



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 9, 2020 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 5:40 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 of Minutes for the February 24, 2020 meeting.

2. PLATS

- a. P 20-01 - 190 @ N. Garland Addition Final Plat
- b. P 20-02 - Firewheel Lofts Replat
- c. P 20-03 - Lakeview Pointe Final Plat
- d. P 20-04 - Lakeview Pointe Conveyance 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 **Pegasus Link Constructors**, requesting approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses to add Temporary Off-Site Construction Campus Use. This property is located at 3159 South Garland Avenue. (District 5) (File Z 20-05)
- b. Consideration of the application of **Pegasus Link Constructors**, requesting approval of a Detail Plan for Temporary Off-Site Construction Campus Use. This property is located at 3159 South Garland Avenue. (District 5) (File Z 20-05)

4. MISCELLANEOUS

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

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: 03/09/2020

Item Title: Plan Commission Minutes for February 24, 2020

Summary:

Consider approval of Minutes for the February 24, 2020 meeting.

Attachments

Plan Commission Minutes for February 24, 2020

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 24, 2020, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

1st Assistant City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Welborn to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards. **Motion carried:** 8 Ayes, 0 Nays. Commissioner Welborn and Commissioner Williams did not vote due to their absence from this meeting.

MINUTES

1a. APPROVED** Consider approval of Minutes for the January 27, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED** Consideration of the application of **Wier and Associates, Inc.**, requesting approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)

The applicant Randy Eardley, 2201 E. Lamar Blvd, Ste. 200E, Arlington, Texas 76006, provided an overview of the request, provided additional information regarding the completed Environmental Study, building location(s) in relation to property lines and clarified fencing materials.

Chairman Roberts asked of the applicant the distance of the building location(s) in relation to the property line, asked for clarification on the fencing materials and if an Environmental Study had been completed.

Residents speaking in opposition of the request:

Michael Buykin, 2421 Whispering Cove Circle, Garland, Texas

Mike C. Mason, 2418 Hedgeway Circle, Garland, Texas

Concerns were raised regarding possible excess trash and health concerns regarding possible methane gas buildup.

Motion was made by Commissioner Ott to close the public hearing and **approve** the Planned Development request and **deny** the request to change the seventy-eight foot setback, seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

2a. APPROVED** Consideration of the application of **Wier and Associates, Inc.**, requesting approval of a Detail Plan for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)

Motion was made by Commissioner Ott to close the public hearing and **approve** the Detail Plan with the condition the original seventy-eight foot setback remains in place, seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:34 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Assistant Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 03/09/2020

Item Title: P 20-01 - 190 @ N. Garland Addition Final Plat

Summary:

P 20-01 - 190 @ N. Garland Addition Final Plat

Attachments

190 @ N. Garland Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020

FINAL PLAT

190 @ N. Garland Addition

LOCATION

5345 N. President George Bush Turnpike

ZONING

Planned Development (PD) District 19-07

NUMBER OF LOTS

3

ACREAGE

3.434

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of this plat is to create three (3) recorded lots from 1 previously recorded lot and to dedicate easements for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

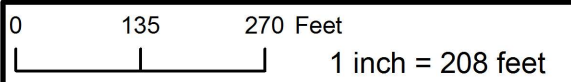
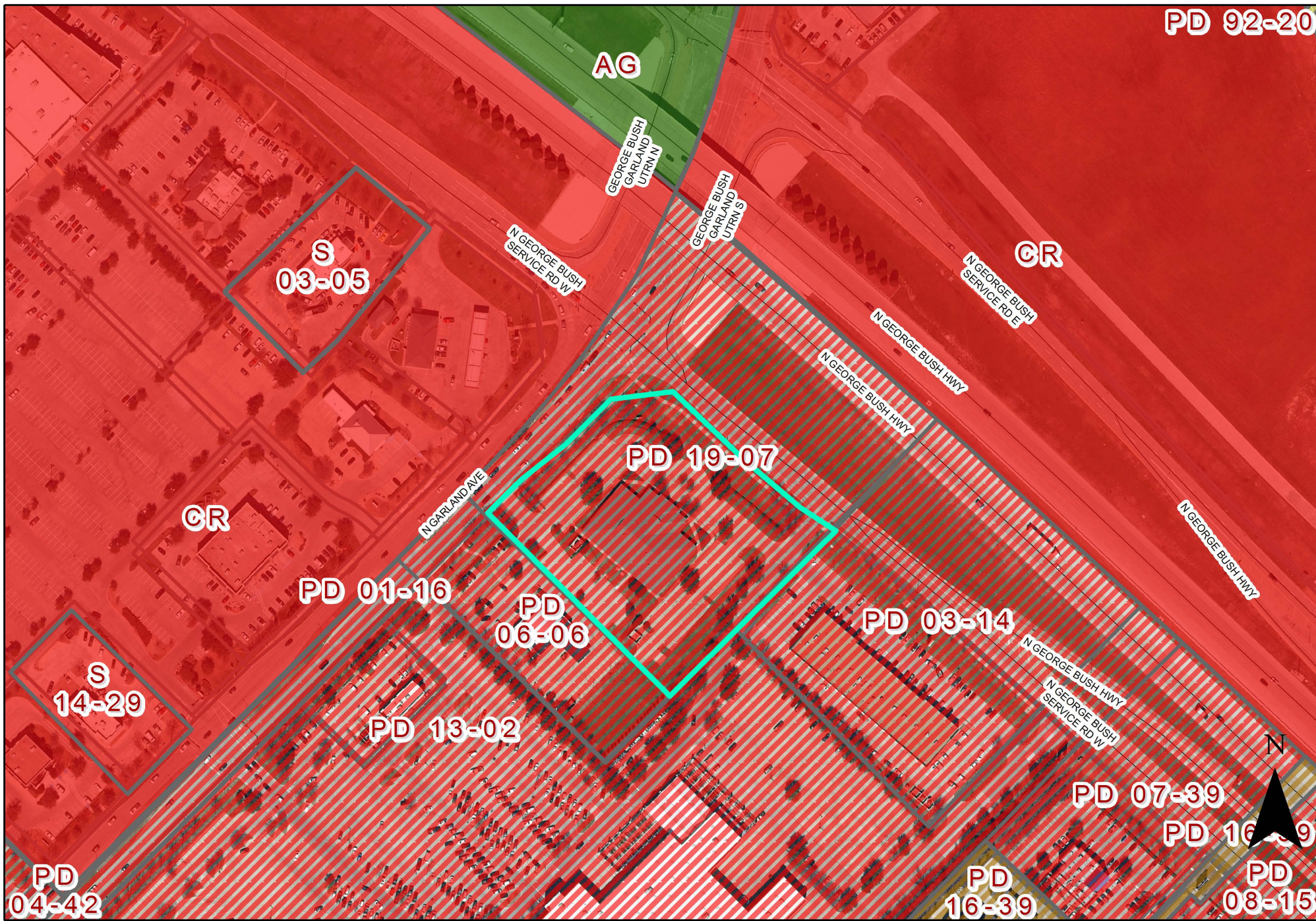
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

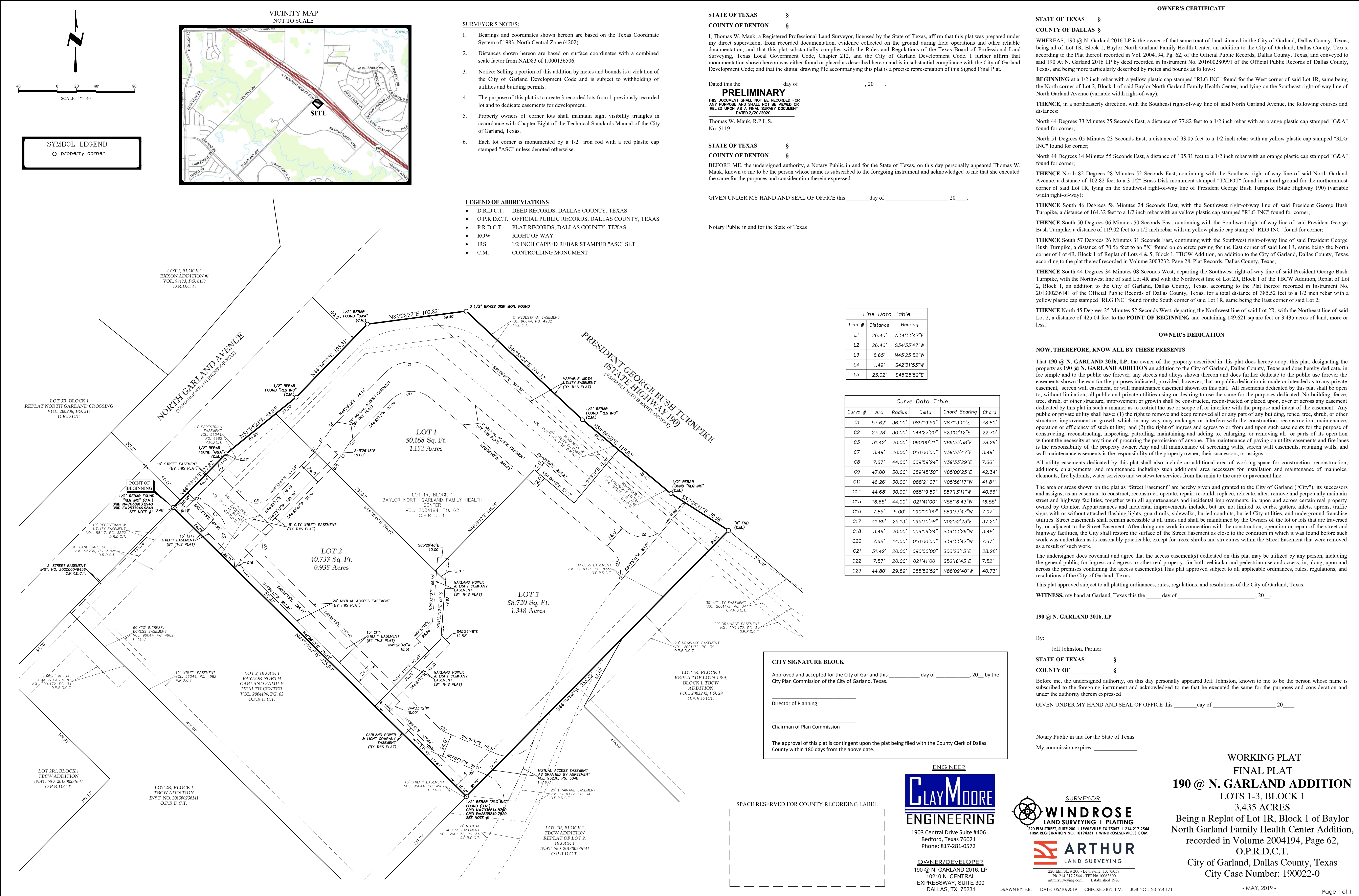
REVIEWED BY:

Will Guerin, AICP
Director of Planning



Plat Map P 20-01

 INDICATES AREA OF REQUEST





GARLAND

Plan Commission

2. b.

