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
February 26, 2024 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 6:00 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

a. Consider approval of the Plan Commission Minutes for the February 12, 2024 meeting.

2. PLATS

a. P 24-05 Centerville Garland -- Replat

b. P 24-07 Westbank Townhouse Addition -- Preliminary Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

a. Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and Electric Substations. This property is located at 2000 Holford Road. (District 7) (File Z 23-47)

b. Consideration of the application of **ZoneDev**, requesting approval of an amendment of conditions to Planned Development (PD) District 01-26 to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only. This property is located at 11675 Lyndon B. Johnson Freeway. (District 5) (File Z 24-03)

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 priviledged and unpriviiledged 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: 02/26/2024
Item Title: Plan Commission Minutes for February 12, 2024

Summary:
Consider approval of the Plan Commission Minutes for the February 12, 2024 meeting.

Attachments

February 12, 2024 Plan Commission Minutes

GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, February 12, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present:	Scott Roberts, Chairman
	Julius Jenkins, 1st Vice Chair
	Wayne Dalton, 2nd Vice Chair
	Stephanie Paris, Commissioner
	Georgie Cornelius, Commissioner
	Rich Aubin, Commissioner
	Patrick Abell, Commissioner
	Michael Rose, Commissioner
Staff Present:	Will Guerin, Planning Director
	Angela Self, Planning Administrator
	Nabiha Ahmed, Lead Development Planner
	Matthew Wolverton, Development Planner
	Shawn Roten, Senior Assistant City Attorney
	Elisa Morales, Secretary

CONSENT AGENDA

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

Motion was made by Commissioner Aubin to **approve** the Consent Agenda. Seconded by Commissioner Abell. **Motion carried**: **7** Ayes, **0** Nays, **1** Abstain by Commissioner Paris.

1. MINUTES

a. Consider approval of the Plan Commission Minutes for the January 8, 2024 meeting. **APPROVED**

2. PLATS & MISCELLANEOUS

a. P 24-02 Garvon Addition -- Replat **APPROVED**

b. P 24-04 DPS-190 Addition -- Final Plat **APPROVED**

c. Consideration of the application of **RLG Consulting Engineers**, requesting approval of a Sidewalk Development Variance. (File SW 24-01) **APPROVED**
(This request is in association with P 24-02.)

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 **Jesus Arellano**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family-Estate (SF-E) District. This property is located at 1717 Ben Davis Road. (District 1) (File Z 24-01) **APPROVED**

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

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:04 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary

GARLAND

Plan Commission **2. a.**
Meeting Date: 02/26/2024
Item Title: P 24-05 Centerville Garland - Replat

Summary:
P 24-05 Centerville Garland -- Replat

Attachments
P 24-05 Centerville Garland Replat Report & Attachments

Planning Report

File No: P 24-05 /District 2
Agenda Item:
Meeting: Plan Commission
Date: February 26, 2024

REPLAT
Centerville Garland

LOCATION
2815 East Centerville Road

ZONING
Industrial (IN) District

NUMBER OF LOTS
One (1)

ACREAGE
9.334 acres

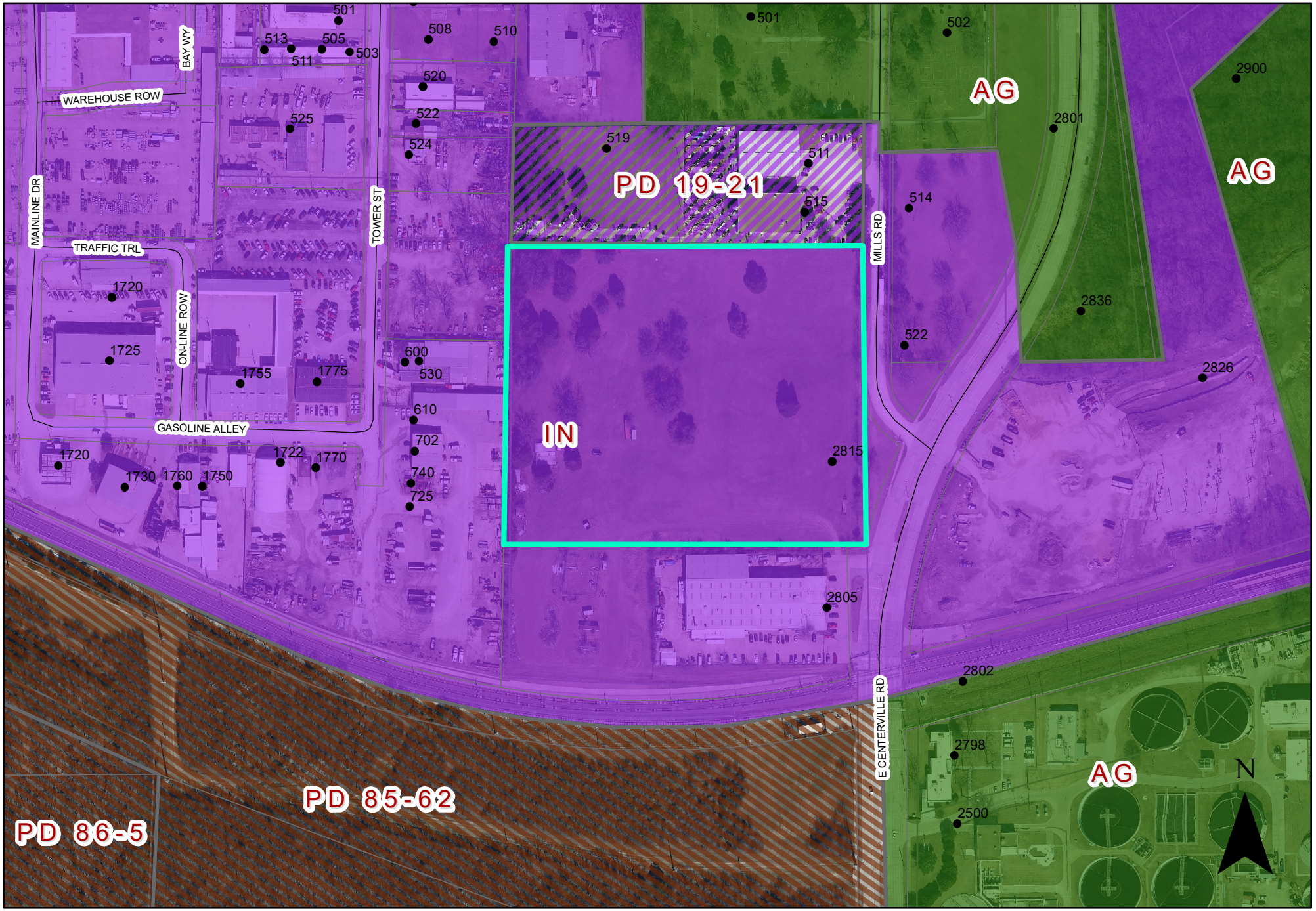
BACKGROUND
The applicant requests approval of a Replat to construct an industrial building.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 24 x 36 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

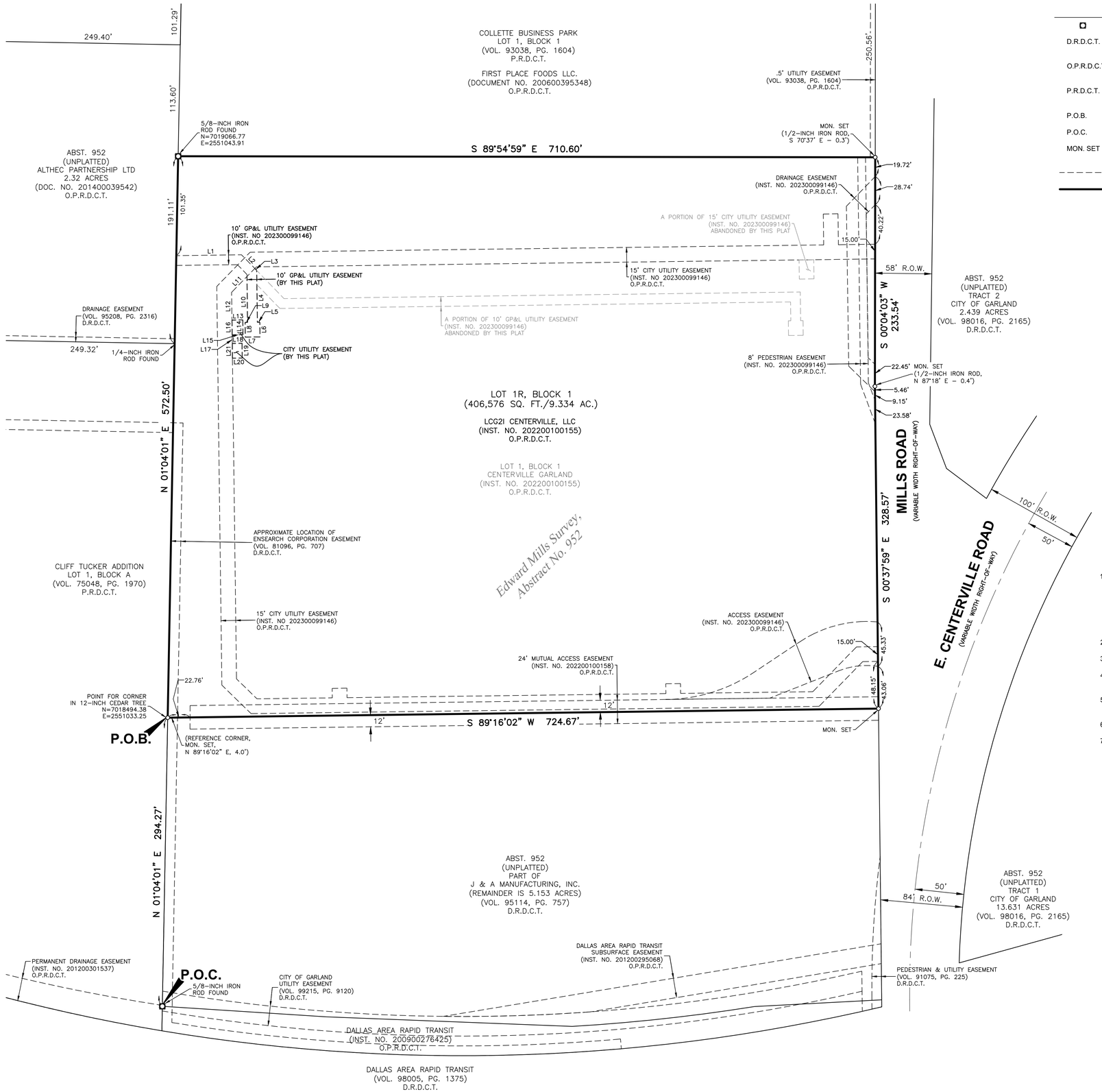


0 170 340 Feet

1 inch = 255 feet

PLAT MAP P 24-05

INDICATES AREA OF REQUEST

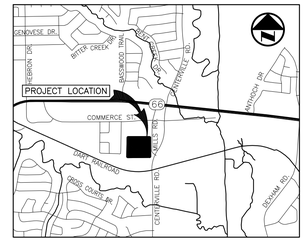


LEGEND

◻	MONUMENT OF RECORD DIGNITY
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORD DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
MON. SET	3-1/4" ALUMINUM DISK ON 5/8" REBAR SET STAMPED "LCG-2023"
- - - - -	EASEMENT LINE
———	PROPERTY LINE

0 25 50 100

SCALE: 1" = 50'



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°16'02" E	66.49'
L2	S 44°06'14" E	19.42'
L3	S 44°06'14" E	2.80'
L4	S 00°43'58" E	52.80'
L5	N 89°16'02" E	2.50'
L6	S 00°43'58" E	15.00'
L7	S 89°16'02" W	15.00'
L8	N 00°43'58" W	15.00'
L9	N 89°16'02" E	2.50'
L10	N 00°43'58" W	46.75'
L11	S 44°16'02" W	22.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L12	S 00°50'01" E	28.33'
L13	N 89°06'00" E	11.00'
L14	S 00°54'00" E	15.00'
L15	S 89°06'00" W	11.02'
L16	N 00°50'01" W	15.00'
L17	S 00°50'01" E	8.80'
L18	N 89°09'59" E	9.91'
L19	S 00°43'58" E	15.00'
L20	N 89°09'59" W	9.97'
L21	N 00°28'43" W	15.00'

GENERAL NOTES:

1. Coordinates and bearing system shown hereon are based on the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments 122 and 123 via VRS-RTK observations based on the Allterra VRS network. Distances and areas shown are surface values in U.S. Survey Feet.

   CITY MONUMENT VALUES
   GPS 122 N= 7108168.09 E= 2551751.99 Z= 464.797
   GPS 123 N= 7018797.37 E= 2551757.57 Z= 460.829

2. The purpose of this plat is to create a legal lot of this zoned Industrial tract.
3. Each lot corner is monumented by a 5/8" iron rod with yellow plastic cap stamped "BGE" unless denoted otherwise.
4. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
5. Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the Technical Standards Manual of the City of Garland, Texas.
6. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by Instrument recording information.
7. The purpose of this replat is to revise a 15-foot City Utility Easement and a 10-foot GP&L Utility Easement.

