE OF MILL CREEK NUMBER 1, AN ADDITION TO THE CITY OF GARLAND, AS RECORDED IN VOLUME 84208, PAGE 3498, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 330.82, THROUGH A CENTRAL ANGLE OF 29°09'39", HAVING A RADIUS OF 650.00 FEET AND A LONG CHORD OF WHICH BEARS S 31°52'29"E, 327.26 FEET (PREVIOUSLY RECORDED AS S 31°26'48"E) TO A POINT FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "1890" FOUND BEARS N 58°36'58"W, 0.21 FEET;

THENCE S 46°27'19"E, A DISTANCE OF 23.39 FEET (CONTINUING ALONG THE COMMON LINE OF THE EAST LINE OF SAID NORTH GARLAND COMMONS NO. 2 AND THE WEST LINE OF SAID MILL CREEK NO. 1 ADDITION TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 6, SAID NORTH GARLAND COMMONS NO. 2 ADDITION AND THE NORTHEAST CORNER OF LOT 1R-2R, NORTH GARLAND COMMONS NO. 2 ADDITION, AS RECORDED IN INSTRUMENT NUMBER 200900011317, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS N 00°07'00"W, 1.45 FEET;

THENCE S 43°23'55"W, A DISTANCE OF 277.24 FEET (PREVIOUSLY RECORDED AS S 43°49'36"W) ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1R-2R, TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET AT THE SOUTHWEST CORNER OF SAID LOT 6 AND BEING IN THE EAST LINE OF LOT 8 SAID NORTH GARLAND COMMONS NO. 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 201800009369, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1R-2R BEARS S 45°34'08"W, 4.36 FEET;

THENCE N 45°17'44"W, A DISTANCE OF 247.66 FEET (PREVIOUSLY RECORDED AS N 44°52'03"W) ALONG THE COMMON LINE OF THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID LOT 1R-1R-2 AND THEN ALONG THE EAST LINE OF LOT 7, SAID NORTH GARLAND COMMONS NO. 2, AS RECORDED IN INSTRUMENT NUMBER 2022-202200228962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET;

THENCE N 43°51'16"W, A DISTANCE OF 271.23 FEET (PREVIOUSLY RECORDED AS N 43°25'35"W) CONTINUING ALONG THE COMMON LINE OF THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID LOT 7 AND THEN ALONG THE COMMON LINE OF THE WEST LINE OF THE AFOREMENTIONED LOT 1R-1R-3 AND THE EAST LINE OF LOT 8 SAID NORTH GARLAND COMMONS NO. 2, AS RECORDED IN INSTRUMENT NUMBER 2022-202200228962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET;

THENCE CONTINUING ALONG SAID COMMON LINE OF THE WEST LINE OF SAID LOT 1R-1R-3 AND THE EAST LINE OF SAID LOT 8 AND WITH SAID CURVE, AN ARC DISTANCE OF 185.86 FEET, THROUGH A CENTRAL ANGLE OF 33°16'42", HAVING A RADIUS OF 320.00 FEET AND A LONG CHORD OF WHICH BEARS S 25°05'37"W, 183.26 FEET (PREVIOUSLY RECORDED AS N 24°39'55"W) TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 RPLS 6791" SET AT THE NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 9, SAID NORTH GARLAND COMMONS NO. 2, AS RECORDED IN INSTRUMENT NUMBER 2022-202200228962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 81°32'45"W, A DISTANCE OF 122.42 FEET (PREVIOUSLY RECORDED AS S 81°58'26"W) ALONG THE COMMON LINE OF THE SOUTH LINE OF SAID LOT 9 AND THE NORTH LINE OF SAID LOT 8 TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE MURRAY" SET, BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 9 AND BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 8 AND ALSO BEING IN THE NORTHEASTERN LINE OF LOT 1, BLOCK 1, NORTH GARLAND COMMONS ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 200503602703, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE N 41°46'06"W, A DISTANCE OF 67.50 FEET (PREVIOUSLY RECORDED AS N 41°20'25"W) ALONG THE COMMON LINE OF THE SOUTHERLY LINE OF SAID LOT 9 AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, NORTH GARLAND COMMONS ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 200503602703, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "1890" FOUND;

THENCE S 84°22'00"W, A DISTANCE OF 137.03 FEET (PREVIOUSLY RECORDED AS S 84°47'41"W) CONTINUING ALONG SAID COMMON LINE OF THE SOUTHERLY LINE OF SAID LOT 9 AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 TO THE SOUTHWEST CORNER OF SAID LOT 9 AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 AND FROM WHICH AN X-CUT FOUND BEARS S 57°46'45"W, 0.79 FEET, AND ALSO BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF NORTH GARLAND AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 11°39'01"E, A DISTANCE OF 460.72 FEET (PREVIOUSLY RECORDED AS N 12°04'42"E) ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GARLAND AVENUE TO A POINT FROM WHICH AN X-CUT FOUND BEARS S 80°28'57"W, 1.84 FEET;

THENCE N 11°37'27"E, A DISTANCE OF 65.33 FEET (PREVIOUSLY RECORDED AS N 12°03'08"E) CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 11, SAID NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2022-202200228962, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND THE SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION, FROM WHICH A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "1890" BEARS N 75°51'27"E, 0.49 FEET;

THENCE S 77°12'57"E, A DISTANCE OF 350.22 FEET (PREVIOUSLY RECORDED AS S 76°47'16"E) ALONG THE COMMON LINE OF THE NORTH LINE OF SAID LOT 11 AND THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "1890" FOUND;

THENCE N 88°14'09"E, A DISTANCE OF 264.99 FEET (PREVIOUSLY RECORDED AS N 88°39'50"E) CONTINUING ALONG THE COMMON LINE OF THE NORTH LINE OF SAID LOT 11 AND THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION AND THEN ALONG THE NORTH LINE OF THE AFOREMENTIONED LOT 1R-1R-3 AND THE SOUTH LINE OF SAID LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 593,709 SQUARE FEET OR 13.630 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT C&M VILLARREAL FAMILY LIMITED PARTNERSHIP, LTD., 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 **NORTH GARLAND COMMONS 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 STRAITS AND ALLEYS 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 DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT, ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE; THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S).

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

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

BY:
NAME/TITLE
BUSINESS NAMESTATE OF TEXAS §
COUNTY OF DALLAS §

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

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

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

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

DATED THIS THE _____ DAY OF _____, 20____,
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

(SIGNATURE)
CAMDEN D. PIERCE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6791STATE OF TEXAS §
COUNTY OF SMITH §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE 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 _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

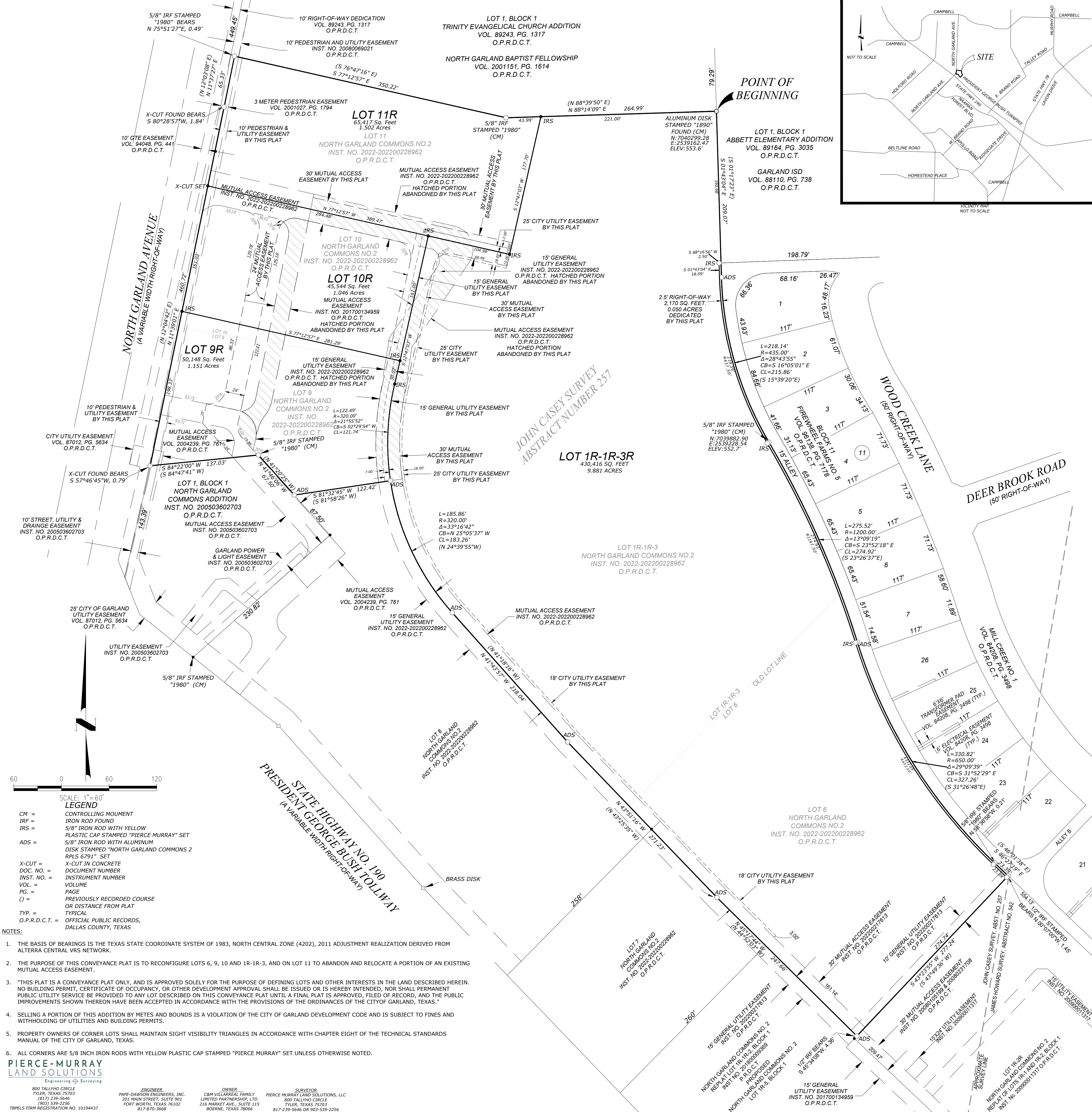
MY COMMISSION EXPIRES: _____

Approved and accepted for the City of Garland this _____ day of _____, 20____, by the City Plan Commission of the City of Garland, Texas.

Director of Planning

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

CONVEYANCE PLAT
NORTH GARLAND COMMONS NO. 2
LOTS 9R, 10R, 11R, AND 1R-1R-3R
BEING A 13.630 ACRE TRACT
BEING ALL OF LOT 6, LOT 9, LOT 10, LOT 11 AND LOT 1R-1R-3
NORTH GARLAND COMMONS NO. 2
INST. NO. 2022-202200228962
CITY OF GARLAND, DALLAS COUNTY, TEXAS
JANUARY 11, 2023
CITY CASE NO. :230005-0





GARLAND

Plan Commission

2. c.

Meeting Date: 04/10/2023

Item Title: P 23-10 SDC-VII Addition Replat

Summary:

P 23-10 SDC-VII Addition Replat

Attachments

P 23-10 SDC-VII Addition Replat Report and Attachments

Planning Report

File No: P 23-10 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

SDC-VII Addition Replat

LOCATION

1813 Lookout Drive

ZONING

Planned Development (PD) District 20-17

NUMBER OF LOTS

One

ACREAGE

19.86 Acres

BACKGROUND

The purpose of this plat is to create one lot and dedicate easements.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

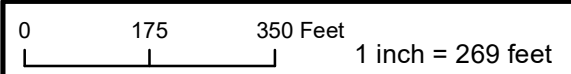
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

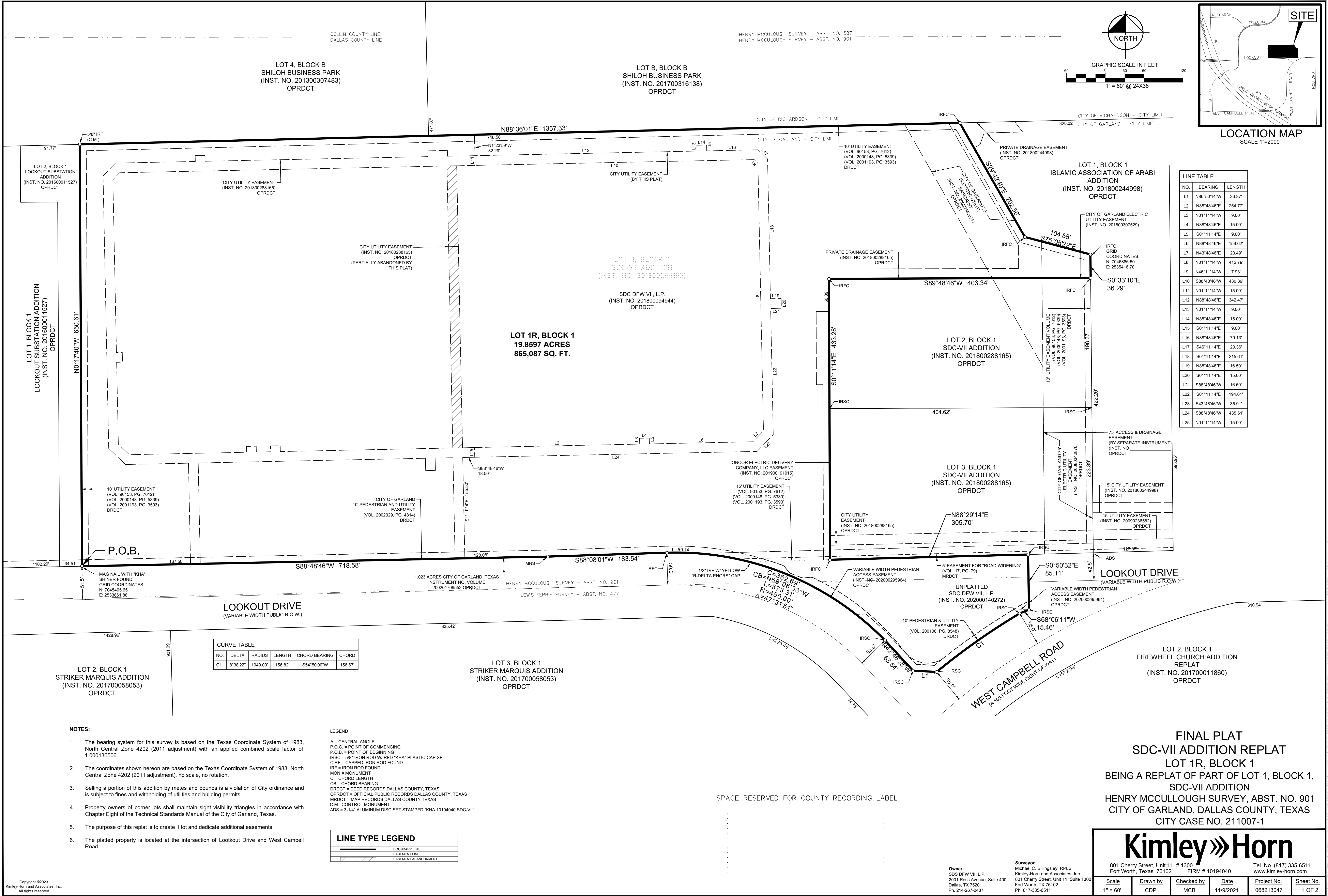
Will Guerin, AICP
Director of Planning



PLAT MAP P 23-10

1813 Lookout Drive

 INDICATES AREA OF REQUEST



OWNERS CERTIFICATE

STATE OF TEXAS

§

COUNTY OF DALLAS

§

WHEREAS SDC DFW VII, L.P. is the owner of a 19.8597 acres (865,087 square foot) tract of land situated in the Henry McCullough Survey, Abstract No. 901, City of Garland, Dallas County, Texas; said tract being all of Lot 1, Block 1, SDC-VII Addition, an addition to the City of Garland according to the plat recorded in Instrument No. 201800288165 of the Official Public Records of Dallas County, Texas; said tract also being part of that tract of land described in Special Warranty Deed to SDC DFW VII, L.P. recorded in Instrument No. 201800094944 of said Official Public Records; said tract also being all of that tract of land described in Special Warranty Deed to SDC DFW VII, L.P. recorded in Instrument No. 202000140272 of said Official Public Records; said tract being more particularly described as follows:

BEGINNING at a mag-nail with "KHA" washer found for the southwest corner of said Lot 1; said point being in the north right-of-way line of Lookout Drive (a variable width public right-of-way);

THENCE North 00°17'40" West, along the west line of said Lot 1, a distance of 650.61 feet to a 5/8-inch iron rod found for the northwest corner of said Lot 1;

THENCE North 88°36'01" East, along the north line of said Lot 1, a distance of 1,357.33 feet to a 5/8-inch iron rod with red "KHA" cap found for the northeast corner of said Lot 1;

THENCE along the ease line of said Lot 1, the following five (5) calls:

South 29°42'40" East, a distance of 202.56 feet to a 5/8-inch iron rod with red "KHA" cap found for corner;

South 75°05'22" East, a distance of 104.58 feet to a 5/8-inch iron rod with red "KHA" cap found for corner;

South 00°33'10" East, a distance of 36.29 feet to a 5/8-inch iron rod with red "KHA" cap found for corner;

South 89°48'46" West, a distance of 403.34 feet to a 5/8-inch iron rod with red "KHA" cap found for corner;

South 00°11'14" East, a distance of 433.28 feet to a 1/8-inch iron rod with "KHA" cap found for corner in the north line of the second said SDC DFW VII, L.P. tract;

THENCE North 88°29'14" East, along the said north line of the second said tract, a distance of 305.70 feet to a 5/8-inch iron rod with red "KHA" cap set for corner found for the northeast corner of said second said tract,

THENCE South 00°50'32" East, a distance of 85.11 feet to a 5/8-inch iron rod with red "KHA" cap set for corner in the northwest right-of-way line of West Campbell Road (a 110-foot wide public right-of-way);

THENCE South 68°06'11" West, along the said northwest line of West Campbell Road, a distance of 15.46 feet to a 5/8-inch iron rod with red "KHA" cap set for corner at the beginning of a non-tangent curve to the left with a radius of 1,040.00 feet, a central angle of 08°38'22", and a chord bearing and distance of South 54°50'00" West, 156.67 feet;

THENCE in a southerly direction, with said non-tangent curve to the left, an arc distance of 156.82 feet to a 5/8-inch iron rod with red "KHA" cap set for corner at the east end of a right-of-way corner clip at the intersection of the said northwest line of West Campbell Road and the northeast line of said Lookout Drive;

THENCE North 86°50'14" West, along the north line of said corner clip, a distance of 36.37 feet to a 5/8-inch iron rod with red "KHA" cap set for corner;

THENCE along the said northeast and north line of West Campbell Road, the following four (4) calls:

North 42°46'28" West, a distance of 63.54 feet to a 5/8-inch iron rod with red "KHA" cap set for corner at the beginning of a non-tangent curve to the left with a radius of 450.00 feet, a central angle of 47°31'51", and a chord bearing and distance of North 68°06'33" West, 362.69 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 373.31 feet to a 5/8-inch iron rod with red "KHA" cap found for corner;

South 88°08'01" West, a distance of 183.54 feet to a mag-nail with "KHA" washer set for corner;

South 88°48'46" West, a distance of 718.58 feet to the **POINT OF BEGINNING** and containing 865,087 square feet or 19.8597 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That SDC DFW VII, L.P., 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 **SDC-VII ADDITION 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 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. 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. Any and all maintenance of private easements and fire lanes is the responsibility of the property owner.

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

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

Witness our hands at Dallas County, Texas _____ DAY OF _____, 2023

SDC DFW VII, L.P., a Delaware limited partnership

By: Stream Development XXIII, L.L.C., a Texas limited liability company, its General Partner

By: _____

Name: _____

Title: _____

By: SOM Garland Member, LLC, a Delaware limited liability company, its Limited Partner

By: Principal Life Insurance Company, an Iowa corporation, for its Group Annuity Contract No. GA 4-43579, its Managing Member

By: Principal Real Estate Investors, LLC, a Delaware limited liability company, its authorized signatory

By: _____

Name: _____

Title: _____

By: Stream Garland DC Investors, L.P., a Texas limited partnership, its Limited Partner

By: Stream Garland DC Investors GP, L.L.C., a Texas limited liability company, its General Partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

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

Dated this the ____ day of _____, 2023

PRELIMINARY

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

Michael Cleo Billingsley
801 Cherry Street
Suite 1300
Fort Worth, TX 76108
Fort Worth, TX 76102
817-335-6511
michael.billingsley@kimley-horn.com

Notary Public, State of Texas

LOCATION MAP

SCALE 1"=2000'

PLAN COMMISSION APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 2023 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Planning Department Director

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

FINAL PLAT

SDC-VII ADDITION REPLAT

LOT 1R, BLOCK 1

BEING A REPLAT OF PART OF LOT 1, BLOCK 1,

SDC-VII ADDITION

HENRY MCCULLOUGH SURVEY, ABST. NO. 901

CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 211007-1

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Owner

SDS DFW VII, L.P.
2001 Ross Avenue, Suite 400
Dallas, TX 75201
Ph. 214-267-0487

Surveyor

Michael C. Billingsley, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street, Unit 11, Suite 1300
Fort Worth, TX 76102
Ph. 817-335-6511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDP	MCB	11/9/2021	068213047	2 OF 2

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DWG NAME: K:\FW SURVEY\068213047 GARLAND STREAM\DWG\068213047 GARLAND STREAM\RP.DWG PLOTTED BY: HOOPER, BRADON 3/26/2023 9:52 AM LAST SAVED: 3/27/2023 5:23 PM



GARLAND

Plan Commission

2. d.

Meeting Date: 04/10/2023

Item Title: P 23-11 Digital Realty Final Plat

Summary:

P 23-11 Digital Realty Final Plat

Attachments

P 23-11 Digital Realty Final Plat Report and Attachments

Planning Report

File No: P 23-11 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Digital Realty

LOCATION

805 Holford Road

ZONING

Planned Development (PD) District 22-47

NUMBER OF LOTS

Three

ACREAGE

63.254 Acres

BACKGROUND

The applicant requests approval of the Final Plat to construct a data center.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

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

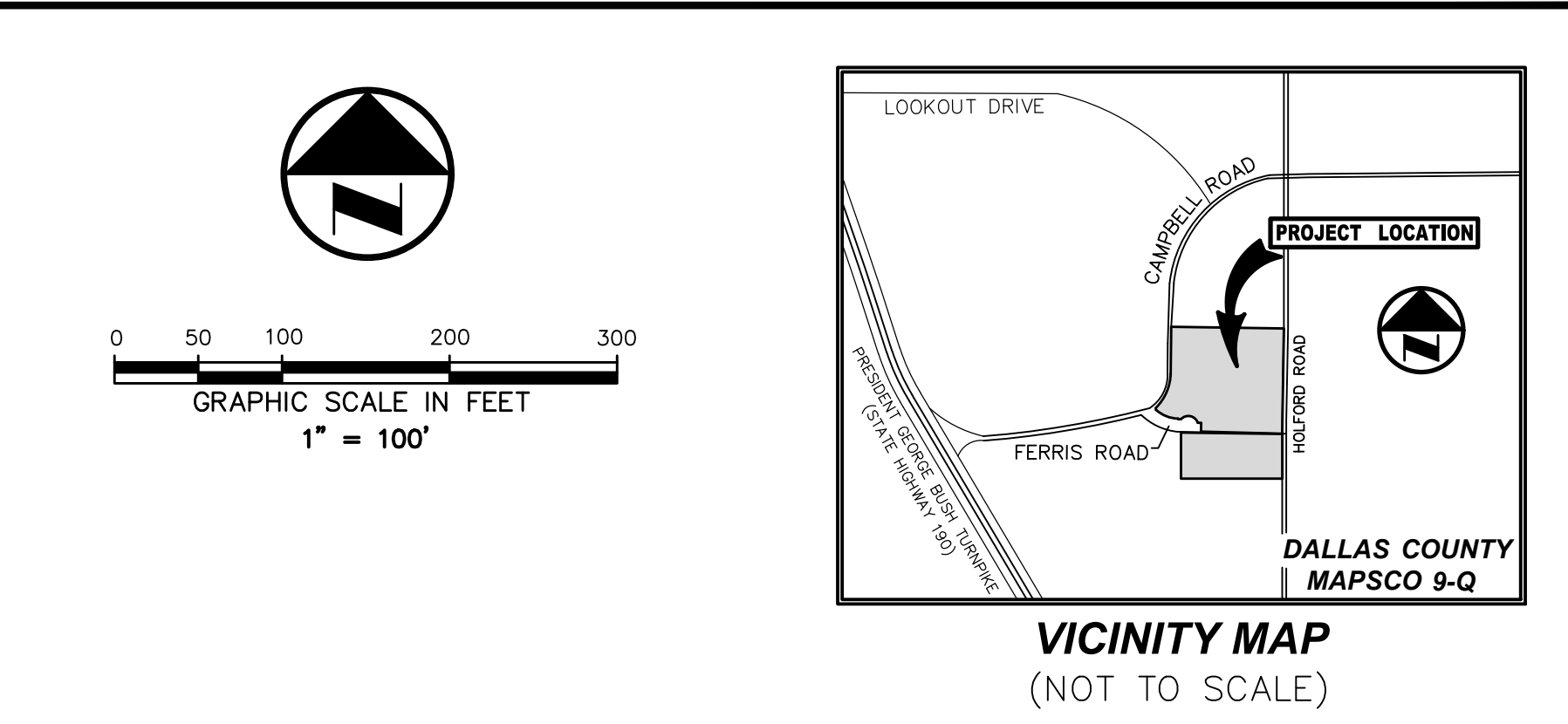
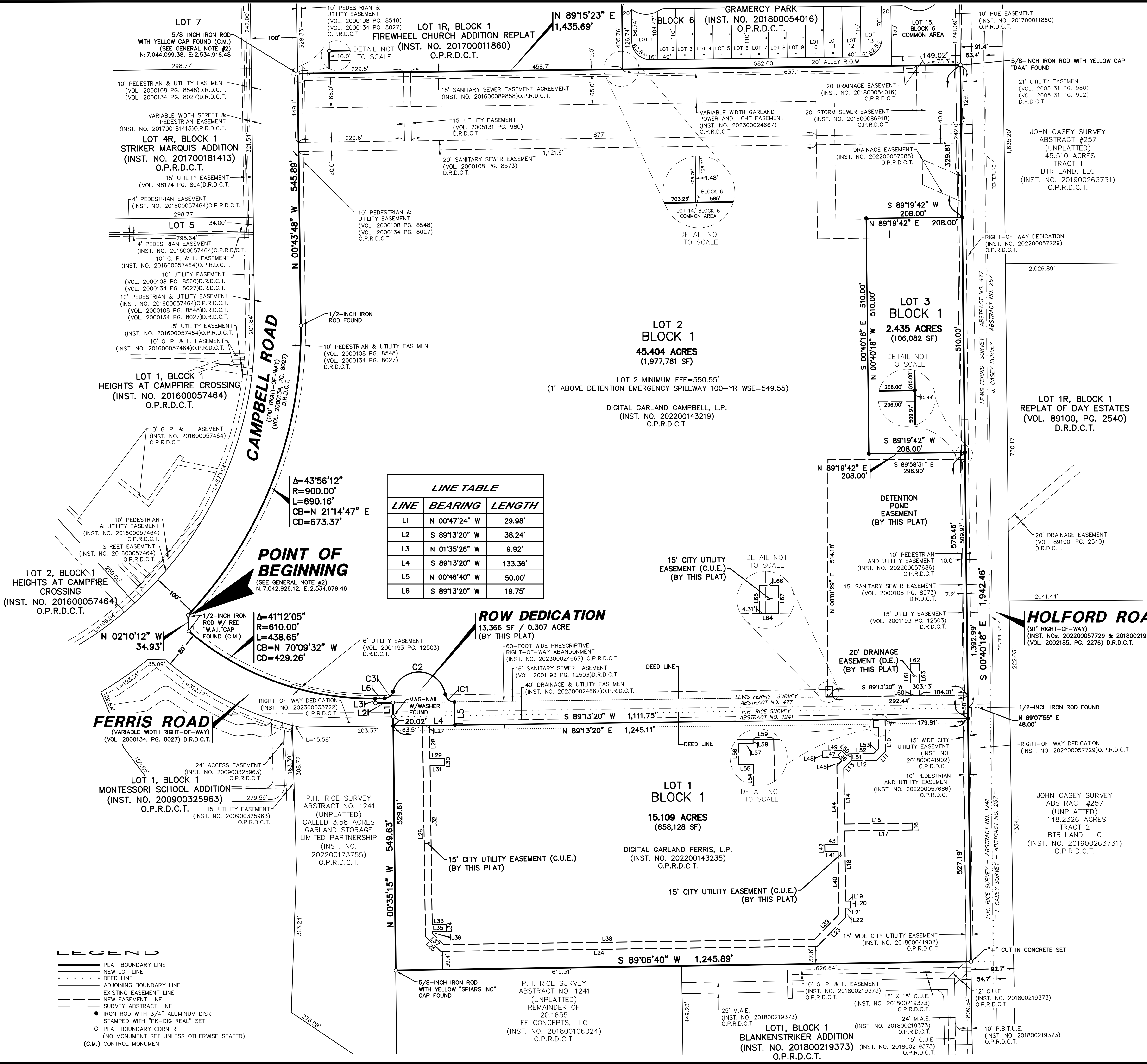
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

DWG# 163-9-22-19BFF.DWG
DATE: 10/04/2022
BY: JEC



LOT 2 CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	81°09'01"	20.00'	28.33'	N 50°12'08" W
C2	154°49'46"	58.00'	156.73'	N 87°02'32" W
C3	73°40'48"	20.00'	25.72'	S 52°22'58" W

20' CITY DRAINAGE EASEMENT (D.E.)				
LINE	BEARING	LENGTH		
L60	S 89°13'20" W	20.00'		
L61	N 00°46'40" W	69.57'		
L62	N 89°13'20" E	20.00'		
L63	S 00°46'40" E	69.57'		

15' CITY UTILITY EASEMENT (C.U.E.)				
LINE	BEARING	LENGTH		
L64	S 89°13'20" W	15.00'		
L65	N 00°46'40" W	22.50'		
L66	N 89°13'20" E	15.00'		
L67	S 00°46'40" E	22.50'		

LAND AREA TABLE				
TOTAL	2,755,343 SF	63.254 ACRE		
LOT 1	658,116 SF	15.108 ACRE		
LOT 2	1,977,781 SF	45.404 ACRE		
LOT 3	106,082 SF	2.435 ACRE		
ROW	13,364 SF	0.307 ACRE		
NET	2,741,979 SF	62.947 ACRE		

- GENERAL NOTES**
- Bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
 - Coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.
 - 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.
 - 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.
 - The purpose for this plat is to create (2) platted lots from (2) unplatted tracts, dedicate right of way and the addition of new easements for development.
 - Each lot corner is monumented by a 5/8 inch iron rod with 3 1/4" aluminum disk stamped with "PK-DIG REAL".
 - Lot 3, Block 1 is hereby dedicated in fee simple to the City of Garland, Texas.