Meeting Date: 03/09/2020

Item Title: P 20-02 - Firewheel Lofts Replat

Summary:

P 20-02 - Firewheel Lofts Replat

Attachments

P 20-02 Firewheel Lofts Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-02/District 1

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020

REPLAT

Firewheel Lofts Replat

LOCATION

3400 Firewheel Parkway

ZONING

Planned Development (PD) District 18-33

NUMBER OF LOTS

2

ACREAGE

11.79

BACKGROUND

The applicant requests approval of a Replat. The purpose of this plat is to create two (2) lots from one (1) existing lot for future development and a future monument sign.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

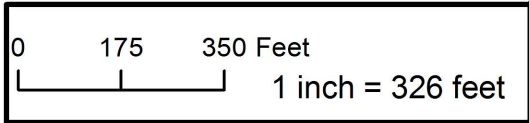
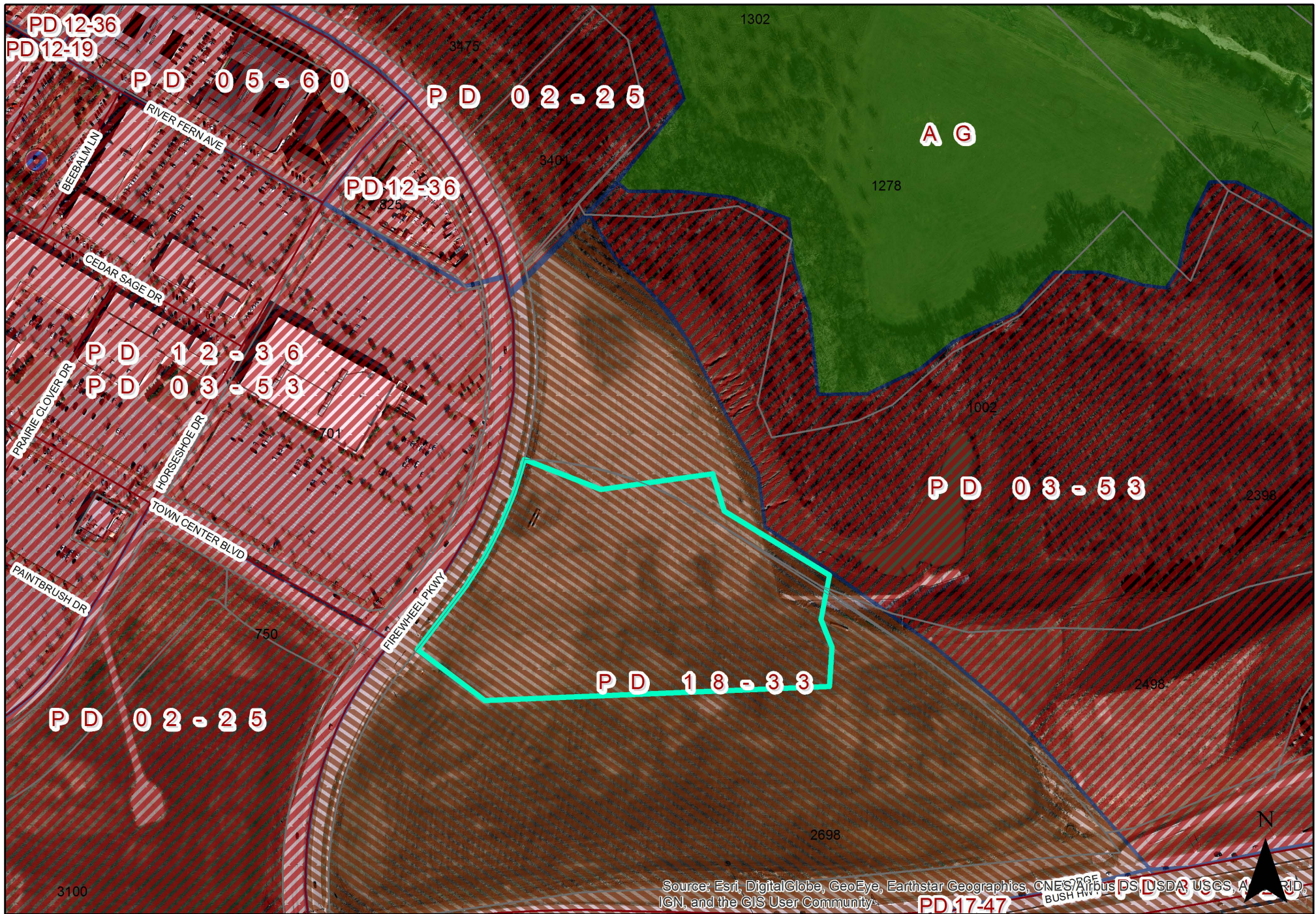
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

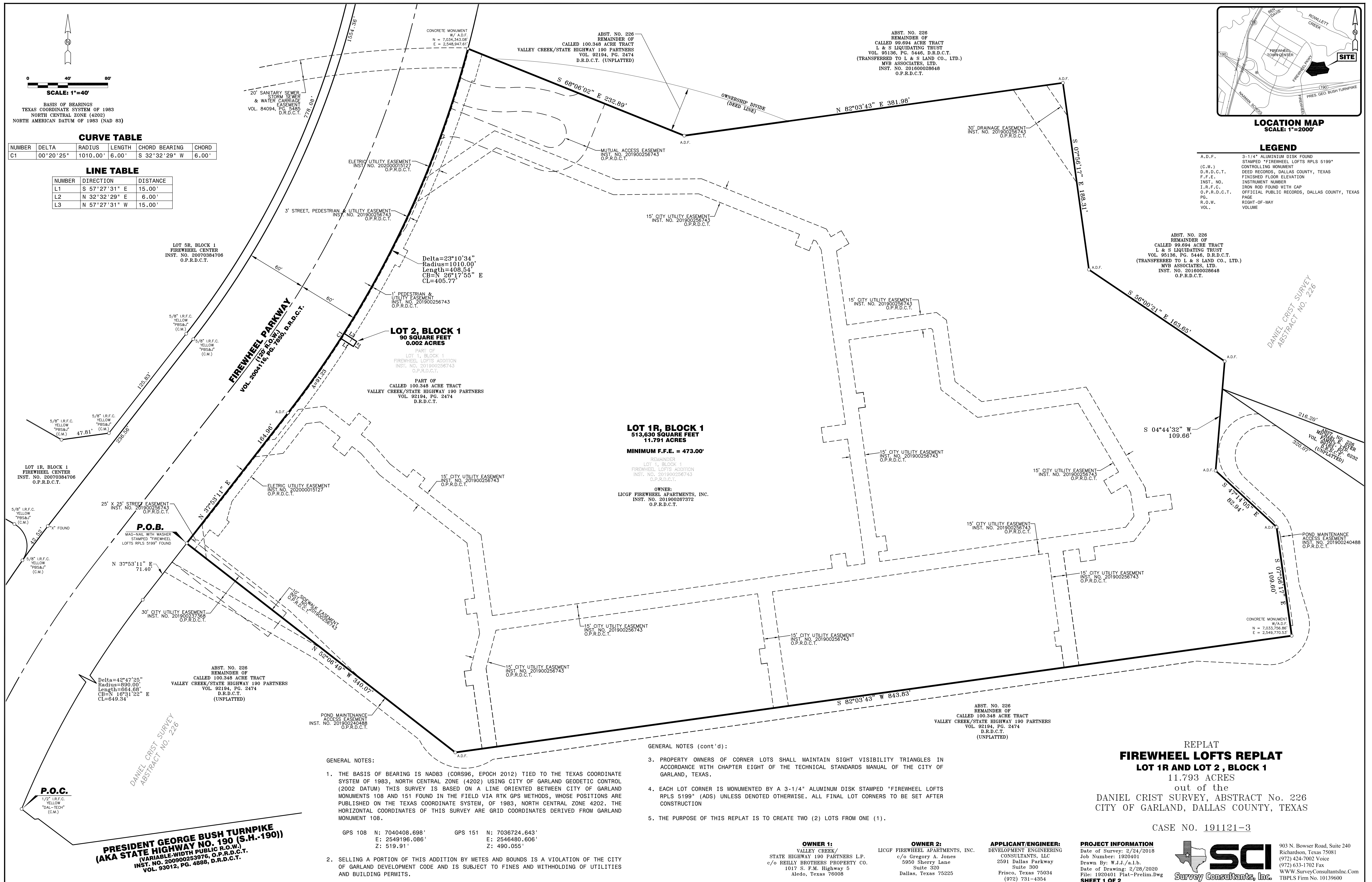
Will Guerin, AICP
Director of Planning



Plat Map P 20-02



INDICATES AREA
OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Valley Creek/State Highway 190 Partners L.P. and LICGF Firewheel Apartments, Inc. are the owners of a tract of land located in the City of Garland, Dallas County, Texas, part of the Daniel Crist Survey, Abstract No. 226, being all of LOT 1, BLOCK 1, FIREWHEEL LOFTS, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded by Instrument No. 201900256743, Official Public Records, Dallas County, Texas, same being part of that called 100.348 acre tract of land described by that certain Deed Without Warranty or Covenant to Valley Creek/State Highway 190 Partners, as recorded in Volume 92194, Page 2474, Deed Records, Dallas County, Texas, and all of that tract of land described by Special Warranty Deed to LICGF Firewheel Apartments, Inc., as recorded by Instrument No. 201900267372, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with cap stamped "Dal-Tech" found at the intersection of the easterly right-of-way line of Firewheel Parkway (called 120' R.O.W.) and the northerly right-of-way line of President George Bush Turnpike (variable width R.O.W.), being the beginning of a curve to the right;

THENCE, along the easterly right-of-way line of Firewheel Parkway as follows:

Northeasterly, along said curve to the right, through a central angle of 42 degrees 47 minutes 25 seconds, a radius of 890.00 feet, an arc length of 664.68 feet, a chord bearing of North 16 degrees 31 minutes 22 seconds East and a chord distance of 649.34 feet to a point;

North 37 degrees 53 minutes 11 seconds East, a distance of 71.40 feet to a "Mag-Nail" with washer stamped "Firewheel Lofts RPLS 5199" found for the POINT OF BEGINNING;

THENCE, continuing along said easterly right-of-way as follows:

North 37 degrees 53 minutes 11 seconds East, a distance of 164.96 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found for the beginning of a curve to the left;

Along said curve to the left through a central angle of 23 degrees 10 minutes 34 seconds, a radius of 1010.00 feet, an arc length of 408.54 feet, a chord bearing of North 26 degrees 17 minutes 55 seconds East and a chord distance of 405.77 feet to a concrete monument with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

THENCE departing the easterly right-of-way line of Firewheel Parkway as follows:

South 68 degrees 06 minutes 02 seconds East, a distance of 232.89 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

North 82 degrees 03 minutes 43 seconds East, a distance of 105.02 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

North 82 degrees 03 minutes 43 seconds East, a distance of 276.96 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 07 degrees 56 minutes 17 seconds East, a distance of 188.31 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 56 degrees 00 minutes 21 seconds East, a distance of 163.65 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 04 degrees 44 minutes 32 seconds West, a distance of 109.66 feet to a concrete monument with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 47 degrees 14 minutes 05 seconds East, a distance of 82.94 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 07 degrees 56 minutes 17 seconds East, a distance of 109.60 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

South 82 degrees 03 minutes 43 seconds West, a distance of 843.83 feet to a 5/8" iron rod with a 3-1/4" aluminum disk stamped "Firewheel Lofts RPLS 5199" found;

North 52 degrees 06 minutes 49 seconds West, a distance of 340.07 feet to the POINT OF BEGINNING and containing 513,720 square feet or 11.793 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That VALLEY CREEK/STATE HIGHWAY 190 PARTNERS L.P. and LICGF Firewheel Apartments, Inc., the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this replat, designating the property as FIREWHEEL LOFTS REPLAT, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets 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 City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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 the ____ day of _____, 2020.

VALLEY CREEK/STATE HIGHWAY 190 PARTNERS L.P., a Texas limited partnership

By: Sunrise Partners, LLC, a Texas limited liability company,
its General Partner

By: R.J. Grogan, Jr., Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared R.J. Grogan, Jr., 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at _____, Texas this the ____ day of _____, 2020.

LICGF Firewheel Apartments, Inc., a Delaware corporation

By: Gregory A. Jones, Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared GREGORY A. 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

WITNESS, my hand at _____, Texas this the ____ day of _____, 2020.

SURVEYOR'S AFFIRMATION

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

Dated this the ____ day of _____, 2020.

