



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 12, 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 6:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

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

2. PLATS & MISCELLANEOUS

- a. P 24-02 Garvon Addition -- Replat
- b. P 24-04 DPS-190 Addition -- Final Plat
- c. Consideration of the application of **RLG Consulting Engineers**, requesting approval of a Sidewalk Development Variance. (File SW 24-01)
(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)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 02/12/2024

Item Title: Plan Commission Minutes for January 8, 2024

Summary:

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

Attachments

January 8, 2024 Plan Commission Minutes



MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, January 8, 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
Georgie Cornelius, Commissioner
Rich Aubin, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner

Absent: Stephanie Paris, 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 Jenkins to **approve** the Consent Agenda. Seconded by Commissioner Aubin. **Motion carried: 7 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the December 11, 2023 meeting. **APPROVED**

2. PLATS

- a. P 23-40 Cook Industrial No. 2 - Final Plat **APPROVED**

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 Cross Engineering Consultants, Inc., requesting approval of 1) a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Use and 2) a Detail Plan for an Elder Care - Independent Living development. This property is located at 1600 Edgefield Drive. (District 2) (File Z 23-41) **APPROVED**

The applicant, Ryan Combs, 7619 Kilmichael Lane, Dallas, TX, remained available for questions.

Chair Roberts commented to the applicant that the work they've put in to incorporate staff's recommendations as well as work with the neighbors is visible in the proposed development.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**

- b. Consideration of the application of **Ofi Chito**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 20-35 and 2) a Plan for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 23-44) **APPROVED**

Motion was made by Commissioner Dalton to **approve** the application as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

4. MISCELLANEOUS

- a. Update on Zoning Process Changes

Staff will brief the Plan Commission during the pre-meeting on changes to the zoning process requirements, as directed by the City Council during their December 4, 2023 Work Session. GDC amendments will be formally brought forward at a future meeting. This item is for discussion only.

The Commission was briefed on this item during the pre-meeting. No further action is necessary at this time.

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:10 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/12/2024

Item Title: P 24-02 Garvon Addition - Replat

Summary:

P 24-02 Garvon Addition -- Replat

Attachments

P 24-02 Garvon Addition No. 2 Replat Report & Attachments

Planning Report

File No: P 24-02 / District 2

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2024



GARLAND

TEXAS MADE HERE

REPLAT

Garvon Addition No.2

LOCATION

121 Bankhead Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

1

ACREAGE

0.753

BACKGROUND

The applicant requests approval of a replat.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

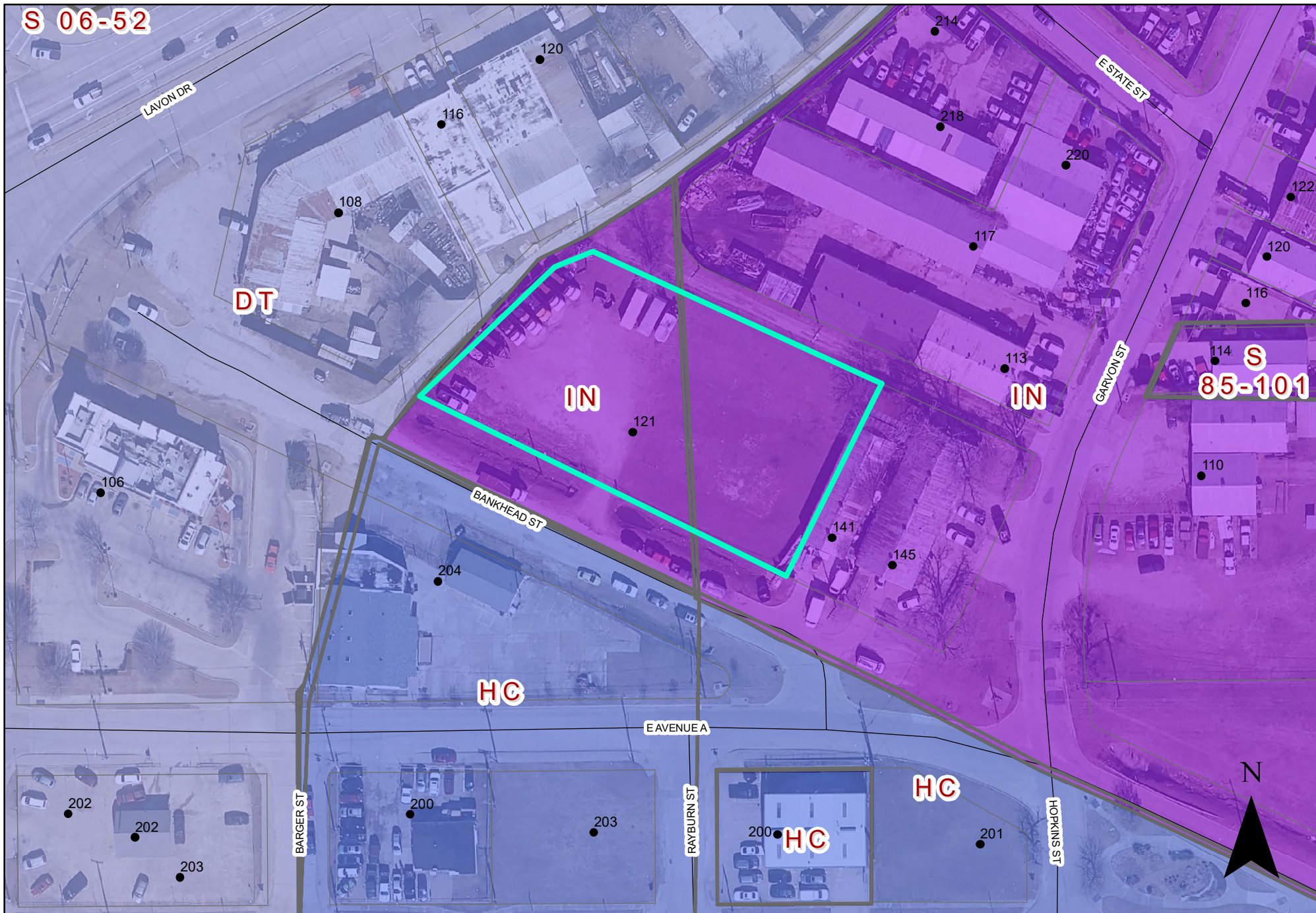
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