FINAL PLAT
DIGITAL REALTY
LOT 1, LOT 2 AND LOT 3 BLOCK 1
LEWIS FERRIS SURVEY, ABSTRACT NO. 477
AND THE P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220519-1
SHEET 1 OF 2

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY DG/SBP
CHECKED BY JEC
SCALE 1"=100'
DATE 10/04/2022
JOB NUMBER 1639-22.196

SURVEYOR/ENGINEER
PACHICO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER
DIGITAL GARLAND CAMPBELL, L.P.
DIGITAL GARLAND FERRIS, L.P.
777 MAIN STREET
FORT WORTH, TEXAS 76102
PH: (972) 925-7280
CONTACT: MR. BRUCE BAXTER

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

FINAL PLAT - DIGITAL REALTY

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, Digital Garland Campbell, L.P. ands Digital Garland Ferris, L.P. are the owners of a 63.254 acre tract of land situated in the Lewis Ferris Survey, Abstract No. 477, and the P. H. Rice Survey, Abstract No. 1241, both in the City of Garland, Dallas County, Texas; said tract being part of the 47,460 acre tract of land described in Special Warranty Deed to Digital Garland Campbell, L.P. recorded in Instrument No. 202200143219 of the Official Public Records of Dallas County Texas, and the 16.332 acre tract of land described in Special Warranty Deed to Digital Garland Ferris, L.P. recorded in Instrument No. 202200143235 of said Official Public Record; said 63.254 acre tract being more particularly described as follows:

BEGINNING; at a 1/2 inch iron rod with red cap stamped "W.A.I." found at the north end of a corner clip at the northeast corner of the intersection of Ferris Road (a variable width right of way) recorded in Dedication Deed to City of Garland, Texas recorded in Instrument No. 202300033722 and in Correction Dedication Deed to the City of Garland, Texas, recorded in Volume 2000134, Page 8027 both of said Official Public Records and Campbell Road (a 100' wide right of way) recorded in said Correction Dedication Deed; said point being a west corner of said Digital Garland Campbell, L.P. tract;

THENCE, departing the northeast line of said Ferris Road and along a curve in the east line of said Campbell Road and the west line of said Digital Garland Campbell, L.P. tract the following two (2) calls:

In a northeasterly direction along said curve, having a central angle of 43 degrees, 56 minutes, 12 seconds, a radius of 900.00 feet, a chord bearing and distance of North 21 degrees, 14 minutes, 47 seconds East, 673.37 feet, an arc distance of 690.16 feet to a 1/2 inch iron rod found at the end of said curve;

North 00 degrees, 43 minutes, 48 seconds West, a distance of 545.89 feet to a 5/8 inch iron rod with a yellow cap found for corner; said point being the northwest corner of said Digital Garland Campbell, L.P. tract and the southwest corner of Lot 1R, Block 1, Firewheel Church Addition Replat, an addition the the City of Garland, Texas recorded in Instrument No. 201700011860 of said Official Public Records;

THENCE, North 89 degrees, 15 minutes, 23 seconds East, departing said east line of Campbell Road and along the north line of said Digital Garland Campbell, L.P. tract and the south line of said Lot 1R, and the south line of Block 6, Gramercy Park, an addition to the City of Dallas, Texas recorded in instrument No. 201800054016 of said Official Public Records, continuing along said north line of Digital Garland Campbell, L.P. tract and the south line of said Block 6, in all a total distance of 1,435.69 feet to a 5/8 inch iron rod with a yellow cap stamped "DAA" found for corner in the west line of Halford Road (a 91' wide right of way); said point being on the north liner of said Digital Garland Campbell, L.P. tract and the southeast corner of said Block 6;

THENCE, South 00 degrees, 40 minutes, 18 seconds East, along the east line of said Digital Garland Campbell, L.P. tract and said west line of Halford Road, at a distance of 1,392.99 feet passing the south line of said Digital Garland Campbell, L.P. tract and the north line of the said Digital Garland Ferris, L.P. tract, continuing along said west line of Halford Road and the east line of said Digital Garland Ferris, L.P. tract in all a total distance of 1,942.46 feet to a cut "+" in concrete set for corner; said point being the northeast corner of Lot 1, Block 1, Blankenstriker Addition, an addition the the City of Garland, Texas recorded in Instrument No. 201800219373 of said Official Public Records and being on the south line of said Digital Garland Ferris, L.P. tract;

THENCE, South 89 degrees, 06 minutes, 40 seconds West, departing the said west line of Halford Road and along the south line of said Digital Garland Ferris, L.P. tract, a distance of 1,245.89 feet to a 5/8 inch iron rod with yellow cap stamped "SPIARS" INC" found for corner in the east line of the remainder of a tract of land described in General Warranty Deed to Garland Storage Limited Partnership Tract recorded in Instrument No. 202200173755 of said Official Public Records;

THENCE, North 00 degrees, 35 minutes, 15 seconds West, along the west line of said Digital Garland Ferris, L.P. tract and the said east line of said Garland Storage Limited Partnership tract, at a distance of 529.61 feet passing a 3 1/4 inch aluminum disk stamped "PK-DIG REAL" set at the south corner of the east terminus of said Ferris Road, continuing in all a total distance of 549.63 feet to a MAG-nail with washer found at the northwest corner of said Digital Garland Ferris. L.P. tract;

THENCE, North 00 degrees, 47 minutes, 24 seconds West, along said east terminus of Ferris Road, at a distance of 29.98 feet to a point for corner; said point being the north corner of said east terminus of Ferris Road; said point also being in the south line of said Digital Garland Campbell, L.P. tract;

THENCE, in a westerly direction and along the said north line of Ferris Road and said south line of the Digital Garland Campbell, L.P. tract, the following four (4) calls:

South 89 degrees, 13 minutes, 20 seconds West, a distance of 38.24 feet to a point for corner;

North 01 degrees, 35 minutes, 26 seconds West, a distance of 9.92 feet to a 5/8 inch iron rod with 3 1/4 inch aluminum disk stamped "PK-DIG REAL" set for corner at the beginning of a non-tangent curve to the right;

Continuing in a northwesterly direction along said curve, having a central angle of 41 degrees, 12 minutes, 05 seconds, a radius of 610.00 feet, a chord bearing and distance of North 70 degrees, 09 minutes, 32 seconds West, 429.26 feet, an arc distance of 438.65 feet to a 1/2 inch iron rod with red cap stamped "W.A.I." found at the end of said curve; said point being the south end of said corner clip;

North 02 degrees, 10 minutes, 12 seconds West, along said corner clip, a distance of 34.93 feet to the POINT OF BEGINNING;

CONTAINING: 2,755,343 square feet or 63.254 acres of land, more or less.

GENERAL NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.
- Coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202), on grid values, no scale and no projection.
- 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.
- 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.
- The purpose for this plat is to create (2) platted lots from (2) unplatted tracts, dedicate right of way and the addition of new easements for development.
- Each lot corner is monumented by a 5/8 inch iron rod with 3 1/4" aluminum disk stamped with "PK-DIG REAL".
- Lot 3, Block 1 is hereby dedicated in fee simple to the City of Garland, Texas.

SPACE RESERVED FOR COUNTY RECORDING LABEL



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Digital Garland Campbell, L.P. and Digital Garland Ferris, L.P., the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as DIGITAL REALTY an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, Lot 3, Block 1, and the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). The City of Garland shall not be responsible for maintenance of the access easement(s) or any improvements therein.

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

DIGITAL GARLAND FERRIS, L.P.,
a Delaware limited partnership

By: Digital Texas GP, LLC,
a Delaware limited liability company
its general partner

By: Digital Realty Trust, L.P.,
a Maryland limited partnership,
its sole member

By: Digital Realty Trust, Inc.,
a Maryland corporation
its general partner

By: _____

Name: _____

Title: _____

Date: _____ 2023

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2023

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 3/23/23.

Jonathan E. Cooper
Texas Registered Professional Land Surveyor, No. 5369



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

DIGITAL GARLAND CAMPBELL, L.P.,
a Delaware limited partnership

By: Digital Texas GP, LLC,
a Delaware limited liability company
its general partner

By: Digital Realty Trust, L.P.,
a Maryland limited partnership,
its sole member

By: Digital Realty Trust, Inc.,
a Maryland corporation
its general partner

By: _____

Name: _____

Title: _____

Date: _____ 2023

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR/ENGINEER

PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: (972) 235-3031
CONTACT: JONATHAN E. COOPER

OWNER/DEVELOPER

DIGITAL GARLAND, CAMPBELL, L.P.
DIGITAL GARLAND FERRIS, L.P.
777 MAIN STREET
FORT WORTH, TEXAS 76102
PH: (972) 925-7280
CONTACT: MR. BRUCE BAXTER

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

FINAL PLAT

DIGITAL REALTY
LOT 1, LOT 2 AND LOT 3 BLOCK 1
LEWIS FERRIS SURVEY, ABSTRACT NO. 477
AND THE P.H. RICE SURVEY, ABSTRACT NO 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220519-1

SHEET 2 OF 2

 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031	
DRAWN BY DG/SBP	CHECKED BY JEC	SCALE -	JOB NUMBER 1639-22.196



GARLAND

Plan Commission

2. e.

Meeting Date: 04/10/2023

Item Title: P 23-12 Crescent Heights Townhomes Preliminary Plat

Summary:

P 23-12 Crescent Heights Townhomes Preliminary Plat

Attachments

P 23-12 Crescent Heights Townhomes Preliminary Plat Report and Attachments

Planning Report

File No: P 23-12 / District 3

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Crescent Heights Townhomes

LOCATION

2126 Rowlett Road

ZONING

Planned Development (PD) District 20-44

NUMBER OF LOTS

Forty-three single-family attached lots and two HOA lots

ACREAGE

4.668 Acres

BACKGROUND

The applicant requests approval of the Preliminary Plat to construct single family-attached housing (townhouses).

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

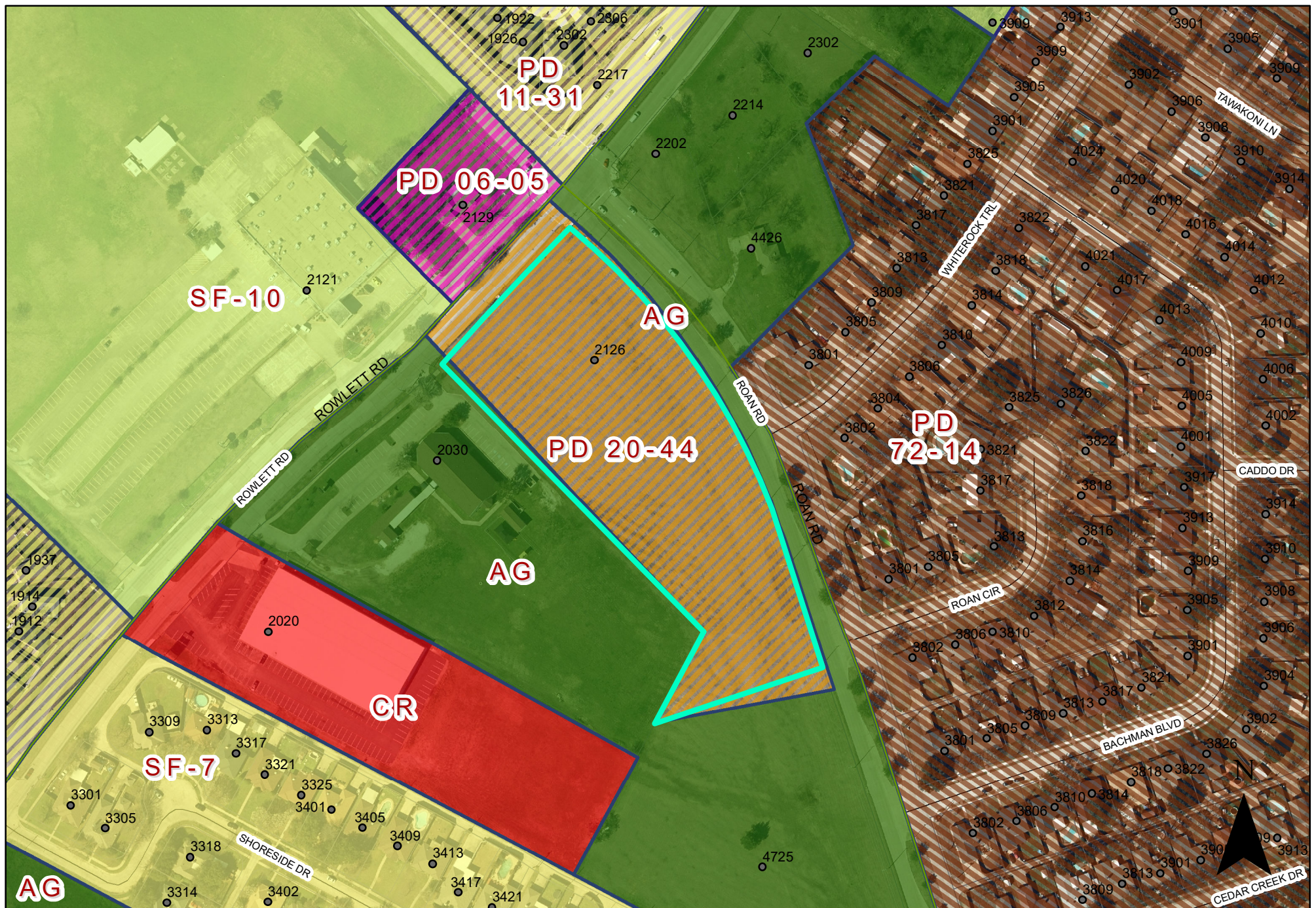
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 201 feet

PLAT MAP P 23-12

 INDICATES AREA OF REQUEST

2126 Rowlett Road

GENERAL NOTES

- 1) BEARING ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011)..
- 2) COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
- 5) 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.
- 6) PARKING LOCATED WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA ACCORDING TO THE CITY OF GARLAND APPROVED LICENSE AGREEMENT.
- 7) ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS, WALL MAINTENANCE EASEMENTS, PARKING EASEMENTS AND PEDESTRIAN EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.
- 8) EACH PROPERTY CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "6677" UNLESS DENOTED OTHERWISE.

- 9) MINIMUM FFE FOR THE LOT ADJACENT TO THE DETENTION POND IS CALCULATED BASED ON TSM SEC 4.11.L.10.

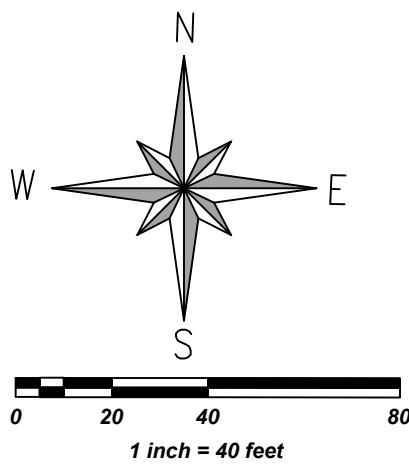
THE PRIMARY & SECONDARY BENCHMARK(S) USED ON THE APPROVED CIVIL ENGINEERING CONSTRUCTION PLANS:

* Brass disk stamped "City of Garland Survey Control 88" located in CL median nose approx. 62' south of the CL intersection of Rowlett Road and Roan Road approx. 23' east of CL of southbound Rowlett Road. Elev.=501.24

*Brass disk stamped "City of Garland Survey Control 87" located in CL median nose approx. 39' north of the CL intersection of Rowlett Road and Shoreside Drive approx. 26' west of CL of southbound Rowlett Road. Elev.=496.74

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	19.41	N89° 32' 00"E	L10	32.98	S72° 12' 45"W
L2	5.69	S00° 21' 29"W	L11	4.47	N17° 47' 15"W
L3	21.08	N63° 04' 40"W	L12	37.24	S72° 16' 41"W
L4	9.96	S26° 55' 20"W	L13	13.00	S72° 16' 41"W
L5	7.14	S39° 36' 16"E	L14	54.00	S17° 43' 19"E
L7	54.57	N72° 16' 43"E	L15	12.98	N72° 16' 41"E
L8	85.11	N44° 21' 10"W	L16	13.00	S72° 16' 41"E
L9	55.59	N28° 06' 07"E	L17	45.00	S17° 43' 19"W
			L18	13.00	N72° 16' 41"E
			L19	121.79	S17° 43' 19"E

Curve Table				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	18.20'	150.00'	6°57'12"	S47° 49' 54"E
C2	30.64'	150.00'	11°42'14"	S45° 27' 23"E
C3	46.48'	100.00'	26°38'00"	S31° 02' 19"E
C4	16.58'	200.00'	4°45'03"	S41° 58' 47"E
C5	167.22'	5209.73'	1°50'30"	S45° 57' 05"W
C6	71.09'	1030.25'	03°95'41"	N44° 34' 15"E
C7	372.21'	1156.08'	18°26'04"	N38° 03' 07"W
C8	128.83'	1075.92'	6°51'39"	N21° 09' 10"W



LEGEND

V.A.M.=VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
C.U.E=CITY UTILITY EASEMENT
P & P.E=PEDESTRIAN AND PARKING EASEMENT
P.E=PEDESTRIAN AND PARKING EASEMENT
CM=CONTROL MONUMENT
P.U.E=PEDESTRIAN & UTILITY EASEMENT
CIRF=CAPPED IRON ROD FOUND
IRF=IRON ROD FOUND
POB=POINT OF BEGINNING
IRS=5/8" IRON ROD SET
AMON=3 1/4" ALUMINUM DISK
MIN FF=MINIMUM FINISHED FLOOR

LOT 1, BLOCK 1
TRINITY LIFE CHURCH ADDITION
VOL.94087, PG. 3589
M.R.D.C.T.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, CHP DEVELOPMENT, LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING A 4.668 ACRE TRACT OF LAND SITUATED IN THE JOHN L. ANDERSON SURVEY, ABSTRACT NO. 25, DALLAS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO CHP DEVELOPMENT, LLC RECORDED IN DOCUMENT NUMBER 202100299592, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1-INCH IRON ROD FOUND AT THE EAST CORNER OF THE FINAL PLAT OF TRINITY LIFE CHURCH ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 94087, PAGE 3589, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID IRON ROD BEING A RE-ENTRANT CORNER OF SAID CHP DEVELOPMENT TRACT;

THENCE NORTH 44° 21' 34" WEST ALONG THE COMMON LINE OF SAID CHP DEVELOPMENT TRACT AND SAID FINAL PLAT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 588.37 FEET AND CONTINUING ALONG THE SOUTHWEST LINE OF SAID CHP DEVELOPMENT TRACT A TOTAL DISTANCE OF 598.37 FEET TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID SMITH TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF ROWLETT ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,800.00 FEET;

THENCE ALONG SAID SOUTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 328.73 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 45° 05' 26" EAST - 328.78 FEET TO AN "X" SET IN CONCRETE AT THE NORTH CORNER OF SAID CHP DEVELOPMENT TRACT, SAID "X" BEING THE INTERSECTION OF SAID SOUTH LINE AND THE SOUTHWEST LINE OF ROAN ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,075.92 FEET;

THENCE ALONG SAID SOUTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 555.03 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 32° 30' 17" EAST - 548.90 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 17° 43' 34" EAST, A DISTANCE OF 266.46 FEET ALONG SAID SOUTHWEST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 71° 33' 44" WEST, A DISTANCE OF 283.27 FEET ALONG THE SOUTHEAST LINE OF SAID CHP DEVELOPMENT TRACT TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID SMITH TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF AFORESAID FINAL PLAT;

THENCE NORTH 28° 05' 52" EAST, A DISTANCE OF 165.98 FEET ALONG THE AFORESAID COMMON LINE OF SAID CHP DEVELOPMENT TRACT AND FINAL PLAT TO THE POINT OF BEGINNING AND CONTAINING 203,332.83 SQUARE FEET OR 4.668 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

Any and all maintenance of screening walls, screen wall easements, retaining walls, wall maintenance easements, parking easements and Pedestrian easements is the responsibility of the property owner, their 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.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the provisions of The Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

The City reserves the right to require minimum finished floor elevation on any lot containing within this addition. The minimum elevations are based in the most current information available at the time the plat is filed and are subject to change.

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Garland (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. Property owners of corners lots shall maintain the VAM Easement(s) in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas. The City shall have the right but no the obligation to maintain all landscape within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, ground cover, structured and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privilege set forth herein.

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

WITNESS, my hand at Garland, Texas, this the ___ day of ___, 20__.

CHP DEVELOPMENT LLC

AUTHORIZED SIGNATURE: _____

PRINTED NAME

TITLE

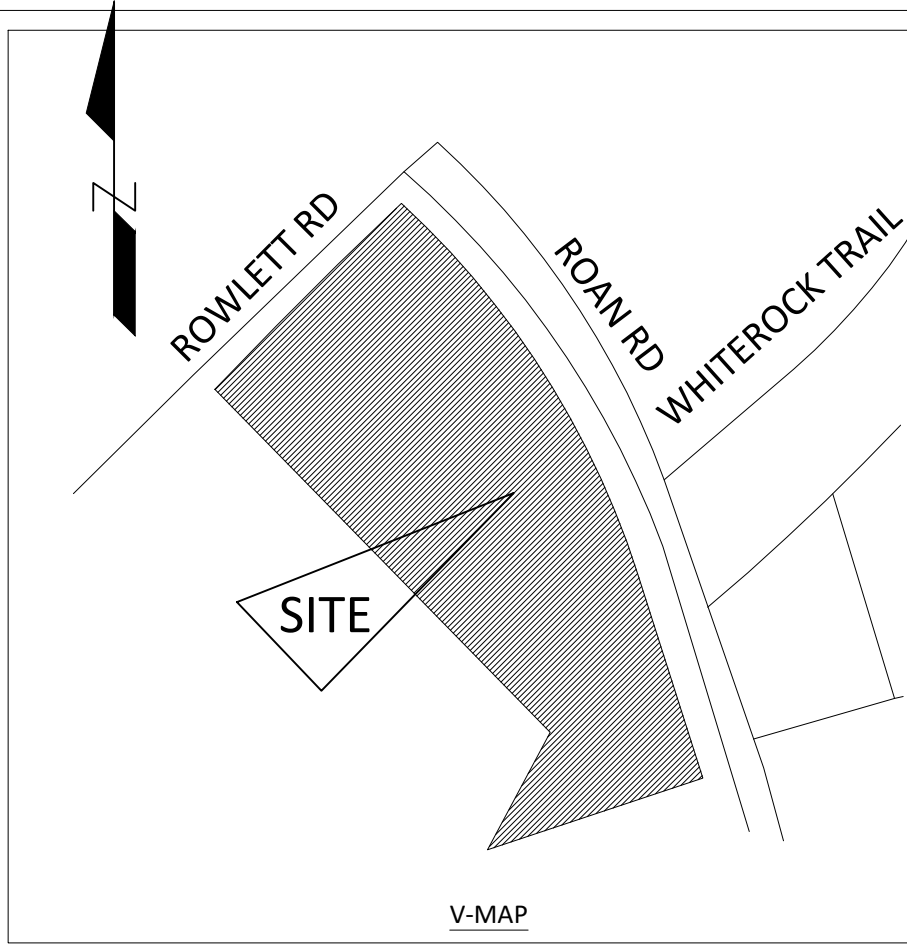
STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____



SURVEYOR'S STATEMENT

I, Michael Kersten , 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 Engineering and Land Surveyors, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__
PRELIMINARY FOR REVIEW ONLY

Michael R. Kersten

Texas Registered Professional Land Surveyor No. **6677**

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

Approved and accepted for City for Garland this ____ day of _____, 20__ by the
City Plan Commission of City of Garland,

Chairman of City Plan Commission

Director of Planning Department

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

Engineer:
CCM ENGINEERING 2570 F.M.
407, S. 209 Highland Village,
Texas 75077 Contact: Jeff
Crannell, P.E. 972.691.6633
TBPE Firm #605

Owner:
CHP DEVELOPMENT LLC
1900 McKinney Ave. #1204
Dallas, Tx 75201-4356

Surveyor:
Chisholm Trail Land Surveying LLC
Contact: Michael R. Kersten
michael@ct-landsurveying.com
940.206.3577
Firm #10194767

PRELIMINARY PLAT CRESCENT HEIGHTS TOWNHOMES LOTS 2-20 AND LOT 1-X HOA/ BLOCK 1 LOTS 2-25 AND LOT 1-X HOA/ BLOCK 2

BEING A 4.668 ACRES OF LAND IN JOHN L. ANDERSON
SURVEY, ABSTRACT NO. 25, CITY OF GARLAND,
DALLAS COUNTY, TEXAS
DECEMBER -2022

CITY CASE NO. 200903-2

SPACE RESERVED
FOR COUNTY
RECORDING LABEL



GARLAND

Plan Commission

2. f.