RELEASED 2/28/2020 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Douglas S. Loomis
Texas Registered Professional Land Surveyor No. 5199

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared DOUGLAS S. LOOMIS, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020.

Notary Public in and for the State of Texas

CITY APPROVAL

Approved and accepted for the City of Garland this ____ day of _____, 2020, 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

REPLAT
FIREWHEEL LOFTS REPLAT
LOT 1R AND LOT 2, BLOCK 1
11.793 ACRES
out of the
DANIEL CRIST SURVEY, ABSTRACT No. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CASE NO. 191121-3

OWNER 1:
VALLEY CREEK/
STATE HIGHWAY 190 PARTNERS L.P.
c/o REILLY BROTHERS PROPERTY CO.
1017 S. F.M. Highway 5
Aledo, Texas 76008

OWNER 2:
LICGF FIREWHEEL APARTMENTS, INC.
c/o Gregory A. Jones
5050 Sherry Lane
Suite 320
Dallas, Texas 75225

APPLICANT/ENGINEER:
DEVELOPMENT ENGINEERING
CONSULTANTS, LLC
2591 Dallas Parkway
Suite 300
Frisco, Texas 75034
(972) 731-4354

PROJECT INFORMATION
Date of Survey: 2/22/2018
Job Number: 1920401
Drawn By: W.J.J./a.l.b.
Date of Drawing: 2/28/2020
File: 1920401 Replat.Dwg
SHEET 2 OF 2



903 N. Bowser Road, Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com
TBPLS Firm No. 10139600



GARLAND

Plan Commission

2. c.

Meeting Date: 03/09/2020

Item Title: P 20-03 - Lakeview Pointe Final Plat

Summary:

P 20-03 - Lakeview Pointe Final Plat

Attachments

P 20-03 Lakeview Pointe Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-03/District 3

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020

REPLAT

Lakeview Pointe Final Plat

LOCATION

3102 Zion Road

ZONING

Planned Development (PD) District 18-10

NUMBER OF LOTS

1

ACREAGE

5.36

BACKGROUND

The applicant requests approval of Final Plat. The purpose of this plat is to create one (1) lot for an apartment complex.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

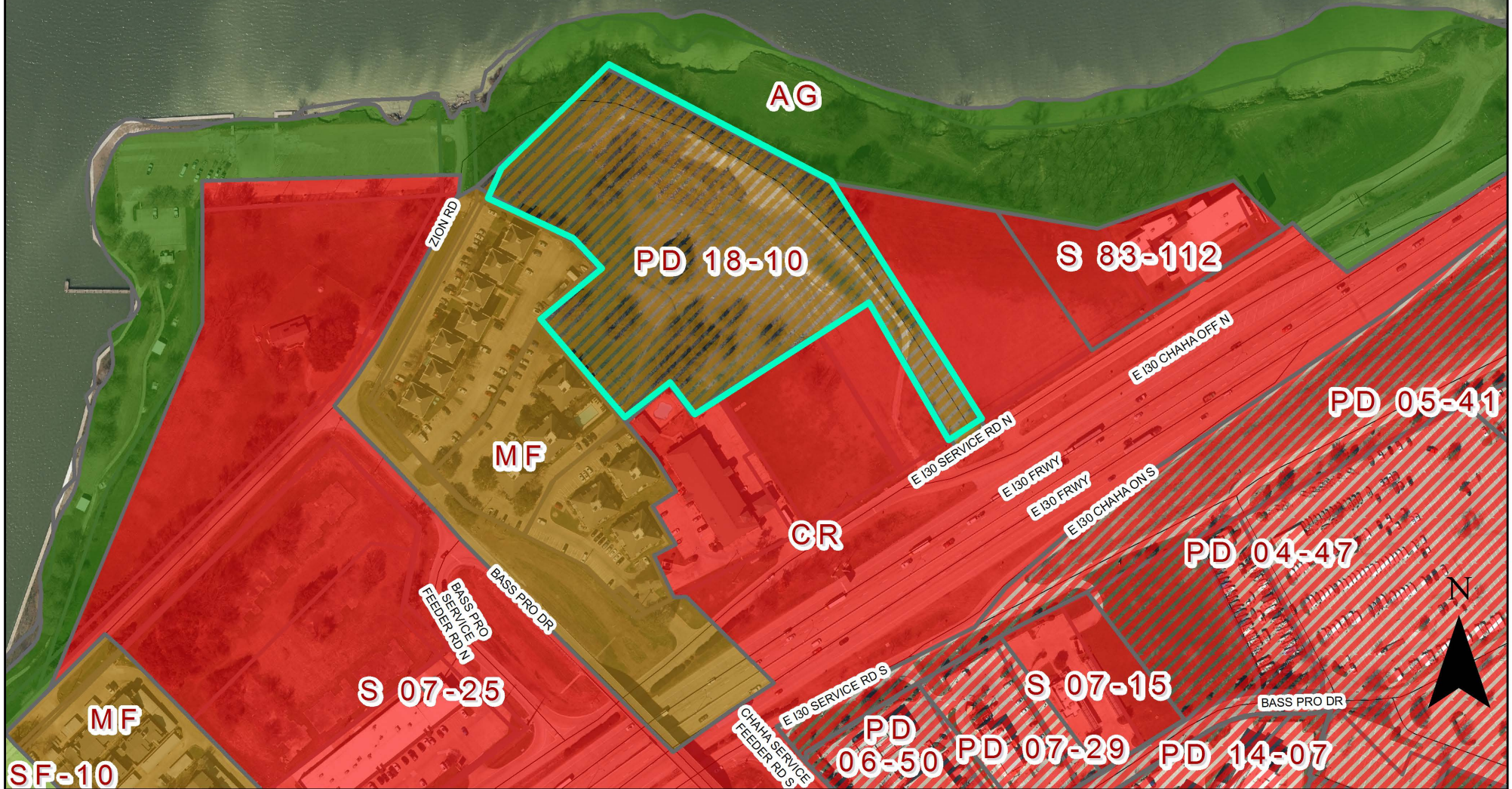
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

CITY OF DALLAS



0 150 300 Feet
1 inch = 250 feet

Plat Map P 20-03



INDICATES AREA
OF REQUEST

USER: Terry Westerman.THE PAGE 2
FILE: 18-0004.dwg, 2020-06-18 10:04 AM
DRAWING: S:\Users\westerman\18-0004\CADD\18-0004\18-0004.dwg

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **JAMES M. ROSENBERG**, IS THE OWNER OF A TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF GARLAND, DALLAS COUNTY, TEXAS, PART OF THE CALLED 6.4576 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM ANDREW ROSEMORE ET AL. TO JAMES M. ROSENBERG RECORDED IN VOLUME 93234, PAGE 5503 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), PART OF LOT 5, BLOCK 1, FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 93149, PAGE 9064 D.R.D.C.T., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH CITY OF DALLAS LAKE BOUNDARY DISK FOUND IN THE SOUTHEAST LINE OF A CALLED 5.36 ACRE TRACT OF LAND DESCRIBED IN THE ORDER OF JUDGMENT IN CITY OF DALLAS V. IRVINE A. FRIDGE, ET UX, CAUSE NO. 45933-C OF THE COUNTY COURT OF DALLAS COUNTY AT LAW NO. 3, DALLAS COUNTY, TEXAS, FOR THE WEST CORNER OF A CALLED 8.72 ACRE TRACT ONE DESCRIBED IN THE DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 69045, PAGE 882 D.R.D.C.T., THE NORTH CORNER OF SAID LOT 5 AND THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF SAID 8.72 ACRE TRACT AND THE NORTHERLY NORTHEAST LINE OF SAID LOT 5, SOUTH 63 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 435.25 FEET TO A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF FAULKNER POINT NORTH NO. 1, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 82021, PAGE 1397 D.R.D.C.T., A SOUTHWEST CORNER OF SAID 8.72 ACRE TRACT, THE NORTHEAST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER HEREOF;

THENCE WITH THE COMMON SOUTHWEST LINE OF SAID LOT 1 OF FAULKNER POINT NORTH NO. 1 AND THE SOUTHERLY NORTHEAST LINE OF SAID LOT 5, SOUTH 32 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 480.74 FEET TO A 5/8-INCH IRON ROD WITH PINK PLASTIC TxDOT CAP FOUND IN THE NORTHWEST MARGIN OF I.H. 30, AS CONVEYED BY DEED TO THE STATE OF TEXAS, AS RECORDED BY INSTRUMENT NO. 201900179096 (O.P.R.D.C.T.);

THENCE WITH THE NORTHWEST MARGIN OF SAID I.H. 30, SOUTH 57 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH 3-1/4 INCH ALUMINUM DISC STAMPED "LAKEVIEW POINTE" SET 60 FEET OFFSET FROM THE SAID COMMON LINE OF LOT 1 OF FAULKNER POINT NORTH NO. 1 AND LOT 5, FOR EAST CORNER OF PROPOSED LOT 1, BLOCK 1 OF THE CONVEYANCE PLAT OF LAKEVIEW POINTE No. 2 THIS DAY SURVEYED, AND THE EASTERLY SOUTH CORNER HEREOF;

THENCE ACROSS SAID LOT 5, 60 FEET OFFSET FROM AND PARALLEL TO SAID COMMON LINE OF LOT 1 OF FAULKNER POINT NORTH NO. 1 AND LOT 5, WITH THE NORTHEAST LINE OF SAID PROPOSED LOT 1 THIS DAY SURVEYED, NORTH 32 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 264.75 FEET TO A 5/8-INCH IRON ROD WITH 3-1/4 INCH ALUMINUM DISC STAMPED "LAKEVIEW POINTE" SET FOR THE WEST CORNER OF SAID PROPOSED LOT 1 THIS DAY SURVEYED AND AN INTERIOR CORNER HEREOF;

THENCE CONTINUING ACROSS SAID LOT 5, WITH THE NORTHWEST LINE OF SAID PROPOSED LOT 1 THIS DAY SURVEYED, SOUTH 57 DEGREES 12 MINUTES 23 SECONDS WEST, AT A DISTANCE OF 100.03 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF LOT 4B OF LOTS 4A & 4B, A REPLAT OF LOT 3 BLOCK 1 FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 94046, PAGE 4343 D.R.D.C.T., THE WEST CORNER OF SAID LOT 1 THIS DAY SURVEYED, AND AN INTERIOR CORNER OF SAID LOT 5, CONTINUING WITH THE NORTHWEST LINE OF SAID LOT 4B AND A SOUTHEAST LINE OF SAID LOT 5 AT A DISTANCE OF 296.10 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE EASTERLY NORTH CORNER OF LOT 4A OF SAID LOTS 4A & 4B, A REPLAT OF LOT 3 BLOCK 1 FAULKNER POINT NORTH NO. 2 ADDITION, THE WEST CORNER OF SAID LOT 4B, CONTINUING WITH THE EASTERLY NORTHWEST LINE OF SAID LOT 4A A TOTAL DISTANCE OF 351.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW CAP MARKED "DC&A" FOUND FOR AN INTERIOR CORNER OF SAID LOT 4A, A SOUTH CORNER OF SAID LOT 5 AND A SOUTH CORNER HEREOF;

THENCE WITH THE WESTERLY NORTHEAST CORNER OF SAID LOT 4A AND A SOUTHWEST LINE OF SAID LOT 5, NORTH 40 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 68.58 FEET TO A CROSS IN CONCRETE SET FOR THE WESTERLY NORTH CORNER OF SAID LOT 4A AND AN INTERIOR CORNER HEREOF;

THENCE WITH THE WESTERLY NORTHWEST LINE OF SAID LOT 4A AND THE WESTERLY SOUTHEAST LINE OF SAID LOT 5, SOUTH 49 DEGREES 40 MINUTES 10 SECONDS WEST, A DISTANCE OF 99.71 FEET TO A CROSS IN CONCRETE SET FOR THE WESTERLY SOUTH CORNER HEREOF;