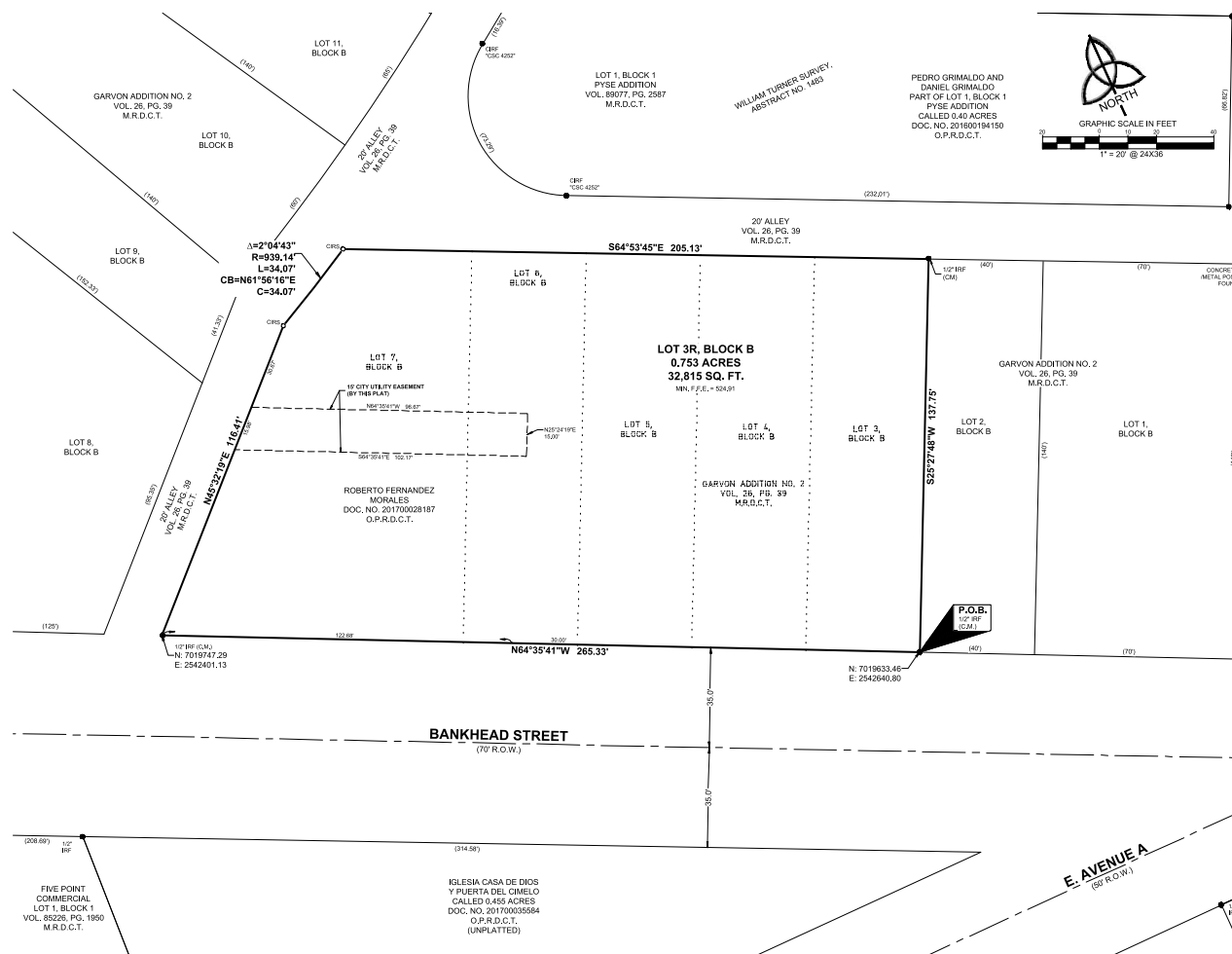
Nabiha Ahmed
Lead Development Planner
Planning and Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet 1 inch = 82 feet	PLAT MAP P 24-02	 INDICATES AREA OF REQUEST
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The minimum finished floor elevation (F.F.E.) is 524.91 (calculated as 1' above maximum channel WSEL).

ENGINEER:
RLG Consulting Engineers
12001 N. Central Expy. Suite 300
Dallas, TX 75243
Ph: (214) 739-8100
Contact: Eason Turner

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Roberto Fernandez Morales is the owner of the following tract of land:

BEING a tract of land situated in the William Turner Survey, Abstract No. 1483, in the City of Garland, Dallas County, Texas and being all of Lots 3 through 7, Block B of Garvon Addition No. 2, an addition to the City of Garland according to the Plat recorded in Volume 26, Page 39 of the Public Records of said county, being the same tract of land described in a General Warranty Deed to Roberto Fernandez Morales, as recorded in Document No. 201700028187 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northeast right-of-way line of Bankhead Street (70 feet-wide right-of-way), for the south corner of said Lot 3 and the west corner of Lot 2, Block B of said Garvon Addition No. 2;

THENCE North 64°35'41" West, along the northeast right-of-way line of said Bankhead Street, a distance of 265.33 feet to a 1/2 inch iron rod found at the intersection of the northeast right-of-way line of said Bankhead Street with the southeast line of a 20 feet-wide alley, as shown on said Garvon Addition No. 2, for the west corner of said Lot 7;

THENCE North 45°32'19" East, along the southeast line of said alley and the northwest line of said Lot 7, a distance of 116.41 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set at the beginning of a non-tangent curve to the left, having a central angle of 02°04'43", a radius of 839.14 feet, and a chord bearing and distance of North 61°56'19" East, 34.07 feet;

THENCE Northeasterly, continuing along the southeast line of said alley, the northwest line of said Lot 7, and along said curve, an arc distance of 34.07 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set at the end of said curve, same being the intersection of the southeast line of said alley with the southwest line of another 20 feet-wide alley, as shown on said Garvon Addition No. 2, for the north corner of said Lot 7;

THENCE South 64°53'49" East, along the southwest line of said alley, a distance of 205.13 feet to a 1/2 inch iron rod found for the east corner of said Lot 3 and the north corner of said Lot 2;

THENCE South 29°27'48" West, along the southeast line of said Lot 3 and the northwest line of said Lot 2, a distance of 137.75 feet to the POINT OF BEGINNING and containing 32,815 square feet or 0.753 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roberto Fernandez Morales, the owner of the property described in this plat does hereby adopt this plat, designating the property as **GARVON ADDITION NO. 2 LOTS 3-7, BLOCK B 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.

The City reserves the right to require minimum finish 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.

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

WITNESS MY HAND, this the _____ day of _____, 2023.

By _____
Roberto Fernandez Morales, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Roberto Fernandez Morales, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office on the _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S STATEMENT:

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

Dated this the _____ day of _____, 2023

Michael L. Black
Registered Professional Land Surveyor No. 6854

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Black, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office on the _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires _____

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

Director of Planning

City Surveyor

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.

REPLAT
**GARVON ADDITION NO. 2
LOTS 3-7, BLOCK B REPLAT**
LOT 3R, BLOCK B
BEING A REPLAT OF LOTS 3-7, BLOCK B
OF GARVON ADDITION NO. 2
(VOLUME 26, PAGE 39, M.R.D.C.T.)

