



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
March 26, 2018 at 7:00 p.m.

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

A pre-meeting will begin at 6:10 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval for the March 12, 2018 Plan Commission meeting.

2. PLATS

- a. P 18-13 Guillory's Way Addition Final Plat
- b. P 16-28 City Square Lofts 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 **Star Plus, Inc.**, requesting approval of a 1) Specific Use Provision for Food Processing and Storage and 2) a Variance to Chapter 4, Article 3, Section 4.45 of the Garland Development Code (GDC) regarding the design and screening of refuse containers on property zoned Industrial (IN) District. This property is located at 3925 Miller Park Drive. (District 6) (Z 18-15)
- b. Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (Staff requests postponement to the April 9, 2018 Plan Commission meeting.)

4. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 03/26/2018

Item Title: Plan Commission Minutes - March 12, 2018

Summary:

Consider approval for the March 12, 2018 Plan Commission meeting.

Attachments

Plan Commission Minutes - March 12, 2018

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 12, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Antonio Aguillon
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega

CALL TO ORDER

Chairman Roberts called the meeting to order and gave the Invocation and led the Pledge of Allegiance to the United States Flag.

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a, 2a, and 2b. **Motion carried:** 8 ayes, 0 nays.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of February 26, 2018.

PLATS

2a. APPROVED** Firewheel Center Fourth Replat

2b. APPROVED** At Home Firewheel Addition Final Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

PUBLIC HEARING REPLAT

3a. APPROVED Jackson Technology Center Replat

Motion was made by Commissioner Dalton, seconded by Commissioner Hedrick to **approve** the plat as it meets all technical requirements. **Motion carried: 8 Ayes, 0 Nays**

Rueben Miller, 3302 Burning Tree, Garland, TX inquired as to the specifics relating to this project.

ZONING

4a. APPROVED Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (The applicant requests postponement to the March 26, 2018 Plan Commission meeting.)

Motion was made by Commissioner Welborn, seconded by Commissioner Edwards to **postpone** this request to the March 26, 2018 Plan Commission meeting. **Motion carried: 8 Ayes, 0 Nays**

MISCELLANEOUS

5a. APPROVED Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to close the public hearing and **approve** the request for amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries"; Chapter 2, Section 2.52(A) to add Special Standards for "Breweries/Wineries/Distilleries"; Chapter 6 Section 6.03 to define "Breweries/Wineries/Distilleries"; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix of the Garland Development Code (GDC) regarding the allowance of "Breweries/Wineries/Distilleries" in certain Downtown (DT) District sub-districts with the provision that the parking ratios be studied. **Motion carried: 8 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:12 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 03/26/2018

Item Title: P 18-13 Guillory's Way Addition Final Plat (District 1)

Summary:

P 18-13 Guillory's Way Addition Final Plat

Attachments

P 18-13 Guillory's Way Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-13/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 26, 2018

FINAL PLAT

Guillory's Way Addition

LOCATION

901 East Brand Road

ZONING

Agricultural (AG) District

NUMBER OF LOTS

1

ACREAGE

0.953 (including right-of-way dedication)

BACKGROUND

The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this final plat is to create one (1) platted lot for the development of a single-family detached dwelling. The Board of Adjustment previously approved a variance from the minimum lot size requirement.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
972-205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

SAWGRASS DR

E MUIRFIELD RD

E BRAND RD

PD 86 -
83 / 87 - 43

PALM DESERT DR

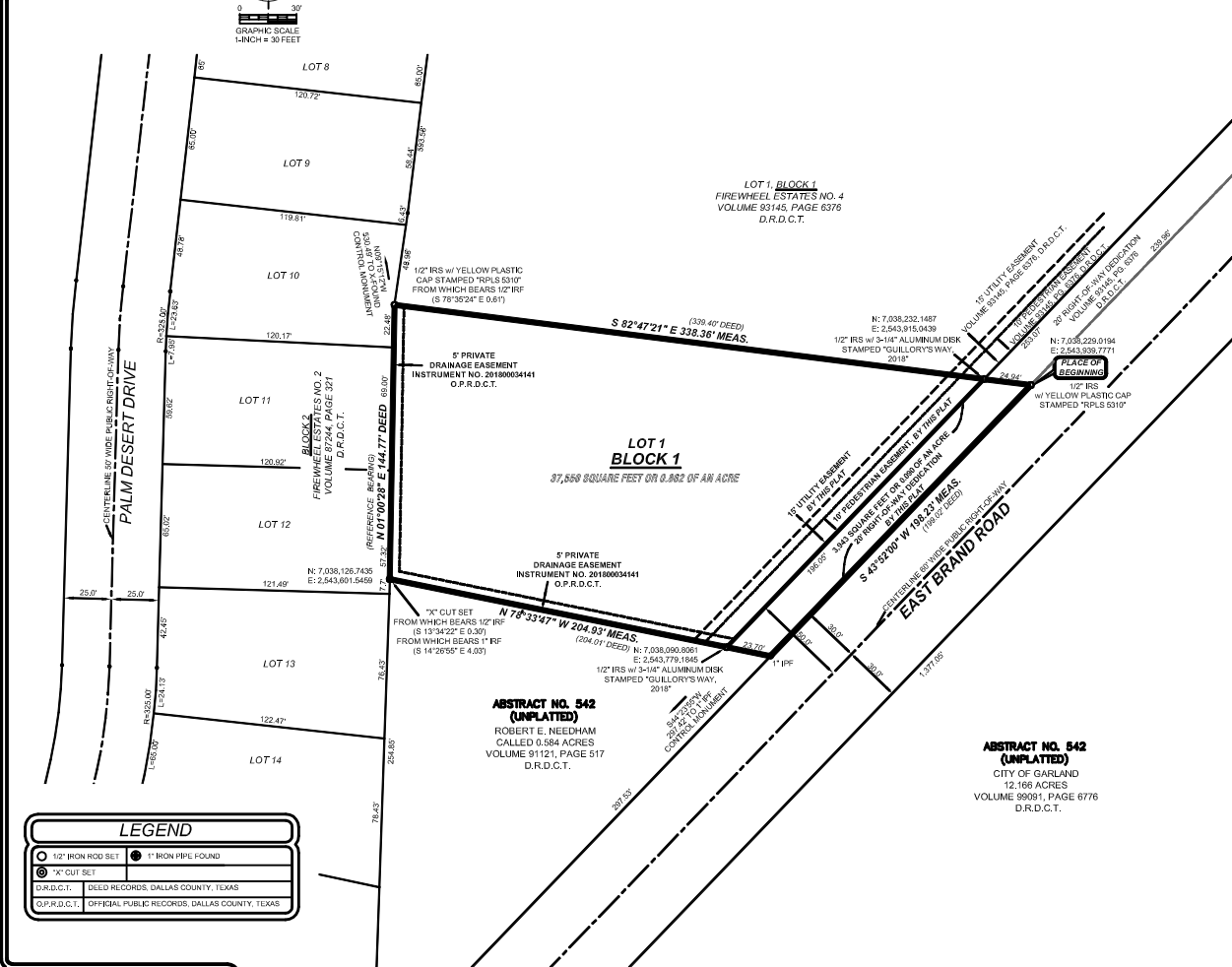
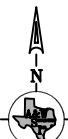
A G