SPACE RESERVED FOR COUNTY RECORDING LABEL

REPLAT
CENTERVILLE GARLAND REPLAT
LOT 1R, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1 OF
CENTERVILLE GARLAND
EDWARD MILLS SURVEY, ABSTRACT NO. 952
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220324-1
DECEMBER 2023
SHEET 1 OF 2

OWNER
LCG2I CENTERVILLE, LLC
3500 Maple Avenue, Suite 1600
Dallas, Texas 75219

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
Copyright 2023
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, LCG2I Centerville, LLC is the owner of all that 9.334 acre (406,576 square foot) tract of land situated in the Edward Mills Survey, Abstract No. 952, in the City of Garland, Dallas County, Texas; being all of that tract of land described in Special Warranty Deed with Vendor's Lien to LCG2I Centerville, LLC as recorded in Instrument No. 202200100155 of the Official Records of Dallas County, Texas; and being all of Lot 1, Block 1, Centerville Garland, an addition to the City of Garland as recorded in Instrument Number 202300099146 of the Official Records of Dallas County, Texas； said 9.334 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at a 5/8-inch iron rod found for corner in the west line of that called 14.9626 acre tract of land described in General Warranty Deed with Vendor's Lien to J & A Manufacturing, Inc. as recorded in Volume 95114, Page 757 of the Deed Records of Dallas County, Texas; said point being the northwest corner of that tract of land described in General Warranty Deed to Dallas Area Rapid Transit as recorded in Instrument No. 20090027642S of the Official Public Records of Dallas County, Texas; said point being in the east line of Lot 1, Block A, Cliff Tucker Addition, an addition to the City of Garland, Texas, as recorded in Volume 75048, Page 1970 of the Plat Records of Dallas County, Texas;

THENCE, North 01 degrees 04 minutes 01 seconds East, with the west line of said 14.9626 acre tract and the east line of said Cliff Tucker Addition, a distance of 294.27 feet to a point in a 12-inch cedar tree at the POINT OF BEGINNING; said point being the southwest corner of said LCG2I Centerville tract; from said point a 5/8-inch rebar with 3-1/4-inch aluminum disk stamped "LCG-2023" set for reference corner bears North 89 degrees 16 minutes 02 seconds East, a distance of 4.0 feet;

THENCE, North 01 degrees 04 minutes 01 seconds East, a distance of 572.50 feet to a 5/8-inch iron rod found at the northwest corner of said LCG2I Centerville tract; said point being the southwest corner of Lot 1, Block 1, Collette Business Park, an addition to the City of Garland, Texas, as recorded in Volume 93038, Page 1604 of the Plat Records of Dallas County, Texas;

THENCE, South 89 degrees 54 minutes 59 seconds East, with the south line of said Collette Business Park, a distance of 710.60 feet to a 5/8-inch rebar with 3-1/4-inch aluminum disk stamped "LCG-2023" set at the northeast corner of said LCG2I Centerville tract; said point being in the west right-of-way line of Mills Road (variable width right-of-way); from said point a 1/2-inch iron rod bears South 70 degrees 37 minutes East, a distance of 0.3 feet;

THENCE, South 00 degrees 04 minutes 03 seconds West, with the east line of said LCG2I Centerville tract and the west line of said Mills Road, a distance of 233.54 feet to a 5/8-inch rebar with 3-1/4-inch aluminum disk stamped "LCG-2023" set for corner; from said point a 1/2-inch iron rod bears North 87 degrees 18 minutes East, a distance of 0.4 feet;

THENCE, South 00 degrees 37 minutes 59 seconds East, continuing with the east line of said LCG2I Centerville tract and the west line of said Mills Road, a distance of 328.57 feet to a 5/8-inch rebar with 3-1/4-inch aluminum disk stamped "LCG-2023" set at the southeast corner of said LCG2I Centerville tract; said point being in the west right-of-way line of E. Centerville Road (variable width right-of-way);

THENCE, South 89 degrees 16 minutes 02 seconds West, departing the west line of said E. Centerville Road, with the south line of said LCG2I Centerville tract, a distance of 724.67 feet to the POINT OF BEGINNING and containing an area of 9.334 acres or 406,576 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That LCG2I Centerville, LLC, is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **CENTERVILLE GARLAND REPLAT**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. 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.

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

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

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2024.

By: LCG2I Centerville, LLC Owner

By: _____
Sean Wood, President

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Sean Wood, 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 the _____ day of _____, 2024.

_____
Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2024.

_____
René Silvas
Texas Registered Professional Land Surveyor No. 5921

STATE OF TEXAS
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.
NO SURVEY

STATE OF TEXAS §

COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared René Silvas, 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 the _____ day of _____, 2024.

_____
Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2024 by the 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
CENTERVILLE GARLAND REPLAT
LOT 1R, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1 OF
CENTERVILLE GARLAND
EDWARD MILLS SURVEY, ABSTRACT NO. 952
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220324-1
DECEMBER 2023
SHEET 2 OF 2

OWNER
LCG2I CENTERVILLE, LLC
3500 Maple Avenue, Suite 1600
Dallas, Texas 75219

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Copyright 2023

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 ● Email: rsilvas@bgeinc.com

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GARLAND

Plan Commission **2. b.**
Meeting Date: 02/26/2024
Item Title: P 24-07 Westbank Townhouse Addition - Preliminary Plat

Summary:
P 24-07 Westbank Townhouse Addition -- Preliminary Plat

Attachments
P 24-07 Westbank Townhouse Addition Preliminary Plat Report & Attachments

Planning Report

File No: P 24-07 /District 7
Agenda Item:
Meeting: Plan Commission
Date: February 26, 2024

PRELIMINARY PLAT
Westbank Townhomes Addition

LOCATION
2701 Arapaho Road

ZONING
Single-Family-Attached (SFA) District

NUMBER OF LOTS
Forty-Four (44) Total Lots including Five (5) HOA Lots

ACREAGE
3.999 acres

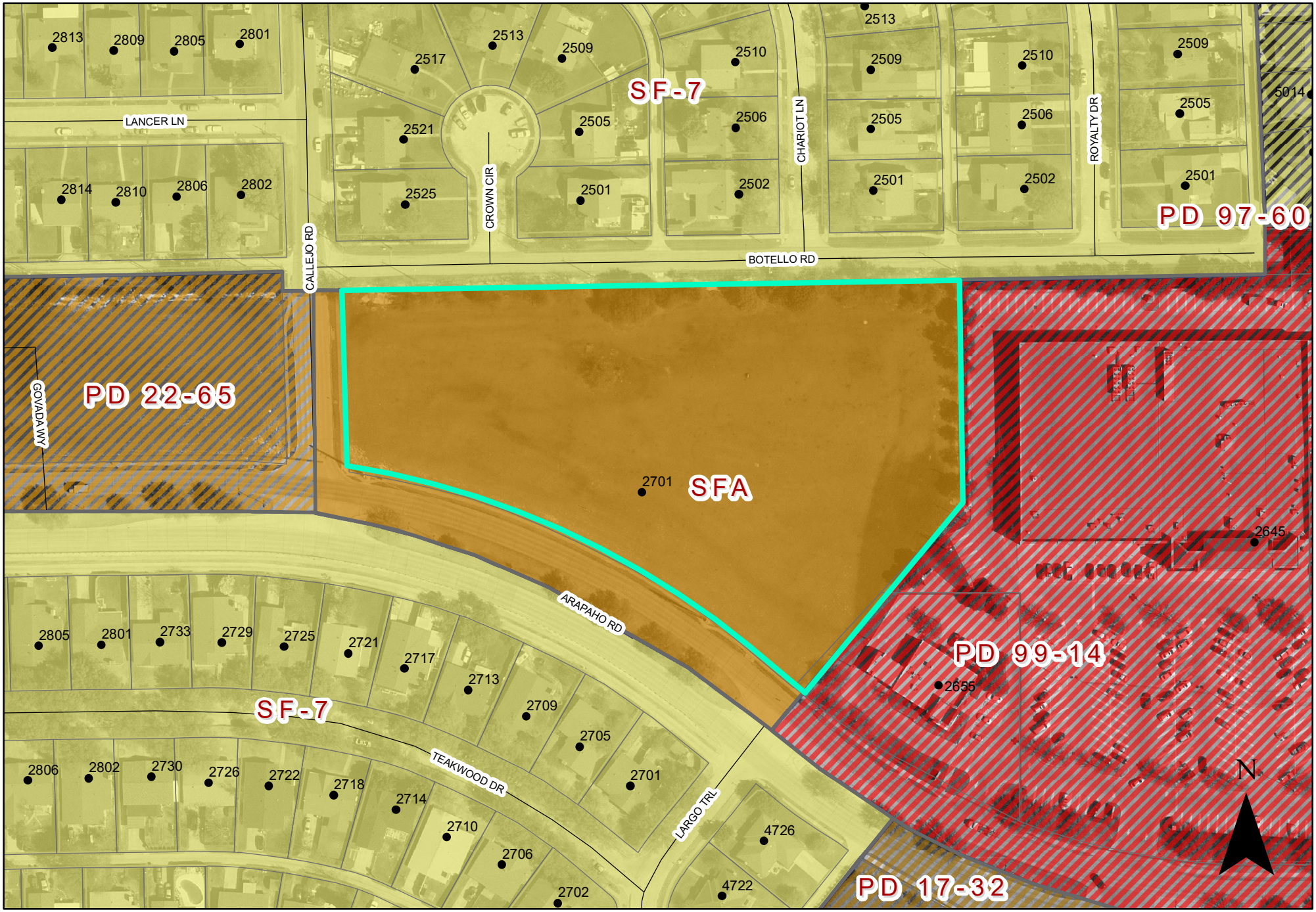
BACKGROUND
The applicant requests approval of a Preliminary Plat to construct Thirty-Nine (39) townhomes.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 24 x 36 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning


SF-7
PD 97-60
PD 22-65
SFA
PD 99-14
SF-7
PD 17-32
LANCER LN
CROWN CIR
CHARIOT LN
ROYALTY DR
CALLEJO RD
BOTELLO RD
GOVADA WY
ARAPAHO RD
TEAKWOOD DR
LARGO TRL
2813
2809
2805
2801
2517
2513
2509
2510
2521
2505
2506
2525
2501
2502
2814
2810
2806
2802
2513
2509
2510
2505
2506
2501
2502
2509
2505
5014
2501
2701
2645
2805
2801
2733
2729
2725
2721
2717
2713
2709
2705
2701
2655
2806
2802
2730
2726
2722
2718
2714
2710
2706
2702
4726
4722
N
0
80
160 Feet
1 inch = 127 feet
PLAT MAP P 24-07
INDICATES AREA OF REQUEST