0.753 ACRES
OUT OF THE
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 211116-2

SPACE RESERVED FOR COUNTY RECORDING LABEL



TRINITY
LAND SURVEYING LLC

1222 Greenbriar St., Denton, Texas 76201 FIRM # 10194687 Tel. No. (840) 293-3180

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	TLS	12/28/2023	2022-030	2 OF 2

OWNER / APPLICANT:
Roberto Fernandez Morales
8212 Sordani Dr.
Garland, Texas 75042
Ph: (214) 653-0303
Email: rfernandez8774@yahoo.com

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (840) 293-3180
Contact: Michael Black, RPLS

ENGINEER:
RPLS Consulting Engineers
12081 N. Central Expwy. Suite 300
Dallas, TX 75231
Ph: (214) 738-8100
Contact: Eamon Turner

1222 GREENBRIAR ST., DENTON, TEXAS 76201 FIRM # 10194687 TEL. NO. (840) 293-3180



GARLAND

Plan Commission

2. b.

Meeting Date: 02/12/2024

Item Title: P 24-04 DPS-190 Addition - Final Plat

Summary:

P 24-04 DPS-190 Addition -- Final Plat

Attachments

P 24-04 DPS-190 Addition Final Plat Report & Attachments

Planning Report

File No: P 24-04 / District 1

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

DPS-190 Addition

LOCATION

5250 North President George Bush Turnpike

ZONING

Community Retail (CR) District

NUMBER OF LOTS

3

ACREAGE

9.881

BACKGROUND

The applicant requests approval of a Final Plat. Lot 1 will include a Texas Department of Public Safety office building.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

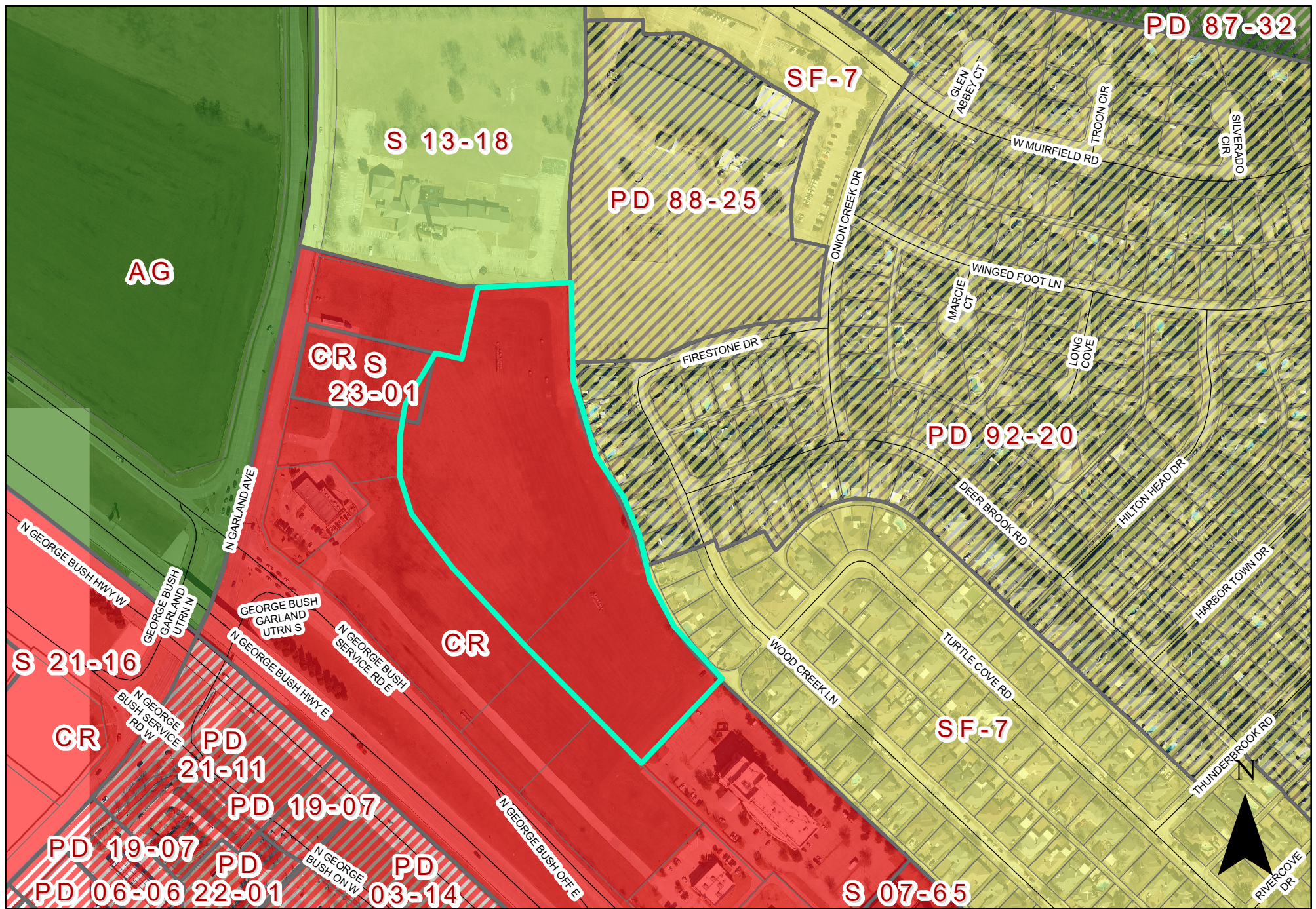
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