Meeting Date: 04/10/2023

Item Title: P 23-13 Zaki Home Addition Final Plat

Summary:

P 23-13 Zaki Home Addition Final Plat

Attachments

P 23-13 Zaki Home Addition Final Plat Report and Attachments

Planning Report

File No: P 23-13 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Zaki Home Addition

LOCATION

1450 Todd Lane

ZONING

Single Family-Estate (SF-E) District

NUMBER OF LOTS

Two

ACREAGE

1.720 Acres

BACKGROUND

The applicant requests approval of the Final Plat to construct a single family-detached house.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

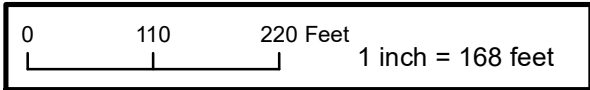
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

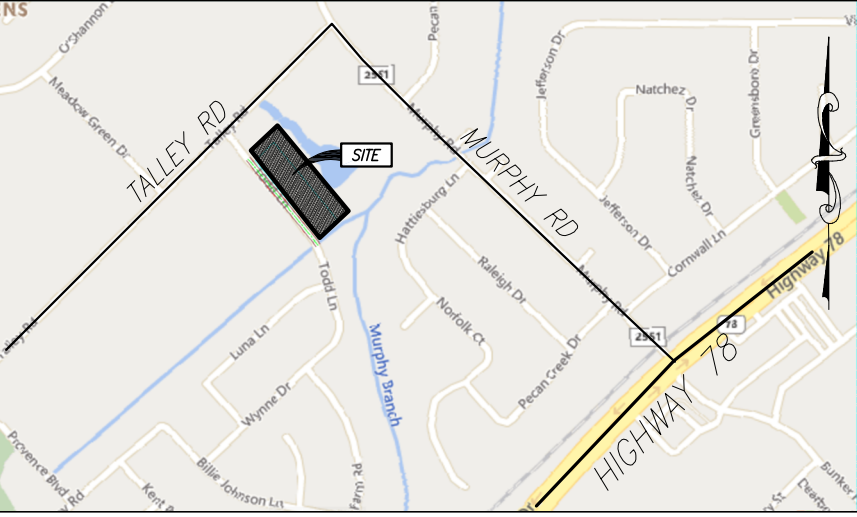
REVIEWED BY:

Will Guerin, AICP
Director of Planning

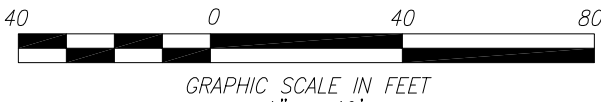


 INDICATES AREA OF REQUEST

1450 Todd Lane



VACINITY MAP
(NOT TO SCALE)



* LEGEND *	
SUBJECT PROPERTY	_____
EASEMENT	-----
ADJOINING PROPERTY	_____
* LEGEND *	
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
ABST.	ABSTRACT
INST.	INSTRUMENT
VOL.	VOLUME
PG.	PAGE
P.O.B.	POINT OF BEGINNING
NO.	NUMBER
C.C.	COUNTY CLERK
CONC.	CONCRETE
BLDG.	BUILDING
DOC.	DOCUMENT

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, FERHAN ZAKI, IS THE OWNER OF A 1.720 ACRE PORTION OF LAND SITUATED IN THE JAMES HOWARD SURVEY, ABSTRACT NO. 542, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF THAT 7.8 ACRE PORTION OF LAND CONVEYED TO HIM BY PAMELA T. BAKER, DESCRIBED IN A WARRANTY DEED WITH VENDER'S LIEN AS RECORDED IN DOCUMENT NUMBER 202100329051, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TX (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 1.72 ACRE PORTION OF LAND, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 1, BLOCK 1, OF THE TALLEY ROAD ESTATES NO. 8, AN ADDITION TO THE CITY OF GARLAND, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 83107, PAGE 2241, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (P.R.D.C.T.), AS CONVEYED TO JOSEPH AND LATRICIA WELBORN, DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 202100041821 O.P.R.D.C.T., SAID POINT ALSO BEING IN THE SOUTHWEST LINE OF A 7.8 AC PORTION OF LAND OUT OF THE JAMES HOWARD SURVEY, ABSTRACT NO. 542, DALLAS COUNTY, TEXAS, AS CONVEYED TO PHADEE PRINKY, DESCRIBED IN DOCUMENT NUMBER 202000344349 O.P.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, FOLLOWING ALONG THE COMMON LINE OF SAID 7.8 AC PORTION OF LAND, AND SAID 1.72 AC PORTION OF LAND, SOUTH 39 DEGREES 17 MINUTES 09 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT 319.70 FEET, CONTINUING A TOTAL DISTANCE OF 533.31 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID 1.72 AC PORTION OF LAND, ALSO BEING THE MOST EASTERLY CORNER OF SAID 7.8 AC PORTION OF LAND, SAID POINT ALSO BEING A POINT IN THE COMMON LINE OF LOT 5, BLOCK 3, OF CLEAR CREEK ESTATES NO. 3, AN ADDITION TO THE CITY OF GARLAND, AS DESCRIBED IN A PLAT RECORDED IN VOLUME 82031, PAGE 2063, O.P.R.D.C.T., AS CONVEYED TO LEWIS AND MARISA MAY, DESCRIBED IN A DEED RECORDED IN VOLUME 94146, PAGE 4073, O.P.R.D.C.T.;

THENCE, LEAVING THE COMMON LINE OF SAID 7.8 AC PORTION OF LAND AND SAID 1.72 AC PORTION OF LAND, CONTINUING ALONG SAID COMMON LINE OF SAID LOT 5 AND SAID 1.72 AC PORTION OF LAND, SOUTH 41 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 103.02 FEET, TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH A YELLOW CAP STAMPED "DC&A RPLS 3935" BEARS SOUTH 14 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.76 FEET, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 5, ALSO BEING THE MOST NORTHWESTERLY CORNER OF LOT 6, BLOCK 3, OF SAID CLEAR CREEK ESTATES NO. 3, AS CONVEYED TO JOHN K. SHIPES, DESCRIBED IN A DEED RECORDED IN INSTRUMENT NUMBER 202000136575 O.P.R.D.C.T.;

THENCE, LEAVING THE COMMON LINE OF SAID LOT 5 AND SAID 1.72 AC PORTION OF LAND AND FOLLOWING THE COMMON LINE BETWEEN SAID 1.72 AC PORTION OF LAND AND LOT 1, BLOCK 12 OF THE PROVENCE AT FIREWHEEL NO. 1, AN ADDITION TO THE CITY OF GARLAND, ACCORDING TO A PLAT THEREOF, RECORDED IN VOLUME 2004181, PAGE 3709, O.P.R.D.C.T., SOUTH 47 DEGREES 53 MINUTES 13 SECONDS WEST, A DISTANCE OF 38.54 FEET, TO A 3-INCH ALUMINUM DISC STAMPED "PROVIDENCE SUBDIVISION 2006", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID 7.8 AC PORTION OF LAND, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TODD LANE;

THENCE, LEAVING THE COMMON LINE OF SAID 1.72 AC PORTION OF LAND AND LOT 1, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TODD LANE, NORTH 39 DEGREES 06 MINUTES 46 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "HANNA SURV PLS 6647" AT 232.67 FEET, CONTINUING A TOTAL DISTANCE OF 539.85 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

THENCE, LEAVING THE NORTHEASTERLY RIGHT-OF-WAY OF TODD LANE, NORTH 45 DEGREES 43 MINUTES 18 SECONDS EAST, PASSING A 5/8-INCH IRON ROD AT A DISTANCE OF 20.97 FEET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID LOT 1, BLOCK 1, OF SAID TALLEY ROAD ESTATES NO. 8, CONTINUING A TOTAL DISTANCE OF 139.05 FEET TO THE POINT OF BEGINNING, AND CONTAINING 74,967.04 SQUARE FEET OR 1.720 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

BY:

(AUTHORIZED SIGNATURE OF OWNER)

FERHAN ZAKI, OWNER
(PRINTED NAME AND TITLE)

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

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

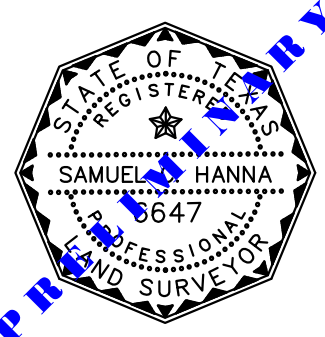
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYOR'S STATEMENT

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

DATED THIS THE _____ DAY OF _____, 20____.



SAMUEL C. HANNA
Registered Professional Land Surveyor
Texas Registration No. 6647

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

OWNER:
FERHAN ZAKI
610 SOTOGRANDE DR.
GARLAND, TX 75044

SURVEYOR:
HANNA SURVEYING AND
ENGINEERING, LLC
11729 E FM 917
ALVARADO, TEXAS 76009
PH: 682-353-9474
FIRM NO. 10194633

FIELD SURVEY BY: KR
DRAWN BY: NDL, SK

DATE: 03/30/2023
SCALE: 1" = 40'

PROJECT NO. 21-315
EMAIL: SAMHANNA-SE.COM

HSE
HANNA
SURVEYING
& ENGINEERING LLC.

GENERAL NOTES:

- ALL MONUMENTS REFERENCED TO BE SET ARE 5/8-INCH IRON RODS SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- BASES OF BEARING FOR THIS PLAT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AS OBSERVED ON THE ALTIMERA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES.
- CONTROLLING MONUMENTS ARE AS NOTED.
- ACCORDING TO THE FEDERAL EMERGENCY AGENCY, FLOOD INSURANCE RATE MAP NUMBER 4811300230K, DATED JULY 07, 2014, DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD EVENT.
- 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.

SPACE RESERVED FOR COUNTY RECORDING LABEL

MARCH 2023

FINAL PLAT
ZAKI HOME ADDITION
LOT 1 & 2, BLOCK 1
JAMES HOWARD SURVEY, ABSTRACT NO. 542
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220517-3

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

DIRECTOR OF PLANNING

CHAIRMAN OF PLAN COMMISSION

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



GARLAND

Plan Commission

3. c.

Meeting Date: 04/10/2023

Item Title: Z 22-80 Jerry Handy Planned Development (PD) (District 7)

Summary:

Consideration of the application of **Jerry Handy**, requesting approval of an Amendment to Planned Development (PD) District 21-01 to allow an Elder Care - Independent Living Use based in the Multi-Family-0 (MF-0) District. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Planned Development Amendment)

Attachments

Z 22-80 Jerry Handy Report and Attachments (PD)

Z 22-80 Jerry Handy Responses

Planning Report

File No: Z 22-80/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-01 to allow Elder Care- Independent Living based in the Multi-Family-0 (MF-0) District.

Approval of a Detail Plan for Elder Care- Independent Living.

LOCATION

2055 Arapaho Road

APPLICANT

Jerry Handy

OWNER

Spring Creek Senior Living, LLC.

BACKGROUND

In 2021, the City Council approved Planned Development (PD) District 21-01 to allow Elder Care - Independent Living and Assisted Living Use on 11 acres, which is considered Phase I and is currently under construction. The applicant now proposes Phase II, which will be Elder Care Independent Living in a duplex and single-family style configuration.

SITE DATA

The subject property consists of approximately 12.8 acres with no street frontage along Arapaho Road. However, the subject property can be accessed from Arapaho Road through Phase I.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) 21-01 for Elder Care- Independent Living and Elder Care- Assisted Living Use.

CONSIDERATIONS

1. Development and Site Plan

The applicant proposes 110 independent living "cottages" and 108 of those are duet cottages and two (2) are single cottages on one (1) lot of record. The applicant contends, "this will enhance the Phase I of this older adult community and provide an additional independent living option for senior residents. The cottage community is single-story residential neighborhood." The proposed development is a transition from the Phase I Independent and Assisted Living and any future residential development to the north.

2. Parking

The GDC requires 110 parking spaces for this proposal. The site layout shows a total of 300 parking spaces, which includes garage spaces, driveway spaces and parallel spaces.

In addition, the GDC requires least fifty (50%) percent of the parking spaces to be covered for an Elder Care- Independent Living Use and the site plan (Exhibit C) meets this requirement.

3. Amenities

The GDC requires indoor common or recreational areas to be provided at a ratio of at least one hundred square feet of gross floor area per dwelling unit. Examples of common areas are: common living and sitting rooms, dining rooms, libraries, game rooms, exercise rooms, dance floors, arts and crafts rooms, music rooms, and other age appropriate indoor recreational facilities. Per the calculation, a total of 11,000 square feet of common area is required. However, the applicant proposes a 3,622 amenity center. This community focal point is nestled within the cottage neighborhood and will be a destination for community gathering, and seasonal celebrations. Phase II is being treated as a duplex and single-family configuration for senior residents rather than a traditional independent living. The amenity center consists of a sports pub, fitness room, shower rooms, leasing space, copy room and meeting room.

In addition, the site plan (Exhibit C) reflects an outdoor swimming pool, a dog park and designated space for future pickleball court and future amphitheater.

4. Building Placement

The GDC has special standards for Elder Care- Independent Living. More specifically, single-story buildings not exceeding thirty (30) feet in height, must be set back a minimum of fifty (50) feet from the property line of an abutting residential district. In this case, the properties are adjacent to Agricultural (AG) District, which is considered a residential district. The applicant proposes a fifteen (15)-foot rear setback adjacent to the residential district. The applicant states the proposed development is a combination of duplex and single-family detached style configuration, in one lot of record. The rear setback, not adjacent to a street, in a Two-Family (2F) District and Single-Family District, is ten (10) feet. In addition, the Multi-Family (MF) District requires a rear setback of twelve (12) feet, not adjacent to a street.

In addition, Elder Care- Independent Living buildings must be a minimum of twenty (20) feet apart and the applicant proposes ten (10) feet. Since this development will be in one (1) lot of record, the applicant proposes the new Multi-Family-0 (MF-0) District base zoning. The Multi-Family-0 (MF-0) District allows the buildings to be ten (10) feet apart. The MF-0 District is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots.

5. Dwelling unit/mix

Independent Living Facility:

Two-bedroom units must have a minimum dwelling unit size of seven hundred twenty-five (725) square feet. No dwelling unit may contain more than two bedrooms. The applicant will conform with the above requirement.

Required two-bedroom:	725 square feet
Proposed:	1,245 square feet

Number of units:

110 units

6. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) will comply with the applicable screening and landscaping standard.

Perimeter fencing and landscaping is required along the property lines and access points to a senior living facility. The proposed perimeter fencing is placed along the property lines of Phase II and around the trail that is to be constructed with Phase I. The applicant proposes a six (6) foot ornamental fence with masonry columns along with evergreen shrubs.

7. Building Design

The building design complies with the MF-0 architectural elements and articulation requirements of the GDC.

8. Signage

No deviations were requested regarding signage.

9. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Indoor Common Area	11,000 square feet	3,622 square-foot Amenity Center	Phase II is being treated as a duplex and single-family configuration for senior residents rather than a traditional independent living. The amenity center consists of a sports pub, fitness room, shower rooms, leasing space, copy room and meeting room. The applicant also states each home will have its own gathering space.
Building Placement	Single-story buildings not exceeding thirty (30) feet in height, must be set back a minimum of fifty (50) feet from the property line of an abutting residential district. This is a	The applicant proposes a 15-ft rear setback adjacent to residential district.	The applicant states the proposed development is a combination of low-density duplex and single-family detached style configuration, in one lot of record. The

	requirement specifically for Elder Care- Independent Living. Elder Care- Independent Living buildings must be a minimum of twenty (20) feet apart.	The applicant proposes ten (10) feet.	rear setback, not adjacent to a street, in a Two-Family (2F) District and Single-Family District, is ten (10) feet. This development will be in one (1) lot of record and the applicant proposes the new Multi-family-0 (MF-0) District base zoning. The Multi-Family-0 (MF-0) District allows the buildings to be ten (10) feet apart. In addition, the Multi-Family (MF) District requires a rear setback of twelve (12) feet, not adjacent to a street.
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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact Neighborhoods provide areas for moderate increase in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The Compact Neighborhood development type is primarily characterized as moderate residential between six (6) and twelve (12) dwelling units per acre.

The applicant proposes the density to be 8.59 dwelling units per acre. Therefore, the proposed development is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Agricultural (AG) District and it is currently unimproved. Agricultural (AG) District zoning may include development of large estate lots, open spaces, or farming activities. The properties to the east are zoned Planned Development (PD) District 21-01, Planned Development (PD) District 16-13 and Planned Development (PD) District 20-37 for Multi-Family uses. There are two (2) apartment complexes. The property to the south is zoned Planned Development (PD) District 21-01; this is Phase I of the development. The properties to the south, across Arapaho Road, are zoned Single-Family-7 (SF-7) District and developed with single-family homes. The property to the west is zoned Agricultural (AG) District; this property is undeveloped.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-01 to allow Elder Care-Independent Living based in the Multi-Family-0 (MF-0) District.

Approval of a Detail Plan for Elder Care- Independent Living.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

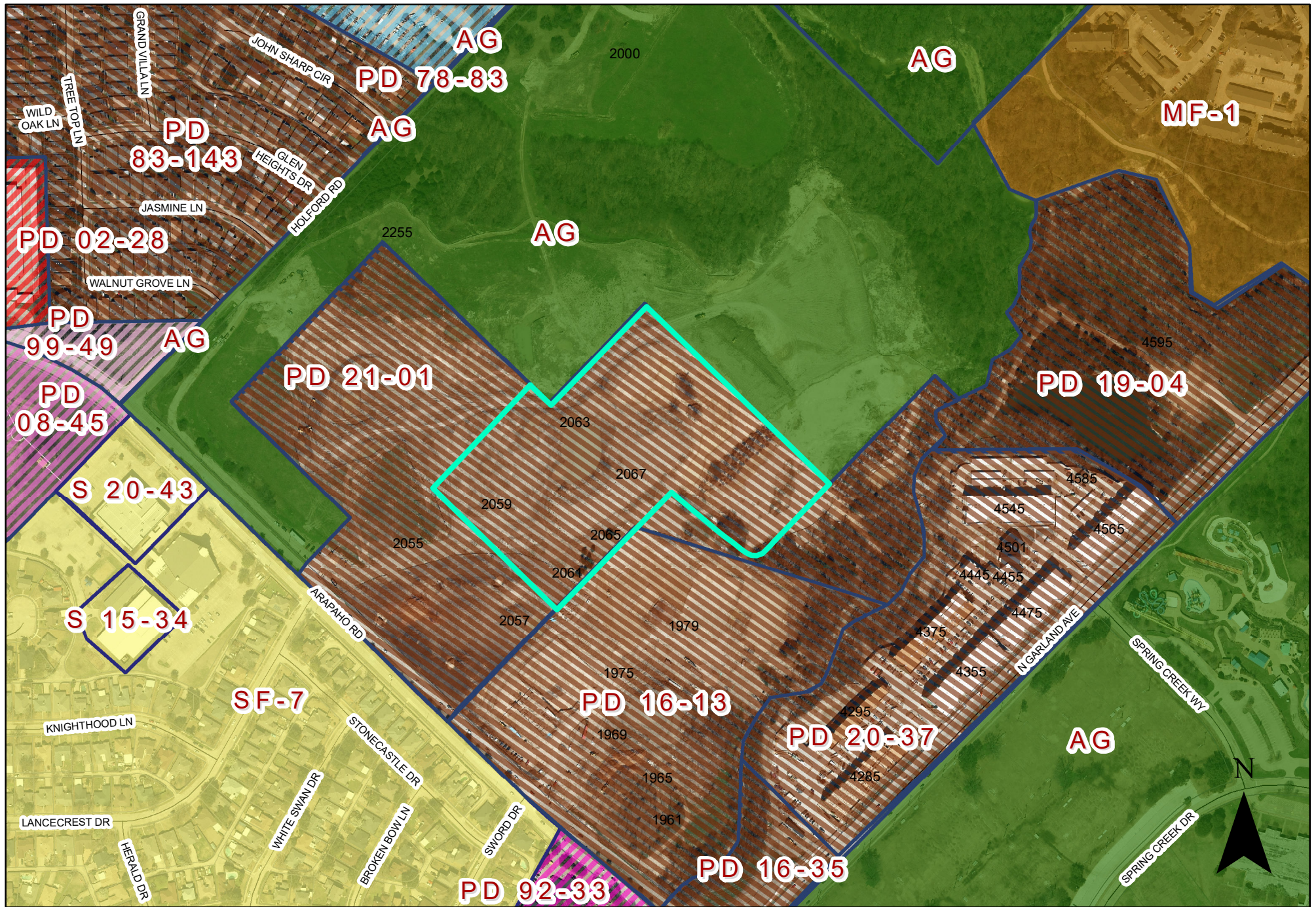
CITY COUNCIL DATE: May 2, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-80



INDICATES AREA
OF REQUEST

2055 Arapaho Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-80

2055 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve an Elder Care-Independent Living development.
- 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 the Multi-Family-0 (MF-0) District and Special Standards of the Elder Care Living Facilities and Elder Care- Assisted Living as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) District 21-01 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. Future Development on the subject property shall require Detail Plan approval.
- V. Specific Conditions:**
- A. Permitted Uses: Only an Elder Care - Independent Living use shall be permitted on the subject property.
- 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. Dwelling Units: A total of 110 dwelling units shall be permitted.

- D.
- E. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- F. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. In addition, a six (6)-foot ornamental fence with masonry columns along with the evergreen high-level screening shrubs shall be provided.
- G. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- H. Waste Disposal Restrictions:
1. On the development's residential waste collection day appointed by the City of Garland, residents of cottage units 15 and 31 shall place the unit's waste disposal can alongside the neighboring unit's waste disposal can, being units 14 and 30 respectively.
 2. Waste disposal cans shall be placed along the curb at the edge of the driveway as to not block access to any cottage unit driveway.
 3. Waste disposal cans shall be placed far enough before a change in direction of the waste disposal truck's path to prevent the truck from backing up to collect the waste disposal can.
 - a. The City of Garland Sanitation Department guidelines prohibit the waste disposal truck from backing up when collecting residential waste in this development.

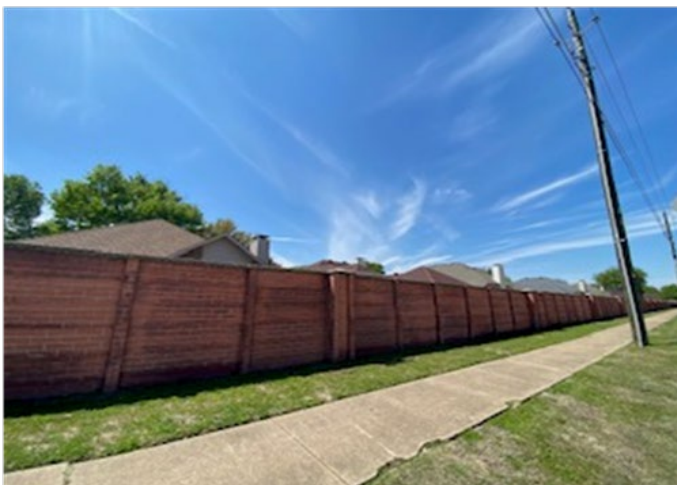
Z 22-80



View of the subject property



East of the subject property



South of the subject property



West of the subject property

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



GARLAND

Plan Commission

3. d.

Meeting Date: 04/10/2023

Item Title: Z 22-80 Jerry Handy - Detail Plan (District 7)

Summary:

Consideration of the application of **Jerry Handy**, requesting approval of a Detail Plan for an Elder Care - Independent Living development. This property is located at 2055 Arapaho Road. (District 7) (File Z 22-80 – Detail Plan)

Attachments

Z 22-80 Jerry Handy Report and Attachments (Detail Plan)

Z 22-80 Jerry Handy Responses

Planning Report

File No: Z 22-80/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 21-01 to allow Elder Care- Independent Living based in the Multi-Family-0 (MF-0) District.

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LOCATION

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OWNER

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CONSIDERATIONS

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The applicant proposes 110 independent living "cottages" and 108 of those are duet cottages and two (2) are single cottages on one (1) lot of record. The applicant contends, "this will enhance the Phase I of this older adult community and provide an additional independent living option for senior residents. The cottage community is single-story residential neighborhood." The proposed development is a transition from the Phase I Independent and Assisted Living and any future residential development to the north.

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COMPREHENSIVE PLAN

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STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 21-01 to allow Elder Care-Independent Living based in the Multi-Family-0 (MF-0) District.

Approval of a Detail Plan for Elder Care- Independent Living.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

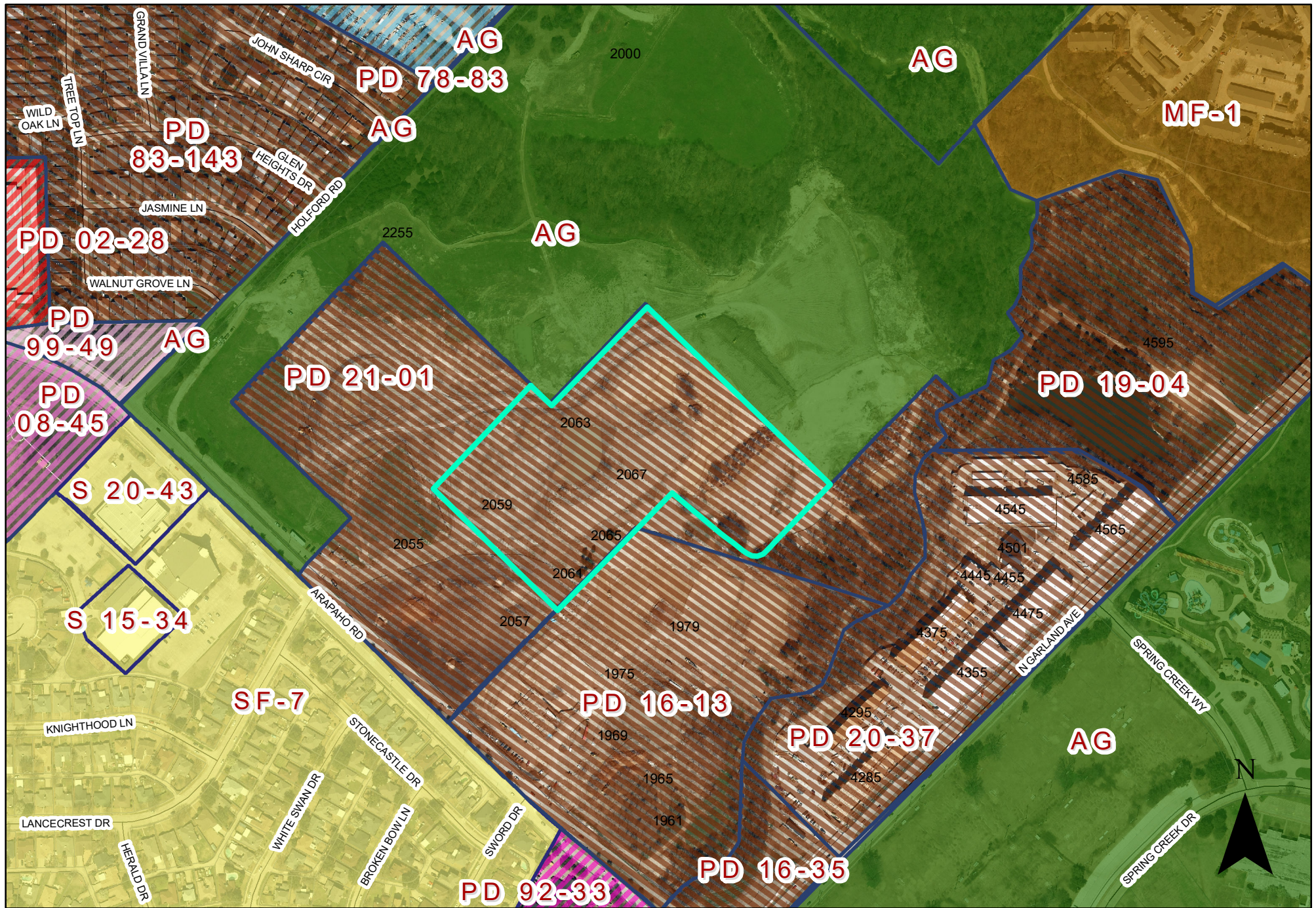
CITY COUNCIL DATE: May 2, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 260 520 Feet
1 inch = 396 feet

ZONING MAP Z 22-80

INDICATES AREA
OF REQUEST

2055 Arapaho Road

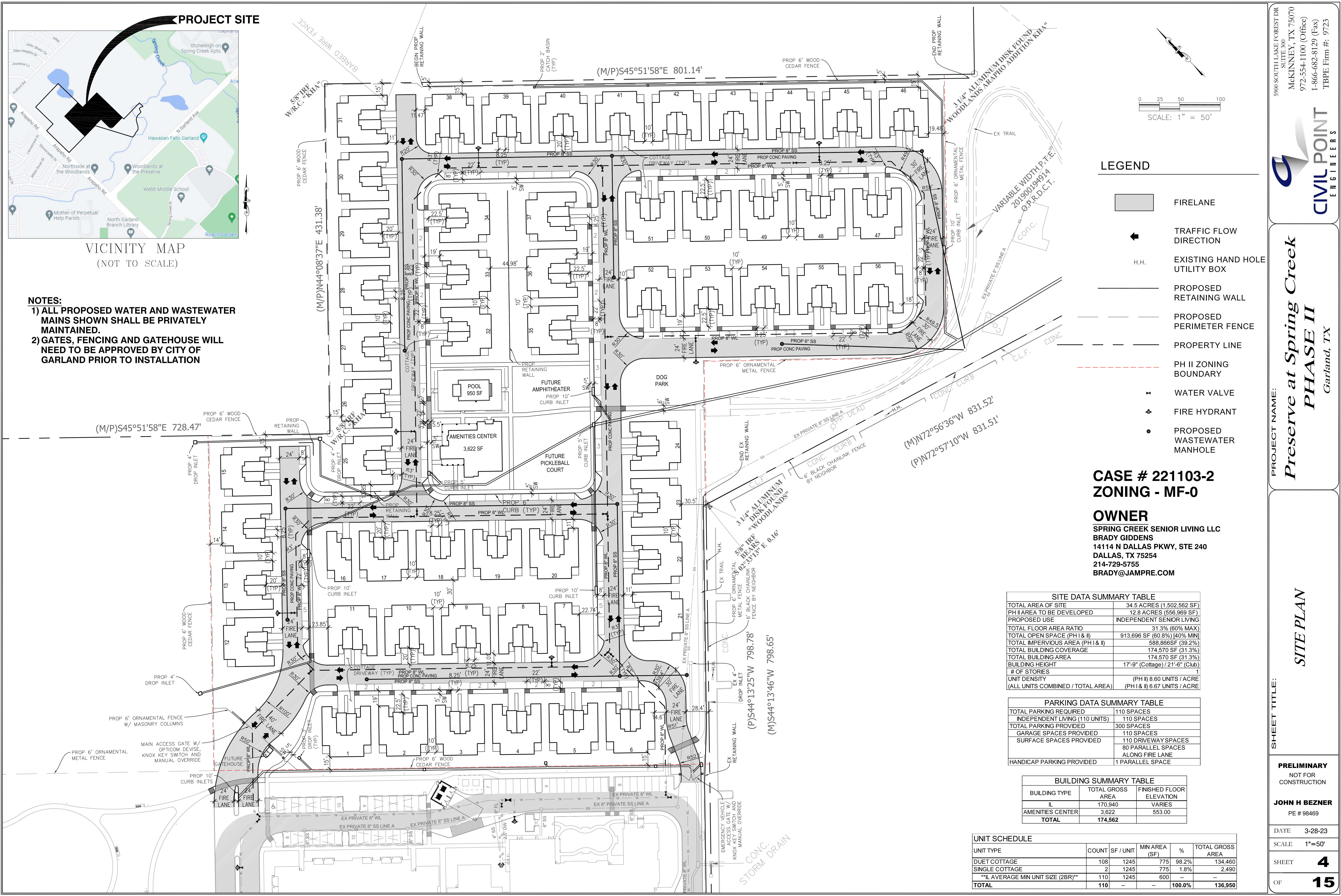
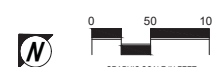