CAMELOT ADDITION NO. 12
VOL. 79008, PG. 2879
MRDCT
16
BLOCK 8
10
BLOCK 8
9
BLOCK 9
18
BLOCK 7
17
BLOCK 7
CROWN CIRCLE
(50' RIGHT-OF-WAY)
ALLEY
CHARIOT LANE
(50' RIGHT-OF-WAY)
BOTELLO DRIVE
(RIGHT-OF-WAY VARIES)
N 89°07'38" E 135.4'
N 89°05'08" E 114.9'
N 88°50'16" E 115.0'
N 88°54'40" E
309.84'
N88°50'22"E 622.72'
MEAS. 53.3'
MEAS. 52.6'
MEAS. 52.0'
1/2" YCIRF
"AZB" CM
NAD83 (GRID)
N:7037562.12
E:2529800.43
PRIVATE
DRAINAGE EASEMENT
CC NO. 20230019086
OPRDCT
5/8" YCIRF
(MYCOSKIE MCINNIS)
NAD83 (GRID)
N:7037574.73
E:2530423.02
6.5' PRIVATE
DRAINAGE EASEMENT
CC NO. 20230019086
OPRDCT
MAG NAIL
W/ SHINER FND
NAD83 (GRID)
N:7037561.05
E:2529740.42
ADELFA B. CALLEJO, TRUSTEE
CC# 20100019223
OPRDCT
CALLEJO ROAD
(RIGHT-OF-WAY VARIES)
VOL. 87025, PG. 4749
DRDCT
N 02°08'12" W
177.70'
N02°08'12"W
169.06'
60'
(MEAS. 60.3')
BLOCK 1
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
42.38'
40.85'
79.92'
35.00'
25.00'
24.00'
30.00'
25.00'
40.00'
50.00'
128.34'
90.00'
S88°50'22"W
427.85'
467.64'
427.43'
103.36'
113.40'
170.44'
86.04'
96.05'
280.09'
280.00'
102.50'
74.00'
74.02'
130.00'
25.00'
VISIBILITY, ACCESS
AND MAINTENANCE
EASEMENT
5' S.U.E.
12' P.U.E.
25' PUBLIC ALLEY
GARLAND POWER & LIGHT UTILITY EASEMENT
(BY THIS PLAT)
10'X10'
PEDESTRIAN
EASEMENT
CHARIOT DRIVE
(50' RIGHT-OF-WAY)
S01°04'30"E
224.37'
LOT 1, BLOCK 1
SHILOH/ARAPAHO ADDITION
VOL. 99205, PG. 2252
MRDCT
DRAINAGE EASEMENT
VOL. 99205, PG. 2252
DRDCT
15' DRAINAGE EASEMENT
VOL. 87025, PG. 4752
DRDCT
LOT 1
LOT 2
LOT 3
BLOCK 3
LOT 4
LOT 5
LOT 6
S88°50'22"W
6.13'
C1
C2
C3
C4
C5
C6
LOT 1-X
(HOA)
(ENTIRETY OF LOT IS A DETENTION
POND EASEMENT BY THIS PLAT)
1/2" IRF (NO CAP)
NAD83 (GRID)
N:7037350.40
E:2530477.23
1/2" IRF (NO CAP) BEARS
S26°07'47"E - 1.65'
20' DRAINAGE EASEMENT
VOL. 99205, PG. 2252
DRDCT
LOT 1-X
(HOA)
LOT 2-X
(HOA)
LOT 3-X
(HOA)
BLOCK 2
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
70' P.U.E.
15' UTILITY EASEMENT
PRIVATE
DRAINAGE EASEMENT
CC NO. 20230019086
OPRDCT
"X" CUT FND.
NAD83 (GRID)
N:7037384.54
E:2529807.05
MAG NAIL
W/ SHINER FND
NAD83 (GRID)
N:7037392.10
E:2529746.73
PRIVATE
DRAINAGE EASEMENT
CC NO. 20230019086
OPRDCT
ARAPAHO ROAD
(RIGHT-OF-WAY VARIES) VOL.
72116, PG. 607 DRDCT
401'
CHARIOT DRIVE
(50' RIGHT-OF-WAY)
S40°21'41"E
S43°21'41"E
S46°23'11"E
S46°21'11"E
S47°21'41"E
S49°20'05"W
240.57'
N89°33'44"E 134.16'
1/2" IRF
NW COR. LOT 4
BLOCK 4
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, ARAPAHO CAMELOT TOWNHOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF A 3.999 ACRE TRACT OF LAND LOCATED IN THE F. MOSS SURVEY, ABSTRACT NO. 941, IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING ALL OF A CALLED 3.999 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO ARAPAHO CAMELOT TOWNHOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 202300186388, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT), SAID 3.999 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "PACHECO KOCH" FOR THE WESTERNMOST CORNER OF LOT 4, BLOCK 1, SHILOH/ARAPAHO ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, FILED FOR RECORD IN VOLUME 99205, PAGE 2252, MAP RECORDS, DALLAS COUNTY, TEXAS (MRDCT), AND BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF ARAPAHO ROAD, A 100-FOOT PUBLIC RIGHT-OF-WAY AT THIS POINT, AS DESCRIBED IN THE RIGHT-OF-WAY DEED TO THE CITY OF GARLAND, FILED FOR RECORD IN VOLUME 72116, PAGE 607, DEED RECORDS, DALLAS COUNTY, TEXAS (DRDCT), SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7037158.0 E:2530268.7 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK);

THENCE NORTH 50 DEGREES 34 MINUTES 25 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 71.27 FEET, TO A 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "PACHECO KOCH", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, IN AN NORTHWESTERLY DIRECTION, AND ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 21 MINUTES 43 SECONDS, AN ARC LENGTH OF 450.43 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 65 DEGREES 58 MINUTES 09 SECONDS WEST, A CHORD LENGTH OF 445.18 FEET, TO AN "X" CUT FOUND IN CONCRETE ON THE EAST RIGHT-OF-WAY LINE OF CALLEJO ROAD, A 60-FOOT RIGHT-OF-WAY AS DESCRIBED IN THE SPECIAL RIGHT-OF-WAY DEED TO THE CITY OF GARLAND, FILED FOR RECORD IN VOLUME 87025, PAGE 4749, DRDCT, SAID "X" CUT FOUND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7037384.5 E:2529807.1, FROM WHICH A MAG NAIL WITH SHINER SET ON THE WEST RIGHT-OF-WAY LINE OF SAID CALLEJO ROAD BEARS A CHORD BEARING OF NORTH 82 DEGREES 51 MINUTES 27 SECONDS WEST, A CHORD LENGTH OF 60.80 FEET;

THENCE NORTH 02 DEGREES 08 MINUTES 12 SECONDS WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 177.70 FEET, TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "AZB", BEING AT THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF BOTELLO DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, SAID CAPPED IRON ROD SET HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7037562.1 E:2529800.4;

THENCE NORTH 88 DEGREES 50 MINUTES 22 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 622.72 FEET, TO A 5/8 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "MYCOSKIE MCINNIS", BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID SHILOH/ARAPAHO ADDITION, FROM WHICH A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "AZB" (2014), BEARS SOUTH 31 DEGREES 13 MINUTES 18 SECONDS EAST, A DISTANCE OF 1.75 FEET, SAID CAPPED "MYCOSKIE MCINNIS" IRON ROD FOUND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7037574.7 E:2530423.0;

THENCE SOUTH 01 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 224.37 FEET, TO A 1/2 INCH IRON ROD FOUND, SAID 1/2 INCH IRON ROD FOUND HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:7037350.4 E:2530427.2, FROM WHICH A SECOND 1/2 INCH IRON ROD FOUND (NO CAP) BEARS SOUTH 26 DEGREES 07 MINUTES 47 SECONDS EAST, A DISTANCE OF 1.65 FEET;

THENCE SOUTH 39 DEGREES 29 MINUTES 05 SECONDS WEST, AT A DISTANCE OF 119.83 FEET, PASSING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 1, SHILOH/ARAPAHO ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 249.31 FEET, TO THE POINT OF BEGINNING AND CONTAINING 3.999 ACRES (174,135 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT ARAPAHO CAMELOT TOWNHOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 WESTBANK TOWNHOMES 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; PROVIDED, HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, SCREEN WALL EASEMENT, OR WALL MAINTENANCE EASEMENT SHOWN ON THIS PLAT. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY PUBLIC EASEMENT DEDICATED BY THIS PLAT IN SUCH A MANNER AS TO RESTRICT THE USE OR SCOPE OF, OR INTERFERE WITH THE PURPOSE AND INTENT OF THE EASEMENT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY WITHIN A PUBLIC EASEMENT; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY AND ALL MAINTENANCE OF HOME OWNERS ASSOCIATION COMMON AREAS OR LOTS, PRIVATE EASEMENTS, SCREENING WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.

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

THE CITY OF GARLAND, TEXAS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF ANY DETENTION AREA DESIGNATED ON THIS PLAT OR FOR ANY DAMAGE OR INJURY TO PROPERTY OR PERSONS THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF THOSE DETENTION AREAS, OR FOR THE CONTROL OF EROSION. THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ANY DETENTION AREA DESIGNATED ON THIS PLAT IS CONTROLLED BY AND SUBJECT TO THE APPLICABLE PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, AS AMENDED, OR THE GARLAND DEVELOPMENT CODE, AS AMENDED.

THE AREA OR AREAS SHOWN ON THE PLAT AS "VAM" (VISIBILITY, ACCESS AND MAINTENANCE) EASEMENT(S) ARE HEREBY GIVEN AND GRANTED TO THE CITY OF GARLAND ("CITY"), ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO PROVIDE VISIBILITY, RIGHT OF ACCESS, AND MAINTENANCE UPON AND ACROSS SAID VAM EASEMENT. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN THE VAM EASEMENT(S) IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ALL LANDSCAPING WITHIN THE VAM EASEMENT. SHOULD THE CITY EXERCISE THIS MAINTENANCE RIGHT IT SHALL BE PERMITTED TO REMOVE AND DISPOSE OF ANY AND ALL LANDSCAPING IMPROVEMENTS, INCLUDING WITHOUT LIMITATION, ANY TREES, SHRUBS, FLOWERS, GROUND COVER, STRUCTURE AND/OR FIXTURES. THE CITY IN ITS SOLE DISCRETION MAY WITHDRAW MAINTENANCE OF THE VAM EASEMENT AT ANY TIME. THE ULTIMATE MAINTENANCE RESPONSIBILITY FOR THE VAM EASEMENT SHALL REST WITH THE PROPERTY OWNER(S). NO BUILDING, FENCE, WALL, SCREEN, BERM, SIGN, PARKING STALL, DRIVE AISLE, DRIVEWAY, HEDGE, SHRUB, TREE, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE VISIBILITY, SHALL BE CONSTRUCTED IN, ON, OVER, OR ACROSS THE VAM EASEMENT. THE CITY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ADD ANY LANDSCAPE IMPROVEMENTS TO THE VAM EASEMENT, TO ERECT ANY TRAFFIC CONTROL DEVICES OR SIGNS ON THE VAM EASEMENT, AND TO REMOVE ANY OBSTRUCTION THEREON. THE CITY, ITS SUCCESSORS, ASSIGNS, OR AGENTS SHALL HAVE THE RIGHT AND PRIVILEGE AT ALL TIMES TO ENTER UPON THE VAM EASEMENT OR ANY PART THEREOF FOR THE PURPOSES AND WITH ALL RIGHTS AND PRIVILEGES SET FORTH HEREIN.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS. WITNESS, MY HAND AT GARLAND, TEXAS, THIS THE _____ DAY OF _____, 2024.

ARAPAHO CAMELOT TOWNHOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY

_____
YAOTING ZHENG, MANAGER

STATE OF TEXAS)(
COUNTY OF DALLAS)(

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF JANUARY, 2024.

_____
NOTARY PUBLIC, STATE OF TEXAS

GENERAL NOTES

1. BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) BASED ON OBSERVATIONS UTILIZING THE TOPNET GPS REFERENCED NETWORK.

2. ALL LOT CORNERS CALLED SET ARE 5/8 INCH YELLOW CAPPED IRON RODS STAMPED "MWM RPLS 5438" UNLESS DENOTED OTHERWISE.

3. ALL BLOCK CORNERS CALLED SET ARE 5/8 INCH IRON RODS WITH 2 INCH ALUMINUM CAP STAMPED "MWM RPLS 5438" UNLESS DENOTED OTHERWISE.

4. ALL BOUNDARY CORNERS CALLED SET ARE 5/8 INCH IRON RODS WITH 3-1/4 INCH ALUMINUM CAP STAMPED "WESTBANK TOWNHOMES ADDITION - 2024" UNLESS DENOTED OTHERWISE.

5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. 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.

7. ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.

8. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS DENOTED WITH RECORDING INFORMATION.

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THE___ DAY OF _____, 2024
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

SURVEYOR'S STATEMENT

I, MERLE W. MILLER , A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT DATED THIS THE 29TH DAY OF JANUARY, 2024.

MERLE W. MILLER DATE: JANUARY 29, 2024
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5438
STATE OF TEXAS

STATE OF TEXAS OF REGISTERED MERLE W. MILLER 5438 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)(
COUNTY OF TARRANT)(

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MERLE W. MILLER**, 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 29th DAY OF JANUARY, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Eric Scott Walsh
My Commission Expires
10/10/2026
Notary ID 134007634

MWM
LAND SURVEYING
MERLE W. MILLER LAND SURVEYING
5049 EDWARDS RANCH ROAD, STE 300
FORT WORTH, TX 76109
PHONE: 817.228.7870
TBPELS FIRM #10194766
MERLE@MWM-LANDSURVEYING.COM

OWNER / DEVELOPER:
ARAPAHO CAMELOT TOWNHOMES, LLC
CONTACT: ERIC ZHENG
PHONE: 469-394-0220
9848 DERBYSHIRE DRIVE
FRISCO, TX 75035

ENGINEER:
CARNEY ENGINEERING, PLLC.
CONTACT: CRAIG CARNEY
PHONE: 469-443-0861
5465 LEGACY DRIVE, SUITE 650
PLANO, TX 75024

PRELIMINARY PLAT
WESTBANK TOWNHOMES ADDITION
LOTS 1-16, BLOCK 1, LOTS 1-11 & 1-X, 2-X, 3-X, BLOCK 2,
LOTS 1-6 & 1-X BLOCK 3, & LOTS 1-6 & 1-X BLOCK 4
FREDERICK MOSS SURVEY ~ ABSTRACT NO. 941
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210928-2

GARLAND

Plan Commission **3. a.**
Meeting Date: 02/26/2024
Item Title: Z 23-47 Prime Data Centers / Munsch Hardt Kopf & Harr (District 7)

Summary:
Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and Electric Substations. This property is located at 2000 Holford Road. (District 7) (File Z 23-47)

Attachments
Z 23-47 Prime Data Centers / Munsch Hardt Kopf & Harr (District 7)
Z 23-47 Prime Data Centers / Munsch Hardt Kopf & Harr Responses

Planning Report

File No: Z 23-47/District 7
Agenda Item:
Meeting: Plan Commission
Date: February 26, 2024

REQUEST
Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and Electric Substations.

LOCATION
2000 Holford Road

APPLICANT
Woodlands of Spring Creek LP.

OWNER
Prime Data Centers / Munsch Hardt Kopf & Harr

BACKGROUND
The subject property is currently undeveloped. The applicant proposes a data center and an electric substation to support the data center.

