



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
- REMOTE MEETING -
Monday, January 25, 2021
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, January 25, 2021 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_VibqWzIIr022TaXaK6Relw

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 934 9558 7340

For participants (online and by phone) who wish to speak on an item on the agenda, you

must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call 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 Minutes for December 14, 2020.

2. PLATS

- a. P 21-01 Bridgewater Preliminary Plat
- b. P 21-02 Boardwalk Addition Final Plat
- c. P 21-03 Westside Addition Final Plat
- d. P 21-04 Via Bayou Addition First Replat

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 **Ephriem Mengstab**, requesting approval of a Specific Use Provision to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Specific Use Provision)
- b.** Consideration of the application of **Ephriem Mengstab**, requesting approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Plan)
- c.** Consideration of the application of **Jack Birdsong**, requesting approval of an amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Zoning)
- d.** Consideration of the application of **Jack Birdsong**, requesting approval of a Specific Use Provision to allow a Reception Facility Use on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Specific Use Provision)
- e.** Consideration of the application of **Jack Birdsong**, requesting approval of a Detail Plan for Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Detail Plan)

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: 01/25/2021

Item Title: Plan Commission Minutes for December 14, 2020

Summary:

Consider approval of Minutes for December 14, 2020.

Attachments

Plan Commission Minutes for December 14, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse).

The Plan Commission of the City of Garland met in regular session on Monday, December 14, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the November 23, 2020 meeting.

PLATS

2a. APPROVED** P 20-31 Carriage Homes on the Lake Phase II Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Change in Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Jenkins requested clarification from staff what the current business operations are and what they are seeking to establish.

Ms. Hopkins stated operations would remain as they are. The Garland Development Code (GDC) changed with the 2015 adoption not allowing Recycling Salvage Yard Use in the Heavy Commercial (HC) District.

Commissioner Rose asked if staff discussed the Specific Use Provision (SUP) time length with the applicant and asked for clarification of “unlimited outside storage.”

Mr. Guerin stated the applicant requested a longer time period allowed for the Specific Use Provision (SUP) and further explained the usage of “unlimited outside storage” is terminology within the Garland Development Code (GDC).

Commissioner Ott asked staff if a change in zoning was is required or could they have requested a Planned Development (PD) for the issuance of a Specific Use Provision (SUP).

Mr. Guerin stated a change of zoning was determined the appropriate request.

The applicant, Judy Wang, 523 Sheppard Drive, Garland, Texas 75042, stated she is the property owner.

Also assisting with the request, Joel Wilkinson, 11816 Inwood Road, #105, Dallas, Texas, provided additional information regarding traffic congestion, requested Specific Use Provision (SUP) period, and stated there will

be no operational changes.

Commissioner Jenkins inquired as to the intentions for reinvestment to the site regarding masonry wall, material does not surpass a stated height.

Ms. Wang stated she has spoken to their surrounding neighbors and did not receive any negative feedback and the business is always open to ways to make the community and the City of Garland better.

Commissioner Rose asked if the applicant would be agreeable to an additional 10 year Specific Use Provision (SUP).

The applicant stated they would agree to a 10 year Specific Use Provision (SUP).

Commissioner Rose requested clarification of the number of customers per day.

Mr. Wilkinson stated one or two customers per day.

Commissioner Ott requested additional information pertaining to business operations such as number of employees, the suggestion of fires at the business, and spoke in support of a 10 year Specific Use Provision (SUP).

Ms. Wang explained there are 8-9 employees. She confirmed they have had fires and have since taken steps and changed business practices to prevent any future incidents.

Commissioner Dalton requested clarification on the number and types of vehicles bringing and removing recycling products.

Ms. Wang stated approximately 50 vehicles daily bringing items in and 1-2 semi-trucks bringing and taking recycling products.

Motion was made by Commissioner Williams to **deny** the request. Seconded by Commissioner Edwards. **Motion failed: 3 Ayes, 6 Nays** with Roberts, Ott, Rose, Jenkins, Dalton, and Welborn in opposition.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by

Commissioner Jenkins. **Motion carried: 6 Ayes, 3 Nays** from Commissioner Edwards, O'Hara and Williams.

3b. APPROVED Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Specific Use Provision)

There was discussion among the Commission regarding the type and height of fencing surrounding the subject property.

Motion was made by Commissioner Rose to close the public hearing and **approve** a ten (10) year Specific Use Provision and keeping the SUP condition regarding the 8-foot stacking height of the material. Seconded by Commissioner Welborn. **Motion carried: 6 Ayes, 3 Nays** from Commissioner Edwards, O'Hara and Williams.

3c. APPROVED Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) Use. This site is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32 - Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as it meets all technical requirements given the SUP approval. Seconded by Commissioner Ott. **Motion carried: 6 Ayes, 3 Nays** from Commissioner Edwards, O'Hara and Williams.

3d. APPROVED Consideration of the application of **Smashin Gas Motors**, requesting approval of a Specific Use Provision to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Zoning)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Ott inquired as to ownership of the property.

The applicant, Brandon Arnold, 1220 N. First Street, Garland, Texas 75040 provided a brief overview of the

request and stated they are leasing the subject property.

Commissioner Rose inquired as to maintenance of vehicles.

Mr. Arnold stated any repairs or maintenance would be completed offsite.

Commissioner Ott spoke in support of the request.

Motion was made by Commissioner Ott to **approve** the request for a 10 year Specific Use Provision and with the condition that the parking spaces for display purposes are limited to those shown on Exhibit C. Seconded by Commissioner Rose. **Motion failed: 4 Ayes, 5 Nays** with Chairman Roberts and Commissioners Edwards, O'Hara, Welborn, and Williams in opposition.

There was discussion among the Commission regarding the length requested for the Specific Use Provision (SUP) and location of dictated parking spaces.

Motion was made by Commissioner Ott to close the public hearing and **approve** a five (5) year Specific Use Provision (SUP) with all accoutrements of automotive sales removed and limit the parking spaces to those noted on Exhibit C. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 1 Nay** from Commissioner O'Hara.

3e. APPROVED

Consideration of the application of **Smashin Gas Motors**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Plan)

Motion was made by Commissioner Ott to close the public hearing and **approve** as it meets all technical requirements given the SUP approval. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 1 Nay** from Commissioner O'Hara.

3f. DENIED

Consideration of the application of **Ryan Johnston**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a reduced setback from the property line where five (5) feet is required. This property is located at 1520 Lavon Drive. (District 2) (File SV 20-

01)

Kimberly Hopkins, Development Planner, presented the staff report.

The applicant, Ryan Johnston, 1522 Lavon Drive, Garland, Texas 75040 provided a brief overview of the request.

Commissioner Rose asked if the proposed sign will be lighted.

Mr. Johnston stated it is a full masonry sign that will be front-lighted.

Chairman Roberts inquired as to the location choice of signage.

Mr. Johnston stated the choice was to have one strategically and centrally located sign to promote the church and school.

There was discussion among staff and the Commission regarding the specifications on which a variance can be granted, a hardship cannot be self-imposed by the applicant or owner, and to pass the variance would require a 3/4 majority.

Motion was made by Commissioner Rose to close the public hearing and **approve** the request. Seconded by Commissioner Dalton. **Motion failed: 4 Ayes, 5 Nays** from Chairman Roberts and Commissioners Edwards, Jenkins, Welborn, and Williams.

MISCELLANEOUS

4a. APPROVED** Consider the rescheduling and cancellation of certain 2021 Plan Commission meeting dates.

Due to changes to the September 2021 regular City Council meeting dates, in order to stay in compliance with 30-day statutory requirements for plan approvals per State law, it is proposed to move the two regular Plan Commission meetings in August to August 16, 2021 and August 30, 2021. In addition, the Commission may consider cancellation of the December 27, 2021 Plan Commission meeting.

Motion was made by Commissioner Ott, seconded by Commissioner Edwards to move the two regular Plan Commission meetings in August to August 16, 2021 and August 30, 2021 and to cancel the December 27, 2021 Plan Commission meeting. **Motion carried: 8 Ayes, 1 Nay** from Commissioner Rose.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:34 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/25/2021

Item Title: P 21-01 Bridgewater Preliminary Plat

Summary:

P 21-01 Bridgewater Preliminary Plat

Attachments

P 21-01 Bridgewater Preliminary Plat Report and Attachments

Planning Report

File No: P 21-01/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Bridgewater

LOCATION

5001 Zion Road

ZONING

Planned Development (PD) District 20-04

NUMBER OF LOTS

Residential lots: 89

Homeowners Association lots: 6

ACREAGE

18.04

BACKGROUND

The subject property is currently undeveloped. The applicant is subdividing the property for the development of eighty-nine (89) single-family lots ranging from 4,360 square feet to 10,733 square feet.

The preliminary plat is in conformance with the Detail Plan and the conditions of Planned Development (PD) Development 20-04.

Planned Development (PD) District 20-04 states that alleys shall not be required for this development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

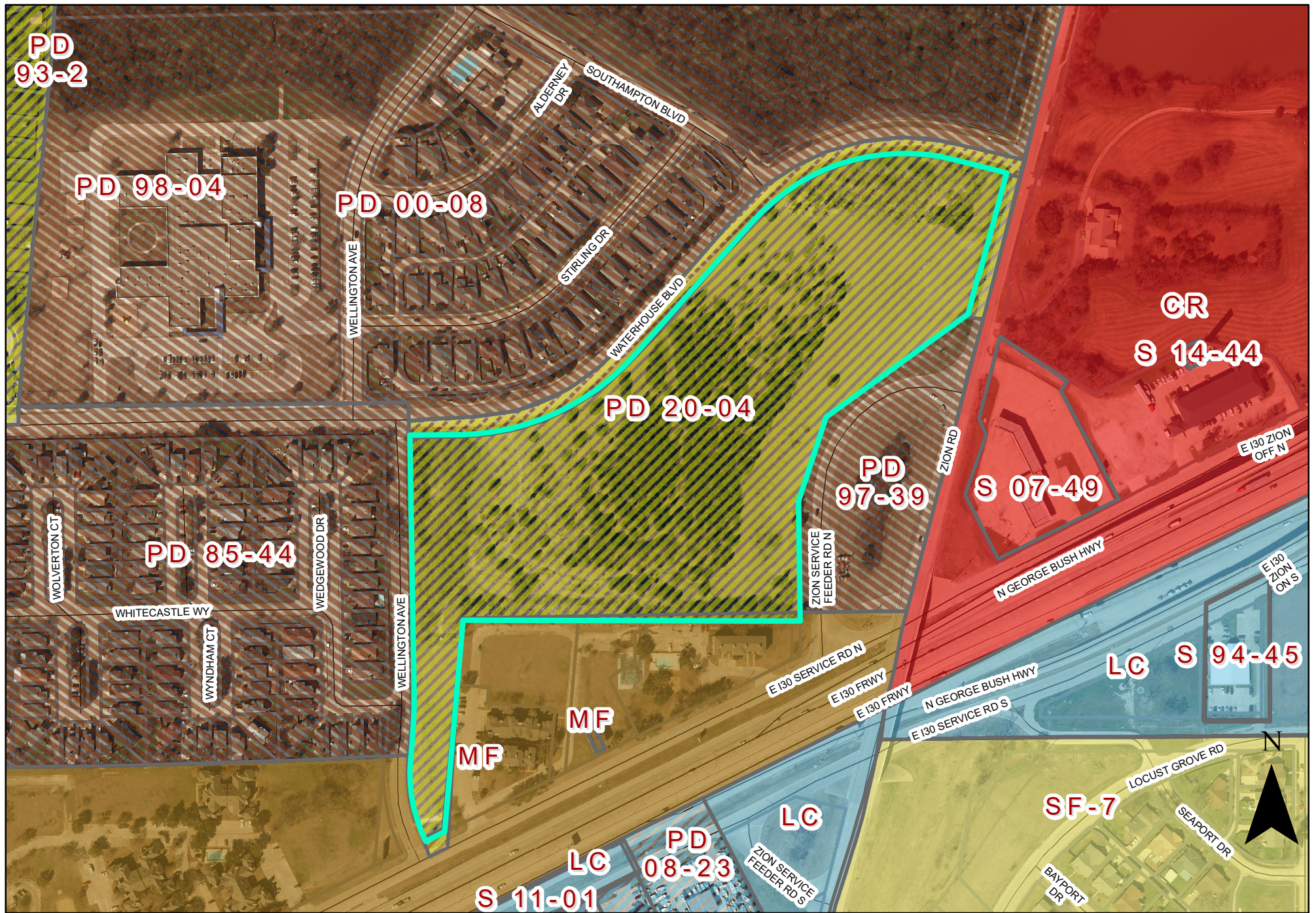
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 284 feet