PD 97-41

0 100 200 Feet
|-----|-----|
1 inch = 157 feet

PLAT MAP P 18-13

INDICATES AREA
OF REQUEST



GENERAL NOTES

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310".
- 2) ALL COORDINATES POSTED HEREON ARE GRID COORDINATES BASED ON CITY OF GARLAND MONUMENTS.
- 3) ALL BEARINGS ARE BASED ON CITY OF GARLAND MONUMENTS AS REFERENCED IN PREVIOUS NOTE.
- 4) ALL DIMENSIONS SHOWN HEREON ARE SURFACE.
- 5) THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) PLATTED LOT FROM ONE (1) TRACT OF LAND FOR DEVELOPMENT PURPOSES.
- 6) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
7. THERE ARE NO EXISTING STRUCTURES.

GRID COORDINATES

COORDINATES AND BEARINGS SHOWN HEREON ARE NAD83 (GORS96, EPOCH 2002) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE (4202) USING THE CITY OF GARLAND GEODETIC CONTROL, (2002) DATUM MONUMENTS 54 AND 9, OBSERVED BY GPS USING GOMNET RTK.

GPS9 N=7038961.0599 E=2543341.5636
GPS54 N=7041053.07669 E=2538783.1854
Z=-92.68 Z=-92.69

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS J.W. Jones, is the sole owner of a tract of land located in the JAMES HOWARD SURVEY, ABSTRACT NO. 542, GARLAND, DALLAS COUNTY, TEXAS, and being all of that tract of land described in General Warranty Deed to J.W. Jones, recorded in Instrument No. 201700121992, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod w/ a yellow plastic cap stamped "RPLS 5310" set in the Northwest line of East Brand Road, a variable width right-of-way, at the Southeast corner of Firewheel Estates No. 4, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof, recorded in Volume 93145, Page 6376, Deed Records, Dallas County, Texas;

Thence South 43°52'00" West, along said Northwest line, a distance of 198.23' to a 1" iron pipe found at the Northeast corner of a tract of land described in deed to Robert E. Needham, recorded in Volume 91121, Page 517, Deed Records, Dallas County, Texas;

Thence North 78°33'47" West, a distance of 204.93' to an "X" CUT SET set in the East line of Lot 12, Block 2, of Firewheel Estates No. 2, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 87244, Page 321, Deed Records, Dallas County, Texas, at the Northwest corner of said Needham tract;

Thence North 01°00'28" East, along said East line, a distance of 144.77' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at an angle point in said East line, at the Southwest corner of said Firewheel Estates No. 4 Addition;

Thence South 82°47'21" East, a distance of 338.36' to the PLACE OF BEGINNING and containing 41,493 square feet or 0.953 of an acre of land.

SURVEYOR'S AFFIRMATION

STATE OF TEXAS §
COUNTY OF DALLAS §

I, John S. Turner, a REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas board of professional land surveying, and 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 _____ day of _____, 20____.

PRELIMINARY. RELEASED 06-28-17 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a notary public in and for said county and state on this day personally appeared John S. Turner, 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 the _____ day of _____, 20____.

Notary Public _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS

That J.W. Jones, the owner of the property described in this plat, does hereby adopt this plat, designating the property as **GUILLORY'S WAY 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 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 paying 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.

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

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

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

By: _____
J.W. Jones, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared J.W. Jones, 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: _____

Approved and accepted for the City of Garland this, the _____ day of _____, 20____.

CHAIRMAN OF PLAN COMMISSION _____

Director of Planning & Development _____

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



Professional Land Surveyors

TEXAS REGISTRATION NO. 100174-03
P.O. BOX 47029, MESQUITE, TX 75157
PHONE: (972) 681-4075 FAX: (972) 681-4054
WWW.AJWSURVEY.COM

— PROPERTY ADDRESS: 901 E. Brand Road —

Owner: Jay Jones
— 555 N. FIRM Street, #113, Garland, TX 75040 —
— phone number 972-272-3322 —

Ms. N. (Cecil) Jones, PLS, No. 5310, License No. 5310, Expires 06/28/17
"A professional company operating in your best interest"

FINAL PLAT

GUILLORY'S WAY ADDITION

LOT 1, BLOCK 1

BEING

0.953 OF AN ACRE OUT OF THE
JAMES HOWARD SURVEY, ABSTRACT NO. 542,
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY OF GARLAND CASE NO. 170314-1



GARLAND

Plan Commission

2.b.