SITE DATA
The overall site consists of approximately 48.93 acres with approximately 1,426 lineal feet of frontage along Holford Road. The property can be accessed from Holford Road.

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

Both data centers and electric substations require a Specific Use Provision in the Community Office (CO) District. The applicant proposes to allow both uses by right through this Planned Development.

CONSIDERATIONS
1. Development and Site Plan
   The applicant proposes a data center with three (3) buildings to store and manage digital data for companies. The proposed data center will house computer hardware such as servers, routers, network equipment, and other information technology infrastructure. Each building will consist of two stories with a size of 275,480 square feet. Additionally, three (3) electric substations are proposed to support the data center. Two (2) of those substations will be maintained by Oncor and the third substation will be maintained Garland Power & Light (GP&L).

2. Parking

   The site plan (Exhibit C) meets the parking requirements for the data center and electric substations per the GDC.

3. Screening and Landscaping

   The proposed landscaping conforms to the screening and landscaping requirements per the GDC. The landscape plan (Exhibit D) reflects an eight (8)-foot ornamental metal fence around the data center and an eight (8) - foot solid wall around the electric substation.

   Additionally, the applicant enhanced the proposed landscaping along Holford Road to minimize the visibility of the data center.

4. Building Design

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

5. Transportation

   A Traffic Impact Analysis was not required with this request. The Transportation Department did not have any concerns with the proposed development and it meets technical requirements.

6. Signage

   No specific PD standards or GDC deviations were requested regarding signage.

7. Planned Development

   Through the Planned Development, the proposal represents establishing a use by right that strongly aligns with the City's Economic Development Strategic Plan, while also gaining enhanced screening and landscaping along Holford Road.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

The proposed data center use and associated electrical substation are generally low-impact uses which generate little traffic, noise, or light, making this development compatible with nearby single-family homes and senior living facility.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Per the adopted Economic Development Strategic Plan, data centers generate the most revenue per acre by building type.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast is zoned Agricultural (AG) District; it is currently unimproved. The properties to the east are zoned Planned Development (PD) District 19-04 and Multi-Family-1 (MF-1) District; these properties are developed with apartment complexes. The properties to the south are zoned Planned Development (PD) District 22-80 and Planned development (PD) District 21-01; there is a senior living complex under construction. The properties to the west, across Holford Road, are zoned Agricultural (AG) District, Single-Family-7 (SF-7) District and Planned Development (PD) District 78-83; there is a fire station across Holford Road.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Community Office (CO) Uses and 2) a Detail Plan for a Data Center and Electric Substations.

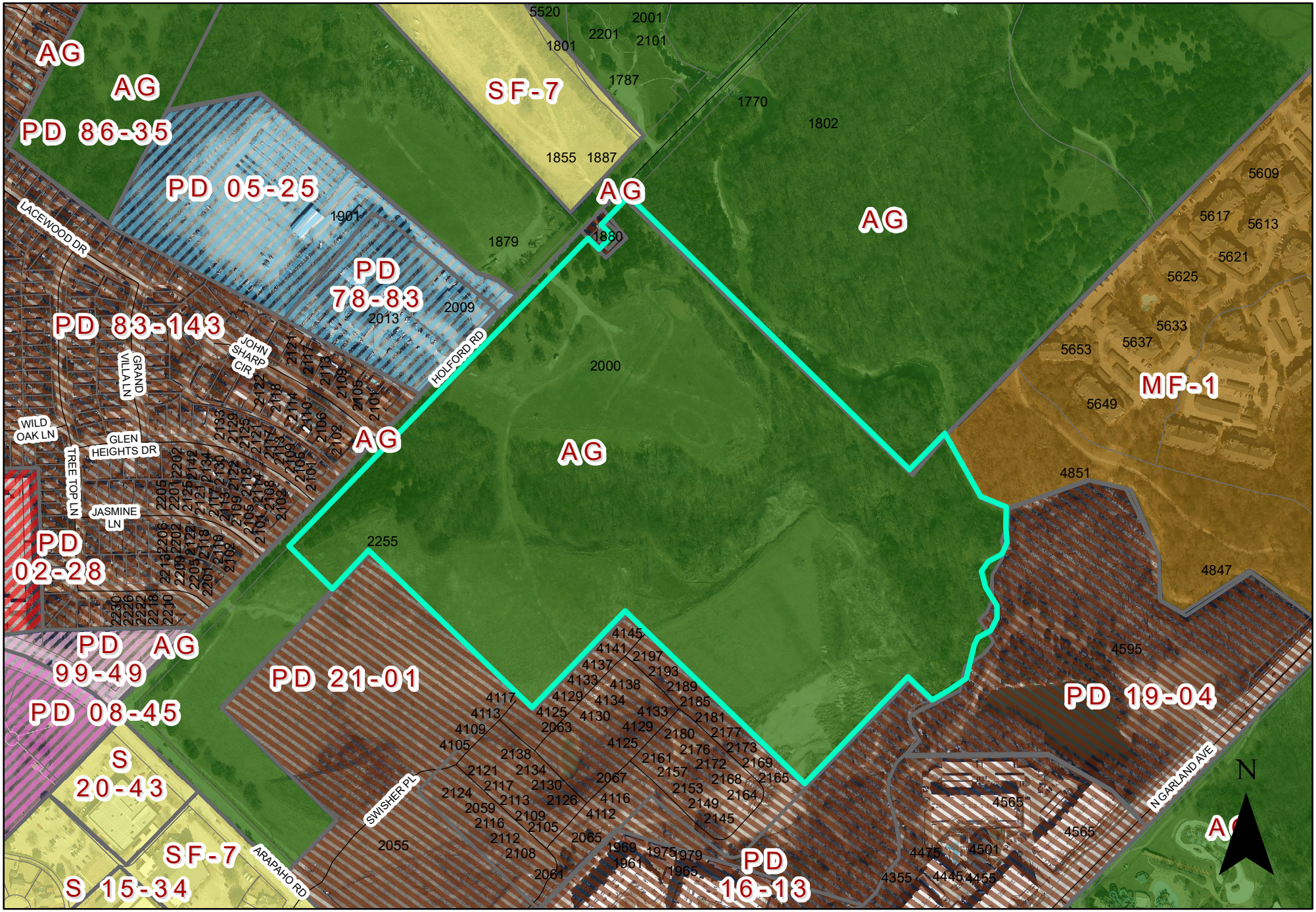
ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 19, 2024

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 270 540 Feet

1 inch = 406 feet

ZONING MAP Z 23-47

INDICATES AREA OF REQUEST

2000 Holford Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-47

2000 Holford Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Data Center and Electric Substations.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Office (CO) District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in the Community Office (CO) District. Additionally, a Data Center Use and an Electric Substation Use shall be permitted.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

If an easement interferes with landscaping along

Holford Road, the large canopy trees may be substituted with small ornamental trees.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

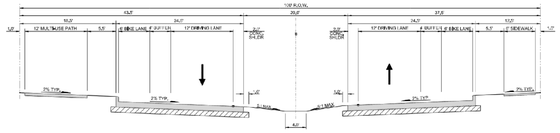
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

EXHIBIT B

D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT B

EXHIBIT C



HOLFORD ROAD EXPANSION

(ALIGNMENT STUDY PROVIDED BY CITY OF GARLAND)

SITE DATA SUMMARY TABLE - CASE NUMBER 230928-1	
GENERAL SITE DATA	
ZONING (CURRENT)	AGRICULTURAL (AG)
ZONING (PROPOSED)	PLANNED DEVELOPMENT (PD)
LOT AREA (SQUARE FEET & ACRES) (REMAINING LOT AFTER PREVIOUS ROW DEDICATIONS)	2,131,285 SF/48.93 ACRES
TOTAL BUILDING AREA (SQUARE FEET)	826,440 SF
BUILDING HEIGHT (# STORIES)	2 STORY
BUILDING HEIGHT (FEET -DISTANCE TO TALLEST BUILDING ELEMENT)	50'-0" (Top Of Roof) 65'-0" (Top Of Screen)
LOT COVERAGE (PERCENT -X.XX%)	19.4%
FLOOR AREA RATIO (RATIO X.XX:1)	0.194:1
EXISTING OPEN STORAGE (SQUARE FEET)	N/A
PROPOSED OPEN STORAGE (SQUARE FEET)	N/A
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE) DATA CENTER PARKING RATIO	1 SPACE PER 5,000 SF
REQUIRED PARKING (# SPACES)	82
PROVIDED PARKING (# SPACES)	180
ACCESSIBLE PARKING REQUIRED (# SPACES)	9
ACCESSIBLE PARKING PROVIDED (# SPACES)	9
PERMEABLE AREA	
PERMEABLE (GRASSY AREA) (SUBSTATION) (SQUARE FEET)	1,407,673 SF
PERMEABLE COVERAGE (PERCENT)	66.05%
TOTAL PERMEABLE AREA (SQUARE FEET)	1,407,673 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA (SQUARE FEET)	413,220 SF
CONCRETE PAVEMENT (SQUARE FEET)	310,392 SF
IMPERVIOUS COVERAGE (PRECENT)	33.95%
TOTAL IMPERVIOUS AREA	723,612 SF

BENCHMARK:

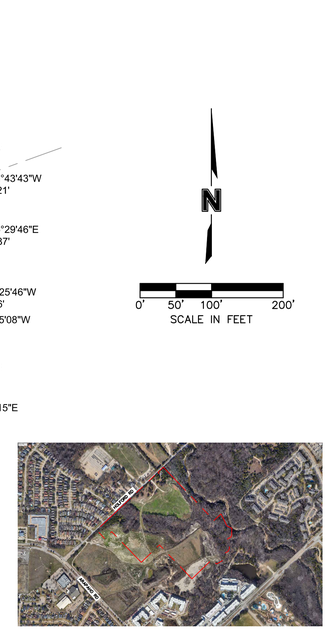
GPS 112:
2" BRASS DISK STAMPED 112, LOCATED ON INLET TOP @ N. COR. OF HOLFORD RD & ARAPAHO RD. INT. APPROX. 86' N.W. OF HOLFORD RD C/L @ ARAPAHO RD APPROX. 17' N.E. OF ARAPAHO RD. WEST BOUND C/L.

(COG MAP GRIDC-5***MAPSCO 9-W***)

(N=7036786.88768 E=2532030.22464 ELEV=564.78)

GENERAL NOTES:

1. PER THE THOROUGHFARE PLAN, HOLFORD ROAD IS PROGRAMMED TO BE EXPANDED IN THE FUTURE. PER THE GDC, SECTION 3.47, IF HOLFORD ROAD BOND PROJECT CONSTRUCTION HAS NOT COMMENCED AT THE TIME OF SITE PERMIT THEN THE DEVELOPER SHALL PAY ADDITIONAL ROADWAY IMPACT FEES TO PAY FOR THE CONSTRUCTION COST OF ONE-HALF OF THE ROAD IMPROVEMENTS ADJACENT TO THEIR PROPERTY, NOT TO EXCEED THE DEVELOPER'S PROPORTIONAL SHARE.
2. LANDSCAPE BUFFER, ALONG HOLFORD ROAD, IS BETWEEN 16' TO 40' WIDE FROM PROPOSED BOUNDARY TO EDGE OF LOOP ROAD.
3. HOLFORD ROAD EXPANSION IS SHOWN IN PLAN AS A VISUAL. CONSTRUCTION OF ROAD, TRAIL, SIDEWALKS, AND BARRIER FREE RAMPS IS NOT INCLUDED WITH THE SCOPE OF THIS PROJECT.
4. THE EXISTING CONTOURS WERE PROVIDED BY THE USGS WEBSITE.