Plat Map P 21-01

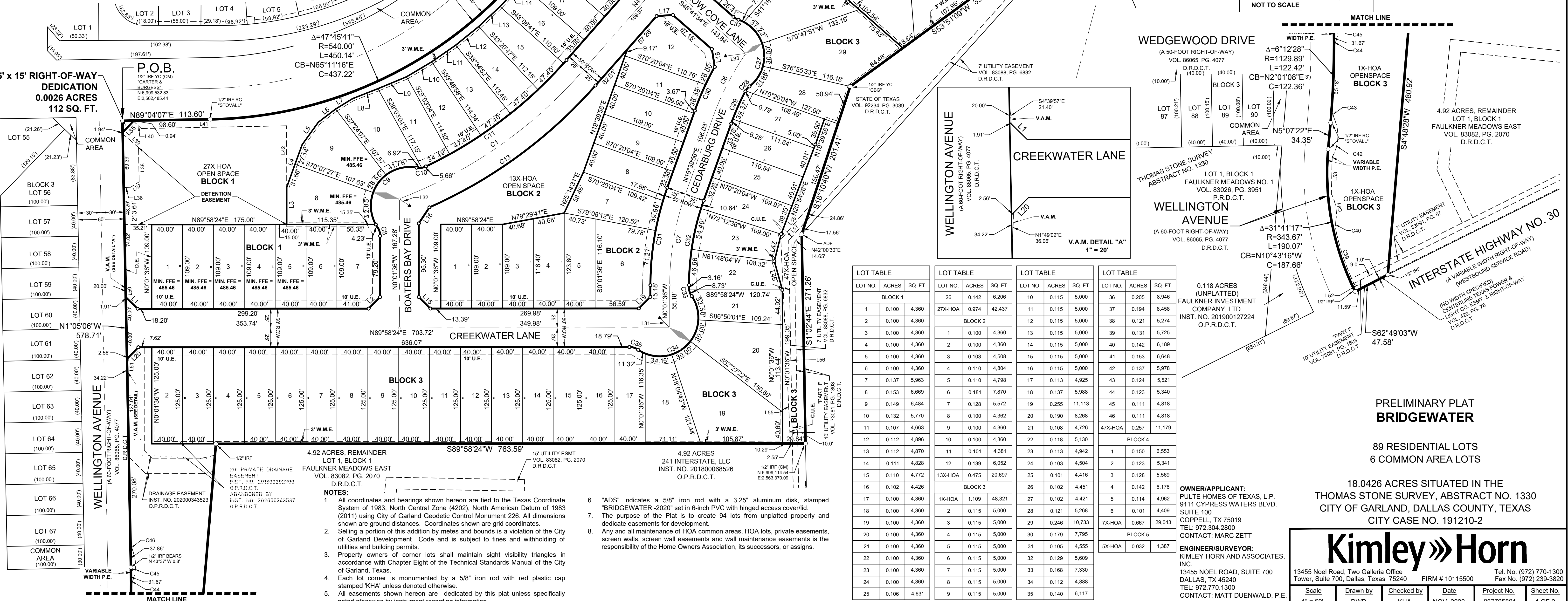


INDICATES AREA
OF REQUEST

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°50'24"	595.00'	289.11'	N55°13'38"E	286.27'	C21	21°47'12"	20.00'	7.61'	N25°14'39"W	7.56'	C41	36°07'43"	55.00'	34.68'	N09°57'24"W	34.11'
C2	15°44'45"	400.00'	109.93'	N49°10'49"E	109.58'	C22	134°05'20"	50.00'	117.01'	S81°23'43"E	92.08'	C42	52°18'36"	55.00'	50.21'	N04°02'54"E	48.49'
C3	8°17'45"	600.00'	86.87'	S35°35'24"E	86.80'	C23	20°19'13"	20.00'	7.09'	S41°43'13"W	7.06'	C43	25°55'59"	49.00'	22.18'	S09°08'25"E	21.99'
C4	4°41'44"	800.00'	65.56'	S33°47'23"E	65.54'	C24	36°54'36"	375.00'	241.57'	N33°25'32"E	237.42'	C44	18°41'59"	49.00'	15.99'	N09°52'15"E	15.92'
C5	38°53'30"	350.00'	237.58'	N34°24'59"E	233.04'	C25	37°47'24"	325.00'	214.36'	N33°43'00"E	210.49'	C45	39°51'46"	55.00'	38.27'	N00°42'39"W	37.50'
C6	15°15'09"	350.00'	93.17'	S27°17'30"W	92.90'	C26	286°47'16"	60.00'	300.32'	S84°07'35"W	71.56'	C46	19°33'27"	49.00'	16.73'	N10°51'49"W	16.64'
C7	19°41'32"	350.00'	120.29'	S09°49'10"W	119.70'	C27	122°17'49"	50.00'	106.72'	N09°19'52"W	87.59'						
C8	34°02'52"	20.00'	11.88'	N17°03'02"W	11.71'	C28	24°06'36"	20.00'	8.42'	S39°45'45"W	8.35'						
C9	134°31'45"	50.00'	117.40'	S33°11'24"W	92.23'	C29	8°02'31"	325.00'	45.62'	S23°41'11"W	45.58'						
C10	36°02'18"	20.00'	12.58'	N82°26'07"E	12.37'	C30	9°31'53"	375.00'	62.38'	S24°25'52"W	62.31'						
C11	23°06'32"	570.00'	229.90'	N52°51'42"E	228.34'	C31	19°41'32"	375.00'	128.89'	S09°49'10"W	128.25'						
C12	8°03'51"	425.00'	59.82'	S45°20'21"W	59.77'	C32	19°41'32"	325.00'	111.70'	S09°49'10"W	111.15'						
C13	24°51'07"	620.00'	268.93'	N53°44'00"E	266.82'	C33	34°02'52"	20.00'	11.88'	S17°03'02"E	11.71'						
C14	9°30'56"	375.00'	62.28'	S46°04'32"W	62.21'	C34	158°05'44"	50.00'	137.96'	N44°58'24"E	98.18'						
C15	8°03'41"	557.50'	78.44'	S35°42'25"E	78.38'	C35	34°02'52"	20.00'	11.88'	N73°00'11"W	11.71'						
C16	8°17'45"	642.50'	93.03'	N35°35'24"W	92.94'	C36	2°54'00"	450.00'	22.78'	S42°45'25"W	22.77'						
C17	23°59'02"	111.50'	46.67'	N19°27'00"W	46.33'	C37	21°47'12"	20.00'	7.61'	S59°35'10"E	7.56'						
C18	25°28'24"	88.50'	39.35'	S20°11'41"E	39.02'	C38	32°32'59"	13.00'	7.39'	S31°14'43"W	7.29'						
C19	3°12'23"	775.00'	43.37'	S34°32'04"E	43.36'	C39	11°41'33"	340.67'	69.52'	S19°18'02"E	69.40'						
C20	4°09'16"	825.00'	59.82'	S34°03'38"E	59.81'	C40	21°33'42"	49.00'	18.44'	S02°40'24"E	18.33'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°33'21"W	21.41'	L16	S33°24'44"W	25.03'	L31	N45°01'36"W	18.38'	L46	N15°44'03"W	38.58'
L2	N44°58'24"E	21.21'	L17	N86°18'26"E	21.21'	L32	S55°39'10"E	15.75'	L47	N14°04'06"E	36.18'
L3	S00°01'36"E	48.29'	L18	S09°10'36"E	23.14'	L33	S82°24'30"W	26.54'	L48	S31°26'31"E	68.29'
L4	S19°53'25"W	27.14'	L19	N44°58'24"E	21.21'	L34	N08°51'45"E	28.28'	L49	S39°44'16"E	36.32'
L5	N35°52'44"E	35.75'	L20	S44°26'39"W	21.02'	L35	S43°59'31"W	21.18'	L50	S04°39'57"E	21.40'
L6	S52°35'53"W	28.14'	L21	N03°41'34"W	21.21'	L36	S88°38'46"W	8.95'	L51	N01°49'02"E	36.06'
L7	S58°29'45"W	25.84'	L22	N09°27'36"E	22.67'	L37	S57°45'09"W	13.06'	L52	N72°10'57"W	11.88'
L8	S68°34'49"W	35.17'	L23	S79°47'59"E	19.99'	L38	S00°55'53"E	44.41'	L53	S01°05'28"W	47.68'
L9	S67°22'24"W	40.25'	L24	S87°51'14"E	13.35'	L39	S49°09'09"E	27.21'	L54	N37°07'39"E	8.54'
L10	S59°17'37"W	37.87'	L25	N08°22'43"E	20.03'	L40	S46°05'06"E	13.91'	L55	S02°41'32"E	264.75'
L11	S55°08'53"W	37.93'	L26	S81°05'58"E	21.23'	L41	N88°54'54"E	188.37'	L56	S01°02'44"E	263.15'
L12	S50°59'43"W	38.03'	L27	N25°44'20"W	22.74'	L42	S00°01'36"E	79.67'	L57	N42°00'10"E	33.38'
L13	S46°44'48"W	38.17'	L28	S71°57'14"E	100.03'	L43	N82°29'15"W	110.78'	L58	N40°32'59"E	61.95'
L14	S43°30'02"W	39.79'	L29	S75°47'21"E	98.54'	L44	N82°29'15"W	116.61'	L59	N84°45'43"E	7.20'
L15	S45°01'36"E	21.21'	L30	S30°24'33"E	28.10'	L45	N82°29'15"W	60.74'	L60	N84°45'43"E	7.03'

LINE TABLE		
NO.	BEARING	LENGTH
L61	N84°45'43"E	7.05'
L62	N84°45'43"E	7.24'



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas and being all of a called 18.045 acre tract of land described as "Tract One" in the Special Warranty Deed with Vendor's Lien to Oasis Church at Lakeview Assembly of God, recorded in Instrument No. 201600128433, Official Public Records of Dallas County, Texas and subsequently conveyed to PULTE HOMES OF TEXAS, L.P., in the Special Warranty Deed recorded in Instrument No. 202000285989, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with yellow plastic cap stamped "Carter & Burgess" found at the intersection of the east right-of-way line of Wellington Avenue (a 60-foot right-of-way) with the southeast right-of-way line of Waterhouse Boulevard (an 80-foot right-of-way);

THENCE with said southeast right-of-way line of Waterhouse Boulevard, the following courses and distances:

North 89°40'07" East, a distance of 113.60 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the left having a central angle of 47°45'41", a radius of 540.00 feet, a chord bearing and distance of North 65°11'16" East, 437.22 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 450.14 feet to a 1/2-inch iron rod with plastic faded red cap stamped "STOVALL" found for corner;

North 41°18'26" East, a distance of 399.16 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the right having a central angle of 62°54'14", a radius of 460.00 feet, a chord bearing and distance of North 72°45'32" East, 480.04 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 505.02 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner;

South 75°47'21" East, a distance of 120.67 feet to a 1/2-inch iron rod found at the intersection of said southeast right-of-way line with the west right-of-way line of Zion Road (a 60-foot right-of-way);

THENCE with said west right-of-way line of Zion Road, the following courses and distances:

South 14°58'14" West, a distance of 171.25 feet to a 3-1/4" aluminum disk stamped "CITY OF GARLAND" found at the beginning of a non-tangent curve to the right having a central angle of 0°23'31", a radius of 10,035.00 feet, a chord bearing and distance of South 14°46'29" West, 68.64 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 68.64 feet to a 3-1/4" aluminum disk stamped "CITY OF GARLAND" found for corner;

North 75°36'09" West, a distance of 2.52 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner in the northwest right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE with said northwest right-of-way line of Interstate Highway 30, the following courses and distances:

South 14°21'28" West, a distance of 91.37 feet to a 1/2-inch iron rod with yellow cap (illegible) found for corner;

South 53°51'09" West, a distance of 396.21 feet to a 1/2-inch iron rod with yellow cap stamped "CBG" found for corner;

South 18°10'40" West, a distance of 201.41 feet to a 3-1/4" aluminum disk stamped "CITY OF GARLAND" found for corner;

South 1°02'44" East, a distance of 271.26 feet to a 1/2-inch iron rod found for the northeast corner of Lot 1, Block 1, of Faulkner Meadows East, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 83082, Page 2070, Deed Records, Dallas County, Texas;

THENCE South 89°58'24" West, with the north line of said Lot 1, Block 1, a distance of 763.59 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 1, Block 1;

THENCE South 4°48'28" West, with the west line of said Lot 1, Block 1, a distance of 480.92 feet to a 1/2-inch iron rod found in said northwest right-of-way line of Interstate Highway 30 and being at the southwest corner of said Lot 1, Block 1;

THENCE South 62°49'03" West, with said northwest right-of-way line, a distance of 47.58 feet to a 1/2-inch iron rod found at the intersection of said northwest right-of-way line with said east right-of-way line of Wellington Avenue and being at the beginning of a non-tangent curve to the right having a central angle of 31°41'17", a radius of 343.67 feet, a chord bearing and distance of North 10°43'16" West, 187.66 feet;

THENCE with said east right-of-way line of Wellington Avenue, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 190.07 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found for corner;

North 5°07'22" East, a distance of 34.35 feet to a 1/2-inch iron rod with faded red plastic cap stamped "STOVALL" found at the beginning of a tangent curve to the left having a central angle of 6°12'28", a radius of 1129.89 feet, a chord bearing and distance of North 2°01'08" East, 122.36 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 122.42 feet to a point for corner from which a 1/2-inch iron rod found bears North 43°3'37" West, a distance of 0.8 feet;

North 1°05'06" West, a distance of 578.71 feet to the **POINT OF BEGINNING** and containing 18.0426 acres or 785,934 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **PULTE HOMES OF TEXAS, L.P.**, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **BRIDGEWATER** 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 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.

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 stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

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

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

The 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 at Garland, Texas, this the _____ day of _____, 20____.

By: **PULTE HOMES OF TEXAS, L.P.**

Marc Zett, Division Director Land Development

STATE OF _____ §

COUNTY OF _____ §

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

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

Notary Public, State of _____

SURVEYOR'S AFFIRMATION

I, David J. De Weirdt, 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 the monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 20____.

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.dewirtdt@kimley-horn.com

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

Notary Public, State of _____

PLAN COMMISSION APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 20____ BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS. THE APPROVAL OF THIS PLAT IS CONTINGENT UPON THE PLAT BEING FILED WITH THE COUNTY CLERK OF DALLAS COUNTY WITHIN 180 DAYS FROM THE ABOVE DATE. CHAIRMAN OF THE CITY PLAN COMMISSION PLANNING DIRECTOR

PRELIMINARY PLAT
BRIDGEWATER

89 RESIDENTIAL LOTS
6 COMMON AREA LOTS

18.0426 ACRES SITUATED IN THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191210-2

OWNER/APPLICANT:
PULTE HOMES OF TEXAS, L.P.
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TX 75019
TEL: 972.304.2800
CONTACT: MARC ZETT

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: MATT DUENWALD, P.E.

Kimley»Horn					
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240			FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DWP	DJD	NOV. 2020	067705801	2 OF 2



GARLAND

Plan Commission

2. b.

Meeting Date: 01/25/2021

Item Title: P 21-02 Boardwalk Addition Final Plat

Summary:

P 21-02 Boardwalk Addition Final Plat

Attachments

P 21-02 Boardwalk Addition Final Plat Report and Attachments

Planning Report

File No: P 21-02/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Boardwalk Addition

LOCATION

2830, 2832, 2834 and 2840 South Jupiter Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

Two (2) lots

ACREAGE

10.297

BACKGROUND

The applicant intends to create a subdivision from one platted lot and a tract, resulting in a two (2) lot subdivision. Lot 1 is already developed and Lot 2 will be developed with a Contractor's Office/Storage use.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

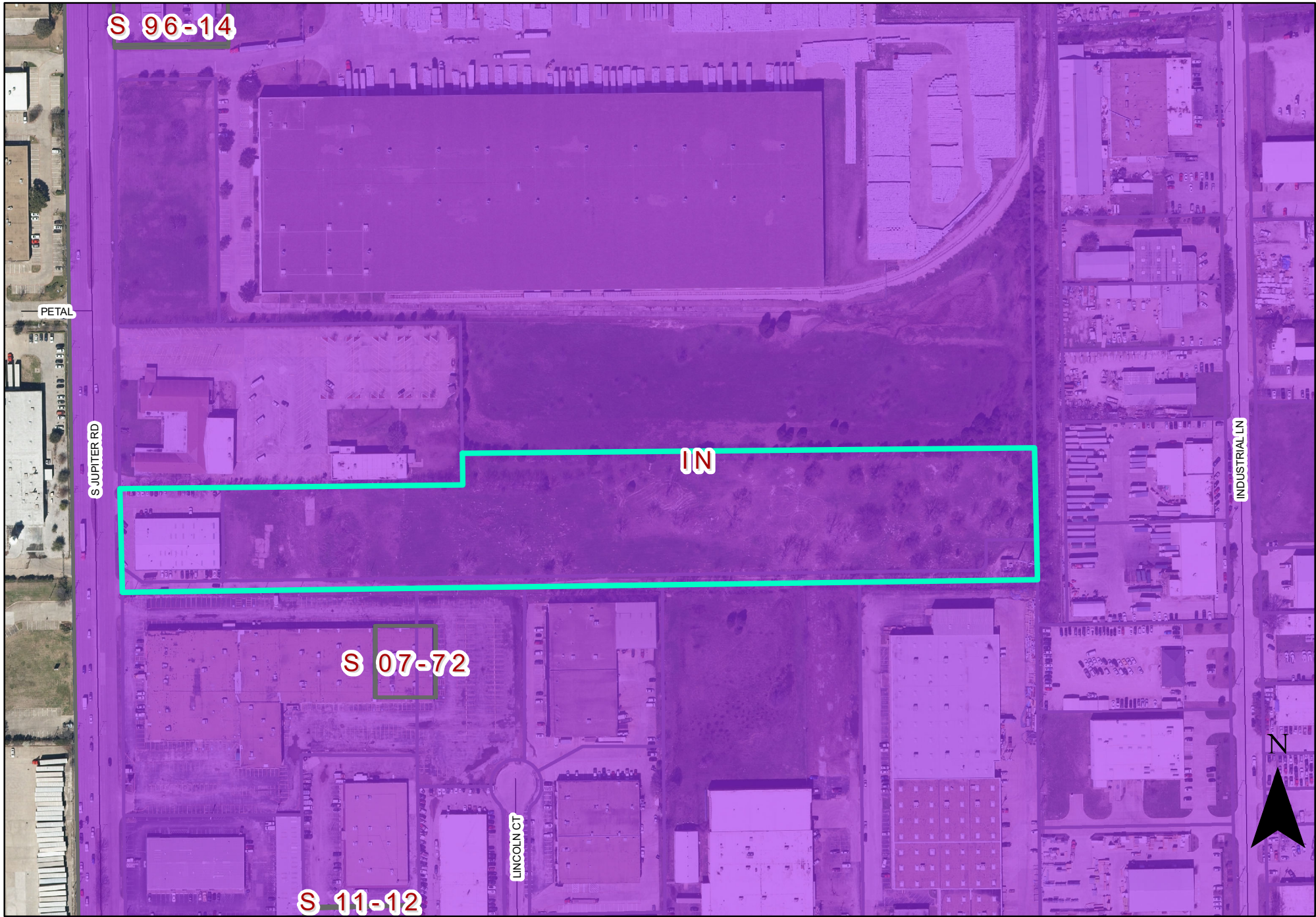
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