THENCE WITH THE SOUTHWESTERLY LINES OF SAID LOT 5, THE FOLLOWING COURSES AND DISTANCES:
NORTH 40 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 227.14 FEET TO A 1/2-INCH IRON ROD FOUND,
NORTH 32 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 1/2-INCH IRON ROD FOUND,
NORTH 46 DEGREES 21 MINUTES 49 SECONDS EAST, A DISTANCE OF 130.89 FEET TO A 1/2-INCH IRON ROD FOUND,
NORTH 43 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 58.60 FEET TO A 1/2-INCH IRON ROD FOUND, AND
NORTH 61 DEGREES 09 MINUTES 58 SECONDS WEST, AT A DISTANCE OF 181.73 FEET PASSING A 5/8-INCH IRON ROD WITH 3-1/4" ALUMINUM DISC STAMPED "LAKEVIEW POINTE" SET IN THE PROPOSED SOUTHEAST MARGIN OF ZION ROAD, CONTINUING A TOTAL DISTANCE OF 182.64 FEET TO A MAG NAIL FOUND IN THE EXISTING SOUTHEAST MARGIN OF ZION ROAD AND THE NORTHWEST LINE OF LOT 3, BLOCK 1, FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 82073, PAGE 366 D.R.D.C.T. FOR THE NORTHERLY WEST CORNER OF SAID LOT 5 AND THE NORTHERLY WEST CORNER HEREOF;

THENCE WITH THE EXISTING SOUTHEAST MARGIN OF SAID ZION ROAD AND A NORTHWEST LINE OF SAID LOT 5, NORTH 27 DEGREES 49 MINUTES 40 SECONDS EAST, A DISTANCE OF 30.04 FEET TO A MAG NAIL FOUND IN THE SOUTHWEST LINE OF SAID 5.36 ACRE TRACT, FOR AN ANGLE POINT IN SAID LOT 5 AND AN ANGLE POINT HEREOF;

THENCE WITH THE SOUTHEAST LINE OF SAID 5.36 ACRE TRACT AND THE NORTHERLY NORTHWEST LINE OF SAID LOT 5, NORTH 46 DEGREES 45 MINUTES 31 SECONDS EAST, A DISTANCE OF 264.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 253,897 SQUARE FEET OR 5.824 ACRES OF LAND.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT JAMES M. ROSENBERG, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **LAKEVIEW POINTE**, 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 THE CITY OF GARLAND OR THE 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.

THE AREA OR AREAS SHOWN ON THE PLAT AS "STREET EASEMENT" ARE HEREBY GIVEN AND GRANTED TO THE CITY OF GARLAND ("CITY"), ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, RE-BUILD, REPLACE, RELOCATE, ALTER, REMOVE AND PERPETUALLY MAINTAIN STREET AND HIGHWAY FACILITIES, TOGETHER WITH ALL APPURTENANCES AND INCIDENTAL IMPROVEMENTS, IN, UPON AND ACROSS CERTAIN REAL PROPERTY OWNED BY GRANTOR. APPURTENANCES AND INCIDENTAL IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CURBS, GUTTERS, INLETS, APRONS, TRAFFIC SIGNS WITH OR WITHOUT ATTACHED FLASHING LIGHTS, GUARD RAILS, SIDEWALKS, BURIED CONDUITS, BURIED CITY UTILITIES, AND UNDERGROUND FRANCHISE UTILITIES. STREET EASEMENTS SHALL REMAIN ACCESSIBLE AT ALL TIMES AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO THE STREET EASEMENT. AFTER DOING ANY WORK IN CONNECTION WITH THE CONSTRUCTION, OPERATION OR REPAIR OF THE STREET AND HIGHWAY FACILITIES, THE CITY SHALL RESTORE THE SURFACE OF THE STREET EASEMENT AS CLOSE TO THE CONDITION IN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN AS IS REASONABLY PRACTICABLE, EXCEPT FOR TREES, SHRUBS AND STRUCTURES WITHIN THE STREET EASEMENT THAT WERE REMOVED AS A RESULT OF SUCH WORK.

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

WITNESS, MY HAND AT GARLAND, TEXAS, THIS _____DAY OF _____, 2020.

BY: _____
JAMES M. ROSENBERG

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES M. ROSENBERG, 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 _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S AFFIRMATION:

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

DATED THIS THE _____ DAY OF _____, 2020.

RELEASED FOR REVIEW, 2/06/2020. 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
22 TEX. ADMIN. CODE § 663.18(d)

TERRY D. WESTERMAN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY D. WESTERMAN, 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 _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

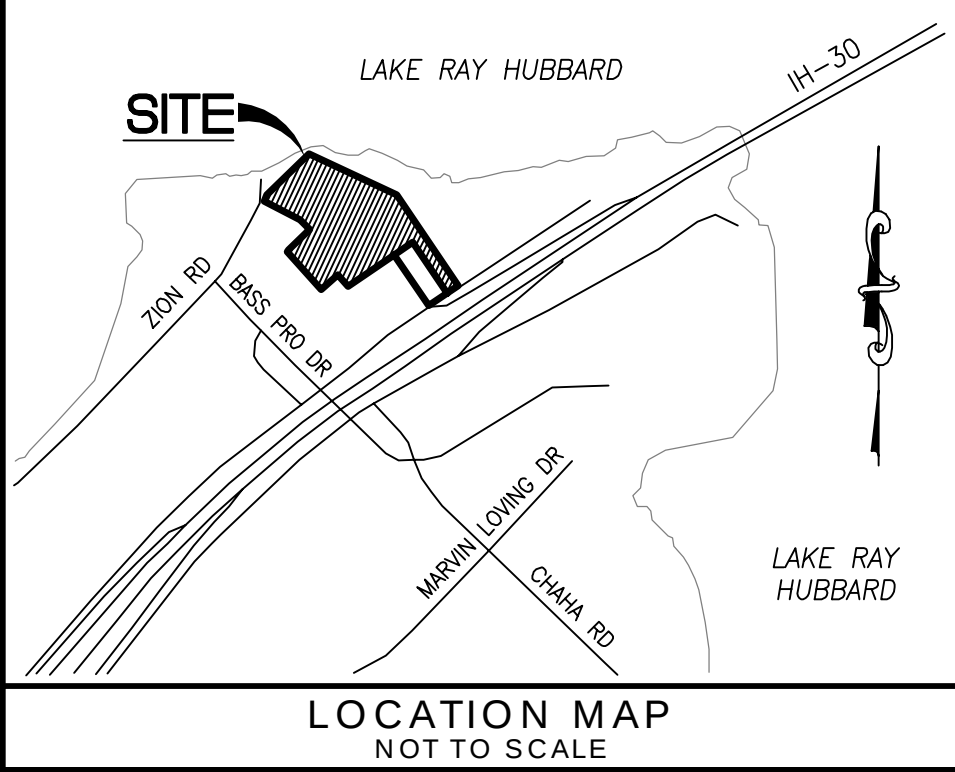
APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____DAY OF _____, 2020.
BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

CHAIRMAN OF THE CITY PLAN COMMISSION

DIRECTOR OF PLANNING

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

L1	S57°12'44"W	111.17'	L36	N81°51'12"E	117.76'	L66	N63°30'56"W	13.00'
L2	N43°33'39"W	58.53'	L37	S68°08'48"E	166.93'	L67	N26°29'04"E	1.18'
L3	S57°12'27"W	132.05'	L38	N26°29'04"E	90.08'	L68	N70°06'44"W	50.24'
L4	N32°47'33"W	31.37'	L39	S26°29'04"W	88.86'	L69	S26°29'04"W	84.71'
L5	N57°13'29"E	15.00'	L40	S68°08'48"E	22.11'	L70	S71°29'04"W	39.17'
L6	S32°47'33"E	16.36'	L41	S43°33'39"E	206.21'	L71	S50°42'34"W	34.27'
L7	N57°12'27"E	94.19'	L42	N57°12'44"E	47.16'	L72	N88°38'11"W	6.52'
L8	N43°33'39"W	14.41'	L43	N32°47'16"W	11.00'	L73	S46°21'49"W	95.14'
L9	N46°26'21"E	19.66'	L44	N57°12'44"E	20.00'	L74	N88°38'11"W	35.36'
L10	N43°33'39"W	129.51'	L45	S32°47'16"E	11.00'	L75	S46°21'49"W	77.01'
L11	N68°08'48"W	78.63'	L46	N57°12'44"E	23.35'	L76	S40°09'37"E	171.91'
L12	S41°16'59"W	53.06'	L47	N28°37'01"E	14.90'	L77	N49°40'10"E	91.14'
L13	N75°08'42"W	80.57'	L48	N28°37'01"E	23.21'	L78	S40°19'50"E	66.38'
L14	N86°08'41"W	62.47'	L49	N46°21'49"E	13.00'	L79	N57°12'27"E	217.66'
L15	N28°37'01"E	16.52'	L50	S43°38'11"E	5.93'	L80	S32°47'16"E	26.03'
L16	S86°08'41"E	57.00'	L51	S88°38'11"E	31.21'	L81	N57°12'44"E	115.25'
L17	S75°08'42"E	72.72'	L52	N46°21'49"E	95.14'	L82	S32°42'03"E	10.00'
L18	N41°16'59"E	49.08'	L53	S88°38'11"E	6.96'	L83	S57°12'44"W	125.23'
L19	N68°08'48"W	103.62'	L54	N50°42'34"E	32.40'	L84	N32°47'16"W	26.03'
L20	S81°51'12"W	3.20'	L55	N71°29'04"E	36.86'	L85	S57°12'27"W	216.42'
L21	S8°08'48"E	18.50'	L56	N26°29'04"E	72.26'	L86	N40°19'50"W	65.14'
L22	S81°51'12"W	15.00'	L57	N18°30'56"W	7.88'	L87	S49°40'10"W	91.17'
L23	N8°08'48"W	18.50'	L58	N63°30'56"W	5.93'	L88	N40°09'37"W	191.36'
L24	S81°51'12"W	70.29'	L59	N26°29'04"E	13.00'	L89	N46°21'49"E	80.50'
L25	S8°08'48"E	21.26'	L60	S63°30'56"E	10.50'	L90	N43°38'11"W	3.00'
L26	S61°22'59"E	7.94'	L61	S26°29'04"W	1.47'	L91	N32°42'03"W	87.98'
L27	S28°37'01"W	11.97'	L62	S70°06'44"E	61.31'	L92	N63°30'49"W	199.13'
L28	N61°22'59"W	15.43'	L63	N26°29'04"E	1.76'	L93	N49°47'01"W	18.81'
L29	N8°08'48"W	28.77'	L64	S63°30'56"E	13.00'	L94	N28°37'01"E	3.83'
L30	S81°51'12"W	25.14'	L65	S26°29'04"W	13.00'	L95	S61°22'59"E	20.00'



OWNER:
JAMES M. ROSENBERG
637 MORFANE WAY
HEATH, TEXAS 75032-8907

DEVELOPER:
OM HOUSING, LLC
7328 MIMOSA LANE
DALLAS, TX 75230
214-432-7610

+ DALLAS
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Frisco, TX 75034
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CIVIL ENGINEERING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Land Surveying Firm Registration #10193871
Texas Board of Professional Land Surveying Branch Registration #10194144
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TDW

CHECKED BY:
TDW

Job Number
18-0004

Sheet Number
2 of 2

FINAL PLAT
LAKEVIEW POINTE
LOT 1, BLOCK 1
A REPLAT OF A PORTION OF
LOT 5, BLOCK 1,
FAULKNER POINT NORTH NO. 2
CHARLES NEELEY SURVEY,
ABSTRACT NO. 1087
CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. 180116-3

SPACE RESERVED FOR
COUNTY RECORDING LABEL



GARLAND

Plan Commission

2. d.