APPLICANT / DEVELOPER

PRIME DATA CENTERS
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(925)786-8722

OWNER

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PRELIMINARY SITE PLAN

PRIME DATA CENTER - 2000 HOLFORD ROAD
CASE NUMBER 230928-1

GARLAND, TX

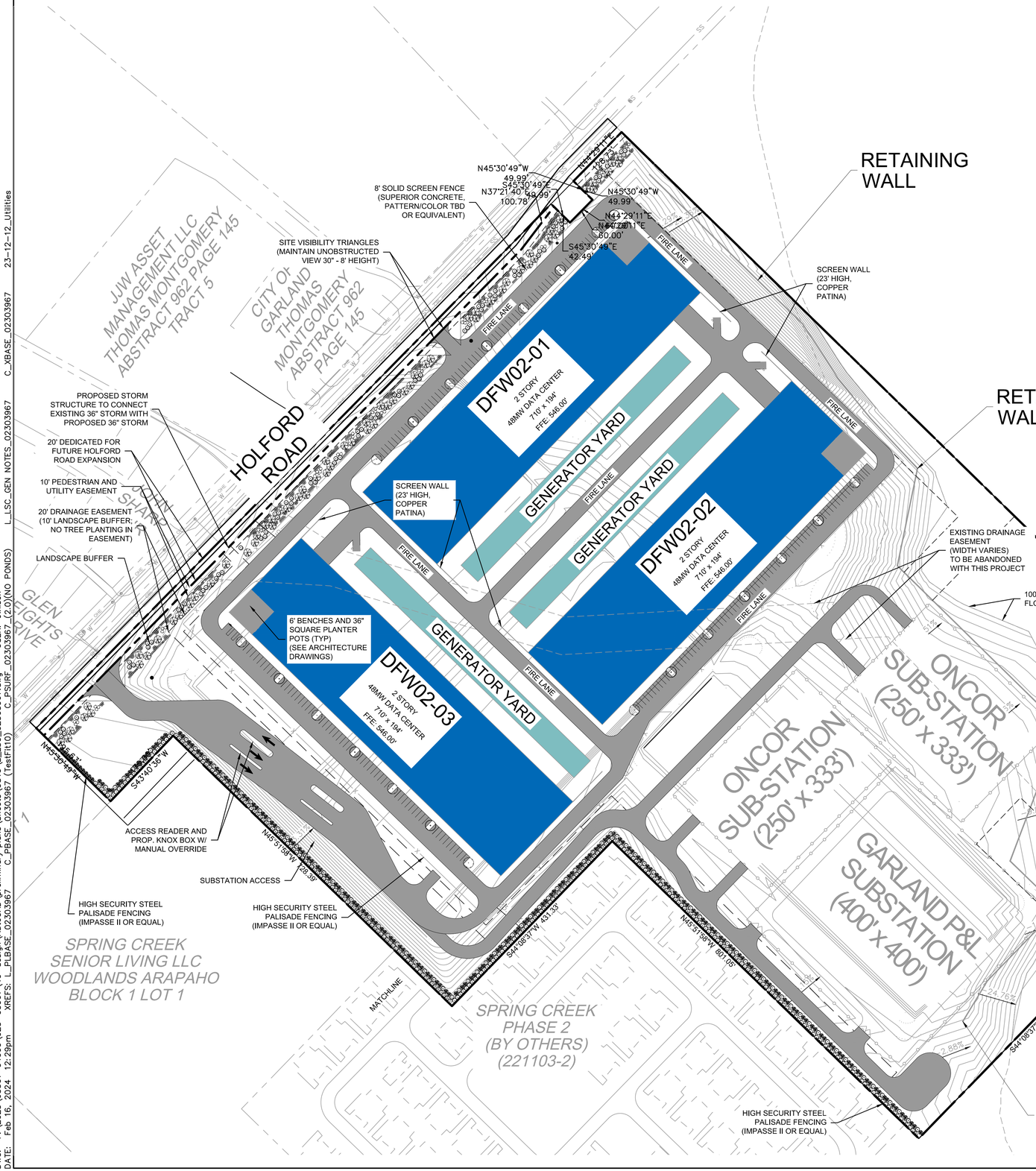
2023

drawn by: JEC
checked by: RAC
approved by: RAC
QA/QC by: -
project no.: 023-03967
drawing no.: C_SITE 02303967.DWG
date: 01.03.24

SHEET
1 of 14

DWG: F:\2023\03501-04000\023-03967\40-Design\AutoCAD\Preliminary Plans\Sheets\C_SITE_02303967 (NO PONDS).dwg
DATE: Feb 20, 2024 4:03pm
XREFS: C_PBASE_02303967 (TestFit10) C_XBASE_02303967 L_PLBASE_02303967
USER: jcervantes

EXHIBIT D



ZONING (CURRENT)	AG	
ZONING (PROPOSED)	PD	
TOTAL SITE AREA (S.F.)	2,131,285	
TOTAL LANDSCAPED AREA (S.F.)	1,336,256	
FRONT YARD REQUIREMENTS		
TOTAL FRONTAGE LENGTH: 1566 FT	REQUIRED	PROVIDED
TREES - 1 TREE FOR EVERY 30 LF	53	191
SHRUBS - 7 SHRUBS FOR EVERY 30 LF	371	705
PARKING LOT TREE REQUIREMENTS		
TOTAL PARKING SPACES: 126	REQUIRED	PROVIDED
1 TREE FOR EVERY 10 PARKING SPACES	13	14
PARKING SPACES WITHIN 65 FEET OF TREE	Y	Y
ALL DISTURBED AREAS WITHIN PROPERTY NOT BUILT, DEVELOPED, PAVED, LANDSCAPED, OR OTHERWISE SHALL BE SEEDED WITH COMMON BREMUDA GRASS		
ALL LOADING AREAS AND SERVICE AREAS SHALL BE SCREENED WITH A SOLID MASONARY WALL		



LANDSCAPE GENERAL NOTES:

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF GARLAND, TEXAS IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES, DRAIN LINES AND IRRIGATION PIPING PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, DRAIN LINES AND IRRIGATION PIPING.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL FINAL GRADES WITH LANDSCAPE ARCHITECT PRIOR TO COMPLETION.
4. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND SHALL BE REMOVED AT FREQUENT INTERVALS. AT COMPLETION OF WORK IN EACH AREA, THE CONTRACTOR SHALL GATHER AND REMOVE ALL DEBRIS, EQUIPMENT, AND EXCESS MATERIAL FROM THAT AREA. AT FINAL COMPLETION OF ALL WORK HE SHALL REMOVE ALL SUCH ITEMS FROM THE PREMISES.
5. LOCATION AND PLACEMENT OF ALL PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE PLANTING PLAN GRAPHICALLY ILLUSTRATES OVERALL PLANT MASSINGS. EACH PLANT SPECIES SHALL BE PLACED IN THE FIELD TO UTILIZE THE GREATEST COVERAGE OF THE GROUND PLANE. THE FOLLOWING APPLIES FOR INDIVIDUAL PLANTINGS:
   - ALL EVERGREEN SHRUBS AND CREEPING GROUNDCOVERS SHALL BE MINIMUM OF 2' FROM ANY PAVING EDGE.
   - ALL PLANTS OF THE SAME SPECIES SHALL BE EQUALLY SPACED AND SITED FOR THE BEST AESTHETIC VIEWING.
   - ALL TREES, EVERGREEN OR DECIDUOUS, SHALL BE A MINIMUM OF 4' FROM ANY PAVING EDGE.
6. FOR ALL PLANTING BEDS:
   a. MECHANICALLY TILL ENTIRE EXISTING BED TO 12" DEPTH.
   b. SPREAD 4" DEPTH ORGANIC COMPOST AND 1" DEPTH EXPANDED SHALE ACROSS ENTIRE BED AREA.
   c. MECHANICALLY TILL INTO EXISTING SOIL TO CREATE LOOSE, FRIABLE SOIL MIXTURE.
7. ALL LANDSCAPE BEDS SHALL BE MOUNDED AS SHOWN ON PLANS AND DETAILS.
8. MULCH ALL PLANTING AREAS TO A DEPTH OF 3" DEPTH. SAMPLES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ACTUAL PLANT QUANTITIES REQUIRED TO COMPLETE THE PROJECT AS SHOWN ON THE PLANS, AND BASE THEIR BID ACCORDINGLY.
10. ANY SUBSTITUTION OF SPECIFIED PLANT MATERIAL WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. ALL PLANT MATERIAL WILL BE HEALTHY, VIGOROUS AND FREE OF DISEASE AND INSECTS PER AAN STANDARDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFERIOR OR OTHERWISE UNSUITABLE PLANT MATERIAL PROPOSED FOR USE ON THE PROJECT.
12. ALL PLANTING BEDS NOT FULLY CONTAINED BY CONCRETE CURBS OR WALKS SHALL BE EDGED WITH 6" WIDE x 1/4" THICK, HEAVY DUTY COMMERCIAL GRADE STEEL EDGING, IN BLACK POWDERCOAT FINISH ACCORDING TO PLANS.
13. PLANTS AND LANDSCAPE MATERIALS SHALL BE INSTALLED AS DETAILED ON PLANS.
14. ALL PLANTING BEDS SHALL BE TREATED WITH DACTHAL PRE-EMERGENT HERBICIDE AT MANUFACTURER RECOMMENDED RATES AND SHALL BE COVERED WITH SPECIFIED MULCH APPLICATION. APPLY LIGHTER APPLICATION OF DACTHAL HERBICIDE TO TOP OF MULCH LAYER.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER OWNER'S FINAL ACCEPTANCE OF FINISHED JOB. ALL DEAD AND DAMAGED PLANT MATERIAL SHALL BE REPLACED BY LANDSCAPE CONTRACTOR AT THEIR EXPENSE. LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
16. PLANT KEY DESCRIPTION.



17. ALL LANDSCAPING WILL BE WATERED WITH AN AUTOMATIC SPRINKLER SYSTEM DESIGNED BY A LICENSED IRRIGATOR LICENSED BY TCEQ PER TCEQ STANDARDS. HAND WATER ALL NEW AND TRANSPLANTED PLANTINGS FOR DURATION OF CONSTRUCTION UNTIL AUTOMATIC SYSTEM IS FULLY OPERATIONAL AND ACCEPTED BY OWNER.

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0' 50' 100' 200'
SCALE IN FEET

N

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www.olsson.com

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY OVERALL LANDSCAPE PLAN

PRIME DATA CENTER - 2000 HOLFORD ROAD
CASE NUMBER 230928-1

GARLAND, TX

2024

drawn by:	AEF
checked by:	SJP
approved by:	SJP
QA/QC by:	-
project no.:	023-03967
drawing no.:	L LSC 02303967
date:	02.16.24

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EXHIBIT D

ONCOR SUBSTATION (250'x333')

ONCOR SUBSTATION (250'x333')

GARLAND P&L SUBSTATION (400'x400')

EXISTING DRAINAGE EASEMENT (WIDTH VARIES) TO BE ABANDONED WITH THIS PROJECT

FIRE LANE

FIRE LANE

100-YR FLOODPLAIN

108.32'
N45°51'23"W

S44°08'37"W 477.72'

N45°51'58"W 801.05'

S44°08'37"W 431.33'

20' DRAINAGE EASEMENT

HIGH SECURITY STEEL PALISADE FENCING (IMPASSE II OR EQUAL)

SPRING CREEK PHASE 2 (BY OTHERS) (221103-2)

PP 60
IN2 118
IS 89
IF 90
QM 1
QS 1

N

0' 25' 50' 100'
SCALE IN FEET

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
TREES					
	PP	AFGHAN PINE / PINUS BRUTIA ELDARICA	30 GAL		164
	QM	BURR OAK / QUERCUS MACROCARPA	4" CAL.		12
	PC	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CAL.		64
	IF	FOSTER'S HOLLY / ILEX X ATTENUATA 'FOSTERI'	15 GAL		137
	LN	NATCHEZ CRAPE MYRTLE / LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	15 GAL		52
	IN2	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	15 GAL		190
	IS	SAVANNAH HOLLY / ILEX X ATTENUATA 'SAVANNAH'	15 GAL		137
	QS	SHUMARD OAK / QUERCUS SHUMARDII	4" CAL.		10
SYMBOL	**CODE**	**COMMON / BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**
SHRUBS					
	AE	EDWARD GOUCHER ABELIA / ABELIA X `EDWARD GOUCHER`	5 GAL	36" o.c.	334
	LS	SILVER CLOUD TEXAS SAGE / LEUCOPHYLLUM CANDIDUM `SILVER CLOUD`	5 GAL	36" o.c.	371

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Plano, TX 75024
TEL 817.268.9775

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY

REVISIONS

PRELIMINARY LANDSCAPE PLAN - EAST

PRIME DATA CENTER - 2000 HOLFORD ROAD
CASE NUMBER 230928-1

GARLAND, TX

2024

drawn by: AEF
checked by: SJP
approved by: SJP
QA/QC by: -
project no.: 023-03967
drawing no.: L_LSC_02303967
date: 02.16.24

SHEET
8 OF 14

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EXHIBIT D

HOLFORD ROAD

GLEN HEIGHTS DRIVE

JOHN SHARP CIR

MONTGOMERY ABSTRACT 962 PAGE 145

PROPOSED STORM STRUCTURE TO CONNECT EXISTING 36" STORM WITH PROPOSED 36" STORM

20' DEDICATED FOR FUTURE HOLFORD ROAD EXPANSION

10' PEDESTRIAN AND PUBLIC UTILITY EASEMENT

20' DRAINAGE EASEMENT (10' LANDSCAPE BUFFER)

SITE VISIBILITY TRIANGLES (MAINTAIN UNOBSTRUCTED VIEW 30" - 8' HEIGHT)

8' SOLID SCREEN FENCE (SUPERIOR CONCRETE, PATTERN/COLOR TBD OR EQUIVALENT)

N45°30'49"W 49.99'

N37°21'40"E 100.78'

S45°30'49"E 49.99'

N44°29'11"E 128.73'

N45°30'49"W 8'

S45°30'49"E 42.49'

N44°29'11"E 60.00'

N44°29'11"E 60.00'

S43°40'36"W 100.00'

6' BENCHES AND 36" SQUARE PLANTER POTS (TYP) (SEE ARCHITECTURE DRAWINGS)

20' DRAINAGE EASEMENT

HIGH SECURITY STEEL PALISADE FENCING (IMPASSE II OR EQUAL)

N45°51'58"W 728.39'

3.31%

2.29%

23.36%

DFW02-01
2 STORY
48MW DATA CENTER
710' x 182'
FFE: 546.00'

DFW02-03
2 STORY
48MW DATA CENTER
710' x 182'
FFE: 546.00'