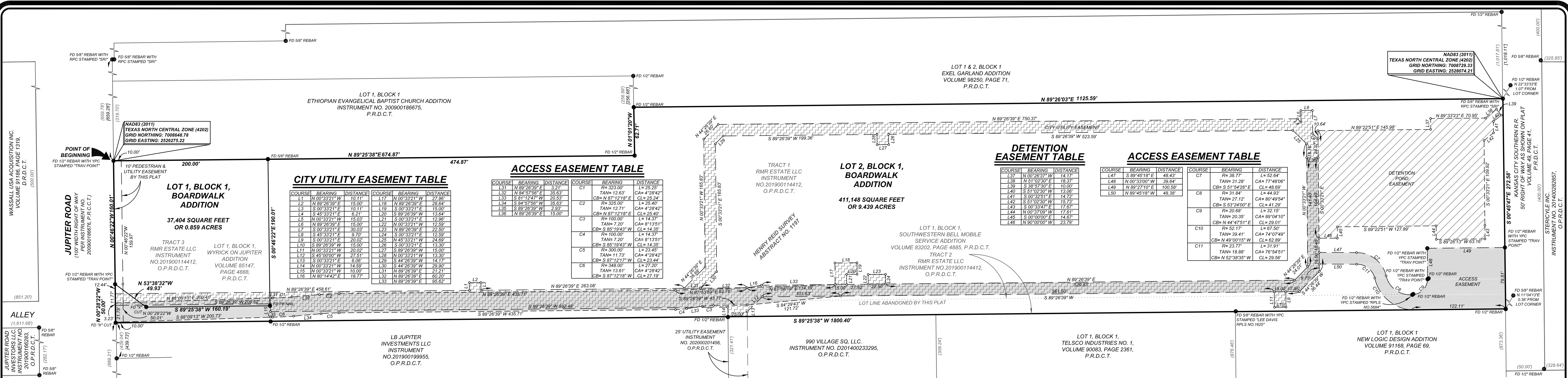


0 160 320 Feet
1 inch = 248 feet

Plat Map P 21-02



INDICATES AREA
OF REQUEST



GENERAL NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO REPLAT LOT 1, BLOCK 1, WYRICK ON JUPITER ADDITION (RMR ESTATE LLC, TRACT 3) AND CONSOLIDATE LOT 1, BLOCK 1, SOUTHWESTERN BELL MOBILE ADDITION (RMR ESTATE LLC, TRACT 2) AND RMR ESTATE LLC, TRACT 1 INTO ONE LOT.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD 83) DERIVED FROM GPS OBSERVATIONS USING THE DALLAS/FORT WORTH AREA VIRTUAL REFERENCE NETWORK (VRN). THE VRN IS MAINTAINED BY ALLTERRA AND IS BASED ON TEXAS DEPARTMENT OF TRANSPORTATION REGIONAL REFERENCE POINTS (RRP).

3. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON DALLAS COUNTY APPRAISAL DISTRICT WEB PAGE DATA (WWW.DCAD.ORG).

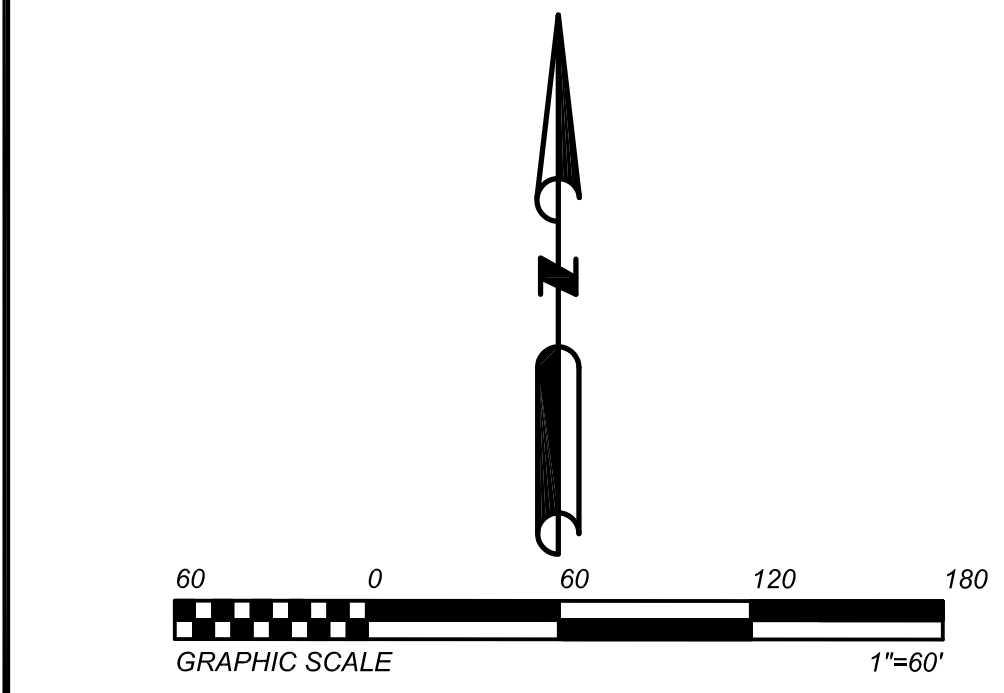
4. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION SEARCH PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO. 1002-268901-RTT ISSUED APRIL 25, 2019. REFERENCE IS MADE TO PLAT EASEMENT SEARCH AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID RESEARCH (AND THEREFORE NOT SHOWN ON THIS SURVEY). MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.

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

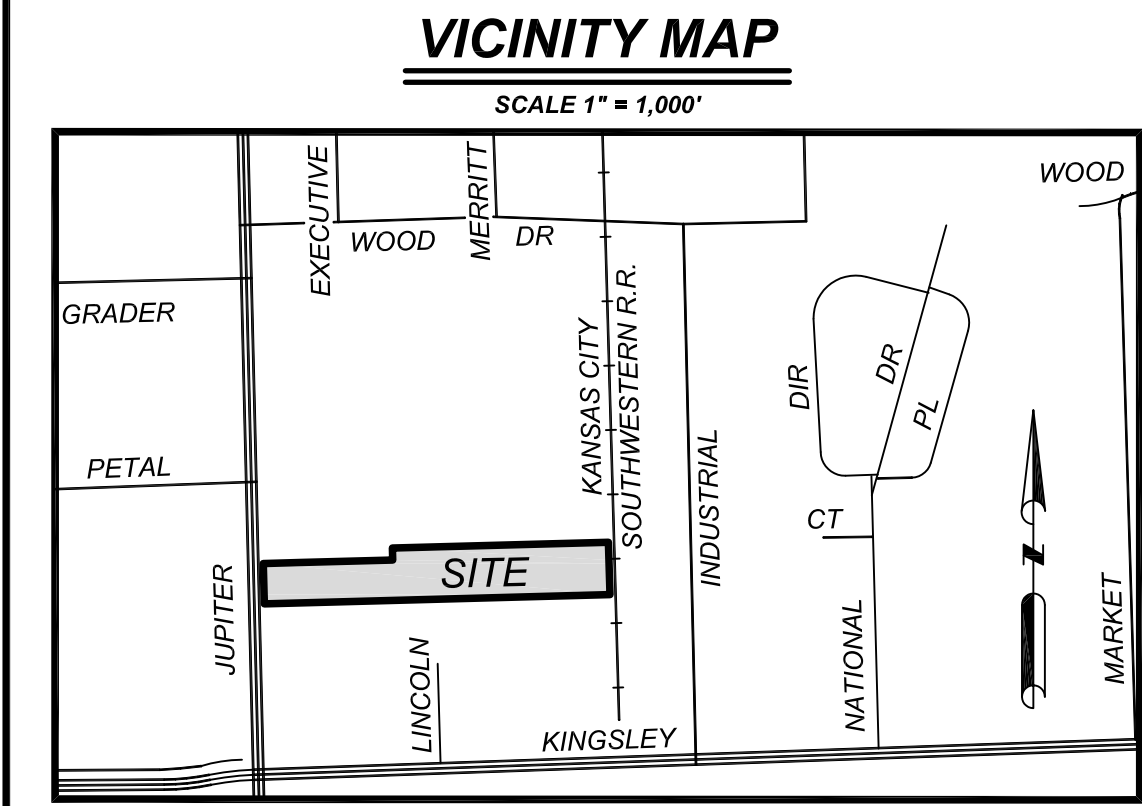
6. ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.

7. THE ROTATION ANGLE TO CONVERT THE BEARINGS SHOWN HEREON TO GRID BEARINGS IS 0°0'00.00". THE SCALE FACTOR TO CONVERT THE DISTANCES SHOWN HEREON TO GRID IS 0.999852297.

8. COORDINATES VALUES SHOWN HEREON ARE ON GRID, ARE NOT SCALED, AND ARE BASED ON NAD83(2011), TEXAS NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS NO. 77, 95 & NO. 421.



- LEGEND**
- : FD MONUMENT AS NOTED
 - : DIMENSION POINT, NOTHING SET OR FOUND
 - FD : FOUND
 - RPC : RED PLASTIC CAP
 - YPC : YELLOW PLASTIC CAP
 - (XXX.XX) : DEED OR PLAT RECORDED DISTANCE
 - [XXX.XX] : MEASURED DISTANCE
 - P.R.D.C.T. : PLAT RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. : DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. : OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - [] : ACCESS EASEMENT BY THIS PLAT
 - [] : CITY UTILITY EASEMENT BY THIS PLAT
 - [] : DETENTION POND EASEMENT BY THIS PLAT



DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

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

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

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 IMPED THE FLOW OF STORMWATER OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUNOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF ANY DAM, BUILDING, FENCE, BRIDGE, WALKWAY, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE CHANNELS OR EASEMENTS, UNLESS APPROVED BY THE CITY OF GARLAND, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

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

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S). THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

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

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

BY: _____
AUTHORIZED SIGNATURE

PRINTED NAME _____ TITLE _____

STATE OF TEXAS)
COUNTY OF DALLAS)

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

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

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR
MARSHALL LANCASTER & ASSOCIATES, INC.
1864 NORWOOD DRIVE, SUITE E,
HURST, TX 76054
PHONE: 817-268-8000

OWNER
RMR ESTATE LLC,
2920 INDUSTRIAL LANE,
GARLAND, TX 75041
PHONE: 214-566-1290

ENGINEER
CHARLES GOUER & ASSOCIATES, INC.
11615 FOREST CENTRAL DR., SUITE 303
DALLAS, TEXAS 75243
PHONE: 214-340-1199

SURVEYOR'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF TARRANT)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

"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."

ROBERT T. HIDEELL _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6583
1864 NORWOOD DRIVE, SUITE E
HURST, TEXAS 76054

STATE OF TEXAS)
COUNTY OF TARRANT)

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

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

NOTARY PUBLIC _____

_____, COUNTY, TEXAS

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

DIRECTOR OF PLANNING

CHAIRMAN OF PLAN COMMISSION

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

FINAL PLAT
BOARDWALK ADDITION,
LOTS 1 & 2, BLOCK 1,
A REPLAT OF LOT 1, BLOCK 1,
WYRICK ON JUPITER ADDITION
VOLUME 85147, PAGE 2342, P.R.D.C.T., LOT 1, BLOCK 1,
SOUTHWESTERN BELL MOBILE SERVICE ADDITION
VOLUME 83202, PAGE 4885 P.R.D.C.T. & RMR ESTATE LLC,
TRACT 1, INSTRUMENT NO. 201900114412, O.P.R.D.C.T.
HENRY REID SURVEY, ABSTRACT NO. 1197
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.181227-3

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
commercial, retail and industrial construction surveying
- land title surveys - topography - subdivision platting
1864 Norwood Drive, Suite E, Hurst, TX 76054
metro (817) 268-8000 fax (817) 282-2231 www.mla-survey.com firm no.10045100

DATE: 11/24/2020 JOB NO.: 19149A DRAWN BY: OP CHECKED BY: RTH

SCALE: 1" = 60' SHEET NO. 1 OF 1



GARLAND

Plan Commission

2. c.

Meeting Date: 01/25/2021

Item Title: P 21-03 Westside Addition Final Plat

Summary:

P 21-03 Westside Addition Final Plat

Attachments

P 21-03 Westside Addition Final Plat Report and Attachments

Planning Report

File No: P 21-03/District 2

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

FINAL PLAT

Westside Addition

LOCATION

712 Armstrong Drive

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

One (1)

ACREAGE

0.303

BACKGROUND

The applicant requests to establish one (1) lot to build a single-family home.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

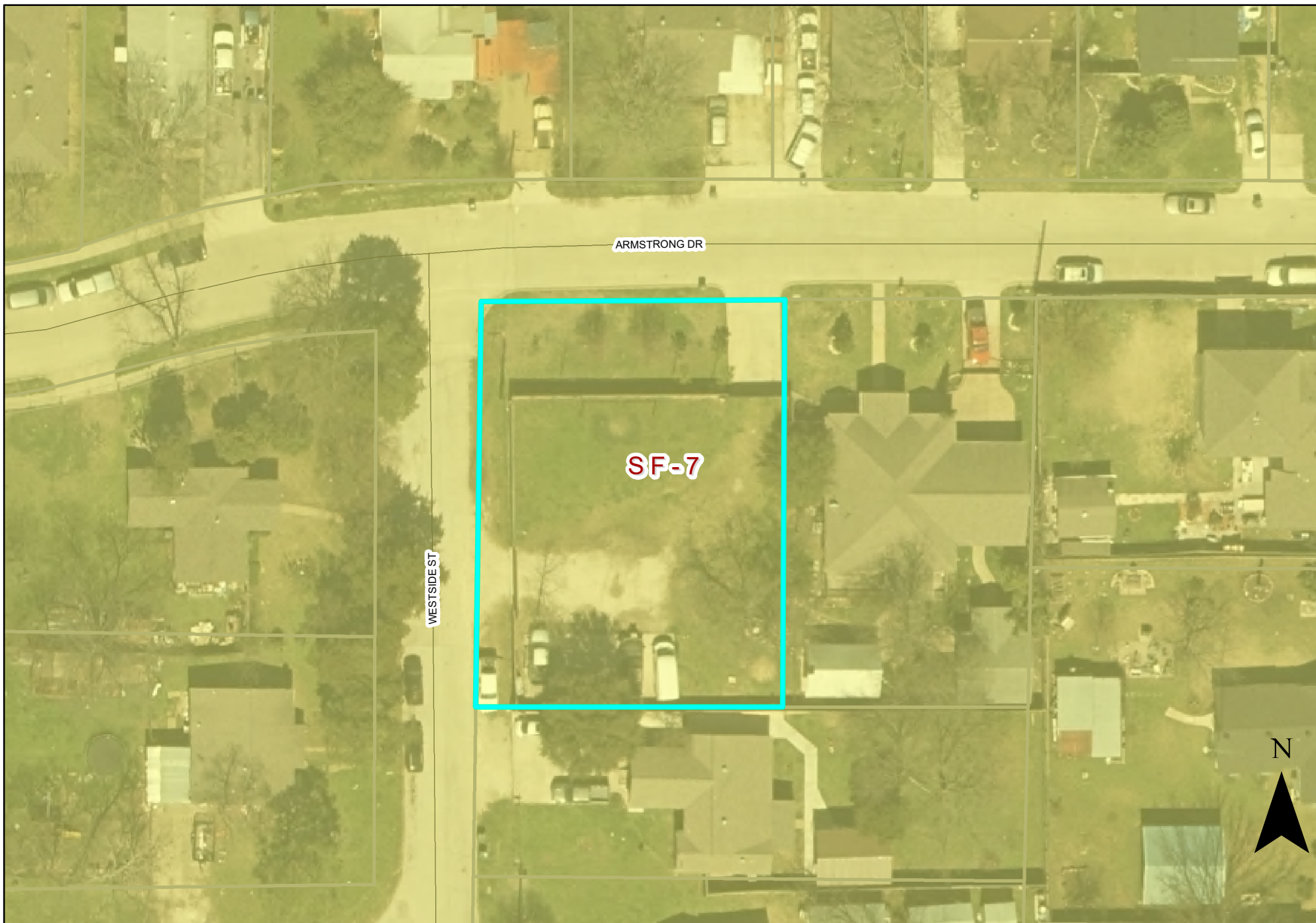
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