Meeting Date: 03/09/2020

Item Title: P 20-04 - Lakeview Pointe Conveyance Plat

Summary:

P 20-04 - Lakeview Pointe Conveyance Plat

Attachments

P 20-04 Lakeview Pointe Conveyance Plat Report and Attachments1



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020

REPLAT

Lakeview Pointe Conveyance Plat

LOCATION

1651 E. Interstate 30

ZONING

Community Retail (CR) District

NUMBER OF LOTS

1

ACREAGE

0.608

BACKGROUND

The applicant requests approval of a Conveyance Plat. The purpose of this plat is to create one (1) additional lot for conveyance purposes.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

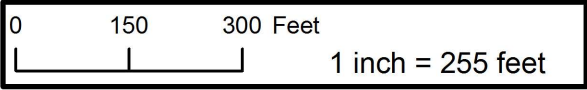
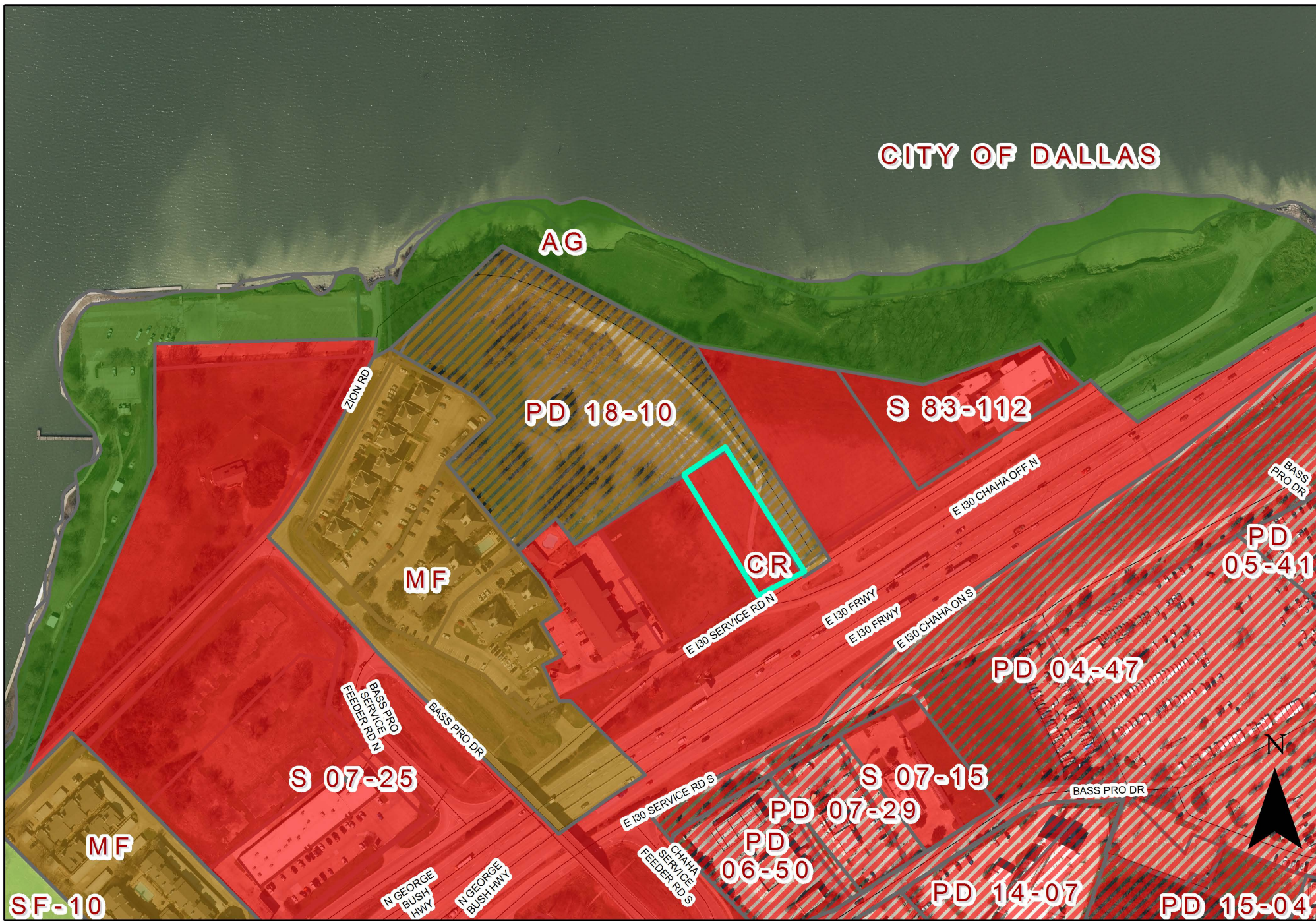
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

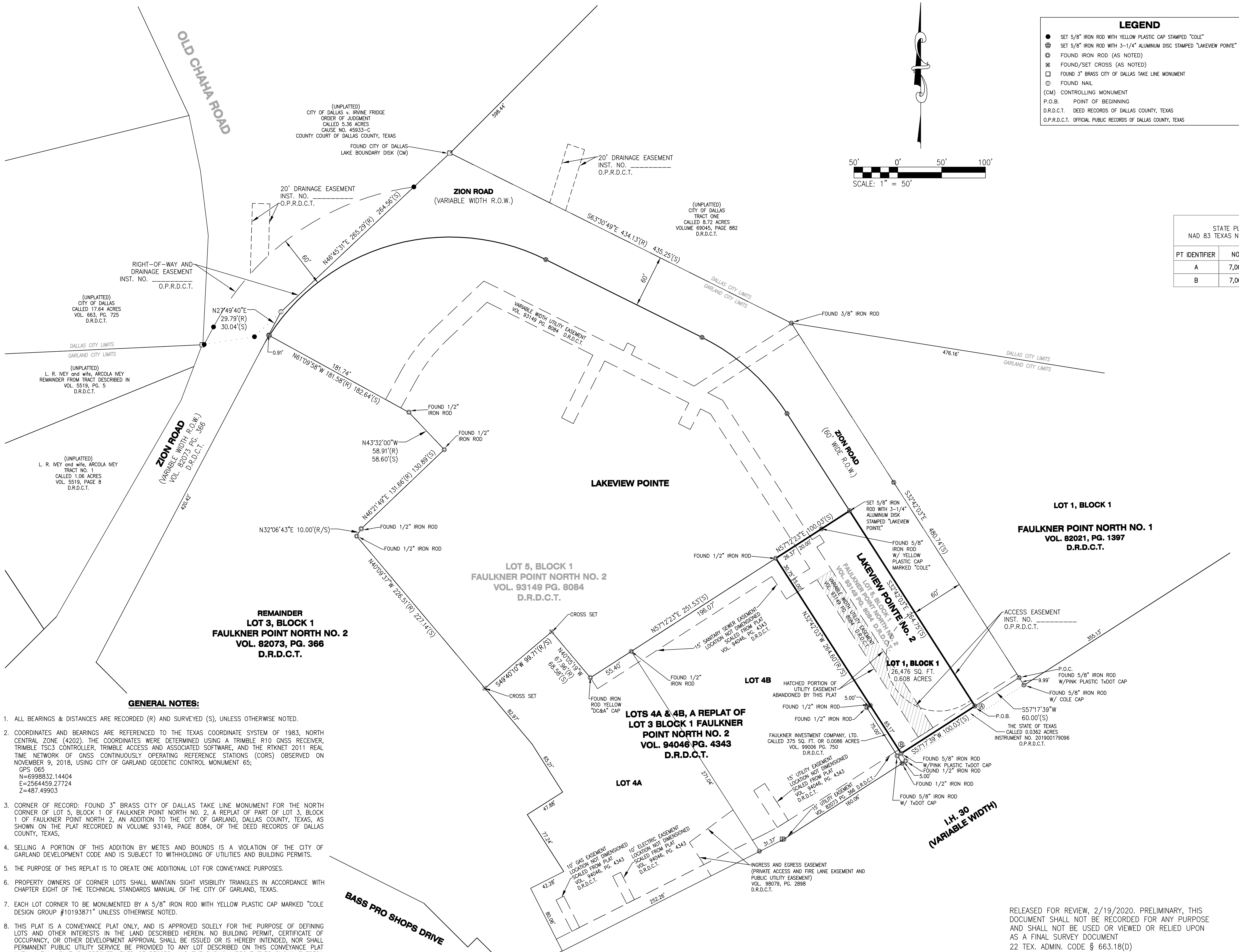
REVIEWED BY:

Will Guerin, AICP
Director of Planning

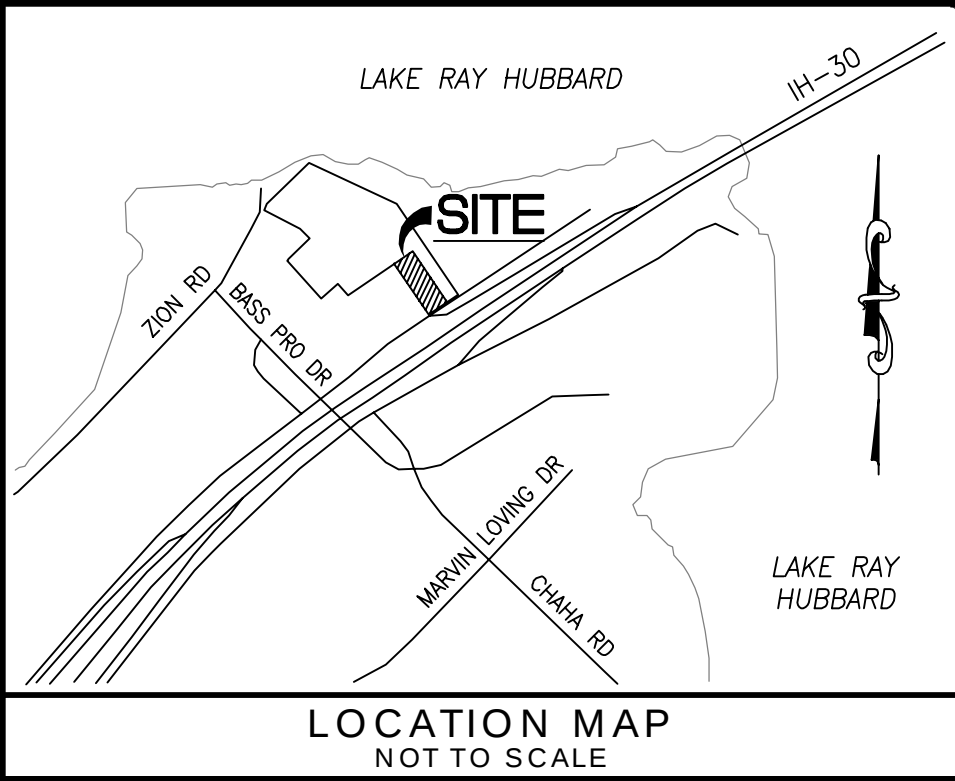


Plat Map P 20-04





LEGEND	
●	SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "COLE"
⊗	SET 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "LAKEVIEW POINTE"
⊕	FOUND IRON ROD (AS NOTED)
⊗	FOUND/SET CROSS (AS NOTED)
⊞	FOUND 3" BRASS CITY OF DALLAS TAKE LINE MONUMENT
⊙	FOUND NAIL
(CM)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS



STATE PLANE COORDINATES NAD 83 TEXAS NORTH CENTRAL ZONE 4202		
PT IDENTIFIER	NORTHING	EASTING
A	7,003,656.00	2,569,549.13
B	7,003,601.95	2,569,464.96

GENERAL NOTES:

- ALL BEARINGS & DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
- COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). THE COORDINATES WERE DETERMINED USING A TRIMBLE R10 GNSS RECEIVER, TRIMBLE TSC3 CONTROLLER, TRIMBLE ACCESS AND ASSOCIATED SOFTWARE, AND THE RTKNET 2011 REAL TIME NETWORK OF GNSS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) OBSERVED ON NOVEMBER 9, 2018, USING CITY OF GARLAND GEODETIC CONTROL MONUMENT 65;
GPS 065
N=6998832.14404
E=2564459.27724
Z=487.49903
- CORNER OF RECORD: FOUND 3" BRASS CITY OF DALLAS TAKE LINE MONUMENT FOR THE NORTH CORNER OF LOT 5, BLOCK 1 OF FAULKNER POINT NORTH NO. 2, A REPLAT OF PART OF LOT 3, BLOCK 1 OF FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 93149, PAGE 8084, OF THE DEED RECORDS OF DALLAS COUNTY, 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 OF THIS REPLAT IS TO CREATE ONE ADDITIONAL LOT FOR CONVEYANCE PURPOSES.
- 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.
- EACH LOT CORNER TO BE MONUMENTED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COLE DESIGN GROUP #10193871" UNLESS OTHERWISE NOTED.
- THIS PLAT IS A CONVEYANCE PLAT ONLY, AND IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL SHALL BE ISSUED OR IS HEREBY INTENDED. NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS CONVEYANCE PLAT UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF GARLAND, TEXAS.