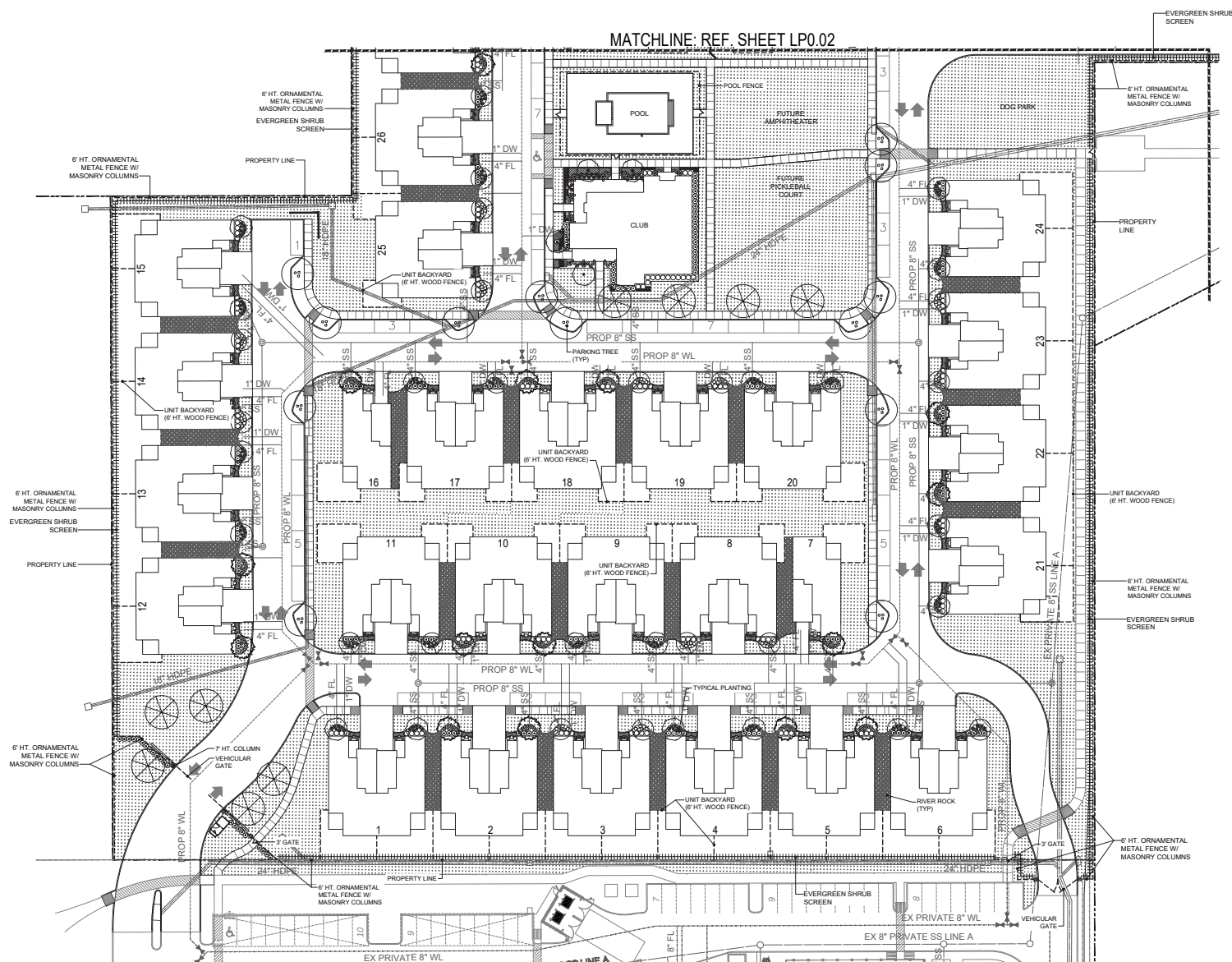
EXHIBIT D

①



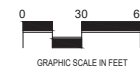
LP0.00

EXHIBIT D



① LANDSCAPE PLAN

SCALE: 1"=30'-0"



ISSUES:

() 10-24-22 SITE PLAN SUBMITTAL

() _____

REVISIONS:

(A) 12-28-22 PER CITY COMMENTS

(A) 01-11-23 PER CITY COMMENTS

(A) 02-15-23 PER CITY COMMENTS

(A) 03-15-23 PER CITY COMMENTS

(A) _____

(A) _____

(A) _____

(A) _____

CLIENT:
JAMP Enterprises LLC
14114 N. Dallas Parkway
Suite 265
Dallas, TX 75254

THE PRESERVE AT SPRING CREEK
(PHASE II)
GARLAND, TEXAS

CASE NO: 221103-2



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

**SITE PLAN
SUBMITTAL**

THE PRESERVE AT SPRING CREEK

GARLAND, TEXAS

JOB NUMBER: JAM-2101

LANDSCAPE PLAN

LP0.01

[illegible]

EVERGREEN SHRUB SCREEN

PROPERTY LINE

30" HDPE

6' HT. ORNAMENTAL METAL FENCE W/ MASONRY COLUMNS

EX PRIVATE 8" SS LINE A

LANDSCAPE A

MECKS DESIGN GROUP
BRANDON BOCHER
1755 NORTH COLLINS
SCHAGHTICO, NY 70

MEEKS DESIGN GROUP, INC.
BRANDON BOOHER
1755 NORTH COLLINS BLVD, STE 300
RICHARDSON, TX 75080
(972) 690-7474

JAMP ENTERPRISES, LLC
14114 N. DALLAS PARKWAY
SUITE 265
DALLAS, TX 75254

CLIENT:
JAMP Enterprises LLC
14114 N. Dallas Parkway
Suite 265
Dallas, TX 75254

THE PRESERVE AT SPRING CREEK
(PHASE II)
GARLAND, TEXAS

CASE NO: 221103-2



mdg
landscape
architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

**SITE PLAN
SUBMITTAL**

THE PRESERVE AT SPRING CREEK

THE PRESERVE AT SPRING CREEK

1990, 2000, 2005, 2010, 2015, 2020, 2025, 2030, 2035, 2040, 2045, 2050, 2055, 2060, 2065, 2070, 2075, 2080, 2085, 2090, 2095, 2100

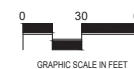
JOB NUMBER: JAM-2101

LANDSCAPE PLAN

LP0.02

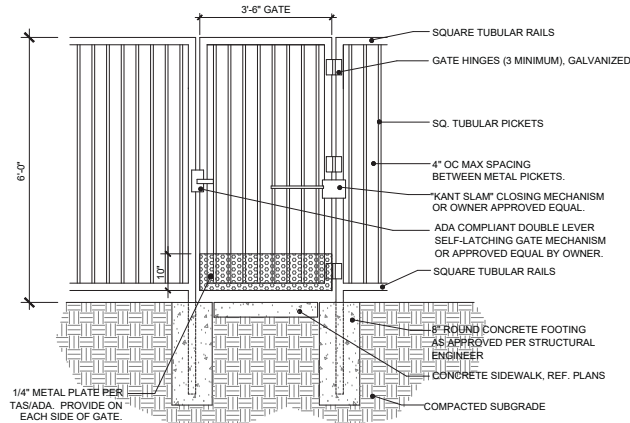
1 LANDSCAPE PLAN

SCALE: 1"=30'-0"



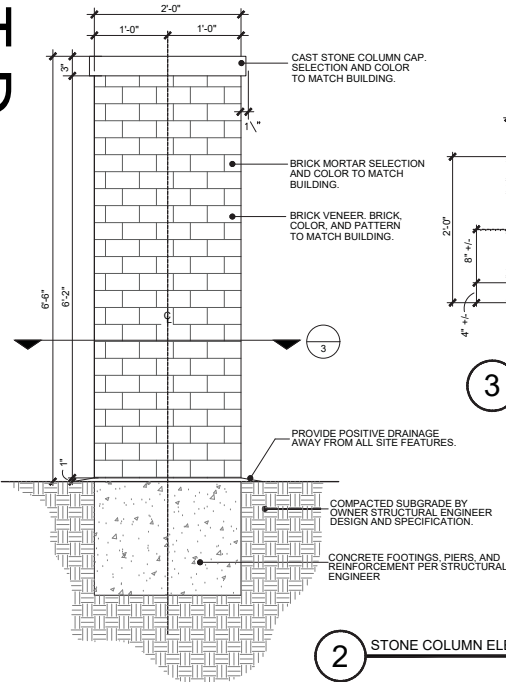
GRAPHIC SCALE IN FEET

EXHIBIT D

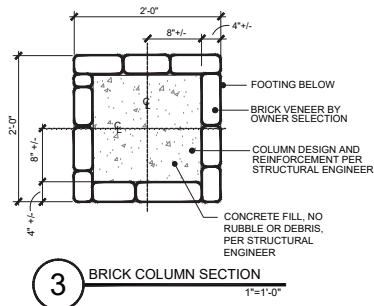


6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

NOTE: GATE TO HAVE MAX. SLB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



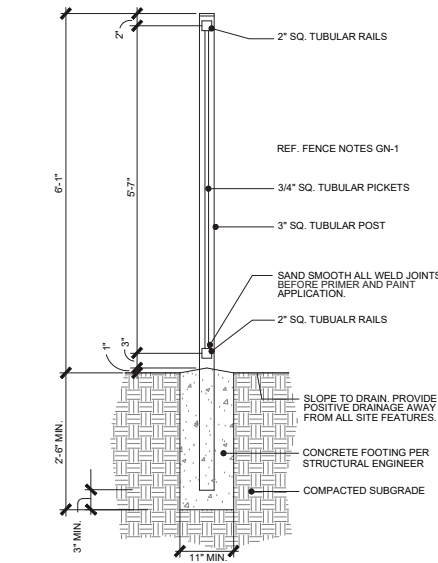
STONE COLUMN ELEVATION
SCALE: 1"=1'-0"



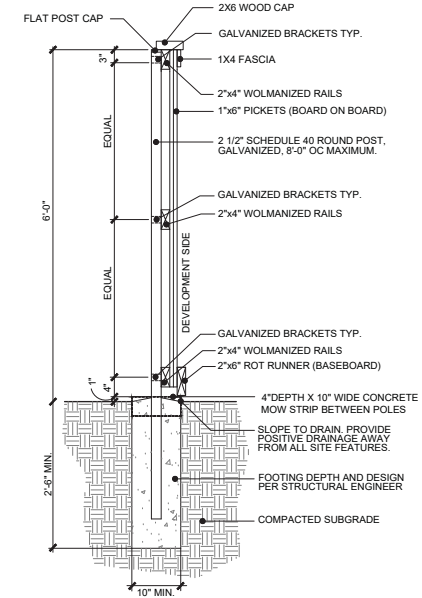
BRICK COLUMN SECTION
SCALE: 1"=1'-0"

STRUCTURAL ENGINEERING REQUIREMENTS
AND DESIGN FOR ALL DETAILS, SHALL BE
PROVIDED BY OWNER'S STRUCTURAL
ENGINEER OR PROVIDED BY PARTICULAR
TRADES' STRUCTURAL ENGINEER, WITH
SEALED STRUCTURAL ENGINEERING
DRAWINGS SUBMITTED FOR REVIEW.

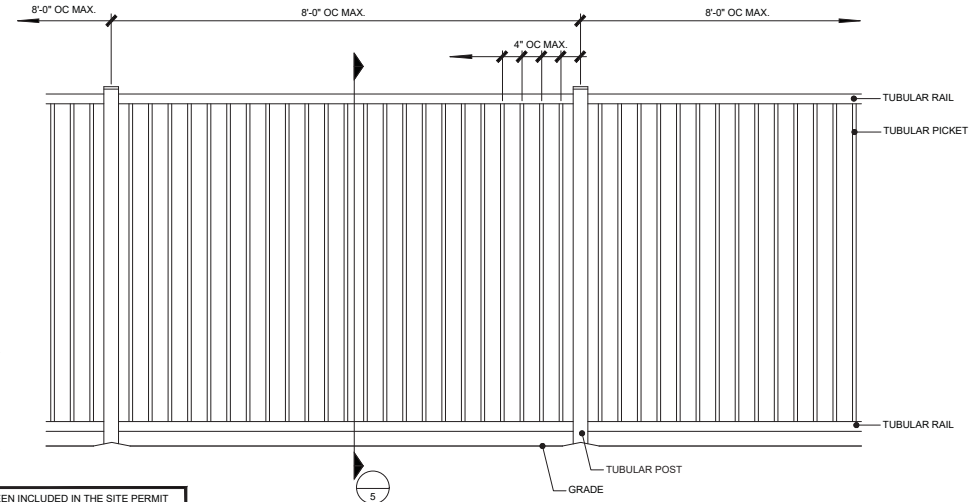
THIS PLAN SHEET HAS BEEN INCLUDED IN THE SITE PERMIT
CONSTRUCTION PLANS INFORMATIONAL PURPOSES ONLY.
PRIOR TO CONSTRUCTION, A SEPARATE SUBMITTAL, REVIEW
AND PERMIT MAY BE REQUIRED FROM THE BUILDING
INSPECTION DEPARTMENT. CONTACT THE BUILDING
INSPECTION DEPARTMENT AT 972-205-2300 FOR ADDITIONAL
INFORMATION AND REQUIREMENTS.



6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"



6' HT. WOOD FENCE (UNIT BACKYARDS)
SCALE: 1"=1'-0"



6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

ISSUES:	
10-24-22	SITE PLAN SUBMITTAL
03-15-23	PER CITY COMMENTS
03-15-23	PER CITY COMMENTS
03-15-23	PER CITY COMMENTS
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CLIENT:
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Dallas, TX 75254

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(PHASE II)
GARLAND, TEXAS

mgd
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RICHARDSON, TX 75080
PH (972) 690-7476
F (972) 690-7678



SITE PLAN SUBMITTAL

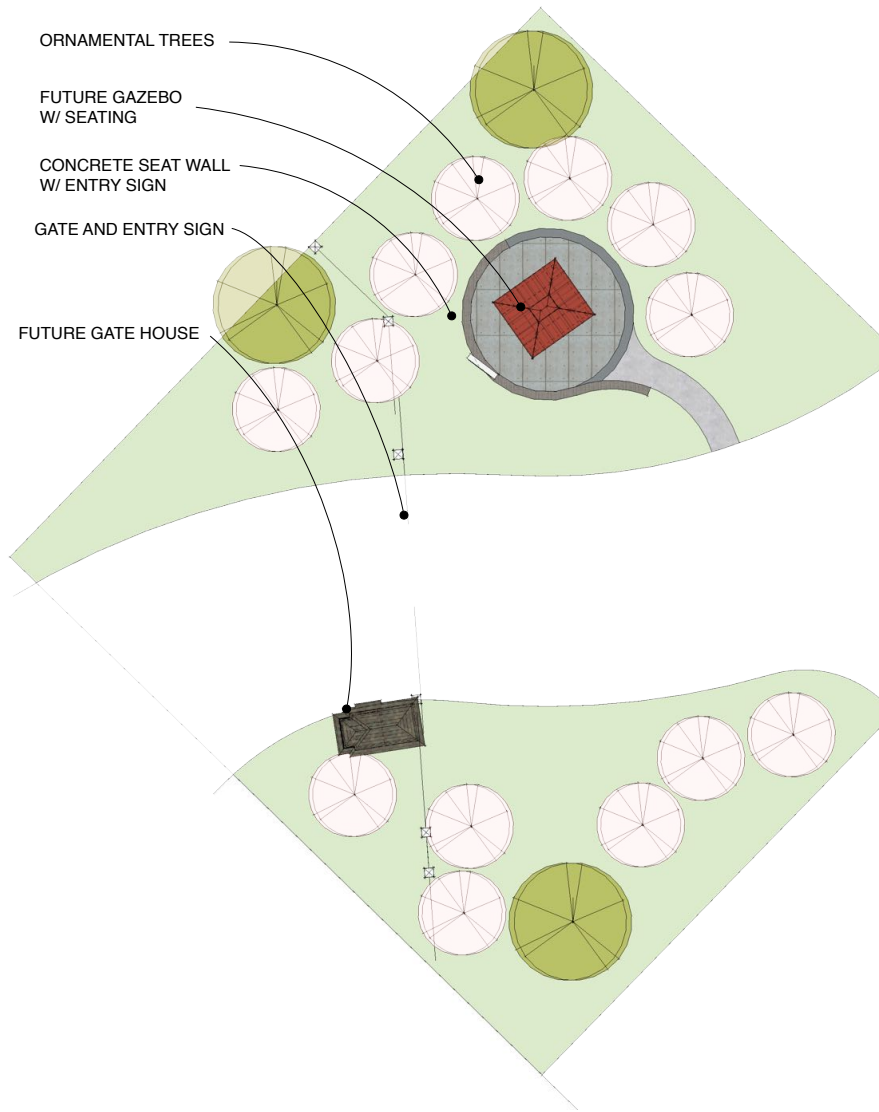
THE PRESERVE AT
SPRING CREEK
GARLAND, TEXAS
JOB NUMBER: JAM-2021

DETAILS

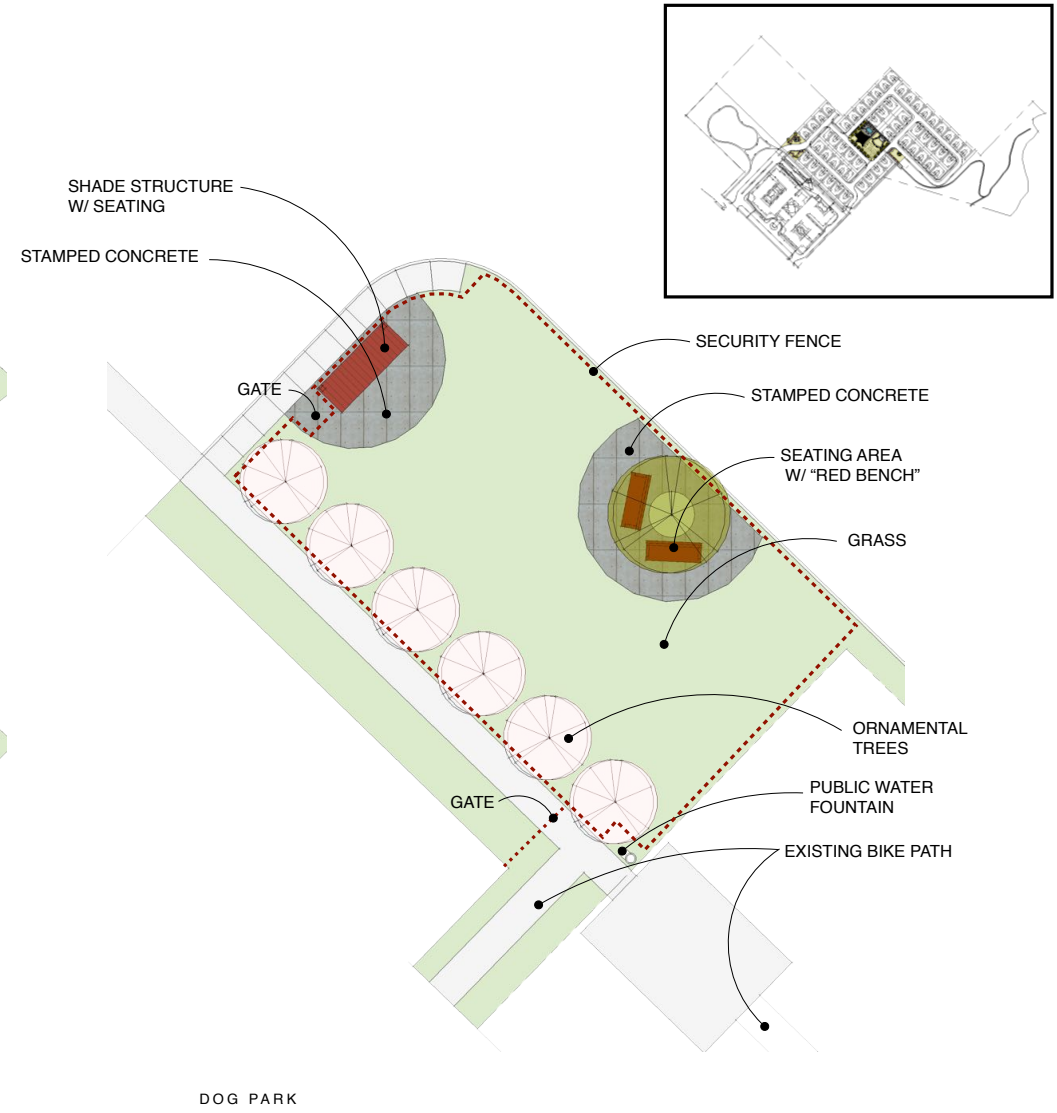
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CASE NO: 221103-2

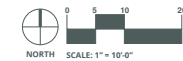
EXHIBIT D



ENTRY PARK & SIGNAGE



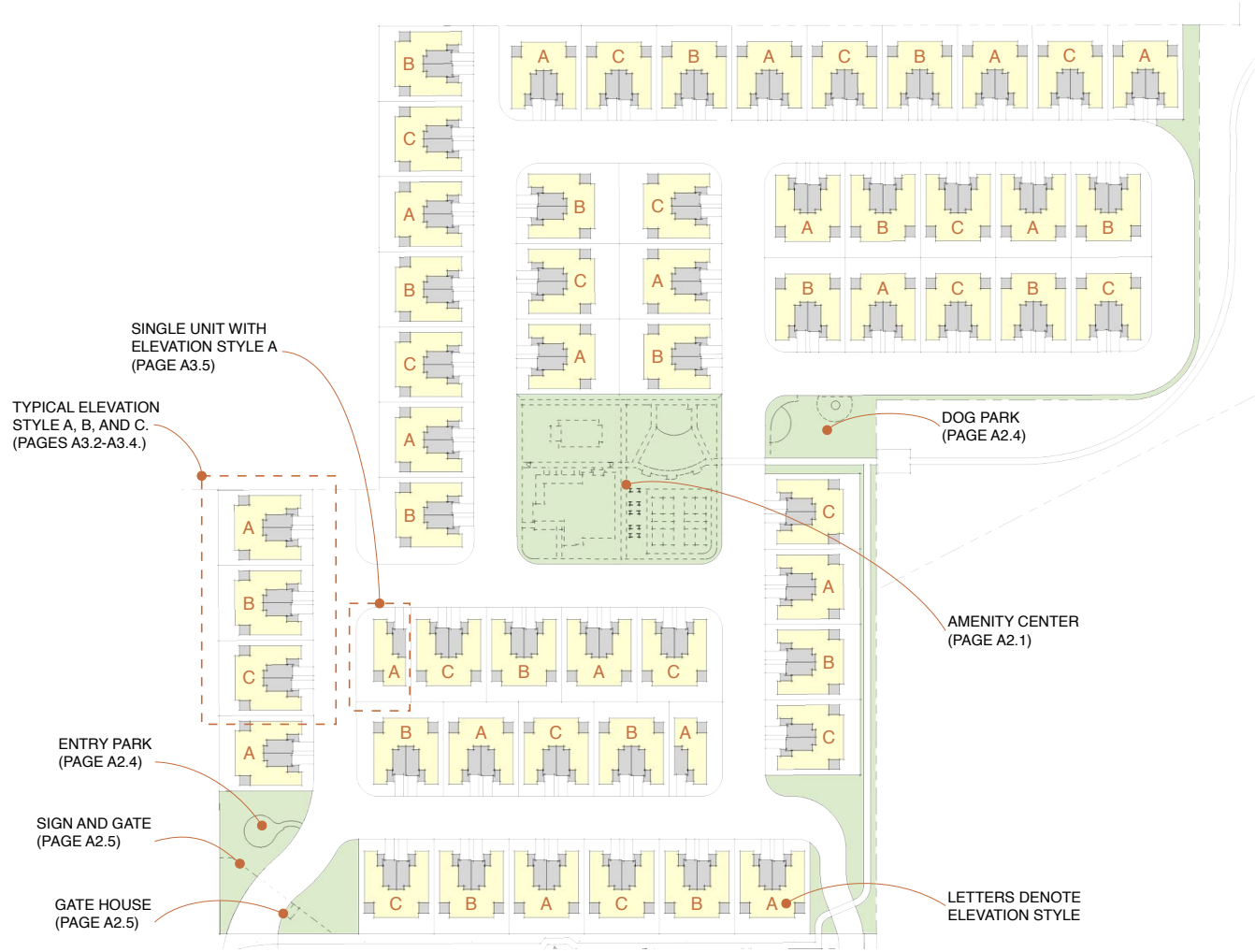
SCHEMATIC CONCEPT | SECONDARY AMENITY AREAS



JD-A JOB NUMBER: 21048
DATE: 02.14.2023

A2.4

EXHIBIT D



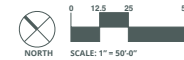
PROGRESS SET



THE PRESERVE AT SPRING CREEK COTTAGES
CITY OF GARLAND, TEXAS
CASE NUMBER: 221103-2

© 2024 - 2027 JEFFREY DUMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC SITE | PRE PLOT PLAN

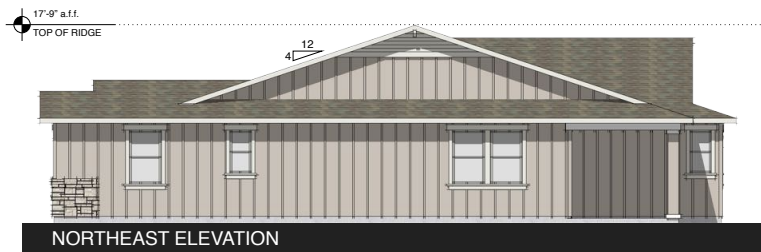
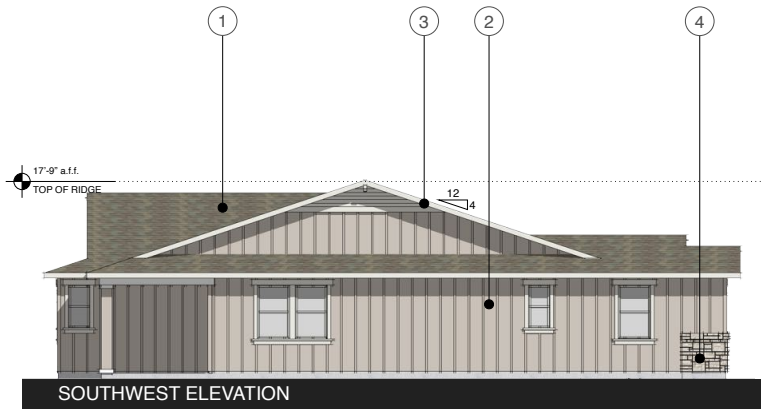


5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA 95746 | 916.785.2700 | WWW.JDAARCH.COM



JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A1.4



SOUTHEAST ELEVATION

MATERIAL	SQ. FT	PERCENTAGE
DOOR + WINDOW	206	38%
SIDING	341.38	62%
TOTAL	547.38	100%

SHEET NOTES

PLAN PER UNIT

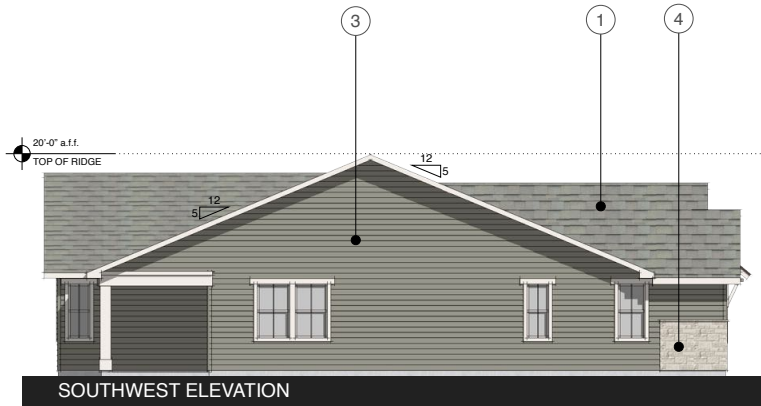
SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- 1 **COMPOSITION ROOF**
CERTANTEED (or equivalent)
LANDMARK SOLARIS | WEATHERED WOOD
- 2 **SIDING + TRIM**
JAMES-HARDIE (or equivalent)
VERTICAL SIDING | BOARD + BATTEN
2" BATTEN, 16" O.C.
- 3 **SIDING + TRIM**
JAMES-HARDIE (or equivalent)
HORIZONTAL SIDING | LAP | 4" EXPOSURE
- 4 **STONE VENEER**
CORONADO STONE | FREEDOM BUILDING
ALAMO SANDS
- 4 **DECORATIVE CORBEL**

ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY



SOUTHEAST ELEVATION

MATERIAL	SQ. FT	PERCENTAGE
DOOR + WINDOW	206	33%
SIDING	427.1	67%
TOTAL	633.1	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

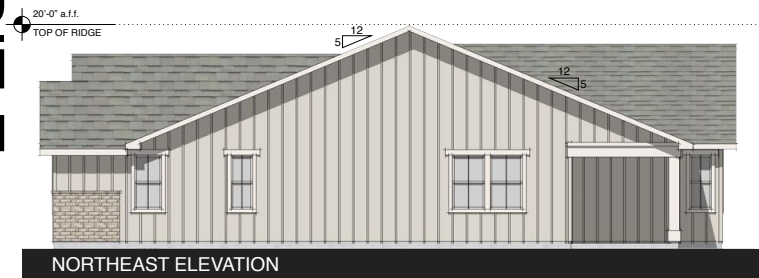
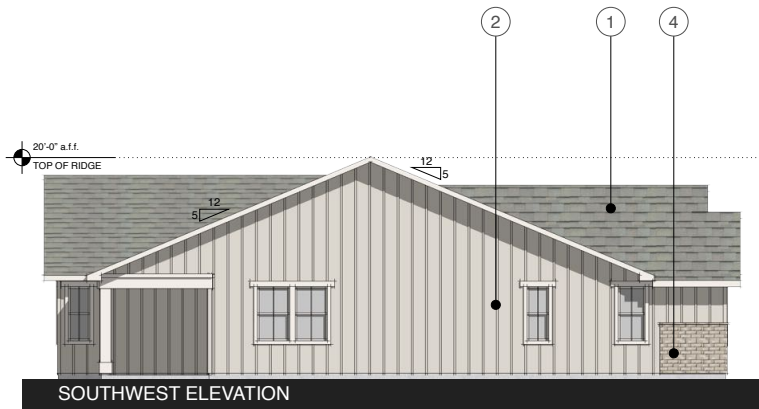
MATERIALS

- 1 COMPOSITION ROOF
CERTANTEED (or equivalent)
LANDMARK SOLARIS | AGED CEDAR
- 2 METAL ROOF
STANDING SEAM
- 3 SIDING + TRIM
JAMES HARDIE (or equivalent)
HORIZONTAL SIDING | LAP | 6" EXPOSURE
- 4 STONE VENEER
CORONADO STONE | FREEDOM BUILDING
ALAMO SANDS
- 5 DECORATIVE LOUVER

ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY

EXHIBIT E



SOUTHEAST ELEVATION

MATERIAL	SQ. FT	PERCENTAGE
DOOR + WINDOW	206	33%
SIDING	427.1	67%
TOTAL	633.1	100%

SHEET NOTES

PLAN PER UNIT

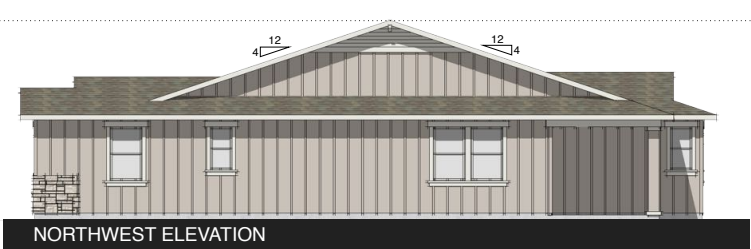
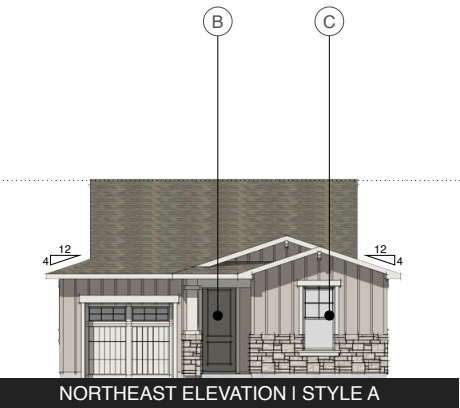
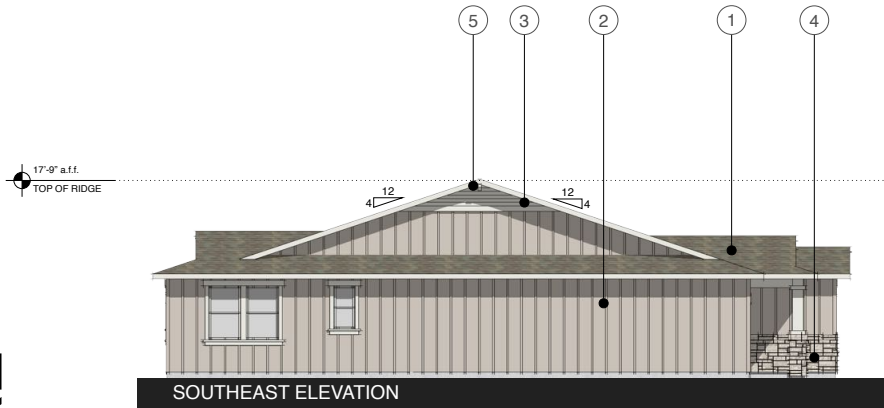
SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- 1 **COMPOSITION ROOF**
CERTANTEED (or equivalent)
LANDMARK SOLARIS | AGED CEDAR
- 2 **SIDING + TRIM**
JAMES HARDIE (or equivalent)
VERTICAL SIDING
BOARD + BATTEN | 2" BATTEN, 16" O.C.
- 3 **GABLE DETAIL**
JAMES HARDIE (or equivalent)
BOARD + BATTEN | 1.5" BATTEN, 4" O.C.
- 4 **STONE VENEER**
CORONADO STONE | SAND MOLD BRICKS
COTTONWOOD

ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY



NORTHEAST ELEVATION

MATERIAL	SQ. FT	PERCENTAGE
DOOR + WINDOW	103	38%
SIDING	170.69	62%
TOTAL	273.69	100%

SHEET NOTES

PLAN PER UNIT

SQUARE FOOTAGE	=	1,245 SF
STORIES	=	1
BEDROOMS	=	2
BATHROOMS	=	2

MATERIALS

- 1 COMPOSITION ROOF
CERTANTEED (or equivalent)
LANDMARK SOLARIS | WEATHERED WOOD
- 2 SIDING + TRIM
JAMES-HARDIE (or equivalent)
VERTICAL SIDING | BOARD + BATTEN
2" BATTEN, 16" O.C.
- 3 SIDING + TRIM
JAMES-HARDIE (or equivalent)
HORIZONTAL SIDING | LAP | 4" EXPOSURE
- 4 STONE VENEER
CORONADO STONE | FREEDOM BUILDING
ALAMO SANDS
- 5 DECORATIVE CORBEL

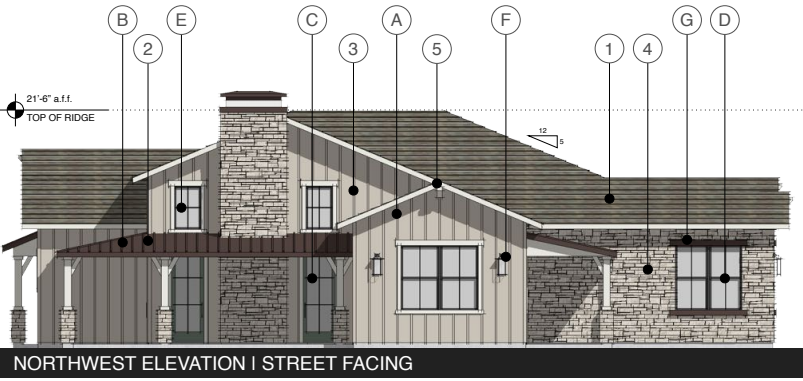
ARCHITECTURAL DESIGN ELEMENTS

- A MIN. 8:12 PITCH
- B FRONT PORCH: 40 S.F. MIN.
- C DIVIDED LIGHT WINDOWS
- D SPLIT GARAGE DOORS FOR EACH BAY

SHEET NOTES

- MATERIALS**
- 1 COMPOSITION ROOF
CERTANTEED (or equivalent)
LANDMARK SOLARIS | WEATHERED WOOD
 - 2 METAL ROOF
CERTANTEED (or equivalent)
LANDMARK SOLARIS | WEATHERED WOOD
 - 3 SIDING + TRIM
JAMES HARDIE (or equivalent)
VERTICAL SIDING | BOARD + BATTEN
2" BATTEN, 16" O.C.
 - 4 STONE VENEER
CORONADO STONE | FREEDOM BUILDING
ALAMO SANDS
 - 5 DECORATIVE CORBEL

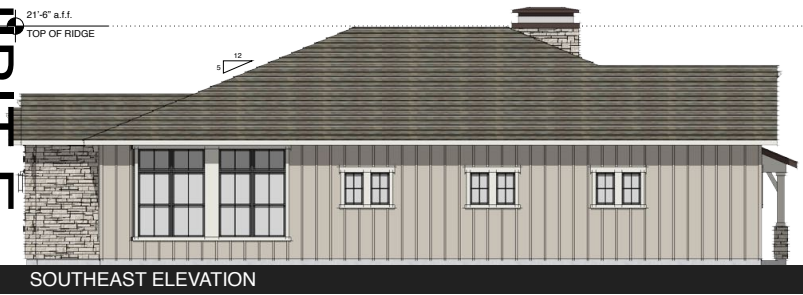
- ARCHITECTURAL DESIGN ELEMENTS**
- A VARIED ROOF HEIGHTS
 - B AWNING/CANOPY
 - C ALCOVES
 - D DIVIDED LIGHT WINDOWS
 - E TRANSOMS
 - F DISTINCTIVE LIGHTING
 - G ORNAMENTAL WINDOW HEADERS AND LINTELS



NORTHWEST ELEVATION | STREET FACING



SOUTHWEST ELEVATION | STREET FACING (MAIN ENTRY)



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

NORTHWEST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	467.21	48%
STONE VENEER	350.78	36%
DOOR + WINDOW	154	16%
TOTAL	971.98	100%

SOUTHEAST ELEVATION

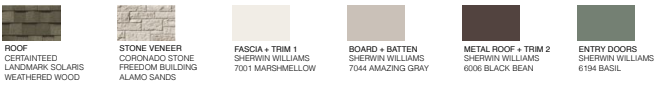
MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	562.89	72%
STONE VENEER	88.44	11%
DOOR + WINDOW	132.22	17%
TOTAL	783.55	100%

SOUTHWEST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	427.08	46%
STONE VENEER	215.29	23%
DOOR + WINDOW	292.08	31%
TOTAL	934.45	100%

NORTHEAST ELEVATION

MATERIAL	SQ.FT	PERCENTAGE
BORAD + BATTEN	776.96	67%
STONE VENEER	41.82	4%
DOOR + WINDOW	334	29%
TOTAL	1152.78	100%

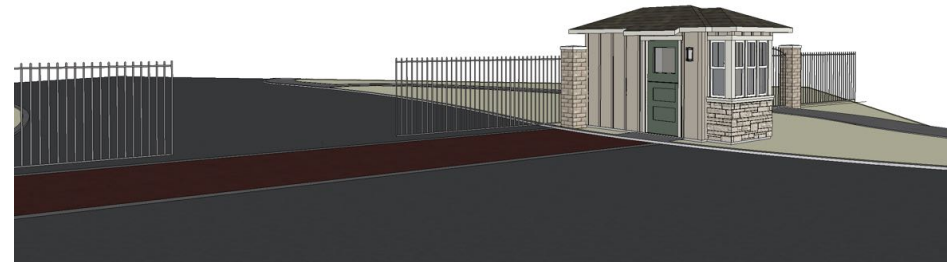


SCHEMATIC ELEVATIONS | CLUBHOUSE

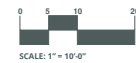


JD+A JOB NUMBER: 21048
DATE: 02.14.2023

A2.3



SCHEMATIC FUTURE GATEHOUSE | COTTAGES ENTRY



JD-A JOB NUMBER: 21048
DATE: 02.14.2023

A2.5

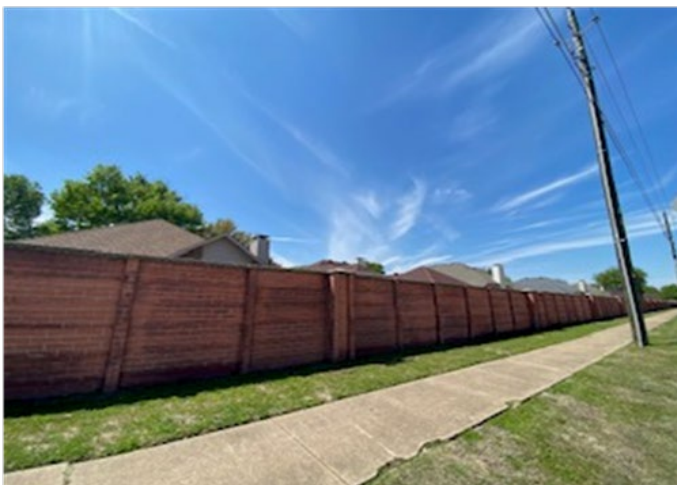
Z 22-80



View of the subject property



East of the subject property



South of the subject property



West of the subject property

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



Plan Commission

3. e.

Meeting Date: 04/10/2023

Item Title: Z 23-03 Wier & Associates, Inc. - Specific Use Provision (District 3)

Summary:

Consideration of the application of **Wier & Associates, INC.**, requesting approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Specific Use Provision)

Attachments

Z 23-03 Wier & Associates, Inc. Report and Attachments (Specific Use Provision)

Z 23-03 Wier & Associates, Inc. Responses

Planning Report

File No: Z 23-03/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Financial Institution, Drive-Through Use.

LOCATION

3150 Broadway Boulevard

APPLICANT

Wier & Associates, Inc.

OWNER

GRAM Centerville Plaza, LLC

BACKGROUND

The subject property has an approved SUP for a Restaurant, Drive-Through Service Use; however; the site was never developed. The applicant proposes to open a bank with a drive-through service. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The 0.685-acre site is accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 08-53] for a Restaurant, Drive-Through Use which was not developed.

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 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 CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 3,710 square foot bank building with a 659 square-foot canopy covering three drive-through lanes and an escape lane.
2. The applicant has an off-site dumpster agreement located within 100' of the property.
3. The applicant is requesting approval of an indefinite duration of the Specific Use Provision. The indefinite duration was requested, as Frost Bank will be purchasing the property. The SUP Time Period Guide recommends twenty-five (25) to thirty (30) years for a Drive-Through Bank/ATM.
4. The hours of operation will be 9:00 am to 5:00 pm Monday through Friday and 9:00 am to 1:00 pm on Saturday.
5. The site layout (Exhibit C) for the proposed Frost Bank site complies with the Garland Development Code (GDC).
6. The landscape layout (Exhibit D) for the proposed Frost Bank site complies with the Garland Development Code (GDC).
7. The building elevations (Exhibit E) for the proposed Frost Bank comply with the Garland Development Code (GDC).
8. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Community Retail (CR) District as well. These properties include retail stores, medical offices, general office space, personal services, restaurants with and without drive-through service, and a convenience store with fuel pumps.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Financial Institution, Drive-Through Use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Financial Institution, Drive-Through Use.

In addition, the Plan Commission may consider following the SUP Time Period Guide's recommendation of twenty-five (25) to thirty (30) years.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

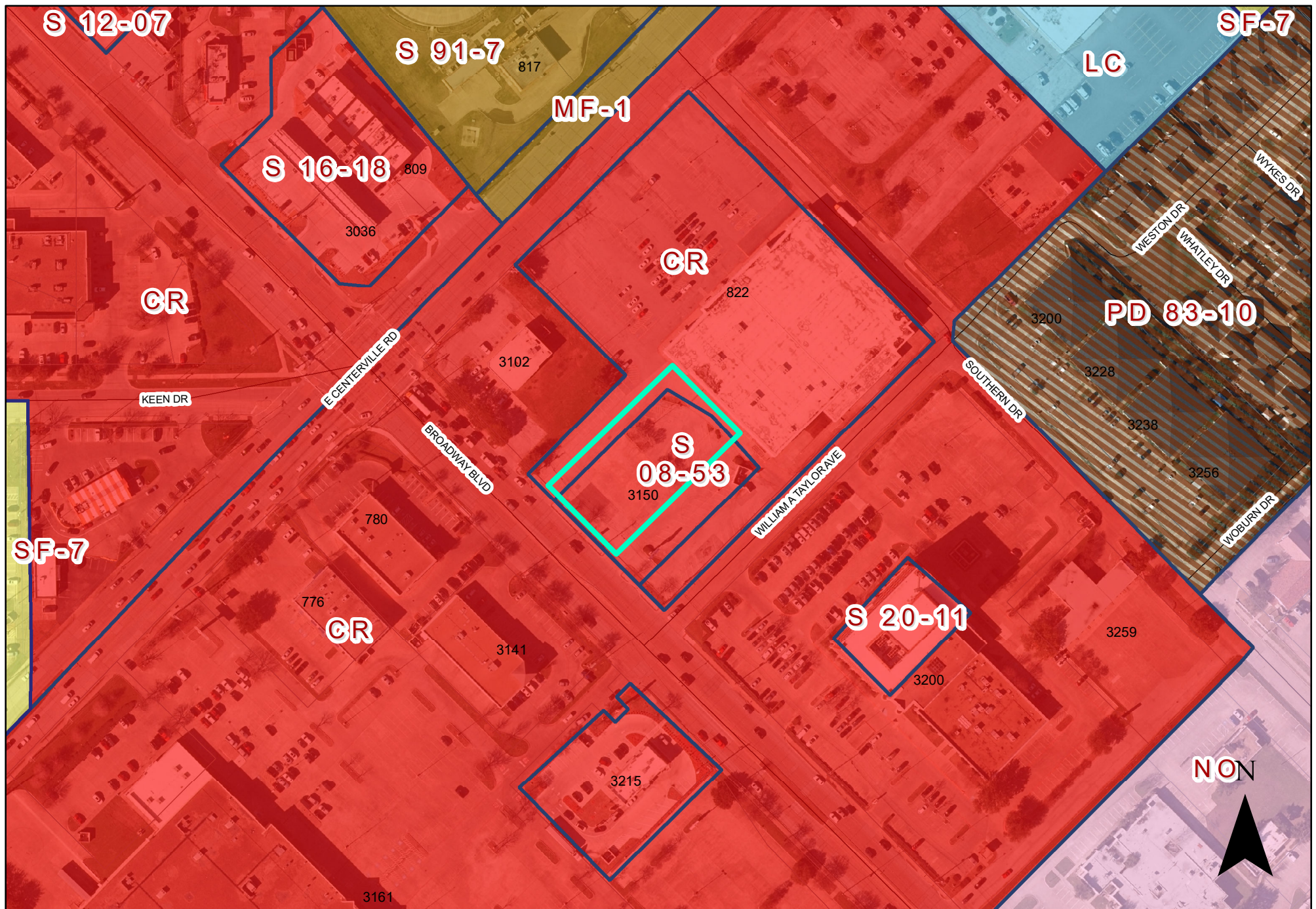
CITY COUNCIL DATE: May 02, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 23-03

 INDICATES AREA OF REQUEST

3150 Broadway Boulevard

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-03

3150 Broadway Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Financial Institution, Drive-Through Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have an indefinite time period.

Z 23-03



View of the subject site looking East from Broadway Boulevard



View from the subject site looking West across Broadway Boulevard



View from the subject site looking North along Broadway Boulevard showing retail stores



View from the subject site looking South down Broadway Boulevard

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



Plan Commission

3. f.

Meeting Date: 04/10/2023

Item Title: Z 23-03 Wier & Associates, Inc. - Plan (District 3)

Summary:

Consideration of the application of **Wier & Associates, INC.**, requesting approval of a Plan for a Financial Institution, Drive-Through Use. This property is located at 3150 Broadway Boulevard. (District 3) (File Z 23-03 – Plan)

Attachments

Z 23-03 Wier & Associates, Inc. Report and Attachments (Plan)

Z 23-03 Wier & Associates, Inc. Responses

Planning Report

File No: Z 23-03/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Financial Institution, Drive-Through Service Use on a property zoned Community Retail (CR) District

Approval of a Plan for a Financial Institution, Drive-Through Use.

LOCATION

3150 Broadway Boulevard

APPLICANT

Wier & Associates, Inc.

OWNER

GRAM Centerville Plaza, LLC

BACKGROUND

The subject property has an approved SUP for a Restaurant, Drive-Through Service Use; however; the site was never developed. The applicant proposes to open a bank with a drive-through service. The GDC requires a Specific Use Provision for a Drive-Through Service in the Community Retail (CR) District.

SITE DATA

The 0.685-acre site is accessed from Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 08-53] for a Restaurant, Drive-Through Use which was not developed.

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 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 CR district must be focused onto the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 3,710 square foot bank building with a 659 square-foot canopy covering three drive-through lanes and an escape lane.
2. The applicant has an off-site dumpster agreement located within 100' of the property.
3. The applicant is requesting approval of an indefinite duration of the Specific Use Provision. The indefinite duration was requested, as Frost Bank will be purchasing the property. The SUP Time Period Guide recommends twenty-five (25) to thirty (30) years for a Drive-Through Bank/ATM.
4. The hours of operation will be 9:00 am to 5:00 pm Monday through Friday and 9:00 am to 1:00 pm on Saturday.
5. The site layout (Exhibit C) for the proposed Frost Bank site complies with the Garland Development Code (GDC).
6. The landscape layout (Exhibit D) for the proposed Frost Bank site complies with the Garland Development Code (GDC).
7. The building elevations (Exhibit E) for the proposed Frost Bank comply with the Garland Development Code (GDC).
8. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are all zoned Community Retail (CR) District as well. These properties include retail stores, medical offices, general office space, personal services, restaurants with and without drive-through service, and a convenience store with fuel pumps.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Financial Institution, Drive-Through Use on a property zoned Community Retail (CR) District.

Approval of a Plan for a Financial Institution, Drive-Through Use.

In addition, the Plan Commission may consider following the SUP Time Period Guide's recommendation of twenty-five (25) to thirty (30) years.

ADDITIONAL INFORMATION

- i. Location Map
- ii. SUP Conditions
- iii. Exhibits
- iv. Photos

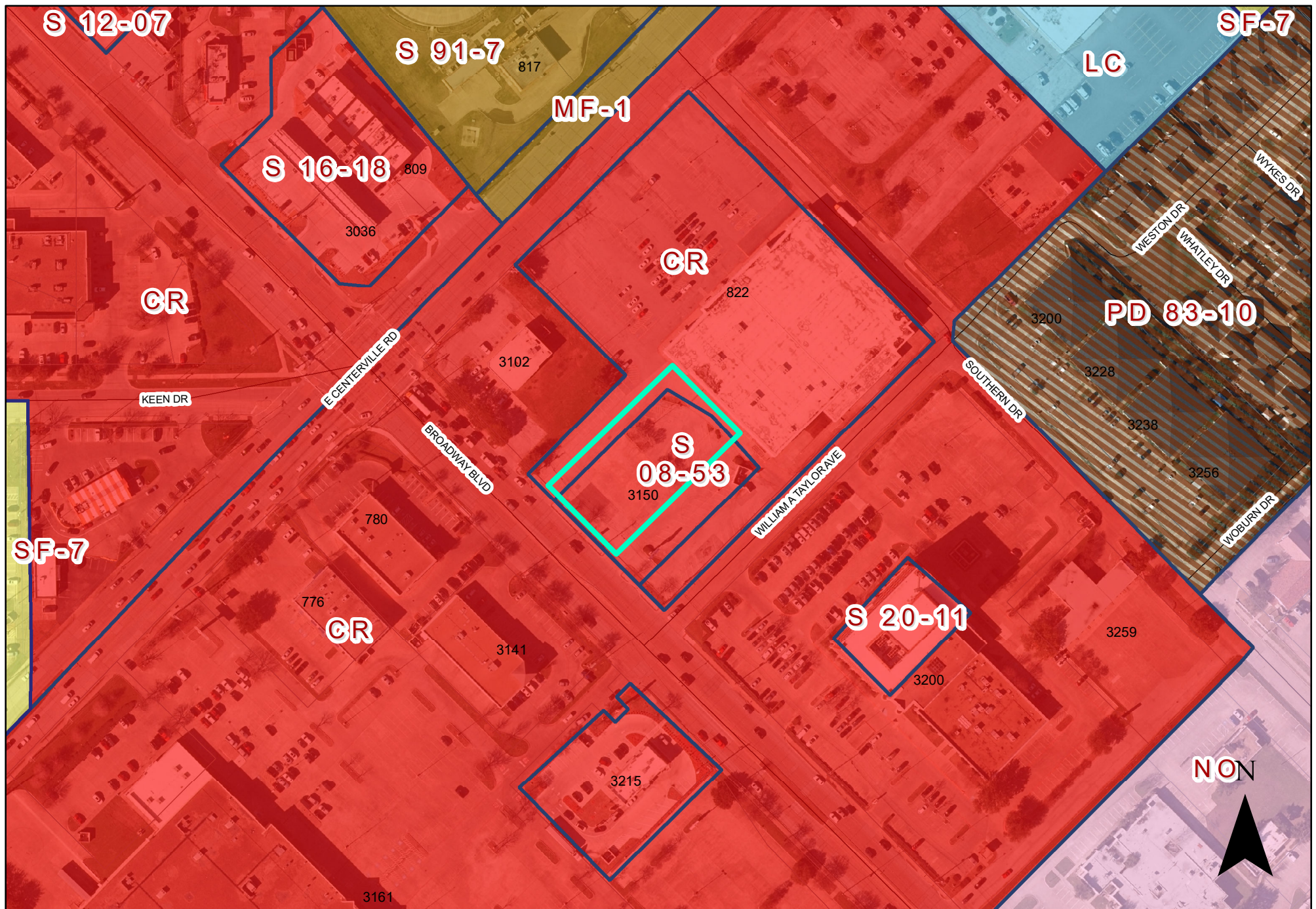
CITY COUNCIL DATE: May 02, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



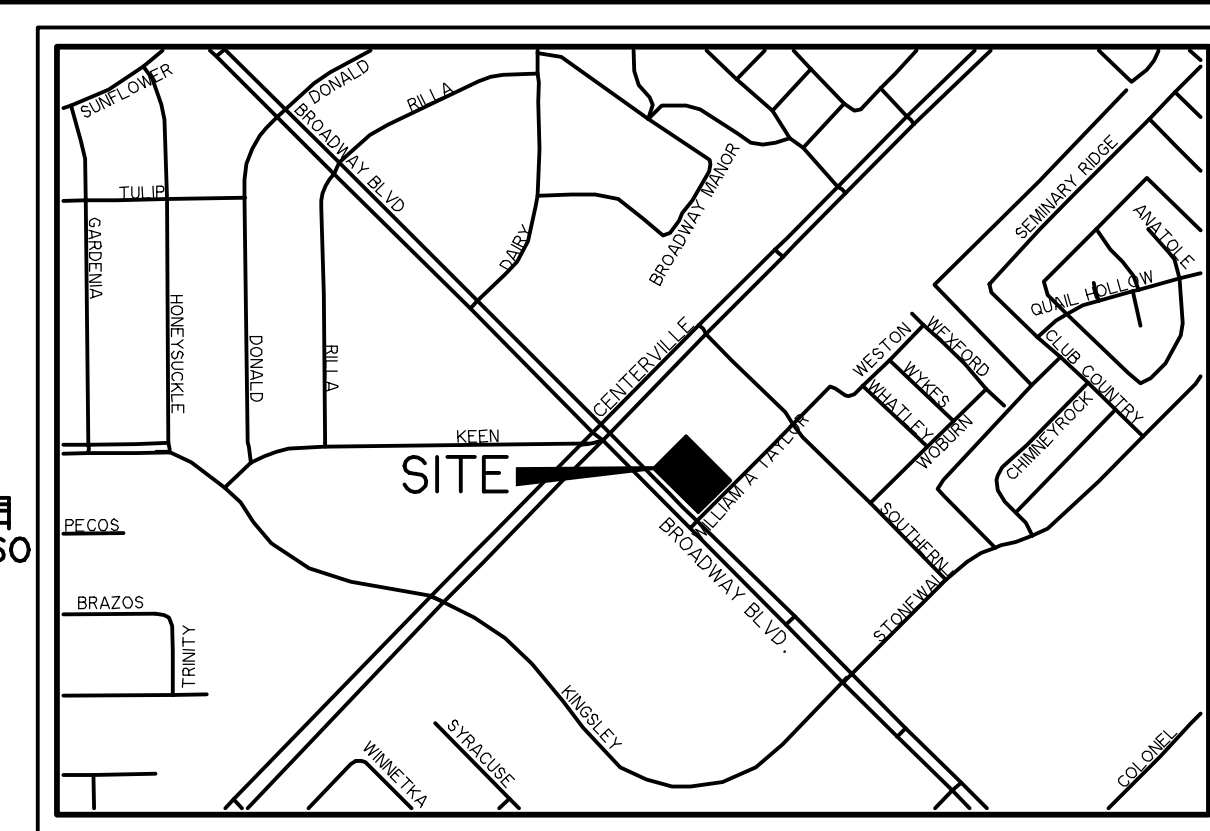
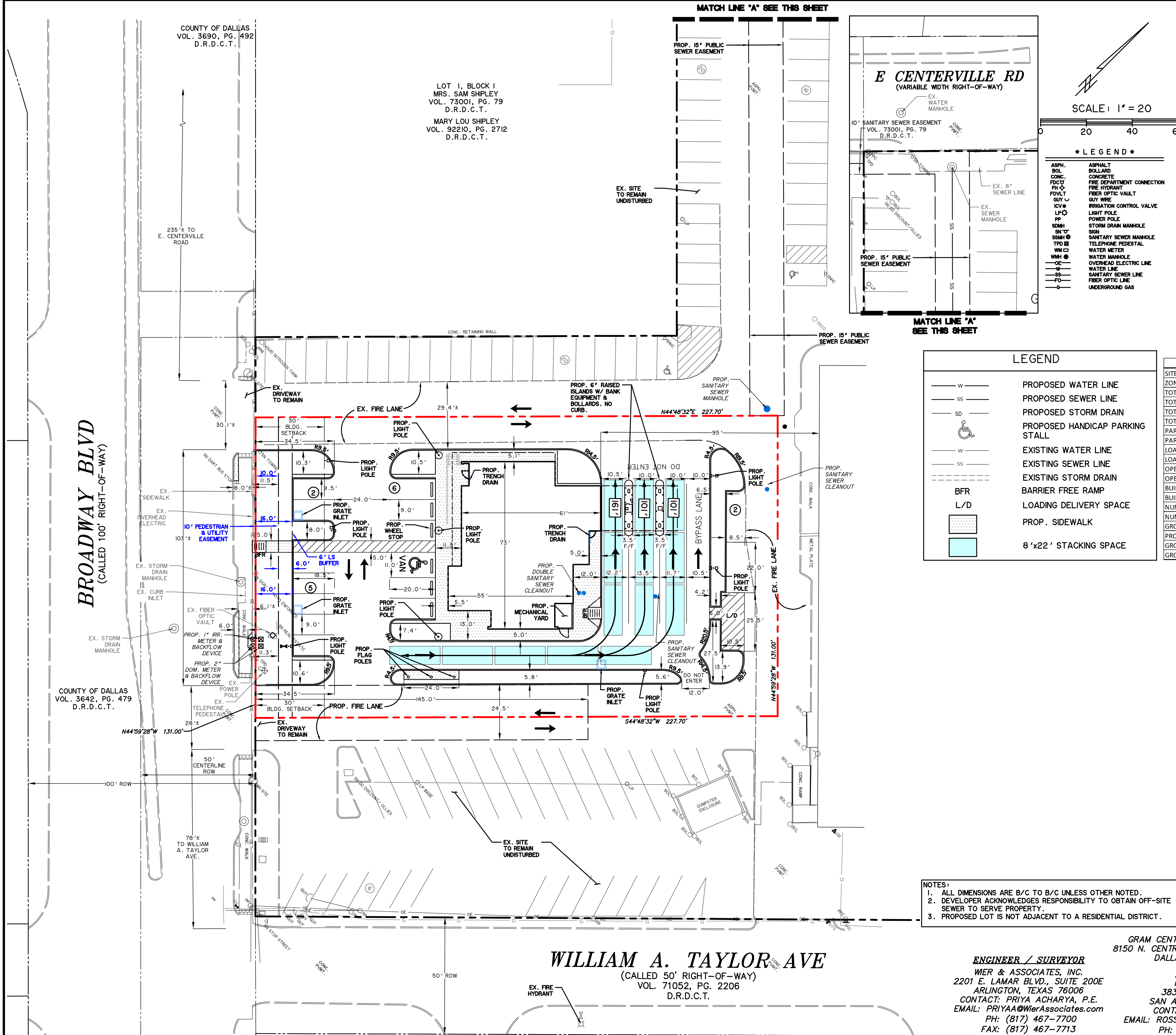
0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 23-03

 INDICATES AREA OF REQUEST

3150 Broadway Boulevard

Exhibit C



- SCALE: 1" = 20'
- * LEGEND *
- ASPH. BOLL. CONCRETE
 - FOOTING
 - FOVLT
 - SUT
 - ICV
 - LP
 - PP
 - SDMH
 - SN
 - SSMH
 - TPD
 - WMH
 - OE
 - W
 - SS
 - FO
 - G
- ASPHALT BOLLARD CONCRETE FIRE DEPARTMENT CONNECTION FIRE HYDRANT FIBER OPTIC VAULT GUY WIRE IRRIGATION CONTROL VALVE LIGHT POLE POWER POLE STORM DRAIN MANHOLE SIGN SANITARY SEWER MANHOLE TELEPHONE PEDESTAL WATER METER WATER MANHOLE OVERHEAD ELECTRIC LINE WATER LINE SANITARY SEWER LINE FIBER OPTIC LINE UNDERGROUND GAS

- LEGEND
- W PROPOSED WATER LINE
 - SS PROPOSED SEWER LINE
 - SD PROPOSED STORM DRAIN
 - Handicap symbol PROPOSED HANDICAP PARKING STALL
 - W EXISTING WATER LINE
 - SS EXISTING SEWER LINE
 - SD EXISTING STORM DRAIN
 - BFR BARRIER FREE RAMP
 - L/D LOADING DELIVERY SPACE
 - Stacking space symbol 8'x22' STACKING SPACE

SITE DATA TABLE	
SITE ADDRESS	3150 BROADWAY BLVD. GARLAND, TX 75043
ZONING	COMMUNITY RETAIL
TOTAL SITE AREA	29,829 S.F. (0.685 ACRES)
TOTAL FLOOR AREA RATIO	0.12:1
TOTAL IMPERVIOUS COVER	26,212 S.F. (87%)
TOTAL BUILDING COVERAGE	3,710 S.F. BLDG + 659 S.F. CANOPY = 14.6%
PARKING CALCULATION	S.F./300 (13 TOTAL SPACES REQUIRED)
PARKING PROVIDED	15
LOADING CALCULATION	1 SPACE REQUIRED
LOADING PROVIDED	1 LOADING SPACE PROVIDED
OPEN SPACE REQUIRED	2,982.90 S.F.
OPEN SPACE PROVIDED	4,067.00 S.F.
BUILDING HEIGHT PERMITTED	35 FT
BUILDING HEIGHT PROPOSED	30.3 FT
NUMBER OF STORIES PERMITTED	1
NUMBER OF STORIES PROPOSED	1
GROSS SQUARE FOOTAGE	3,710 S.F.
PROPOSED USE	BANK/FINANCIAL INSTITUTION WITH DRIVE-THROUGH
GROSS SQUARE FOOTAGE PER USE	3,710 S.F.
GROSS SQUARE FOOTAGE PER FLOOR	3,710 S.F.