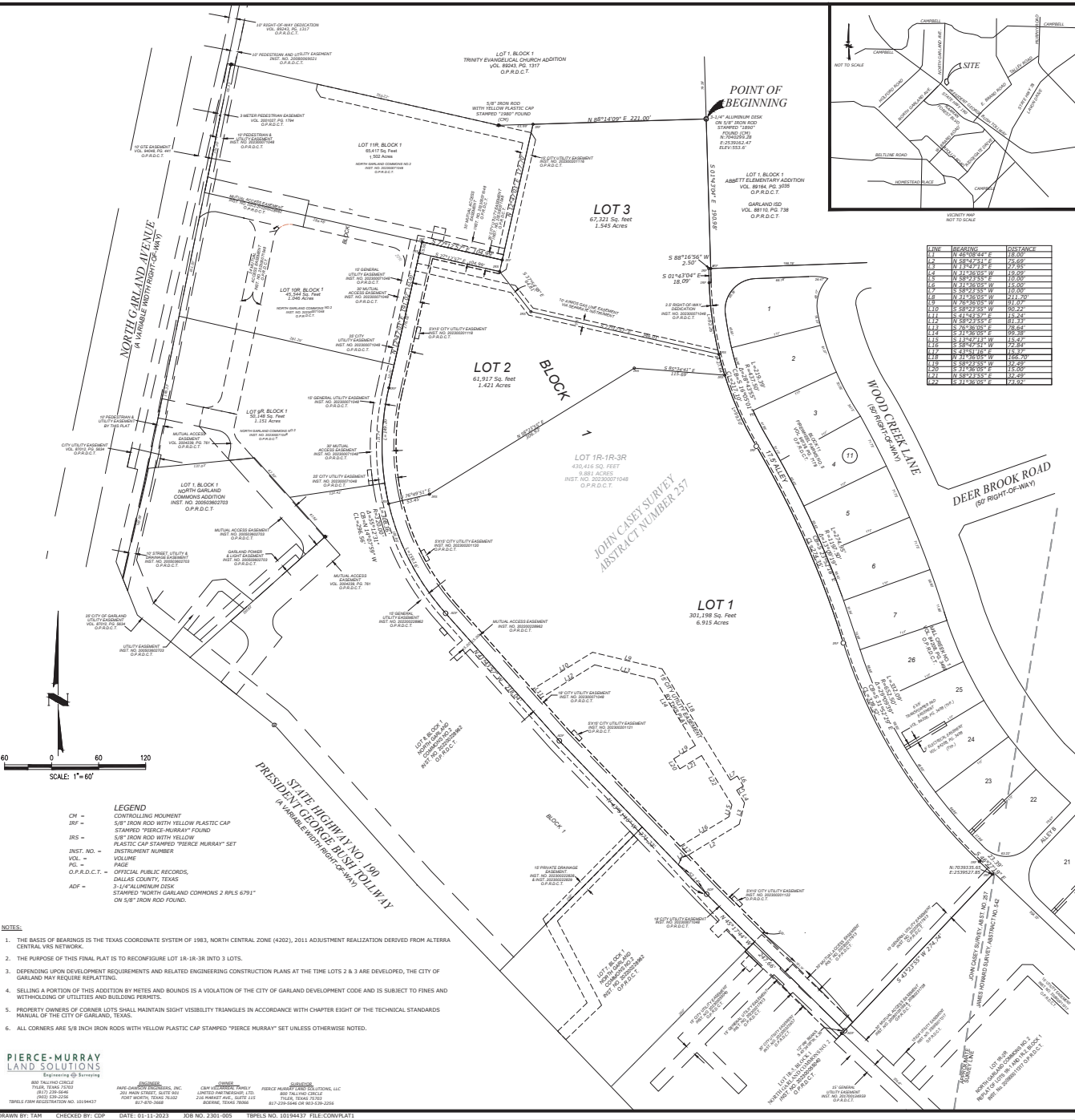
Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 306 feet

PLAT MAP P 24-04

 INDICATES AREA OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS CVM VILLAREAL FAMILY LIMITED PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, IS THE OWNER OF CERTAIN TRACTS OR PARCELS OF LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED (WITH VENDORS' LIEN IN FAVOR OF THIRD PARTY) RECORDED IN INSTRUMENT NUMBER 20220021590 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND SITUATED IN THE JOHN CASEY SURVEY, ABSTRACT NUMBER 257, CITY OF GARLAND, TEXAS AND IS THE OWNER OF LOT 18-1R-3R, NORTH GARLAND COMMONS NO. 2, AN ADDITION TO THE CITY OF GARLAND, TEXAS, ACCORDING TO THE CONVEYANCE PLAT RECORDED IN INSTRUMENT NUMBER 20230071048, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2 RPLS 1890" ON 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 18-1R-3R, ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 893-3, PAGE 3117, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND ALSO BEING IN THE WEST LINE OF LOT 1, BLOCK 1, ABBETT ELEMENTARY ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 891-3, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 91°43'40"E, A DISTANCE OF 190.98 FEET ALONG EAST LINE OF LOT 18-1R-3R NORTH GARLAND COMMONS NO. 2, AND SAID WEST LINE OF ABBETT ELEMENTARY ADDITION TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHWEST CORNER OF SAID ABBETT ADDITION, AND BEING THE NORTHWEST CORNER OF FIREHILL FARMS ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN VOLUME 1611-3, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 88°16'56"W, A DISTANCE OF 2.30 FEET ALONG A NORTH LINE OF SAID LOT 18-1R-3R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE S 01°43'04"E, A DISTANCE OF 18.09 FEET ALONG AN EAST LINE OF SAID LOT 18-1R-3R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG AN EAST LINE OF SAID LOT 18-1R-3R AND WITH SAID CURVE, AN ARC DISTANCE OF 219.39 FEET, THROUGH A CENTRAL ANGLE OF 28°47'55", HAVING A RADIUS OF 437.50 FEET AND A LONG CHORD OF WHICH BEARS S 19°05'01"E, 217.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG AN EAST LINE OF SAID LOT 18-1R-3R AND WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 274.95 FEET, THROUGH A CENTRAL ANGLE OF 13°09'19", HAVING A RADIUS OF 1497.50 FEET AND A LONG CHORD OF WHICH BEARS S 23°25'18"E, 274.35 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG AN EAST LINE OF SAID LOT 18-1R-3R, AND WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 332.09 FEET, THROUGH A CENTRAL ANGLE OF 29°09'39", HAVING A RADIUS OF 652.50 FEET AND A LONG CHORD OF WHICH BEARS S 31°52'29"E, 338.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE S 40°27'18"E, A DISTANCE OF 22.39 FEET CONTINUING ALONG AN EAST LINE OF SAID LOT 18-1R-3R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 18-1R-3R AND BEING IN THE NORTHWEST LINE OF LOT 18-1R, BLOCK 1, OF THE REPLAT OF LOTS 1-8 AND 18-2, NORTH GARLAND COMMONS NO. 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 20200011321, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE S 49°23'25"W, A DISTANCE OF 274.74 FEET ALONG THE SOUTHEAST LINE OF SAID LOT 18-1R-3R AND SAID NORTHWEST LINE OF SAID LOT 18-2R, TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2 RPLS 6791" ON 5/8" IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT 18-1R-3R AND BEING IN A NORTHEAST LINE OF LOT 18-5, BLOCK 1, OF NORTH GARLAND COMMONS NO. 2 ADDITION, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 20230050540, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND FROM WHICH A 1/2 INCH BRASS PIN WAS FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 18-1R BEARS S 47°34'08"N, 4.36 FEET;

THENCE N 45°17'44"W, A DISTANCE OF 247.66 FEET ALONG A SOUTHWEST LINE OF SAID LOT 18-1R-3R, SAID NORTHEAST LINE OF LOT 18-5, AND A NORTHEAST LINE OF LOT 1, BLOCK 1, CONVEYANCE PLAT OF NORTH GARLAND COMMONS NO. 2, AS RECORDED IN INSTRUMENT NUMBER 20220022892, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2 RPLS 6791" ON 5/8" IRON ROD FOUND;