Meeting Date: 03/26/2018

Item Title: P 16-28 City Square Lofts Final Plat (District 2)

Summary:

P 16-28 City Square Lofts Final Plat

Attachments

City Square Lofts Addition Report and Attachments

Planning Report

File No: P 16-28/District 2

Agenda Item:

Meeting: Plan Commission

Date: March 26, 2018



GARLAND

TEXAS MADE HERE

FINAL PLAT

City Square Lofts Addition

LOCATION

705 West Avenue B

ZONING

Downtown (DT) District

NUMBER OF LOTS

1

ACREAGE

3.330 Acres

BACKGROUND

The applicant requests approval of a final plat to establish Visibility, Pedestrian and Utility Easements and incorporate a portion of abandoned Seventh Street within a single platted lot. The subject property is the site for the 126-unit City Square Lofts 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

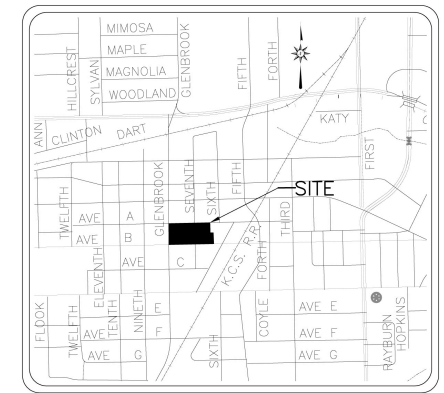
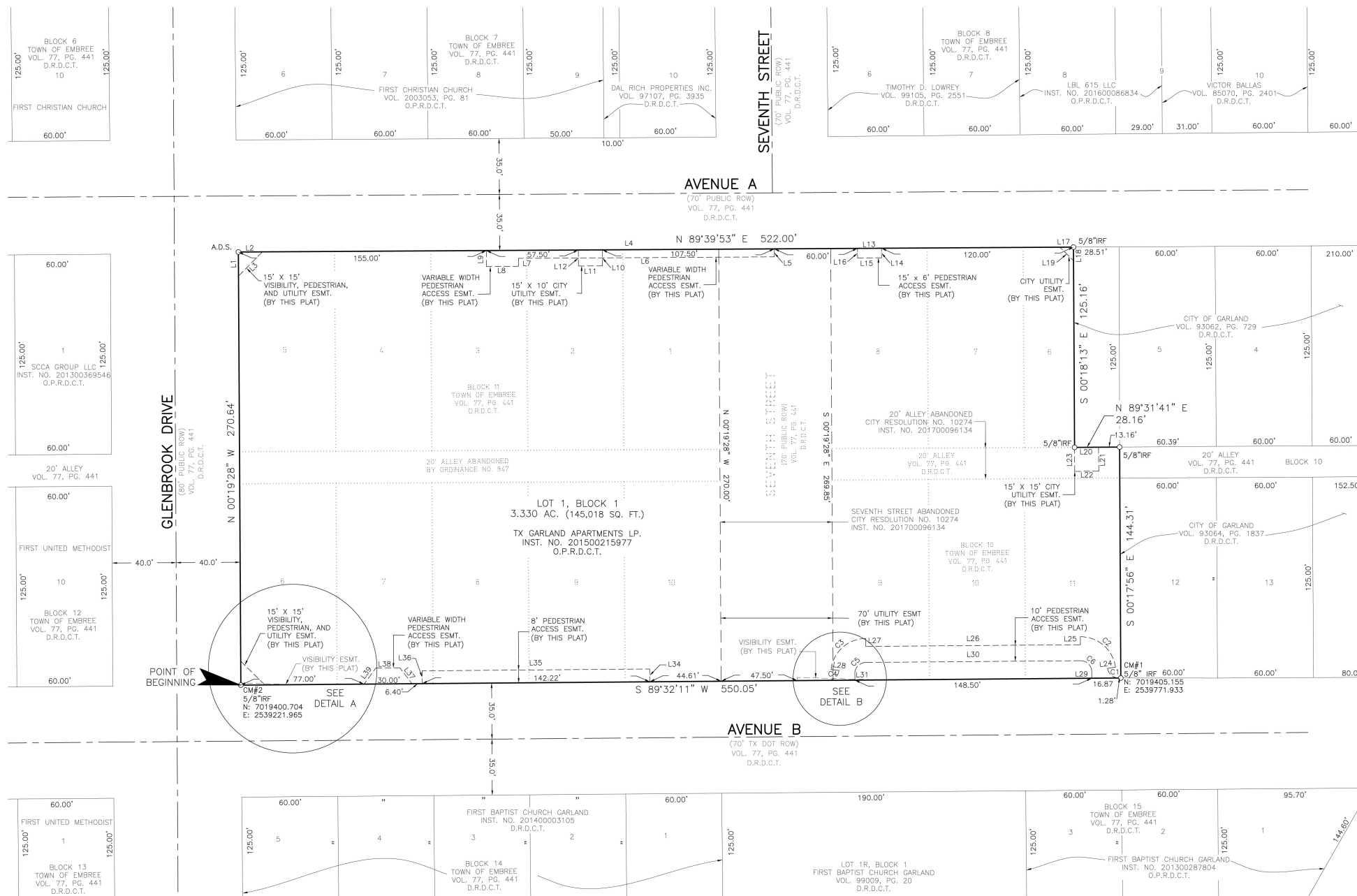
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Isaac Williams
Development Planner
Planning and Community Development
972-205-2454
idelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



VICINITY MAP
(N.T.S.)

0' 30' 60'

LEGEND

C.M. CONTROLLING MONUMENT
D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
ESMT. EASEMENT
N.T.S. NOT TO SCALE
I.R.F. IRON ROD FOUND
A.D.S. 3 INCH ALUMINUM DISK STAMPED "CITY SQUARE" SET

NOTES

1. Bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone 4202. Based on the monumented north line of Avenue B (S 89°32'11" W), as determined by GPS observations referenced to the WDS VRS Network.

