



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
January 24, 2022 at 7:00 p.m.

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

A pre-meeting will begin at 6:20 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Alternatively, the meeting will be broadcast by webinar at the following URL:
https://garlandtx.zoom.us/webinar/register/WN_pLh-pFqHR2Glzm6uS7JH2w

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: 878 4890 7409

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.

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

REGISTRATION: If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

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

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

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted 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 the Plan Commission Minutes for the January 10, 2022 meeting.

2. PLATS

- a. P 22-02 Riverset Phase 2 Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **7LC, LLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 – Specific Use Provision)
- b. Consideration of the application of **7LC, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 - Plan)
- c. Consideration of the application of **Realty Capital Management**, requesting approval of a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4425 Bunker Hill Road. (District 1) (File Z 21-60)

4. MISCELLANEOUS

- a. Consideration of the application of **Anylab Test Now - Garland**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign. This property is located at 3046 Lavon Drive, Suite 120. (District 1) (File SV 21-02)

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 01/24/2022

Item Title: Plan Commission Minutes for January 10, 2022

Summary:

Consider approval of the Plan Commission Minutes for the January 10, 2022 meeting.

Attachments

Plan Commission Minutes for January 10, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 10, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
City Secretary	Rene' Dowl
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Lucht. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Consider approval of the Plan Commission Minutes for the December 15, 2021 meeting.

ZONING

2a. APPROVED Consideration of the application of **Amro Issa – Crown Castle**, requesting approval of a Specific Use Provision renewal for an Antenna, Commercial on a property zoned Industrial (IN) District. This property is located at 3209 South Shiloh Road. (District 5) (File Z 21-44 – Specific Use Provision)

The applicant Amro Issa, 8020 Katy Freeway, Houston, Texas, provided a brief overview of the request and remained available for questions.

There was a brief discussion between Commissioner Jenkins and the applicant regarding maintenance and upgrade schedules.

Motion was made by Commissioner Lucht to close the public hearing and **approve** the Specific Use Provision renewal for a period of 20 years. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

2b. APPROVED Consideration of the application of **Amro Issa – Crown Castle**, requesting approval of a Plan for the continued use of an Antenna, Commercial. This property is located at 3209 South Shiloh Road. (District 5) (File Z 21-44 - Plan)

Motion was made by Commissioner Lucht to close the public hearing and **approve** the Plan as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

2c. APPROVED Consideration of the application of **Summit Designs**, requesting approval a Change in Zoning from Agricultural (AG) District to Single-Family Estate (SF-E) District. This property is located at 5809 Lyons Road. (District 3) (File Z 21-58)

The applicant was available for questions. There were no questions for this applicant.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.**

2d. APPROVED Consideration of the application of **Via Bayou, Inc.**, requesting approval of an amendment to Planned Development (PD) District 20-13 to add Recreational Vehicles to the Phase 2 area previously approved for Cabins, thus allowing both Cabins and Recreational Vehicles. This property is located at 3926 Zion Road. (District 3) (File Z 21-61 - Zoning)

Chairman Roberts recused himself from this case.

The applicant Craig Turner, 3410 Lakeside Drive, Rockwall, Texas, provided an overview of the project status. Mr. Turner went on further to provide information regarding the request due to the cabins' increased cost and the extended waiting period for availability.

There was discussion between the Plan Commission and Mr. Turner regarding an alternative time period for a Specific Use Period and the length of stay allowed.

Garland resident, Sean Davis, 3910 Zion Road, Garland, Texas, spoke of the visual concerns regarding the ability to view inside the entire grounds. Mr. Davis raised concerns that cabins may never be constructed on the property.

Mr. Turner provided additional information regarding the existing fencing.

There was additional discussion between the Plan Commission and Mr. Turner regarding shortening the allowable length of stay and placement of cabins.

Motion was made by Commissioner Williams to close the public hearing and **open** for discussion. Seconded by Commissioner Rose. **Motion carried: 7 Ayes, 0 Nays.**

There was discussion among the Plan Commission in support of the request citing location, limited timeframe of the stay, quality of the site and additional lodging quarters that will be provided by the cabins.

There was also discussion among the Plan Commission in opposition of the request citing objections from surrounding neighbors.

There was additional discussion among the Commissioners and Staff regarding the timeframe for the completion of the project, length of stay, when a Specific Use Provision timeframe begins, location of cabin sites, extension of the fence and fencing composition.

Mr. Davis provided information and comments regarding the fence design and placement.

Motion was made by Commissioner Jenkins to **approve** a Specific Use Provision for recreation vehicles and cabins for a 4 year time period to begin January 1, 2023, with 13 recreational vehicle spaces, and lots 1-5 are to remain as cabins or open spaces. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.** Chairman Roberts recused himself from this request.

2e. APPROVED

Consideration of the application of **Via Bayou, Inc.**, requesting approval of a Detail Plan to allow Cabins and Recreational Vehicles in Phase 2 of Planned Development (PD) District 20-13. This property is located at 3926 Zion Road. (District 3) (File Z 21-61 – Detail Plan)

Motion was made by Commissioner Jenkins to **approve** the Detail Plan. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.** Chairman Roberts recused himself from this request.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:07 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/24/2022

Item Title: P 22-02 Riverset Phase 2 Final Plat

Summary:

P 22-02 Riverset Phase 2 Final Plat

Attachments

P 22-02 Riverset Phase 2 Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 22-02/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 24, 2022

FINAL PLAT

Riverset Phase 2

LOCATION

1301 North Shiloh Road

ZONING

Planned Development (PD) District 17-37

NUMBER OF LOTS

276 (including ten (10) Homeowner Association open space common area lots)

ACREAGE

44.003

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create two hundred and sixty-six (266) residential lots and ten (10) HOA lots. The preliminary plat was approved in August 2020.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

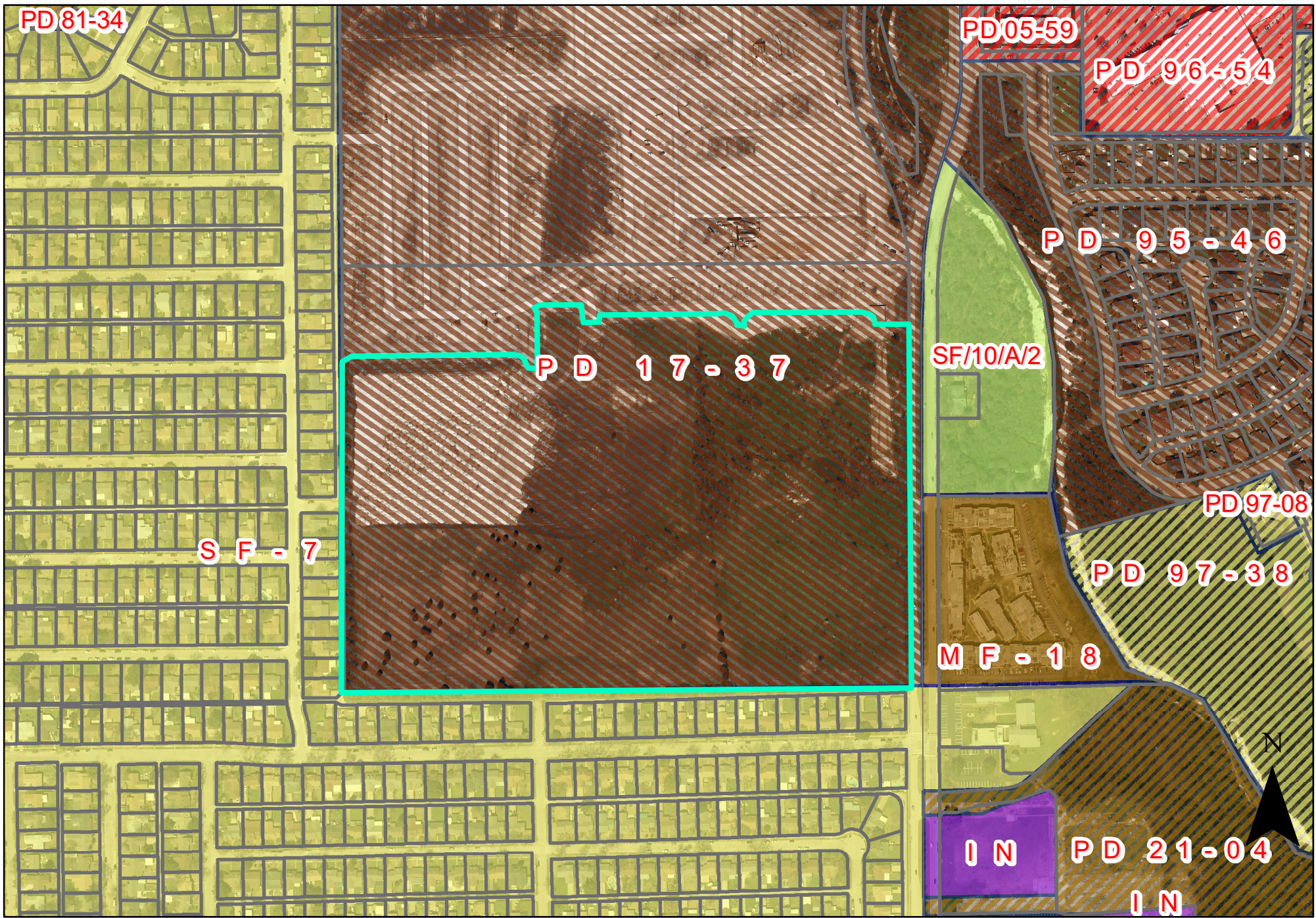
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Plat Map P 22-02