THENCE N 43°51'16"W, A DISTANCE OF 271.21 FEET CONTINUING ALONG A SOUTHWEST LINE OF SAID LOT 18-1R-3R, SAID NORTHEAST LINE OF LOT 18-5, AND A NORTHEAST LINE OF LOT 8, BLOCK 1, SAID NORTH GARLAND COMMONS NO. 2, AS RECORDED IN INSTRUMENT NUMBER 20220022892, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2 RPLS 6791" ON 5/8" IRON ROD FOUND;

THENCE N 41°43'57"W, A DISTANCE OF 218.04 FEET CONTINUING ALONG A SOUTHWEST LINE OF SAID LOT 18-1R-3R AND A NORTHEAST LINE OF SAID LOT 18-2 TO A 3-1/4" ALUMINUM DISK STAMPED "NORTH GARLAND COMMONS NO. 2 2 RPLS 6791" ON 5/8" IRON ROD FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE CONTINUING ALONG A WESTERLY LINE OF SAID LOT 18-1R-3R AND A NORTHEAST LINE OF SAID LOT 8, AND ALONG AN EAST LINE OF LOT 8, NORTH GARLAND COMMONS NO. 2, AS SHOWN ON THAT CONVEYANCE PLAT RECORDED IN INSTRUMENT NO. 20230071048 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND WITH SAID CURVE, AN ARC DISTANCE OF 308.36 FEET, THROUGH A CENTRAL ANGLE OF 55°12'11", HAVING A RADIUS OF 320.00 FEET AND A LONG CHORD OF WHICH BEARS N 14°07'37"E, 286.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND;

THENCE N 12°47'02"E, A DISTANCE OF 191.02 FEET CONTINUING ALONG A WESTERLY LINE OF SAID LOT 18-1R-3R, AN EASTERLY LINE OF SAID LOT 8R, AND THE EASTERLY LINE OF LOT 18R, BLOCK 1, OF SAID CONVEYANCE PLAT RECORDED IN INSTRUMENT NO. 20230071048, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 18-1R, AND BEING IN THE SOUTH LINE OF LOT 11R, BLOCK 1, AS SHOWN ON SAID CONVEYANCE PLAT RECORDED IN INSTRUMENT NO. 20230071048 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S 77°12'57"E, A DISTANCE OF 104.99 FEET CONTINUING ALONG A NORTHERLY LINE OF SAID LOT 18-1R-3R AND SAID SOUTH LINE OF LOT 11R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 11R;

THENCE N 12°47'02"E, A DISTANCE OF 177.70 FEET ALONG A WEST LINE OF SAID LOT 18-1R-3R AND THE EAST LINE OF SAID LOT 11R TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 18-1R-3R AND THE NORTHEAST CORNER OF SAID LOT 11R, AND BEING IN THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION;

THENCE N 88°14'09"E, A DISTANCE OF 221.00 FEET ALONG THE NORTH LINE OF SAID LOT 18-1R-3R AND SAID SOUTH LINE OF LOT 1, BLOCK 1, TRINITY EVANGELICAL CHURCH ADDITION, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 430,456 SQUARE FEET OR 9.881 ACRES OF LAND, MORE OR LESS.

OWNER'S DECLARATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT CVM VILLAREAL FAMILY LIMITED PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY AND THROUGH ITS DEELY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **DPS-190 ADDITION**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY RESOLVE, IN ITS DISCRETION AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON 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 USHER OR DESIRING TO USE THE SAME FOR THE PURPOSES INDICATED; NO BUILDING, FENCE, SHED, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED, 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, MAINTAINING, OPERATING AND ADJOINING, 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 LANE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

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

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

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

CVM VILLAREAL FAMILY LIMITED PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP.

BY: CARLOS VILLAREAL, MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY OF _____, 20____, I HAVE PERSONALLY KNOWN AND BEEN DULY KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

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

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF SMITH

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY OF _____, 20____, I HAVE PERSONALLY KNOWN AND BEEN DULY KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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

Director of Planning

Chairman of Planning 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

- NOTES:
1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), 2011 ADJUSTMENT REALIZATION DERIVED FROM ALTERNA CENTRAL VRS NETWORK.
 2. THE PURPOSE OF THIS FINAL PLAT IS TO RECONFIGURE LOT 18-1R-3R INTO 3 LOTS.
 3. DEPENDING UPON DEVELOPMENT REQUIREMENTS AND RELATED ENGINEERING CONSTRUCTION PLANS AT THE TIME LOTS 2 & 3 ARE DEVELOPED, THE CITY OF GARLAND MAY REQUIRE REPLATTING.
 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 FINES AND 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 CORNERS ARE 5/8 INCH IRON RODS WITH YELLOW PLASTIC CAP STAMPED "PIERCE-MURRAY" SET UNLESS OTHERWISE NOTED.



GARLAND

Plan Commission

2. c.

Meeting Date: 02/12/2024

Item Title: SW 24-01 RLG Consulting Engineers

Summary:

Consideration of the application of **RLG Consulting Engineers**, requesting approval of a Sidewalk Development Variance. (File SW 24-01)

(This request is in association with P 24-02.)

Attachments

SW 24-01 RLG Consulting Engineers Report & Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: SW 24-01/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2024

REQUEST

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

LOCATION

121 Bankhead Street

APPLICANT

RLG Consulting Engineers

OWNER

Roberto Fernandez

BACKGROUND

As part of developing this property, the applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 235 lineal feet of required sidewalk along Bankhead Street. There are currently no sidewalks along Bankhead Street and there is an existing bar ditch.

While a request to waive the construction of a sidewalk may be approved by the Plan Commission, the applicant securing such approval shall pay to the City a Sidewalk Improvement fee to be placed in the Street Improvement Fund in an amount equal to the linear footage waived and equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain using the City of Garland's most current annual concrete contract prices. The applicant's contribution to the Street Improvement Fund is \$10,966.67.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver

ADDITIONAL INFORMATION

- i. Location Map
- ii. Drawings

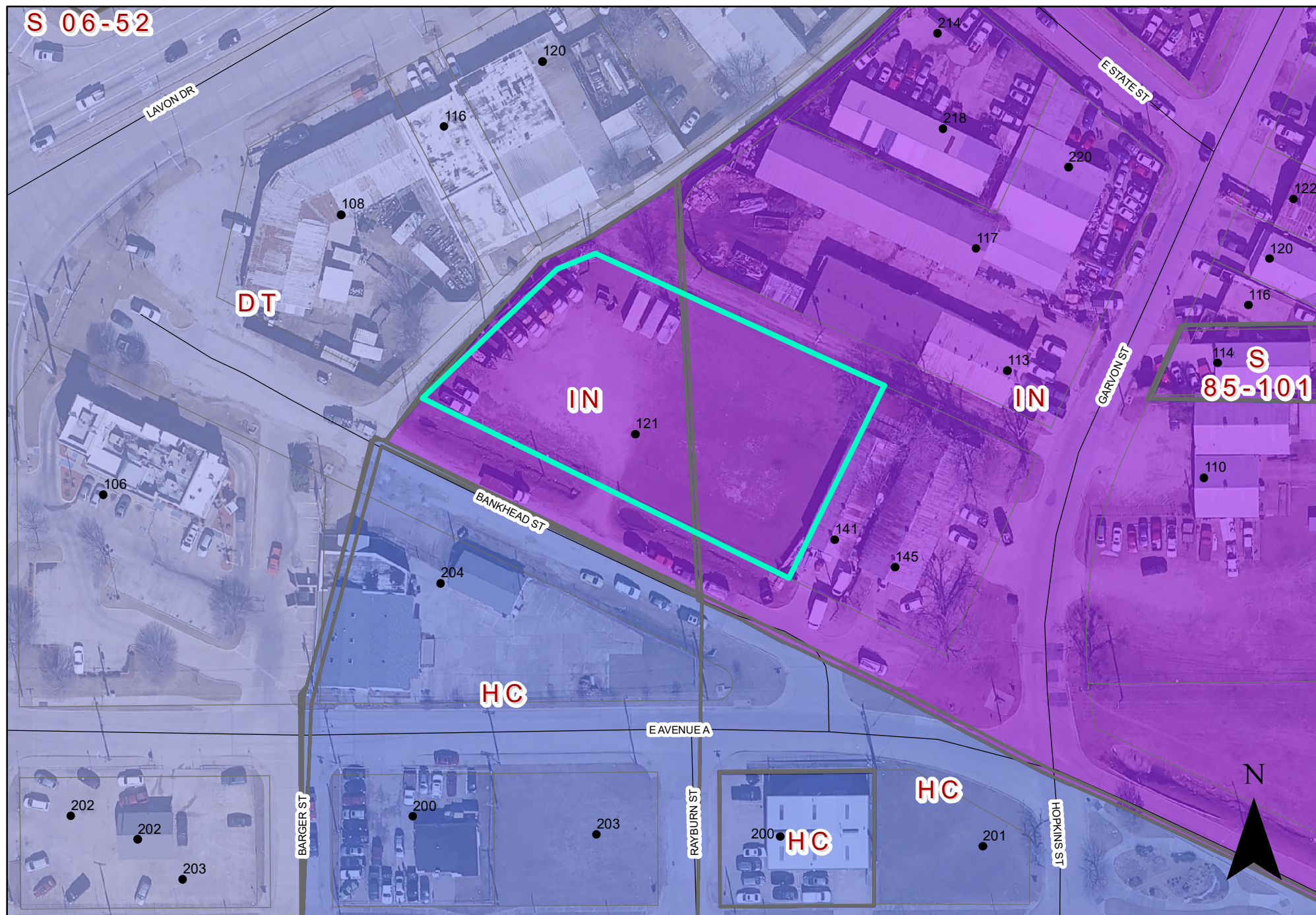
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development

S 06-52



0 50 100 Feet 1 inch = 82 feet

SIDEWALK WAIVER SW 24-01





December 20, 2023

City of Garland Planning and Development Department

Re: A Request for Sidewalk Waiver
Bankhead Auto Shop – Case No 211116-2
121 Bankhead Street
Garland, TX 75040

To whom it may concern,

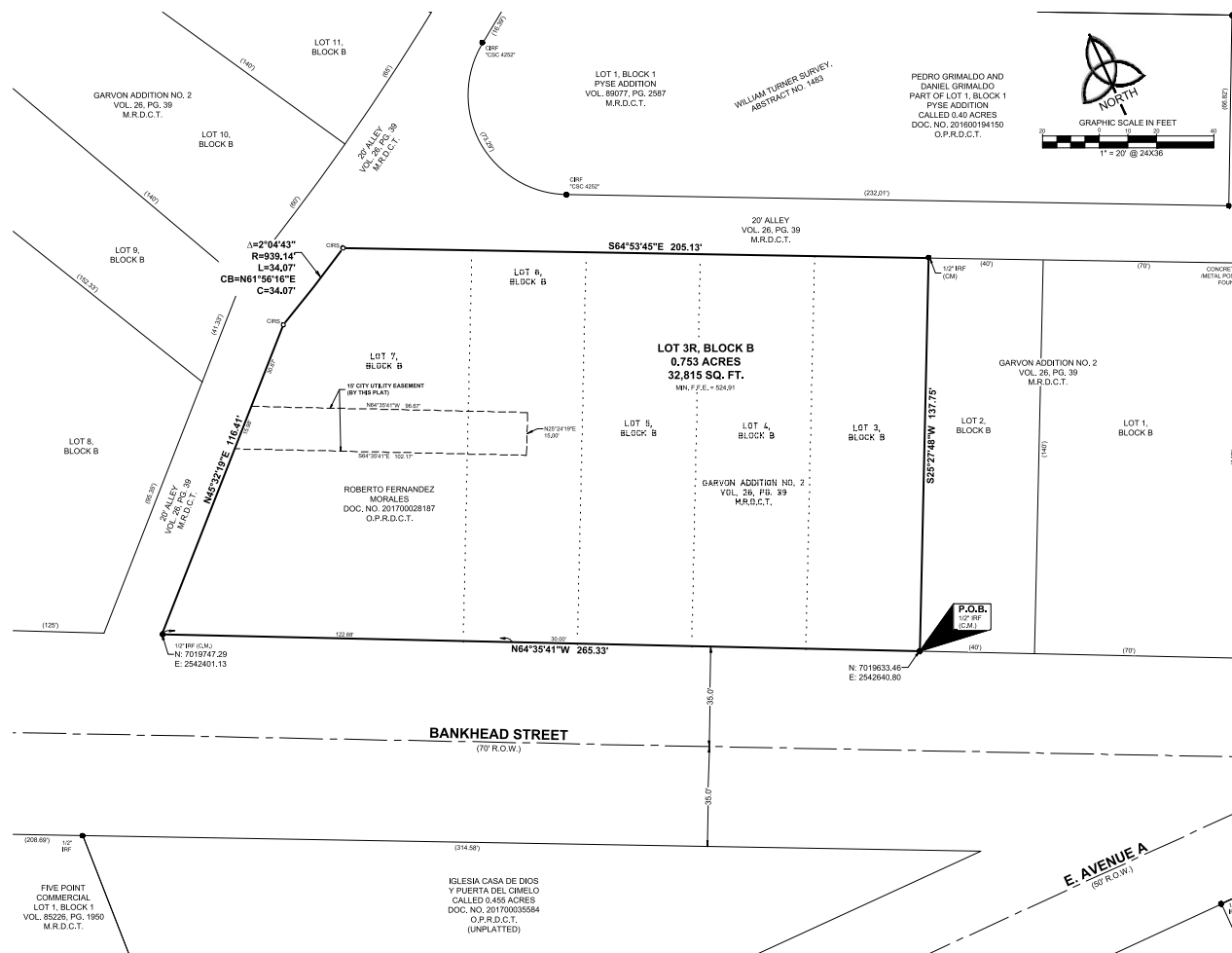
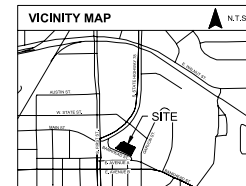
We are requesting Sidewalk Waiver approval to approve the lack of Right of Way sidewalk along the frontage of our proposed development.