2. Each lot corner is monumented by a found 5/8" iron rod or 3 inch aluminum disk stamped "City Square".

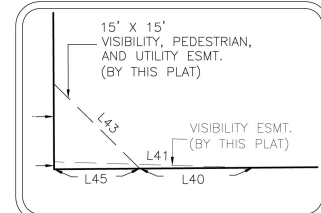
3. Controlling Monuments are located at the southeast corner of Lot 11, Block 10 and the southwest corner of Lot 6, Block 11 of the Town of Embree Addition as recorded in Volume 77, Page 441, Plat Records, Dallas County, Texas.

4. The purpose of this plat is to combine lots and create easements.

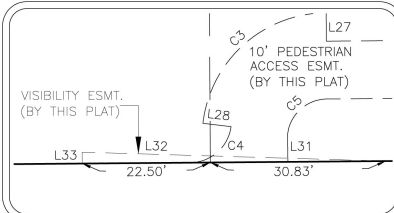
NOTICE

Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.

Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.



DETAIL A
N.T.S.



DETAIL B
N.T.S.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°19'28"W	15.00'	L16	N00°20'07"W	6.00'	L31	N00°27'49"W	4.87'
L2	N89°39'53"E	15.00'	L17	N89°39'53"E	8.50'	L32	N88°18'58"W	53.37'
L3	S44°40'12"W	21.22'	L18	S00°18'13"E	8.50'	L33	S00°27'49"E	2.00'
L4	N89°39'53"E	180.00'	L19	N45°19'10"W	12.02'	L34	N00°27'49"W	8.00'
L5	S00°20'07"E	5.00'	L20	N89°31'41"E	15.00'	L35	S89°32'11"W	142.22'
L6	S89°39'53"W	160.00'	L21	S00°28'19"E	15.00'	L36	S00°27'49"E	8.00'
L7	S00°20'07"E	5.00'	L22	S89°31'41"W	15.00'	L37	N37°20'01"W	12.50'
L8	S89°39'53"W	20.00'	L23	N00°28'19"W	15.00'	L38	S89°32'11"W	15.00'
L9	N00°20'07"W	10.00'	L24	N82°21'20"E	5.00'	L39	S36°24'22"W	12.50'
L10	S00°20'07"E	10.00'	L25	S00°27'49"E	5.00'	L40	S89°32'11"W	19.83'
L11	S89°39'53"W	15.00'	L26	S89°32'11"W	134.16'	L41	N88°18'58"W	34.85'
L12	N00°20'07"W	10.00'	L27	N00°27'49"W	5.00'	L42	S00°19'28"E	1.31'
L13	N89°39'53"E	15.00'	L28	S83°16'59"E	5.00'	L43	N45°23'39"W	21.19'
L14	S00°20'07"E	6.00'	L29	S00°27'49"E	4.87'	L44	S00°19'28"E	15.00'
L15	S89°39'53"W	15.00'	L30	N89°32'11"E	134.16'	L45	N89°32'11"E	15.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7.00'	10.12'	9.26'	N49°03'15"W	82°49'09"
C2	22.00'	31.80'	29.10'	N49°03'15"W	82°49'09"
C3	22.00'	31.80'	29.10'	S48°07'36"W	82°49'09"
C4	7.00'	10.12'	9.26'	S48°07'36"W	82°49'09"
C5	7.00'	10.12'	9.26'	N48°07'36"E	82°49'09"
C6	7.00'	10.12'	9.26'	S49°03'15"E	82°49'09"

FINAL PLAT

CITY SQUARE LOFTS ADDITON

LOT 1, BLOCK 1

BEING A REPLAT OF LOTS 1-10, BLOCK 11, LOTS 7-11 AND WEST 32' OF LOT 6, BLOCK 10 OF THE EMBREE ADDITION, VOL. 77, PG. 441, D.R.D.C.T. BEING 3.330 ACRES IN THE JOEL CRUMPACKER SURVEY, ABSTRACT NO. 328 CITY OF GARLAND, DALLAS COUNTY, TEXAS CITY CASE # 150825-2 MARCH 6, 2018

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 833059
RICHARDSON, TEXAS 75083
PH: (469) 317-0250
CONTACT: Paul Hubert, R.P.L.S.
Email: phubert@kxasc.com
TBPLS Firm Registration No. 10177500

OWNER
TX Garland Apartments, LP
5420 Alma Drive, Suite 1355
Dallas, Texas 75240
PHONE: (972) 633-9368
CONTACT: James R. (Bill) Fisher

ENGINEER
RWI & Associates, Inc.
1700 Alma Drive, Suite 227
Plano, Texas 75075
PH: (469) 381-1416
CONTACT: Robert K. Manolis, P.E.

APPLICANT
Sonoma Housing Advisors, LLC
5430 LBJ Freeway, Suite 1200
Dallas, Texas 75240
PHONE: (972) 633-9368
CONTACT: James R. (Bill) Fisher

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS TX GARLAND APARTMENTS LP., is the owner of a tract or parcel of land situated in the Joel Crumpacker Survey Abstract Number 328 of the original Town of Embree, now the City of Garland, Dallas County, Texas recorded in the Special Warranty Deed, Instrument Number 201500215977, Official Public Records Dallas County, Texas (O.P.R.D.C.T.) and being all of Lots 1-10 Block 11, the west 32 feet of Lot 6, and all of Lots 7-11 of Block 10, a portion of Seventh Street and a city alley abandoned by City Resolution Number 10274 and recorded in Instrument Number 201700096134 O.P.R.D.C.T., part of the Embree Addition, an addition to original Town of Embree, now the City of Garland as recorded in Volume 77, Page 441 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found (IRF) at the intersection of the east Right-Of-Way (R.O.W.) line of Glenbrook Drive, an 80 foot public R.O.W., as recorded in said Embree Addition and the north ROW line of Avenue B, a 70 foot public R.O.W., as dedicated in said Embree Addition, same being the southwest corner of Lot 6, Block 11 of said Embree Addition;