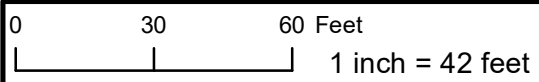


ARMSTRONG DR

WESTSIDE ST

SF-7

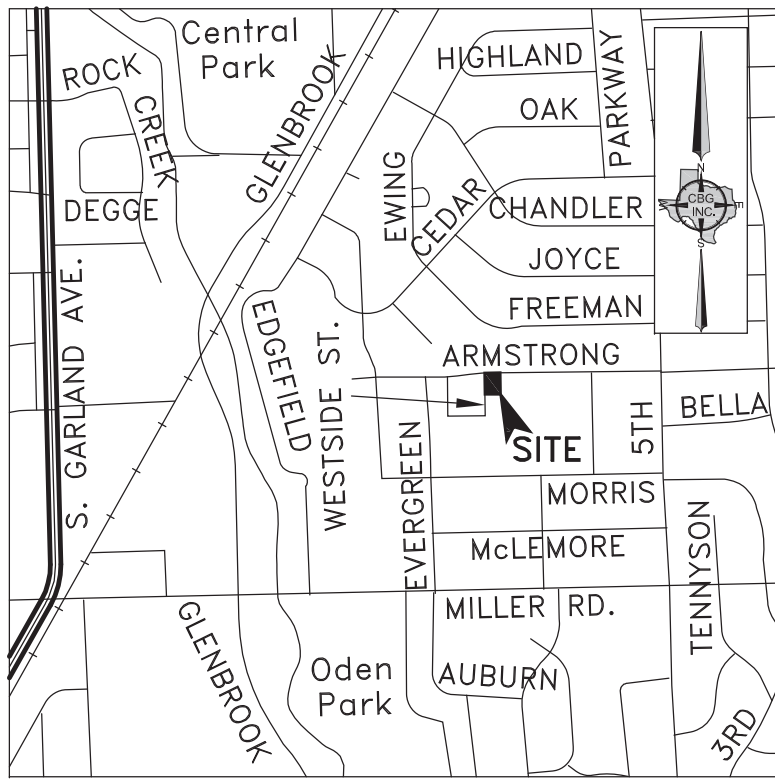
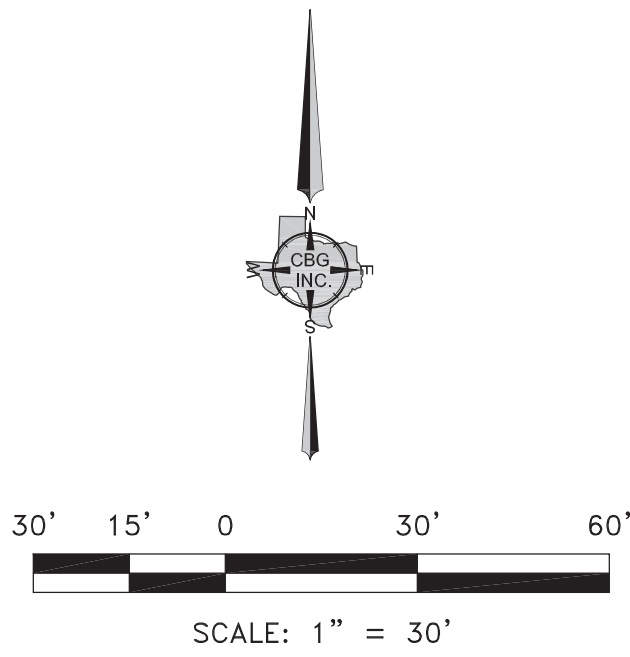
N



Plat Map P 21-03



INDICATES AREA
OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Keila Aradillas and Maria Candelaria Lopez, being the owners of a 0.303 tract of land situated in the Abner Keen Survey, Abstract No. 735, Dallas County, Texas, being conveyed to said Keila Aradillas and Maria Candelaria Lopez by General Warranty Deed, recorded in Instrument No. 200600150322, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with 3 inch aluminum disk stamped "WA" and "RPLS 5513" for corner, said corner being the intersection of the East Right-of-Way line of Westside Street (a variable width Right-of-Way), and the South Right-of-Way line of Armstrong Drive (38 foot Right-of-Way);

THENCE North 88 degrees 21 minutes 28 seconds East, along the South Right-of-Way line of said Armstrong Drive, a distance of 98.00 feet to a 1/2 inch iron rod set with 3 inch aluminum disk stamped "WA" and "RPLS 5513" for corner;

THENCE South 00 degrees 51 minutes 38 seconds East, departing the South Right-of-Way line of said Armstrong Drive, passing a 5/8 inch iron rod set with plastic yellow cap stamped "CBG Surveying" on-line at a distance of 10.22 feet for reference, said iron being the Northeast corner of said Aradillas and Lopez tract, and also being the Northwest corner of that tract of land conveyed to Nicolas Garcia, by deed recorded in Instrument No. 20070125833, Official Public Records, Dallas County, Texas, and continuing a total distance of 135.93 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Garcia tract, and being on the North line of that tract of land conveyed to Amer Aradillas, by deed recorded in Instrument No. 201900306433, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 47 minutes 34 seconds West, along the North line of said Aradillas tract, a distance of 98.09 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Aradillas tract, and being in the East Right-of-Way line of said Westside Street;

THENCE North 00 degrees 49 minutes 12 seconds West, along the East Right-of-Way line of said Westside Street, passing a 5/8 inch iron rod set on-line, at a distance of 104.89 feet for reference, and also passing a 1/2 inch iron rod found on-line at a distance of 125.00 feet for reference, and continuing a total distance of 133.48 feet to the POINT OF BEGINNING, and containing 13,207 square feet or 0.303 of an acre of land.

Line Table		
Line #	Direction	Length
L1	S 44°16'47" W	21.18'
L2	N 44°16'47" E	17.69'

GENERAL NOTES

1) COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 133 AND 134:

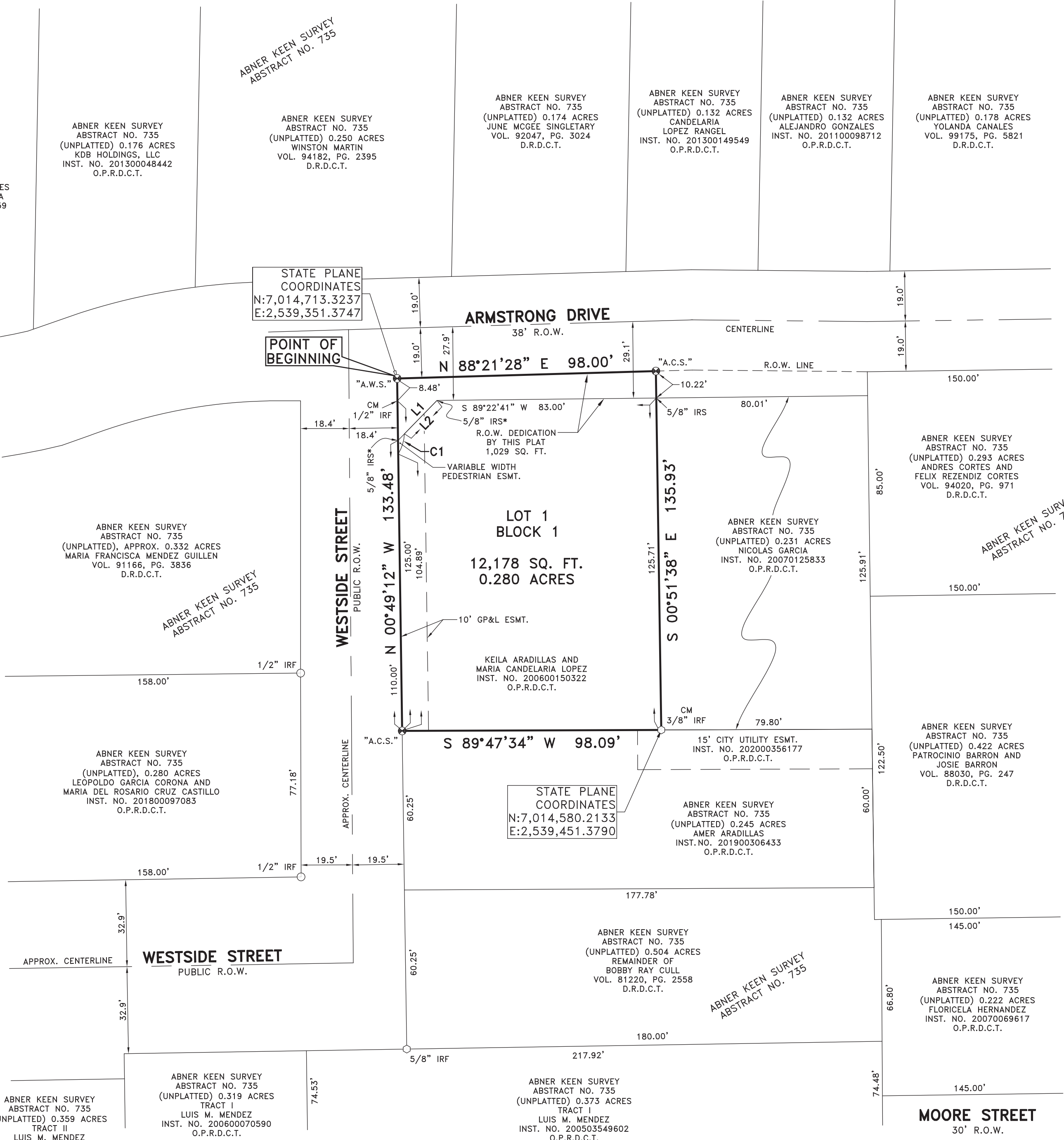
GPS 133-N=7,016,076.26 GPS 134-N=7,014,307.14
E=2,542,108.41 E=2,542,083.71
Z=541.09' Z=569.37

- THE PURPOSE OF THIS PLAT IS CREATE ONE LOT OUT OF A 0.303 OF AN ACRE OF LAND.
- ANY NEW STRUCTURES MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" UNLESS DENOTED OTHERWISE
- SELLING A PORTION OF THE 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.
- ANY PROPERTY CORNERS NOT SET AT THE TIME OF THE RECORDING OF THIS PLAT WITH BE SET AFTER CONSTRUCTION OF FLATWORK.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER

VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
IRF = IRON ROD FOUND
IRS = IRON ROD SET WITH PLASTIC YELLOW CAP
STAMPED "CBG SURVEYING"
A.C.S. = 5/8 INCH IRON ROD SET WITH 3-1/4 INCH ALUMINUM DISK
STAMPED "WA" AND "RPLS 5513"
A.W.S. = MAG NAIL SET WITH ALUMINUM WASHER
STAMPED "WA" AND "RPLS 5513"
5/8" IRF* = WILL BE SET AFTER CONSTRUCTION BY THE CITY OF GARLAND



Approved and accepted for the City of Garland this _____ day of _____, 2021 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Keila Aradillas and Maria Candelaria is the sole owners of the property described in this plat, do hereby adopt this plat, designating the property as **WESTSIDE ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shownthereon 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 in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2021.

BY: _____
Keila Aradillas, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Keila Aradillas, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2021.

BY: _____
Maria Candelaria, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Maria Candelaria, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2021.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the 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 the Signed Final Plat.

Dated this the _____ day of _____, 2021.
RELEASED FOR REVIEW 01/11/2021 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

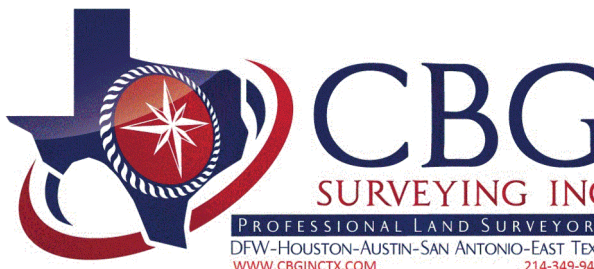
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

FINAL PLAT
WESTSIDE ADDITION
LOT 1, BLOCK 1
BEING A TRACT OF LAND OUT OF THE
ABNER KEEN SURVEY, ABSTRACT NO. 735
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 190627-2



OWNER: KEILA ARADILLAS AND
MARIA CANDELARIA LOPEZ
708 ARMSTRONG DRIVE
GARLAND, TEXAS, 75040
469-865-8521
arvizuselenaz25@gmail.com

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbginctx.com



GARLAND

Plan Commission

2. d.

Meeting Date: 01/25/2021

Item Title: P 21-04 Via Bayou Addition First Replat

Summary:

P 21-04 Via Bayou Addition First Replat

Attachments

P 21-04 Via Bayou Addition First Replat Report and Attachments

Planning Report

File No: P 21-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REPLAT

Via Bayou Addition First Replat

LOCATION

3918 Zion Road

ZONING

Planned Development (PD) District 20-13

NUMBER OF LOTS

One (1)

ACREAGE

1.016 acres

BACKGROUND

The applicant is platting the property for the purpose of adding a utility easement. The property is currently unimproved and intended for development with RV Park Cabins.

The plat is in conformance with the conditions of Planned Development (PD) 20-13.

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. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



OWNERS' CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, VIA BAYOU, INC., A TEXAS CORPORATION, is the owner of a 1.016 acre tract of land out of the James Loving Survey, Abstract No. 791 and the R. Bateman Survey, Abstract No. 89, City of Garland, Dallas County, Texas, and being all of a called 1.0165 acre tract of land described in a Warranty Deed to Via Bayou, inc., A Texas Corporation, recorded as Instrument No. 201600054794 of the Official Public Records of Dallas County, Texas (OPRDCT), and all of Lot 1, Block 1 of the Via Bayou Addition, an Addition to the City of Garland, recorded as Instrument No. 201700005569 of the Plat Records of Dallas County, Texas (OPRDCT) and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod capped with a 3" Aluminum Disk Monument stamped City of Garland, Subdivision Monument, Lakeshore RV Resort Addition-2019, Do Not Disturb, found for corner in the southeast right-of-way line of Zion Road (a 60' right-of-way) at the most western corner of said 1.0165 acre tract common to the most northern corner of Lot 1, Block 1 of the Lakeshore RV Resort Addition, recorded as Instrument No. 202000024333 (OPRDCT);

THENCE North 54°49'49" East, along the southeast right-of-way line of said Zion Road common to the northwest line of said 1.0165 acre tract, a distance of 122.35 feet, to a 1/2" iron rod found for corner in last mentioned right-of-way line at the most northern corner of said 1.0165 acre tract common to the most western corner of a tract of land described in a Deed to Jo Ann Stanley, recorded as Instrument No. 201600141731 (ODRDCT);

THENCE South 44°53'12" East, along the northeast line of said 1.0165 acre tract common to the southwest line of said Stanley tract, a distance of 371.01 feet, to a 1/2" iron rod with an orange cap, stamped "Fidler RPLS 3940", set for corner in the northwest line of Lot 1 Block 1 of The Terrace Addition, an Addition to the City of Garland, Texas, recorded in Volume 83170, Page 895 of the Deed Records of Dallas County, Texas at the most eastern corner of said 1.0165 acre tract common to the most southern corner of said Stanley tract;

THENCE South 54°25'42" West, along the southeast line of said 1.0165 acre tract common to the northwest line of said Terrace Addition, a distance of 118.42 feet, to a 1/2" iron rod with an orange cap, stamped "Fidler RPLS 3940", set for corner in the northeast line of said Lakeshore RV Resort Addition at the most southern corner of said 1.0165 acre tract common to the most western corner of said Terrace Addition;

THENCE North 45°27'40" West, along the southeast line of said 0.165 acre tract common to the northeast line of said Lakeshore RV Resort Addition, a distance of 372.51 feet, to THE POINT OF BEGINNING and containing 44,277 square feet, or 1.016 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That VIA BAYOU, INC., A TEXAS CORPORATION,, 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 VIA BAYOU ADDITION FIRST REPLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, 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.