INDICATES AREA
OF REQUEST

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK 11 LOT 23	0.169	7,342	BLOCK 11 LOT 53	0.095	4,120	BLOCK 13 LOT 19	0.096	4,160	BLOCK 14 LOT 25X-HOA	0.117	5,094	BLOCK 15 LOT 30	0.104	4,520	BLOCK 16 LOT 25	0.096	4,200	BLOCK 18 LOT 4	0.095	4,120	BLOCK 19 LOT 13	0.051	2,200	BLOCK 20 LOT 7	0.104	4,520	BLOCK 20 LOT 37	0.073	3,200	BLOCK 20 LOT 38	0.051	2,200
BLOCK 11 LOT 24	0.051	2,200	BLOCK 11 LOT 54	0.136	5,905	BLOCK 13 LOT 20	0.096	4,160	BLOCK 15 LOT 1	0.148	6,436	BLOCK 15 LOT 31	0.104	4,520	BLOCK 16 LOT 26	0.096	4,200	BLOCK 18 LOT 5	0.095	4,120	BLOCK 19 LOT 14	0.073	3,200	BLOCK 20 LOT 8	0.104	4,520	BLOCK 20 LOT 39	0.051	2,200	BLOCK 20 LOT 40	0.051	2,200
BLOCK 11 LOT 25	0.051	2,200	BLOCK 12 LOT 1	0.110	4,791	BLOCK 13 LOT 21	0.096	4,160	BLOCK 15 LOT 2	0.127	5,520	BLOCK 15 LOT 32	0.104	4,520	BLOCK 16 LOT 27	0.096	4,200	BLOCK 18 LOT 6	0.095	4,120	BLOCK 19 LOT 15	0.073	3,200	BLOCK 20 LOT 9	0.104	4,520	BLOCK 20 LOT 41	0.074	3,231	BLOCK 20 LOT 42X-HOA	0.033	1,452
BLOCK 11 LOT 26	0.073	3,200	BLOCK 12 LOT 2	0.095	4,120	BLOCK 13 LOT 22	0.096	4,160	BLOCK 15 LOT 3	0.127	5,520	BLOCK 15 LOT 33	0.104	4,522	BLOCK 16 LOT 28	0.096	4,200	BLOCK 18 LOT 7	0.095	4,120	BLOCK 19 LOT 16	0.051	2,200	BLOCK 20 LOT 10	0.104	4,520	BLOCK 20 LOT 42	0.074	3,231	BLOCK 20 LOT 43	0.074	3,231
BLOCK 11 LOT 27	0.073	3,200	BLOCK 12 LOT 3	0.095	4,120	BLOCK 13 LOT 23	0.096	4,160	BLOCK 15 LOT 4	0.127	5,520	BLOCK 15 LOT 34	0.105	4,574	BLOCK 16 LOT 29	0.096	4,200	BLOCK 18 LOT 8	0.095	4,120	BLOCK 19 LOT 17	0.051	2,200	BLOCK 20 LOT 11	0.104	4,520	BLOCK 20 LOT 43	0.074	3,231	BLOCK 20 LOT 44	0.074	3,231
BLOCK 11 LOT 28	0.051	2,200	BLOCK 12 LOT 4	0.095	4,120	BLOCK 13 LOT 24	0.102	4,422	BLOCK 15 LOT 5	0.127	5,520	BLOCK 15 LOT 35X-HOA	0.331	14,427	BLOCK 16 LOT 30	0.096	4,200	BLOCK 18 LOT 9	0.111	4,822	BLOCK 19 LOT 18	0.051	2,200	BLOCK 20 LOT 12	0.104	4,520	BLOCK 20 LOT 44	0.074	3,231	BLOCK 20 LOT 45	0.074	3,231
BLOCK 11 LOT 29	0.051	2,200	BLOCK 12 LOT 5	0.101	4,379	BLOCK 14 LOT 1	0.155	6,746	BLOCK 15 LOT 6	0.127	5,519	BLOCK 16 LOT 1	0.107	4,641	BLOCK 16 LOT 31	0.096	4,200	BLOCK 18 LOT 10X-HOA	0.808	35,206	BLOCK 19 LOT 19	0.073	3,200	BLOCK 20 LOT 13	0.104	4,520	BLOCK 20 LOT 45	0.074	3,231	BLOCK 20 LOT 46	0.074	3,231
BLOCK 11 LOT 30	0.073	3,200	BLOCK 12 LOT 6	0.101	4,379	BLOCK 14 LOT 2	0.104	4,520	BLOCK 15 LOT 7	0.123	5,375	BLOCK 16 LOT 2	0.096	4,200	BLOCK 16 LOT 32	0.112	4,885	BLOCK 18 LOT 11	0.127	5,520	BLOCK 19 LOT 20	0.073	3,200	BLOCK 20 LOT 14	0.104	4,520	BLOCK 20 LOT 46	0.074	3,231	BLOCK 20 LOT 47	0.074	3,231
BLOCK 11 LOT 31	0.073	3,200	BLOCK 12 LOT 7	0.095	4,120	BLOCK 14 LOT 3	0.104	4,520	BLOCK 15 LOT 8	0.377	16,430	BLOCK 16 LOT 3	0.096	4,200	BLOCK 17 LOT 1	0.152	6,600	BLOCK 18 LOT 12	0.104	4,520	BLOCK 19 LOT 21	0.051	2,200	BLOCK 20 LOT 15	0.104	4,520	BLOCK 20 LOT 47	0.074	3,231	BLOCK 20 LOT 48	0.074	3,231
BLOCK 11 LOT 32	0.051	2,200	BLOCK 12 LOT 8	0.095	4,120	BLOCK 14 LOT 4	0.104	4,520	BLOCK 15 LOT 9	0.163	7,122	BLOCK 16 LOT 4	0.096	4,200	BLOCK 17 LOT 2	0.147	6,400	BLOCK 18 LOT 13	0.104	4,520	BLOCK 19 LOT 22	0.051	2,200	BLOCK 20 LOT 16	0.104	4,520	BLOCK 20 LOT 48	0.074	3,231	BLOCK 20 LOT 49	0.074	3,231
BLOCK 11 LOT 33	0.051	2,200	BLOCK 12 LOT 9	0.095	4,120	BLOCK 14 LOT 5	0.104	4,520	BLOCK 15 LOT 10	0.098	4,275	BLOCK 16 LOT 5	0.096	4,200	BLOCK 17 LOT 3	0.104	4,520	BLOCK 18 LOT 14	0.104	4,520	BLOCK 19 LOT 23	0.146	6,357	BLOCK 20 LOT 17	0.116	5,033	BLOCK 20 LOT 49	0.074	3,231	BLOCK 20 LOT 50	0.074	3,231
BLOCK 11 LOT 34	0.146	6,357	BLOCK 12 LOT 10	0.110	4,791	BLOCK 14 LOT 6	0.104	4,520	BLOCK 15 LOT 11	0.099	4,320	BLOCK 16 LOT 6	0.096	4,200	BLOCK 17 LOT 4	0.104	4,520	BLOCK 18 LOT 15	0.104	4,520	BLOCK 19 LOT 24	0.146	6,357	BLOCK 20 LOT 18X-HOA	0.032	1,398	BLOCK 20 LOT 50	0.074	3,231	BLOCK 20 LOT 51	0.074	3,231
BLOCK 11 LOT 35	0.146	6,357	BLOCK 13 LOT 1	0.141	6,158	BLOCK 14 LOT 7	0.104	4,520	BLOCK 15 LOT 12	0.099	4,320	BLOCK 16 LOT 7	0.096	4,200	BLOCK 17 LOT 5	0.104	4,520	BLOCK 18 LOT 16	0.104	4,520	BLOCK 19 LOT 25	0.049	2,139	BLOCK 20 LOT 19	0.073	3,200	BLOCK 20 LOT 51	0.074	3,231	BLOCK 20 LOT 52	0.074	3,231
BLOCK 11 LOT 36	0.051	2,200	BLOCK 13 LOT 2	0.096	4,160	BLOCK 14 LOT 8	0.104	4,520	BLOCK 15 LOT 13	0.099	4,320	BLOCK 16 LOT 8	0.178	7,742	BLOCK 17 LOT 6	0.104	4,520	BLOCK 18 LOT 17	0.104	4,520	BLOCK 19 LOT 26	0.049	2,115	BLOCK 20 LOT 20	0.051	2,200	BLOCK 20 LOT 52	0.074	3,231	BLOCK 20 LOT 53	0.074	3,231
BLOCK 11 LOT 37	0.051	2,200	BLOCK 13 LOT 3	0.096	4,160	BLOCK 14 LOT 9	0.104	4,520	BLOCK 15 LOT 14	0.099	4,320	BLOCK 16 LOT 9	0.164	7,150	BLOCK 17 LOT 7	0.104	4,520	BLOCK 18 LOT 18	0.104	4,520	BLOCK 19 LOT 27	0.213	9,261	BLOCK 20 LOT 21	0.051	2,200	BLOCK 20 LOT 53	0.074	3,231	BLOCK 20 LOT 54	0.074	3,231
BLOCK 11 LOT 38	0.051	2,200	BLOCK 13 LOT 4	0.096	4,160	BLOCK 14 LOT 10	0.104	4,520	BLOCK 15 LOT 15	0.097	4,219	BLOCK 16 LOT 10	0.096	4,200	BLOCK 17 LOT 8	0.104	4,520	BLOCK 18 LOT 19	0.104	4,520	BLOCK 19 LOT 28	0.198	8,844	BLOCK 20 LOT 22	0.073	3,200	BLOCK 20 LOT 54	0.074	3,231	BLOCK 20 LOT 55	0.074	3,231
BLOCK 11 LOT 39	0.073	3,200	BLOCK 13 LOT 5	0.096	4,160	BLOCK 14 LOT 11	0.104	4,520	BLOCK 15 LOT 16	0.180	7,861	BLOCK 16 LOT 11	0.096	4,200	BLOCK 17 LOT 9	0.100	4,375	BLOCK 18 LOT 20	0.104	4,520	BLOCK 19 LOT 29	0.102	4,422	BLOCK 20 LOT 23	0.073	3,200	BLOCK 20 LOT 55	0.074	3,231	BLOCK 20 LOT 56	0.074	3,231
BLOCK 11 LOT 40	0.073	3,200	BLOCK 13 LOT 6	0.096	4,160	BLOCK 14 LOT 12	0.154	6,699	BLOCK 15 LOT 17	0.205	8,942	BLOCK 16 LOT 12	0.096	4,200	BLOCK 17 LOT 10	0.299	13,014	BLOCK 18 LOT 21	0.118	5,122	BLOCK 19 LOT 30	0.104	4,534	BLOCK 20 LOT 24	0.051	2,200	BLOCK 20 LOT 56	0.074	3,231	BLOCK 20 LOT 57	0.074	3,231
BLOCK 11 LOT 41	0.051	2,200	BLOCK 13 LOT 7	0.096	4,160	BLOCK 14 LOT 13	0.150	6,548	BLOCK 15 LOT 18	0.118	5,136	BLOCK 16 LOT 13	0.096	4,200	BLOCK 17 LOT 11	0.179	7,797	BLOCK 18 LOT 22	0.104	4,520	BLOCK 19 LOT 31	0.104	4,534	BLOCK 20 LOT 25	0.051	2,200	BLOCK 20 LOT 57	0.074	3,231	BLOCK 20 LOT 58	0.074	3,231
BLOCK 11 LOT 42	0.051	2,200	BLOCK 13 LOT 8	0.096	4,160	BLOCK 14 LOT 14	0.104	4,520	BLOCK 15 LOT 19	0.095	4,120	BLOCK 16 LOT 14	0.096	4,200	BLOCK 17 LOT 12	0.102	4,450	BLOCK 18 LOT 23	0.104	4,520	BLOCK 19 LOT 32	0.104	4,534	BLOCK 20 LOT 26	0.073	3,200	BLOCK 20 LOT 58	0.074	3,231	BLOCK 20 LOT 59	0.074	3,231
BLOCK 11 LOT 43	0.073	3,200	BLOCK 13 LOT 9	0.096	4,160	BLOCK 14 LOT 15	0.104	4,520	BLOCK 15 LOT 20	0.095	4,120	BLOCK 16 LOT 15	0.105	4,571	BLOCK 17 LOT 13	0.104	4,520	BLOCK 18 LOT 24	0.104	4,520	BLOCK 19 LOT 33	0.104	4,534	BLOCK 20 LOT 27	0.073	3,200	BLOCK 20 LOT 59	0.074	3,231	BLOCK 20 LOT 60	0.074	3,231
BLOCK 11 LOT 44	0.073	3,200	BLOCK 13 LOT 10	0.096	4,160	BLOCK 14 LOT 16	0.104	4,520	BLOCK 15 LOT 21	0.095	4,120	BLOCK 16 LOT 16	0.118	5,123	BLOCK 17 LOT 14	0.104	4,520	BLOCK 18 LOT 25	0.104	4,520	BLOCK 19 LOT 34	0.162	7,051	BLOCK 20 LOT 28	0.051	2,200	BLOCK 20 LOT 60	0.074	3,231	BLOCK 20 LOT 61	0.074	3,231
BLOCK 11 LOT 45	0.051	2,200	BLOCK 13 LOT 11	0.096	4,160	BLOCK 14 LOT 17	0.104	4,520	BLOCK 15 LOT 22	0.101	4,379	BLOCK 16 LOT 17	0.096	4,200	BLOCK 17 LOT 15	0.104	4,520	BLOCK 18 LOT 26	0.104	4,520	BLOCK 19 LOT 35	0.137	5,961	BLOCK 20 LOT 29	0.051	2,200	BLOCK 20 LOT 61	0.074	3,231	BLOCK 20 LOT 62	0.074	3,231
BLOCK 11 LOT 46	0.051	2,200	BLOCK 13 LOT 12	0.136	5,921	BLOCK 14 LOT 18	0.104	4,520	BLOCK 15 LOT 23	0.122	5,311	BLOCK 16 LOT 18	0.096	4,200	BLOCK 17 LOT 16	0.104	4,520	BLOCK 18 LOT 27	0.104	4,520	BLOCK 19 LOT 36	0.073	3,200	BLOCK 20 LOT 30	0.073	3,200	BLOCK 20 LOT 62	0.074	3,231	BLOCK 20 LOT 63	0.074	3,231
BLOCK 11 LOT 47	0.051	2,200	BLOCK 13 LOT 13	0.221	9,627	BLOCK 14 LOT 19	0.104	4,520	BLOCK 15 LOT 24	0.104	4,520	BLOCK 16 LOT 19	0.096	4,200	BLOCK 17 LOT 17	0.102	4,443	BLOCK 18 LOT 28	0.104	4,520	BLOCK 19 LOT 37	0.073	3,200	BLOCK 20 LOT 31	0.073	3,200	BLOCK 20 LOT 63	0.074	3,231	BLOCK 20 LOT 64	0.074	3,231
BLOCK 11 LOT 48	0.073	3,200	BLOCK 13 LOT 14	0.137	5,958	BLOCK 14 LOT 20	0.104	4,520	BLOCK 15 LOT 25	0.104	4,520	BLOCK 16 LOT 20	0.096	4,200	BLOCK 17 LOT 18	0.174	7,584	BLOCK 18 LOT 29	0.104	4,520	BLOCK 19 LOT 38	0.073	3,200	BLOCK 20 LOT 32	0.051	2,200	BLOCK 20 LOT 64	0.074	3,231	BLOCK 20 LOT 65	0.074	3,231
BLOCK 11 LOT 49X-HOA	0.038	1,659	BLOCK 13 LOT 15	0.120	5,228	BLOCK 14 LOT 21	0.104	4,520	BLOCK 15 LOT 26	0.104	4,520	BLOCK 16 LOT 21	0.096	4,200	BLOCK 17 LOT 19X-HOA	0.158	6,861	BLOCK 18 LOT 30	0.104	4,520	BLOCK 19 LOT 39	0.051	2,200	BLOCK 20 LOT 33	0.073	3,200	BLOCK 20 LOT 65	0.074	3,231	BLOCK 20 LOT 66	0.074	3,231
BLOCK 11 LOT 50X-HOA	1.102	48,018	BLOCK 13 LOT 16	0.108	4,693	BLOCK 14 LOT 22	0.104	4,520	BLOCK 15 LOT 27	0.104	4,520	BLOCK 16 LOT 22	0.096	4,200	BLOCK 18 LOT 1	0.110	4,791	BLOCK 18 LOT 30	0.104	4,520	BLOCK 19 LOT 40	0.084	3,652	BLOCK 20 LOT 34	0.073	3,200	BLOCK 20 LOT 66	0.074	3,231	BLOCK 20 LOT 67	0.074	3,231
BLOCK 11 LOT 51	0.095	4,120	BLOCK 13 LOT 17	0.100	4,350	BLOCK 14 LOT 23	0.104	4,520	BLOCK 15 LOT 28	0.104	4,520	BLOCK 16 LOT 23	0.096	4,200	BLOCK 18 LOT 2	0.095	4,120	BLOCK 18 LOT 31	0.104	4,520	BLOCK 19 LOT 41	0.087	3,800	BLOCK 20 LOT 35	0.051	2,200	BLOCK 20 LOT 67	0.074	3,231	BLOCK 20 LOT 68	0.074	3,231
BLOCK 11 LOT 52	0.095	4,120	BLOCK 13 LOT 18	0.096	4,185	BLOCK 14 LOT 24	0.154	6,696	BLOCK 15 LOT 29	0.104	4,520	BLOCK 16 LOT 24	0.096	4,200	BLOCK 18 LOT 3	0.095	4,120	BLOCK 18 LOT 32	0.104	4,520	BLOCK 19 LOT 42	0.051	2,200	BLOCK 20 LOT 36	0.073	3,200	BLOCK 20 LOT 68	0.074	3,231	BLOCK 20 LOT 69	0.074	3,231