The property being developed has an existing drainage ditch along the frontage of Bankhead Street that serves to drain the site along with 15.2 acres of upstream drainage area. As part of this development, the drainage ditch is being improved and reconstructed as a paved channel to provide more flow capacity to the public. Because of this expansion and improvement of the channel, there is not space for pedestrian sidewalk required by the City of Garland's Development Standards. There are also no public sidewalks on any of the surrounding properties for a new sidewalk to tie into.

We believe that given the site constraints, the improvement to public infrastructure, and the limited public benefit of a sidewalk along only this property frontage, this situation warrants a Sidewalk Waiver Approval.

Sincerely,

Easton Turner, PE
Project Manager
RLG Consulting Engineers



GENERAL NOTES:

All bearings and coordinates shown hereon are per RTK Network and are NAD83 (CORS 96, Epoch 2002), tied to the Texas Coordinate System of 1983, North Central Zone (4202), using City of Garland Geodetic Control Monument Nos. 130 and 131.

GPS 130 - N= 7019421.48608
E = 2542087.59138
Z = 515.3666 (NAVD 88)

GPS 131 - N= 7019414.91127
E = 2542085.80163
Z = 515.1533 (NAVD 88)

The purpose of this plat is to create 1 lot from 5 original lots.

All corners are 5/8" iron rods set with a yellow plastic cap stamped "RPLS 6854" unless otherwise noted.

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.

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.

The minimum finished floor elevation (F.F.E.) is 524.91 (calculated as 1' above maximum channel WSEL).

REPLAT GARVON ADDITION NO. 2 LOTS 3-7, BLOCK B REPLAT LOT 3R, BLOCK B BEING A REPLAT OF LOTS 3-7, BLOCK B OF GARVON ADDITION NO. 2 (VOLUME 26, PAGE 39, M.R.D.C.T.)

0.753 ACRES
OUT OF THE
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 211116-2



TRINITY
LAND SURVEYING, LLC

1222 Greenbriar St., Denton, Texas 76201 FIRM # 10194687 Tel. No. (840) 293-3190

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 20'	MLB	TLS	12/28/2023	2022-030	1 OF 2

OWNER / APPLICANT:
Roberto Fernandez Morales
3212 Sarden Dr.
Garland, Texas 75042
Ph: 214-695-3003
Email: Remando0774@yahoo.com

SURVEYOR:
Trinity Land Surveying, LLC
1222 Greenbriar St.
Denton, TX 76201
Ph: (840) 293-3190
Contact: Emilee Turner

ENGINEER:
R.C. Consulting Engineers
12001 N. Central Exp. Suite 300
Dallas, TX 75243
Ph: (214) 734-4100
Contact: Emilee Turner

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	BOUNDARY LINE	---	PLAT RECORDS
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD
---	EXISTING EASEMENT	---	COUNTY RECORD

SPACE RESERVED FOR COUNTY RECORDING LABEL

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS Roberto Fernandez Morales is the owner of the following tract of land:

BEING a tract of land situated in the William Turner Survey, Abstract No. 1483, in the City of Garland, Dallas County, Texas and being all of Lots 3 through 7, Block B of Garvon Addition No. 2, an addition to the City of Garland according to the Plat recorded in Volume 26, Page 39 of the Public Records of said county, being the same tract of land described in a General Warranty Deed to Roberto Fernandez Morales, as recorded in Document No. 201700026187 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the northeast right-of-way line of Bankhead Street (70 feet-wide right-of-way), for the south corner of said Lot 3 and the west corner of Lot 2, Block B of said Garvon Addition No. 2;

THENCE North 64°35'41" West, along the northeast right-of-way line of said Bankhead Street, a distance of 265.33 feet to a 1/2 inch iron rod found at the intersection of the northeast right-of-way line of said Bankhead Street with the southeast line of a 20 feet-wide alley, as shown on said Garvon Addition No. 2, for the west corner of said Lot 7;

THENCE North 45°32'19" East, along the southeast line of said alley and the northwest line of said Lot 7, a distance of 116.41 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set at the beginning of a non-tangent curve to the left, having a central angle of 02°04'43", a radius of 839.14 feet, and a chord bearing and distance of North 61°56'19" East, 34.07 feet;

THENCE Northeasterly, continuing along the southeast line of said alley, the northwest line of said Lot 7, and along said curve, an arc distance of 34.07 feet to a 5/8 inch iron rod with a yellow cap, stamped "RPLS 6854", set at the end of said curve, same being the intersection of the southeast line of said alley with the southwest line of another 20 feet-wide alley, as shown on said Garvon Addition No. 2, for the north corner of said Lot 7;

THENCE South 64°53'49" East, along the southwest line of said alley, a distance of 205.13 feet to a 1/2 inch iron rod not found for the east corner of said Lot 3 and the north corner of said Lot 2;

THENCE South 29°27'48" West, along the southeast line of said Lot 3 and the northwest line of said Lot 2, a distance of 137.75 feet to the POINT OF BEGINNING and containing 32,815 square feet or 0.753 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Roberto Fernandez Morales, the owner of the property described in this plat does hereby adopt this plat, designating the property as **GARVON ADDITION NO. 2 LOTS 3-7, BLOCK B 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.

The City reserves the right to require minimum finish 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.

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

WITNESS MY HAND, this the _____ day of _____, 2023.

By _____
Roberto Fernandez Morales, Owner

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Roberto Fernandez Morales, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office on the _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires _____

SURVEYOR'S STATEMENT:

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

Dated this the _____ day of _____, 2023

Michael L. Black
Registered Professional Land Surveyor No. 6854

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Black, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office on the _____ day of _____, 2023.

Notary Public, State of Texas

My Commission Expires _____

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

Director of Planning

City Surveyor

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.



REPLAT
**GARVON ADDITION NO. 2
LOTS 3-7, BLOCK B REPLAT**
LOT 3R, BLOCK B
BEING A REPLAT OF LOTS 3-7, BLOCK B
OF GARVON ADDITION NO. 2
(VOLUME 26, PAGE 39, M.R.D.C.T.)