THENCE N 00°19'28" W, along the east R.O.W. line of said Glenbrook Drive, a distance of 270.64 feet to a set 5/8 inch iron rod with a 3 inch aluminum disk stamped "City Square" at the northwest corner of Lot 5, Block 11 of said Embree Addition, same being the intersection of the east R.O.W. line of said Glenbrook Drive and the south R.O.W. line of Avenue A, a 70 foot public R.O.W., as recorded in said Embree Addition;

THENCE N 89°39'53" E, along the south R.O.W. line of said Avenue A, a distance of 522.00 feet to a 5/8 inch IRF, same being in the north line of Lot 6, Block 10 of said Embree Addition;

THENCE S 00°18'13" E, leaving said south R.O.W. line, over and across said Lot 6 a distance of 125.16 feet to a 5/8 inch IRF in the south line of said Lot 6;

THENCE N 89°31'41" E, along the south line of said Lot 6, a distance of 28.16 feet to a 5/8 inch IRF for the southeast corner of said Lot 6;

THENCE S 00°17'56" E, leaving the south line of said Lot 6, along the east line of Lot 11, Block 10 of said Embree Addition, a distance of 144.31 feet to a 5/8 IRF for the southeast corner of said Lot 11, same being the north R.O.W. line of said Avenue B;

THENCE S 89°32'11" W, along said north R.O.W. line, a distance of 550.05 feet to the POINT OF BEGINNING and containing 3.330 acres or 145,018 square feet of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That TX GARLAND APARTMENT, LP, 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 CITY SQUARE LOFTS' 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 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 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 Garland, Texas, this the _____ day of _____, 2018.

By: TX GARLAND APARTMENT, LP, a Texas limited Partnership

By: TX Garland Apartments GP, LLC, a Texas Limited Partnership company
Its: General Partner

By: _____
Melissa Adami
Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Adami Manager, TX Garland Apartments GP, LLC,, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____

SURVEYOR'S AFFIRMATION

I, Paul Hubert, 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 Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed 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 _____, 2018.

Paul Hubert
Registered Professional Land Surveyor No. 1942

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Paul Hubert, 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 stated.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____



APPROVED AND ACCEPTED for the City of Garland,
This _____ day of _____,
2018, by the City Plan Commission of the City of Garland,
Texas. The approval of this plat is contingent upon the plat
being filed with the County Clerk of Dallas County within 180
days from the date above.

CHAIRMAN OF THE PLAN COMMISSION DATE:

DIRECTOR OF PLANNING DEPARTMENT DATE:

FINAL PLAT

CITY SQUARE LOFTS ADDITON

LOT1, BLOCK 1,

BEING A REPLAT OF LOTS 1-10, BLOCK 11, LOTS
7-11 AND WEST 32' OF LOT 6, BLOCK 10 OF THE
EMBREE ADDITION, VOL. 77, PG. 441

BEING 3.330 ACRES IN THE
JOEL CRUMPACKER SURVEY, ABSTRACT NO. 328
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150825-2
MARCH 8, 2018

ENGINEER	OWNER	APPLICANT	SURVEYOR
RKM & Associates, Inc.	TX Garland Apartments, LP	Sonoma Housing Advisors, LLC	ADAMS SURVEYING COMPANY, LLC
1700 Alma Drive, Suite 227	5420 LBJ Freeway, Suite 1355	5430 LBJ Freeway, Suite 1200	P.O. BOX 833059
Plano, Texas 75075	Dallas, Texas 75240	Dallas, Texas 75240	RICHARDSON, TEXAS 75083
PH: (469) 361-1416	PHONE: (972) 633-9368	PHONE: (972) 633-9368	PH: (469) 317-0250
CONTACT: Robert K. Manolis, P.E.	CONTACT: James R. (Bill) Fisher	CONTACT: James R. (Bill) Fisher	CONTACT: Paul Hubert, R.P.L.S.
			Email: phubert@txasc.com
			TBPLS Firm Registration No. 10177500



GARLAND

Plan Commission

3.a.

Meeting Date: 03/26/2018

Item Title: Z 18-15 Star Plus, Inc. (District 6)

Summary:

Consideration of the application of **Star Plus, Inc.**, requesting approval of a 1) Specific Use Provision for Food Processing and Storage and 2) a Variance to Chapter 4, Article 3, Section 4.45 of the Garland Development Code (GDC) regarding the design and screening of refuse containers on property zoned Industrial (IN) District. This property is located at 3925 Miller Park Drive. (District 6) (Z 18-15)

Attachments

Z 18-15 Star Plus, Inc. Report and Attachments

Planning Report

File No: Z 18-15/District 6

Agenda Item:

Meeting: Plan Commission

Date: March 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision for Food Processing and Storage and 2) a Variance to Chapter 4, Article 3, Section 4.45 of the Garland Development Code (GDC) regarding the design and screening of refuse containers on property zoned Industrial (IN) District.

LOCATION

3925 Miller Park Drive

APPLICANT

Star Plus, Inc.

OWNER

Star Plus Inc.

BACKGROUND

The applicant is seeking approval of a Specific Use Provision to convert the existing 35,900 square foot industrial warehouse building into a Food Processing and Storage facility. The applicant intends to remodel the interior portions of the existing building including removal of some truck bays to facilitate the interior operations and refuse storage. The applicant has indicated that all operations will be internal to the existing building and no building expansion is proposed at this time.

The applicant also requests a variance to Chapter 4 Article 3, Section 4.45 of the Garland Development Code (GDC) regarding the placement of a refuse container in front of the main building facing Miller Park Drive.