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S00°49'06"E	2.26'	L31	S45°59'47"E	14.10'	L61	N00°49'06"W	85.00'	L91	N88°49'32"E	75.00'	C1	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C31	90°00'00"	50.00'	78.54'	N43°49'32"E	70.71'
L2	N89°10'54"E	30.00'	L32	N45°49'06"W	28.28'	L62	S45°23'18"E	7.07'	L92	N00°49'06"W	6.69'	C2	9°23'36"	325.00'	53.28'	S07°24'37"E	53.22'	C32	54°22'44"	50.00'	47.45'	S00°31'45"W	45.69'
L3	N87°17'10"E	50.00'	L33	N45°23'18"W	21.21'	L63	N30°23'18"W	85.04'	L93	N88°49'32"E	168.00'	C3	2°54'18"	375.00'	19.01'	N04°09'59"W	19.01'	C33	63°44'01"	50.00'	55.62'	N82°48'03"E	52.79'
L4	N89°10'54"E	20.00'	L34	S21°15'48"W	14.57'	L64	N00°49'06"W	15.52'	L94	S00°49'06"E	31.78'	C4	6°22'23"	165.00'	18.35'	N85°59'43"E	18.34'	C34	142°02'24"	50.00'	123.95'	S45°59'47"E	94.56'
L5	N44°10'54"E	14.14'	L35	N69°15'13"W	13.44'	L65	S00°49'06"E	23.27'				C5	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C35	90°21'22"	50.00'	78.85'	S45°59'47"E	70.93'
L6	S45°49'06"E	28.28'	L36	N09°53'13"W	42.00'	L66	S30°23'18"E	101.64'				C6	90°00'00"	40.00'	62.83'	N44°10'54"E	56.57'	C36	90°00'00"	42.00'	65.97'	N44°10'54"E	59.40'
L7	S44°10'54"W	28.28'	L37	S80°06'47"W	95.68'	L67	S44°36'42"W	44.58'				C7	90°00'00"	40.00'	62.83'	S45°49'06"E	56.57'	C37	90°00'00"	40.00'	62.83'	N45°49'06"W	56.57'
L8	S44°10'54"W	14.14'	L38	N43°49'32"E	14.14'	L68	S45°59'47"E	21.15'				C8	141°41'02"	50.00'	123.64'	S44°10'54"W	94.46'	C38	90°00'00"	40.00'	62.83'	N44°10'54"E	56.57'
L9	N45°49'06"W	14.14'	L39	N01°10'28"W	135.00'	L69	N88°49'32"E	37.48'				C9	141°41'02"	50.00'	123.64'	N45°49'06"W	94.46'	C39	90°00'00"	50.00'	78.54'	S44°10'54"W	70.71'
L10	S45°49'06"E	14.14'	L40	S01°10'28"E	85.00'	L70	N01°10'50"W	20.99'				C10	1°53'44"	350.00'	11.58'	N01°45'58"W	11.58'	C40	90°00'00"	80.00'	125.66'	N44°36'42"E	113.14'
L11	N44°10'54"E	14.14'	L41	S43°49'32"W	14.14'	L71	N88°49'32"E	98.42'				C11	18°16'45"	50.00'	15.95'	S81°40'43"E	15.88'						
L12	S44°10'54"W	14.14'	L42	S46°10'28"E	23.28'	L72	N00°23'18"W	20.00'				C12	73°18'36"	50.00'	63.97'	S11°37'53"E	59.70'						
L13	S45°49'06"E	14.14'	L43	N44°00'13"E	18.92'	L73	N31°10'28"W	38.13'				C13	18°27'19"	175.00'	56.37'	N08°24'34"E	56.12'						
L14	S45°49'06"W	14.14'	L44	S45°59'47"E	13.84'	L74	S58°49'32"W	20.00'				C14	141°41'02"	50.00'	123.64'	S44°10'54"W	94.46'						
L15	N44°10'54"W	14.14'	L45	S44°00'13"W	14.19'	L75	S31°10'28"E	29.99'				C15	141°41'02"	50.00'	123.64'	N43°49'32"E	94.46'						
L16	N45°49'06"W	14.14'	L46	N56°57'34"W	53.18'	L76	N88°49'32"E	124.14'				C16	26°31'59"	350.00'	162.08'	S14°05'05"E	160.64'						
L17	S44°10'54"W	14.14'	L47	N01°10'28"W	28.79'	L77	N46°10'28"W	28.28'				C17	9°43'02"	88.50'	15.01'	N77°31'49"E	14.99'						
L18	N45°49'06"W	14.14'	L48	N45°59'47"W	28.20'	L78	N01°58'09"W	6.27'				C18	16°56'24"	111.50'	32.97'	N81°08'30"E	32.85'						
L19	S37°50'29"W	32.02'	L49	N44°00'13"E	14.38'	L79	S88°01'51"W	15.00'				C19	26°57'46"	350.00'	164.71'	S76°07'46"W	163.19'						
L20	S00°49'06"E	29.60'	L50	S89°10'54"W	90.00'	L80	N01°58'09"W	3.65'				C20	26°10'37"	350.00'	159.91'	N75°44'14"E	158.52'						
L21	N44°10'54"E	14.14'	L51	N89°10'54"E	148.00'	L81	S23°43'26"E	82.64'				C21	9°26'43"	111.50'	18.38'	N85°39'57"W	18.36'						
L22	S42°21'28"W	13.71'	L52	N89°10'54"E	101.00'	L82	N89°10'54"E	22.56'				C22	17°25'21"	88.50'	26.91'	N89°39'16"W	26.81'						
L23	S45°49'06"E	14.14'	L53	N44°00'13"E	28.37'	L83	S89°10'54"W	20.95'				C23	26°10'37"	350.00'	159.91'	N14°15'46"W	158.52'						
L24	N89°36'42"E	34.95'	L54	S45°59'47"E	14.14'	L84	S89°10'54"W	17.60'				C24	98°42'45"	50.00'	86.14'	N50°31'50"W	75.88'						
L25	S71°23'36"E	14.38'	L55	N45°49'06"W	14.14'	L85	N89°10'54"E	17.06'				C25	90°00'00"	40.00'	62.83'	S46°10'28"E	56.57'						
L26	N89°36'42"E	28.59'	L56	S44°10'54"W	14.14'	L86	N88°49'32"E	35.33'				C26	90°00'00"	40.00'	62.83'	N43°49'32"E	56.57'						
L27	N62°38'55"E	74.18'	L57	N45°49'06"W	14.14'	L87	N88°49'32"E	40.33'				C27	90°00'00"	50.00'	78.54'	N43°49'32"E	70.71'						
L28	N17°38'55"E	14.14'	L58	S01°46'32"W	56.79'	L88	N72°21'54"E	31.20'				C28	90°00'00"	50.00'	78.54'	S46°10'28"E	70.71'						
L29	S45°59'47"E	14.10'	L59	N00°49'06"W	50.00'	L89	N72°21'54"E	32.11'				C29	141°41'02"	50.00'	123.64'	N43°49'32"E	94.46'						
L30	N44°00'13"E	14.22'	L60	S00°49'06"E	40.00'	L90	N01°10'28"W	77.09'				C30	53°14'53"	50.20'	46.65'	N30°16'57"W	44.99'						

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS WILBOW-RIVERSET, LLC, are the owners of that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being a portion of a called 101.121-acre tract of land described in Special Warranty Deed with Vendor's Lien to Wilbow-Riverset, LLC, recorded in Instrument No. 201800015126, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said 101.121-acre tract, common to the southeast corner of Buckingham South No. 1 Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 70018, Page 1722, Deed Records, Dallas County, Texas, same being on the northerly line of Wood Bend Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 79099, Page 1327, said Deed Records;

THENCE North 0°49'06" West, along the common line of said 101.121-acre tract and said Buckingham South No. 1, a distance of 1009.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of Riverset Phase 1, an addition to the City of Garland according to the plat thereof recorded in Instrument No. 201900225862, said Official Public Records, same being the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 44°10'54" East, 56.57 feet;

THENCE in a easterly direction, departing the easterly line of said Buckingham south No. 1 and along the southerly line of said Riverset Phase 1 the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 491.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 0°49'06" East, a distance of 2.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°10'54" East, a distance of 30.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 0°49'06" West, a distance of 137.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 13°47'16", a radius of 190.00 feet, a chord bearing and distance of North 7°42'44" West, 45.61 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 45.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 2°52'28", a radius of 375.00 feet, a chord bearing and distance of North 63°14'31" East, 18.81 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 18.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

North 89°10'54" East, a distance of 125.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 9°23'36", a radius of 325.00 feet, a chord bearing and distance of South 7°24'37" East, 53.22 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 53.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 87°17'10" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 2°54'18", a radius of 375.00 feet, a chord bearing and distance of North 4°09'59" West, 19.01 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 19.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 6°22'23", a radius of 165.00 feet, a chord bearing and distance of North 85°59'43" East, 18.34 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 18.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 363.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 20.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 44°10'54" East, 56.57 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 324.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°33'27" East, a distance of 79.60 feet to an aluminum disk stamped "RIVERSET PHASE 1-2017" found for the easternmost southeast corner of said Riverset Phase 1, same being on the easterly line of said 101.121-acre tract, same also being on the westerly right-of-way line of North Shiloh Road (variable width right-of-way);

THENCE South 0°23'18" East, along the common line of said 101.121-acre tract and said North Shiloh Road, a distance of 1116.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 101.121-acre tract, common to the northeast corner of said Wood Bend Addition;

THENCE South 88°49'32" West, departing the westerly right-of-way line of said North Shiloh Road and along the common line of said 101.121-acre tract and said Wood Bend Addition, a distance of 1709.26 feet to the **POINT OF BEGINNING** and containing 44.003 acres (1,916,760 sq. ft.) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That **WILBOW-RIVERSET, LLC**, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **RIVERSET PHASE 2**, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets, alleys, shown thereon and do 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 indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. 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.

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

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

The City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

All access and recreational easements dedicated by this plat shall be subject to the following: (1) the property owner, their successors, heirs and assigns, shall be responsible for the maintenance, condition, and upkeep of the easement areas in accordance with applicable state law, local ordinances, and any encumbrances, standards, and restrictions recorded in the Dallas County Real Property Records; (2) in the event the property owner fails to properly maintain the easement areas, the City may elect, but is not required, to enter upon, over, and under the easement area for the purpose of conducting maintenance activities; and (3) access to the easement areas by the public for recreational purposes is restricted to the same times and dates on which the members of the Home Owners Association have access under the Home Owner's Association rules, by-laws, or other governing documents.

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: **WILBOW-RIVERSET, LLC**

JENNIFER RABON, VICE PRESIDENT - DEVELOPMENT

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Jennifer Rabon, 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 _____

SURVEYORS STATEMENT

I, Michael B. Marx, 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 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____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, 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

FINAL PLAT
RIVERSET PHASE 2

266 RESIDENTIAL LOTS
10 COMMON AREA LOTS

44.003 ACRES SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200225-2

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	JAN. 2022	063770003	4 OF 4

OWNER:
WILBOW-RIVERSET, LLC
c/o WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUIT 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: Bryce T. Eckeberger, P.E.



GARLAND

Plan Commission

3. a.

Meeting Date: 01/24/2022

Item Title: Z 21-25 7LC, LLC - Specific Use Provision (District 6)

Summary:

Consideration of the application of **7LC, LLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 – Specific Use Provision)

Attachments

Z 21-25 7LC, LLC Report and Attachments (Specific Use Provision)

Z 21-25 7LC, LLC Responses

Planning Report

File No: Z 21-25/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 24, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District.

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

519 North Jupiter Road

APPLICANT

7LC, LLC

OWNER

Brixxmor Holdings 12 SPE LLC

BACKGROUND

The subject property is part of an overall shopping center. The applicant proposes a tea/coffee shop with a drive-through in an existing 1,804 square-foot building.

SITE DATA

The subject property consists of approximately 0.50 acres and the overall shopping center site is 11.71 acres. The site has approximately 75 linear feet of frontage along North Jupiter Road. The primary access is from North Jupiter Road to the site. However, the site can be accessed from West Walnut Road and Lariat Lane through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 89-30 which allows truck rentals in addition to all the uses permitted in the Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. Site Plan

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The applicant will remodel the existing building and maintain the same building footprint. However, the building (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Signage

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COMPREHENSIVE PLAN

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This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the west are all zoned Planned Development (PD) 80-48 District and Planned Development (PD) 89-30 District; they are developed with a variety of retail uses. The property to the north is zoned Planned Development (PD) 89-30 District with a Specific Use Provision 18-34; this site is developed with drive-through coffee shop (Scooter's). The property to the south is zoned Community Retail (CR) District and is developed with a gas station. The properties to the east, across North Jupiter Road, are zoned Community Retail (CR) District and are developed with a variety of uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District.

Approval of a Plan for a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

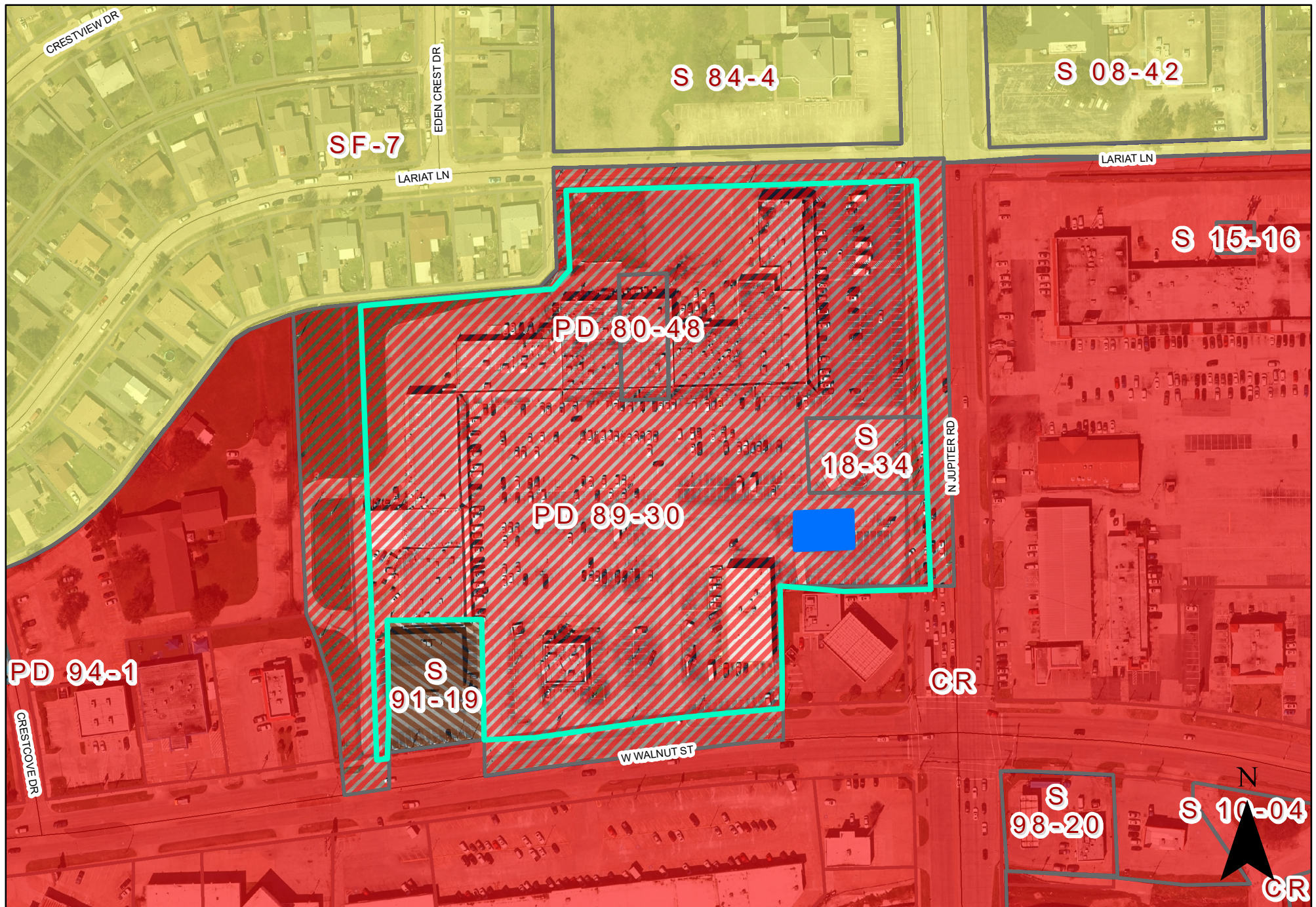
CITY COUNCIL DATE: February 15, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 170 feet

Zoning Map Z 21-25

 SUBJECT SITE

 INDICATES AREA OF REQUEST

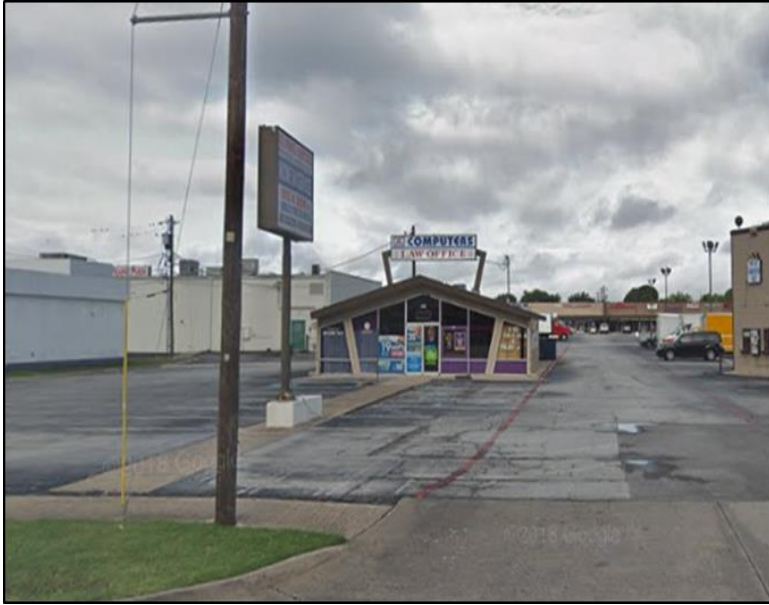
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-25

519 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773 and Planned Development(PD) District 89-30, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) 89-30 District and Community Retail (CR) 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. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - B. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
 - C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
 - D. Signage: All signage shall comply with the Garland Development Code signage requirements.
 - E. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.

Z 21-25



View of the subject property along North Jupiter Road.



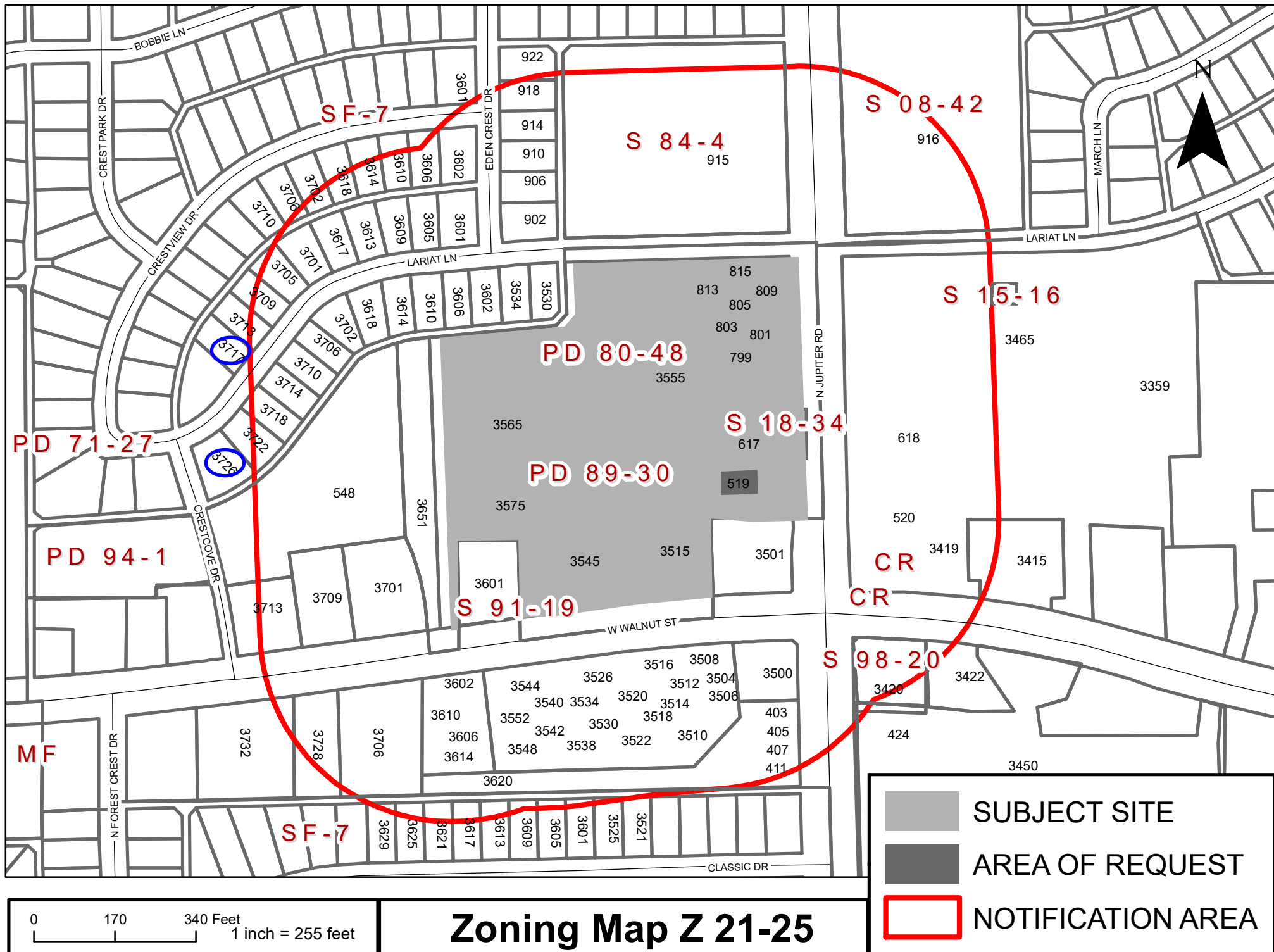
North of the subject property along North Jupiter Road.



South of the subject property along North Jupiter Road.



East of the subject property along North Jupiter Road.



Zoning Map Z 21-25

519 North Jupiter Road

Comment Form Case Z 21-25

Z 21-25 7LC, LLC. The applicant proposes a tea/coffee shop with a drive-through in an existing 1,804 square-foot building. This site is located at 519 North Jupiter Road. (District 6)

Z 21-25 7LC, LLC. El solicitante propone una tienda de té/café con un servicio de autoservicio en un edificio existente de 1,804 pies cuadrados. Este sitio está ubicado en 519 North Jupiter Road. (Distrito 6)

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

☒ For / A Favor / Ủng

☐ Against / En Contra / Không

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LAM TRAN Owner

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

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

3717 Lariat Ln

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

lamtran 1/17/2022

Date / Fecha / Ngày

Signature / Firma / Chữ ký

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

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Charles Mullens

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CM Mullens

Signature / Firma / Chữ ký

1-16-22

Date / Fecha / Ngày

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GARLAND

Plan Commission

3. b.

Meeting Date: 01/24/2022

Item Title: Z 21-25 7LC, LLC - Plan (District 6)

Summary:

Consideration of the application of **7LC, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through Use. This property is located at 519 North Jupiter Road. (District 6) (File Z 21-25 - Plan)

Attachments

Z 21-25 7LC, LLC Report and Attachments (Plan)

Z 21-25 7LC, LLC Responses

Planning Report

File No: Z 21-25/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 24, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) 89-30 District.

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

519 North Jupiter Road

APPLICANT

7LC, LLC

OWNER

Brixxmor Holdings 12 SPE LLC

BACKGROUND

The subject property is part of an overall shopping center. The applicant proposes a tea/coffee shop with a drive-through in an existing 1,804 square-foot building.

SITE DATA

The subject property consists of approximately 0.50 acres and the overall shopping center site is 11.71 acres. The site has approximately 75 linear feet of frontage along North Jupiter Road. The primary access is from North Jupiter Road to the site. However, the site can be accessed from West Walnut Road and Lariat Lane through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 89-30 which allows truck rentals in addition to all the uses permitted in the Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

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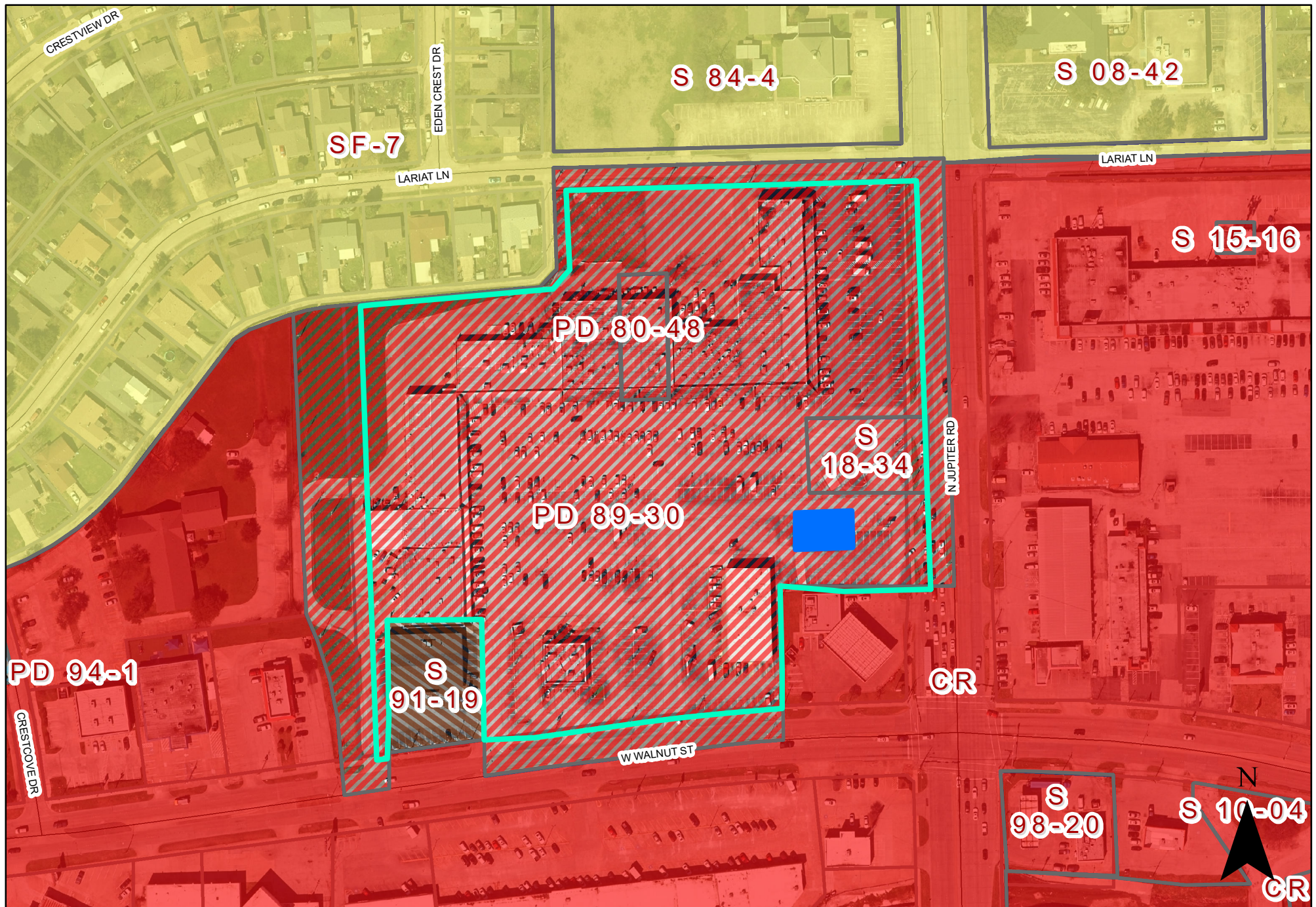
CITY COUNCIL DATE: February 15, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 170 feet

Zoning Map Z 21-25

 SUBJECT SITE

 INDICATES AREA OF REQUEST



PERSPECTIVE

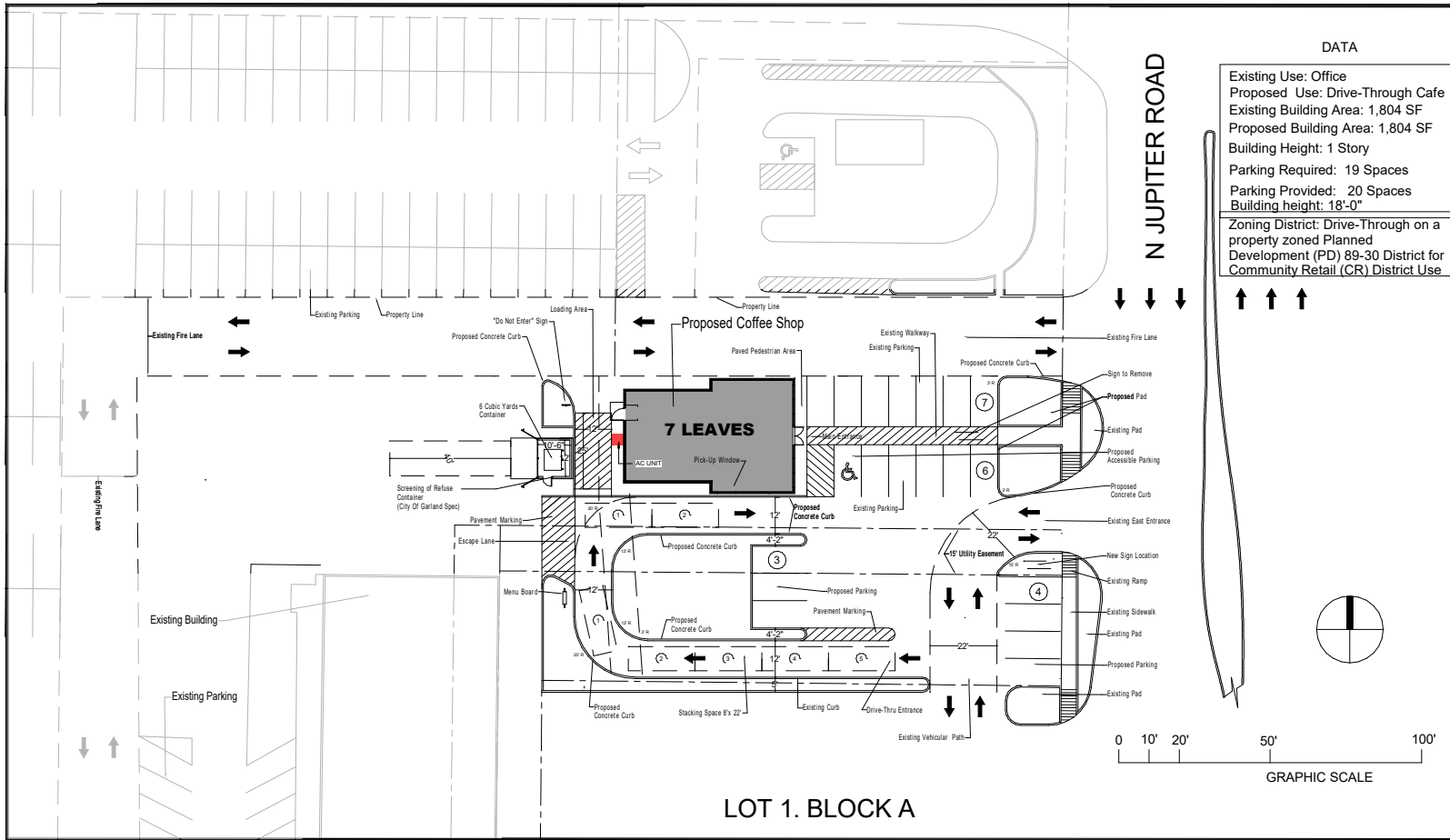
CASE # 210504-2

Existing Block A Lot 1
Cresk Park No. 1,
Second Sec

VINCINITY MAP

adi
ARCHITECT | INTERIOR

6402 LAUREL VALLEY ROAD, DALLAS, TX 75248



Issue	Issue Name	Date

7 LEAVES CAFE
519 NORTH
JUPITER RD.
GARLAND, TEXAS
75042

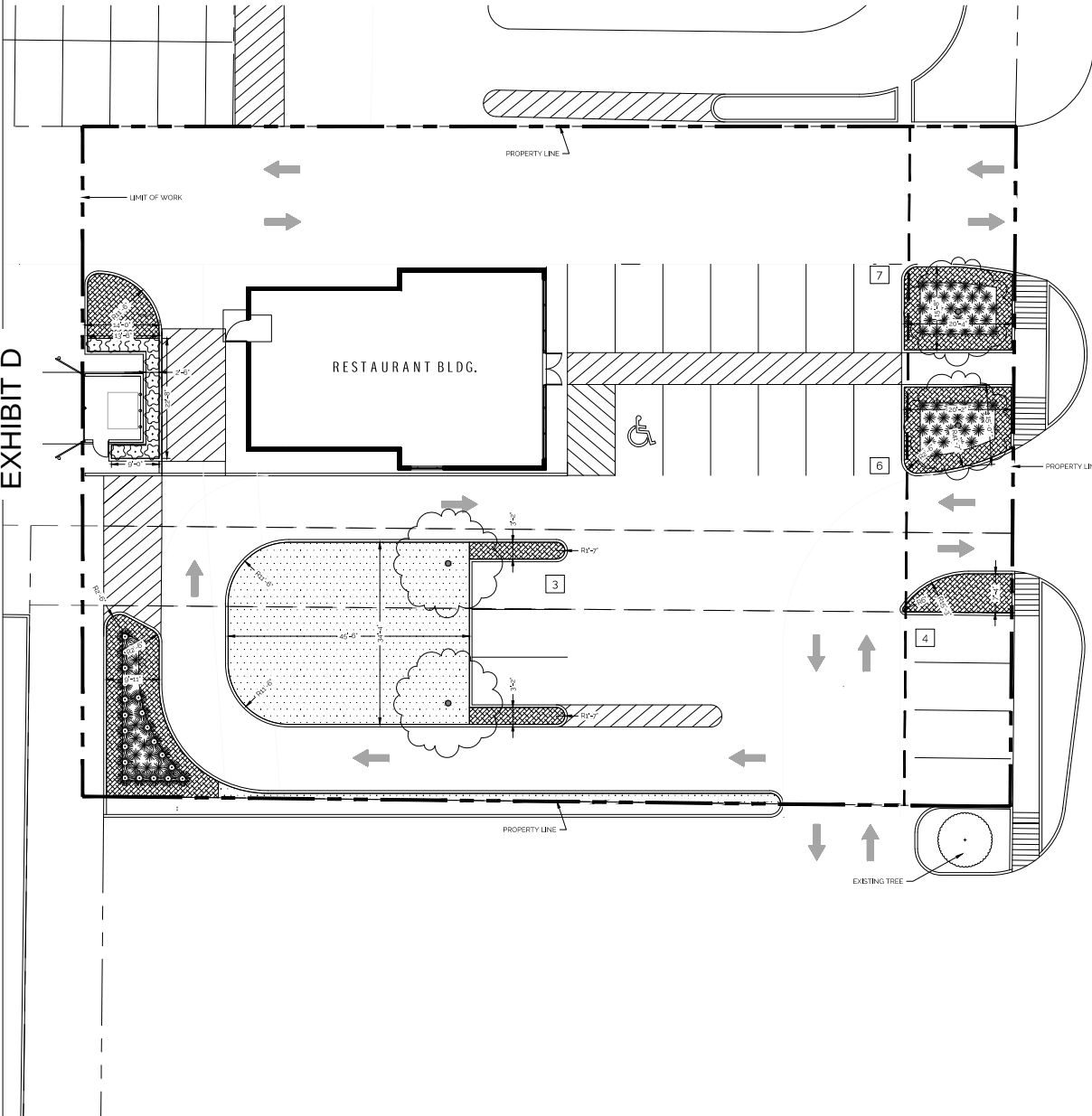
Sheet Name
SITE PLAN

Original Issue
Sheet Number

A100

Project #
Project Number

Drawing Date
08/04/21

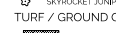


PLANT SYMBOL LEGEND

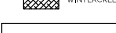
CANOPY TREES



ORNAMENTAL GRASSES



TURF / GROUND COVER



PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
TREES							
7	MONTEREY OAK	QUERCUS POLYMOCHA	48"	40'	4'	40 GAL.	PLUG & MATTED, STRAIGHT TRUNK
SHRUBS & LANDSCAPE TREES							
50	LITTLE BLUESTEM	SCHEUCHZERIA SCABRUM	-	12"	12"	5 GAL.	48" OCT. TERMINUS LANDING OR 40" RADIATED OR PLANT
20	GULF MUHLY	PAUSANERIS CAULESCENS	-	12"	12"	5 GAL.	48" OCT. TERMINUS LANDING OR 40" RADIATED OR PLANT
10	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM	-	12"	12"	5 GAL.	-
SMALL PERENNIALS & GROUND COVER							
800 SF	WINTERCREEPER	EUONYMUS FORSTERI	-	-	-	5 GAL.	-
TURF GRASS							
1000 SF	BERMUDA GRASS SEED	CYNODON DACTYLON	-	-	-	-	HYDROSEED APPLICATION

PROJECT LANDSCAPE DATA TABLE

CITY LANDSCAPE REQUIREMENTS

TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
GENERAL	10% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.	2,593.58 SF	3,945.4 SF	603.54 SF
	MINIMUM OF 10% OF ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE.	22,330 SF	2,234 SF	3,945.4 SF
STREET TREES	ONE CANOPY TREE PER 40 LF OF STREET FRONTAGE.	100 LF	4 TREES	3 TREES
BUFFER	MINIMUM 20' LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE.	-	YES	YES
	EVERGREEN SHRUBS (ACCEPTABLE FOR 8'-10' FOOT SCREENING) SHALL BE PROVIDED AROUND QUINSTER SCREENING WALLS AND THE PLANT MATERIALS MUST BE A MINIMUM OF THREE (3) FEET IN HEIGHT AT THE TIME OF PLANTING UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR PUBLIC USE AREA.	-	YES	YES
PARKING LOT LANDSCAPING	TERMINUS ISLANDS WITH A MINIMUM OF ONE (1) CANOPY TREE SHALL BE PROVIDED AT THE END OF EACH PARKING ROW.	5 TERMINUS ISLANDS	5 TREES	4 TREES
	LANDSCAPE ISLANDS WITH A MINIMUM OF ONE TREE SHALL BE PROVIDED WITHIN 80' OF EVERY PARKING SPACE.	-	YES	YES
	PARKING LOT LANDSCAPE AREAS SHALL INCLUDE A MINIMUM OF 50 PERCENT OF ITS AREA DEDICATED TO LIVING PLANT MATERIAL AND NOT HAVING MORE THAN 50 PERCENT OF ITS AREA COVERED WITH BARK MULCH OR DECOMPOSED GRANITE MATERIAL.	-	YES	YES
	IN PARKING LOTS WITH MORE THAN 20 SPACES, A MINIMUM OF ONE (1) TREE SHALL BE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN THE PARKING LOT.	-	2 TREES	4 TREES

LANDSCAPE PLAN



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
212 S. Elm St. Ste. 120
Denton, Texas 76201
ph: 214.783.1715

CONSULTANT:

OWNER / CLIENT:

SUITE BUILD
GENERAL CONSTRUCTION
4460 W. WALNUT ST
SUITE 132A
GARLAND, TX
75042

Project No: 2023-090

Drawn By: CTA

Reviewed By: JDB

Issue Type: Site Plan

Issue Date: 12/03/2023

REVISIONS:

No.	Date	Description

DECEMBER 3, 2023

PROJECT:

7 LEAVES CAFE

CITY CASE #: 210504-2

510 N. JUPITER RD
GARLAND, TX
75042

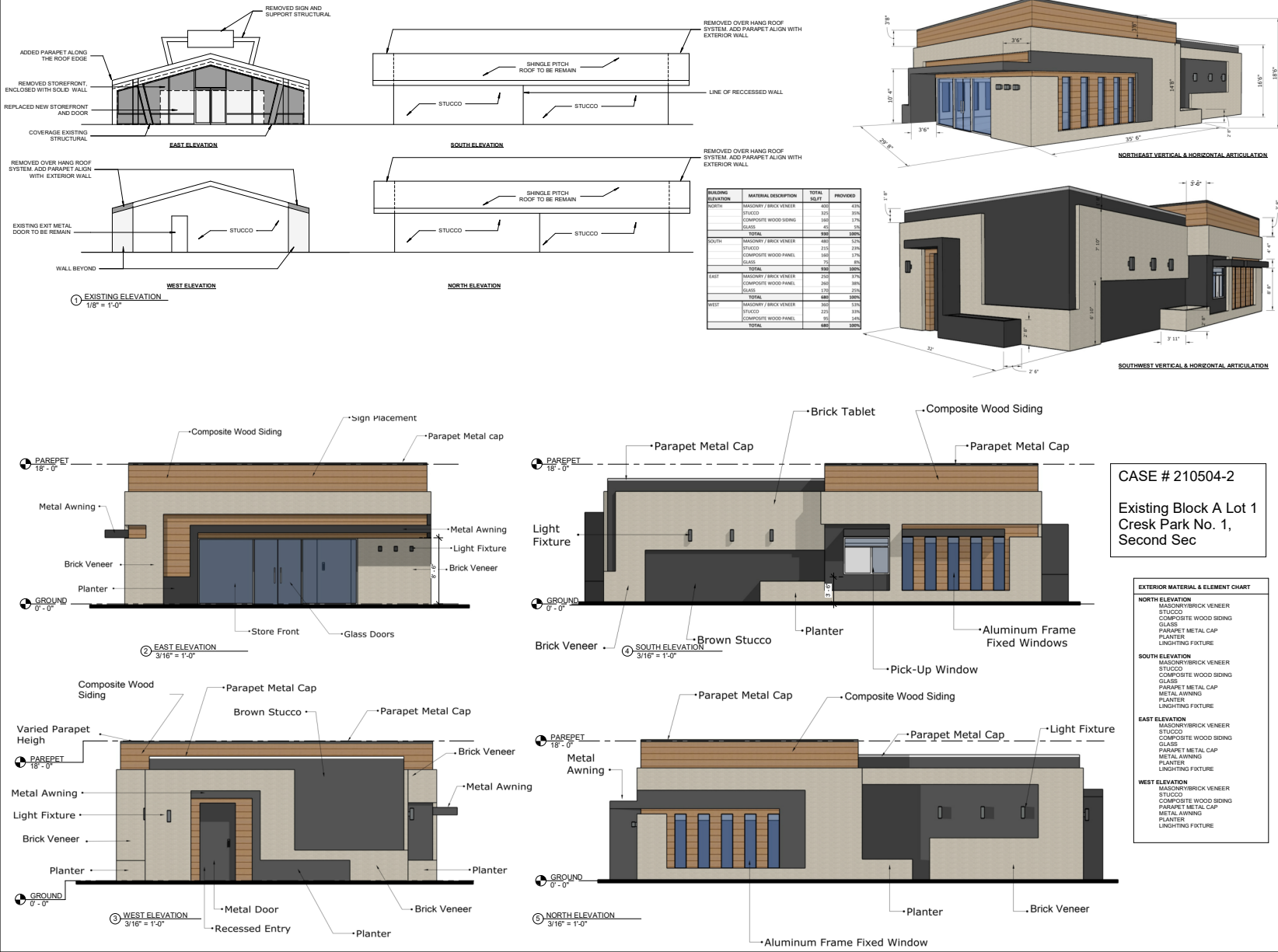
SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LP.01

10/27/2021 7:19:20 AM A102 ELEVATIONS



6402 LAUREL VALLEY ROAD, DALLAS, TX 75248

7 LEAVES CAFE

519 NORTH JUPITER RD.

GARLAND, TEXAS 75042

Sheet Name

ELEVATIONS

Original Issue

Sheet Number

A102

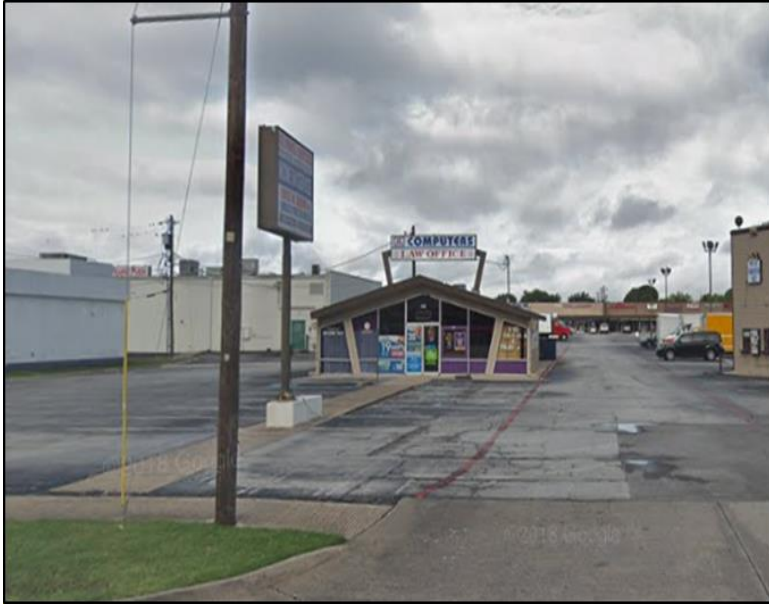
Project #

Project Number

Drawing Date

08/04/21

Z 21-25



View of the subject property along North Jupiter Road.



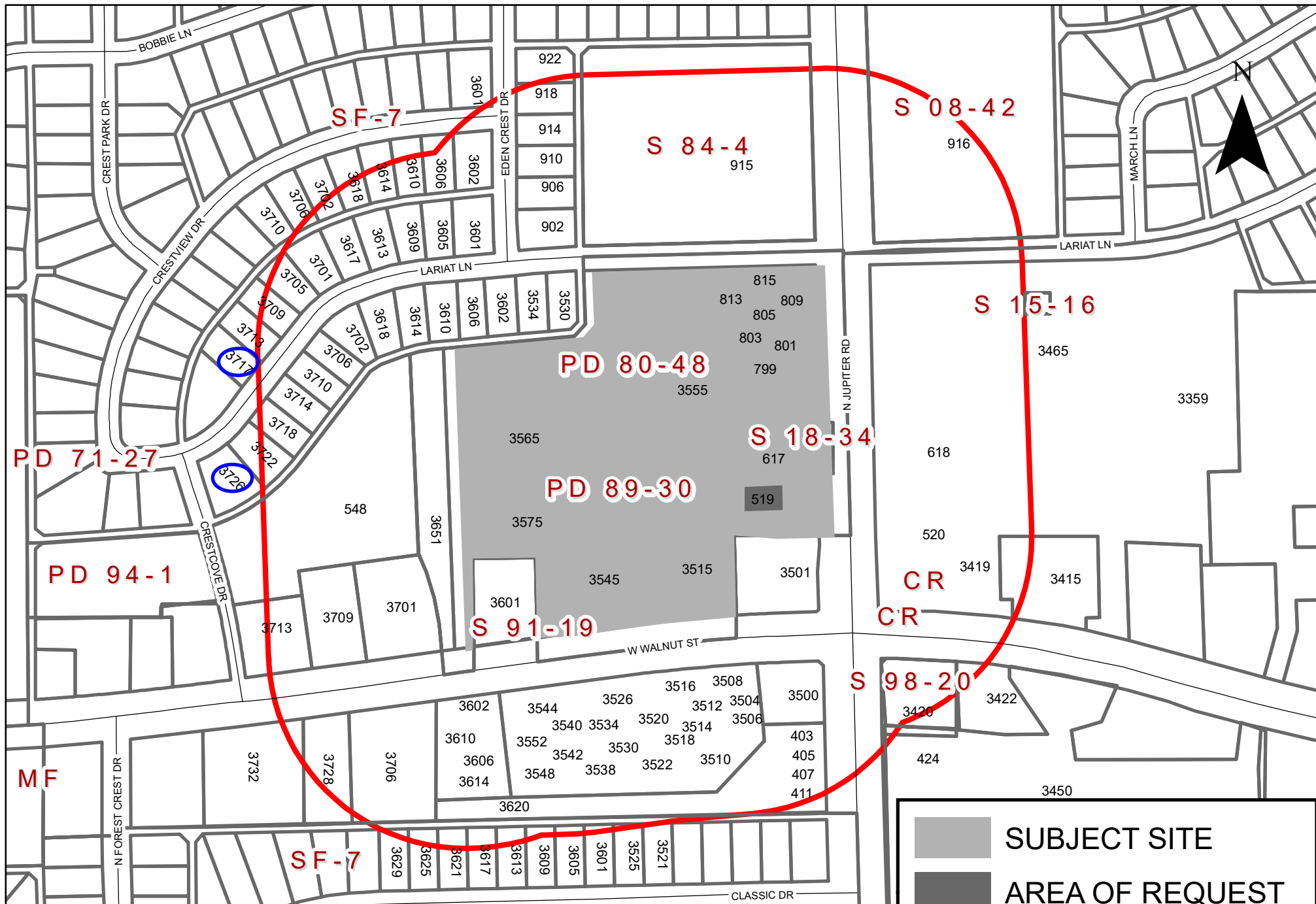
North of the subject property along North Jupiter Road.



South of the subject property along North Jupiter Road.



East of the subject property along North Jupiter Road.



Zoning Map Z 21-25
519 North Jupiter Road

Comment Form Case Z 21-25

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Charles Mullens

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

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

3726 Lariat Ln

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

CM Mullens

Signature / Firma / Chữ ký

1-16-22

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. c.

Meeting Date: 01/24/2022

Item Title: Z 21-60 PC Realty Capital Management (District 1)

Summary:

Consideration of the application of **Realty Capital Management**, requesting approval of a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses. This property is located at 4425 Bunker Hill Road. (District 1) (File Z 21-60)

Attachments

Z 21-60 PC Realty Capital Management Report and Attachments

Z 21-60 PC Realty Capital Management Responses

Planning Report

File No: Z 21-60/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 24, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses.

LOCATION

4425 Bunker Hill Road

APPLICANT

Realty Capital Management

OWNER

RCM Firewheel

BACKGROUND

In November 2015, the City Council approved a Concept Plan for a three-phased multi-family development. The area under consideration for the zoning change was limited to the northern fifty (50) acres contiguous with Bunker Hill Road.

In May 2016, the City Council approved a Detail Plan for the first phase of the multi-family development (Domain at The One Forty). The second phase of the multi-family development (PDG Bunker Hill) was approved in October 2021.

In November 2021, a Detail Plan application was submitted for the third phase. The application is still in review.

The applicant intends to revise the zoning boundary lines to incorporate two (2) additional acres for a potential fourth phase.

SITE DATA

The site consists of approximately 13.255 acres with 431.83 lineal feet of frontage along Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 15-40 and Agricultural (AG) District.

Planned Development (PD) District 15-40 allows multi-family uses and the Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future.

CONSIDERATIONS

1. The applicant requests to revise the zoning boundary lines of Planned Development (PD) District 15-40 to include two (2) additional acres. The revised boundaries will cover the land that is planned to be reclaimed. With the reclamation of additional land, there will be a total of 13.255 acres within Phase IV.
2. There are no improvements proposed at this time. However, the fourth phase will follow the underlying zoning, Planned Development (PD) District 15-40, which permits multi-family developments. Any new development will require approval of a Detail Plan.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Parks and Open Space and Compact Neighborhoods.

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north, across Bunker Hill Road, are residential neighborhoods located in the City of Sachse. The property to the east is zoned Planned Development (PD) District 15-40; the property is in the entitlement process for multi-family development. The property to the south is zoned Agricultural (AG) District; this property is vacant. The property to the west is zoned Planned Development (PD) District 20-22 for single-family homes.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Planned Development (PD) District 15-40 and Agricultural (AG) District to a Planned Development (PD) District for Multi-Family Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Exhibit
- iv. Photos

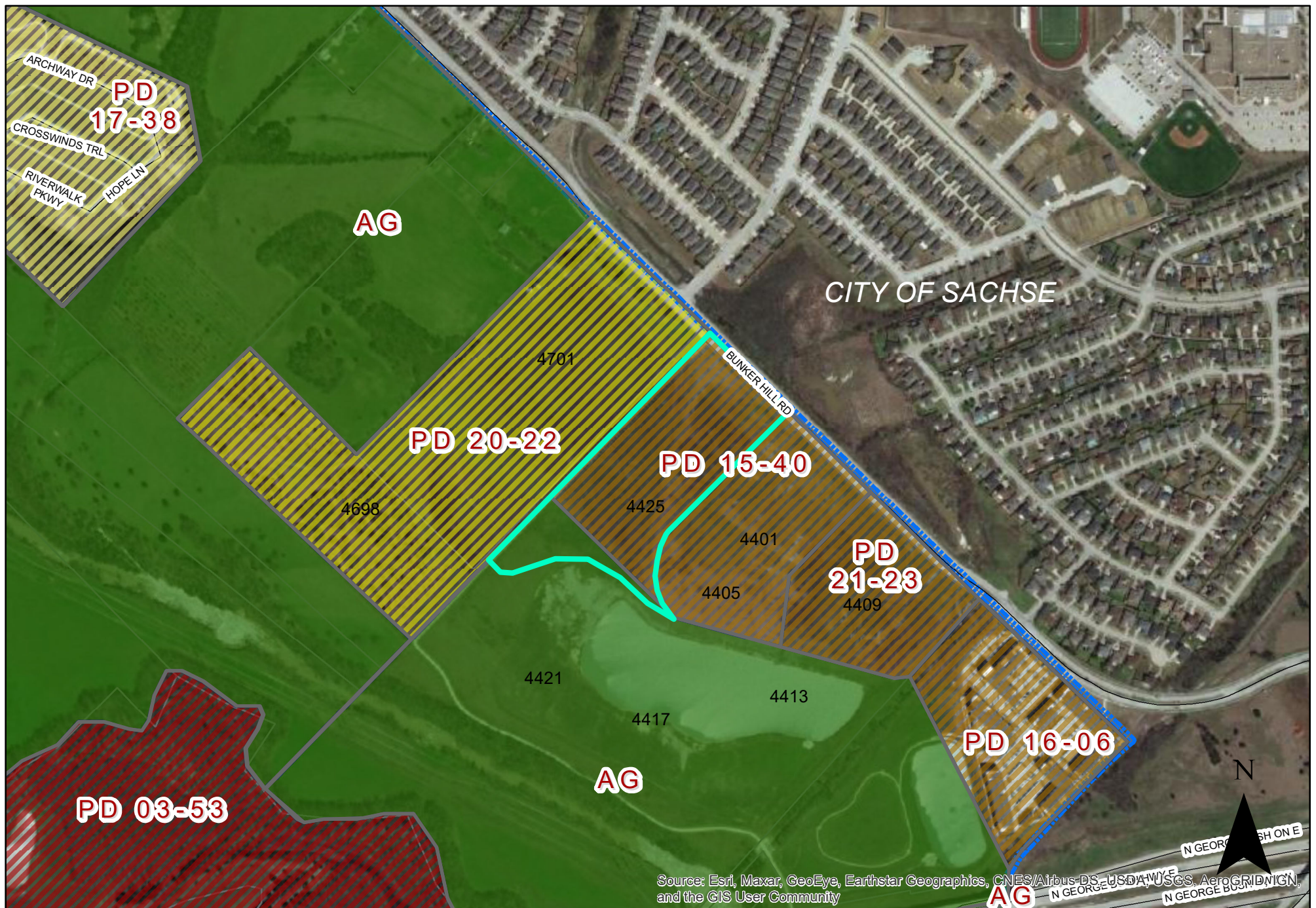
CITY COUNCIL DATE: February 15, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 380 760 Feet
1 inch = 579 feet

ZONING MAP Z 21-60

 INDICATES AREA OF REQUEST

4425 Bunker Hill Rd.

- Found Monument (Size and Type as Noted)
- Set 1/2" iron rod with a plastic cap stamped MTX Surveying
- Point For Corner
- PK Nail Set W/Metal Washer stamped MTX Surveying

- Telephone Junc. Box
- Covered Concrete
- Power Pole

- Fence (Type as Noted)
- Gas Pipeline
- Overhead Electric Line
- Fiber Optic Line

- PC - Plastic Cap
- PFC-Point For Corner
- IPF - Iron Pipe Found
- IPFC - Iron Pipe W/Crimped Top Found
- IRF - Iron Rod Found
- IRS - Set 1/2" Iron Rod w/PC Stamped "MTX Surveying"

- D.C.O.P.R. - Dallas County Official Public Records
- D.C.D.R. - Dallas County Deed Records
- D.C.C.F. - Dallas County Clerks File
- D.C.P.R. - Dallas County Plat Records

D. CRIST SURVEY, A-226

DALLAS COUNTY, TEXAS



EXHIBIT C

Liberty Bankers Life Insurance Company,
an Oklahoma Life Insurance Company
Called 26.54 Acres
"Tract 2"
Document No. 2018-00311256
D.C.O.P.R.

Liberty Bankers Life Insurance Company,
an Oklahoma Life Insurance Company
Called 16.003 Acres
"Tract 1"
Document No. 2018-00311256
D.C.O.P.R.

Notes

This is NOT a boundary survey. This should only be used for planning and zoning purposes.

All bearings are based upon Grid North and referenced to the Texas State Plane Coordinate System (NAD 83) North Central Zone as derived from GPS observations.

According to Texas Local Government code, Chapter 212.004 and 212.005, dividing any tract or lot into two or more parts without benefit of a subdivision plat approved and recorded with the county clerk, is a violation of city ordinance and/or state law, subjecting the violator to fines and/or the withholding of utilities and building permits.

This plot is prepared for the parties involved in this transaction only. MTX Surveying will not be liable for any copies made after 90 days of the date shown or alterations made without the expressed written authorization of MTX Surveying



4901 E End Blvd
South, Marshall, Tx
75672
www.mtxsurveying.com
903.471.8391
TBPELS Firm No.
10194253

PLANNING AND ZONING DISTRICT BOUNDARY
SURVEY OF 13.255 ACRES OF LAND BEING PART
OF A CALLED 135.89 ACRE TRACT, DESCRIBED
IN DEED TO RCM FIREWHEEL, LLC, A TEXAS
LIMITED LIABILITY COMPANY, RECORDED IN
DOCUMENT NUMBER 2012-00379857, D.C.O.P.R.,
AND LOCATED WITHIN THE D. CRIST SURVEY,
A-226, DALLAS COUNTY, TEXAS

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	290.00'	354.08'	332.49'	S 21°31'13" E	69°57'24"

LINE	BEARING	DISTANCE
L1	S 13°27'32" W	153.81'
L2	N 64°49'29" W	146.37'
L3	N 48°23'42" W	178.02'
L4	N 65°44'07" W	112.72'
L5	N 82°00'24" W	182.25'
L6	S 78°24'39" W	265.07'
L7	S 87°24'06" W	57.91'
L8	N 44°37'17" W	49.99'
L9	N 45°45'45" W	656.05'

Z 21-60



View of the subject property from Bunker Hill Rd



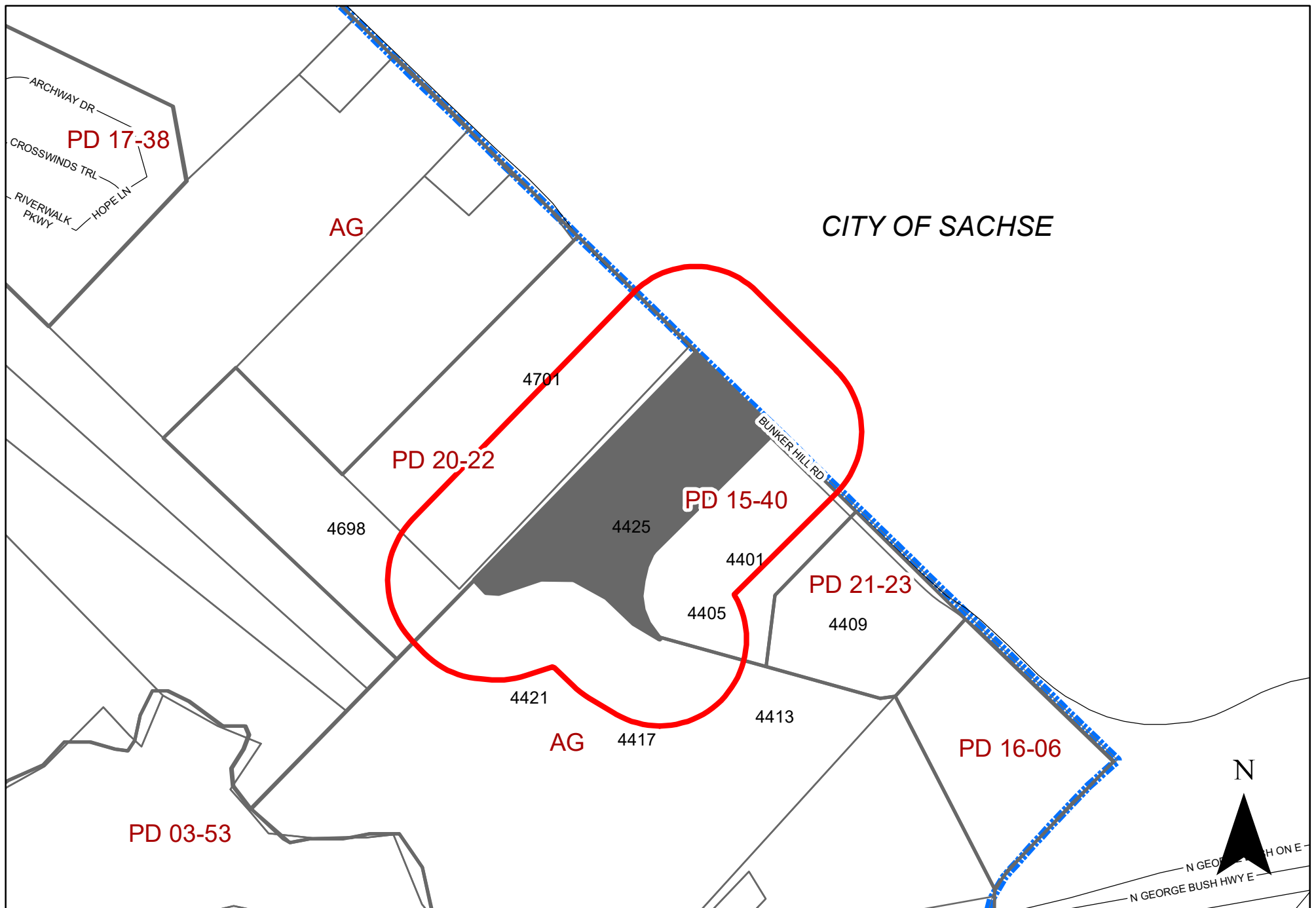
Looking north of the subject property



Looking east of the subject property



Looking west of the subject property



0 380 760 Feet
1 inch = 579 feet

ZONING MAP Z 21-60

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

4425 Bunker Hill Rd.

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



GARLAND

Plan Commission

4. a.

Meeting Date: 01/24/2022

Item Title: SV 21-02 Anylab Test Now - Garland (District 1)

Summary:

Consideration of the application of **Anylab Test Now - Garland**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign. This property is located at 3046 Lavon Drive, Suite 120. (District 1) (File SV 21-02)

Attachments

SV 21-02 Anylab Test Now - Garland Report and Attachments

SV 21-02 Anylab Test Now - Garland Responses

Planning Report

File No: SV 21-02/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 24, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign.

LOCATION

3046 Lavon Drive, Suite 120

APPLICANT

Anylab Test Now - Garland

OWNER

CBV Country Brooks, LLC

BACKGROUND

The subject site contains an existing multi-tenant commercial/retail building. The applicant requests a variance to increase the sign area for the proposed wall sign for a tenant space. The applicant contends the maximum allowed area for the wall sign will not provide sufficient visibility to the patrons and it may negatively impact the business.

Section 4.81 of the GDC grants the Plan Commission the authority to approve variances and exceptions to the ordinance when there is a finding from the evidence presented that strict compliance with the requirement will result in a hardship or inequity to the applicant. This section states that economic or self-created hardships alone shall not be sufficient basis for granting a variance.

SITE DATA

The subject property is approximately 2.87 acres with 728 lineal feet of frontage along Lavon Drive.

CONSIDERATIONS

1. The subject site is mostly occupied with tenant spaces. The tenant space in question has a lineal width of twelve (12) feet. Per the GDC, the maximum square footage allowed for the proposed wall (attached) sign is two (2) times the frontage and no more than 200 square feet. Therefore, the maximum allowed would be twenty-four (24) square feet. The Plan Commission may approve an increase in the maximum sign area up to an additional twenty-five (25%). Therefore, the applicant proposes the sign area to be a total of 29.81 square feet.
2. The applicant contends the store frontage is narrower than other tenant spaces in the vicinity and the wall sign of twenty-four (24) square feet will not adequately advertise the business. The tenant space also does not directly face Lavon Drive. Furthermore, there is sufficient space outside to increase the signage to 29.81 square feet without impacting other vendors or any aesthetical concern. The proposed sign size is an appropriate scale to the building.
3. Existing wall signs for tenant spaces:

Business	Linear Width	Maximum area allowed	Provided
Flooring Concept	22 feet	44 square feet	43 square feet
Grin Dental	29 feet	58 square feet	56 square feet
MetroPCS	16 feet	32 square feet	32 square feet
Subway	20 feet	40 square feet	19 square feet

The immediate businesses along the same building frontage are allowed larger wall signs due to the longer lineal width, although Subway provides a smaller sign than potentially allowed. The applicant requests to increase the sign area an additional twenty-five (25%) percent for better visibility.

STAFF RECOMMENDATION:

Approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding sign area for an attached wall sign.

ADDITIONAL INFORMATION

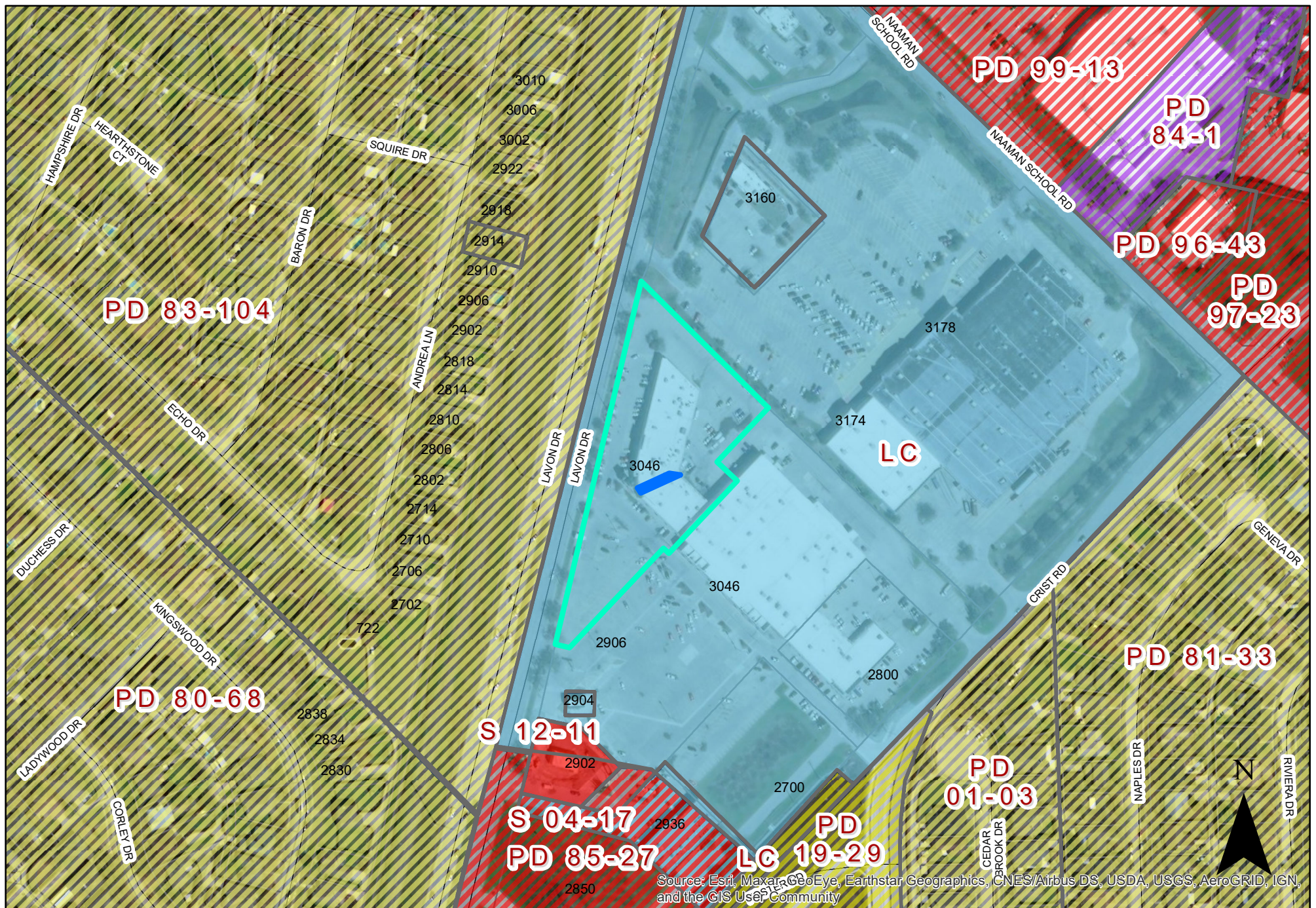
- i. Location Map
- iii. Drawings
- iv. Photos

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



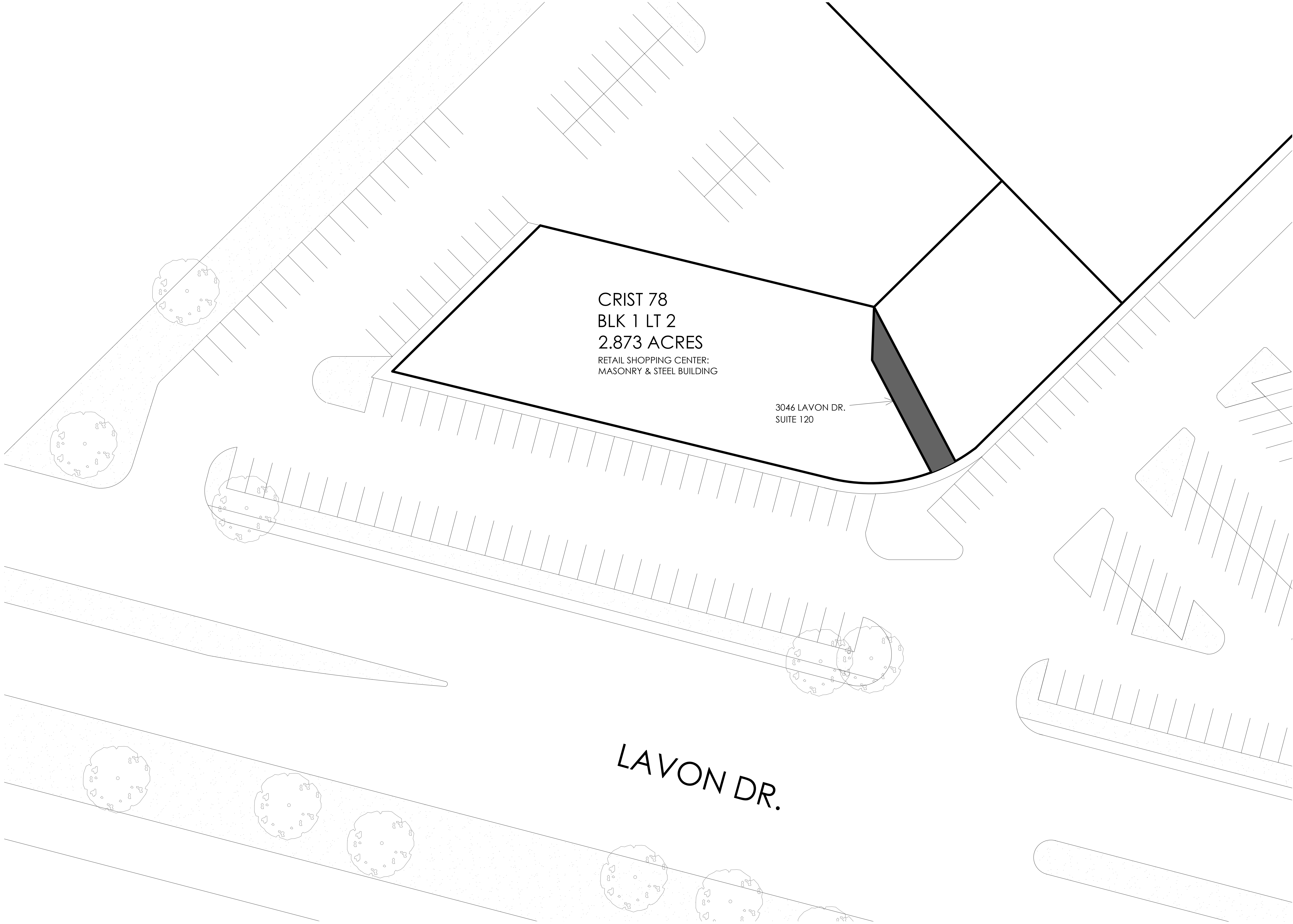
SIGN VARIANCE SV 21-02

0 160 320 Feet
1 inch = 245 feet

 INDICATES AREA OF REQUEST
 INDICATES AREA OF REQUEST

3046 Lavon Dr.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



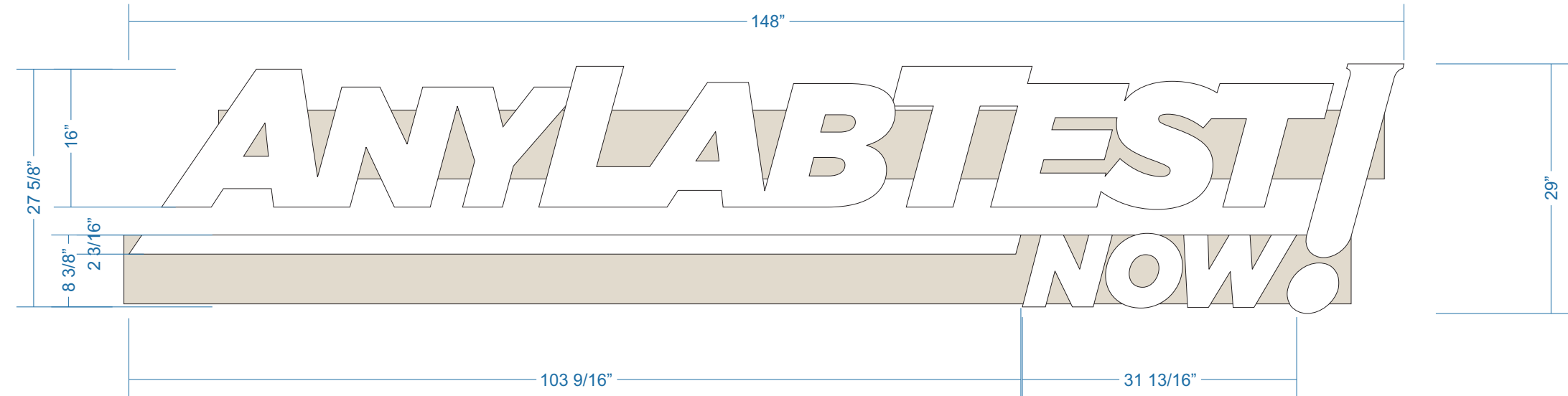
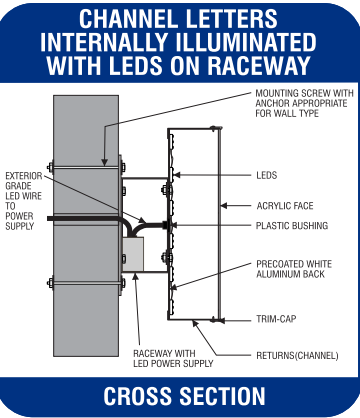


EXHIBIT D



29.81 SQ FT
FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED FACE-LIT CHANNEL LETTER SET ON RACEWAYS

- | | | |
|--|--|--|
| COPY&RULE LINE | TEST TUBE/EXCLAMATION POINT | RACEWAYS - 8" x 4" .063 ALUMINUM TO MATCH SPECS |
| FACES - 1/8" 2447 WHITE ACRYLIC | FACES - 1/8" 2447 WHITE ACRYLIC | |
| RETURNS - 4" TO MATCH SPECS | RETURNS - 4" TO MATCH SPECS | |
| TRIM CAPS - 1" TO MATCH SPECS | TRIM CAPS - 1" TO MATCH SPECS | |
| BACKS - 3MM WHITE DIBOND | BACKS - .063 ALUMINUM | |
| LEDS - WHITE | LEDS - WHITE | |

INSTALLATION - RACEWAYS MOUNTED FLUSH TO FASCIA, LETTERS MOUNTED FLUSH TO RACEWAYS



PHOTO SCALE: 3/16" = 1' - 0"



COLOR SPECIFICATIONS:

- | | | | |
|---|-----------------|---|--|
| A | BLACK RETURNS | F | |
| B | BLACK TRIM CAPS | G | |
| C | T/M FASCIA | H | |
| D | | I | |
| E | | J | |

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT. COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSELY AS POSSIBLE. RENDERING IS BASED ON ESTIMATED DIMENSIONS. A FINAL SURVEY MAY ALTER ILLUSTRATED REPRESENTATION AND PLACEMENT.

IF ILLUMINATED: WILL BE WIRED TO 120 VOLT UNLESS OTHERWISE SPECIFIED. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SCI REP:
KB

DATE:
05/26/2021

DESIGNER:
PB

REVISION DATE:
12/28/2021 NK

PERMIT INFORMATION:

MAX HEIGHT 30", NO MORE THAN 75% OF WIDTH OF STORE FRONT

FINAL DATE & BY:

SHEET #:

1/2

SV 21-02



View of the proposed location



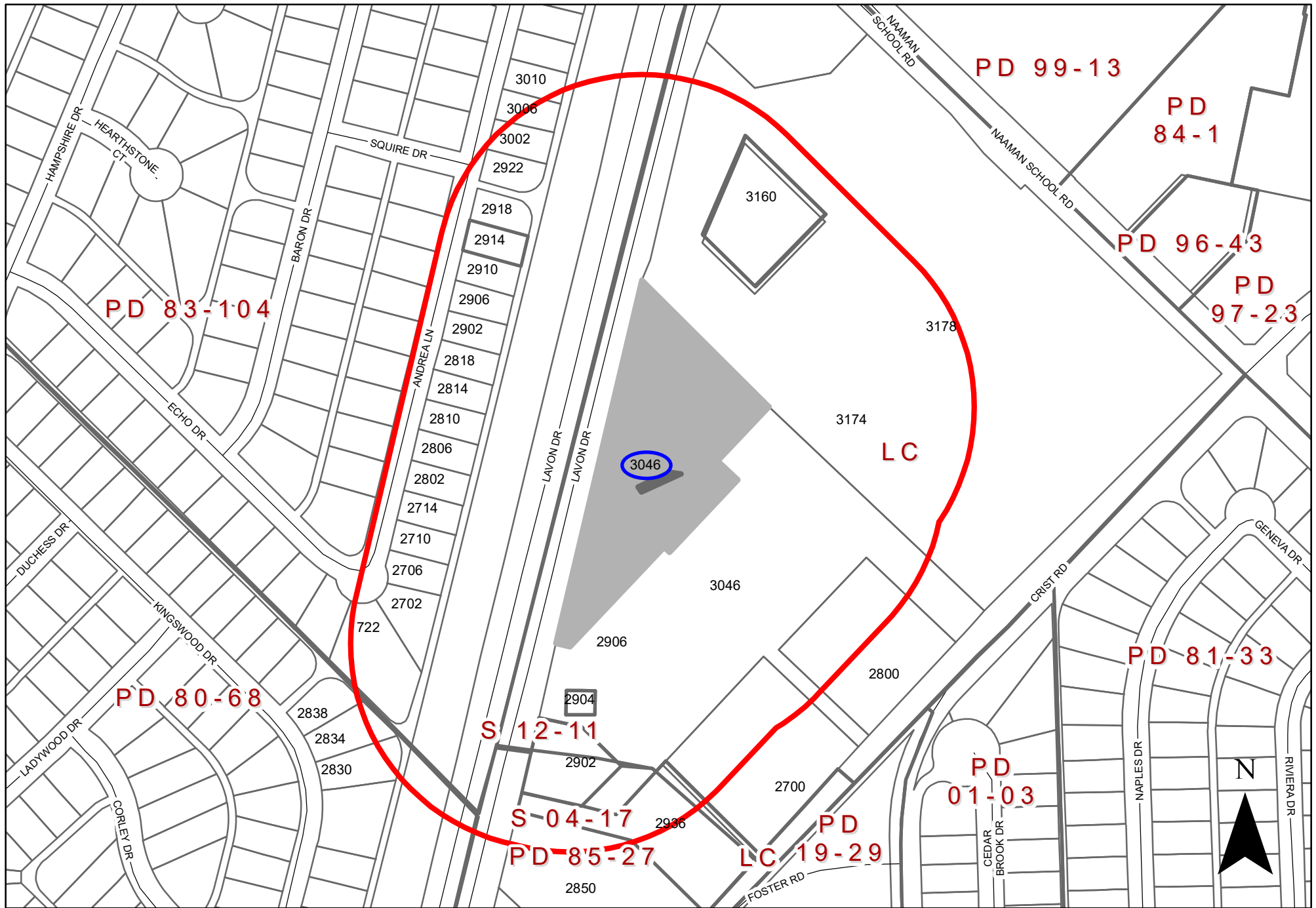
View of the overall property from Lavon Road



Looking west of the overall subject property from Lavon Drive



Looking south of the overall subject property



0 160 320 Feet
1 inch = 245 feet

SIGN VARIANCE SV 21-02

3046 Lavon Dr.

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA
 SUBJECT SITE

Comment Form

Case SV 21-02

SV 21-02 Any Lab Test Now – Garland. The applicant requests a variance for the proposed wall signage. Approval of the request would allow wall signage above the maximum size allowance in the Garland Development Code. The property is located at 3046 Lavon Drive, Suite 120. (District 1)

SV 21-02 Any Lab Test Now – Garland. El solicitante solicita una variación para la señalización de pared propuesta. La aprobación de la solicitud permitiría la señalización en la pared por encima del tamaño máximo permitido en el Código de Desarrollo Garland. La propiedad está ubicada en 3046 Lavon Drive, Suite 120. (Distrito 1)

SV 21-02 Any Lab Test Now- Garland. Người nộp đơn yêu cầu một phương sai cho bảng chỉ dẫn trên tường được đề xuất. Việc chấp thuận yêu cầu sẽ cho phép biển báo treo tường vượt quá kích thước cho phép tối đa trong Bộ luật Phát triển Garland. Căn hộ tọa lạc tại 3046 Lavon Drive, Suite 120. (Quận 1)

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



For / A Favor / Đúng



Against / En Contra / Không

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

CHRIS RENFRO

Property Manager

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

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

3046 Lavon Drive, Garland, TX 75040

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Chris

Signature / Firma / Chữ ký

1/19/22

Date / Fecha / Ngày

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