DFW02-02
2 STORY
48MW DATA CENTER
710' x 182'
FFE: 546.00'

GENERATOR YARD

GENERATOR YARD

GENERATOR YARD

LN 52 | AE 334 | PP 75 | LS 371 | PC 64 | IN2 11 | IF 47 | IS 48 | IN2 61 | PP 29

QM 1 | QS 1

N

0' 25' 50' 100'
SCALE IN FEET

DWG: F:\2023\03501-04000\023-03967\40-design\AutoCAD\preliminary plans\Sheets\OSTU\L_LSC_02303967.dwg USER: ewilson
DATE: Feb 16, 2024 12:30pm XREFS: L_PLBASE_02303967 C_PBASE_02303967 (TestFit10) C_PSURF_02303967_(2.0)(NO PONDS)
L_LSC_GEN NOTES_02303967 C_XBASE_02303967 (TestFit10) L_LSC_02303967 L_LSC_12_Utilities

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REV. NO.	DATE	REVISIONS DESCRIPTION	BY
		REVISIONS	

PRELIMINARY LANDSCAPE PLAN - WEST

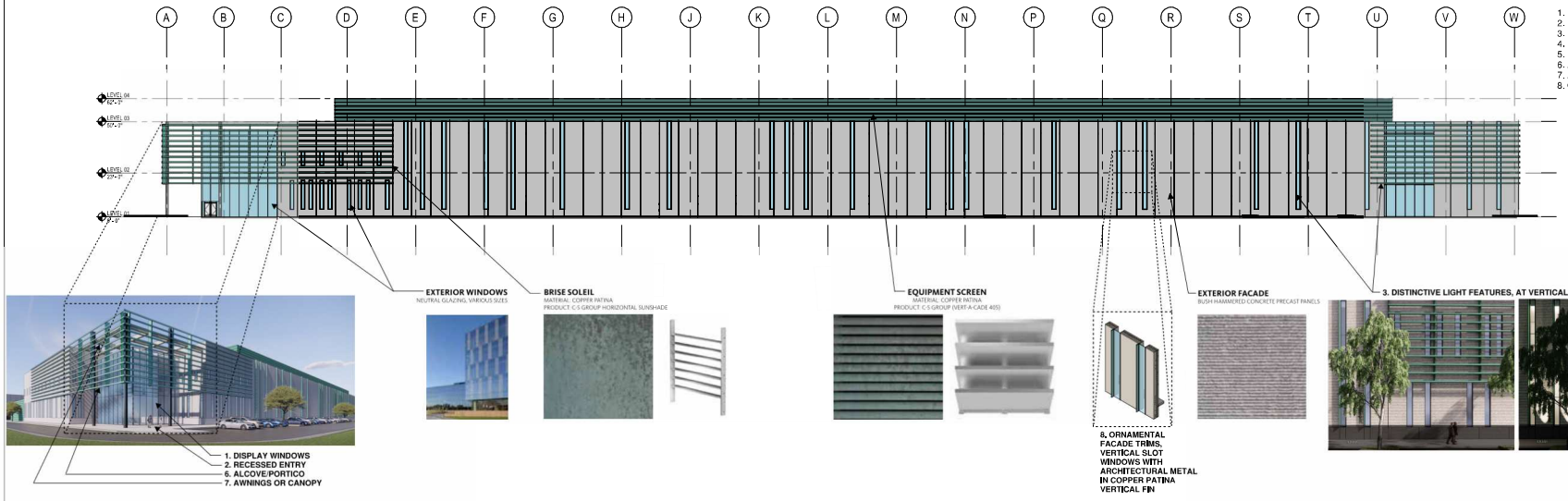
PRIME DATA CENTER - 2000 HOLFORD ROAD
CASE NUMBER 230928-1

GARLAND, TX

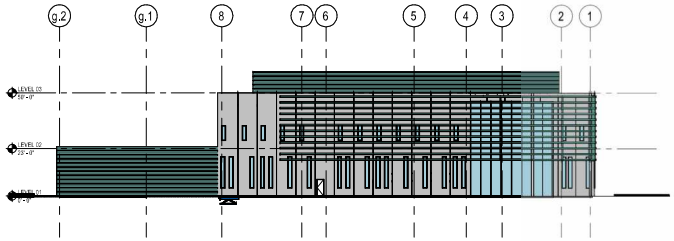
2024

drawn by:	AEF
checked by:	SJP
approved by:	SJP
QA/QC by:	-
project no.:	023-03967
drawing no.:	L LSC 02303967
date:	02.16.24

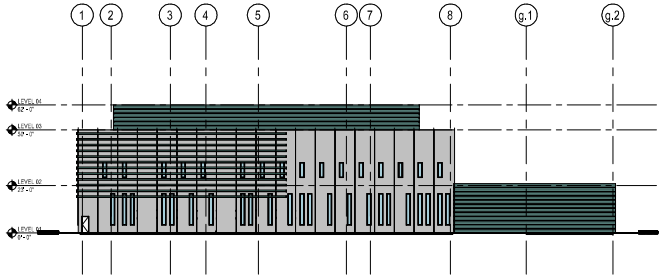
EXHIBIT E



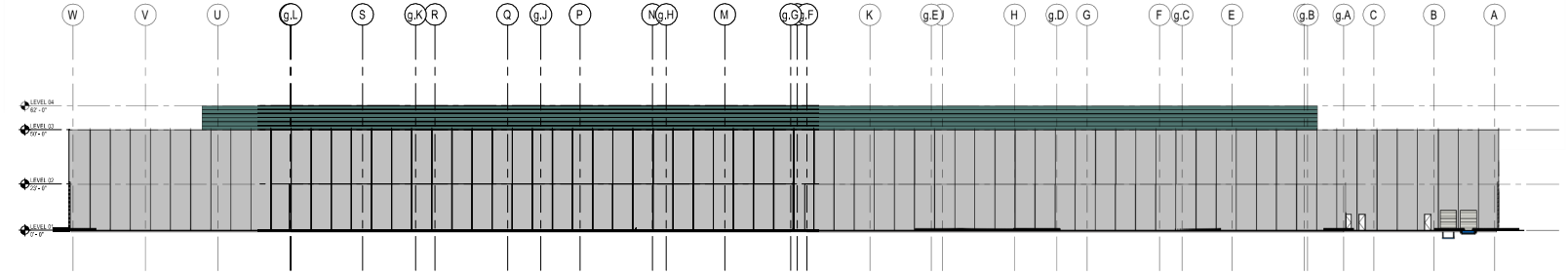
3 EXTERIOR ELEVATION - NORTHWEST
SCALE: 3/64" = 1'-0"



4 EXTERIOR ELEVATION - NORTHEAST
SCALE: 3/64" = 1'-0"



2 EXTERIOR ELEVATION - SOUTHWEST
SCALE: 3/64" = 1'-0"



1 EXTERIOR ELEVATION - SOUTHEAST
SCALE: 3/64" = 1'-0"

Prime Data Centers DFW02
Conceptual Design
Garland, TX

PRIME DATA CENTERS
Owner
3140 Peacekeeper Way
McClellan Park, CA 95652
United States
Tel: 415.896.4481

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SYSKA HENNESSY GROUP
MEP/FP Engineer
330 N. Wabash Avenue
Suite 1505
Chicago, IL 60611
United States
Tel: 312.588.3560

△ Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Prime Data Centers DFW02
Conceptual Design
Project Number
21.1286.000
Description
DFW02-01 - ELEVATIONS
Scale

01-A2.100

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1/12/2023 10:21:48 AM C:\Users\...\Prime Data Centers DFW02 Conceptual Design_21.1286.000_DFW Cent Bldg - R21_kaelhe_Sam.rvt

IMPASSE II®

HIGH SECURITY **STEEL PALISADE FENCE**

2.75"w x 14ga PALES | 2" x 2" x 11ga RAILS | 3" x 2.75" x 12ga & 4" x 2.75" x 11ga I-BEAM POSTS



EXHIBIT E

TRIDENT™

The Impasse Trident *pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip.* The intimidating look of the Trident corrugated pale is a *visual deterrent* to any who would dare to intrude.

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**



GAUNTLET™

Gauntlet is designed with *high-tensile steel corrugated pales that rise above the topmost rail with an outward curve* and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**



STRONGHOLD™

The blunt, slightly rounded tip of the Stronghold offers strength when necessary, while providing *safety and security to the general public.* The Stronghold features the *same structural configurations of its high-security counterparts.*

- **3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS**
- **2-RAIL PANELS | 6', 7' & 8' HEIGHTS**

PROPOSED FENCE TYPE

ANTI-SCALE OPTION

The Impasse II *Anti-Scale fence system* has *decreased pale spacing,* which helps deter the assailant from climbing, and *increases the delay time when trying to cut or pry through the fence.*