OWNER:
JAMES M. ROSENBERG
637 MORRIS WAY
HEATH, TEXAS 75032-8907
PHONE#

DEVELOPER:
OM HOUSING, LLC
7328 MIMOSA LANE
DALLAS, TX 75230
214-432-7610

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TDW
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BB
Job Number
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1 of 2

CONVEYANCE PLAT
LAKEVIEW POINTE No. 2
LOT 1, BLOCK 1
A REPLAT OF A PORTION OF
LOT 5, BLOCK 1 OF
FAULKNER POINT NORTH NO. 2
CHARLES NEELEY SURVEY,
ABSTRACT NO. 1087
CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. 180116-3

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RELEASED FOR REVIEW, 2/19/2020. 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
22 TEX. ADMIN. CODE § 663.18(D)

USER: Terry Westerman TMB PAGE 2
DATE: 06/20/2020 11:18:00 AM
DRAWING: S:\Users\TerryWesterman\18-0004\CADD\18-0004\CONVEYANCE PLAT_18-0004.dwg

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **JAMES M. ROSENBERG**, IS THE OWNER OF A TRACT OF LAND LOCATED IN THE CHARLES NEELEY SURVEY, ABSTRACT NO. 1087, CITY OF GARLAND, DALLAS COUNTY, TEXAS, PART OF THE CALLED 6.4576 ACRE TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM ANDREW ROSEMORE ET AL. TO JAMES M. ROSENBERG RECORDED IN VOLUME 93234, PAGE 5503 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), PART OF LOT 5, BLOCK 1, FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 93149, PAGE 9064 D.R.D.C.T., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH PINK PLASTIC TXDOT CAP FOUND IN THE NORTHWEST RIGHT OF WAY OF I.H. 30, AS CONVEYED TO THE STATE OF TEXAS, AS RECORDED BY INSTRUMENT NO. 201900179096 OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.) FROM WHENCE THE SOUTH CORNER OF LOT 1, BLOCK 1 OF FAULKNER POINT NORTH NO. 1, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 82021, PAGE 1397 D.R.D.C.T., BEING THE EAST CORNER OF SAID LOT 5, BEARS SOUTH 32 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 9.94 FEET;

THENCE WITH SAID NORTHWEST RIGHT OF WAY OF I.H. 30, SOUTH 57 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH 3-1/4 INCH ALUMINUM DISC STAMPED "LAKEVIEW POINTE" SET ON A LINE 60 FEET FROM AND PARALLEL TO THE COMMON SOUTHWEST LINE OF SAID LOT 1 OF FAULKNER POINT NORTH NO. 1 AND THE SOUTHERLY NORTHEAST LINE OF SAID LOT 5, BEING THE POINT OF BEGINNING AND EAST CORNER HEREOF;

THENCE CONTINUING WITH THE NORTHWEST RIGHT OF WAY OF SAID I.H. 30, SOUTH 57 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 100.03 FEET TO A 5/8-INCH IRON ROD WITH PINK PLASTIC TXDOT CAP FOUND ON THE NORTHEAST LINE OF A CALLED 375 SQUARE FOOT OR 0.0086 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO FAULKNER INVESTMENT COMPANY, LTD. RECORDED IN VOLUME 99006, PAGE 750 D.R.D.C.T., BEING THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF SAID 0.0086 ACRE TRACT AND THE EASTERLY SOUTHWEST LINE OF SAID LOT 5, NORTH 32 DEGREES 42 MINUTES 03 SECONDS WEST, AT A DISTANCE OF 65.17 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTHERLY EAST CORNER OF LOT 4B OF LOTS 4A & 4B, A REPLAT OF LOT 3 BLOCK 1 FAULKNER POINT NORTH NO. 2, AN ADDITION TO THE CITY OF GARLAND AS SHOWN ON THE PLAT RECORDED IN VOLUME 94046, PAGE 4343 D.R.D.C.T., CONTINUING WITH THE NORTHERLY NORTHEAST LINE OF SAID LOT 4B A TOTAL DISTANCE OF 264.60 FEET TO A 1/2-INCH IRON ROD FOUND IN THE EASTERLY SOUTHEAST LINE OF LOT 1, BLOCK 1 AS SHOWN ON THE PROPOSED FINAL PLAT OF LAKEVIEW POINTE, BEING THE NORTH CORNER OF SAID LOT 4B, AN INTERIOR CORNER OF SAID LOT 5, AND THE WEST CORNER HEREOF;

THENCE ACROSS SAID LOT 5, WITH THE EASTERLY SOUTHEAST LINE OF SAID LOT 1, NORTH 57 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 100.03 FEET TO A 5/8-INCH IRON ROD WITH 3-1/4 INCH ALUMINUM DISC STAMPED "LAKEVIEW POINTE" SET ON A LINE 60 FEET FROM AND PARALLEL TO THE AFOREMENTIONED COMMON LINE OF LOT 1 OF FAULKNER POINT NORTH NO. 1 AND LOT 5, BEING ON THE SOUTHWEST RIGHT OF WAY OF PROPOSED ZION ROAD AND BEING THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST RIGHT OF WAY LINE OF SAID ZION ROAD, 60 FEET FROM AND PARALLEL TO SAID COMMON LINE OF LOT 1 OF FAULKNER POINT NORTH NO. 1 AND LOT 5, SOUTH 32 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 264.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 26,476 SQUARE FEET OR 0.608 ACRES OF LAND.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT JAMES M. ROSENBERG, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **LAKEVIEW POINTE No. 2**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. 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.

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

WITNESS, MY HAND AT GARLAND, TEXAS, THIS _____ DAY OF _____, 2020.

BY: _____
JAMES M. ROSENBERG

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES M. ROSENBERG, 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 _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S AFFIRMATION:

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

DATED THIS THE _____ DAY OF _____, 2020.

RELEASED FOR REVIEW, 2/06/2020. 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 22 TEX. ADMIN. CODE § 663.18(d)

TERRY D. WESTERMAN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6381

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY D. WESTERMAN, 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 _____, 2020.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS _____

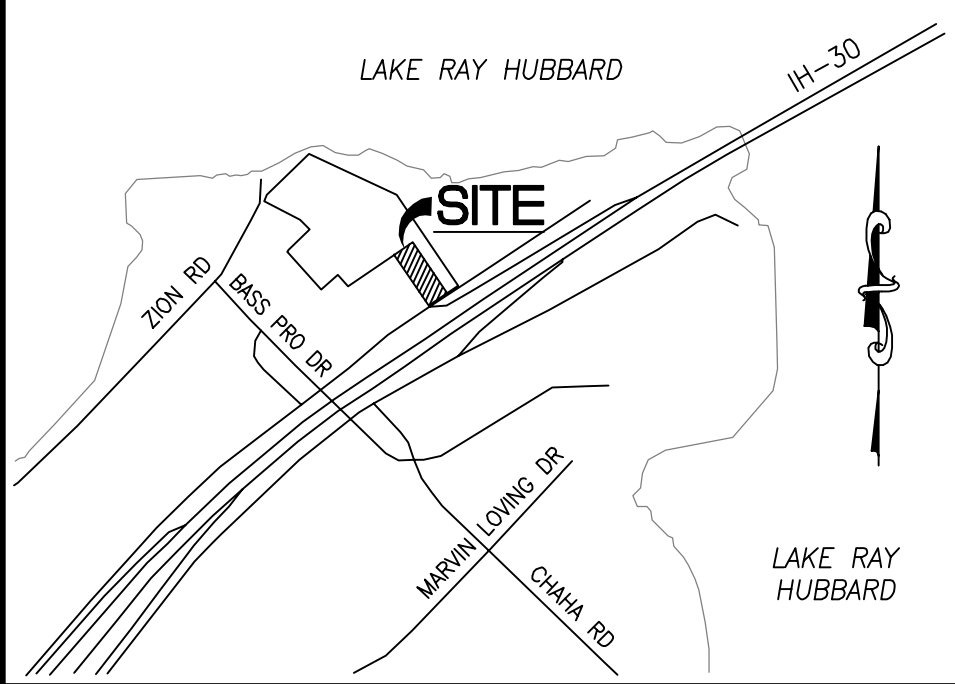
MY COMMISSION EXPIRES: _____

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 2020.
BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

CHAIRMAN OF THE CITY PLAN COMMISSION _____

DIRECTOR OF PLANNING _____

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



LOCATION MAP
NOT TO SCALE

OWNER:
JAMES M. ROSENBERG
637 MORRIS WAY
HEATH, TEXAS 75032-8907
PHONE#

DEVELOPER:
OM HOUSING, LLC
7328 MIMOSA LANE
DALLAS, TX 75230
214-432-7610

+ DALLAS
Frisco Square
6175 Main Street
Frisco, TX 75034
Phone: 972.624.6000
Fax: 972.624.6000
www.coile.com
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CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Land Surveying Firm Registration #10193871
Texas Board of Professional Land Surveying Branch Registration #10194144
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DRAWN BY:
TDW

CHECKED BY:
BB

Job Number
18-0004

Sheet Number
2 of 2

CONVEYANCE PLAT
LAKEVIEW POINTE No. 2
LOT 1, BLOCK 1
A REPLAT OF A PORTION OF
LOT 5, BLOCK 1 OF
FAULKNER POINT NORTH NO. 2
CHARLES NEELEY SURVEY,
ABSTRACT NO. 1087
CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. 180116-3

SPACE RESERVED FOR
COUNTY RECORDING LABEL



GARLAND

Plan Commission

3. a.

Meeting Date: 03/09/2020

Item Title: Z 20-05 Pegasus Link Constructors - Zoning (District 5)

Summary:

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

Attachments

Z 20-05 Pegasus Link Constructors Report and Attachments

Planning Report

File No: Z 20-05/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses, adding Temporary Off-Site Construction Campus Use.

Approval of a Detail Plan for Temporary Off-Site Construction Campus Use.

LOCATION

3159 South Garland Avenue

APPLICANT

Pegasus Link Constructors

OWNER

The Garland Foundation for Development Inc.

BACKGROUND

The subject property is currently undeveloped. In 2008, the City Council approved Planned Development (PD) District 08-52 for Shopping Center Uses with the purpose of future development of compatible retail, personal service, and entertainment uses subject to an overall development plan to be approved through a public hearing process. In 2018, the former "Hypermart" building located on the subject property was demolished.

The applicant requests to use the property for a Temporary Off-Site Construction Campus Use and has included a Detail Plan with their application. The proposed use would support the reconstruction of IH 635 (Lyndon B. Johnson Freeway) from Greenville Avenue to the IH-30 Interchange (LBJ-East) for the Texas Department of Transportation (TxDOT). The intent is to use the site for a temporary period of five (5) years.