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

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

FOR: VIA BAYOU, INC., A TEXAS CORPORATION
BY: CRAIG TURNER, PRESIDENT

BY: Craig Turner

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

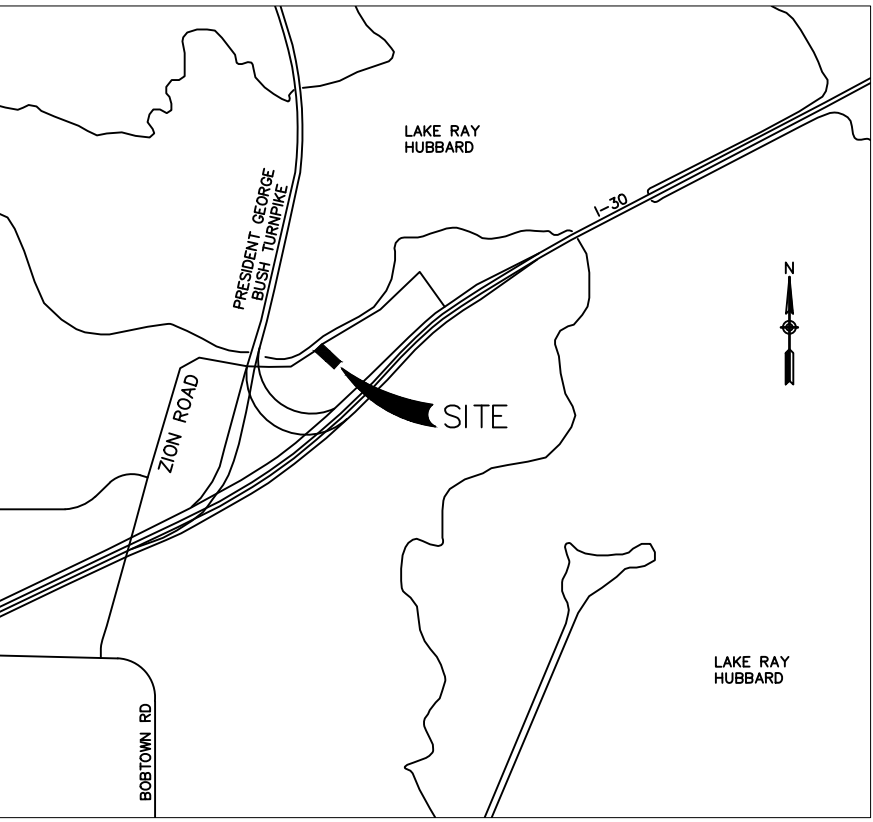
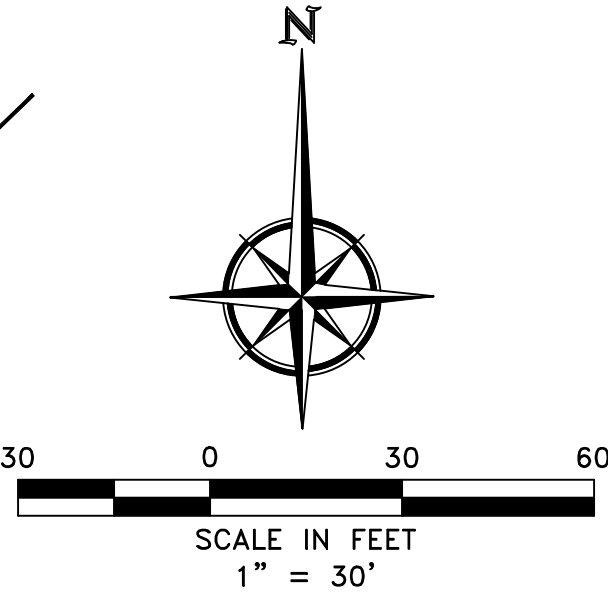
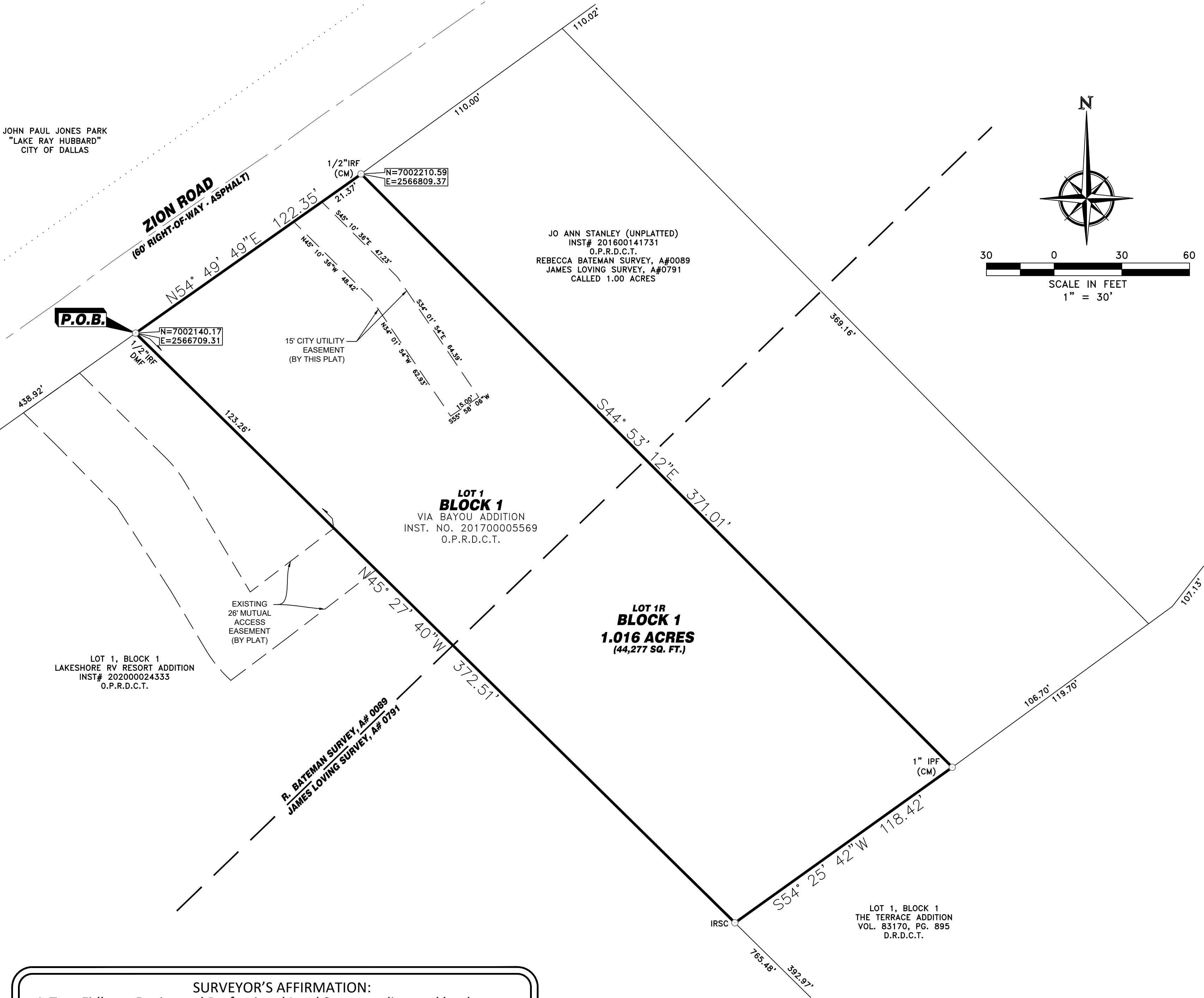
STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Stamp: _____
Notary Signature



VICINITY MAP
N.T.S.

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
IRS	IRON ROD SET*
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

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

Chairman of the City Plan Commission

Director of Planning

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

SPACE RESERVED
FOR COUNTY
RECORDING LABEL

REPLAT
VIA BAYOU ADDITION
FIRST REPLAT
LOT 1R, BLOCK 1

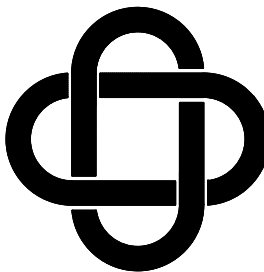
A REPLAT OF LOT 1, BLOCK 1
VIA BAYOU ADDITION

SITUATED IN THE
R. BATEMAN SURVEY, ABST. NO. 89
& JAMES LOVING SURVEY, ABST. NO. 791
CITY OF GARLAND
DALLAS COUNTY, TEXAS

CITY CASE NO. 200409-2

DATE PREPARED: 11/11/2020

ERIC L. DAVIS ENGINEERING, INC.
FIRM NO. 10194489
TBPLS FIRM # 10194489
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com



SURVEYOR'S AFFIRMATION:

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

Dated this the _____ day of _____, 2021

PRELIMINARY - NOT FOR RECORD

Tom Fidler
Texas Registered Professional Land Surveyor No. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Stamp: _____
Notary Signature

GENERAL NOTES

- Bearings are based on GPS observations taken on February 19, 2020, using NAD83 (2011) tied to the Texas Coordinate System of 1983, North Central Zone 4202
- Elevations are based on GPS using the North American Vertical Datum of 1988 (NAVD 88)
- The purpose of this Replat is to add a 15' Utility Easement (as shown hereon.
- *Each corner set is monumented by a 1/2" iron rod with an orange cap stamped, "Fidler RPLS 3940", unless otherwise noted.
- Coordinates shown hereon are NAD83 (CORS2011) tied to the Texas Coordinate System of 1983, North Central Zone (4202) via conventional tie using City of Garland Geodetic Control. Monuments 64 & 67;
GPS64- N=6998760.35284 GP567 N=6999798.92032
E=2563544.43983 E=2566758.86582
Z=516.19 Z=471.94
- DMF - 3" Aluminum Disk Monument Found stamped City of Garland, Subdivision Monument, Lakeshore RV Resort Addition-2019, Do Not Disturb
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Garland, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

SURVEYOR/ENGINEER:

TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 26377
FORNEY, TX 75126
(972) 564-0592

OWNER:

VIA BAYOU, INC.
CRAIG TURNER
710 E. INTERSTATE 30, SUITE 320
GARLAND, TEXAS 75043
(972) 613-9782



GARLAND

Plan Commission

3. a.

Meeting Date: 01/25/2021

Item Title: Z 20-28 Ephriem Mengstab - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Ephriem Mengstab**, requesting approval of a Specific Use Provision to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Specific Use Provision)

Attachments

Z 20-28 Ephriem Mengstab (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 20-28/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

LOCATION

2430 Lonnecker Drive

APPLICANT

Ephriem Mengstab

OWNER

Ephriem Mengstab

BACKGROUND

The applicant proposes the storage of trucks on a vacant property. The applicant states that no repair will be conducted on site.

SITE DATA

The site contains approximately 2.609 acres with approximately 389 lineal feet of frontage along Lonnecker Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant intends to store semi-trucks and trailers on this site. A Specific Use Provision (SUP) is required for the requested use in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes a Truck/Bus Storage use on the proposed site, along with a five hundred seventy-five (575) square-foot office building. Ten (10) heavy load (semi-truck and trailer) storage spaces are shown on the site plan.
2. Four (4) parking spaces are required by the Garland Development Code (GDC) for the proposed office use; four (4) parking spaces are provided.
3. Landscaping currently exists on the site. However, the applicant is proposing additional landscaping and a new eight (8) foot chain link fence on the perimeter of the site

(Exhibit D in the Plan item). The applicant complies with the applicable screening and landscaping regulations of the GDC.

4. The design of the building (Exhibit E in the Plan item) complies with the applicable building design regulations of GDC.
5. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
6. It should be noted that trucks have been parked on the site; however, Code Compliance has provided notice to the owner, and the applicant is going through the proper zoning process accordingly.
7. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as a paint manufacturing facility, concrete contractor company, and an auto restoration service.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

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

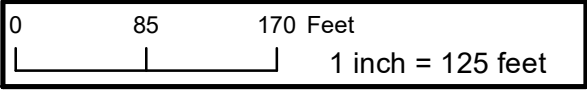
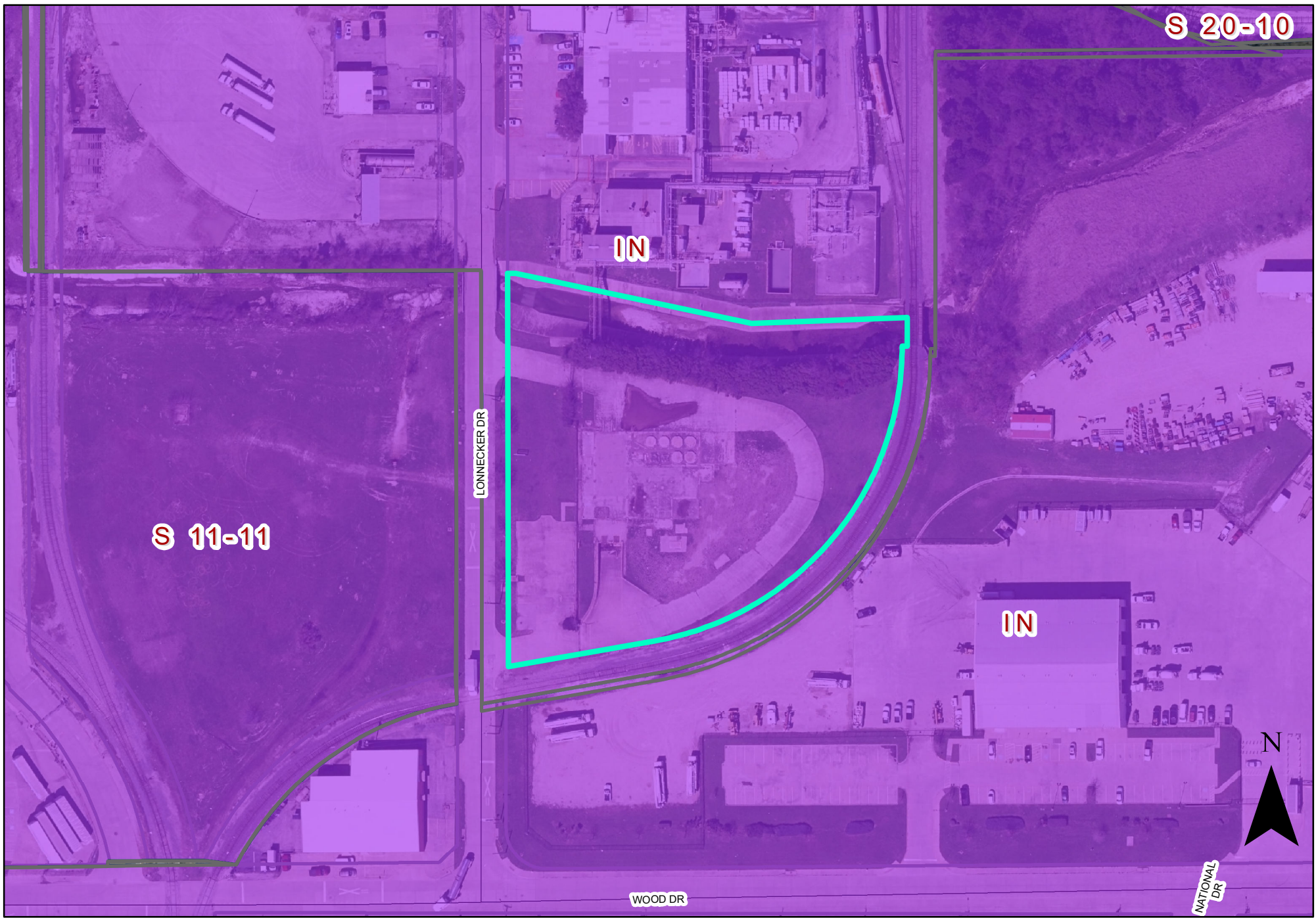
CITY COUNCIL DATE: February 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-28



EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-28

2430 Lonnecker Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for Truck/Bus Storage Use shall be in effect for a period of twenty years (20) years.
 - B. Site Layout: The Truck/Bus Storage Use operation shall be in conformance with the site layout in Exhibit C.
 - C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D.
 - D. Fences: Fences shall be maintained by the property owner and shall be in conformance with Exhibit D.
 - E. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

Z 20-28



Northwest of subject property from Lonnecker Drive.