0.753 ACRES
OUT OF THE
WILLIAM TURNER SURVEY, ABSTRACT NO. 1483,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 211116-2

SPACE RESERVED FOR COUNTY RECORDING LABEL

1222 Greenbriar St., Denton, Texas 76201 FIRM # 10194687 Tel. No. (840) 293-3180					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	MLB	TLS	12/28/2023	2022-030	2 OF 2
OWNER / APPLICANT: Roberto Fernandez Morales 8212 Sordani Dr. Garland, Texas 75042 Ph: 214-650-0303 Email: rfernandez8774@yahoo.com					
SURVEYOR: Trinity Land Surveying, LLC 1222 Greenbriar St. Denton, TX 76201 Ph: (840) 293-3180 Contact: Michael Black, RPLS			ENGINEER: RLG Consulting Engineers 12001 N. Central Expwy. Suite 300 Dallas, TX 75243 Ph: (214) 738-4100 Contact: Eamon Turner		



GARLAND

Plan Commission

3. a.

Meeting Date: 02/12/2024

Item Title: Z 24-01 Jesus Arellano (District 1)

Summary:

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)

Attachments

Z 24-01 Jesus Arellano (District 1)

Z 24-01 Jesus Arellano Responses

Planning Report

File No: Z 24-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2024



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

1717 Ben Davis Road

APPLICANT

Jesus Arellano

OWNER

Jesus Arellano

BACKGROUND

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

The subject property is approximately 1.676 acres, or 72,995 square feet. The Garland Development Code (GDC) requires a minimum of two (2) acres in the Agricultural (AG) District to build a single-family house. The minimum lot size for SF-E is 30,000 square feet.

SITE DATA

The 1.676-acre site is accessed from Ben Davis Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District and currently contains a barn and a shed both in poor condition. The site used to contain a house, but it has since been demolished.

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

CONSIDERATIONS

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

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

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

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space in this general area. Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the overall community park and open space system. Although internal pathways and roads typically connect private facilities, connections to the community mobility network provide transportation options to residents, visitors, and employees, enabling travel outside the immediate area.

Development of a single-family home on the subject property does not preclude future parks and open space opportunities in this general area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the South, West, and East are zoned Agricultural (AG) District and contain single-family detached homes and open land. The property to the North of the site is zoned Planned Development (PD) District 05-54 for Single-Family-7 (SF-7) uses and contains a residential subdivision.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: March 5, 2024

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning

972-205-2454

mwolverton@garlandtx.gov



0 100 200 Feet
1 inch = 153 feet

ZONING MAP Z 24-01

 INDICATES AREA OF REQUEST

1717 Ben Davis Road

Z 24-01



View of the subject property looking West from Ben Davis Road



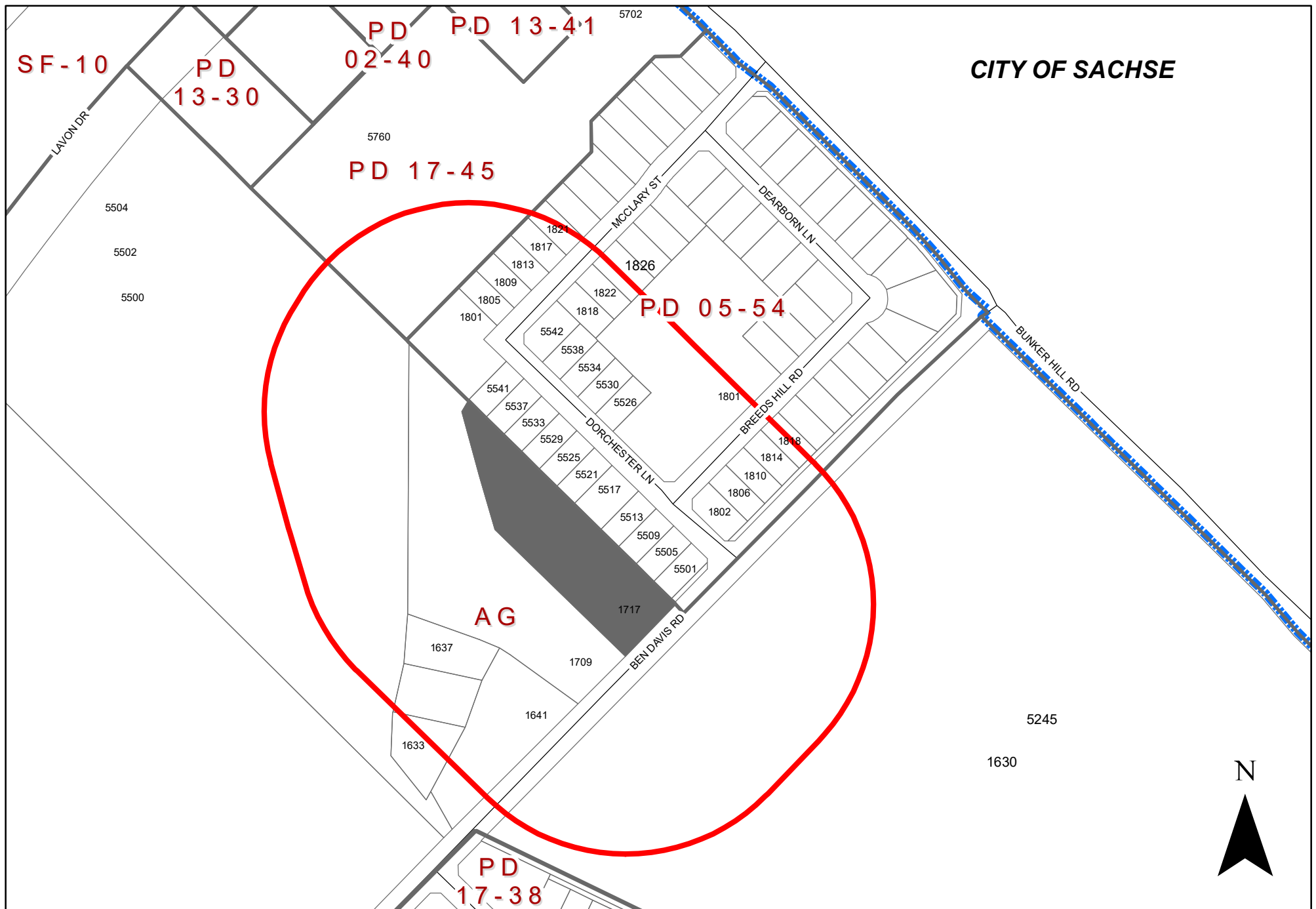
View from the subject property looking East across Ben Davis Road



View from the subject site looking North up Ben Davis Road



View from the subject site looking South down Ben Davis Road



0 160 320 Feet
1 inch = 255 feet

ZONING MAP Z 24-01

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1717 Ben Davis Road

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