COLOR OPTIONS

BLACK | **BRONZE** | **SAND** | **WHITE**

Custom colors also available



Z 23-47



View of the subject property



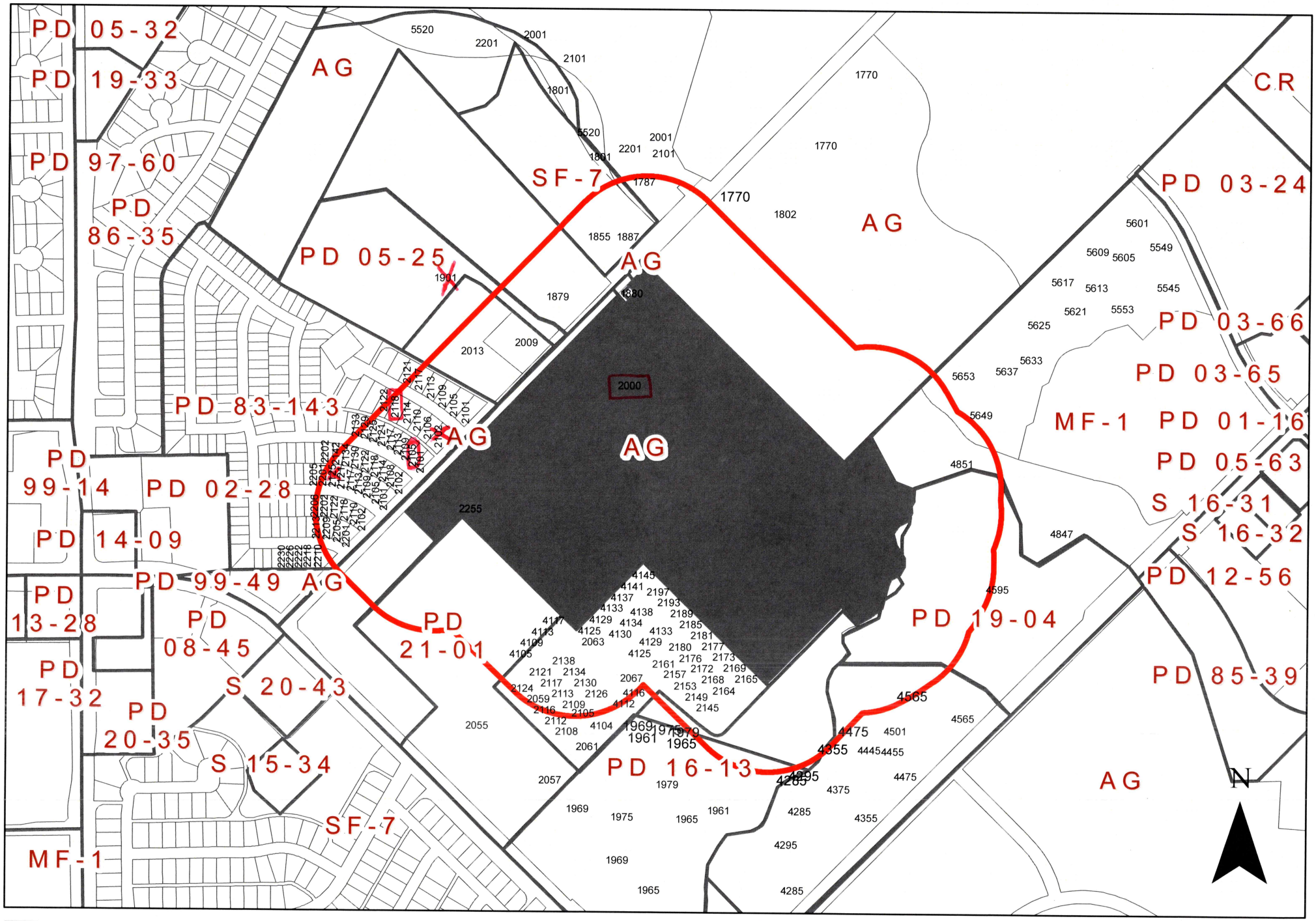
Looking north of Holford Road



Looking west of the subject property



Looking south of the subject property



0 375 750 Feet

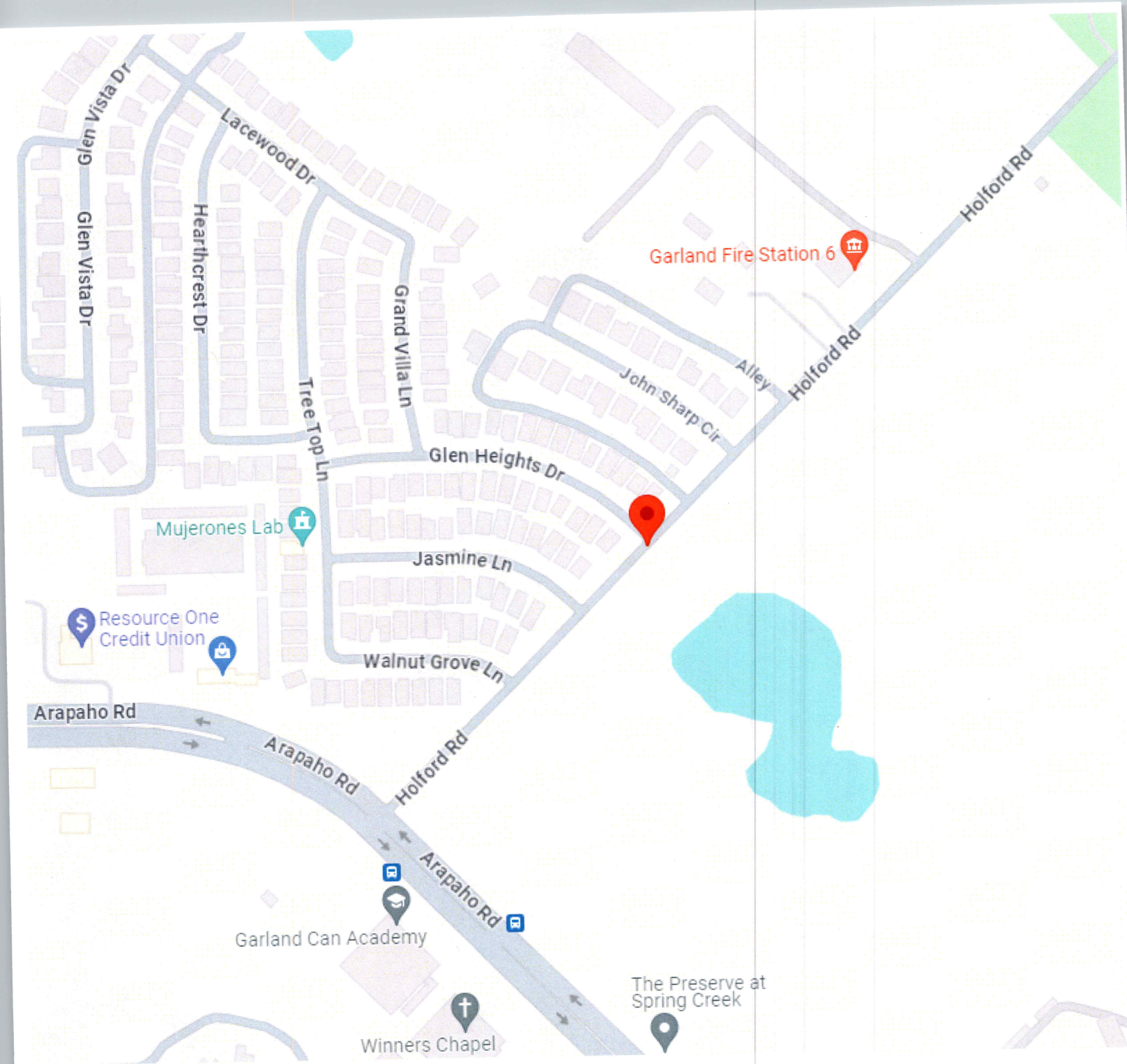
1 inch = 568 feet

ZONING MAP Z 23-47

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2000 Holford Road


Glen Vista Dr
Glen Vista Dr
Lacewood Dr
Hearthcrest Dr
Grand Villa Ln
Tree Top Ln
Glen Heights Dr
Jasmine Ln
Walnut Grove Ln
Holford Rd
Holford Rd
Holford Rd
Alley
John Sharp Cir
Garland Fire Station 6
Mujerones Lab
Resource One Credit Union
Arapaho Rd
Arapaho Rd
Arapaho Rd
Arapaho Rd
Garland Can Academy
Winners Chapel
The Preserve at Spring Creek

Comment Form
Case Z 23-47

Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. The applicant proposes to construct a data center and an electric substation. The site is located at 2000 Holford Road. (District 7)

Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. El solicitante propone construir un centro de datos y una subestación eléctrica. El sitio está ubicado en 2000 Holford Road. (Distrito 7)

Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. Người nộp đơn đề xuất xây dựng một trung tâm dữ liệu và trạm biến áp điện. Địa điểm này nằm ở số 2000 Holford Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

[X] For / A Favor / Đúng SEE COMMENTS

[ ] Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

ALEXANDRA CLARKE

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v v.)

2118 GLEN HEIGHTS DRIVE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Alexandra Clarke JAN 15, 2024

Signature / Firma / Chữ ký Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-47

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Because our residential street faces directly onto **Holford Road**, and to **ensure the current or a similar forested appearance** (the reason we purchased in this neighborhood)

We request that the developer:

(1) **LEAVES THE <u>THICK</u> LINE OF TREES** THAT ARE CURRENTLY AT THE ROADSIDE ON HOLFORD or **PLANTS <u>LARGE AND FULLY GROWN EVERGREEN</u> TREES** AT THE ROADSIDE OF HOLFORD TO SCREEN VISIBILITY OF THE STRUCTURE WALLS

and

(2) **<u>MINIMIZES</u> ANY OUTSIDE PARKING LOT OR BUILDING LIGHTING** THAT SHINES **<u>DIRECTLY</u> ONTO THE HOLFORD ROAD SIDE** OF THE FINISHED DEVELOPMENT

Comment Form
Case Z 23-47

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Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. Người nộp đơn đề xuất xây dựng một trung tâm dữ liệu và trạm biến áp điện. Địa điểm này nằm ở số 2000 Holford Road. (Quận 7)

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☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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Michael Holigan

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2000 Holford Rd.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

1-16-24

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Morales, Elisa

From: Deborah Lewis <debbie725@hotmail.com>
Sent: Wednesday, January 17, 2024 3:48 PM
To: Planning Group
Cc: Deborah Lewis
Subject: Z23-47 Prime Data Centers/Munsch Hard Kopf & Hard

I am sending this e-mail to convey my opposition to the data center at 2000 Holford Road. This is a residential area and this center will be disruptive to our quiet family friendly neighborhood.

Deborah Lewis
2105 Jasmine Lane
Garland, TX 75044

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter USERNAME, PASSWORD or SENSITIVE INFORMATION on linked pages from this email. If you are unsure about the message, please contact the Help Desk at x7240 for assistance.

Comment Form
Case Z 23-47

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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RALPH & NANCY PERKINS

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2102 JOHN SHARP CIRCLE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Ralph R. Perkins Nancy Perkins 1-18-24

Signature / Firma / Ch ữ ký Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 23-47

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

RALPH & NANCY PERKINS, 2102 JOHN SHARP CIRCLE: We live right across the street from the proposed zoning change, so we have some concerns as follows:

1) Holford Road is a narrow' two lane blacktop that is poorly maintained and has alot of traffice during rush hours. Is there any plan to improve Holford Rd.?

2) The proposal doesn't show the size and location of the Data Center or Electric Substation. Will the Data Center have regular employees that will add to the traffic? Will the substation be near Holford Rd.? If so it could negatively affect property values.

3) An electric substation sounds like high voltage power lines will be coming into our neighborhood.

Comment Form
Case Z 23-47

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☐ For / A Favor / Đúng

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Tony DiMauro, President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1401 Holford Rd.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Tony DiMauro

Signature / Firma / Ch ữ ký

1/31/24

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued –
Case Z 23-47

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I vote no because Data Center will do little to increase the land value around it.

Comment Form
Case Z 23-47

Outside the Notification Area

Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. The applicant proposes to construct a data center and an electric substation. The site is located at 2000 Holford Road. (District 7)

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☐ For / A Favor / Đúng

☒ Against / En Contra / Không

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Catherine Sangren

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2402 Mapleridge Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Catherine Sangren

Signature / Firma / Ch ữ ký

01-15-24

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

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Michael Holigan - Property Owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

2000 Holford Rd

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

[redacted] Garland, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

02/20/24

Date / Fecha / Ngày

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-47	January 22, 2024	February 20, 2024	Nabiha Ahmed

Z 23-47 Prime Data Centers/Munsch Hardt Kopf & Harr. The applicant proposes to construct a data center and an electric substation. The site is located at 2000 Holford Road. (District 7)

AC

1/31/2024
5:22:13 AM

Against

1969 Arapaho Rd

Garland
Texas
United States
75044

Outside the Notification Area

Marc Quinn

1/29/2024
9:42:42 PM

Against

2125 Jasmine Ln

Garland
Texas
United States
75044

quinnm2@verizon.net

2142878885

Against zoning for a twenty-first-century industrial use such as a Data Center. There are other Industrial Zones available in Garland that would be better suited for such a large complex. Years ago, the City planned on residential zoning, and now a developer wants to change a residential area into a massive industrial complex almost twice the size of both Wood Glen residential development phases. It would be preferable to others, besides myself, to have residential, retail, restaurant, medical and/or clinical practice as opposed to a twenty-first-century Industrial Complex such as the proposed data center. This number is not all-inclusive, but I have counted five huge industrial complexes within a five-mile radius of my home—I humbly say "No, thank you". I thank the City of Garland for hearing our voice and opposing such a change to the zoning which would allow this type of growth in a residential area—yours or mine.

GARLAND

Plan Commission **3. b.**
Meeting Date: 02/26/2024
Item Title: Z 24-03 ZoneDev (District 5)

Summary:
Consideration of the application of **ZoneDev**, requesting approval of an amendment of conditions to Planned Development (PD) District 01-26 to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only. This property is located at 11675 Lyndon B. Johnson Freeway. (District 5) (File Z 24-03)

Attachments

Z 24-03 ZoneDev (District 5)
Z 24-03 ZoneDev Responses

Planning Report

File No: Z 24-03/District 5
Agenda Item:
Meeting: Plan Commission
Date: February 26, 2024

REQUEST
Approval of an amendment of conditions to Planned Development (PD) District 01-26 for Heavy Commercial Uses to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only.

LOCATION
11675 Lyndon B. Johnson Freeway

APPLICANT
ZoneDev

OWNER
CARS-DB10, L.P.

BACKGROUND
In 2001, the City Council approved Planned Development (PD) 01-26 for new automobile sales on the subject property. The site is currently developed with the Lone Star Cadillac car dealership.

The site contains an existing 59,571 square-foot building for automobile sales (new) use and automobile repair as an accessory use.

SITE DATA
The subject property contains 6.15 acres and is accessed from Lyndon B. Johnson Freeway Service Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Planned Development (PD) District 01-26 for Heavy Commercial Uses. It was conditioned to allow automobile sales for new vehicles only. It should be noted the GDC, adopted in 2015, land use classification for automobile sales combines new and used vehicles sales [Automobile Sales, New or Used].

CONSIDERATIONS

Planned Development:

1. The subject property is developed with a 59,571 square-foot building for new automobile sales only and automobile repair as an accessory use. The applicant would like to amend the Planned Development to add used automobile sales by right. Additionally, the applicant would like to add the following uses by SUP:

    - Boat Sales, Leasing and Repair, SUP

- Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only), SUP
- Personal Watercraft Sales, Leasing and Repair (new or used), SUP
- Recreational Vehicle/Trailer Sales, Leasing and Repair, SUP

  Per the applicant's narrative, "The above list of uses would provide ownership with some flexibility while still giving the city the ability to control the general use and presence of the property in the LBJ Freeway corridor. Certain sales facilities offering vehicles other than conventional cars and trucks would require a Specific Use Permit through the public hearing process, giving the Council the ability to evaluate the specific operator and general appropriateness of the request."

2. There are no site changes proposed with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and east are zoned Industrial (IN) District. The properties to the south are in the City of Dallas. The property to the west is zoned Planned Development (PD) District 23-18 for automobiles sales use.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Per the Economic Development Strategic Plan, consideration should be given to whether adding automotive and vehicle-related uses are the best use of land. The Plan recommends being selective on land use requests requiring re-zonings. Further, the Plan recommends improving the physical appearance of Garland's major gateways and corridors, focusing on high traffic corridors for "beautification efforts, façade improvements, use limitations (car and storage), and redevelopment efforts."

STAFF RECOMMENDATION

Denial of an amendment of conditions to Planned Development (PD) District 01-26 for Heavy Commercial Uses to allow Automobiles Sales, New or Used by right; and Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair by Specific Use Provision only.

Staff concurs with the Planned Development 01-26 District conditions and finds that the additional uses proposed do not align with the Comprehensive Plan and Economic Development Strategic Plan.