View of subject property from Lonnecker Drive.



South of subject property from Lonnecker Drive.



Northeastern of subject property from Lonnecker Drive.



GARLAND

Plan Commission

3. b.

Meeting Date: 01/25/2021

Item Title: Z 20-28 Ephriem Mengstab - Plan (District 5)

Summary:

Consideration of the application of **Ephriem Mengstab**, requesting approval of a Plan for Truck/Bus Storage Use on a property zoned Industrial (IN) District. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 20-28 - Plan)

Attachments

Z 20-28 Ephriem Mengstab (Plan)

Planning Report

File No: Z 20-28/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

LOCATION

2430 Lonnecker Drive

APPLICANT

Ephriem Mengstab

OWNER

Ephriem Mengstab

BACKGROUND

The applicant proposes the storage of trucks on a vacant property. The applicant states that no repair will be conducted on site.

SITE DATA

The site contains approximately 2.609 acres with approximately 389 lineal feet of frontage along Lonnecker Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant intends to store semi-trucks and trailers on this site. A Specific Use Provision (SUP) is required for the requested use in the Industrial (IN) District.

CONSIDERATIONS

1. The applicant proposes a Truck/Bus Storage use on the proposed site, along with a five hundred seventy-five (575) square-foot office building. Ten (10) heavy load (semi-truck and trailer) storage spaces are shown on the site plan.
2. Four (4) parking spaces are required by the Garland Development Code (GDC) for the proposed office use; four (4) parking spaces are provided.
3. Landscaping currently exists on the site. However, the applicant is proposing additional landscaping and a new eight (8) foot chain link fence on the perimeter of the site

(Exhibit D in the Plan item). The applicant complies with the applicable screening and landscaping regulations of the GDC.

4. The design of the building (Exhibit E in the Plan item) complies with the applicable building design regulations of GDC.
5. The applicant is not proposing a sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.
6. It should be noted that trucks have been parked on the site; however, Code Compliance has provided notice to the owner, and the applicant is going through the proper zoning process accordingly.
7. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as a paint manufacturing facility, concrete contractor company, and an auto restoration service.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

Approval of a Plan for a Truck/Bus Storage Use on a property zoned Industrial (IN) District.

ADDITIONAL INFORMATION

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

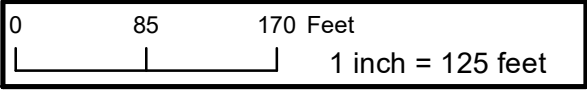
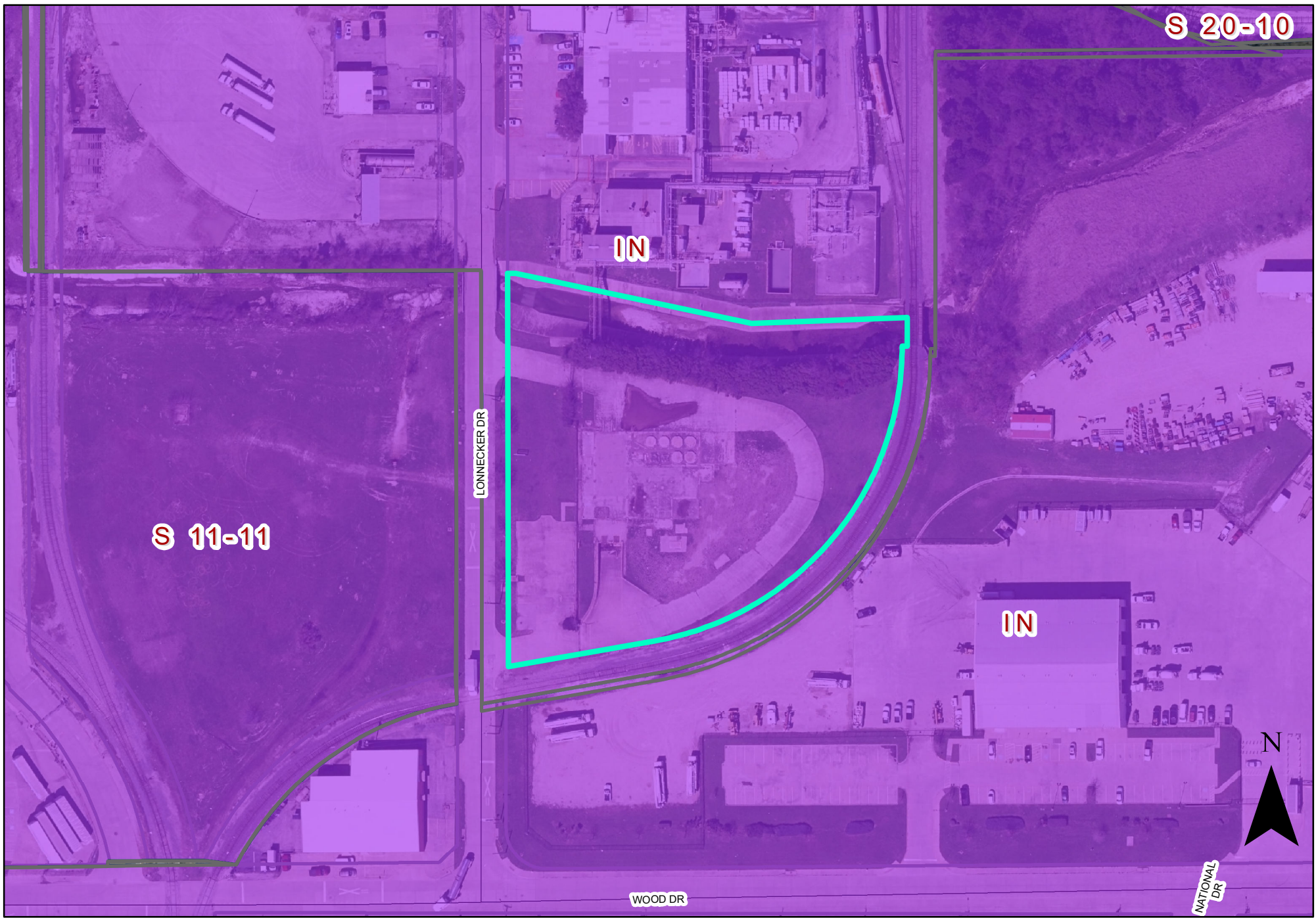
CITY COUNCIL DATE: February 16, 2021

PREPARED BY:

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

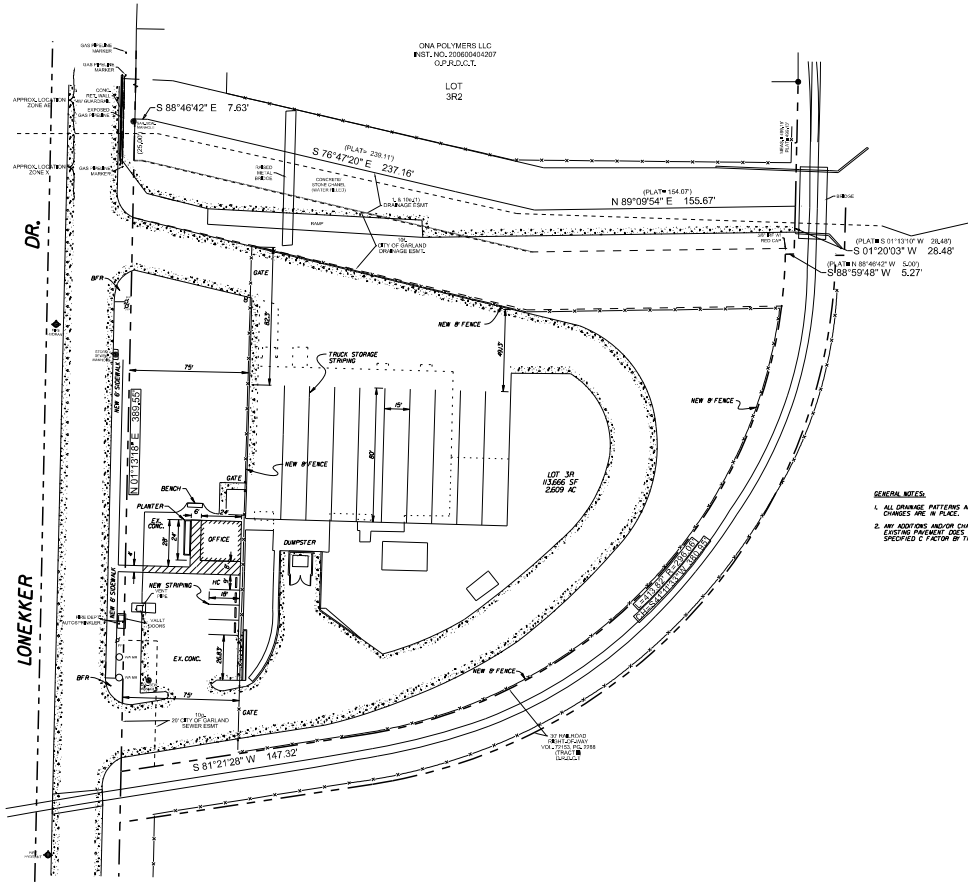
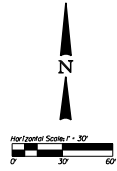
REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-28

 INDICATES AREA OF REQUEST



GENERAL NOTES:
1. ALL DRAINAGE PATTERNS ARE EXISTING, NO CHANGES ARE IN PLACE.
2. ANY ADDITIONS AND/OR CHANGES TO THE EXISTING PRESENT AREAS ARE EXEMPT FROM THE SPECIFIED C FACTOR BY THE CITY CODE.

ZONING

DESIGNATION LIGHT INDUSTRIAL DISTRICT
BUSINESS USE SEMI TRUCK STORAGE
BUILDING SETBACK 25 FT (FRONT)
BUILDING SETBACK 10 FT (SIDES & BACK)
LANDSCAPING EASEMENT 10 FT (LONEKER DR.)

LEGAL

ADDRESS 2430 LONEKER DRIVE
LAND LOT 3R/ACRES 2.609
SANTA FE MILLER ROAD INDUSTRIAL DISTRICT
GARLAND, TEXAS 75080

PROJECT SITE

GROSS LOT AREA 113,666 SF
GROSS FLOOR AREA N/A
FLOOR/LOT AREA RATIO N/A
IMPERVIOUS AREA NO CHANGE
LANDSCAPE AREA (EXTERIOR) N/A
LANDSCAPE AREA (INTERIOR) NO CHANGE
BUILDING CONSTRUCTION N/A

BENCHMARKS

PROJECT OWNER

MENSTAD, EPHRIEM
624 PINE VALLEY
RICHARDSON, TEXAS 75081
(469) 761-1440

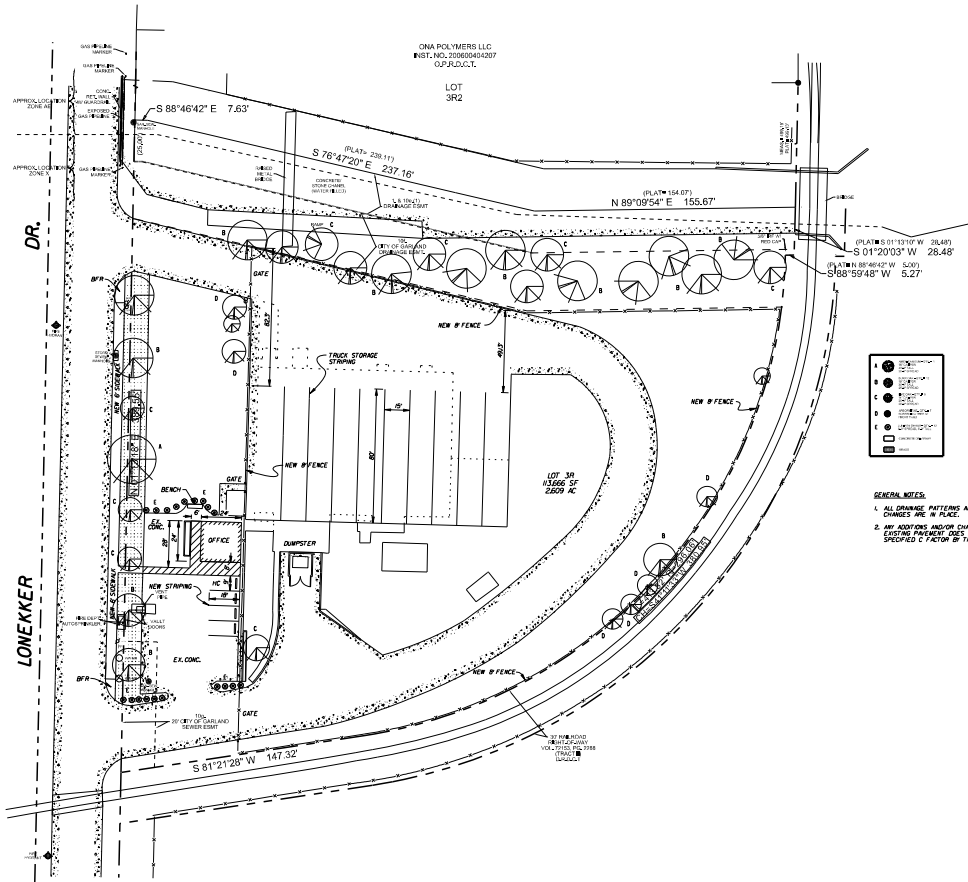
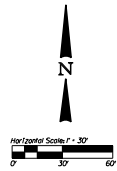
PARKING CALCULATIONS

PARKING RATIO 1 PER 300 SF OFFICE
PARKING REQUIRED 4 - OFFICE
PARKING PROVIDED 10 - SEMI TRUCK/TRAILER PARKING



DATE		REVISION			BY
SITE PLAN					
DEVELOPMENT SITE PLAN					
SEMI TRUCK/TRAILER STORAGE LOT					
LOT 3R/SANTA FE MILLER RD, INDUSTRIAL DISTRICT					
HENRY REID SURVEY, ABSTRACT NO. 1197					
2430 LONEKER DRIVE, GARLAND, TEXAS 75080					
2.609 ACRES - ZONING LIGHT INDUSTRIAL					
HENRY G. NIBLO, P.E.					
201 KIMMEL ROAD					
DALLAS, TEXAS 75236					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE
H. NIBLO	H. NIBLO	DEC 2005	1"=30'	SEAL	FILE
					NO.
					CASE NO. 200721-2