- NOTES:
- ALL DIMENSIONS ARE B/C TO B/C UNLESS OTHER NOTED.
 - DEVELOPER ACKNOWLEDGES RESPONSIBILITY TO OBTAIN OFF-SITE SEWER TO SERVE PROPERTY.
 - PROPOSED LOT IS NOT ADJACENT TO A RESIDENTIAL DISTRICT.

OWNER
GRAM CENTERVILLE PLAZA LLC
8150 N. CENTRAL EXPWY, SUITE 1435
DALLAS, TX 75206

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: PRIYA ACHARYA, P.E.
EMAIL: PRIYAA@WierAssociates.com
PH: (817) 467-7700
FAX: (817) 467-7713

DEVELOPER
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
EMAIL: ROSS.WOOD@FROSTBANK.COM
PH: (210) 220-5842

* BENCHMARKS *

BM.A - AN "X" CUT ON TOP OF CURB AT THE EAST CORNER OF THE PARKING LOT OF 3102 BROADWAY BLVD., +/- 60 FT NORTHEAST OF THE NORTHEAST BACK OF CURB OF BROADWAY BLVD AND +/- 195 FT SOUTHEAST OF THE SOUTHEAST BACK OF CURB OF CENTERVILLE RD.
ELEVATION = 539.60 FT.

BM.B - AN "X" CUT ON THE SOUTHEAST CURB OF WILLIAM A. TAYLOR AVE., +/- 285 FT NORTHEAST OF THE NORTHEAST BACK OF CURB OF BROADWAY BLVD.
ELEVATION = 539.52 FT.

PREPARED BY:

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

NO.	DATE	DESCRIPTION	BY

FROST BANK SOUTH GARLAND
CENTERVILLE PLAZA
SHOPPING CENTER
3150 BROADWAY BLVD
GARLAND, TEXAS

FROST BANK SOUTH GARLAND
SITE PLAN
CASE # 221129-2

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By: Priya Acharya, PE
Direct Supervision Of: Priya Acharya, PE
Texas Registration No. 110146 On Date Shown Below.

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LAST SHEET EDIT
DATE 3/8/2023
WA# 22080

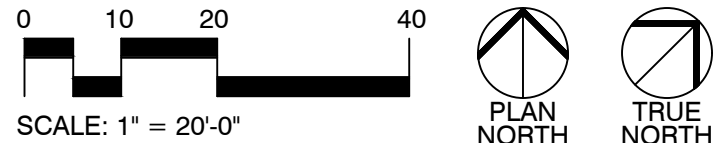
SHEET NO. C201

1 LANDSCAPE PLANTING PLAN
1" = 20'-0"

LANDSCAPE PLANTING NOTES

1. FINAL GRADING SHALL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING OR PLANTING LAYOUT.
2. TREES ARE TO BE CENTERED IN EACH TREE PLANTER. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST TREES TO EXACT LOCATION IN FIELD.
3. UNLESS DIMENSIONED ON THE PLAN, ALL PROPOSED TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL INFORMAL TREE LOCATIONS IN THE FIELD USING COLORED FLAGS FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
4. SHRUB/PLANT BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO BED PREPARATION. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL SHRUBS AS NOTED IN THE DRAWINGS TO PROVIDE FULL COVERAGE IN BEDS. ALIGNMENT SHALL BE ORIENTED FOR STAGGERED PLACEMENT TO PRIMARY VIEWING DIRECTION.
5. FINISH GRADE OF SHRUB BEDS SHALL BE THREE AND ONE HALF (3 1/2") INCHES BELOW ADJACENT PAVEMENT OR CURB WHERE TOPDRESSING IS TO BE APPLIED.
6. UNLESS OTHERWISE INDICATED, ALL SHRUB BEDS SHALL BE TOPDRESSED WITH A WEED BARRIER LAYER (1 ITEM) CONSISTING OF 8 LAYERS OF RECYCLED NEWSPRINT PAPER COVERED WITH THREE (3") INCH COMPACTED MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLES OF MULCH TO THE OWNER'S REPRESENTATIVE ALONG WITH SPECIFIC TEST DATA PER THE REQUIREMENTS OF THE SPECIFICATIONS.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY, CHARACTER, AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
9. CONTRACTOR SHALL MEET OR EXCEED ALL MINIMUM SIZES LISTED IN PLANT SCHEDULE INCLUDING CONTAINER SIZE.
10. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.

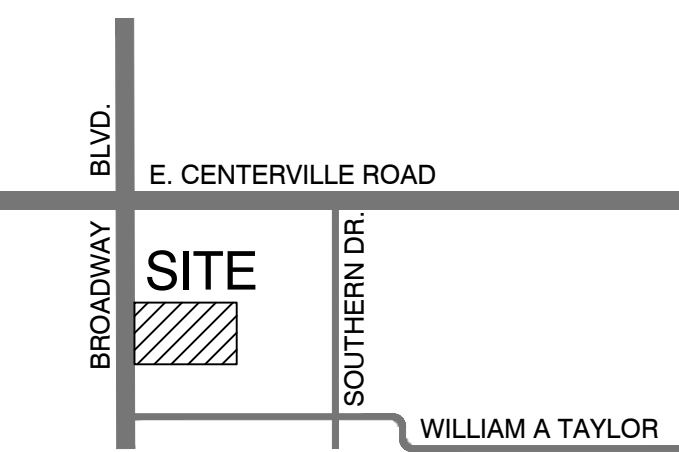
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL PLANTER LEAVE-OUTS.
12. EXCESS SOIL FROM LANDSCAPE GRADING TO BE REMOVED AND DISPOSED OFF-SITE BY CONTRACTOR.
13. FINISH GRADES OF TOP OF TREE'S UNCOVERED ROOT FLARE SHALL BE TWO (2") ABOVE THE FINISHED GRADE OF THE PLANTING BED OR TURF AREA. MULCH SHALL BE APPLIED PER THE PLANTING DETAILS.
14. CONTRACTOR SHALL PATCH ALL AREAS OF DISTURBED LAWN WITH SOLID SOD COMMON BERMUDA GRASS - REF. PLANS. NEW SOD SHALL BE FLUSH TO EXISTING TURF.
15. REPLACE DEAD PLANTS WITHIN SEVEN (7) DAYS AFTER DETERMINATION OF CONDITION.



PLANT AND MATERIAL LEGEND

<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME / BOTANICAL NAME</u>
ORNAMENTAL TREES:		
	PH	POSSUMHAW / ILEX DECIDUA 'WARREN'S RED'
	CT	CHASTE TREE / VITEX AGNUS-CASTUS
CANOPY TREES:		
	CE	CEDAR ELM / ULMUS CRASSIFOLIA
	CP	CHINESE PISTACHE / PISTACIA CHINENSIS (MALE ONLY)
	LO	LIVE OAK / QUERCUS VIRGINIANA
SHRUBS/GROUNDCOVER		
	BLY	'BRAKE LIGHTS' RED YUCCA / HESPERALOE PARVIFLORA 'BRAKE LIGHTS' (5 GALLON)
	MFG	MEXICAN FEATHER GRASS / NASELLA TENNUISIMA (1 GALLON)
	BS	BERKELEY SEDGE / CAREX DIVULSA (1 GALLON)
	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI (1 GALLON)
	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD' (MIN. 24" HIGH, MIN. 7 GALLON, PLANTED 3' ON CENTER)
GRASSES / TURF		
	SOD	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'
MATERIALS		
	<u>ITEM</u>	
	SRR	SMALL RIVER ROCK
		LANDSCAPE EDGING
		MULCH - TOPDRESSING
		MOSS BOULDERS
		SMALL = 12"W x 18"L x 15"T (APPROX.)
		MEDIUM = 18"W x 24"L x 18"T (APPROX.)
		LARGE = 24"W x 30"L x 18"T (APPROX.)

VICINITY MAP (NO SCALE)



IRRIGATION:

- USE EFFICIENT IRRIGATION FOR ALL PLANTING AREAS:
- TURF AREAS WITH MP ROTATORS WHERE APPLICABLE
- NEW TREES WITH POP-UP STREAM EMITTERS
- PLANTING BEDS TO MEET TCEQ, CITY OF GARLAND CODE - DRIP OR POP-UP STREAM EMITTERS

PLANT AND MATERIALS SCHEDULE:
REFER TO THIS SHEET

CITY ORDINANCE REQUIREMENTS SUMMARY:
REFER TO SHEET L3-2

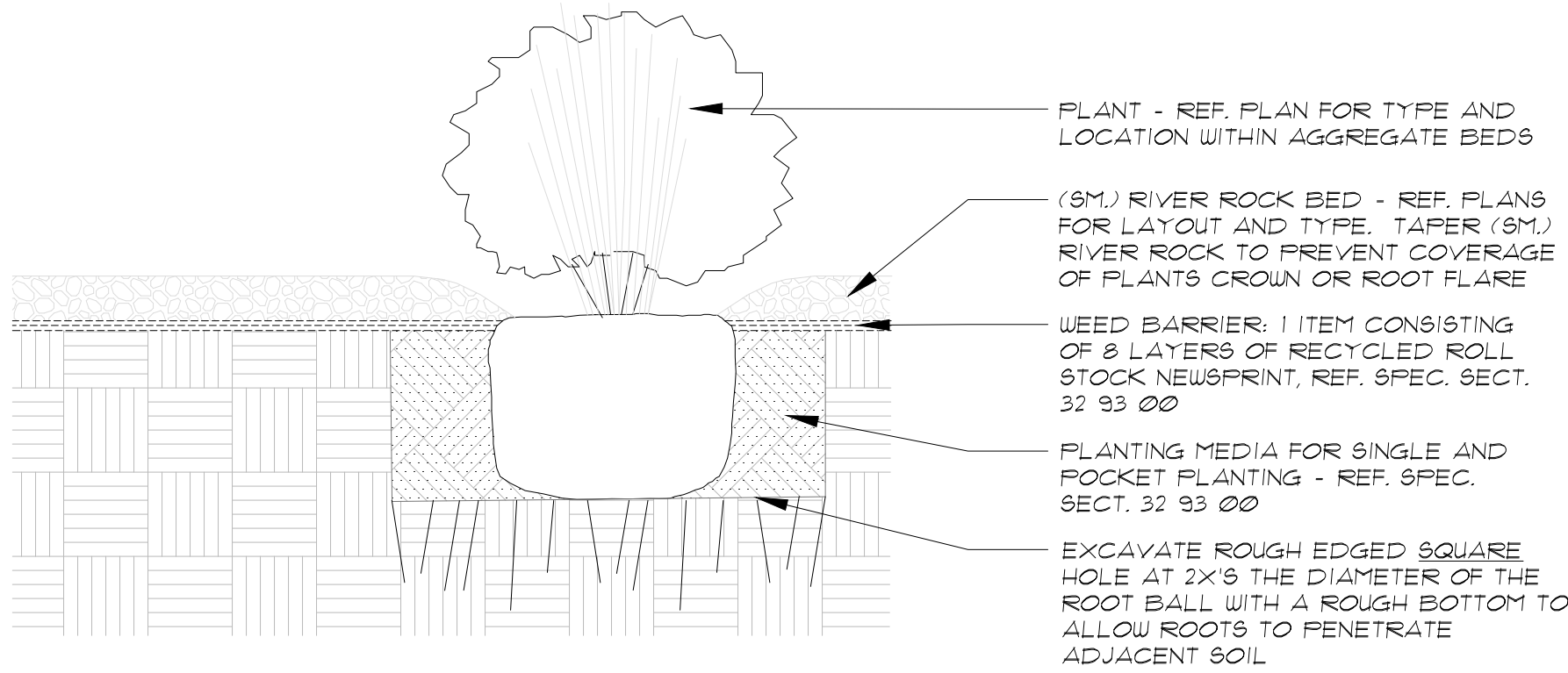
PLANTING DETAILS:
REFER TO SHEETS L3-2 AND L3-3

SPECIFICATIONS:

- 32 84 00 - LANDSCAPE IRRIGATION
- 32 92 00 - TURF AND GRASSES
- 32 93 00 - LANDSCAPING
- 33 41 14 - LANDSCAPE DRAINAGE WITH BRIDGING STONE

PLANT AND MATERIALS SCHEDULE

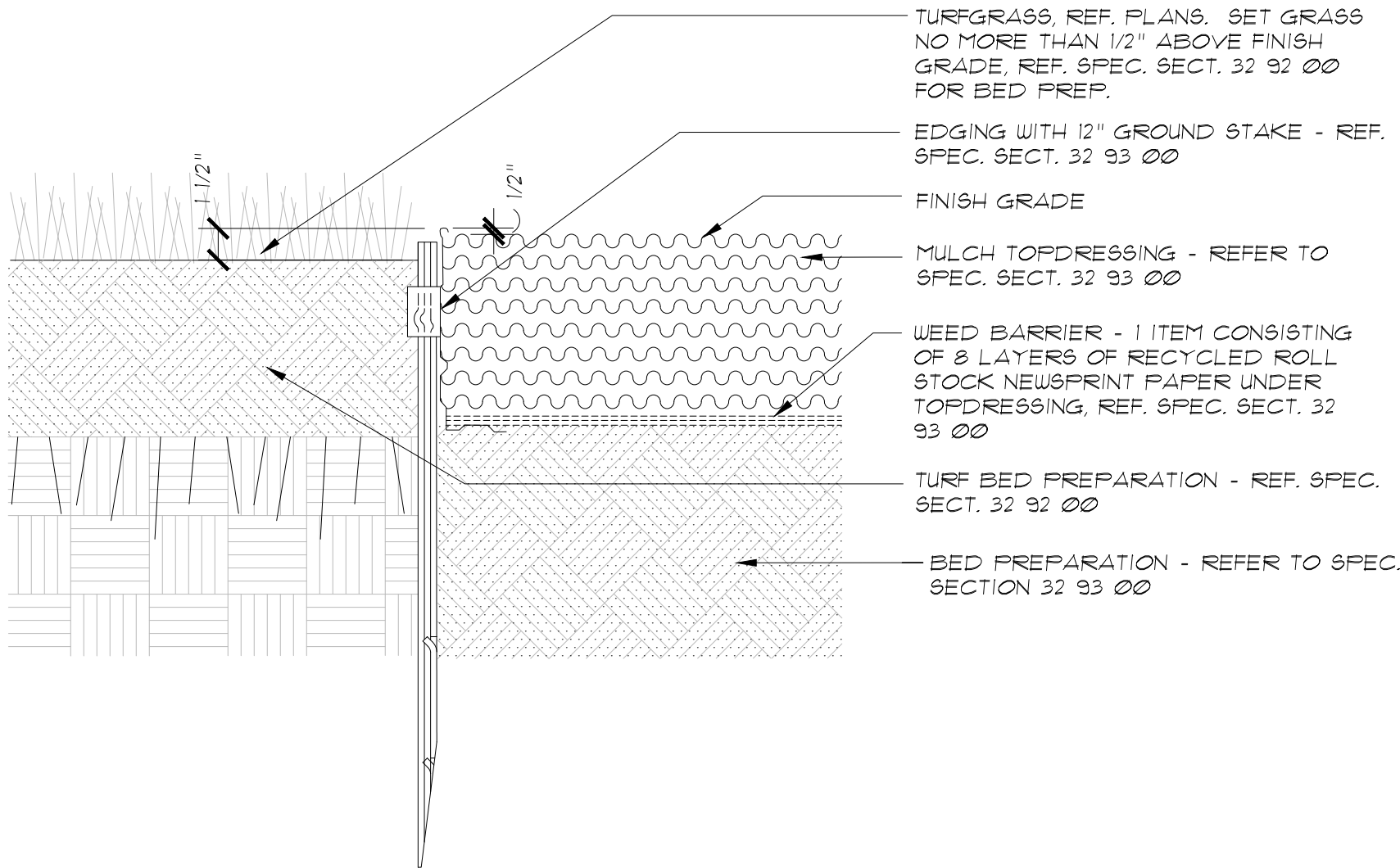
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MEDIUM AND LARGE TREES				
2	CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
2	CP	CHINESE PISTACHE (MALE ONLY) / PISTACIA CHINENSIS	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; MALE ONLY; PLANTED AS SHOWN
2	LO	LIVE OAK / QUERCUS VIRGINIANA	3" CAL MIN	10' - 12' HEIGHT; SINGLE STRAIGHT LEADER, FULL, MATCHED CANOPIES; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SMALL TREES				
3	CT	CHASTE TREE / VITEA AGNUS-CASTUS	2" CAL MIN	6' - 8' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
3	PH	POSSUMHAW / ILEX DECIDUA	2" CAL MIN	6' - 8' HEIGHT; MULTI-TRUNK, FULL, MATCHED CANOPIES, 3-5 CANES; PLANTED AS SHOWN
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
SHRUBS, PERENNIALS, ORNAMENTAL GRASSES				
86	BS	BERKELEY SEDGE / CAREX DIVULSA	1 GAL	15" OC, 0.70 PLANTS/SF, TRIANGULAR SPACING; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
33	MFG	MEXICAN FEATHER GRASS / NASELLA TENUISSIMA	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; OR PLANTED AS SHOWN; 10" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
69	PW	PURPLELEAF WINTERCREEPER / EUONYMUS FORTUNEI	1 GAL	18" OC, 0.49 PLANTS/SF, TRIANGULAR SPACING; MIN. 3 SHOOTS, FULL TO BASE, HEAVILY ROOTED
28	DBH	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDI	7 GAL MIN, 24" MIN. HT.	36" OC, SINGLE ROW, 24" MIN HEIGHT AT PLANTING, FULL TO BASE, HEAVILY ROOTED
19	BLY	BRAKE LIGHTS RED YUCCA / HERSPERALOE PARVIFLORA 'BRAKE LIGHTS'	5 GAL	PLANTED AS SHOWN; 12" MIN HEIGHT, FULL TO BASE, HEAVILY ROOTED
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
TURF GRASS				
FIELD VERIFY	SOD	TIFWAY 419 BERMUDAGRASS / CYNODON DACTYLON 'TIFWAY 419'	SOLID SOD	REFER TO SPECS
QTY	CODE	COMMON NAME / SCIENTIFIC NAME	SIZE	REMARKS
MATERIALS				
FIELD VERIFY	SRR	SMALL NATIVE RIVER ROCK	CY	3-1/2" DEPTH WASHED RIVER ROCK AS PROVIDED BY WHIZ-Q STONE 1-800-648-4551, OR SMALL NATIVE GRAVEL AS PROVIDED BY CUSTOM STONE SUPPLY 1-844-578-1364; WITH TWO LAYERS OF FILTER FABRIC UNDERLAYMENT.
7 = SM 3 = MED 3 = LG		BOULDER	EA	MOSS BOULDER. REFER TO SPECS AND DETAILS. SMALL = 12"W x 18"L x 15"T (APPROX) MEDIUM = 18"W x 24"L x 18"T (APPROX) LARGE = 24"W x 30"L x 18"T (APPROX)
FIELD VERIFY		FILTER FABRIC	SF	2 OVERLAPPING LAYERS UNDER AGGREGATES, TERRATEX N08 AS MANUFACTURED BY WEBTEC, 1(800) 438-0027 AND PROVIDED LOCALLY BY HANES GEO PRODUCTS 1(800) 251-1008. REFER TO SPECS AND DETAILS.
FIELD VERIFY		COMPOST	CY	ORGANIC, WELL-DECOMPOSED, AT TURF AREAS, TREES, AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		MULCH	CY	TOPDRESSING AT TREES AND PLANTING BEDS, REFER TO SPECS AND DETAILS.
FIELD VERIFY		TOPSOIL	CY	REFER TO SPECS AND DETAILS.
FIELD VERIFY		METAL LANDSCAPE EDGING	LF	COMMERCIAL GRADE, REFER TO SPECS AND DETAILS.



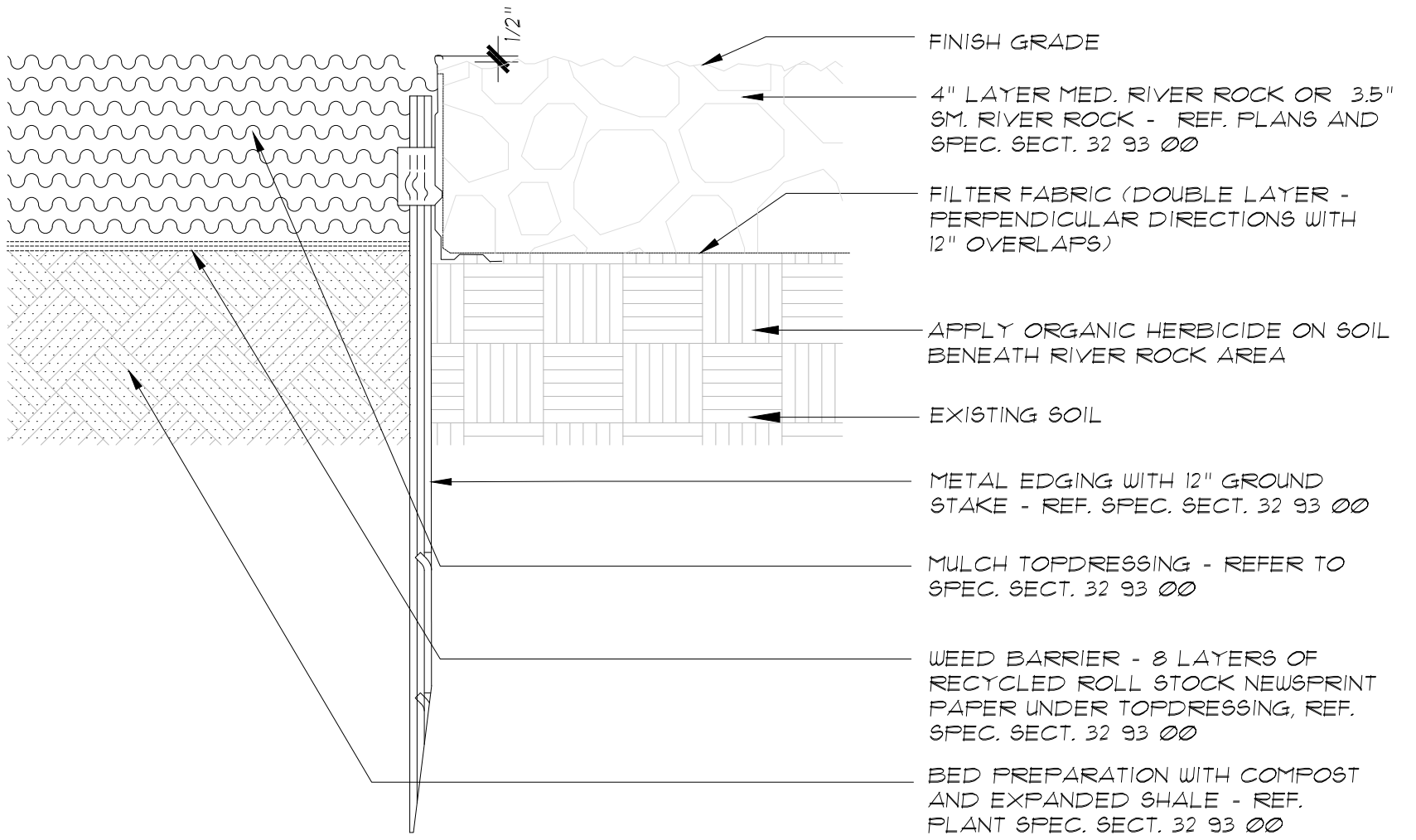
8 SHRUB POCKET PLANTING IN RIVER ROCK - SECT. NTS