SITE DATA

The subject property is an approximately 2.23-acre site with approximately 308 feet of frontage along Miller Park Drive; access to the site will be provided from Miller Park Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Specific Use Provision

The proposed Food Processing and Storage operations will provide large volume eggroll production for national food service companies and local food distributors. The approximately 39,500 square-foot building will be compartmented for areas containing administrative offices, food processing operations including freezer, fryer and cooler, dry [food] storage, and assembly.

The Site Plan indicates no changes to the existing pavement and the site will provide forty-seven (47) parking spaces which meets the parking requirements set forth in Chapter 2 Section 2.51 of the GDC.

2. Variance

The applicant requests a variance to Chapter 4 Section 4.45 of the GDC to allow the proposed refuse container to be placed in front of the main building. The subject site is bound to the north and west by existing railroad spurs, which contributes to an irregularly shaped tract. The site plan reflects an area of pavement adjacent to the northern portion of the building accessed by a drive aisle approximately twenty (20) feet in width. This drive aisle is not wide enough for refuse container service vehicles, thus precluding the paved area as a viable location for a refuse container. The refuse container will be screened with a six (6) foot tall concrete masonry unit (CMU) wall with double steel gates.

3. The applicant has not proposed any signage at this time. Any signage will be subject the regulations set forth in Chapter 4, Article 5 of the Garland Development Code.

4. The applicant requests approval of the Specific Use Provision for a period of thirty-five (35) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

The proposed use is consistent with industrial operations within the Industry Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is zoned Industrial (IN) District and developed with buildings that are currently utilized for light industrial and heavy industrial uses.

The applicant has indicated that the operations of the proposed use will not create any negative impacts from odors, smoke or noise. In addition, the applicant has indicated that shipping quantities are not likely to exceed three truckloads per week. The food processing operation is compatible with the surrounding area and consistent with uses found in industrial zoning districts.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Food and Storage Processing Use for a period of thirty-five (35) years and 2) a Variance to Chapter 4, Article 3, Section 4.45 to allow the placement of the refuse container in front of the main building.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: April 17, 2018

PREPARED BY:

Isaac Williams
Development Planner
Planning and Community Development
972-205-2459
Iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet

1 inch = 196 feet

ZONING MAP Z 18-15



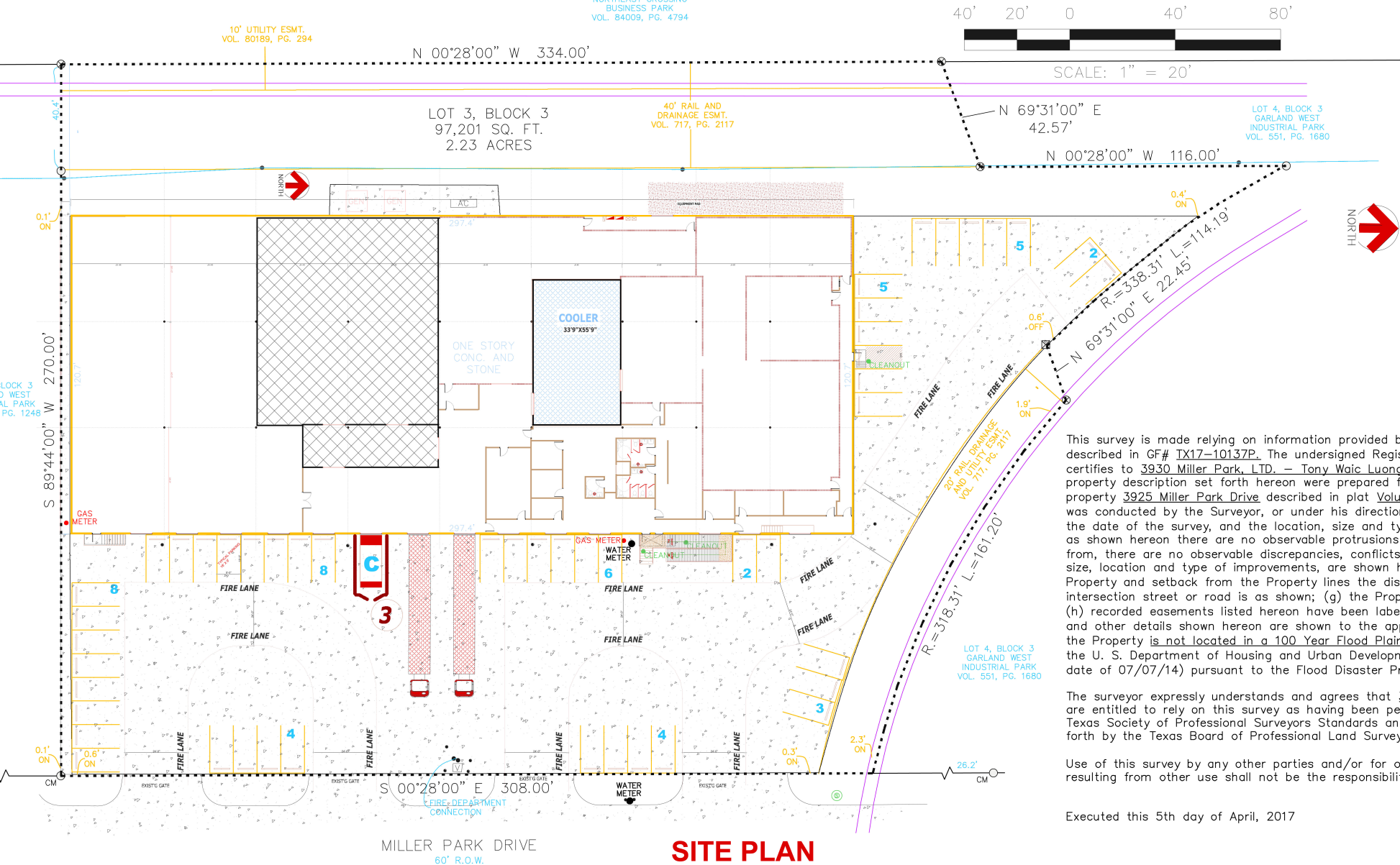
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-15

3925 Miller Park Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit a Food Processing and Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- V. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be in effect for a period of thirty-five (35) years.
 - B. Site Plan:** Development shall be in general conformance with the Site Plan labeled Exhibit C and D.