EXHIBIT D

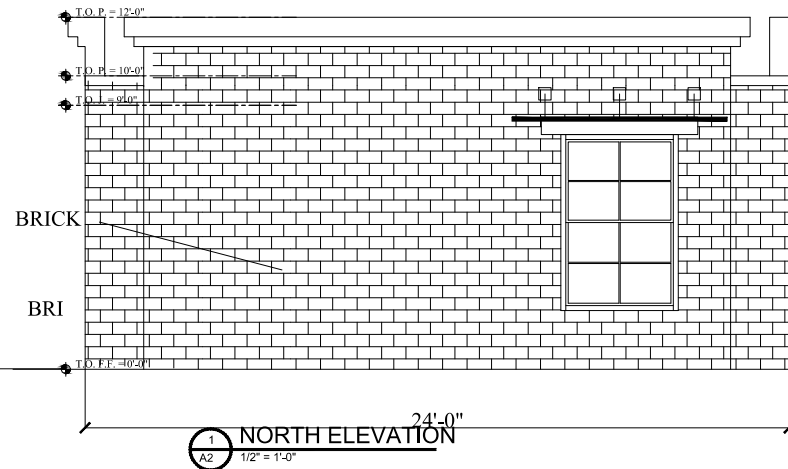
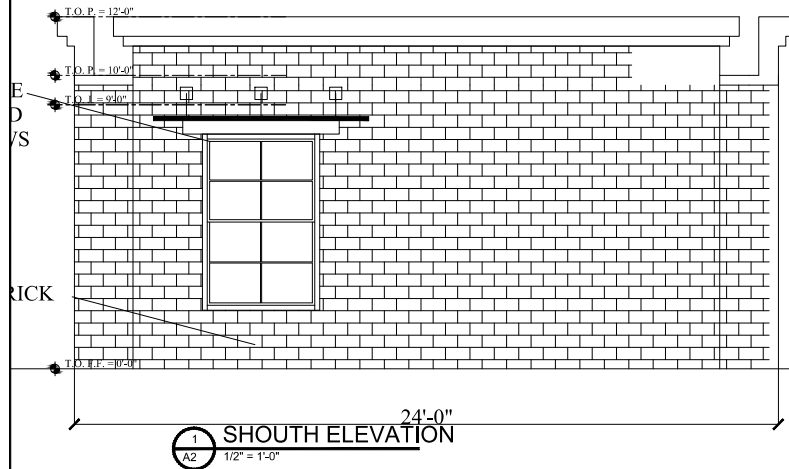
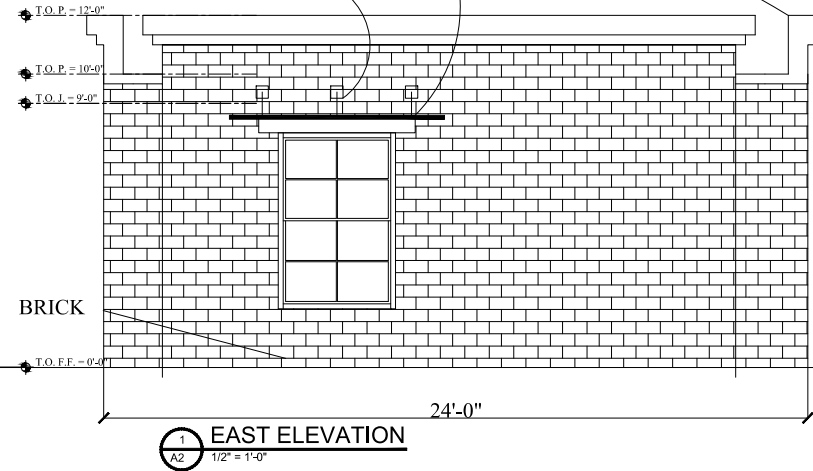
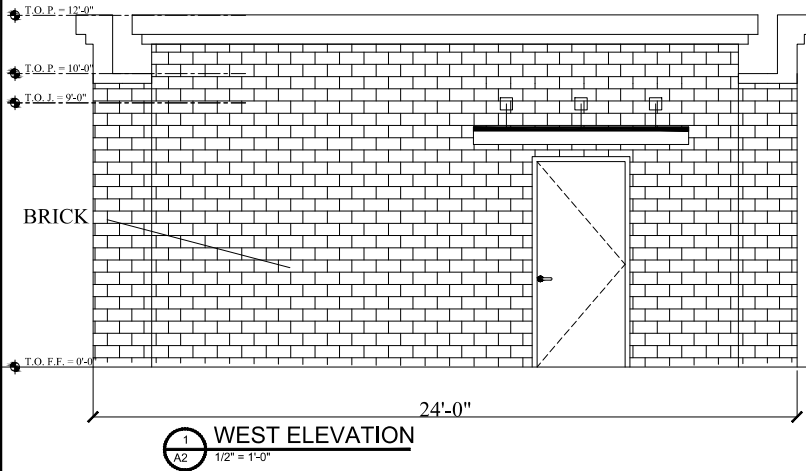


- GENERAL NOTES:
1. ALL DRAINAGE PATTERNS ARE EXISTING, NO CHANGES ARE IN PLACE.
 2. ANY ADDITIONS AND/OR CHANGES TO THE EXISTING PERMIT SHALL BE EXEMPT THE SPECIFIED C FACTOR BY THE CITY CODE.

DATE	REVISION			BY	
LANDSCAPING PLAN					
DEVELOPMENT SITE PLAN					
SEMI TRUCK/TRAILER STORAGE LOT					
LOT 3R/SANTA FE MILLER RD, INDUSTRIAL DISTRICT					
HENRY REID SURVEY, ABSTRACT NO. 1197					
2430 LONEKKER DRIVE, GARLAND, TEXAS 75080					
2.609 ACRES - ZONING LIGHT INDUSTRIAL					
HENRY G. NIBLO, P.E.					
3131 KIMMIS ROAD					
DALLAS, TEXAS 75236					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
H. NIBLO	H. NIBLO	DEC 2005	1"=30'	SEAL HERITAGE	CASE NO. 200721-2

6 ARCHITECTURAL ELEMENT

- 1- RECESSED FLOOR PLAN
- 2- RECESSED ELEVATION
- 3- PLANTER BOX -SEE SITE PLAN
- 4- SEATING BENCH-SEE SITE PLAN
- 5- CORNICE AROUND WINDOWS-SEE ELEVATION
- 6- AWNING ON TOP OF WINDOWS



DDR CONSULTING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

2430 Lonnecker Drive
Garland, TX 75080

case number 200721-2
Drawn By:RK
Checked By:RK
Date Issued:JULY11/20

SHEET NUMBER

A2.0

Z 20-28



Northwest of subject property from Lonnecker Drive.



View of subject property from Lonnecker Drive.



South of subject property from Lonnecker Drive.



Northeastern of subject property from Lonnecker Drive.



GARLAND

Plan Commission

3. c.

Meeting Date: 01/25/2021

Item Title: Z 20-40 Jack Birdsong - Zoning (District 3)

Summary:

Consideration of the application of **Jack Birdsong**, requesting approval of an amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Zoning)

Attachments

Z 20-40 Jack Birdsong (Zoning) Report and Attachments

Planning Report

File No: Z 20-40/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

APPLICANT

Jack Birdsong

OWNER

Jack Birdsong

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that

may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30am (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.

(e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

(f) Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which 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. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel. The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

ADDITIONAL INFORMATION

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

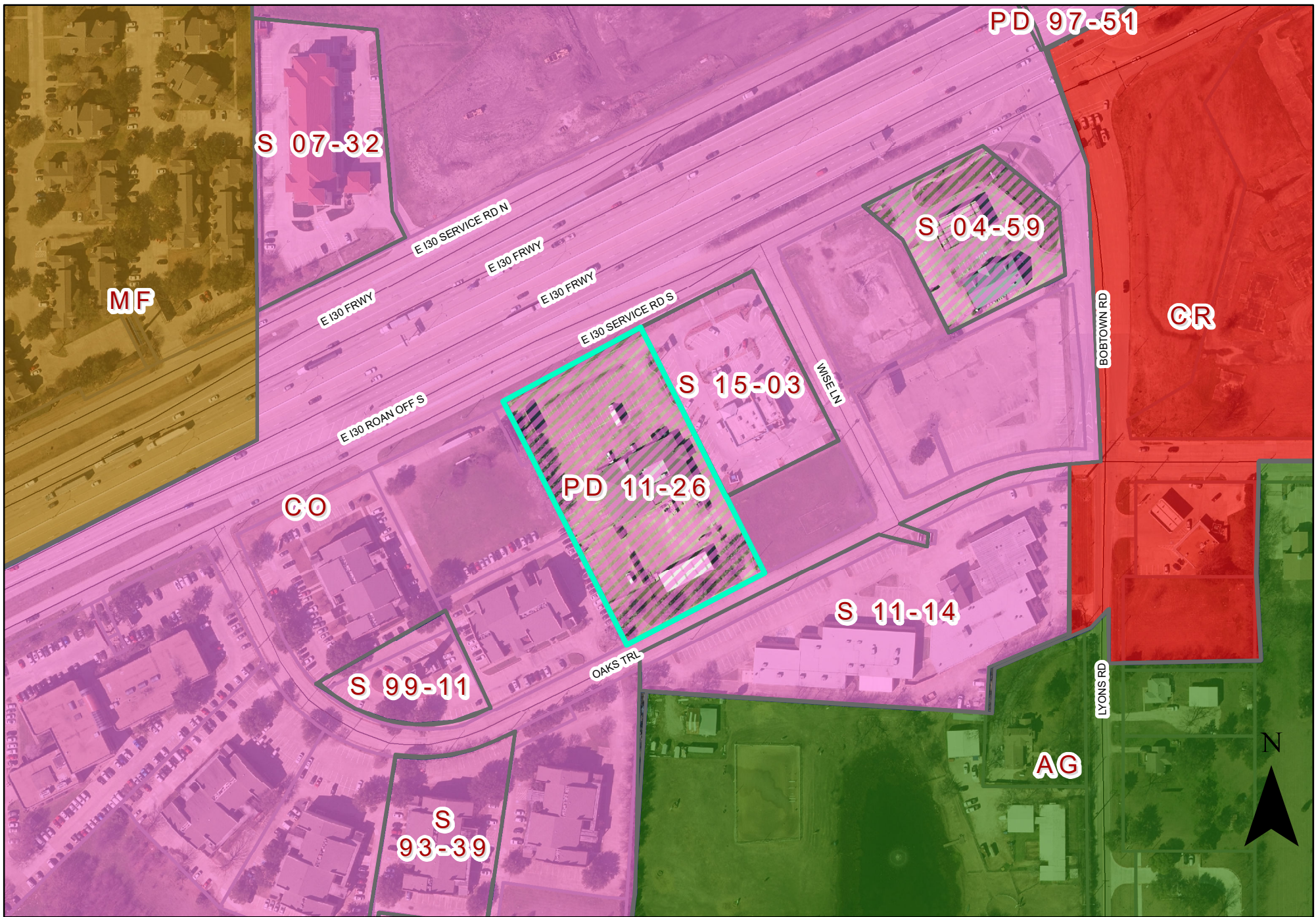
CITY COUNCIL DATE: February 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST

Z 20-40



North of subject property from East IH 30.



View of subject property from East IH 30.



East of subject property from East IH 30.



West of subject property from East IH 30.



GARLAND

Plan Commission

3. d.

Meeting Date: 01/25/2021

Item Title: Z 20-40 Jack Birdsong - Specific Use Provision (District 3)

Summary:

Consideration of the application of **Jack Birdsong**, requesting approval of a Specific Use Provision to allow a Reception Facility Use on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Specific Use Provision)

Attachments

Z 20-40 Jack Birdsong (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 20-40/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

APPLICANT

Jack Birdsong

OWNER

Jack Birdsong

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that

may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30am (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.

(e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

(f) Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which 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. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is zoned Community Office (CO) District and is developed with an office complex. The property to the east is zoned Community Office (CO) District with a Specific Use Provision (S 15-03 for Drive-Through Restaurant Use) and is developed with a Golden Chick drive-through restaurant. The property immediately to the south is zoned Community Office (CO) District with a Specific Use Provision (S 11-14 for Child Care Center) and is developed with a church and child care center. The property to the north across IH 30 is zoned Community Office (CO) District with a Specific Use Provision (S 07-32) and is developed with a La Quinta Inn & Suites hotel. The proposed location is within a commercial area and adjacent to an interstate highway, thus reducing concern Reception Facilities often raise about proximity to residential homes.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses to add Reception Facility Use.

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

ADDITIONAL INFORMATION

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

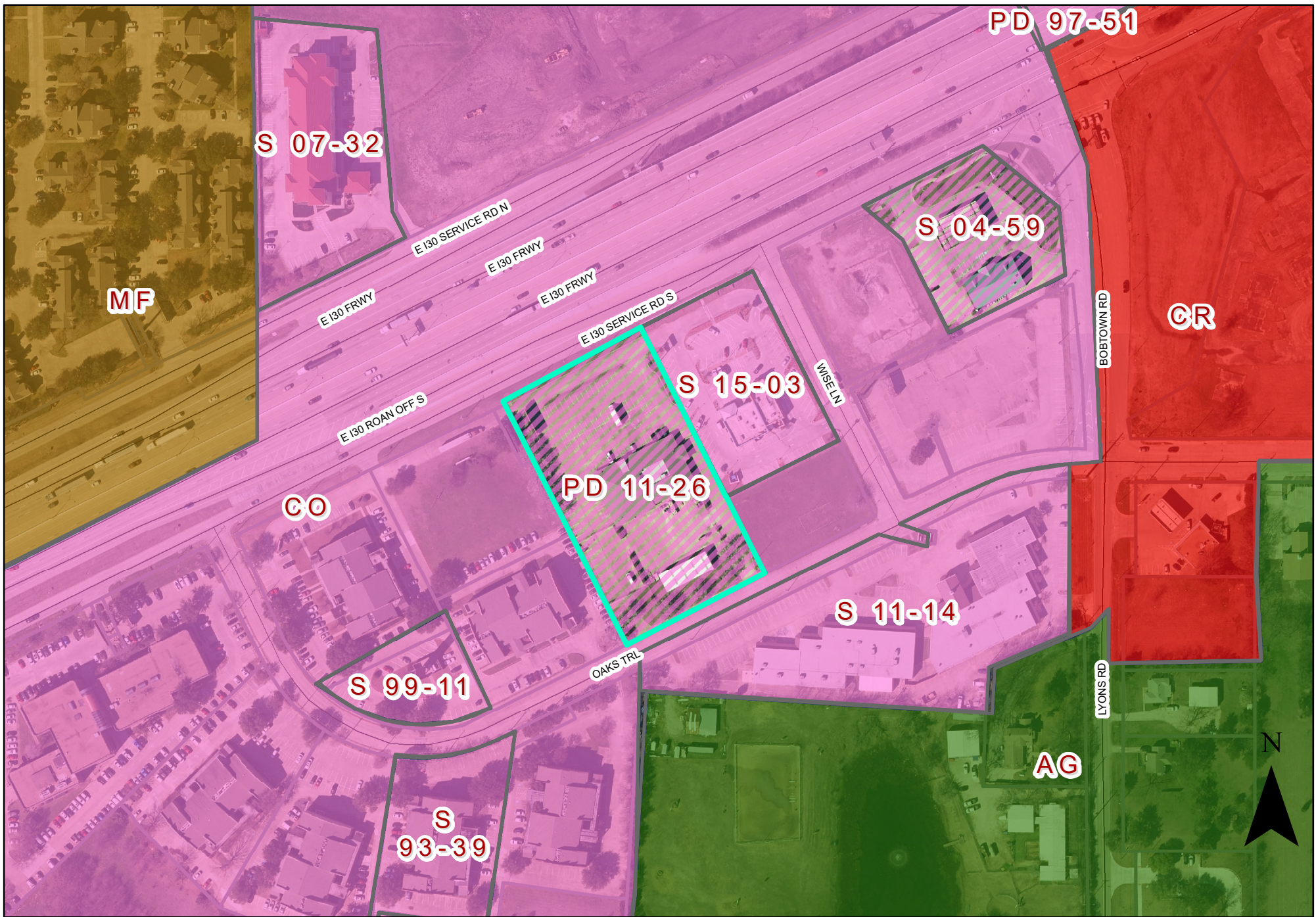
CITY COUNCIL DATE: February 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-40

354 East Interstate Highway 30

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District to allow a Reception Facility Use.
- II. Statement of Effect:** This Planned Development (PD) District 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 Planned Development (PD) District 11-26 and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Layout:** The Reception Facility operation shall be in conformance with the site layout in Exhibit C.
 - B. Screening and Landscaping:** Screening and landscaping shall be provided as reflected on Exhibit C.
 - C. Exterior Lighting:** Any down-lighting installed in the parking lot shall be installed so as not to be obstructive to abutting development.