CITY ORDINANCE REQUIREMENTS SUMMARY

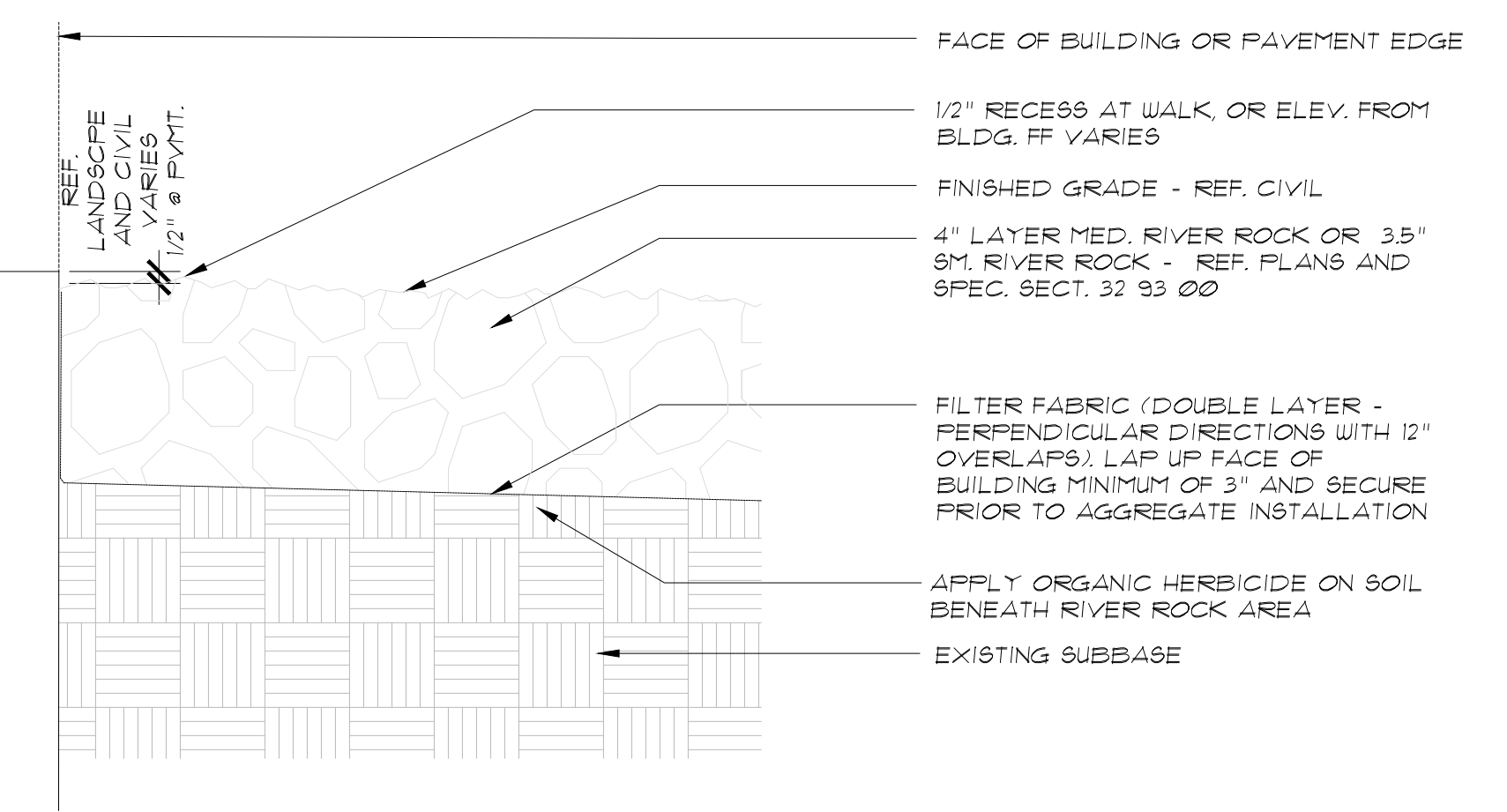
REQUIRED LANDSCAPE PER CITY OF GARLAND - SCREENING AND LANDSCAPE			
TOTAL LANDSCAPE AREA REQUIREMENT	REQUIRED	PROVIDED	Comments
LANDSCAPE MATERIALS MUST COVER A MINIMUM OF 10% OF A TOTAL SITE AREA = 29,828.75 SF X 10% = 2,982.90 SF	2,982.90 SF	4,067 SF	
LIVING LANDSCAPE COVERAGE REQUIRED BETWEEN BUILDING AND ANY STREET RIGHT OF WAY (plants, groundcover, turf, etc.)	YES	YES	
LANDSCAPE BUFFERS	REQUIRED	PROVIDED	Comments
BROADWAY BLVD. - THOROUGHFARE TYPE A			
131.00' TOTAL STREET FRONTAGE (DRIVES = 14.05' + 14.05' = 28.10')			
BUFFER WIDTH / LANDSCAPE SETBACK	15 FEET	16 FEET	
LANDSCAPE REQUIREMENT:			
1 SHADE TREE PER 30 LF (3 ORN. = 2 SHADE TREE NEAR ONE)			
131.00 / 30 = 4.37 (ROUND TO 4 TREES)	4 SHADE TREES	6 ORNAMENTAL TREES	3 ORNAMENTAL TREES : 2 SHADE TREES NEAR ONE
7 SHRUBS or ORNAMENTAL GRASSES PER 30 LF			
4 X 7 = 28 SHRUBS	28 SHRUBS	28 SHRUBS	
TURF GRASS MAXIMUM 75% COVERAGE OF BUFFER (15 X 131.00) X 75% = 1,474 SF TURF MAX	1,474 SF TURF MAXIMUM	1,040 SF TURF	
PARKING LOT LANDSCAPING AND SCREENING	REQUIRED	PROVIDED	Comments
LANDSCAPE ISLANDS AND PARKING LOT TREES			
PARKING LOT TREES (1 LARGE CANOPY TREE PER 10 PARKING SPACES) AND A TREE AT THE TERMINUS OF EACH PARKING ROW	6	6	1 LARGE CANOPY TREE AT THE TERMINUS OF EACH PARKING ROW = 6 TREES
15 SPACES / 10 = 1.5 TREES (SEE COMMENTS)			
PARKING LOT TREES (EVERY PARKING SPACE WITHIN 65-FT OF A TREE)	YES	YES	
LIVING LANDSCAPE COVERAGE REQUIRED: 5% MIN. OF PARKING LOT 22,073 SF x 5% = 1,103.65 SF	1,104 SF	2,287 SF	
PARKING ISLANDS MIN. 6FT x 18FT	YES	YES	
UP TO 25% OF LARGE TREES MAY BE SUBSTITUTED FOR ORNAMENTAL TREES AT A RATE OF 3 ORN. TREES TO 1 LARGE TREE	ALLOWED	NOT NEEDED	
PARKING LOT SCREENING			
SCREENING OF PARKING WITH EITHER A ROW OF SHRUBS (MIN. 24" HT. AT INSTALLATION) OR BERM	YES	24" HIGH SHRUBS - 1 ROW	
SCREENING REQUIREMENTS	REQUIRED	PROVIDED	Comments
PERIMETER SCREENING BETWEEN NONRESIDENTIAL AND SINGLE FAMILY DEVELOPMENTS REQUIRED	NOT APPLICABLE	NO	
GROUND MOUNTED EQUIPMENT MUST BE SCREENED WITH EVERGREEN LIVING SCREEN, BERM, WALL, OR COMBINATION	YES	YES	



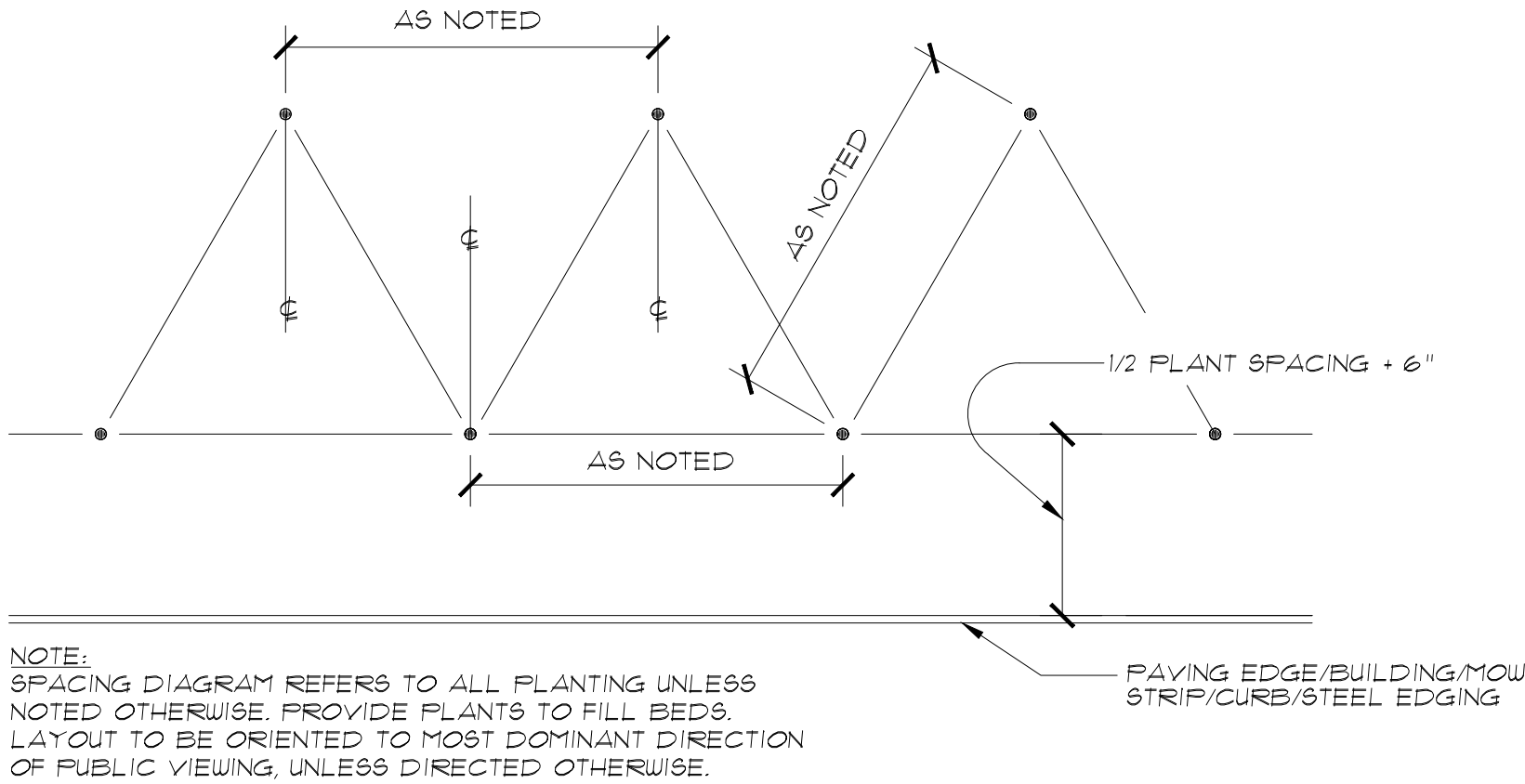
5 TURF AT EDGING AT PLANTER BED - SECT. NTS



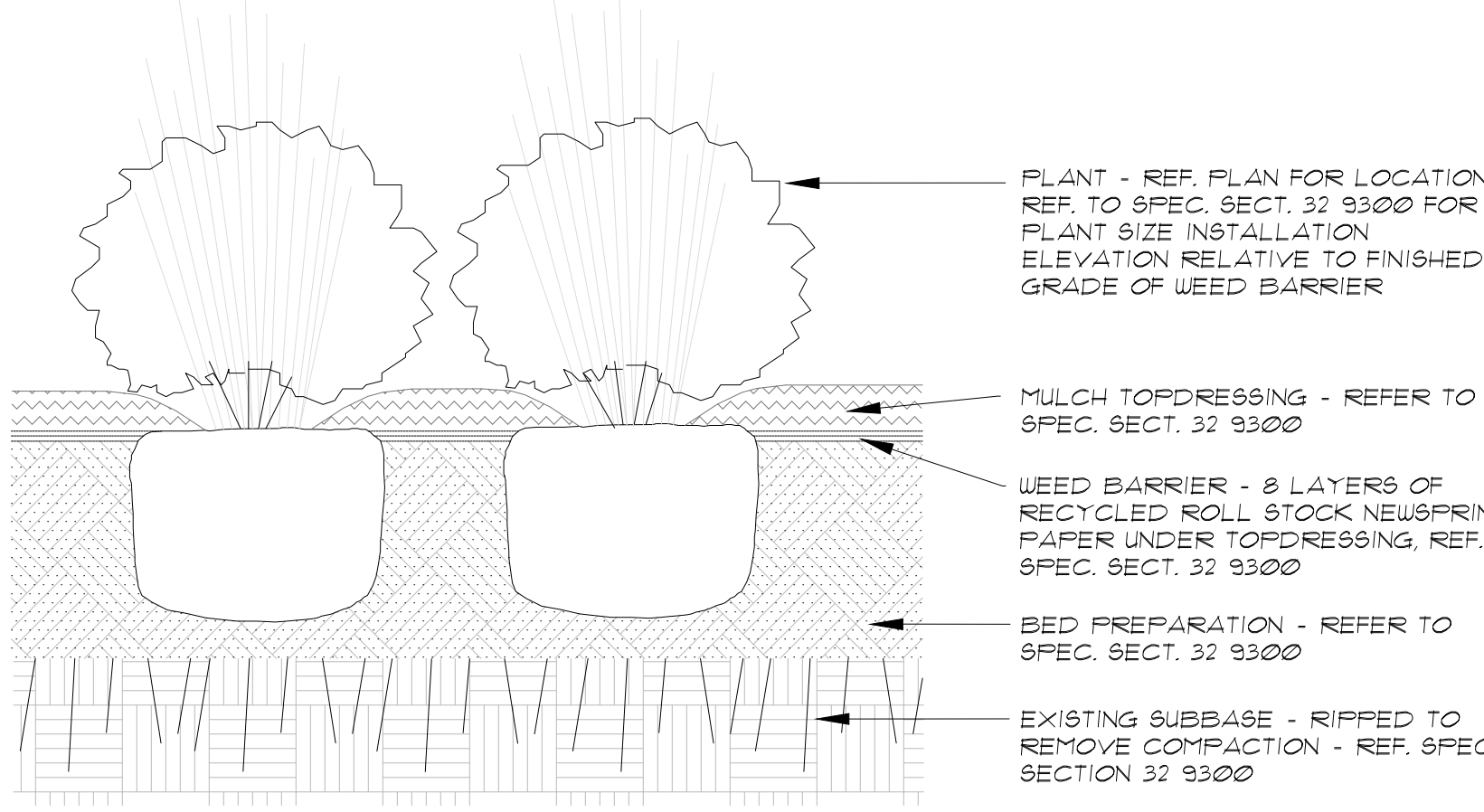
6 PLANTING BED AT EDGING AT RIVER ROCK - SECT. NTS



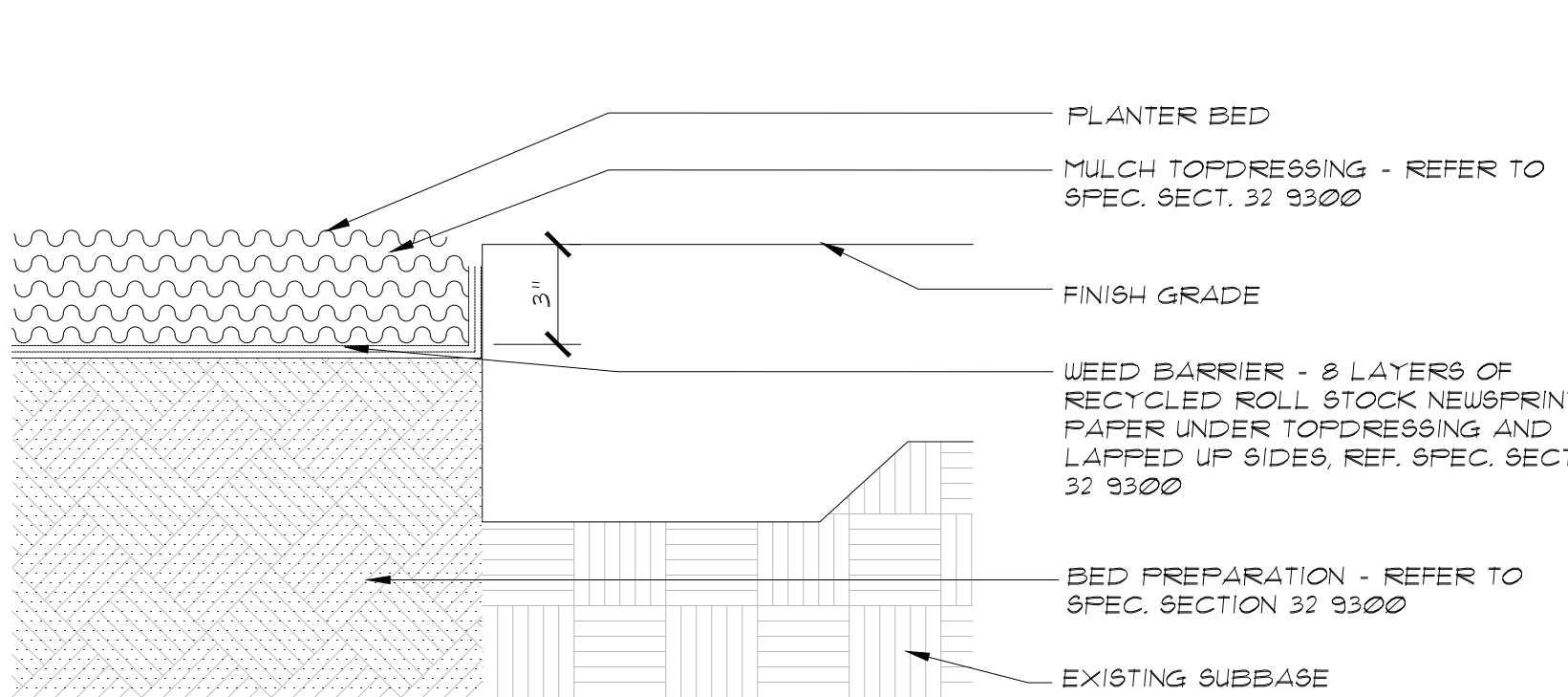
7 RIVER ROCK AT BUILDING/PAVING- SECTION NTS



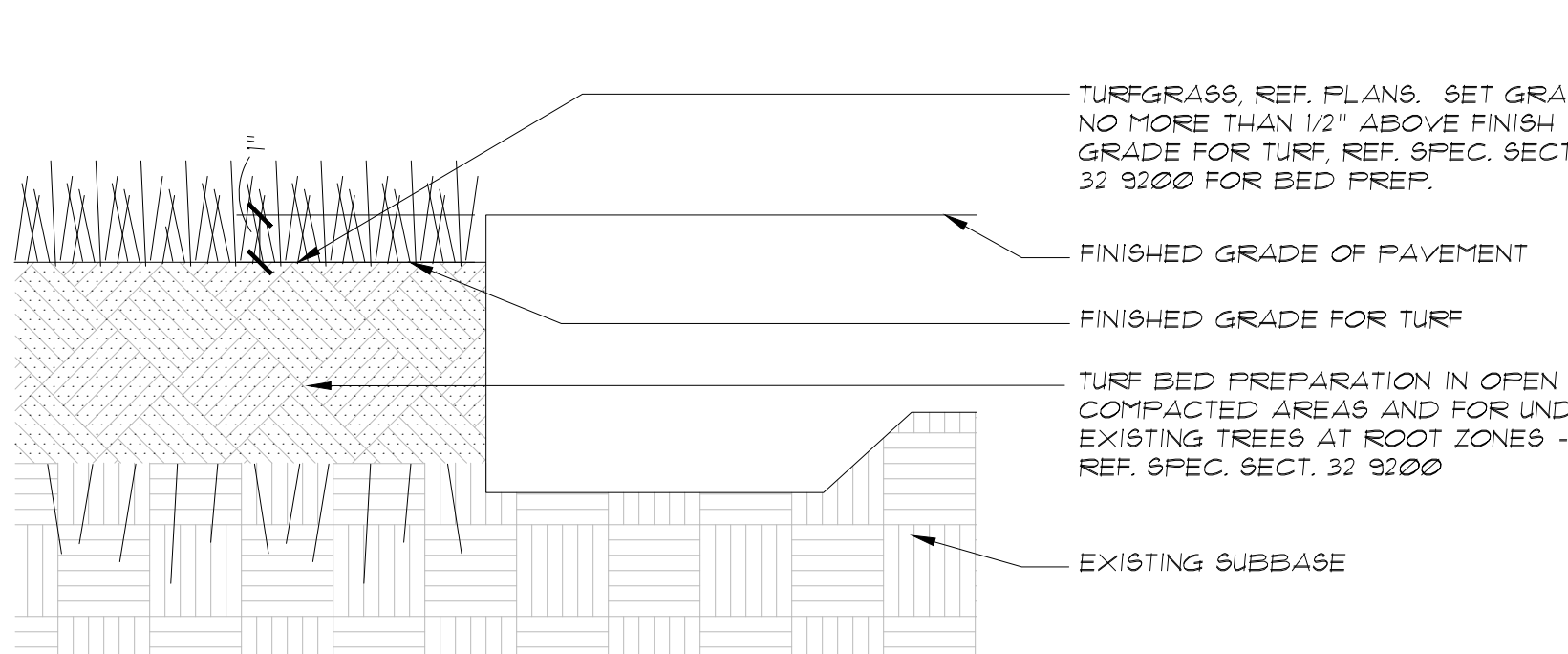
1 TRIANGULAR SPACING - PLAN NTS



2 PLANTING BED - SECTION NTS



3 PLANTER BED AT PAVEMENT - SECTION NTS



4 LAWN AT PAVEMENT - SECTION NTS

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12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P. 214.739.9105
greg@calandscapearch.com

CCA LANDSCAPE ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
JACLYN CLARK SANCHEZ
STATE OF TEXAS
3165
03/27/2023

OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, GARLAND SOUTH
PART OF LOT LOT 1, BLOCK 1,
CENTERVILLE PLAZA SHOPPING CENTER
VOL. 72201, PG. 706, D.R.D.C.T.
BROADWAY BLVD, GARLAND, TX

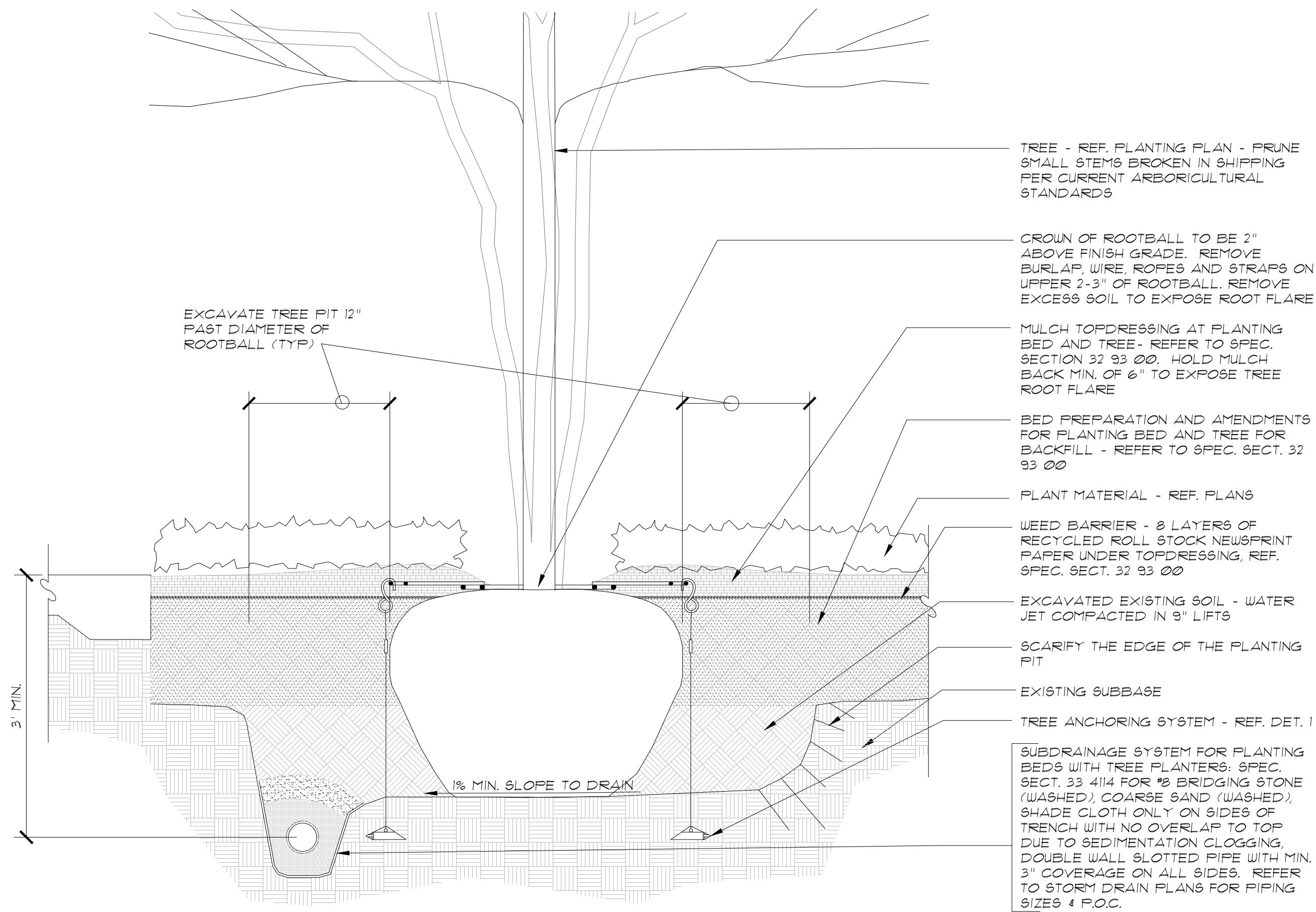
Revisions:
Date: 03-27-2023
Scale: AS NOTED

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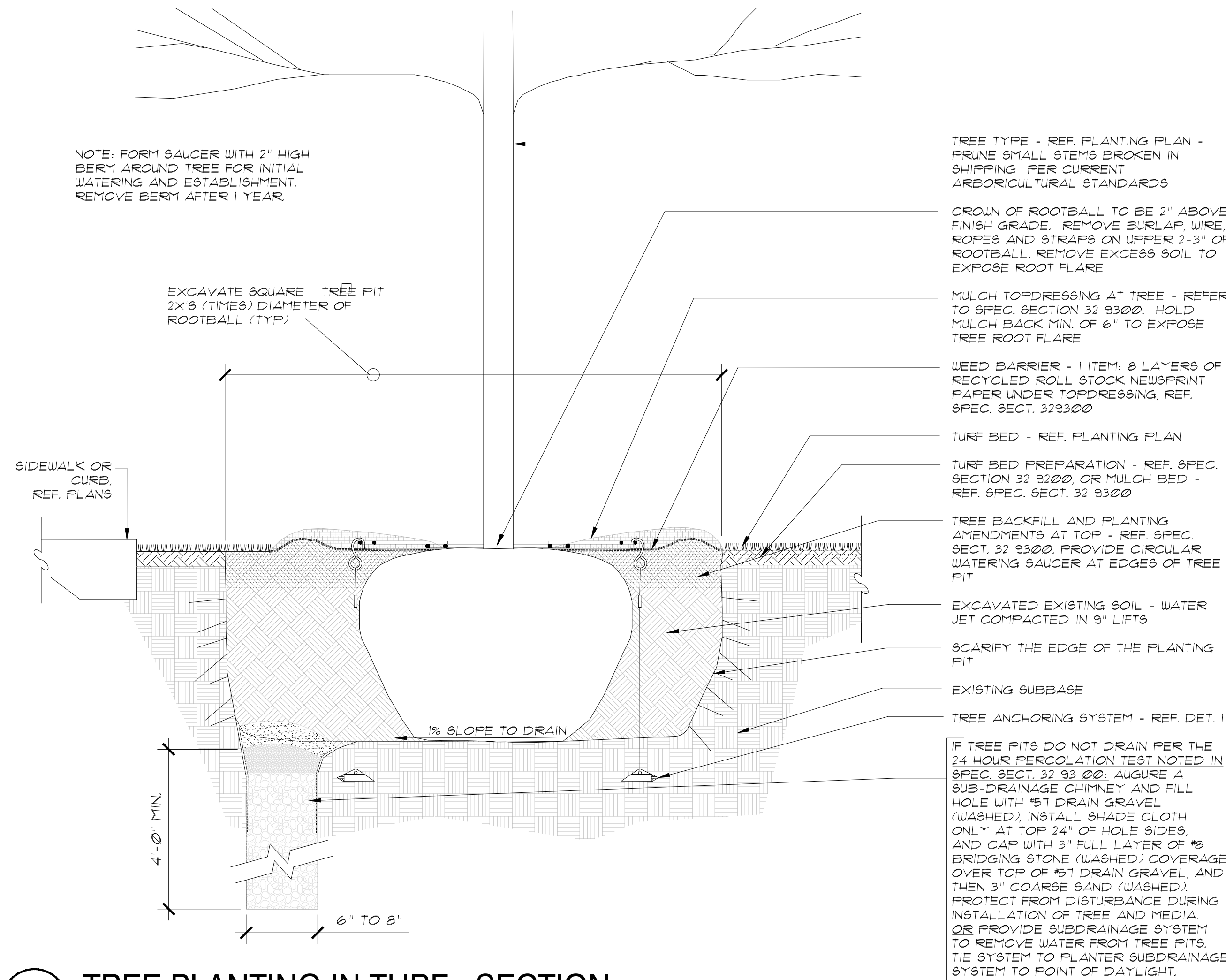
Project No:

LANDSCAPE PLANTING DETAILS

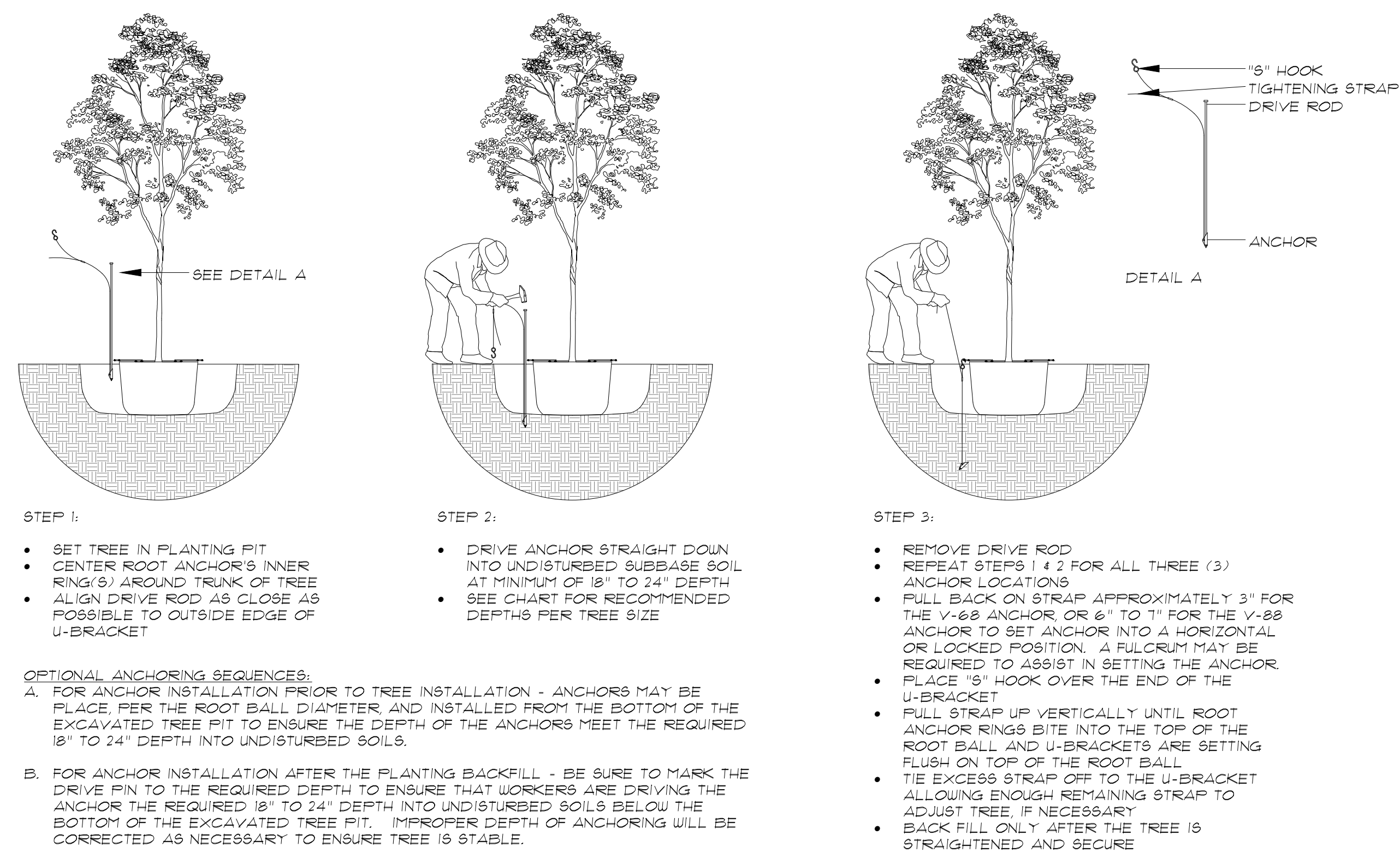
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L3-2
CITY CASE #221129-2
2 OF 3



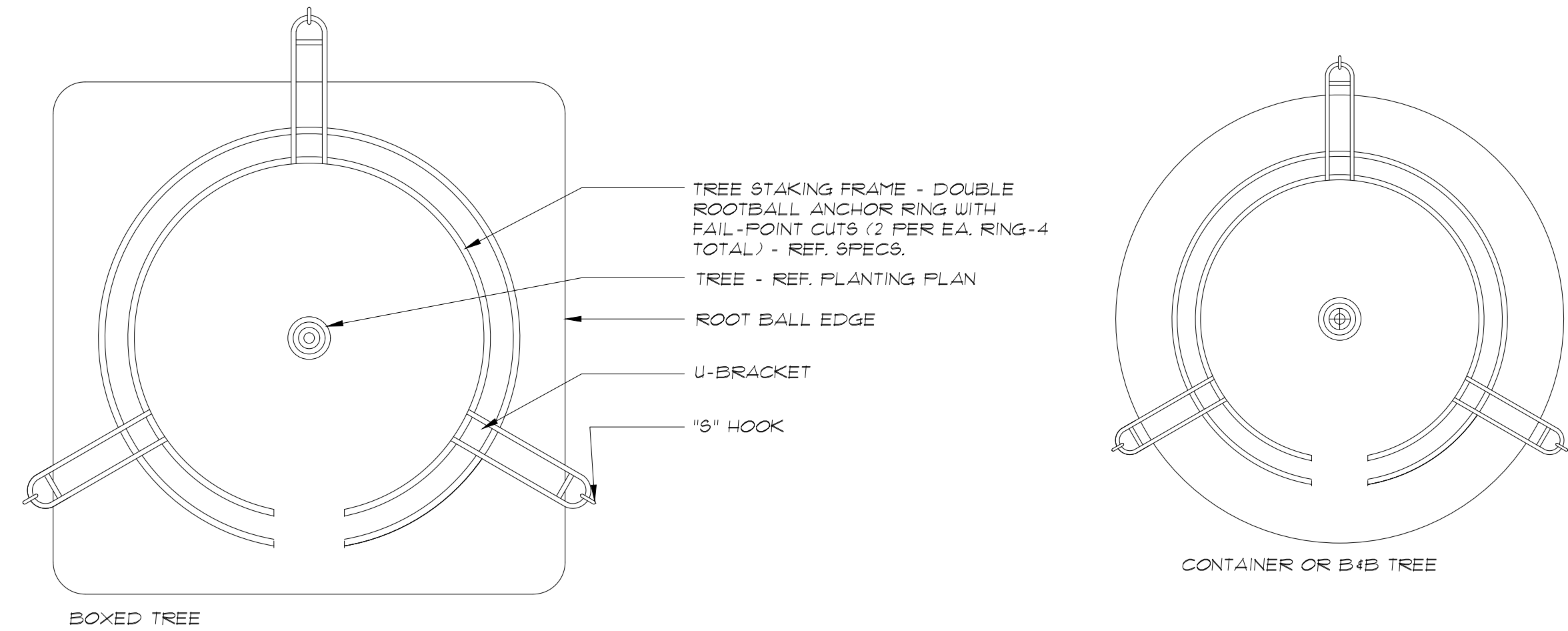
3 TREE PLANTING/STAKING IN PLANTING BED - SECTION
NTS



4 TREE PLANTING IN TURF - SECTION
NTS



1 TREE ANCHORING
NTS



2 TYPICAL TREE GROUND ANCHORNG - PLANS
NTS

PREPARE TREE AS PER SPECIFICATION SECTION 32 9300 PRIOR TO SETTING IN EXCAVATED PLANTING PIT.