ADDITIONAL INFORMATION

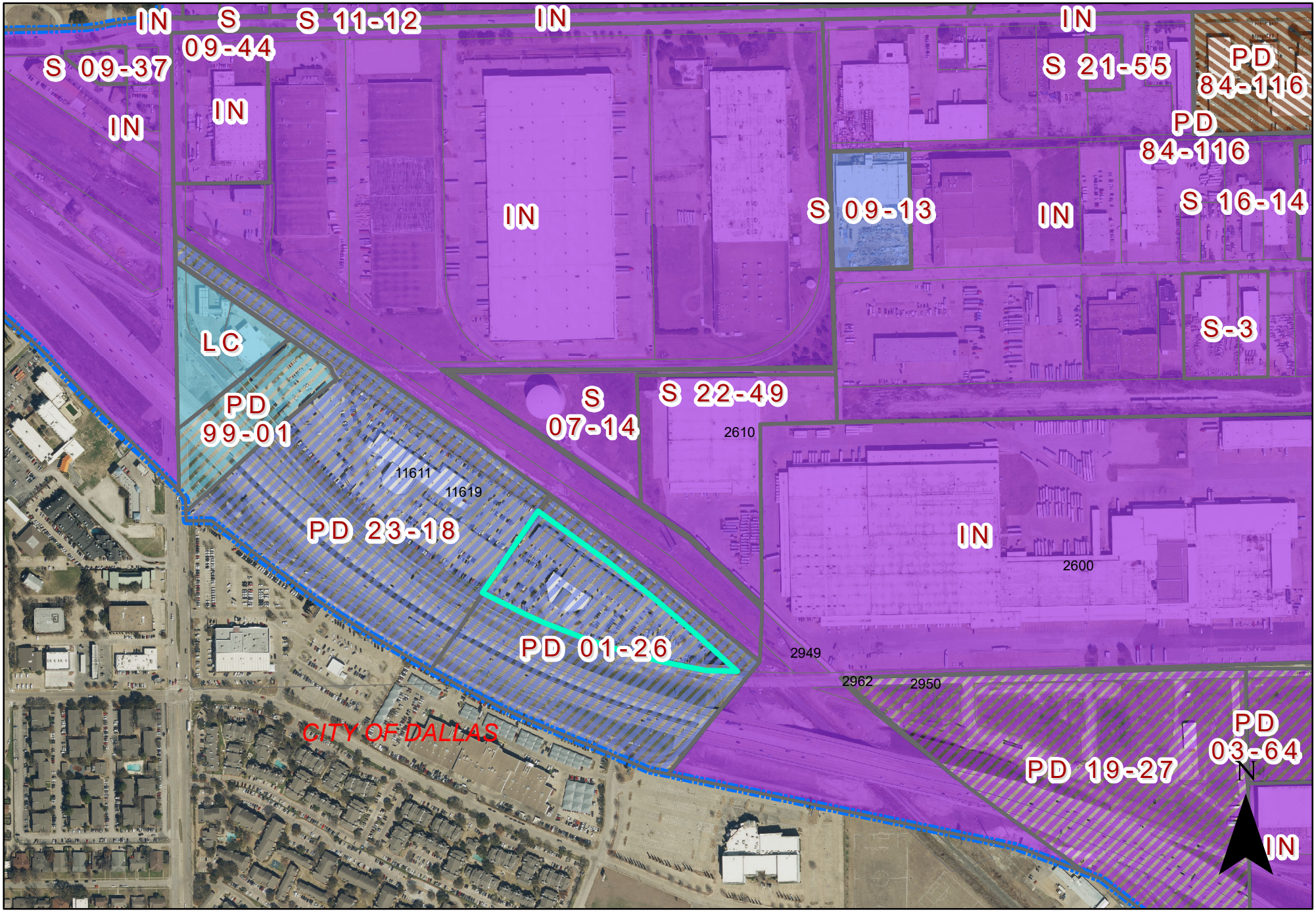
i. Location Map
ii. PD Conditions
iii. Exhibit

iv. Photos

CITY COUNCIL DATE: March 19, 2024

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 340 680 Feet

1 inch = 509 feet

ZONING MAP Z 24-03

INDICATES AREA OF REQUEST

11675 LBJ Freeway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 24-03

11675 Lyndon B. Johnson Freeway

I. Statement of Purpose: The purpose of this Planned Development is to approve Automobiles Sales, New or Used by right. Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair may be allowed by Specific Use Provision only.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of Planned Development (PD) District 01-26 and the Heavy Commercial (HC) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Conditions:

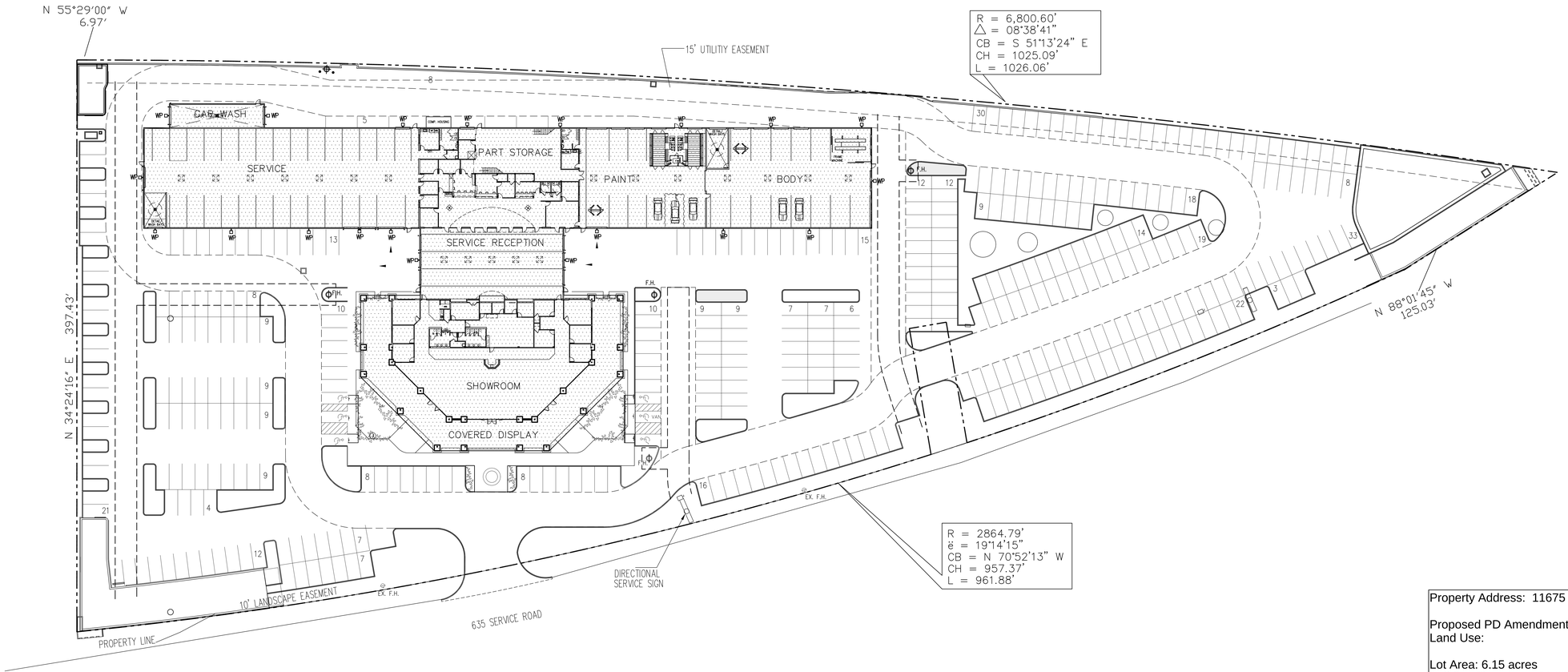
A. Permitted Uses: Automobiles Sales, New or Used shall be allowed by right.

Boat Sales, Leasing and Repair; Motorcycle/ATV Sales Leasing and Repair (new and used-indoors only); Personal Watercraft Sales, Leasing and Repair (new or used); and Recreational Vehicle/Trailer Sales, Leasing and Repair may be permitted with approval of a Specific Use Provision.

EXHIBIT C



Vicinity Map



1 **SITE PLAN**
SCALE: 1" = 30'-0"

TRUE NORTH
PLAN NORTH

Property Address: 11675 LBJ Freeway

Proposed PD Amendment - C-1 Uses
Land Use:

Lot Area: 6.15 acres
Building Floor Area: 59,571 SF
Lot Coverage: 25%
Building Height: 2-story, 30 FT
Total Site Landscaping: 40,789 SF

Parking:

Required: 1/400 SF of GFA + 1 per employee
59,571/400 SF = 149 spaces
35 employees = 35 spaces
Total parking required: 184 spaces
Total parking provided: 450 spaces
(Includes 266 spaces for inventory.)

Property Owner:

CARS-DB10. L.P
8484 Westpark Drive, Suite 200
McLean Virginia, 22012
Ph: 703.776.9794

Maxwell Fisher, AICP
ZoneDev - Land Use Consultants
Richardson, TX 75080
Phone: 945.248.4167

ASM
ARCHITECTS, INC.
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REVISIONS

NO	DESCRIPTION	DATE

AS-BUILT DRAWINGS FOR:
MASSEY CADILLAC
GARLAND, TEXAS

ISSUE DATE: 12/13/10
DRAWN BY:
CHECKED BY:
APPROVED BY:
PROJ. NO.: 2122
SHEET TITLE: SITE PLAN
DWG. NO.: **A1-1**

Z 24-03



View of the subject site looking from LBJ Freeway



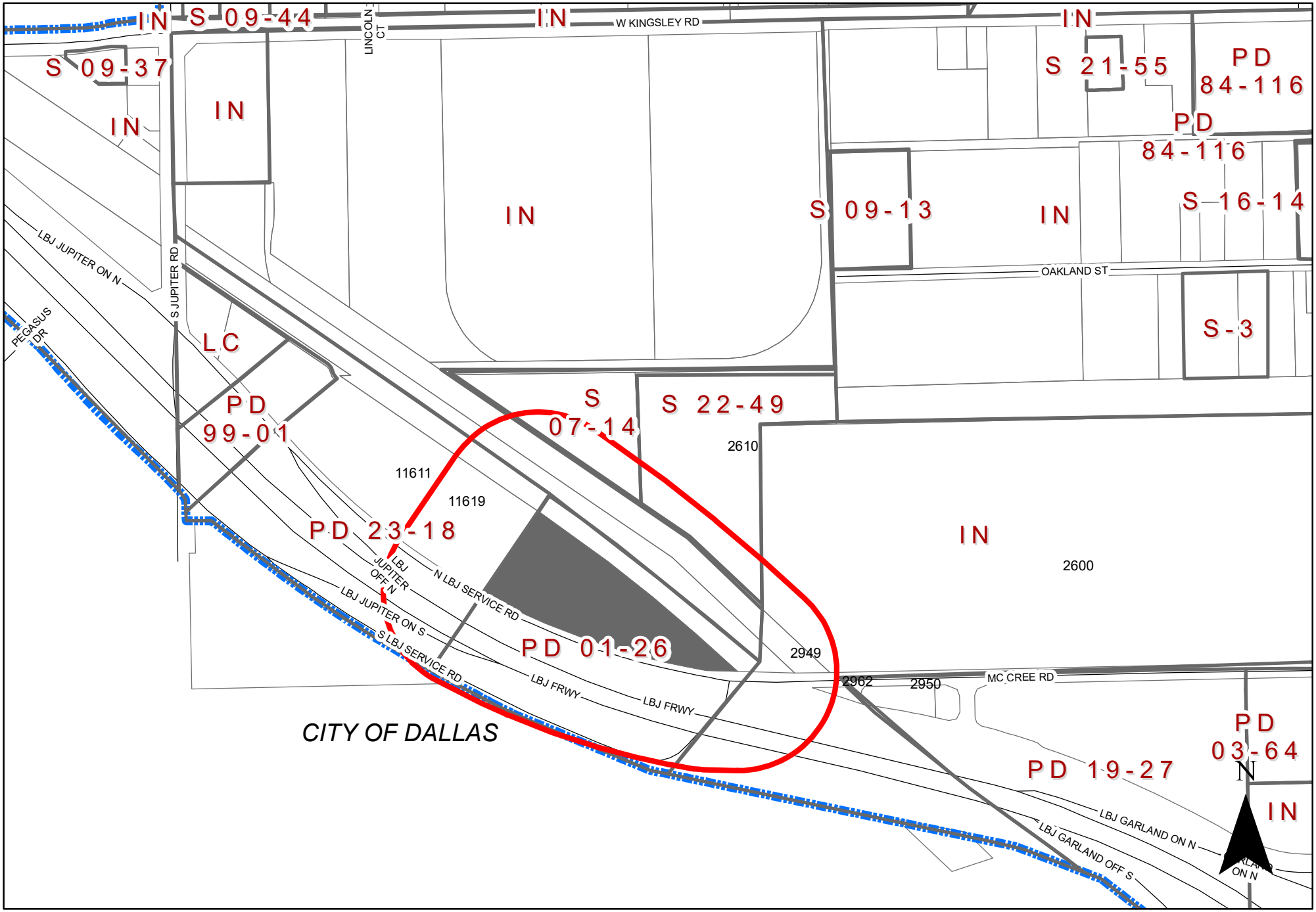
View looking east of LBJ Freeway



West of the subject property



South of the subject property



0 340 680 Feet
1 inch = 509 feet

ZONING MAP Z 24-03

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

11675 LBJ Freeway

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