SPECIFIC USE PROVISION CONDITIONS

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Reception Facility.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in Planned Development (PD) District 11-26 and 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 Planned Development (PD) District 11-26 and the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code shall apply, except as otherwise specified in this ordinance.
- A. Hours of Operation: The Reception Facility shall be open for events only as follows: Office (arranging receptions) Monday - Sunday 8am to 11:30pm.
- B. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.
- C. Noise: The Reception Facility shall comply with the City of Garland Noise Control Ordinance.
- D. SUP Time Period: The Specific Use Provision for Reception Facility shall be in effect for a period of twenty years (20) years.

Z 20-40



North of subject property from East IH 30.



View of subject property from East IH 30.



East of subject property from East IH 30.



West of subject property from East IH 30.



GARLAND

Plan Commission

3. e.

Meeting Date: 01/25/2021

Item Title: Z 20-40 Jack Birdsong - Detail Plan (District 3)

Summary:

Consideration of the application of **Jack Birdsong**, requesting approval of a Detail Plan for Reception Facility Use. This property is located at 354 East Interstate Highway 30. (District 3) (File Z 20-40 - Detail Plan)

Attachments

Z 20-40 Jack Birdsong (Detail Plan) Report and Attachments

Planning Report

File No: Z 20-40/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 11-26 for Community Office Uses and Watercraft Sales and Service Sales to add a Reception Facility Use (subject to a Specific Use Provision).

Approval of a Specific Use Provision for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

Approval of a Detail Plan for a Reception Facility on a property zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses.

LOCATION

354 East Interstate Highway 30

APPLICANT

Jack Birdsong

OWNER

Jack Birdsong

BACKGROUND

The applicant proposes to use the existing primary building for a Reception Facility. In 2011 the subject site was zoned Planned Development (PD) District 11-26 for Community Office and Watercraft Sales and Service Uses. This request requires an amendment to Planned Development (PD) District 11-26, a Specific Use Provision and a Detail Plan for the proposed use.

SITE DATA

The site contains approximately 2.413 acres with approximately 233 lineal feet of frontage along the East Interstate Highway 30 Access Road and 243 lineal feet of frontage along Oaks Trail, which is used as the two (2) primary access points to and from the property. The site also has access through adjacent properties to Wise Lane and the Interstate Highway 30 Access Road.

Improvements on the site include two (2) buildings, parking, and landscaping.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 11-26 which allows Community Office and Watercraft Sales, and Service Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. A CO District is generally not appropriate in proximity to low-density residential districts. An example of allowed uses in a CO District is a professional offices, campus-style corporate office, research, and assembly operations that

may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

The applicant intends to use the existing site improvements for a Reception Facility. The applicant requests an amendment to PD 11-26 to add the Reception Facility use which is not currently allowed in the PD 11-26 or in the Community Office (CO) District. Further, Reception Facility Use requires a Specific Use Provision in all zoning districts in which it may be allowed; therefore, the applicant requests a Specific Use Provision for the Reception Facility use. A Detail Plan is required by Planned Development (PD) District 11-26.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a 9,522 square-foot Reception Facility on the proposed site, along with a 2,573 square foot warehouse for event storage (table, chairs and other equipment). Both buildings are existing on the site.
2. One hundred twenty one (121) parking spaces are required per the GDC. One hundred five (105) parking spaces currently exist on the site, and the applicant proposes to provide an additional fifty-two (52) parking spaces, bringing the total to one hundred fifty-seven (157) parking spaces shown on the site plan.
3. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
4. Lighting shall be in conformity with the Garland Development Code Chapter 4 Article 7 Glare and Lighting, and designed to mitigate potential disturbance to the abutting properties.
5. The applicant proposes the following business operations:
 - Monday – Sunday 8:00am-11:30am (available booking days and time duration)
6. The GDC includes Special Standards for which the use must comply:
 - (a) Time Period. An SUP for a Reception Facility is valid for the time period specified in the SUP ordinance. *The applicant requests the SUP to be in effect for a period of twenty (20) years.*
 - (b) Security. The reception facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code. *The applicant will provide security at all scheduled events.*
 - (c) Loitering, Outside Activities. Prolonged congregating or loitering of event attendees or participants outside the reception facility is prohibited. Outside activities, if any, must be in compliance with the City's noise regulations as set forth in the City Code.
 - (d) Noise Mitigation. The applicant must add noise mitigation materials to the existing building if determined necessary by the City to protect surrounding properties and the public health, safety, and welfare.

(e) Litter & Debris. Any litter or debris left on the premises must be removed immediately following the event. The owner of the facility is responsible for removal of all litter and debris.

(f) Location. Reception Facilities may not be located within five hundred feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. The measurement of the distance between the establishment and a dwelling unit, elder care facility, or other Reception Facility shall be:

(i) for residential property, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property;

(ii) for an MF dwelling not located on the same tract of land as the Reception Facility, along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located;

(iii) for an elder care facility or other Reception Facility not located on the same tract of land as the establishment, along a direct line from the nearest exterior wall of the Reception Facility to the nearest exterior wall of the elder care facility or other Reception Facility; or

(iv) for an elder care facility or other Reception Facility located on the same tract of land or in a commercial or retail center sharing a common parking area, the measurement shall be along a straight line from the midpoint of the nearest exterior door of the Reception Facility to the midpoint of the nearest exterior wall of the dwelling unit, elder care facility, or other Reception Facility in question.

(g) For reception facilities located within a building containing other tenants, the measurement shall be from the nearest outer wall of the Reception Facility's leasehold space.

(h) A Reception Facility may not be located on the same tract as any multifamily dwelling or elder care facility.

The applicant concurs with these conditions and the request meets the abovementioned measurement requirements.

7. The applicant is not proposing a new sign with this development. There is an existing freestanding digital sign on site; the applicant proposes no changes to the existing sign.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which 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. Business Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses, that support the business employment sector.

Additionally, the site is within the I-30 Catalyst Area. The proposal allows for the re-use of an existing building and site, and brings events and activities to the area.

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STAFF RECOMMENDATION

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ADDITIONAL INFORMATION

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

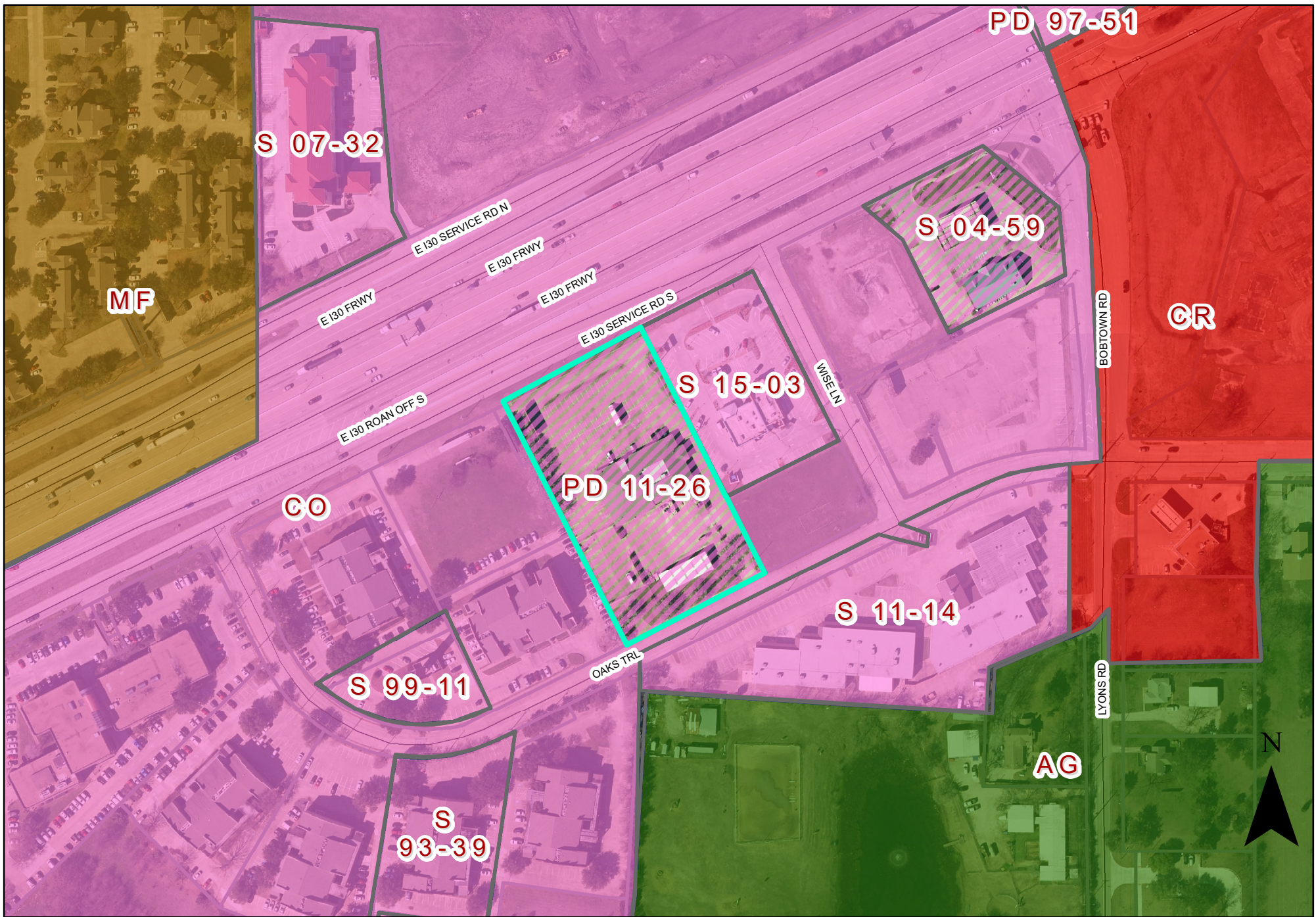
CITY COUNCIL DATE: February 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

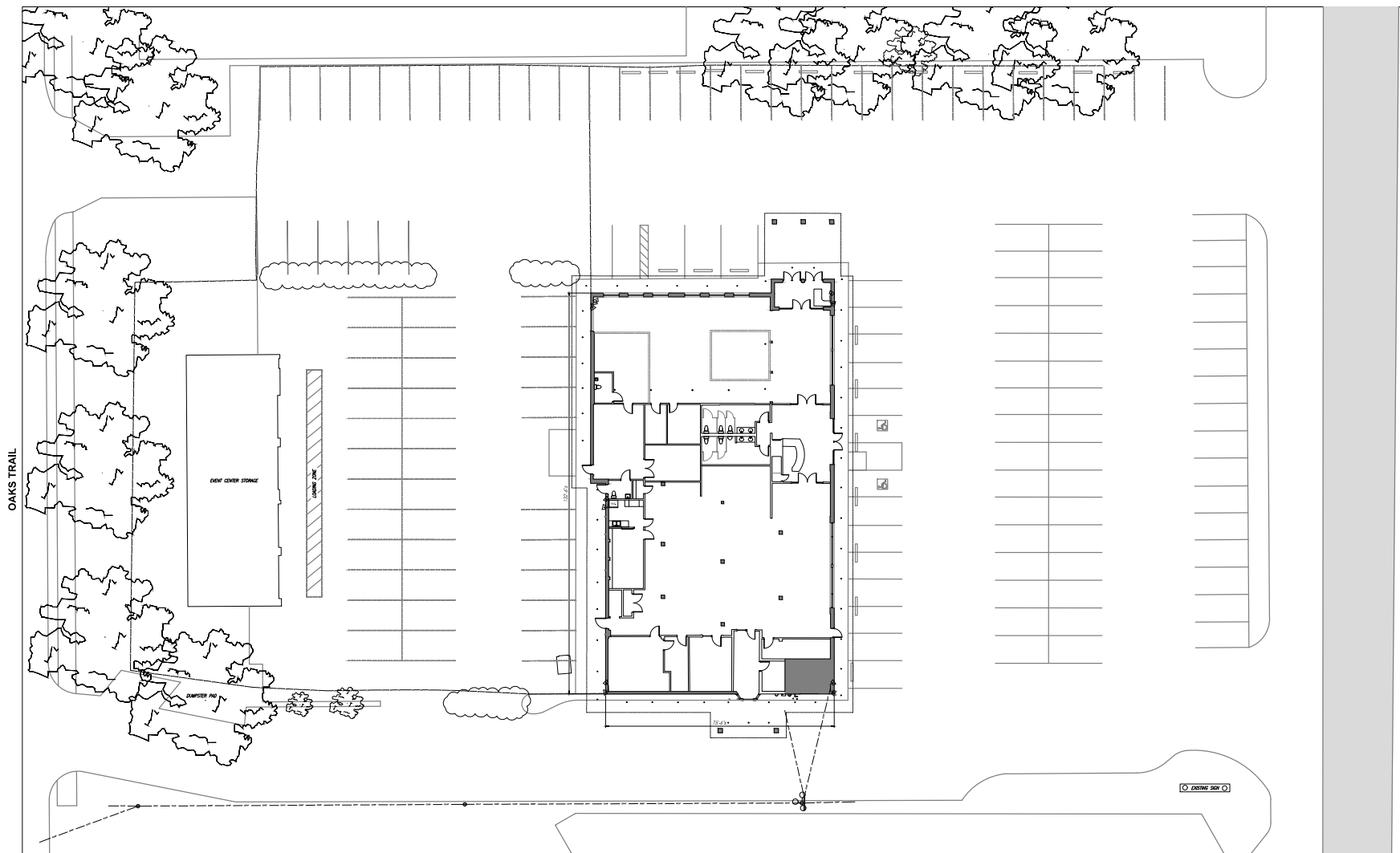


0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-40



INDICATES AREA
OF REQUEST



OVERALL SITE PLAN

SCALE: 1"=30'-0"

AREA DISTRIBUTION	
EXISTING BUILDING, MAIN	9522 SQ. FT.
EXISTING BUILDING, WAREHOUSE	2573 SQ. FT.
TOTAL FLOOR AREA	12095 SQ. FT.
TOTAL LOT AREA	105147 SQ. FT.
TOTAL BUILDING COVERAGE	11.5%

BUILDING DIMENSIONS	
BUILDING MAXIMUM HEIGHT	25'-1"
EAST CANOPY DIMENSION	14'-6"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"
WEST CANOPY DIMENSION	20'-7.5"L, 25'-1"W, 15'-0" H
CLEARANCE	10'-6"

PARKING SPACE	
PARKING EXISTING	
PARKING REQUIRED	
PARKING PROVIDED	
LOADING ZONE PROVIDED	

PARKING ANALYSIS				
PROPOSED USE	RATIO	PARKING REQUIRED	PARKING PROVIDED	PARKING DEFICIT
RECEPTION FACILITY	1/100 SQ. FT.	120	105	15
TOTAL PARKING: 157				

v3 210115

THIS DOCUMENT CONTAINS A POINT-IN-TIME REPRESENTATION OF SITE CONDITIONS AS OF THE DATE AND TIME THAT THE SCAN WAS COMPLETED. CONDITIONS MAY HAVE CHANGED SINCE THAT TIME. GMR DOES NOT REPRESENT OR WARRANT THE ACCURACY OF THE SITE CONDITIONS AFTER THE DATE AND TIME THAT THE SCAN WAS COMPLETED. THIS DOCUMENT IS NOT TO BE USED BY ANYONE OTHER THAN THE LAWFUL OWNER EXCEPT WITH WRITTEN PERMISSION FROM THE LAWFUL OWNER. THIS DOCUMENT (INCLUDING REGISTERED TRADEMARKS) SHALL REMAIN THE PROPERTY OF THE LAWFUL OWNER AND GMR.



BIRDSONG EVENTS
354 E. Interstate 30
Garland, TX 75043

DESIGNED BY:	DIC	PLANS PREPARED BY:	TLS
PLANS REVIEWED BY:	DIC	PLANS APPROVED BY:	KRM

SHEET NO. **1 of 5**

Z 20-40



North of subject property from East IH 30.



View of subject property from East IH 30.



East of subject property from East IH 30.



West of subject property from East IH 30.