- REMOVE INVASIVE VEGETATION FROM TOP OF ROOT BALL.
- REMOVE EXCESS SOIL FROM TOP OF ROOT BALL TO EXPOSE TREE'S NATURAL ROOT FLARE TAPER.
- TRIM AWAY GIRDLING, CIRCLING AND SPIDER ROOTS AROUND EXPOSED ROOT FLARE.
- TOP OF PREPARED TREE SETS RELATIVE PLANTING DEPTH ABOVE FINISHED GRADE PER DETAILS AND SPECIFICATIONS.

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greg@calandscapearch.com

CCA
LANDSCAPE
ARCHITECTS

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
3165
Jacklyn Clark-Szyfron
03/27/2023

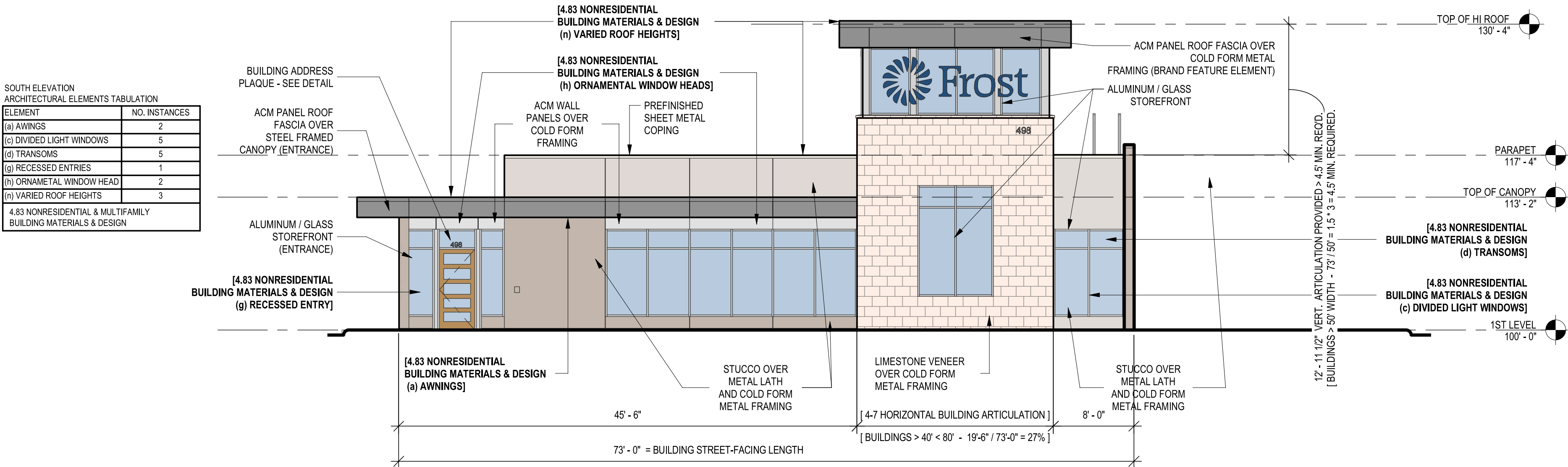
OWNER / APPLICANT:
FROST BANK
3838 ROGER ROAD
SAN ANTONIO, TX 78251
CONTACT: ROSS WOOD
ross.wood@frostbank.com
210-220-5842

FROST BANK, GARLAND SOUTH
PART OF LOT LOT 1, BLOCK 1,
CENTERVILLE PLAZA SHOPPING CENTER
VOL. 72201, PG. 706, D.R.D.C.T.
BROADWAY BLVD., GARLAND, TX

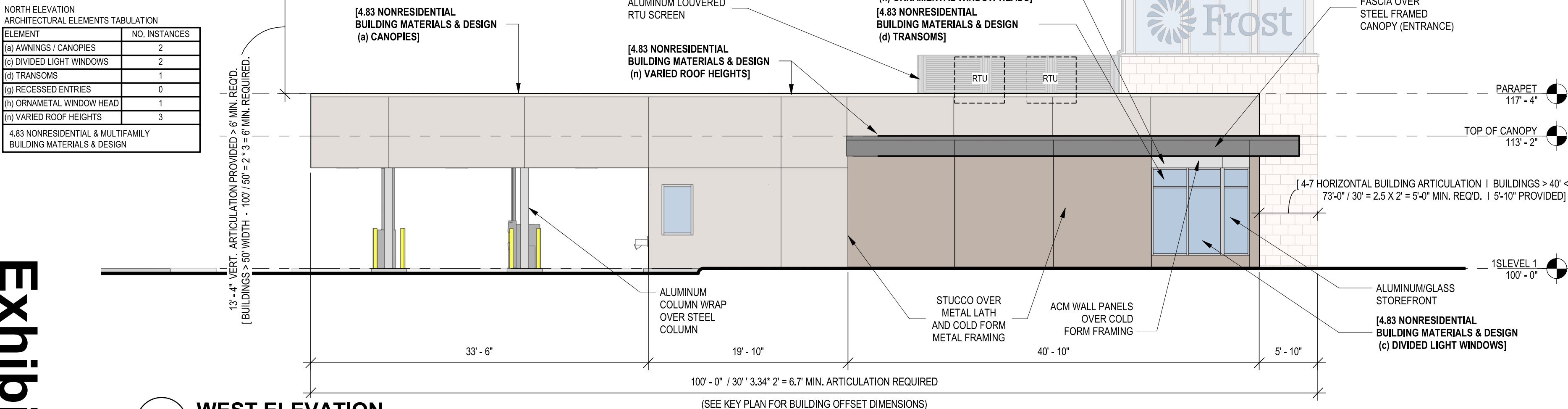
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Date:	03-27-2023	Scale:	AS NOTED		
Project No:					

LANDSCAPE
PLANTING
DETAILS

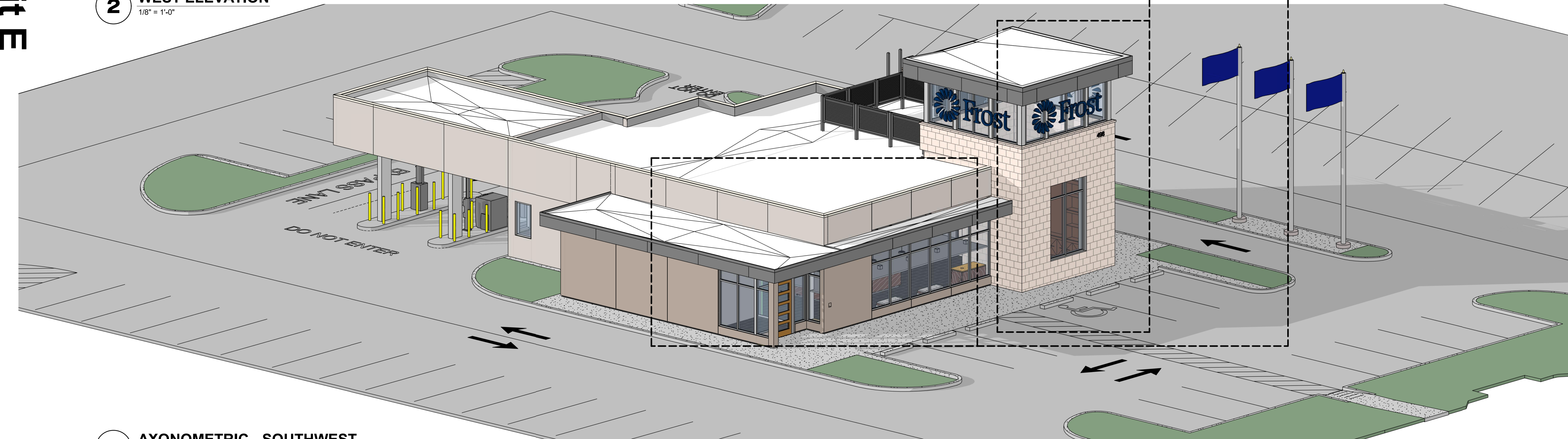
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L3-3
3 OF 3



1 SOUTH ELEVATION (FRONT)
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



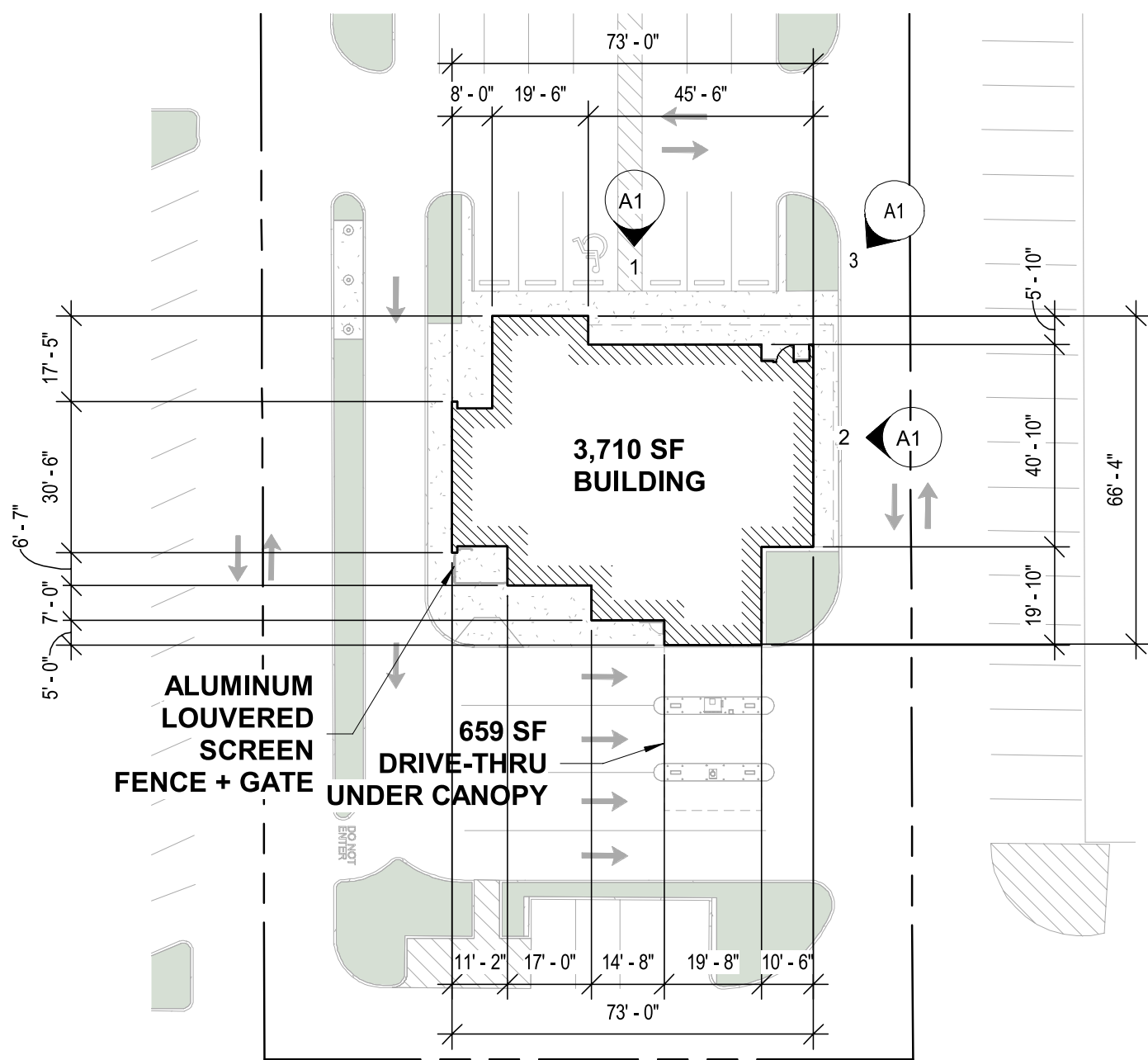
3 AXONOMETRIC - SOUTHWEST
N.T.S.

6 REPRESENTATIVE PROJECT PHOTOGRAPHS
N.T.S.



EXTERIOR MATERIALS SCHEDULE

MATERIAL	AREA	PERCENTAGE
SOUTH ELEVATION (FRONT)		
3 PART STUCCO	474 SF	52%
ACM PANELS	139 SF	15%
LIMESTONE VENEER	304 SF	33%
WEST ELEVATION (SIDE)		
3 PART STUCCO	1213 SF	81%
ACM PANELS	70 SF	5%
LIMESTONE VENEER	212 SF	14%
Grand total	2412 SF	



ELEVATIONS - KEY PLAN

PROJECT DESCRIPTION

ZONING EXISTING / PROPOSED: COMMUNITY RETAIL

GROSS BUILDING FLOOR AREA:
Building 3,710 SF
Canopy 659 SF

HEIGHT:
30'-4" above grade line

NUMBER OF FLOORS:
1

GDC 4.83 [NON RESIDENTIAL BUILDING MATERIALS & DESIGN]
(a) AWINGS / CANOPIES
(c) DIVIDED LIGHT WINDOWS
(d) TRANSOMS
(g) RECESSED ENTRIES
(h) ORNAMENTAL WINDOW HEADS
(n) VARIED ROOF HEIGHTS

GRAPHIC SCALE

1/8" = 1'-0"



ELEVATION PLAN

Hahnfeld Hoffer Stanford
PREPARED INFO: KALEB BOYETTE

200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5928

FROST BANK [PROJECT NAME / PROPOSED USE]

SOUTH GARLAND

3150 BROADWAY BLVD.,
GARLAND, TX 75043
DATE: 02/01/2023 [DATE OF PREPARATION]

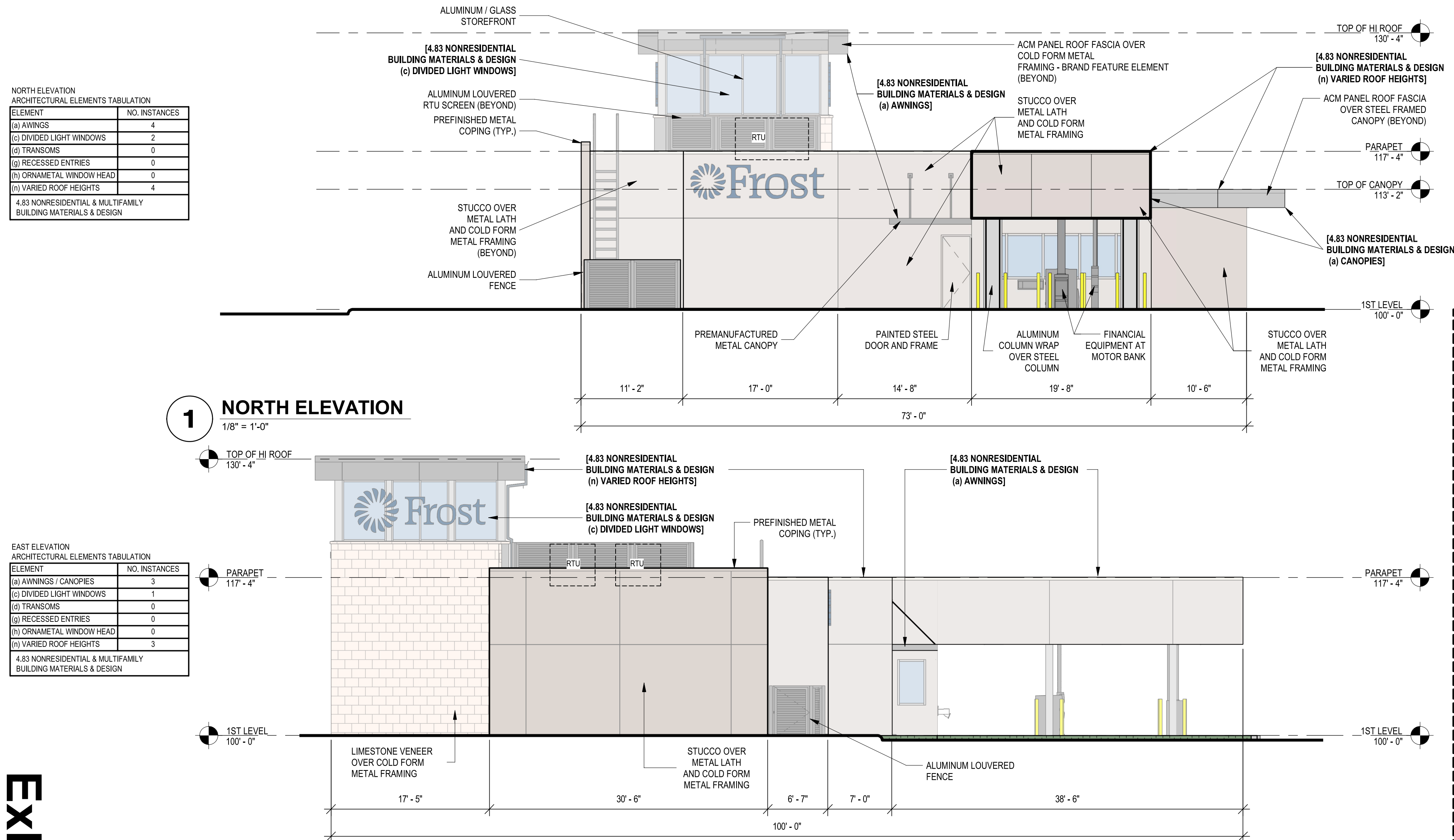
A1



Hahnfeld
Hoffer
Stanford

architects
planners
interiors





02.01.2023 - TECHNICAL REVIEW RESPONSE: REVISED CASE NUMBER.

PRE-SUBMITTAL CASE NUMBER (221129-2)

ELEVATION PLAN

FROST BANK [PROJECT NAME / PROPOSED USE]
SOUTH GARLAND
3150 BROADWAY BLVD.,
GARLAND, TX 75043 [PROJECT ADDRESS]
DATE: 02/01/2023 [DATE OF PREPARATION]



architects
planners
interiors



Hahnfeld Hoffer Stanford
PREPARED INFO: KALEB BOYETTE
200 Bailey Ave., Suite 200
Fort Worth, Texas 76107
817.921.5928

Z 23-03



View of the subject site looking East from Broadway Boulevard



View from the subject site looking West across Broadway Boulevard



View from the subject site looking North along Broadway Boulevard showing retail stores



View from the subject site looking South down Broadway Boulevard

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



Plan Commission

3. g.

Meeting Date: 04/10/2023

Item Title: Z 23-10 Vasquez Engineering, LLC Single Family-Estate (SF-E) District (District 3)

Summary:

Consideration of the application of **Vazquez Engineering, LLC.**, requesting approval of a Change of Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District. This property is located at 6401 Lyons Road. (District 3) (File Z 23-10)

Attachments

Z 23-10 Vasquez Engineering, LLC Report and Attachments (SF-E) District

Z 23-10 Vasquez Engineering, LLC Responses

Planning Report

File No: Z 23-10 /District 3

Agenda Item:

Meeting: Plan Commission

Date: April 10, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District.

LOCATION

6401 Lyons Road

APPLICANT

Vasquez Engineering, LLC

OWNER

Juan & Nancy Hernandez

BACKGROUND

The applicant proposes to change the zoning of the vacant lot from Agricultural (AG) District to Single Family-Estate (SF-E) District in order to construct one (1) single-family detached household.

The GDC requires a minimum of two (2) acres in the Agricultural (AG) District to build a single-family house. The subject property is approximately 0.760 acres, or 33,105.60 square feet. The minimum lot size for SF-E is 30,000 square feet.

SITE DATA

The 0.760-acre site is accessed from Lyons Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District and is currently vacant.

The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within

the proposed zoning district and the GDC. Accordingly, the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will affect surrounding and future development.

2. The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The Single-Family-Estate (SF-E) District is intended for larger single-family lots (30,000 square-foot minimum).
3. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing permits prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The zoning change to Single Family-Estate (SF-E) is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, and East are zoned Agricultural (AG) District and contain single-family detached homes, a vacant lot, and a church. The property to the West of the site is zoned Planned Development (PD) District 18-21 for Single-Family-7 uses and contains a new subdivision.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Agricultural (AG) District to Single Family-Estate (SF-E) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: May 02, 2023

PREPARED BY:

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Development Planner
Planning & Development
972-205-2454

REVIEWED BY:

Will Guerin, AICP
Director of Planning

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Z 23-10



View from the subject site looking North at a Church zoned Agricultural (AG) District



View of the subject site looking South from Lyons Road



View from the subject site looking West down Lyons Road with a new subdivision, Planned Development (PD) District 18-21 shown on the left



View from the subject site looking East down Lyons Road

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



GARLAND

Plan Commission

4. a.

Meeting Date: 04/10/2023

Item Title: 2023 Plan Commission ByLaws Amendments

Summary:

Consideration of amended Plan Commission Bylaws.

Attachments

2023 Plan Commission ByLaws Amendments

THE FOLLOWING AMENDMENTS ARE RECOMMENDED TO THE BYLAWS OF THE CITY OF GARLAND, TEXAS PLAN COMMISSION. ONCE APPROVED BY THE COMMISSION, THE AMENDMENTS WILL BECOME EFFECTIVE.

WHEREAS, Section 1(G) of Article IX of the Garland Home Rule Charter of the City of Garland, Texas authorizes the Plan Commission to amend its rules and order of business by a majority vote of five of the Commission at any time during the term of the Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS, MAKES THE FOLLOWING AMENDMENTS TO ITS BYLAWS:

1. Section 1, of Article I, "Powers and Duties," of the Plan Commission Bylaws is hereby amended to read as follows:

"Section 1. The powers, duties, objectives, and purposes of the Plan Commission of the City of Garland, Texas are those set forth under state law, the Garland City Charter, Garland Code of City Ordinances, and the Garland Development Code."

2. Section 7, of Article IV, "Meetings," of the Plan Commission Bylaws is hereby amended to read as follows:

"Section 7. Subject to the time limitations set forth in state law and the Garland Development Code, the Commission may take a matter under advisement and announce its decision at a subsequent meeting that is open to the public. However, in order to do so, the Commission must first set a date certain when such hearing will be resumed."

3. Article IV, "Meetings," of the Plan Commission Bylaws is hereby amended, adding Section 8, to read as follows:

"Section 8. Upon a timely and written request directed to the Plan Director, from the Chairperson, or any two members of the Plan Commission, to place an item for consideration or recommendation on the agenda, the item shall be added to the next regularly scheduled Plan Commission meeting agenda."

4. Section 6, "Rehearings," of Article VI, "Zoning Hearings, Procedures and Rules," of the Plan Commission Bylaws is hereby amended to read as follows:

"Section 6. Rehearings.

- (a) In the event that an applicant desires to submit an application for a change of zoning on a tract of land, or any portion thereof, to which the City Council has denied a zoning change with the previous 12 months, the Plan Commission shall adhere to processes and requirements set forth in the Garland Development Code, Article 2, Division 1, Section 2.05(K).
- (b) In the event that the Plan Commission makes a recommendation to disapprove a request to change a zoning designation for a tract of land and the Council has not made a decision on the application, no additional zoning application may be considered by the Plan Commission within six months of the Commission's recommended disapproval, except:
 - 1. Where reconsideration has been requested by the City Council;
 - 2. Where the Plan Commission waives the six-month requirement at the time it recommends disapproval of the application for zoning change; or
 - 3. Upon the written request of the applicant where pertinent facts are sufficient for the Plan Commission to determine that a new hearing is warranted.

In the event that a rehearing is granted by the Commission, then the procedure thereon will be the same as if the original application for a zoning change had been filed pursuant to the Garland Development Code Article 2, Division 1.

5. Section 7, "Withdrawals, postponements for same," of Article VI, "Zoning Hearings, Procedures and Rules," of the Plan Commission Bylaws is hereby amended, in part, to read as follows:

"Section 7. Withdrawals, postponements for same.

- (a) Withdrawals

...

2. Written request by the applicant for a withdrawal made after mailing hearing notices, but prior to commencement of the public hearing on such application, shall be honored but shall be subject to the hearing provisions set forth in Article VI, Section 6(b) as if the application had been heard and the Plan Commission had recommended disapproval of the application.

..."

6. Section 8, "Development Plans," of Article VI, "Zoning Hearings, Procedures and Rules," of the Plan Commission Bylaws is hereby amended to read as follows:

"Section 8. Plans

a. A "Plan" has the meaning set forth in Section 2.04 of the Garland Development Code. Where required by the Garland Development Code or state law, a Plan must be submitted by the applicant in connection with a request for a change or amendment to the Zoning Regulations set forth in the Garland Development Code.

b. The Plan Commission shall recommend approval, approval with conditions, or disapproval of a Plan within thirty (30) days after the date the Plan is filed with the Planning Department. The Plan Commission may, by written request of the applicant postpone making a decision on the application of a Plan for a period that does not exceed thirty (30) calendar days, in accordance with state law and Article 2, Division 1, Section 2.05(F) of the Garland Development Code."

7. The Bylaws shall be further amended to add Article X," Miscellaneous," which shall read as follows:

"

Article X.

Miscellaneous

Section 1. Severability. If any part or provision of these Bylaws, or the application of these Bylaws to any person or circumstance, is adjudged invalid by any court of competent jurisdiction, the

judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which the judgment shall be rendered, and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The Plan Commission hereby declares that it would have enacted the remainder of these Bylaws even without any such part, provision, or application that is judged to be invalid.

Section 2. Savings Provision. These Bylaws shall not be construed as terminating, dismissing, or abating any action now pending under, or by virtue of, prior existing regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the Plan Commission or the City under any section or provision existing at the time of the effective date of these Bylaws, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the Plan Commission or the City except as shall be expressly provided herein."

8. EFFECTIVE DATE

That these Amendments to the Plan Commission's Bylaws shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ____ day of March, 2023.

Garland Plan Commission

Chairperson

ATTEST:

Plan Commission Secretary