PARKING ANALYSIS

WAREHOUSE BUILDING, 35,900 SF., AT 1000 SF PER, NEED 36 PARKING
WAREHOUSE EMPLOYEE, 10, AT ONE EMPLOYEE PER, NEED 10 PARKING
TOTAL PARKING NEEDED, 36 + 10 = 46 PARKING SPACES
TOTAL PARKING PROVIDED, 47 SPACES > 46, OK

SUP CASE # 180125-2

EXISTING WAREHOUSE BUILDING TO BE BUILT INTO
A USDA FOOD PROCESSING PLANT

- 1, NO RE-PLAT.
- 2, EXISTING CONCRETE PAVING FOR FIRE LANE AND PARKING PER PLAN. NEW STRIPPING.
- 3 NEW COMPACTOR WITH TRUCK ACCESS. WITH 6'H CMU WALL AND DOUBLE STEEL GATES.
- 4, EXISTING CHAIN LINK FENCE TO REMAIN.
- 5, EXISTING SITE HAS NO TREE
- 6, EXISTING ABANDONED RAILROAD TRACKS
- 7, FOOD PROCESSING HAS NO ODOR, NO SMOKE & NO NOISE.
- 8, NEW ADA RAMP PER PLAN
- 9, NEW CONCRETE PAD AT BACK FOR MECHANICAL
- 10, NO NEW UTILITY TAPS.
- 11, BUILDING PERMIT BEING REVIEWED FOR FINISH OUT WORK.
- 12, EXISTING ELECTRIC SERVICE TO REMAIN. TO ADD NEW ELECTRICAL SERVICE FOR THE NEW OPERATION.

This survey is made relying on information provided by Tiago Title in connection with the transaction described in GF# TX17-10137P. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to 3930 Miller Park, LTD. — Tony Waic Luong and Tiago Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 3925 Miller Park Drive described in plat Volume 551, Page 1691, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No.48113C0215K, with a date of 07/07/14) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that 3930 Miller Park, LTD. — Tony Waic Luong and Tiago Title are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 5th day of April, 2017

Bryan Connally
Registered Professional Land Surveyor No. 5513

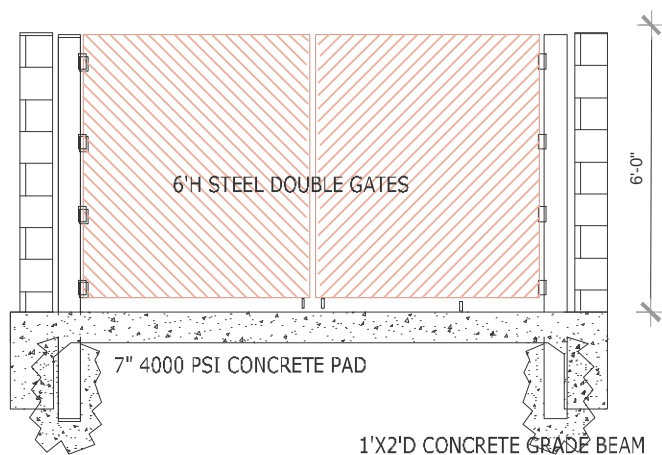
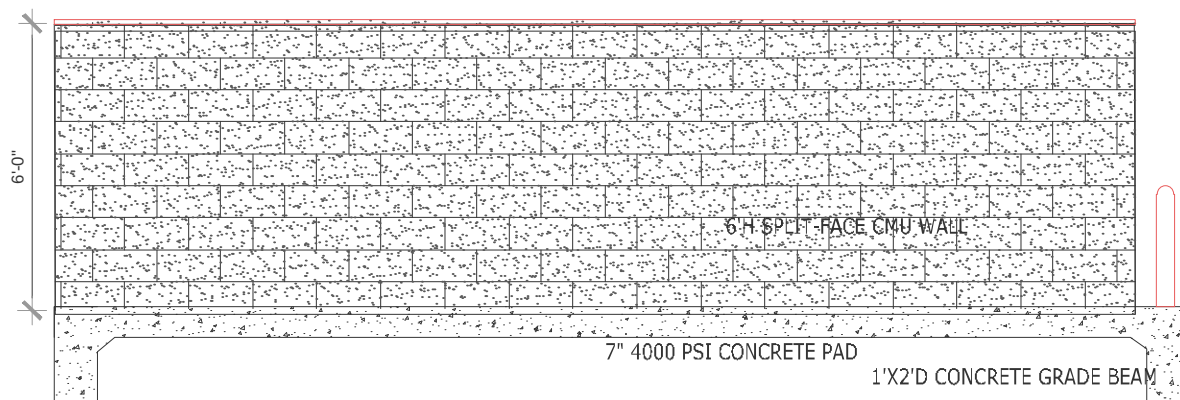
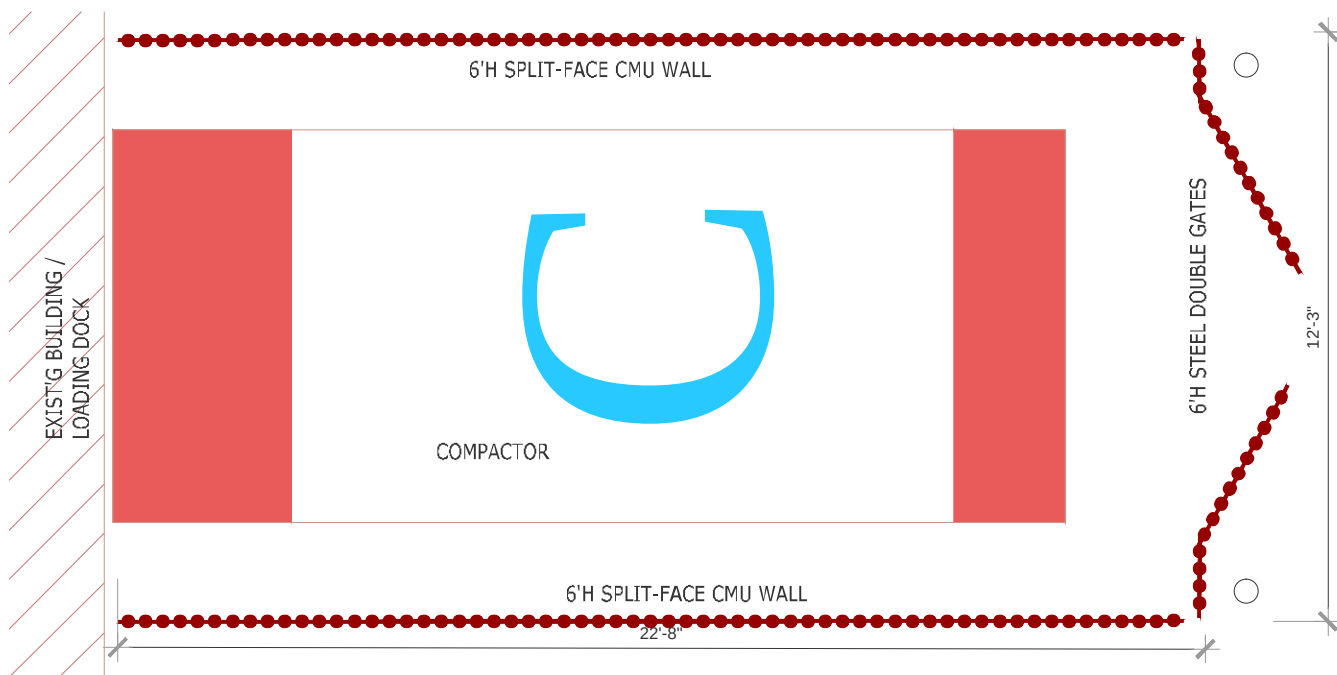
C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	04/05/17	1703302	X17-10137	R.G.