SITE DATA

The site contains approximately 24.34 acres with 456 lineal feet of frontage along South Shiloh Road; 932 feet along the frontage of West Kingsley Road; and 624 feet of frontage along South Garland Avenue. Along South Shiloh Road the site has one access point. There are two access points along West Kingsley Road and along South Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 08-52 for Shopping Center Uses. In 2015, the Comprehensive Zoning Ordinance was amended with the adoption of the Garland Development Code and the Shopping Center (SC) District was converted to the Community Retail (CR) District. Further, the PD 08-52 District limitations on certain uses remains as adopted in PD 08-52 with the following uses not permitted: Minor Automobile Repair, Indoor Equipment Leasing, Sales/Repair/Maintenance of Office Equipment, Tire Dealer (no outside storage), Temporary Used Goods or Products Collection Point, and Wrecker Service. Additionally, the following uses were included in PD 08-52 as permitted uses: Indoor Commercial Amusement, Full Service Hotel; and the following uses are permitted subject to the approval of a Specific Use Provision: Outdoor Commercial Amusement, and Limited Service Hotel.

CONSIDERATIONS

1. **Use:** The proposed use is for Temporary Off-Site Construction Campus Use. The following are the specific activities of the proposed use:
 - a. Field offices (construction offices) consisting of several multi-trailer office complexes and parking for the offices. Field offices provide office space for the supervisory and construction staff. Each office complex is proposed to be less than 5,000 square feet of building area.
 - b. Outdoor storage of materials and supplies. This includes parking of tool trailers, concrete mixer trucks, water trucks, and other types of wheeled vehicles, and material handling equipment to support the operations.
 - c. A batch plant. The proposal would place the batch plant on the site to minimize the impact of the plant.
 - d. Bulk fuel storage (fuel farm).
 - e. A wash down facility for trucks.
 - f. Shipping storage containers for storage of tools and material.
2. **Detail Plan:** The proposed Detail Plan (Exhibit C) shows the site layout and various activity areas for the above listed uses.
3. **Site Access and Circulation:** The site would be accessed from the adjacent streets. Primary truck access would be from two existing driveways onto South Garland Avenue. The access at West Kingsley Road is proposed for light vehicle/pickup truck access to the site. Fire lanes will be marked with Garland Fire Department and Garland Environmental Waste Services recommendations.
4. **Perimeter Fencing:** The applicant proposes to install an eight (8) foot high chain link perimeter fence with screening fabric and access gates around the property in use. Gates would be set back to allow adequate spacing for vehicles so as not to obstruct public rights-of-way. The gates would be located at the driveways along South Garland Avenue and West Kingsley Road, and adjacent to the Leon Road bypass. Common easements shared with adjacent properties would remain open to traffic, including the Leon Road bypass.
5. **Proposed Heights:** This proposal includes:
 - Twenty-five (25) foot high stockpiles,
 - Sixteen (16) foot high shipping containers (these are proposed to be stacked two on top of one another, each individual shipping container is eight (8) feet high), and
 - A sixty (60) foot high batch plant silo.
6. **Building Setbacks:** The temporary buildings are shown on the proposed Detail Plan along South Garland Avenue at the Leon Road bypass. Other temporary improvements on the site are shown on the plan either adjacent to the property lines or set back away from the property line.
7. **Screening and Landscaping:** The Detail Plan shows trees along the perimeter of the site activity areas that will remain; other trees would need to be removed to accommodate the proposed use.
8. **Hours of Operation:** The proposed use would operate six (6) days a week, with day and night operations, and occasional Sunday work.

9. **Lighting:** The application indicates that temporary lighting will be used for the property, including the batch plant during nighttime operations. The lighting would be oriented away from residential neighborhoods.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site as Business Center. Additionally, the site is located within the South Garland Avenue Catalyst Area and is identified as a Targeted Investment Area. The site is located in a key commercial corridor and gateway to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of employment, support services, and residential development. The proposed use will be temporary and will support needed public infrastructure improvements which benefit the citizens and businesses of Garland. Additionally, the applicant has provided a design that is contextually sensitive to the site and general area.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses to add Temporary Off-Site Construction Campus Use.

Approval of a Detail Plan for Temporary Off-Site Construction Campus Use.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: April 7, 2020

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-05

3159 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Temporary Off-Site Construction Campus.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) 08-52 District as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 08-52 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

- A. Permitted Uses:** Land Uses are permitted as in Planned Development (PD) District 08-52 and include Temporary Off-Site Construction Campus Use, including the following:
- a. Field offices (construction offices) consisting of several multi-trailer office complexes and parking for the offices.
 - b. Outdoor storage of materials and supplies.
 - c. A batch plant.
 - d. Bulk fuel storage (fuel farm).
 - e. A wash down facility for trucks.
 - f. Shipping storage containers for storage of tools and material.
- B. Detail Plan:** The site layout shall be in general conformance with the approved Detail Plan labeled Exhibit C.

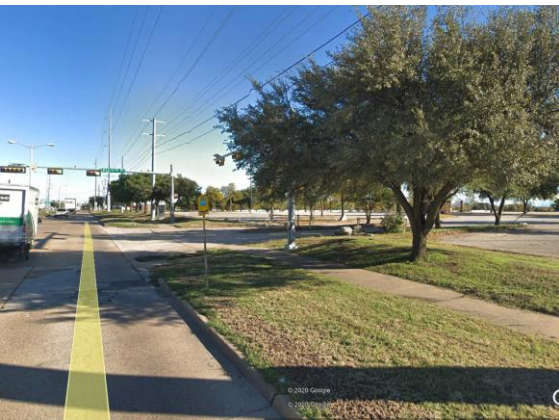
- C. Landscaping: Landscaping shall be as shown on the approved Detail Plan labeled Exhibit C.
- D. Setbacks: The minimum setbacks shall be as shown on the Detail Plan labeled Exhibit C.
- E. Perimeter Fencing: An eight (8) foot high chain link perimeter fence with screening fabric and access gates shall be provided around the perimeter of the site.

Z 20-05



View along Kingsley Road looking west; site is on the left side of the photo

View along Kingsley Road looking east; site is on the right side of the photo



View along South Shiloh Road looking north near intersection of Leon Road Bypass



View along South Garland Avenue looking north near intersection of Leon Road Bypass



GARLAND

Plan Commission

3. b.

Meeting Date: 03/09/2020

Item Title: 20-05 Pegasus Link Constructors - Detail Plan (District 5)

Summary:

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

Attachments

Z 20-05 Pegasus Link Constructors Report and Attachments

Planning Report

File No: Z 20-05/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 9, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses, adding Temporary Off-Site Construction Campus Use.

Approval of a Detail Plan for Temporary Off-Site Construction Campus Use.

LOCATION

3159 South Garland Avenue

APPLICANT

Pegasus Link Constructors

OWNER

The Garland Foundation for Development Inc.

BACKGROUND

The subject property is currently undeveloped. In 2008, the City Council approved Planned Development (PD) District 08-52 for Shopping Center Uses with the purpose of future development of compatible retail, personal service, and entertainment uses subject to an overall development plan to be approved through a public hearing process. In 2018, the former "Hypermart" building located on the subject property was demolished.

The applicant requests to use the property for a Temporary Off-Site Construction Campus Use and has included a Detail Plan with their application. The proposed use would support the reconstruction of IH 635 (Lyndon B. Johnson Freeway) from Greenville Avenue to the IH-30 Interchange (LBJ-East) for the Texas Department of Transportation (TxDOT). The intent is to use the site for a temporary period of five (5) years.

SITE DATA

The site contains approximately 24.34 acres with 456 lineal feet of frontage along South Shiloh Road; 932 feet along the frontage of West Kingsley Road; and 624 feet of frontage along South Garland Avenue. Along South Shiloh Road the site has one access point. There are two access points along West Kingsley Road and along South Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 08-52 for Shopping Center Uses. In 2015, the Comprehensive Zoning Ordinance was amended with the adoption of the Garland Development Code and the Shopping Center (SC) District was converted to the Community Retail (CR) District. Further, the PD 08-52 District limitations on certain uses remains as adopted in PD 08-52 with the following uses not permitted: Minor Automobile Repair, Indoor Equipment Leasing, Sales/Repair/Maintenance of Office Equipment, Tire Dealer (no outside storage), Temporary Used Goods or Products Collection Point, and Wrecker Service. Additionally, the following uses were included in PD 08-52 as permitted uses: Indoor Commercial Amusement, Full Service Hotel; and the following uses are permitted subject to the approval of a Specific Use Provision: Outdoor Commercial Amusement, and Limited Service Hotel.

CONSIDERATIONS

1. **Use:** The proposed use is for Temporary Off-Site Construction Campus Use. The following are the specific activities of the proposed use:
 - a. Field offices (construction offices) consisting of several multi-trailer office complexes and parking for the offices. Field offices provide office space for the supervisory and construction staff. Each office complex is proposed to be less than 5,000 square feet of building area.
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 - c. A batch plant. The proposal would place the batch plant on the site to minimize the impact of the plant.
 - d. Bulk fuel storage (fuel farm).
 - e. A wash down facility for trucks.
 - f. Shipping storage containers for storage of tools and material.
2. **Detail Plan:** The proposed Detail Plan (Exhibit C) shows the site layout and various activity areas for the above listed uses.
3. **Site Access and Circulation:** The site would be accessed from the adjacent streets. Primary truck access would be from two existing driveways onto South Garland Avenue. The access at West Kingsley Road is proposed for light vehicle/pickup truck access to the site. Fire lanes will be marked with Garland Fire Department and Garland Environmental Waste Services recommendations.
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5. **Proposed Heights:** This proposal includes:
 - Twenty-five (25) foot high stockpiles,
 - Sixteen (16) foot high shipping containers (these are proposed to be stacked two on top of one another, each individual shipping container is eight (8) feet high), and
 - A sixty (60) foot high batch plant silo.
6. **Building Setbacks:** The temporary buildings are shown on the proposed Detail Plan along South Garland Avenue at the Leon Road bypass. Other temporary improvements on the site are shown on the plan either adjacent to the property lines or set back away from the property line.
7. **Screening and Landscaping:** The Detail Plan shows trees along the perimeter of the site activity areas that will remain; other trees would need to be removed to accommodate the proposed use.
8. **Hours of Operation:** The proposed use would operate six (6) days a week, with day and night operations, and occasional Sunday work.

9. **Lighting:** The application indicates that temporary lighting will be used for the property, including the batch plant during nighttime operations. The lighting would be oriented away from residential neighborhoods.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site as Business Center. Additionally, the site is located within the South Garland Avenue Catalyst Area and is identified as a Targeted Investment Area. The site is located in a key commercial corridor and gateway to the community.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of employment, support services, and residential development. The proposed use will be temporary and will support needed public infrastructure improvements which benefit the citizens and businesses of Garland. Additionally, the applicant has provided a design that is contextually sensitive to the site and general area.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 08-52 for Shopping Center Uses to add Temporary Off-Site Construction Campus Use.