SUP CASE # 180125-2 03/12/2018
Star Plus Inc. 3925 Miller Park Dr.,
Garland, TEXAS 75042

CHAUCER DESIGN STUDIO FIRM # 12335
949 SIMON DRIVE, PLANO, TX. 75025
TEL: 972.849.6848 E-MAIL: chaucerdesign@gmail.com



Scope Of Work:

1. INSTALL 7", 4000 PSI CONCRETE PAD W/ GB AROUND
2. INSTALL 6'H SPLIT-FACE CMU ENCLOSURE
3. INSTALL 6" STEEL BOLLARD & DOUBLE STEEL GATES
4. COLOR TO MATCH EXISTING BUILDING

SUP CASE # 180125-2

Star Plus Inc.

3925 Miller Park Dr.,
Garland, TEXAS 75042

Z 18-15



Looking northeast from Miller Park Drive at adjacent industrial development.



Looking southwest at the north and eastern portion of the subject site from Miller Park Drive.



Looking southeast from Miller Park Drive at adjacent industrial development.



Looking east from subject site, across Miller Park Drive at adjacent industrial development.



GARLAND

Plan Commission

3.b.

Meeting Date: 03/26/2018

Item Title: Z 18-16 IDI Logistics (District 5)

Summary:

Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (Staff requests postponement to the April 9, 2018 Plan Commission meeting.)

Attachments

Z 18-16 IDI Logistics Postponement Memo

Planning Report

File No: Z 18-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses.

LOCATION

3800 Leon Road

APPLICANT

IDI Logistics

OWNER

Garland Logistics Center, LP

Staff requests postponement to the April 9, 2018 Plan Commission meeting to allow the applicant additional time to address Staff comments.



GARLAND

Plan Commission

4.

Meeting Date: 03/26/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - April 9, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, Principal Planner

DATE: March 26, 2018

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the April 9, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) to Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
3. Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (This item was postponed from the February 26, 2018 Plan Commission Meeting).
4. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a

Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

5. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned Development (PD) District for Elder Care – Nursing/Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 6) (File Z 17-49)
6. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
7. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Elder Care-Independent Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
8. Consideration of the application of **AMCAL Multi-Housing, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 95-20 for Light Commercial Uses and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder-Care Independent Living (attached units). This property is located at 902 and 1014 Lavon Drive, and 314 Castle Drive. (District 2) (File Z 18-08)
9. Consideration of the application of **IDI Logistics**, requesting approval of amendments to Planned Development (PD) District 16-07 for Industrial Uses. This property is located at 3800 Leon Road. (District 5) (Z 18-16) (Staff requests postponement to the April 9, 2018 Plan Commission meeting.)
10. Consideration of the application of **Waypoint Development and Masterplan Consultants**, requesting approval of 1) a Change of Zoning from Urban Business (UB) District to Planned Development (PD) for a Dwelling, Multi-Family Use and 2) a Concept Plan. This property is located at 5450, 5460 and 5502 Rosehill Road. (District 3) (File Z 18-17)
11. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) a Change of Zoning from Planned Development (PD) District 16-10 to Industrial (IN) District and 2) an amended Detail Plan on property zoned Planned Development (PD) District 16-10. This property is located at 1900 Jupiter Road. (District 6) (File Z 18-18)
12. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)