Approval of a Detail Plan for Temporary Off-Site Construction Campus Use.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: April 7, 2020

PREPARED BY:

Kira Wauwie, AICP
Principal Development Planner
Planning & Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

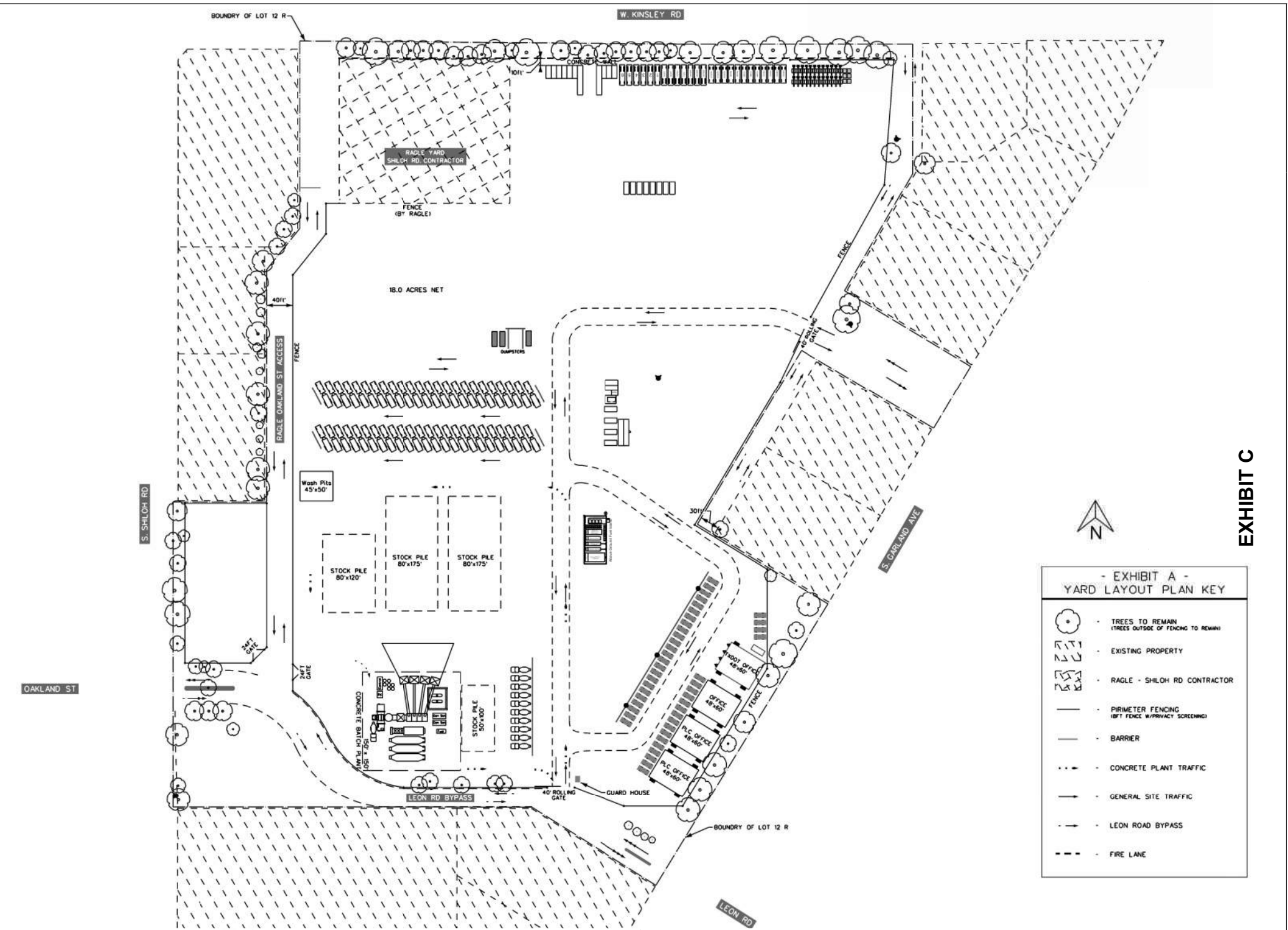


EXHIBIT C

March 02, 2020

Pegasus Link Constructors, LLC

0 50
1/2" = 100'

I-635 EAST PROJECT
YARD LAYOUT

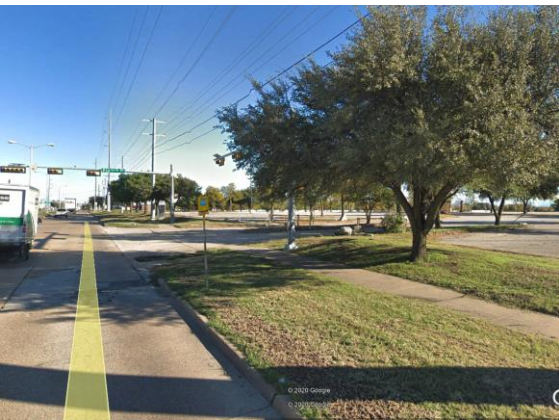
CASE # 200206-2

Z 20-05



View along Kingsley Road looking west; site is on the left side of the photo

View along Kingsley Road looking east; site is on the right side of the photo



View along South Shiloh Road looking north near intersection of Leon Road Bypass



View along South Garland Avenue looking north near intersection of Leon Road Bypass



GARLAND

Plan Commission

4. a.

Meeting Date: 03/09/2020

Item Title: GDC Amendment

Summary:

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

Attachments

House Conversion GDC amendment PC Report and Attachment

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: March 9, 2020



GARLAND
TEXAS MADE HERE

ISSUE

Consider amending in part Chapter 2, Article 5, Section 2.52, "Special Standards for Certain Uses," of the Garland Development Code; amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code.

BACKGROUND

The City Council directed the Development Services Committee of the City Council to review the current GDC regulations related to House Conversions. The Committee has recommended amendments that include additional regulations. The ordinance, as drafted by the City Attorney's Office and recommended by the Development Services Committee, is reflected in the attachment. Some notable changes are highlighted in the Considerations below.

CONSIDERATIONS

1. The proposal would eliminate any off-site parking, including on-street parking, for employees, volunteers, or guests or patrons attending functions on the converted house premises, unless a shared parking agreement is secured with a non-residentially-zoned property within one-hundred fifty (150) [proposed to be amended from 250] feet of the subject site.
2. The proposed amendments would require the provision of off-street parking at a parking load factor of 100 (one parking space for every 100 square feet of habitable living space in the converted residential building).

In addition, amendments to the Chapter 2 and Chapter 7 Land Use Matrices are proposed for the parking ratio for Church or Place of Worship. Specifically, assemblies under one hundred (100) persons shall park at a ratio of 1 parking space per 100 square feet. The current parking ratio for all Churches/Places of Worship is 1 parking space per 4 seats.

3. Proposed is an occupancy load factor of 100 (one person for every 100 square feet of habitable living space).
4. The proposed hours of operation limitations are 7:00am to 9:00pm.
5. In the proposal, a nonresidential use in a residential building may not have a freestanding sign unless the subject site has a minimum of one hundred fifty (150) linear feet of frontage along the street.
6. The proposed amendments would prohibit persons from residing, whether on a temporary or permanent basis or staying overnight, within any portion of a building that has been converted to a nonresidential use.
7. In the proposed amendments a nonresidential use in a residential building located within a residential zoning district shall be no less than fifty (50) feet from any other

structure used for residential purposes that are located upon adjoining lots or tracts of land.

8. The Building Official may approve House Conversions in residential or non-residential zoning districts provided all applicable City codes are met. In the proposed amendments, appeals may be heard by the Board of Adjustment.
9. The draft ordinance is attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval of the draft ordinance, amending in part Chapter 2, Article 5, Section 2.52, "Special Standards for Certain Uses," of the Garland Development Code; amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code.

PREPARED BY:

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ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, ARTICLE 5, SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; AMENDING IN PART CHAPTER 2, ARTICLE 5, THE LAND USE MATRIX; AMENDING IN PART CHAPTER 7, ARTICLE 2, THE DOWNTOWN LAND USE MATRIX; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 2.52(A)(4) of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"(4) Residential Buildings - Use or Conversion of Existing Building, Dwelling, Industrialized Housing Units. To protect the residential character of neighborhoods, no building or portion of a building that is designed, constructed, or used as a residence may be converted to a nonresidential use of any type unless it meets the following standards and conditions:

(a) In a Residential Zoning District. The proposed use, the residential building being converted to a nonresidential use, and the lot on which the building is located shall conform to all applicable provisions of this GDC, including but not limited to the following:

(i) Offsite Parking. To provide for safe and efficient circulation of pedestrian and vehicular traffic in residential neighborhoods, the proposed nonresidential use may have no off-site parking on public streets for employees, volunteers, or guests or patrons attending small gatherings, assemblies, or meetings on the premises. Offsite parking pursuant to a lease or license agreement with the owner of private property located in a nonresidential zoning district and within 150 feet of the premises is permitted. The distance shall be measured from the property line of the premises,

along the property lines of street fronts, and diagonally across intersections to the property line of the tract on which off-site parking is being provided.

(ii) Parking Ratio. A nonresidential use in a residential building being converted to a nonresidential use must provide off-street parking at a parking load factor of 100 (one parking space for every 100 square feet of habitable living space in the converted residential building). The off-site minimum parking requirements must be met pursuant to a lease or license agreement as authorized above.

(iii) Occupancy Load. A nonresidential use in a residential building shall have an occupancy load factor of 100 (one person for every 100 square feet of habitable living space).

(iv) Hours of Operation. A non-residential use in a residential building may only operate between the hours of 7:00 a.m. and 9:00 p.m.

(v) Signs. A nonresidential use in a residential building may not erect or maintain a free-standing sign unless the lot or tract of land on which it is located has a minimum of 150 linear feet of frontage along the street to which the front door of the building is facing.

(vi) Residency. No person shall reside, whether on a temporary or permanent basis, or stay overnight within any portion of a building that has been converted to a nonresidential use.

(vii) Residential Character of Building. There may be no substantial modifications to the building such that would unduly impair any future re-conversion of the building to a residential use.

(viii) Minimum Distance from other Residential Buildings. A nonresidential use in a residential building (or upon the lot or tract of land) located within a residential zoning district shall be no less than 50 feet from any other structure used for

residential purposes that are located upon adjoining lots or tracts of land.

(ix) Approval Letter. The Building Official may approve the conversion after determining the application is in compliance with this Section 2.52 and all other applicable codes and state law. The Building Official shall issue a letter approving the conversion, approving the conversion with conditions, or denying the conversion.

(x) Expiration of Approval Letter. Once the Building Official issues a letter approving the conversion, or approving the conversion with conditions, the applicant shall have 365 calendar days from the date the Building Official sends the approval letter to the applicant to apply for all required site or building permits and commence site or building improvements. The approval letter shall also expire 365 calendar days following the date of the most recent inspection if there has not been substantive progress on the site or building improvements.

(b) In a Nonresidential Zoning District. Once the Building Official determines that the proposed conversion is in compliance with all provisions of this GDC and all other applicable codes and state law, the Building Official shall have the authority to issue a Certificate of Occupancy for a nonresidential use in a residential building located within a nonresidential zone."

(c) In the event the Building Official approves an application for conversion and the applicant completes all work necessary to be in compliance with the approval letter, this GDC, and all other applicable codes and state law, including the payment of all fees, the Building Official shall issue a Certificate of Occupancy, with any reasonable conditions the Building Official determines necessary to carry out the intent of this Section 2.52, for the nonresidential use of a residential building located within a residential zone.

(d) Appeal to the Board of Adjustment. In the event the Building Official denies an application for conversion or approves it with conditions, the applicant shall have

30 calendar days to appeal the decision of the Building Official by submitting a written request for appeal to the Building Inspection Department before the close of the 30th calendar day following the date of the approval letter."

Section 2

That the Land Use Matrix of Chapter 2, Article 5 of the Garland Development Code of the City of Garland, Texas, is hereby amended in part, specifically "Institutional and Educational Uses," so that the parking requirements for churches or places of worship are as follows:

"1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons."

Section 3

That the Downtown Land Use Matrix of Chapter 7, Article 2 of the Garland Development Code of the City of Garland, Texas, is hereby amended in part, specifically "Institutional and Educational Uses," so that the parking requirements for churches or places of worship are as follows:

"1/4 seats for buildings designed or constructed to accommodate assemblies of 100 persons or greater; 1/100 sq. feet for buildings designed or constructed to accommodate small assemblies under 100 persons."

Section 4

That Chapter 7 of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5

That the terms and provisions of this Ordinance are severable and are governed by Sec. 1.07 of the Garland Development Code of the City of Garland, Texas.

Section 6

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

PASSED AND APPROVED this the _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary