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 14, 2019 at 7:00 p.m.

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

A pre-meeting will begin at 5:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

a. Consider approval of Minutes for the December 10, 2018 meeting.

2. PLATS

a. P 18-41 North Country Club Estates Final Plat

b. P 18-44 Creek Valley Addition No. 2, Phase 1 Preliminary Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. MISCELLANEOUS

a. Consideration of the application of **Extreme Signs**, requesting approval of a variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a pylon sign. This property is located at 1350 Northwest Highway. (District 5) (File SV 18-04)

b. Consideration of the application of **Chandler Signs, LLC,** requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 7217 Telecom Parkway. (District 1) (File SV 18-05)

c. Consideration of the application of **Enclave Firewheel WF-I, LP**, requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 1675 West Campbell Road. (District 1) (File SV 18-06)

4. ZONING

a. Request for reconsideration of an application of **DEC Engineers** [previous applicant was Cates-Clark & Associates, LLP], requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

Per Plan Commission By-Laws Article VI Section 6. Rehearings, the property owner requests a re-hearing of this case which was denied by the Plan Commission during the November 26, 2018 meeting. If the Commission grants a re-hearing, a new public hearing will be notified and scheduled accordingly.

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 priviledged and unpriviiledged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

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

GARLAND

Plan Commission **1.a.**

Meeting Date: 01/14/2019

Item Title: Plan Commission Minutes - December 10, 2018

Summary:

Consider approval of Minutes for the December 10, 2018 meeting.

Attachments

Plan Commission Minutes - December 10, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, December 10, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

Deputy City Attorney	Mike Betz
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Josue de la Vega

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Ott gave the Invocation and led the Pledge of Allegiance to the United States Flag.

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 Edwards to **approve** the Consent Agenda as presented, seconded by Commissioner O'Hara, to approve item 1a. **Motion carried**: **8** Ayes, **0** Nays.

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of November 26, 2018.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. Consideration of the application of **MMA, Inc.**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District and 2) an amended Concept Plan on a property (a portion of Tract 13) in Planned Development (PD) 84-73 District for Neighborhood

Office Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 18-47)

The applicant, Jacob Sumpter, 519 East Border Street, Arlington, Texas 76010 provided a brief overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Hedrick, seconded by Commissioner Dalton to close the public hearing and **approve** the request, and allow Health Club Uses to become a permitted use by right as presented by the applicant. **Motion carried: 8** Ayes, **0** Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:06 p.m.

City of Garland, Texas

Approved:

_____
Chairman

Attested:

_____
Secretary

GARLAND

Plan Commission **2.a.**

Meeting Date: 01/14/2019

Item Title: P 18-41 North Country Club Estates Final Plat (District 1)

Summary:

P 18-41 North Country Club Estates Final Plat

Attachments

P 18-41 North Country Club Estates Final Plat Report and Attachments

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Planning Report

File No: P 18-41/District 1
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

FINAL PLAT
North Country Club Estates

LOCATION
340 North Country Club Road

ZONING
Planned Development (PD) 06-51 District for Dwelling, Single-Family Detached

NUMBER OF LOTS
126 residential lots and three (3) common area lots (HOA lots)

ACREAGE
21.813 acres

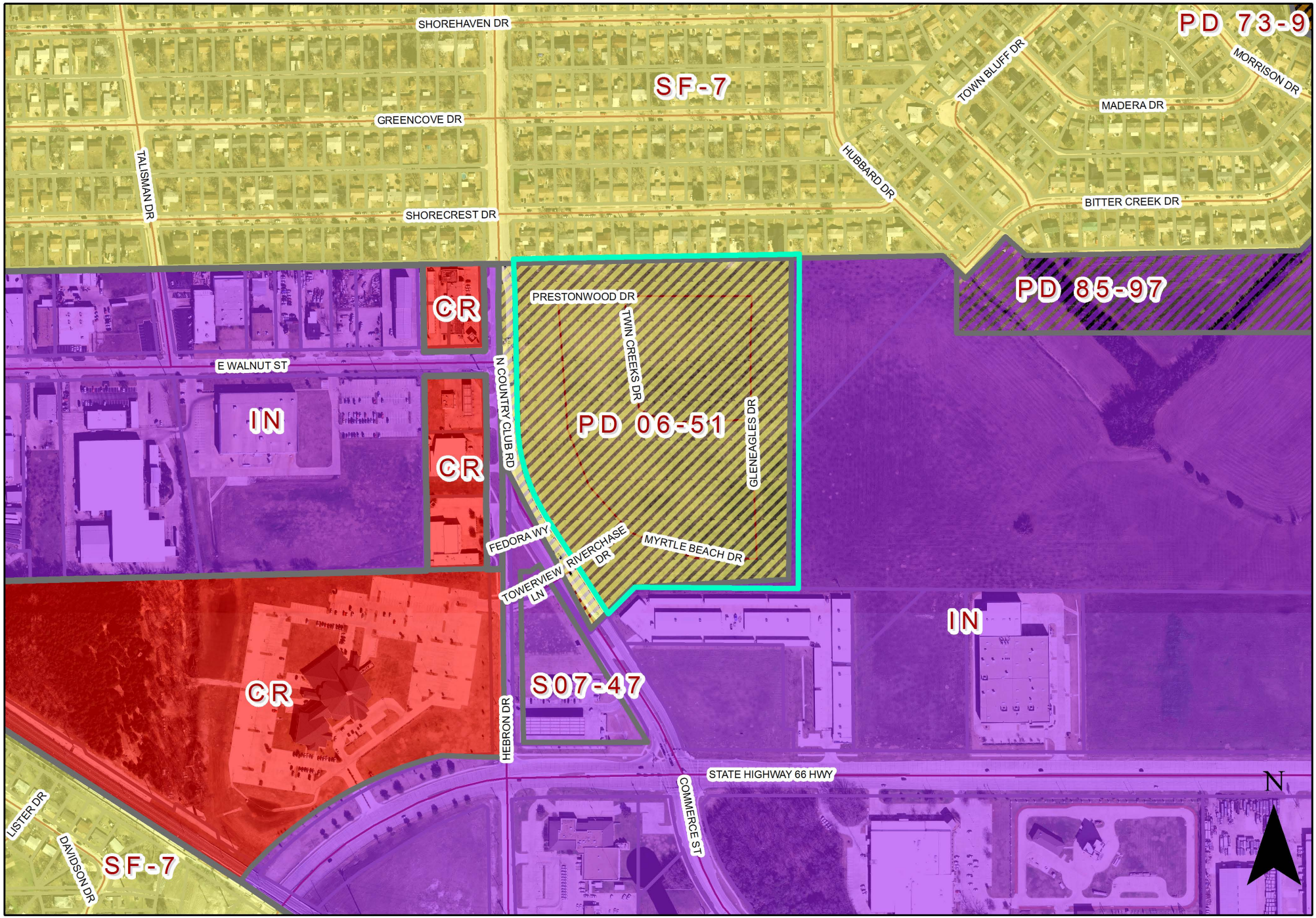
BACKGROUND
The applicant requests approval of a final plat. The proposed final plat is comprised of 126 residential lots and three (3) common area lots. The final plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 06-51 District for a residential subdivision approved in 2006.

STAFF RECOMMENDATION
Approval of the 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:
Josue De La Vega
Development Planner
Planning and Community Development
972-205-2454
jdelavega@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 150 300 Feet

1 inch = 411 feet

PLAT MAP P 18-41

INDICATES AREA OF REQUEST

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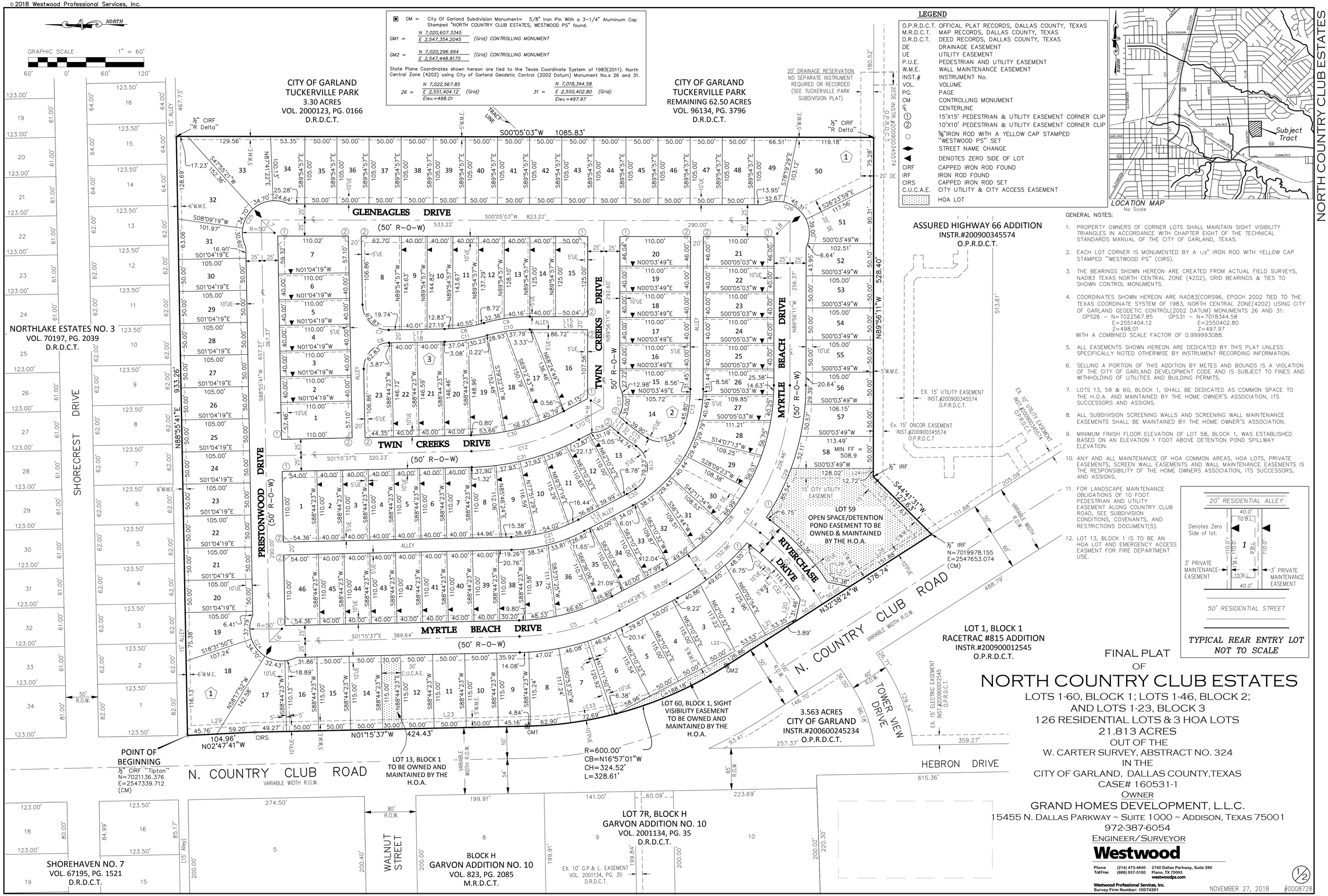

FINAL PLAT
OF
NORTH COUNTRY CLUB ESTATES

LOTS 1-60, BLOCK 1; LOTS 1-46, BLOCK 2;
AND LOTS 1-23, BLOCK 3
126 RESIDENTIAL LOTS & 3 HOA LOTS
21.813 ACRES
OUT OF THE
W. CARTER SURVEY, ABSTRACT NO. 324
IN THE
CITY OF GARLAND, DALLAS COUNTY,TEXAS
CASE# 160531-1

OWNER
GRAND HOMES DEVELOPMENT, L.L.C.
15455 N. DALLAS PARKWAY ~ SUITE 1000 ~ ADDISON, TEXAS 75001
972-387-6054

ENGINEER/SURVEYOR
Westwood
Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
Survey Firm Number: 10074301

NOVEMBER 27, 2018 #0008728

1/2

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STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

WHEREAS GRAND HOMES DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY IS THE OWNER OF A 21.813 ACRE TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING A PART OF THE WORMLEY CARTER SURVEY, ABSTRACT NO. 324, BEING THE SAME TRACT OF LAND CONVEYED TO GRAND HOMES DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, CONVEYED, BY DEED OF RECORD IN INSTRUMENT NO. 201800153360, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 21.813 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "TIPTON" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD WITH THE SOUTH LINE OF A 15 FEET WIDE PUBLIC ALLEY AS SHOWN ON PLAT OF NORTH LAKE ESTATES NO. 3, AN ADDITION TO THE CITY OF GARLAND OF RECORD IN VOLUME 70197, PAGE 2039 OF SAID DEED RECORDS, SAID ROD BEING THE NORTHWEST CORNER OF SAID 21.813 ACRE TRACT;

THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 15' PUBLIC ALLEY, A DISTANCE OF 933.26 FEET TO A 1/2" IRON ROD WITH A RED CAP STAMPED "R-DELTA FOUND FOR THE NORTHWEST CORNER OF THE 3.30 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GARLAND BY DEED OF RECORD IN VOLUME 2000123, PAGE 166 OF SAID DEED RECORDS, SAID ROD BEING THE NORTHEAST CORNER OF SAID 21.813 ACRE TRACT;

THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST WITH THE WEST LINE OF SAID 3.30 ACRE TRACT, CROSSING THE NORTHWEST LINE OF THE 62.5000 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GARLAND BY DEED OF RECORD IN VOLUME 96134, PAGE 3796 OF SAID DEED RECORDS AND OVER AND ACROSS, A TOTAL DISTANCE OF 1,085.83 FEET TO A 1/2" IRON ROD WITH A RED CAP STAMPED "R-DELTA" FOUND IN THE NORTH LINE OF ASSURED HIGHWAY 66 ADDITION, AN ADDITION TO THE CITY OF GARLAND AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 200900345574 OF SAID OFFICIAL PUBLIC RECORDS, SAID ROD BEING IN THE SOUTH LINE OF SAID 62.5000 ACRE TRACT AND ALSO BEING THE SOUTHEAST CORNER OF SAID 21.813 ACRE TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID ASSURED HIGHWAY 66 ADDITION THE FOLLOWING CALLS AND DISTANCES:

NORTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 528.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 44 MINUTES 41 MINUTES 31 SECONDS WEST, A DISTANCE OF 127.63 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ASSURED HIGHWAY 66 ADDITION, SAME BEING THE SOUTHWEST CORNER OF SAID 21.813 ACRE TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB ESTATES ROAD THE FOLLOWING CALLS AND DISTANCES:

NORTH 32 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 378.74 FEET TO A 5/8" IRON ROD WITH A 3 1/4" ALUMINUM DISK STAMPED "NORTH COUNTRY CLUB ESTATES, WESTWOOD PS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 328.61 FEET (CHORD BEARS NORTH 16 DEGREES 57 MINUTES 01 SECONDS WEST, 324.52 FEET) TO A 5/8" IRON ROD WITH A 3 1/4" ALUMINUM DISK STAMPED "NORTH COUNTRY CLUB ESTATES, WESTWOOD PS" SET FOR CORNER;

NORTH 01 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 424.43 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 02 DEGREES 47 MINUTES 41 SECONDS WEST A DISTANCE OF 104.96 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 950,185 SQUARE FEET OR 21.813 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT GRAND HOMES DEVELOPMENT, L.L.C., 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 **NORTH COUNTRY CLUB ESTATES** 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. 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.

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 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 PERSON 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 PROVISIONS OF SEC. 31.36 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS.

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

THE CITY 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_____, 2018.

GRAND HOMES DEVELOPMENT, LLC
a Texas Limited liability company

BY: _____,
NAME: BEAU BROOKS
TITLE: PRESIDENT

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU BROOKS, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CCE LAND L.P. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS_____DAY OF_____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION

I, JASON B. ARMSTRONG, 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 AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE_____DAY OF_____, 2018.

_____
Jason B. Armstrong
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5557

THE STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS_____DAY OF_____, 2018.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND, THIS_____DAY OF_____2018, BY THE CITY PLAN COMMISSION FOR THE CITY OF GARLAND, TEXAS.

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

_____
CHAIRMAN, CITY PLAN COMMISSION

_____
DIRECTOR OF PLANNING DEPARTMENT

BLOCK 1		
LOT	ACREAGE	SQ.FT.
1	0.199	8676
2	0.142	6205
3	0.133	5780
4	0.132	5750
5	0.132	5754
6	0.151	6595
7	0.153	6678
8	0.146	6380
9	0.132	5751
10	0.132	5749
11	0.132	5749
12	0.132	5749
13	0.079	3450
14	0.132	5750
15	0.132	5750
16	0.131	5695
17	0.184	8030
18	0.263	11474
19	0.139	6045
20	0.121	5250
21	0.121	5250
22	0.121	5250
23	0.121	5250
24	0.121	5250
25	0.121	5250
26	0.121	5250
27	0.121	5250
28	0.121	5250
29	0.121	5250
30	0.121	5250
31	0.129	5616
32	0.231	10076
33	0.203	8850
34	0.121	5289
35	0.121	5250
36	0.121	5250
37	0.121	5250
38	0.121	5250
39	0.121	5250
40	0.121	5250
41	0.121	5250
42	0.121	5250
43	0.121	5250
44	0.121	5250
45	0.121	5250

BLOCK 1		
LOT	ACREAGE	SQ.FT.
46	0.121	5250
47	0.121	5250
48	0.121	5250
49	0.132	5735
50	0.309	13452
51	0.152	6600
52	0.121	5252
53	0.121	5250
54	0.121	5250
55	0.121	5250
56	0.121	5261
57	0.125	5462
58	0.138	6009
59	0.669	29156
60	0.075	3247

BLOCK 2		
LOT	ACREAGE	SQ.FT.
1	0.137	5960
2	0.101	4400
3	0.101	4400
4	0.101	4400
5	0.101	4400
6	0.101	4400
7	0.101	4400
8	0.107	4662
9	0.121	5253
10	0.123	5352
11	0.118	5133
12	0.101	4403
13	0.123	5348
14	0.146	6369
15	0.100	4371
16	0.101	4400
17	0.101	4400
18	0.101	4400
19	0.101	4400
20	0.116	5062
21	0.116	5060
22	0.101	4400
23	0.101	4400
24	0.101	4400
25	0.101	4400
26	0.101	4399
27	0.101	4411
28	0.108	4708

BLOCK 2		
LOT	ACREAGE	SQ.FT.
29	0.106	4631
30	0.134	5822
31	0.107	4652
32	0.110	4792
33	0.101	4402
34	0.101	4400
35	0.108	4710
36	0.128	5566
37	0.110	4802
38	0.101	4404
39	0.101	4400
40	0.101	4400
41	0.101	4400
42	0.101	4400
43	0.101	4400
44	0.101	4400
45	0.101	4400
46	0.137	5960

BLOCK 3		
LOT	ACREAGE	SQ.FT.
1	0.145	6301
2	0.101	4400
3	0.101	4400
4	0.101	4400
5	0.101	4400
6	0.101	4400
7	0.147	6403
8	0.198	8609
9	0.133	5809
10	0.133	5775
11	0.130	5642
12	0.121	5291
13	0.116	5041
14	0.115	5000
15	0.144	6253
16	0.171	7455
17	0.134	5824
18	0.149	6474
19	0.147	6389
20	0.135	5888
21	0.135	5861
22	0.135	5866
23	0.141	6132

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°13'24"	325.00'	N47°14'54"E	114.12'	114.71'
C2	20°13'27"	350.00'	N47°14'52"E	122.90'	123.54'
C3	20°13'24"	375.00'	N47°14'54"E	131.68'	132.36'
C4	62°06'43"	350.00'	S58°52'50"E	361.11'	379.42'
C5	26°33'51"	350.00'	S14°32'33"E	160.82'	162.27'
C6	90°00'00"	40.00'	N46°04'19"W	56.57'	62.83'
C7	90°00'00"	40.00'	S43°55'41"W	56.57'	62.83'
C8	14°49'27"	240.00'	S08°29'03"E	61.92'	62.10'
C9	15°58'49"	260.00'	N07°54'22"W	72.28'	72.52'
C10	15°58'49"	240.00'	N07°54'22"W	66.72'	66.94'
C11	14°49'27"	260.00'	S08°29'03"E	67.08'	67.27'
C12	26°33'51"	350.00'	S14°32'33"E	160.82'	162.27'
C13	14°11'02"	185.00'	S80°11'41"E	45.68'	45.80'
C14	104°18'54"	40.00'	S20°56'42"E	63.18'	72.83'
C15	9°31'35"	240.00'	S35°58'32"W	39.86'	39.90'
C16	7°32'42"	260.00'	S36°57'58"W	34.21'	34.24'
C17	54°58'48"	50.00'	S88°17'18"E	46.16'	47.98'
C18	35°44'31"	50.00'	S19°51'13"E	30.69'	31.19'
C19	114°11'49"	40.00'	S89°42'29"E	67.17'	79.72'
C20	4°47'06"	185.00'	S30°13'01"E	15.45'	15.45'
C21	26°33'51"	235.00'	S14°32'33"E	107.98'	108.95'
C22	26°33'51"	255.00'	S14°32'33"E	117.17'	118.23'
C23	62°06'43"	205.00'	S58°52'50"E	211.51'	222.23'
C24	141°52'20"	50.00'	S43°50'02"W	94.52'	123.81'
C25	142°50'24"	50.00'	N45°29'38"W	94.79'	124.65'
C26	141°39'48"	50.00'	N45°04'26"E	94.46'	123.62'
C27	21°13'02"	375.00'	S38°25'59"E	138.07'	138.87'
C28	62°06'43"	325.00'	S58°52'50"E	335.32'	352.32'
C29	33°14'59"	375.00'	S73°18'42"E	214.58'	217.62'
C30	26°33'51"	325.00'	S14°32'33"E	149.33'	150.68'
C31	26°33'51"	375.00'	S14°32'33"E	172.31'	173.86'
C32	9°48'49"	310.00'	N51°18'57"E	53.03'	53.10'
C33	18°31'45"	585.00'	S10°31'30"E	188.36'	189.18'
C34	8°49'11"	315.00'	N41°59'57"E	48.44'	48.49'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	35.36	N12°21'36"E
L2	31.46	S77°38'24"E
L3	25.00	N57°21'36"E
L4	30.91	N37°08'09"E
L5	315.84	N27°49'28"W
L6	28.33	S46°09'58"E
L7	28.57	S44°30'22"W
L8	28.28	N44°55'34"W
L9	23.35	N31°07'10"E
L10	56.76	S27°49'28"E
L11	85.67	N27°49'28"W
L12	85.67	N27°49'28"W
L13	16.01	N40°44'19"E
L14	16.01	N40°44'19"E
L15	90.04	N00°05'03"E

LINE TABLE		
LINE #	LENGTH	BEARING
L16	90.05	N00°05'03"E
L17	86.95	N01°04'19"W
L18	86.95	N01°04'19"W
L19	5.00	N43°35'27"W
L20	22.84	S77°38'24"E
L21	76.84	S32°38'24"E
L22	174.54	N27°49'28"W
L23	225.16	S01°15'37"E
L24	14.81	S89°56'11"E
L25	113.22	S44°41'31"W
L26	137.17	S32°38'24"E
L27	24.70	N12°21'36"E
L28	3.82	S32°38'24"E
L29	98.71	S02°47'41"E

NORTH COUNTRY CLUB ESTATES

FINAL PLAT
OF
NORTH COUNTRY CLUB ESTATES
LOTS 1-60, BLOCK 1; LOTS 1-46, BLOCK 2;
AND LOTS 1-23, BLOCK 3
126 RESIDENTIAL LOTS & 3 HOA LOTS
21.813 ACRES
OUT OF THE
W. CARTER SURVEY, ABSTRACT NO. 324
IN THE
CITY OF GARLAND, DALLAS COUNTY,TEXAS
CASE# 160531-1

OWNER
GRAND HOMES DEVELOPMENT, L.L.C.
15455 N. DALLAS PARKWAY ~ SUITE 1000 ~ ADDISON, TEXAS 75001
972-387-6054

ENGINEER/SURVEYOR
Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
Survey Firm Number: 10074301

NOVEMBER 27, 2018 #0008728

GARLAND

Plan Commission **2.b.**

Meeting Date: 01/14/2019

Item Title: P 18-44 Creek Valley Addition No. 2, Phase 1 Preliminary Plat (District 2)

Summary:

P 18-44 Creek Valley Addition No. 2, Phase 1 Preliminary Plat

Attachments

P 18-44 Creek Valley Addition No. 2, Phase 1 Preliminary Plat Report and Attachments

Planning Report

File No: P 18-44/District 2
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

PRELIMINARY PLAT
Creek Valley Addition No. 2, Phase 1

LOCATION
1451 East Centerville Road

ZONING
Planned Development (PD) District 17-23 for Single-Family-7 (SF-7) Use

NUMBER OF LOTS
Forty-eight (48) Lots:
- Forty-four (44) dwelling unit lots
- Four (4) common area lots

ACREAGE
Approximately 11.726 acres

BACKGROUND
The applicant requests approval of a preliminary plat. The proposed preliminary plat is comprised of forty-four (44) dwelling unit lots and four (4) common area lots. The preliminary plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 17-23 approved on September 7, 2017. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits.

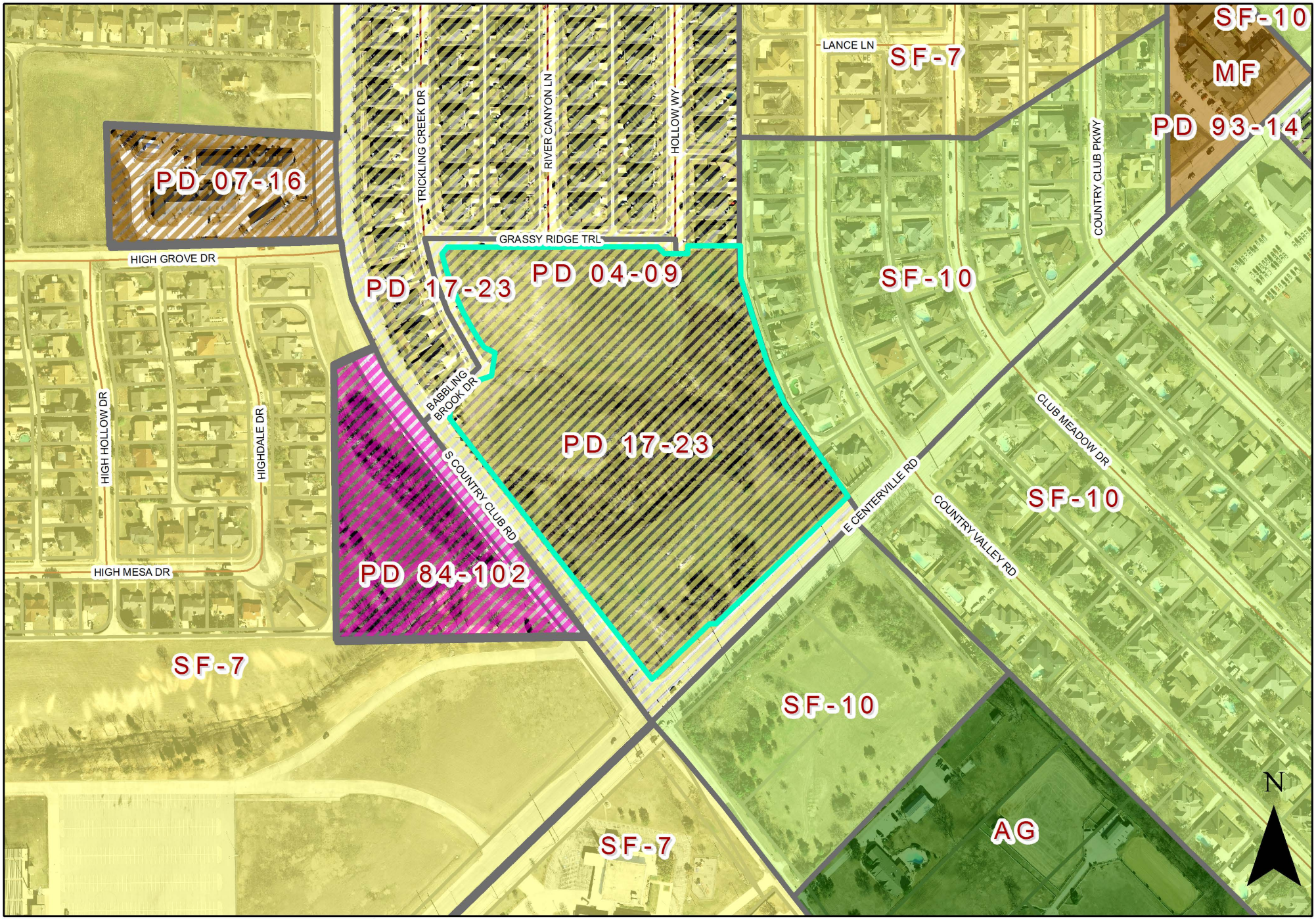
The Creek Valley community is being developed in two (2) phases; the preliminary plat is to subdivide the properties in Phase 1 (first phase).

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

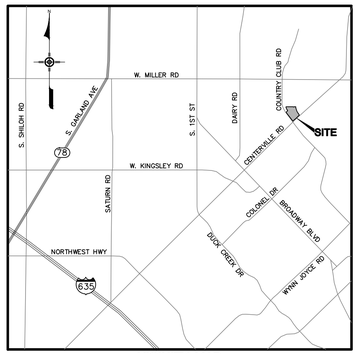


0 150 300 Feet

1 inch = 274 feet

PLAT MAP P 18-44

INDICATES AREA OF REQUEST



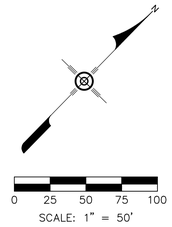
VICINITY MAP
NOT TO SCALE
MAPSCO 29A–L

LEGEND

IRF	IRON ROD FOUND
CIRS	5/8–INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET (UNLESS OTHERWISE NOTED)
CIRF	5/8–INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "R–DELTA ENGINEERS" FOUND (UNLESS OTHERWISE NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
(CM)	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
AC	ACRE
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
FFE	MINIMUM FINISHED FLOOR ELEVATION
P.U.E.	PEDESTRIAN AND UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.P.L.	GARLAND POWER & LIGHT EASEMENT
(XXX)	RECORD DISTANCE
℄	CENTERLINE
(2)	BLOCK NUMBER

GENERAL NOTES

1. COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH CENTRAL ZONE OF THE TEXAS COORDINATE SYSTEM OF 1983 CONNECTED BY A CONVENTIONAL TRAVERSE TO THE CITY OF GARLAND STANDARD REFERENCE STATION NUMBER 238 HAVING COORDINATES OF X = 2,548,123.43 FEET: Y = 7,010,847.53 FEET.
2. 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.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
5. EACH LOT CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" UNLESS DENOTED OTHERWISE.
6. ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.
7. LOT 7, BLOCK 1, LOT 10, BLOCK 2 AND LOT 4, BLOCK 4 ARE HEREBY DESIGNATED AS COMMON AREAS AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
8. MINIMUM FINISHED FLOOR ELEVATIONS WERE DETERMINED FROM A FULLY–DEVELOPED FLOOD STUDY, CASE NO. 170105–5, PREPARED BY STANTEC CONSULTING SERVICES INC., DATED OCTOBER 31, 2018.
9. THE PURPOSE OF THIS PLAT IS TO CREATE MULTIPLE SINGLE FAMILY LOTS, AND DEDICATE EASEMENTS.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	2.79'	640.00'	0°14'58"	2.79'	S 40°31'20" E
C2	59.11'	73.00'	46°23'36"	57.51'	N 66°26'32" E
C3	59.69'	38.00'	90°00'00"	53.74'	N 44°38'20" E
C4	37.95'	350.00'	6°12'47"	37.93'	N 48°46'09" E
C5	59.69'	38.00'	90°00'00"	53.74'	S 89°20'15" E
C6	20.87'	615.00'	1°56'38"	20.87'	N 39°33'06" W
C7	338.09'	62.00'	312°26'24"	50.00'	N 43°14'44" E
C8	137.95'	50.00'	158°04'35"	98.18'	N 89°20'15" W
C9	137.95'	50.00'	158°04'35"	98.18'	N 44°38'20" E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 03°44'36" E	22.34'
L2	N 70°51'41" E	27.13'
L3	N 08°39'39" E	33.99'
L4	N 38°05'22" E	18.66'
L5	S 45°21'40" E	21.21'
L6	N 89°38'20" E	50.00'
L7	N 00°21'40" W	17.02'
L8	S 89°50'45" W	14.35'
L9	N 89°25'36" E	21.65'
L10	S 88°14'44" W	35.36'
L11	N 44°38'20" E	35.36'
L12	N 02°18'09" W	35.02'
L13	N 83°07'28" W	21.25'
L14	S 06°52'32" W	21.25'
L15	S 89°20'15" E	35.36'
L16	N 89°20'15" W	21.21'
L17	S 00°39'45" W	21.21'
L18	N 01°45'16" W	28.00'
L19	N 43°14'44" E	50.00'
L20	N 72°15'25" E	7.70'

COMMON AREA LOTS		
LOT #	SQUARE FEET	ACRES
LOT 4, BLOCK 4	104,896	2.4081
LOT 7, BLOCK 1	8,007	0.1838
LOT 10, BLOCK 2	12,069	0.2771
LOT 11, BLOCK 2	1,615	0.0371

PRELIMINARY PLAT

CREEK VALLEY ADDITION NO. 2, PHASE 1

BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-4
BLOCK 5, LOTS 1-16, BLOCK 6, LOTS 1-5

SAMUEL LOCKHART SURVEY, ABSTRACT NO. 823
CITY OF GARLAND, DALLAS COUNTY, TEXAS
44 RESIDENTIAL LOTS
4 COMMON AREA LOTS
TOTAL AREA – 11.726 ACRES
CITY PLAN FILE NO. 170105–5
DECEMBER 20, 2018

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
December 20, 2018

APPLICANT/OWNER
CREEK VALLEY LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522–4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251–2268
PH: (972) 991–0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **CREEK VALLEY LOT VENTURE, LTD.** IS THE OWNER OF A 11.726 ACRE TRACT OF LAND SITUATED IN THE SAMUEL LOCKHART SURVEY, ABSTRACT NUMBER 823, CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CALLED 11.721 ACRE TRACT OF LAND DESCRIBED BY GENERAL WARRANTY DEED TO CREEK VALLEY LOT VENTURE, LTD., RECORDED IN INSTRUMENT NUMBER 201700257600, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), SAID 510,765 SQUARE FOOT TRACT OF LAND BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A CUT "X" FOUND FOR THE SOUTHEAST CORNER HEREOF, BEING IN THE NORTH RIGHT-OF-WAY LINE OF CENTERVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH THE SOUTHWEST CORNER OF LOT 24, BLOCK 4, COUNTRY CLUB MEADOWS, AN ADDITION TO THE CITY OF GARLAND, RECORDED IN VOLUME 77134, PAGE 820 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS (D.R.D.C.T.), BEARS NORTH 34°39'29" WEST, A DISTANCE OF 10.14 FEET;

THENCE WITH THE SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING:

SOUTH 45°39'45" WEST, A DISTANCE OF 399.19 FEET, TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

SOUTH 89°50'45" WEST, A DISTANCE OF 14.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

SOUTH 45°39'45" WEST, A DISTANCE OF 172.90 FEET, TO A CUT "X" SET FOR CORNER AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 38° 07'28" WEST, WITH SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 717.58 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED R-DELTA ENGINEERS" FOUND FOR CORNER AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WA" LINE OF BABBLING BROOK DRIVE (A 50 FOOT RIGHT-OF-WAY), AND BEING THE MOST SOUTHERLY CORNER OF CREEK VALLEY ADDITION, NO. 1, AN ADDITION TO THE CITY OF GARLAND RECORDED IN VOLUME 2004079, PAGE 129 D.R.D.C.T.;

THENCE WITH THE SOUTH LINE OF SAID CREEK VALLEY ADDITION THE FOLLOWING:

NORTH 03°44'36" EAST, A DISTANCE OF 22.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 45°36'27" EAST, A DISTANCE OF 88.37 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 70°51'41" EAST, A DISTANCE OF 27.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 08°39'39" EAST A DISTANCE OF 33.99 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS"FOUND FOR CORNER, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 615.00 FEET;

NORTHWESTERLY WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 24°11'09" FOR AN ARC LENGTH OF 259.61 FEET, A CHORD BEARING OF NORTH 26°15'04" WEST AND A CHORD DISTANCE OF 257.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 38°05'22" EAST, A DISTANCE OF 18.66 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 89°38'20" EAST, A DISTANCE OF 457.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

SOUTH 45°21'40" EAST, A DISTANCE OF 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 89°38'20" EAST, A DISTANCE OF 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 00°21'40" WEST, A DISTANCE OF 17.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

NORTH 89°38'19" EAST, A DISTANCE OF 114.31 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER IN THE WEST LINE OF THE AFOREMENTIONED COUNTRY CLUB MEADOWS ADDITION;

THENCE WITH THE WEST LINE OF SAID COUNTRY CLUB MEADOWS ADDITION THE FOLLOWING:

SOUTH 00°35'14" EAST, A DISTANCE OF 69.52 FEET, TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 17°44'35" EAST, A DISTANCE OF 193.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

SOUTH 23°18'29" EAST, A DISTANCE OF 96.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "R-DELTA ENGINEERS" FOUND FOR CORNER;

SOUTH 34°39'29" EAST, A DISTANCE OF 244.29 FEET, TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 510,765 SQUARE FEET, OR 11.726 ACRES OF LAND MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT **CREEK VALLEY LOT VENTURE, LTD.** IS THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS **CREEK VALLEY ADDITION NO. 2, PHASE 1**, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATERS OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

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

THE 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 _____, 2019.

BY: **CREEK VALLEY LOT VENTURE, LTD.**

_____
JOHN ARNOLD, DIRECTOR

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 _____, 2019.

_____
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, MICHAEL J. MURPHY, 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_____, 2019

_____
MICHAEL J. MURPHY
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5724

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
Michael J. Murphy, R.P.L.S.
Registration No. 5724
December 20, 2018

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 _____, 2019.

_____
NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____DAY OF _____, 2019 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.

PRELIMINARY PLAT

CREEK VALLEY ADDITION NO. 2, PHASE 1

BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-11
BLOCK 3, LOTS 1-6, BLOCK 4, LOTS 1-4
BLOCK 5, LOTS 1-16, BLOCK 6, LOTS 1-5
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 823
CITY OF GARLAND, DALLAS COUNTY, TEXAS
44 RESIDENTIAL LOTS
4 COMMON AREA LOTS
TOTAL AREA – 11.726 ACRES
CITY PLAN FILE NO. 170105-5
DECEMBER 20, 2018

APPLICANT/OWNER
CREEK VALLEY LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
PH: (214) 522-4945
CONTACT: JOHN ARNOLD

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
12222 MERIT DRIVE, SUITE 400
DALLAS, TEXAS 75251-2268
PH: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS #10194229

V:\2222\active\222210707\survey\10707v_pp.dwg modified by gwiley on Dec 20, 18 9:08 AM

GARLAND

Plan Commission **3.a.**

Meeting Date: 01/14/2019

Item Title: SV 18-04 Extreme Signs (District 5)

Summary:

Consideration of the application of **Extreme Signs**, requesting approval of a variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a pylon sign. This property is located at 1350 Northwest Highway. (District 5) (File SV 18-04)

Attachments

SV 18-04 Extreme Signs Report and Attachments

Planning Report

File No: SV 18-04/District 5
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

REQUEST
Approval of a variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for pylon signs.

LOCATION
1350 Northwest Highway

APPLICANT
Extreme Signs

OWNER
BFI Saturn, LLC.

BACKGROUND
The subject site contains a multi-tenant building constructed no later than 1995. There are no other freestanding signage currently placed on the subject property. The subject site and sign comply with all other provisions of a pylon sign, except that a pylon sign must be placed a minimum of twenty (20) feet from any property or right-of-way line. Since the proposed pylon sign is proposed to be located ten (10) feet from each property line, the applicant must request a variance to Chapter 4 Article 5 Section 4.78 (Q)(4) of the Garland Development Code (GDC) to reduce the setback to satisfy the provision of a pylon sign.

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 75,466 square feet with 453 feet of frontage along Northwest Highway and 172.56 feet of frontage along Saturn Road.

CONSIDERATIONS

1. The subject site currently does not have any freestanding signage. The required twenty (20)-foot setback causes a hardship due to the design and visibility of the property. A setback reduction of ten (10)-foot would allow the proposed pylon sign while not creating an encroachment into the driveway and nor obstructing the fire lanes. Notwithstanding the setback, all other provisions of a pylon sign are met.

2. The proposed pylon sign is approximately eighteen (18) feet in height and contains an area of sixty (60) square feet. The height and the area comply with the GDC.

3. The applicant proposes a multi-tenant pylon sign with two (2) supporting poles. Split face block will comprise the base of the sign and enclose the supporting poles while satin black will run along the outer frame of the cabinet.

4. The GDC states that minimum spacing between freestanding pylon signs on-site and from those on adjacent properties shall be at least one hundred and fifty feet. There are no other pylon signs on adjacent sites within one hundred and fifty feet from the proposed location. However, there are two (2) existing pylon sign across Northwest Highway.

STAFF RECOMMENDATION:

Staff recommendation is to approve the request of a variance to Chapter 4 Article 5 of the Garland Development Code regarding setback requirements for pylon signs.

ADDITIONAL INFORMATION

i. Location Map
ii. Applicant's Letter
iii. Drawings
iv. Photos

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 50 100 Feet

1 inch = 77 feet

SV 18-04

INDICATES AREA OF REQUEST

PROPOSED SIGN LOCATION

City of Garland – Variance Request

Date: December 3, 2018

Property: BFI Saturn, LLC – Jeff Brand

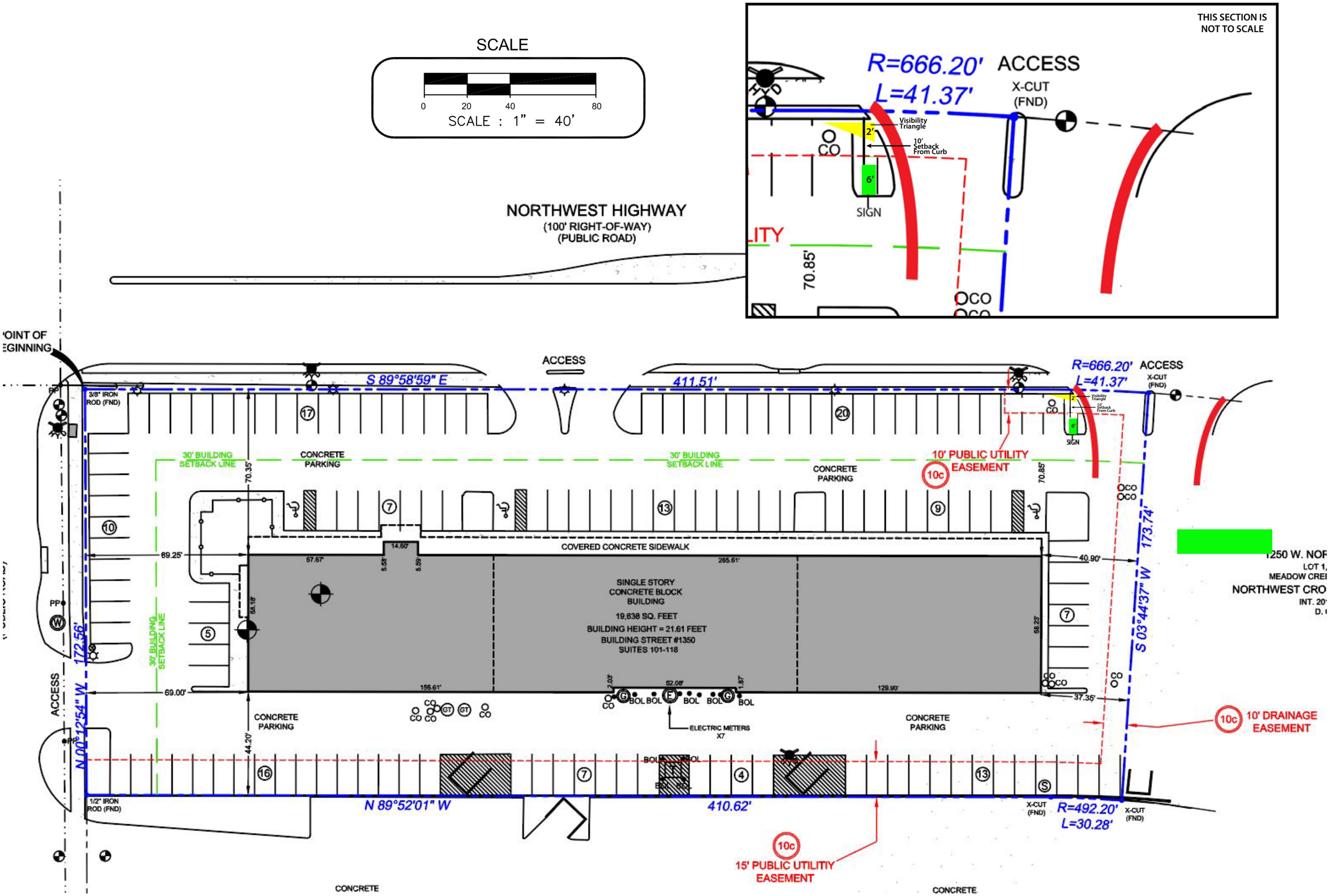
Address: 1350 Northwest Freeway, Garland, TX 75230

Please accept this submittal for a sign variance request at the above stated property. Currently, the signage code for the City of Garland allows for a pylon structure at this site with a minimum setback of 20 feet. We are requesting a variance to minimize the setback to 10 feet.

The current setback allowance places a hardship on our customer due to the design and visibility of the property. Placing a sign 20 feet back would place the sign in the driving area of the parking lot and would obstruct the fire lanes. Furthermore, placement of a sign 20 feet back would significantly limit it's visibility to the public which defeats the sole purpose of a sign for advertisement.

At the requested 10 foot setback, the sign would not only be visible to the public, but would also keep the sign out of the driving area of the parking lot and away from the fire lanes. Additionally, at the proposed height, the sign wouldn't interfere or diminish the street view to drivers on the main street or those entering and exiting the property.

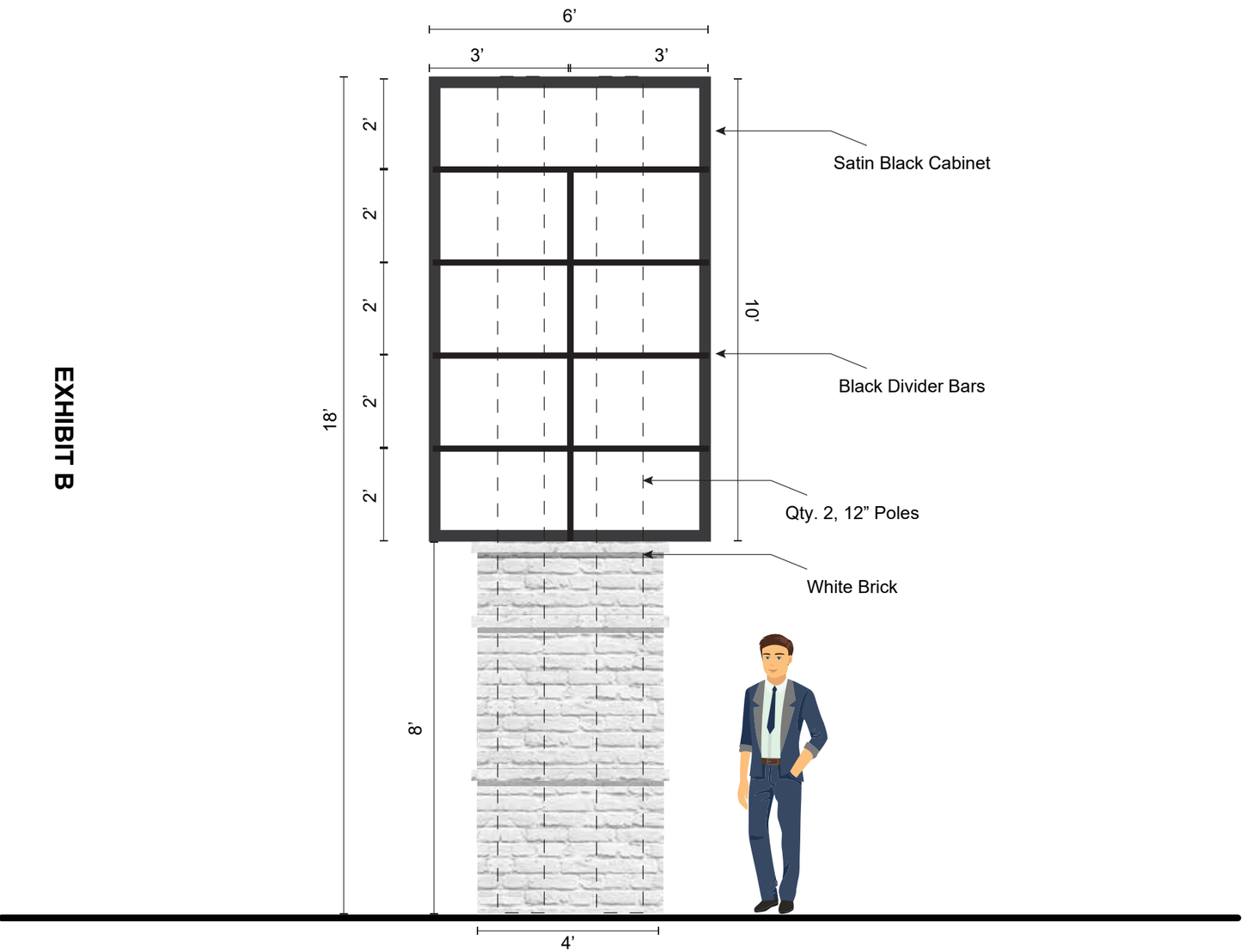
EXHIBIT A

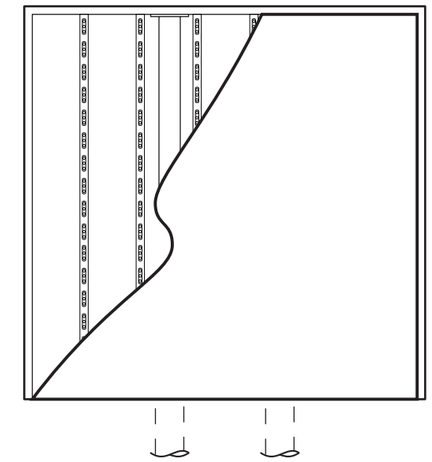

SCALE
0 20 40 80
SCALE : 1" = 40'
THIS SECTION IS NOT TO SCALE
R=666.20'
L=41.37'
ACCESS
X-CUT (FND)
Visibility Triangle
10' Setback From Curb
SIGN
70.85'
NORTHWEST HIGHWAY
(100' RIGHT-OF-WAY)
(PUBLIC ROAD)
POINT OF BEGINNING
3/8" IRON ROD (FND)
S 89°58'59" E
411.51'
30' BUILDING SETBACK LINE
CONCRETE PARKING
10' PUBLIC UTILITY EASEMENT
COVERED CONCRETE SIDEWALK
SINGLE STORY CONCRETE BLOCK BUILDING
19,638 SQ. FEET
BUILDING HEIGHT = 21.61 FEET
BUILDING STREET #1350
SUITES 101-118
ELECTRIC METERS X7
N 00°12'54" W
172.56'
S 03°44'37" W
173.74'
10' DRAINAGE EASEMENT
1250 W. NOR
LOT 1,
MEADOW CRE
NORTHWEST CRO
N 89°52'01" W
410.62'
1/2" IRON ROD (FND)
R=492.20'
L=30.28'
15' PUBLIC UTILITY EASEMENT
CONCRETE

SIGN TYPE A - QTY. 1, DOUBLE SIDED MULTI-TENAT PYLON SIGN

BRAND CAPITAL SHOPPING CENTRE / #180249

EXHIBIT B





SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated monument sign built to UL specifications
- Quantity: one (1)
- Extruded aluminum construction type: Large A (with air vents)
- Overall length of sign cabinet: 6' / Overall height of sign cabinet: 10'
- Total square feet: 60
- Cabinet depth: 12"
- Retainer size: 2"
- Face type: Lexan with first-surface translucent vinyl graphics
- Mounting method: doiuble pole (6.625" pole pocket) with pole cover
- Illuminated with LEDs (12" centers)
- Primary electrical requirement:
  120 volt (installed within six feet of sign by others)
  Timer or photo-cell (installed by others)

COLOR SPECIFICATIONS:

- Cabinet painted with two-stage automotive acrylic
- Cabinet Color : Black
- Pole Cover Color : White Brick
- Interior painted for increased illumination: white
- Face graphics: Translucent Vinyl
- Face colors: White

Client:	Brand Capital Shopping Centre
Sales Rep:	Pricilla D.
Address:	

REVISION INFO

Prelim Artwork	6/13/2018	CD
Revision 1	6/27/2018	CD
Revision 2	7/31/2018	CD

Job Approval #180249 Preliminary ✓ Production ☐

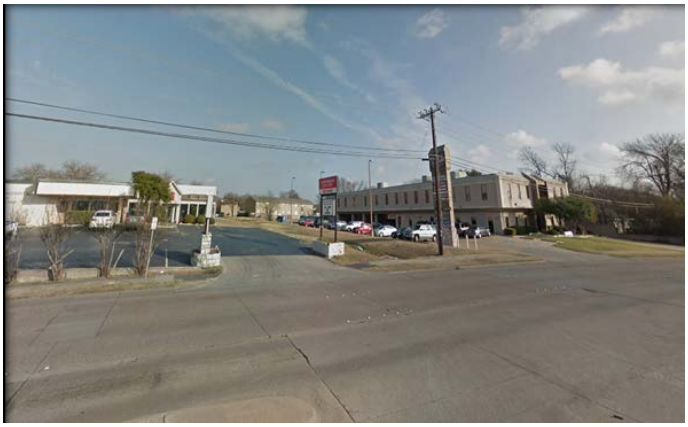
THIS RENDERING IS THE PROPERTY OF EXTREME SIGNS & LIGHTING, LLC. IT IS FOR THE EXCLUSIVE USE OF EXTREME SIGNS AND THE PARTY WHICH REQUESTED THE RENDERING. IT IS AN UNPUBLISHED ORIGINAL DRAWINGS NOT TO BE DISTRIBUTED WITHOUT THE CONSENT OF EXTREME SIGNS. PLEASE CONTACT YOUR PROJECT MANAGER IF YOU SHOULD HAVE ANY QUESTIONS. THANK YOU

Extreme Signs & Rigging
1800 OLD SYCAMORE AVE.
HUNTSVILLE,TX 77340
1.936.435.0988 - OFFICE
1.855.661.7446- TOLL FREE
1.936.435.1113- FAX
WWW.EXTREMESIGNSUSA.COM

SV 18-04

Looking at subject property from Northwest Highway

Looking east of subject property from Northwest Highway



Looking north of subject property from Northwest Highway

GARLAND

Plan Commission **3.b.**

Meeting Date: 01/14/2019

Item Title: SV 18-05 Chandler Signs, LLC (District 1)

Summary:

Consideration of the application of **Chandler Signs, LLC,** requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 7217 Telecom Parkway. (District 1) (File SV 18-05)

Attachments

SV 18-05 Chandler Signs, LLC Report and Attachments

Planning Report

File No: SV 18-05/District 1
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

REQUEST
Approval of a Variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size.

LOCATION
7217 Telecom Parkway

APPLICANT
Chandler Signs, LLC

OWNER
NEP Garland MOB, LP

BACKGROUND
In 2017, City Council approved Planned Development (PD) District 16-44 for a Master Concept Plan, Specific Use Provision, and Detail Plan to allow a medical office building with pharmacy use on Property zoned Planned Development (PD) District 15-20 for Mixed Uses on this site.

Later in 2017, the overall Planned Development (PD) District 15-20 for Mixed Uses was amended by Planned Development (PD) District 17-35. However, that amendment did not change the Master Concept Plan, Specific Use Provision, and Detail Plan requirements of the subject medical office property. Additionally, the site's sign requirements did not change.

The applicant requests approval of an attached building sign (Sign B in Exhibit II) that exceeds the maximum size allowance in the Garland Development Code (GDC). Section 4.81 of the Garland Development Code (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. However, it should be noted that Planned Development (PD) 17-35 District allows for flexible signage to be proposed by the applicant, typically through a Master Concept Plan and/or Master Sign Plan to be considered by the Plan Commission, but that deviations from the Garland Development Code (GDC) signage standards shall be established and approved by the Plan Commission nonetheless.

SITE DATA
The subject property contains approximately 6.611 acres of land developed for a medical office building and pharmacy. The property fronts along three rights-of-way, with approximately 423 feet of frontage along President George Bush Freeway (PGBT), approximately 842 feet of frontage along Lookout Drive, and approximately 928 feet of frontage along Telecom Parkway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 16-44 for Medical Office and Pharmacy uses.

CONSIDERATIONS

1. This proposal is for consideration of the Attached Wall Sign identified as Sign B and shown on the plans on the west face of the medical office building. All other signs, Sign A, and Signs C through G, as well as the Pylon Sign have been previously approved by public hearing or permits as indicated in Exhibit III.

2. The GDC allows Attached Wall Signs on buildings. An Attached Wall Sign is a sign that is attached to, applied to, applied on, or supported by any part of a building. This proposed sign would be attached to the building wall on the west side of the building facing towards State Highway 190.

3. There are three sign size requirements: overall area, height, and width. This proposed sign complies with each sign standard except overall size. This variance request is to relieve the GDC overall sign area limit for Sign B. The variance is justified because the proposed sign would be consistent with previously approved Sign A per the site's existing PD 16-44 City zoning approval which allows the same type of sign on the south side of the building (Exhibit II). Consistency of sign sizes and other site details creates a uniform urban design, contributing to a more coherent, attractive and complete built environment. Design principles of consistency and repetition are often employed in building and site design in order to enhance user experience and avoid confusion. The variance would contribute towards consistent application of these design principles. Additionally, the existing PD 17-35 (formerly PD 15-20) states that signage regulations are flexible; however, signage variances must be is considered at a public hearing.

   Overall area. This proposed sign exceeds the overall sign area by fifty (50) square feet. The proposed sign area is 182.06 square feet, which exceeds the maximum allowed sign size of 132 square feet. The Garland Development Code defines Attached Wall Sign area as the lineal feet of the building face on which the sign is placed, in square feet. The lineal width of the west side of the medical office building is 132 feet; therefore, the sign area allowed is 132 square feet.

   Height. The maximum allowed sign height is twenty-five (25) percent of the building wall height. The building is fifty-four feet, six-inches (54' 6"). Therefore, the maximum sign height allowed is thirteen feet, six inches (13' 6"). The proposed sign height is five-feet, six-inches (5' 6").

   Width. The maximum allowed sign horizontal size (width) is twenty-five (25) percent of the building wall width. The building is 132 feet wide. Therefore, the maximum sign width is thirty-three (33) feet. The proposed sign width is thirty-two feet, two-inches (32' 2").

4. This proposal is in conformance with all other Attached Wall Sign standards of the GDC.

COMPREHENSIVE PLAN

The Envision Garland Future Land Use Map depicts the subject property as Business within the Employment Center Building Block. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent Development Types. The uses include supporting land uses and

may include a residential component. Buffers and safeguards are provided for any negative effects. Development ranges in scale and intensity. The development incorporates high-quality design and materials.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area of business office, banking and utility services development. The site has frontage along the major thoroughfares of Telecom Parkway and Lookout Road which provide direct access to PGBT, making the site highly accessible to visitors entering Garland. The proposed use is compatible with the surrounding zoning and land uses.

STAFF RECOMMENDATION

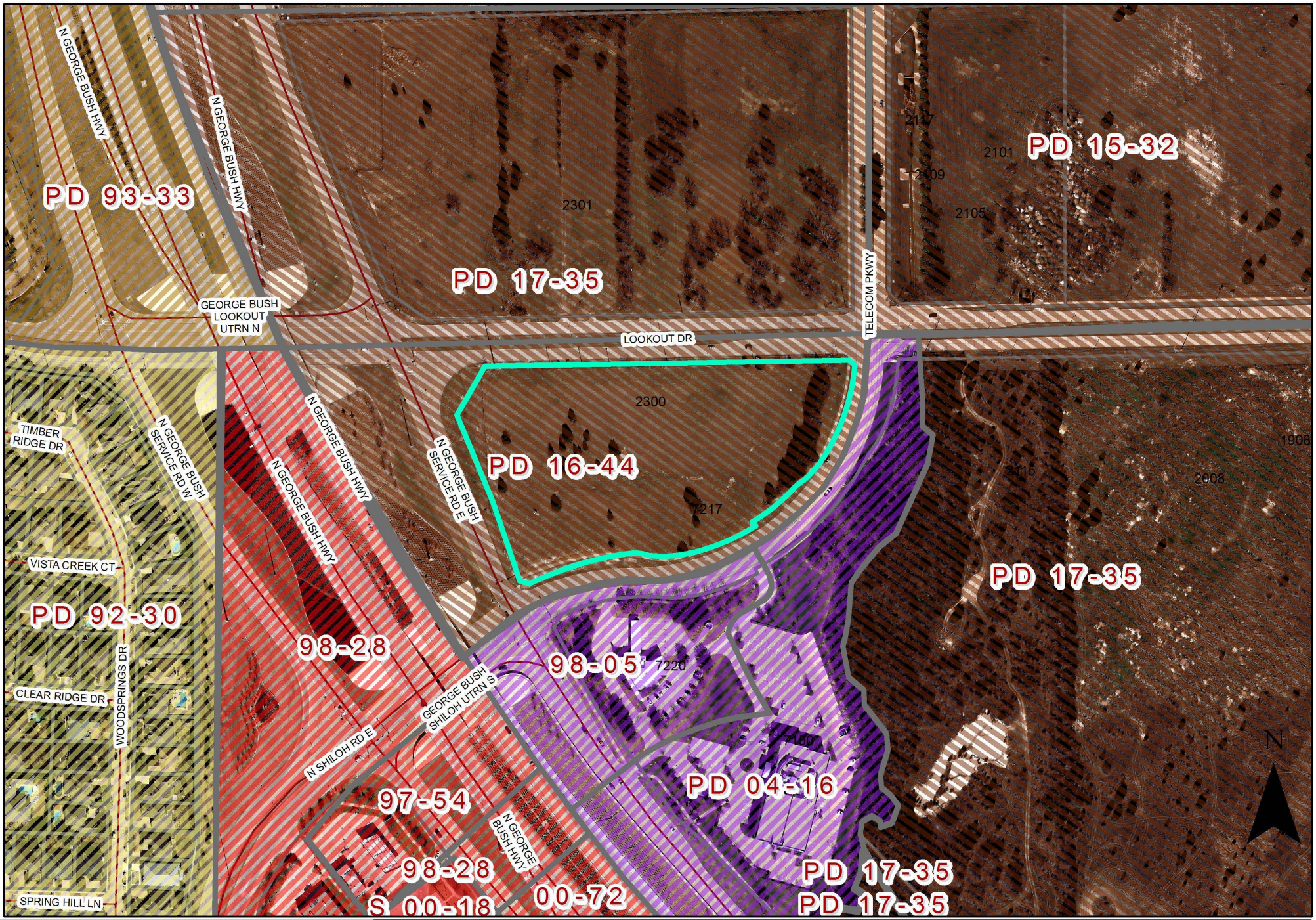
Staff recommendation is to approve the Variance for a variance to Chapter 4, Article 5 of the Garland Development Code regarding sign size.

ADDITIONAL INFORMATION

I. Location Map
II. Applicant's Letter
III. Drawings
IV. Photos

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

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 150 300 Feet

1 inch = 270 feet

SIGN VARIANCE SV 18-05

INDICATES AREA OF REQUEST

CHANDLER
SIGNS

P: 214.902.2000
F: 214.902.2044

14201 Sovereign Road
Suite 101
Fort Worth, TX 76155

chandlersigns.com

Request for the building signage on the West Elevation to be same size as building signage on the South Elevation. The sign would be 50 square feet larger than currently allowed and is needed to provide adequate visibility from the southbound lanes of the George Bush Tollway which is approximately 500 feet from the building. The signs read “Baylor Scott & White Health Center” and are, of course, designed to be consistent with Baylor Scott & White” standards. The sign in question is only 2.5% percent of the fascia of the West Elevation and is smaller than typical for other Baylor Scott & White locations for buildings of this size.

In summary, the sign is needed to identify the facility from the fast southbound lanes of the tollway, is the Baylor Scott & White standard, and is tasteful in keeping with the building esthetics.

BaylorScott&White

HEALTH CENTER

Exhibit III

Drawings SV 18-05

BAYLOR SCOTT AND WHITE HEALTH CENTER SIGNAGE

SIGN	DESCRIPTION	STATUS
B	Face lit channel letters and logo.	*Request City council approval for additional 32 sq. ft. of signage above regular sign code rule.
A	Face lit channel letters and logo.	Approved, permitted, and installed per regular Garland sign code.
C	Face lit channel letters.	Approved, permitted, and installed per regular Garland sign code.
D	Face lit channel letters.	Approved, permitted, and installed per regular Garland sign code.
E	Face lit channel letters.	Approved, permitted, and installed per regular Garland sign code.
F	Double face monument sign.	Approved, permitted, and installed per regular Garland sign code.
G	Double face monument sign.	Approved, permitted, and installed per regular Garland sign code.
H	Multi-Tenant freestanding sign.	Approved by City Council. No current plans to install.

BaylorScott&White

Design #
0399651Ar8

Sheet 2 **of** 15

Client
BAYLOR SCOTT & WHITE

Address
7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1-RG 8/3/18: Added pharmacy
R2-SDM 8/8/18: basically started over
R3-JP 8/16/18: revised A & B; added B options
R4-SR 8/21/16: rev page #'s for city, reduce C & D
R5-JP 8/27/15: added D option 2; added F & G
R5x-SR 8.29.18: adj A night view, rmv'd D option 1
r7 RMS 11-16-18- Add notes & 2nd site plan
R8 KMc 11/26/18: revise monument sign location

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2900 Fax (214) 902-2944
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1708 Fax (760) 734 3762
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	7584 Sand Hill Point Circle Davenport, FL 33837 (863) 420 1100 Fax (863) 424 1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725 3852 Fax (214) 340 8724
South Texas	PO BOX 122 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

PROPOSED

NIGHT VIEW

BaylorScott&White

Design #	
0399651Ar8	
Sheet 3 of 15	
Client	
BAYLOR SCOTT & WHITE	
Address	
7217 TELECOM PARKWAY GARLAND, TEXAS	
Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

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r7 RMS 11-16-18- Add notes & 2nd site plan
R8 KMc 11/26/18: revise monument sign location

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2600 Fax (214) 902-2644
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1708 Fax (760) 734 3762
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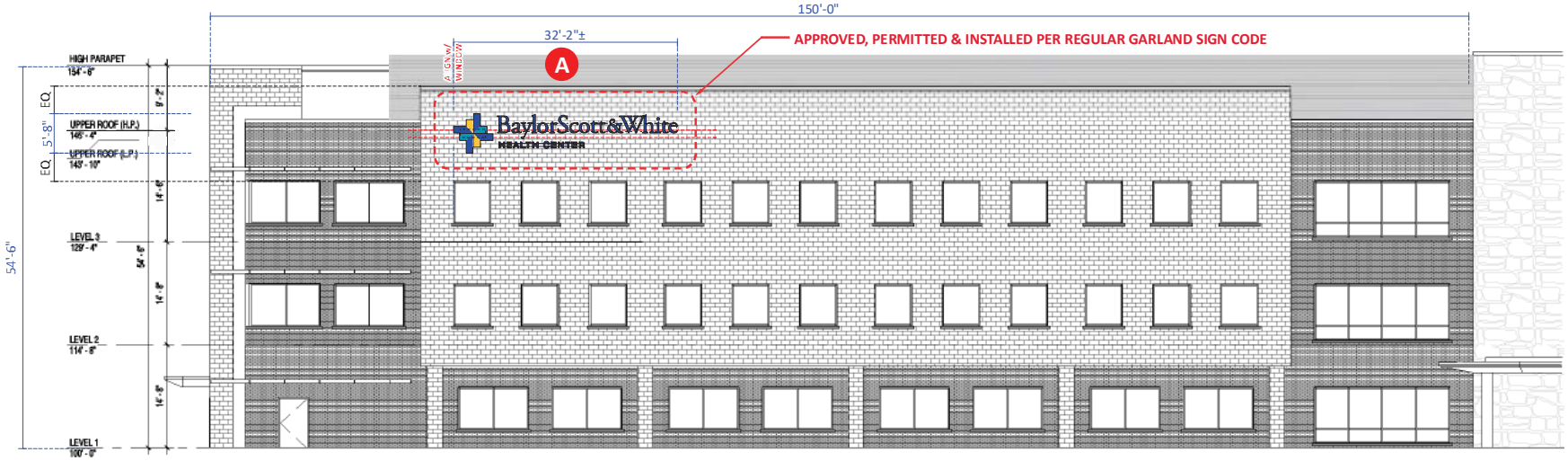
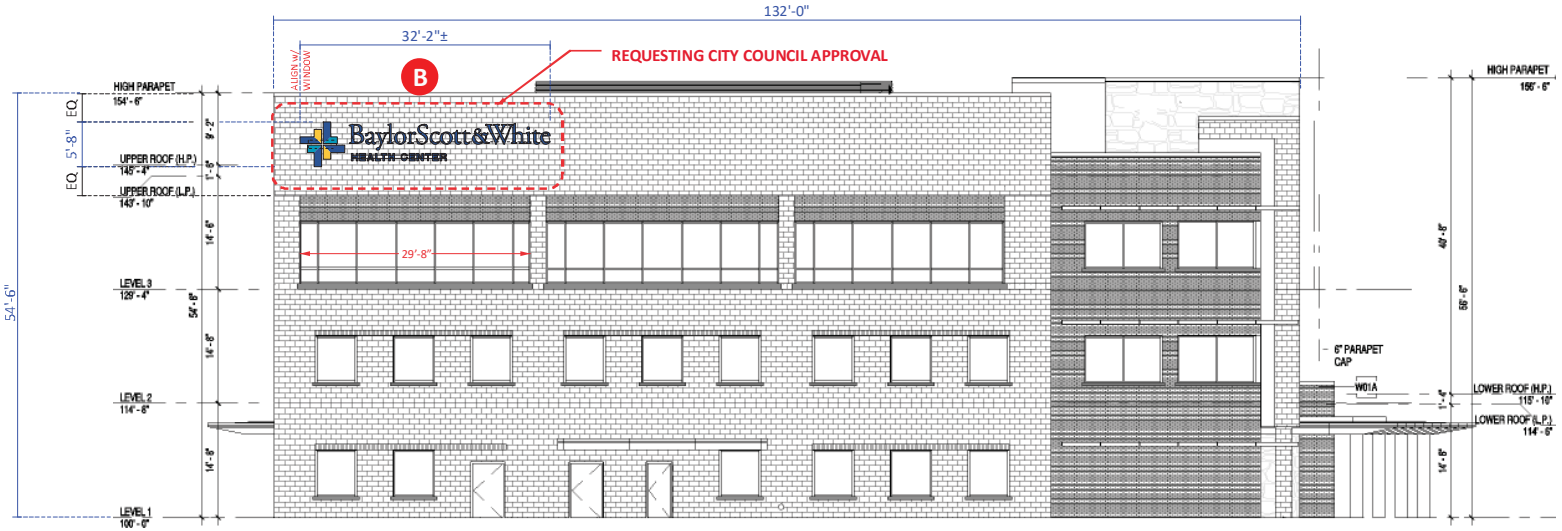


PARTIAL SOUTH ELEVATION (LEFT SIDE)

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



WEST ELEVATION

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

BaylorScott&White

Design #

0399651Ar8

Sheet 4 of 15

Client

BAYLOR SCOTT & WHITE

Address

7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

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r7 RMS 11-16-18- Add notes & 2nd site plan
R8 KMc 11/26/18: revise monument sign location

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2100 Fax (214) 902-2144
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1708 Fax (760) 734 3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9600 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420 1100 Fax (863) 424 1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725 3852 Fax (210) 349 8724
South Texas	PO BOX 122 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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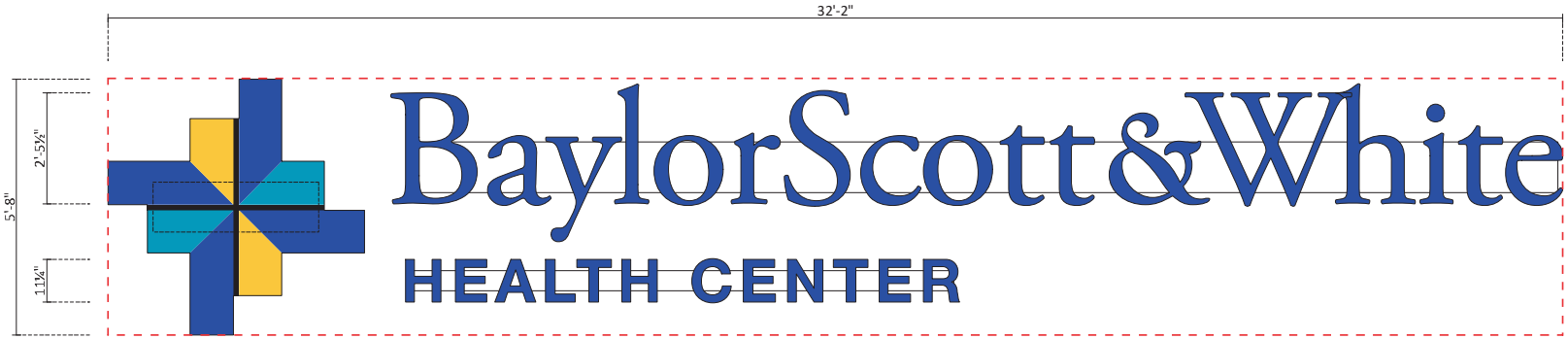


A B FACE-LIT CHANNEL LOGO/LETTERS

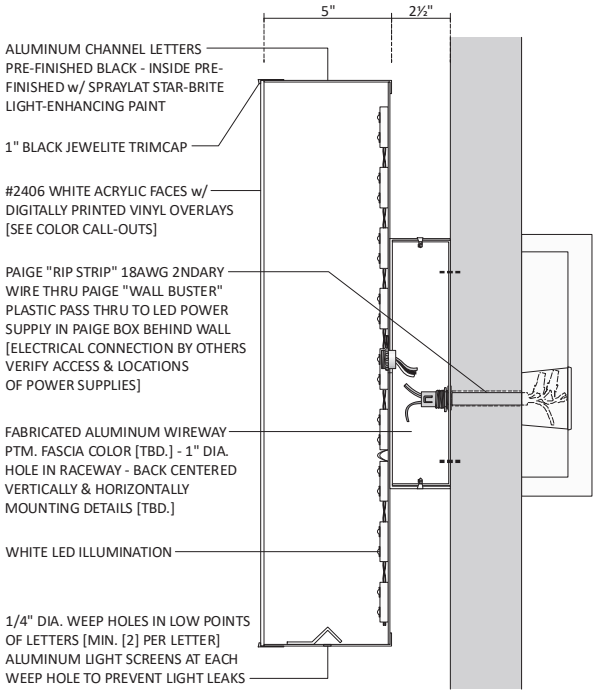
[1] SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/8"=1'-0"

182.27 SqFt

- PMS 1225 C YELLOW - WHITE AT NIGHT
- PMS 313 C TEAL - WHITE AT NIGHT
- PMS "BAYLOR BLUE" TO MATCH PMS 293 C - WHITE AT NIGHT
- TO MATCH MATTHEWS MP31846 ONYX - CENTER OF CROSS IS OPAQUE

SIMULATED NIGHT VIEW



SECTION DETAIL

REMOTE POWER SUPPLY - U.L. LABELS REQUIRED

BaylorScott&White

Design #	
0399651Ar8	
Sheet 5 of 15	
Client	
BAYLOR SCOTT & WHITE	
Address	
7217 TELECOM PARKWAY GARLAND, TEXAS	
Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1-RG 8/3/18: Added pharmacy
R2-SDM 8/8/18: basically started over
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chandlersigns.com

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San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1708 Fax (760) 734 3762
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Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 721 3852 Fax (214) 340 3724
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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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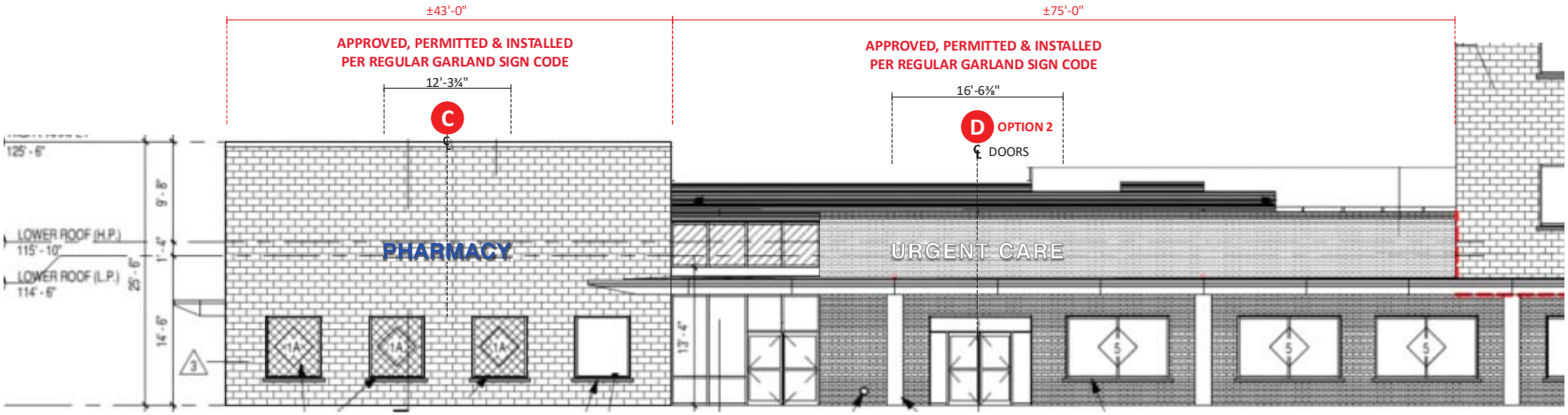

PARTIAL NORTH ELEVATION

SCALE: 3/32" = 1' - 0"

PHOTO VIEW [BUILDING UNDER CONSTRUCTION]

BaylorScott&White

Design #	
0399651Ar8	
Sheet 6 of 15	
Client	
BAYLOR SCOTT & WHITE	
Address	
7217 TELECOM PARKWAY GARLAND, TEXAS	
Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18
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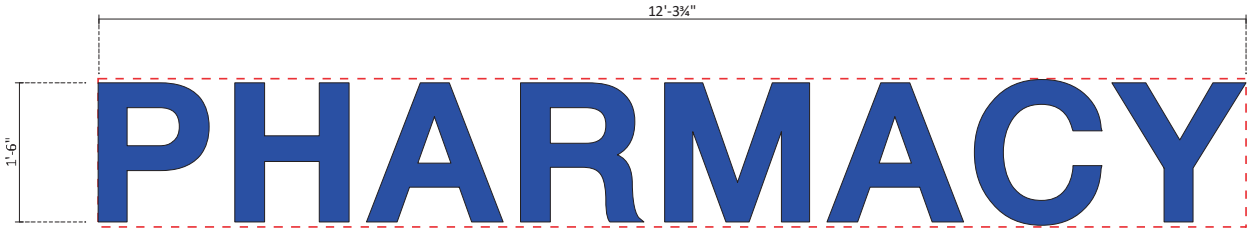


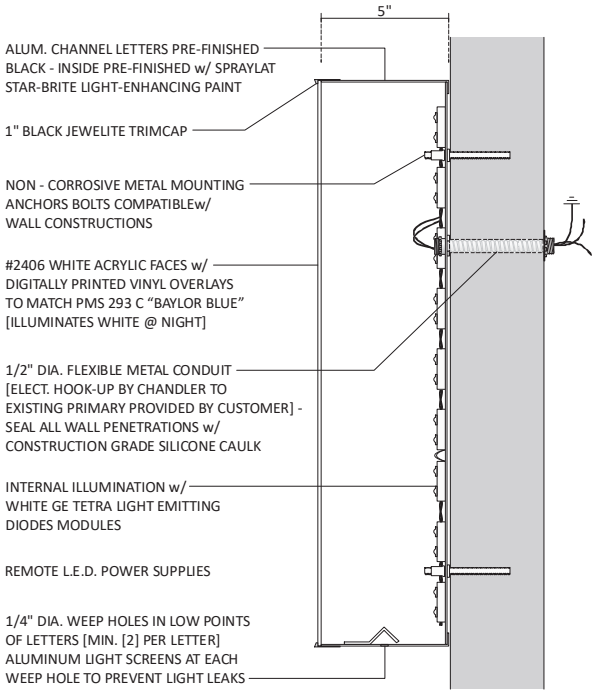
C FACE-LIT CHANNEL LETTERS

ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4"=1'-0"

19.5 SqFt

SIMULATED NIGHT VIEW



SECTION DETAIL

REMOTE POWER SUPPLY - U.L. LABELS REQUIRED

BaylorScott&White

Design # 0399651Ar8

Sheet 7 **of** 15

Client
BAYLOR SCOTT & WHITE

Address
7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

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Art	
Engineering	
Landlord	

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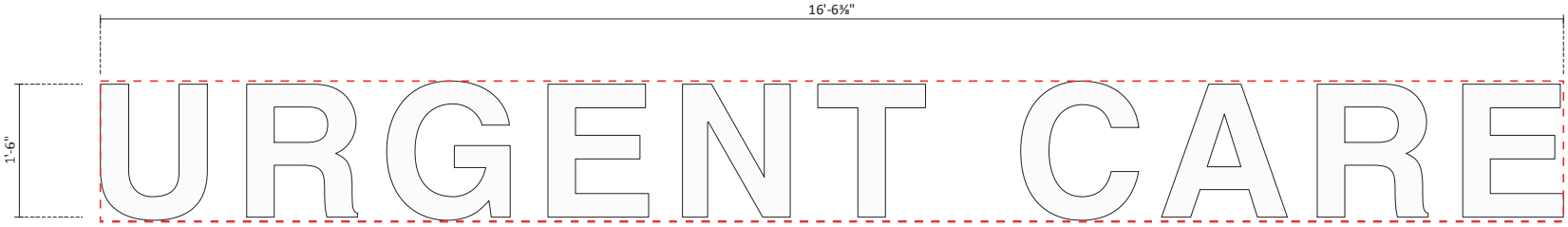
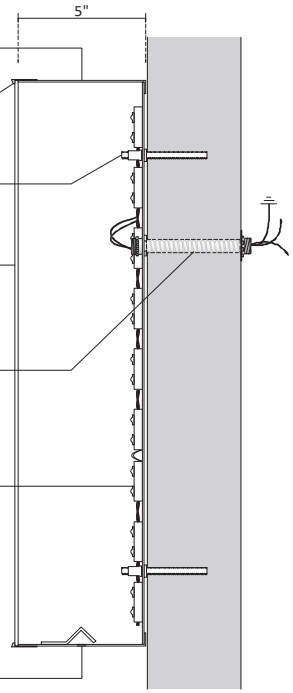


D FACE-LIT CHANNEL LETTERS

ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/4"=1'-0"

26.17 SqFt



SECTION DETAIL

REMOTE POWER SUPPLY - U.L. LABELS REQUIRED

BaylorScott&White

Design #
0399651Ar8

Sheet 8 **of** 15

Client
BAYLOR SCOTT & WHITE

Address
7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

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Georgia	111 Woodstone Place Dewsonville, GA 30531 (678) 721 3852 Fax (210) 349 8724
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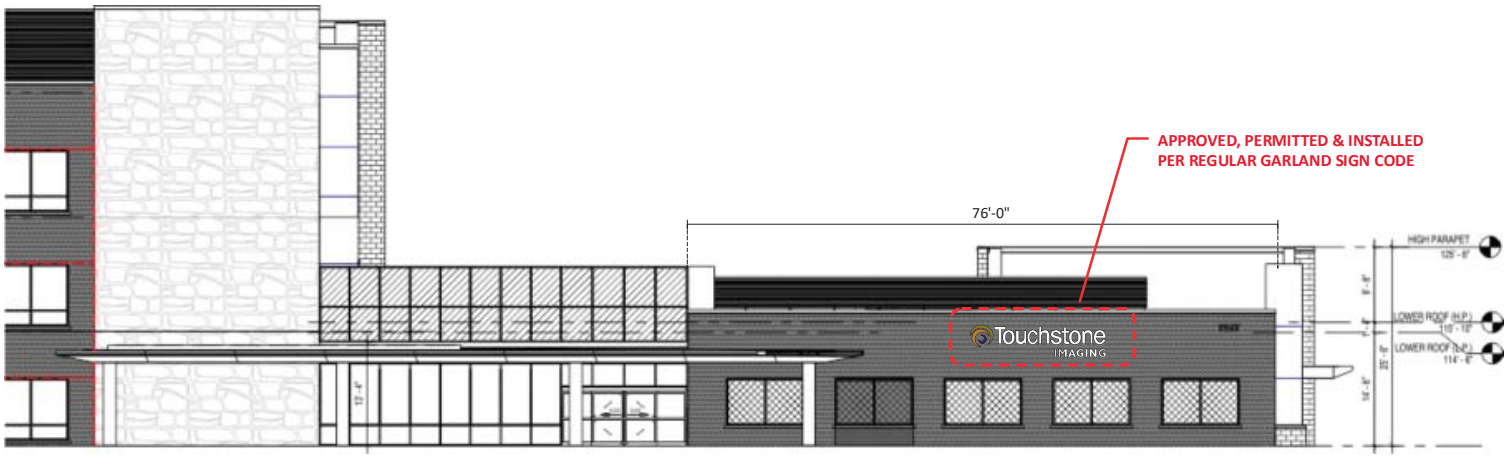
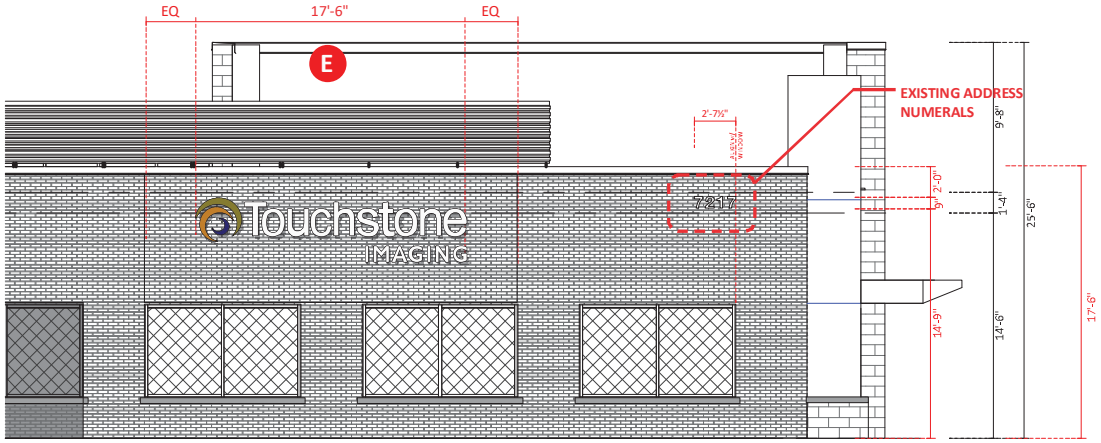


PARTIAL SOUTH ELEVATION [RIGHT SIDE]

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



PARTIAL SOUTH ELEVATION DETAIL

SCALE: 1/8"=1'-0"

BaylorScott&White

Design #
0399651Ar8

Sheet 9 **of** 15

Client
BAYLOR SCOTT & WHITE

Address
7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

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R8 KMc 11/26/18: revise monument sign location

CHANDLER SIGNS

chandlersigns.com

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San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-3724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1700 Fax (760) 734 3762
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420 1100 Fax (863) 424 1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 721 3852 Fax (210) 340 3724
South Texas	PO BOX 122 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-4533

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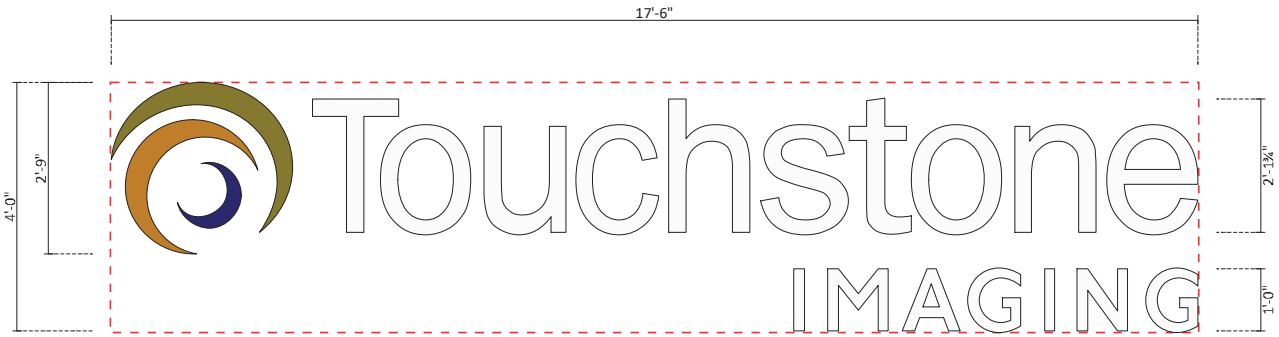


E FACE-LIT CHANNEL LOGO/LETTERS

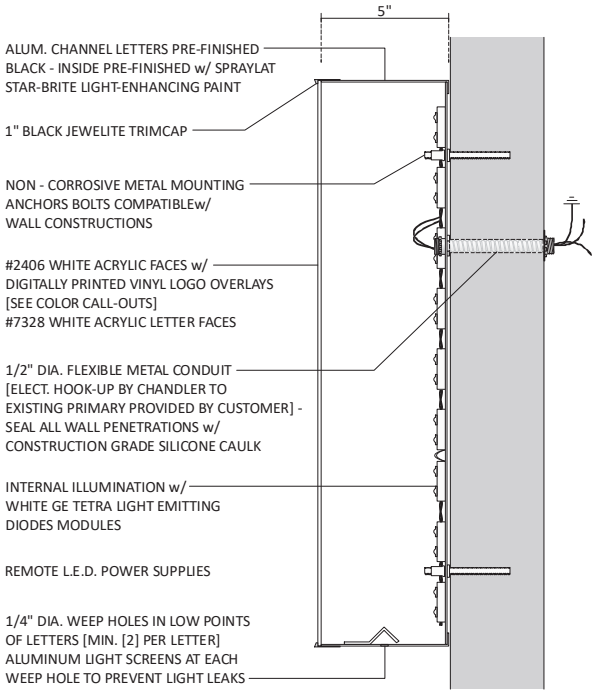
SCALE: 1/2"=1'-0"

ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

70.6 SqFt

- PMS 620 C OLIVE - OUTER SWOOSH
- PMS 145 C RUST - MIDDLE SWOOSH
- PMS 2748 C BLUE - INNER SWOOSH

SIMULATED NIGHT VIEW



SECTION DETAIL

REMOTE POWER SUPPLY - U.L. LABELS REQUIRED

BaylorScott&White

Design # 0399651Ar8

Sheet 10 of 15

Client
BAYLOR SCOTT & WHITE

Address
7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

Approval / Date

Client	
Sales	
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Art	
Engineering	
Landlord	

Revision/Date

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CHANDLER SIGNS
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San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1708 Fax (760) 734 3762
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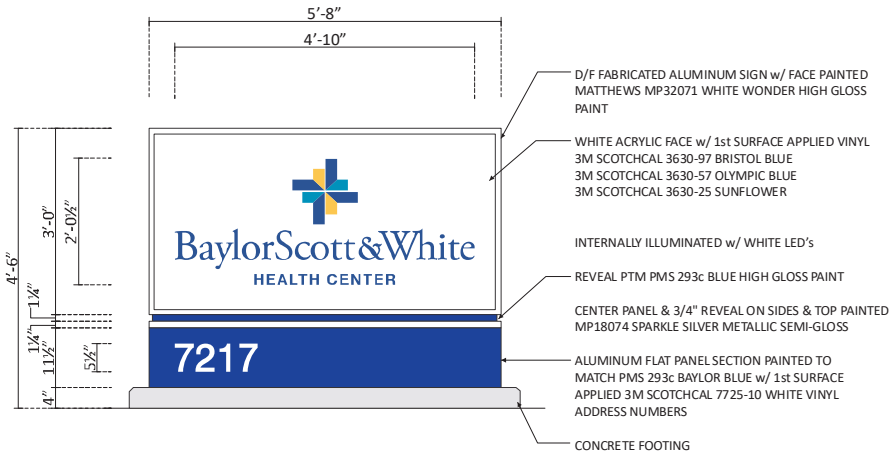

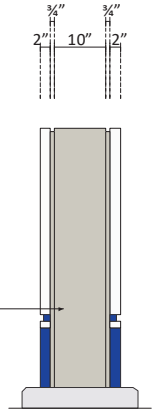

F D/F MONUMENT SIGN

SCALE: 1/2"=1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

APPROVED, PERMITTED & INSTALLED PER REGULAR GARLAND SIGN CODE

SIDE VIEW

NIGHT VIEW

BaylorScott&White

Design #

0399651Ar8

Sheet 11 **of** 15

Client

BAYLOR SCOTT & WHITE

Address

7217 TELECOM PARKWAY
GARLAND, TEXAS

Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18

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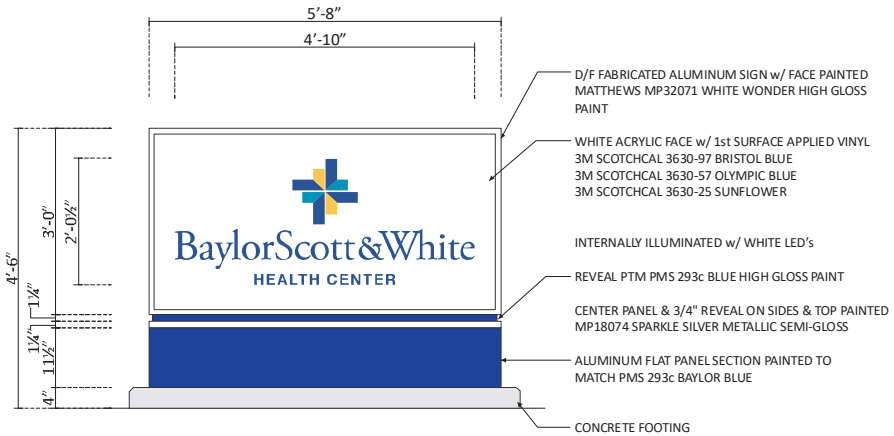
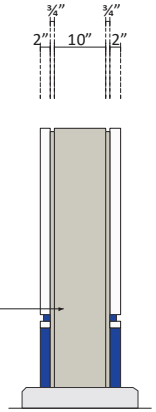


G D/F MON. SIGN [NO ADDRESS #]

SCALE: 1/2"=1'-0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL

APPROVED, PERMITTED & INSTALLED PER REGULAR GARLAND SIGN CODE



SIDE VIEW

NIGHT VIEW

BaylorScott&White

Design #	
0399651Ar8	
Sheet 12 of 15	
Client	
BAYLOR SCOTT & WHITE	
Address	
7217 TELECOM PARKWAY GARLAND, TEXAS	
Account Rep.	Ron Journagan
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R4-SR 8/21/16: rev page #'s for city, reduce C & D
R5-JP 8/27/15: added D option 2; added F & G
R5x-SR 8.29.18: adj A night view, rmv'd D option 1
r7 RMS 11-16-18- Add notes & 2nd site plan
R8 KMc 11/26/18: revise monument sign location

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2100 Fax (214) 902-2144
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3304 Fax (210) 349-3724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734 1700 Fax (760) 734 3762
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-0600 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420 1100 Fax (863) 424 1160
Georgia	111 Wonderview Place Dawsonville, GA 30534 (678) 725 3852 Fax (210) 349 3724
South Texas	PO BOX 122 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

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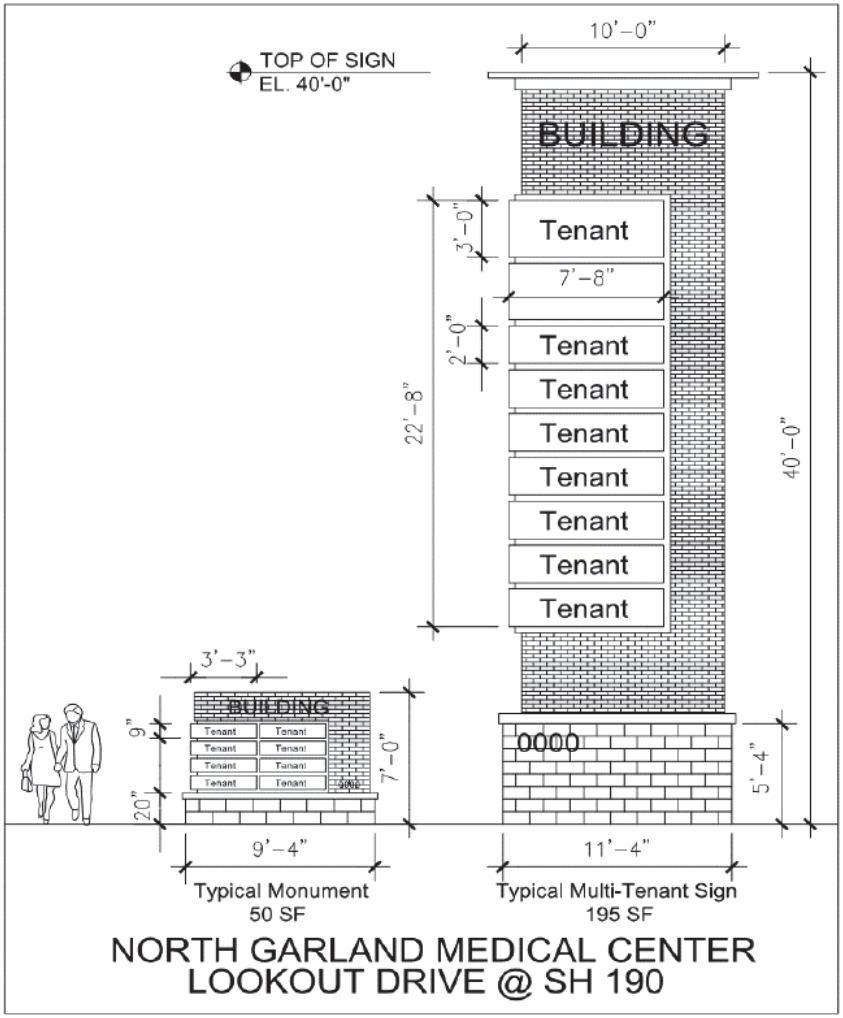
ORIGINAL FREESTANDING SIGN - MULTI-TENANT SIGN APPROVED BY CITY COUNCIL - NO CURRENT PLANS TO INSTALL



BaylorScott&White

Design #	
0399651Ar8	
Sheet 13 of 15	
Client	
BAYLOR SCOTT & WHITE	
Address	
7217 TELECOM PARKWAY GARLAND, TEXAS	
Account Rep.	Ron Journagan
Designer	RMS
Date	5/23/18
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1-RG 8/3/18: Added pharmacy
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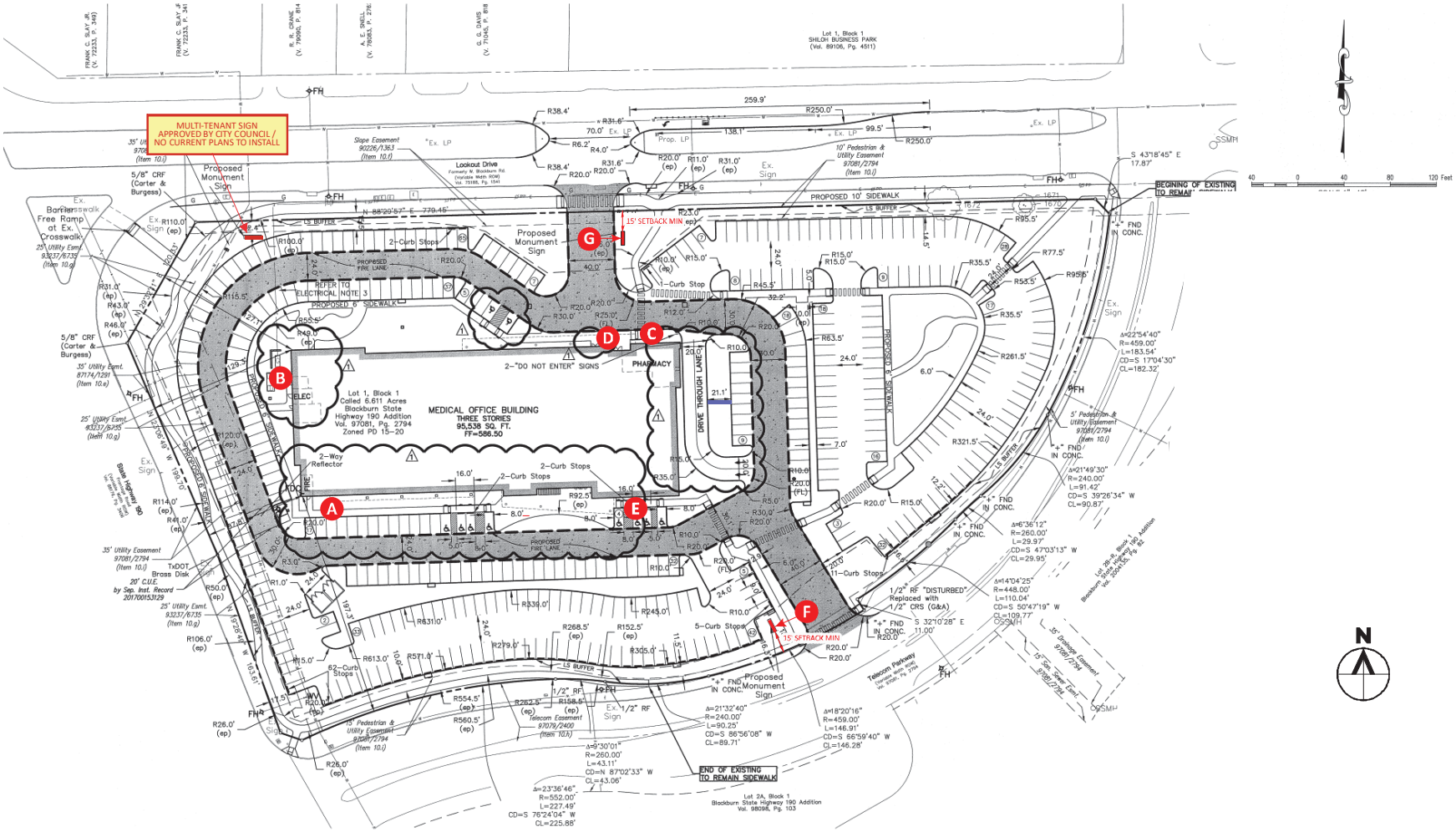

SITE PLAN

BaylorScott&White

Design #
0399651Ar8

Sheet 14 of 15

Client
BAYLOR SCOTT & WHITE

Address
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GARLAND, TEXAS

Account Rep.	Ron Journagan
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Georgia	311 Wooddale Place Dawsonville, GA 30534 (678) 725 3852 Fax (210) 349 8724
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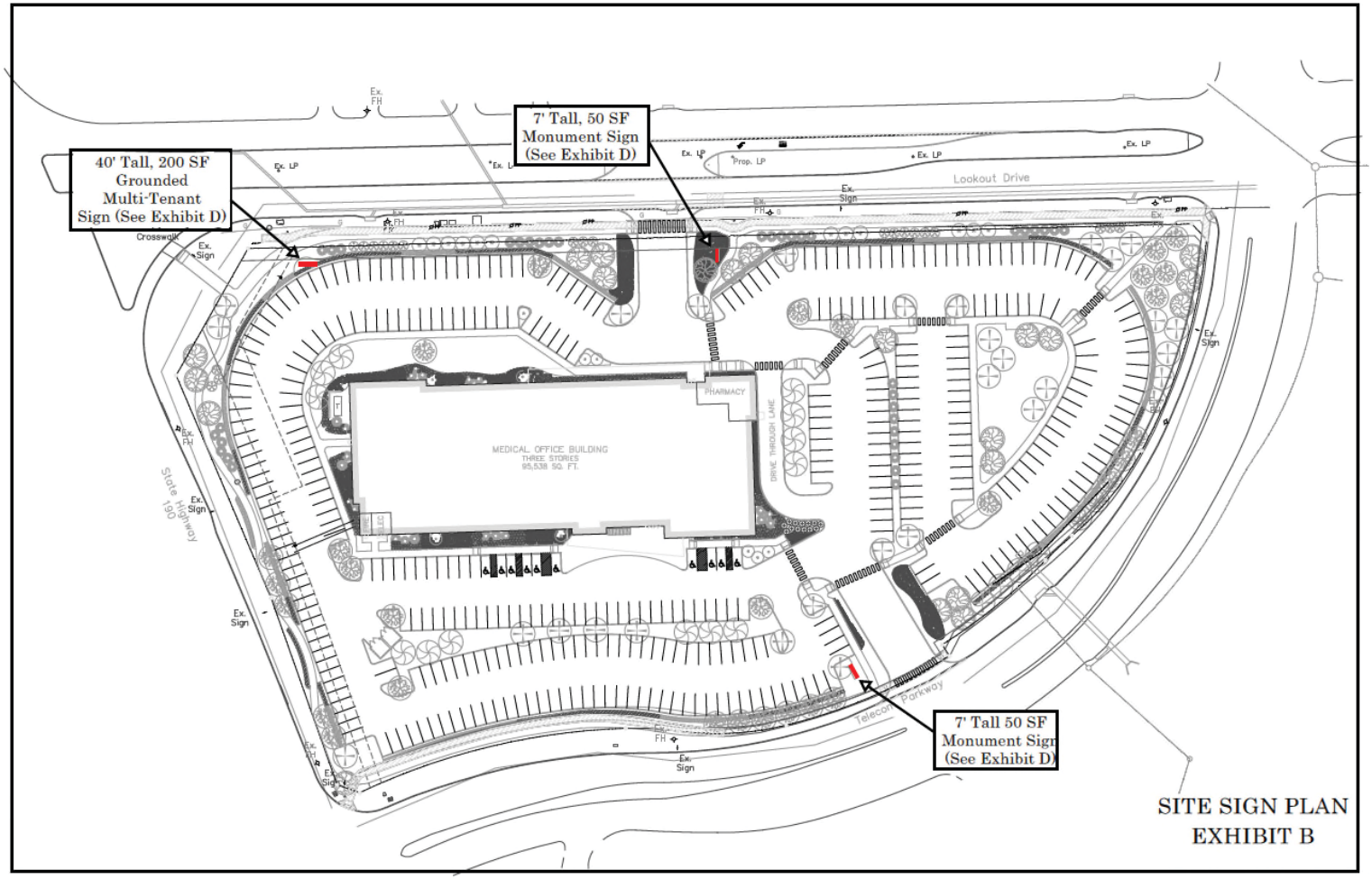
ORIGINAL SITE PLAN FOR FREESTANDING SIGNS - APPROVED LETTERS/LOGO



BaylorScott&White

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Sheet 15 of 15	
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SV 18-05

West Building Elevation from SH190

View to site over SH190 to Lookout Road

View to site from Telecom Parkway

Sign B. Request for Variance - West Attached Sign

"Baylor Scott & White"

SV 18-05

North Building Elevation

View north of site across Lookout Rd towards SH190

View north from Telecom across Lookout

Signs Allowed – Variance NOT Required
Sign D and C. North Attached Signs
"Pharmacy" and "Urgent Care"

SV 18-05

South Building Elevation

View of site from Shiloh Road to SH190

View south of site from SH 190 Frontage Road across Shiloh Rd

Signs Allowed – Variance NOT Required

Sign A. South Attached Sign "Baylor Scott & White"

Sign E. South Attached Sign "Touchstone Imaging"

SV 18-05

South Entrance

View of Lookout Road from north site entrance

Monument signs south of site on Telecom Pkwy

Signs Allowed – Variance NOT Required

Sign G. Monument Sign
"Baylor Scott & White"

Sign F. Monument Sign
"Baylor Scott & White"

GARLAND

Plan Commission **3.c.**

Meeting Date: 01/14/2019

Item Title: SV 18-06 Enclave Firewheel WF-I, LP (District 1)

Summary:

Consideration of the application of **Enclave Firewheel WF-I, LP**, requesting approval of a variance [signage deviation as prescribed in Planned Development 17-35] to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 1675 West Campbell Road. (District 1) (File SV 18-06)

Attachments

SV 18-06 Enclave Firewheel WF-I, LP Report and Attachments

Planning Report

File No: SV 18-06/District 1
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

REQUEST
Approval of variances [signage deviations as prescribed in Planned Development (PD) 17-35 District] to Chapter 4, Article 5 of the Garland Development Code regarding sign area and height (location on canopy).

LOCATION
1675 West Campbell Road

APPLICANT
Enclave Firewheel WF-I, LP

OWNER
Enclave Firewheel WF-I, LP

BACKGROUND
The subject site is currently being developed with a multi-family complex. The ordinance that regulates development on the subject site, Planned Development (PD) 17-35 for Mixed Uses, defers all signage regulation to Article 5 (Sign Standards) in Chapter 4 of the Garland Development Code (GDC). The applicant is proposing one (1) blade sign and one (1) canopy sign whose designs deviate from some of the applicable regulations in Chapter 4, Article 5 of the Garland Development Code (GDC).

Section 4.81 of the Garland Development Code (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. However, it should be noted that Planned Development (PD) 17-35 District allows for flexible signage to be proposed by the applicant, typically through a Master Concept Plan and/or Master Sign Plan to be considered by the Plan Commission, but that deviations from the Garland Development Code (GDC) signage standards shall be established and approved by the Plan Commission nonetheless.

SITE DATA
The subject property has an approximate area of 16 acres and 630 feet of frontage along West Campbell Road. The subject property is accessed from West Campbell Road.

CONSIDERATIONS
Variance for blade sign:

1. Section 4.78(D)(1) of the Garland Development Code (GDC) limits the surface area of a blade sign to eight (8) square feet when such blade sign is attached to the building's second or higher story. The applicant is proposing a blade sign with a maximum sign area of 57 square feet. The blade sign would be attached to the upper stories, on the street-facing façade of Building C (Exhibit A).

Variance for canopy sign:

2. Section 4.78(E)(1) of the Garland Development Code (GDC) stipulates that the height of a sign should not extend beyond the vertical face of the canopy to which it is affixed. Furthermore, Section 4.78(E)(2)(a) of the Garland Development Code (GDC) states that the sign may not exceed ten percent of the area of the face of the canopy of which the sign is a part or to which the sign is attached, or a maximum of twenty-five square feet, whichever is smaller. Based on the size of the vertical face of the canopy, the maximum permitted sign area for the canopy sign is 0.8 square feet. The proposed sign would be mounted above the a vertical face of a canopy located on the east wall of Building A (Exhibit B), oriented towards West Campbell Road, and it would have a maximum sign area of 35 square feet.

3. The applicant asserts that the proposed blade sign and canopy sign, although, exceeding the prescribed sign areas in the Garland Development Code (GDC), are proportionate to the size of the 4-story buildings to which the signs will be attached. The applicant further states that proposed sign areas and location of both the blade sign and canopy sign maximize their visibility form West Campbell Road.

4. The intent of a sign is to identify a place, business, or activity. The Garland Development Code (GDC) limitation in combination with the size of the buildings to which the proposed signs will be mounted limits the visibility of the proposed signs. Staff recognizes that the prescribed sign areas in the Garland Development Code (GDC) will not provide sign visibility. Moreover, based on the exhibits provided, staff concludes that the proposed signs would be proportionate to the size of the buildings to which they will be attached and said signs will not dominate the view from West Campbell Road.

STAFF RECOMMENDATION:

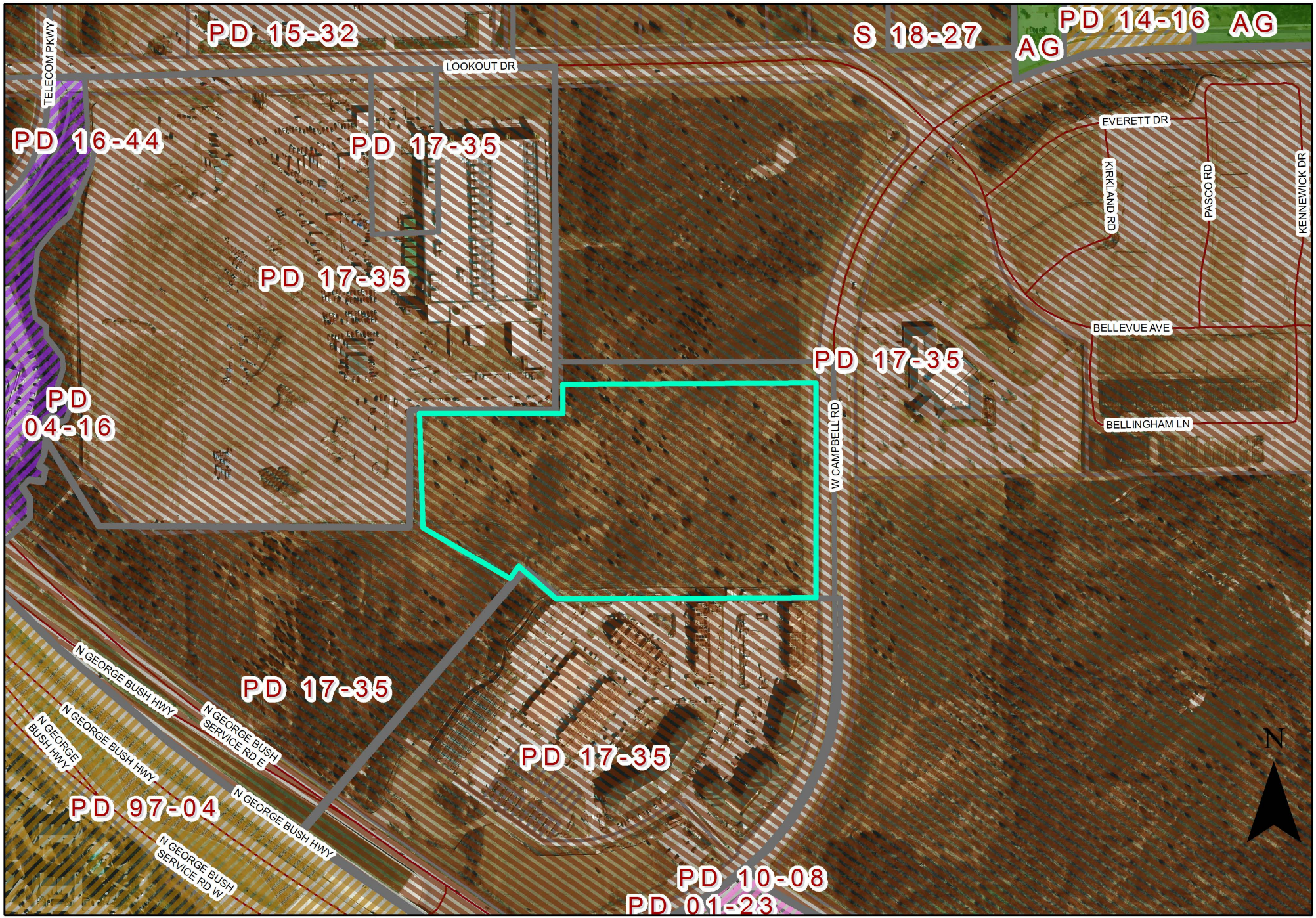
Staff recommendation is to approve the request of variances to the Garland Development Code (GDC) sections listed in Consideration No. 1 and No. 2 to allow a blade sign with a maximum sign area of 57 square feet and a canopy sign affixed to the top of the vertical face of a canopy and with a maximum sign area of 35 square feet.

ADDITIONAL INFORMATION

i. Location Map
ii. Drawings
iii. Photos

PREPARED BY:
Josue De La Vega, MCRP
Senior Development Planner
Planning and Community Development
972-205-2454
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



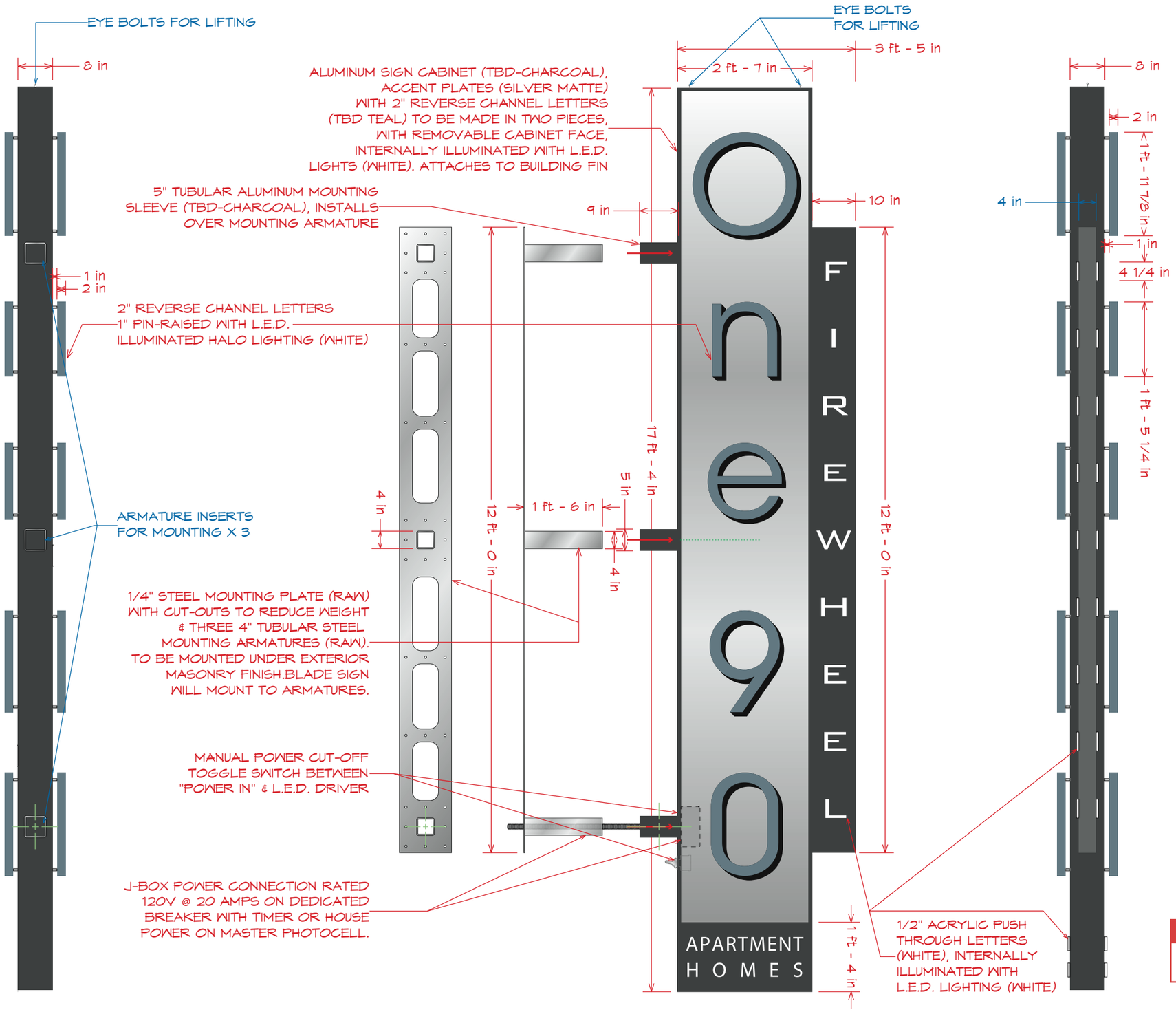
0 150 300 Feet

1 inch = 384 feet

SIGN VARIANCE SV 18-06

INDICATES AREA OF REQUEST

MAIN ID BLADE SIGN: D/F ILLUMINATED SIGN X 1 (A)



SIGN AREA

57 SQ FT

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JOB NO.

IREG-417-5S (NT)

One 90 Firewheel
Integrated Real Estate Group
Garland, Texas

APPROVAL

Signature

Date

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DESIGNER INITIALS

JW/SAM

DATE

01/08/2019

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.01.01

Exhibit A

9 in

Exhibit A

MAIN ID BLADE SIGN: D/F ILLUMINATED SIGN X 1 (A)

2 BUILDING 'C' FRONT ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

-20-21-bldg C elev

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DESIGNER INITIALS

SAM

DATE

11/14/2018

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.01A.01

Exhibit A

MAIN ID BLADE SIGN: D/F ILLUMINATED SIGN X 1 (A)

BUILDING 'C' ELEVATION (SOUTH)

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DESIGNER INITIALS
SAM

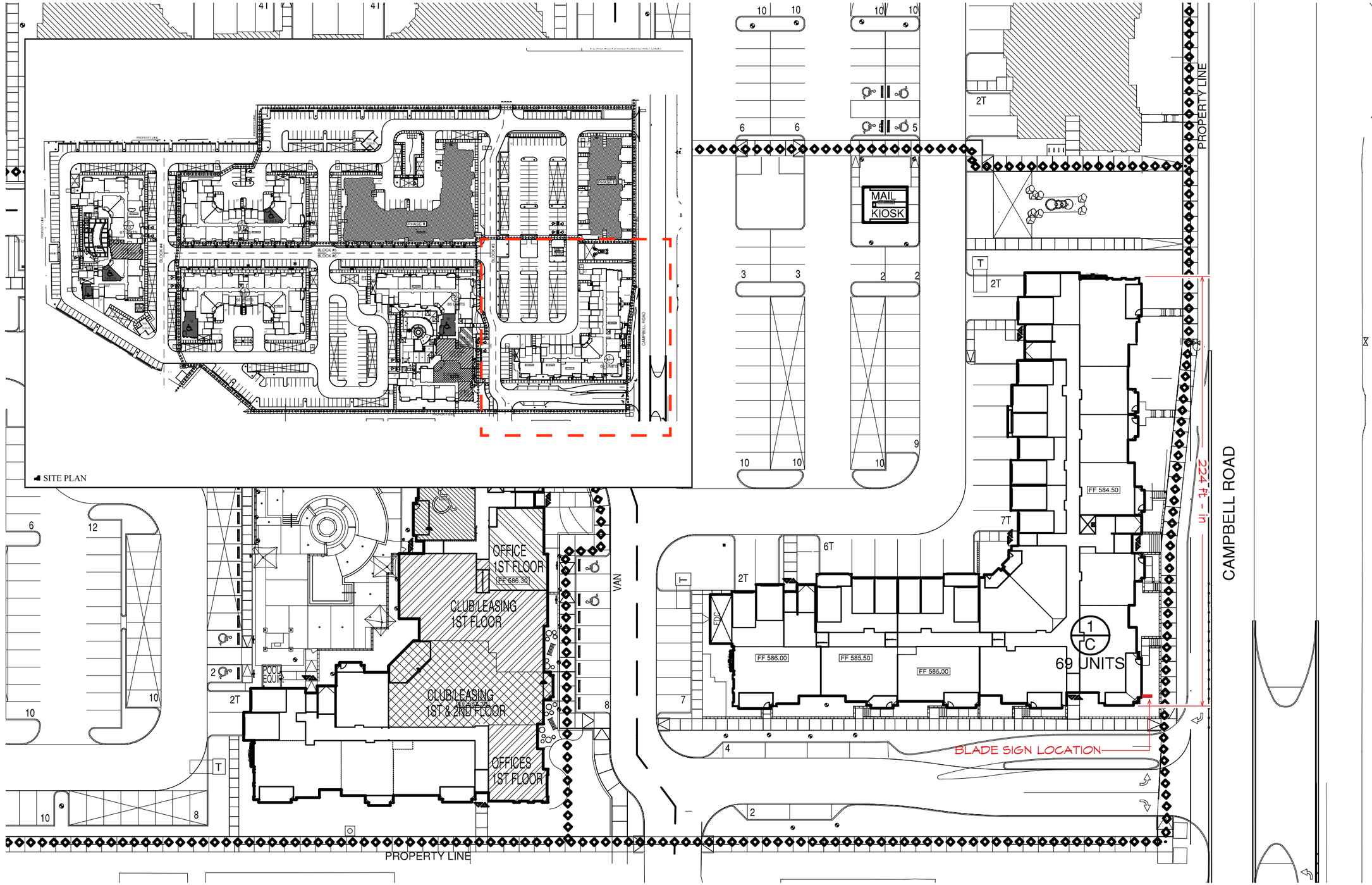
DATE
11/14/2018

SHEET TITLE
EXTERIOR SIGNAGE

SHEET NO.
ES.01B.01

Exhibit A

MAIN ID BLADE SIGN: D/F ILLUMINATED SIGN X 1 (A)



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DATE

11/14/2018

SHEET TITLE

EXTERIOR SIGNAGE

SHEET NO.

ES.01C.01

Exhibit B

POWER IN 120V @ 20 AMPS ON DEDICATED BREAKER WITH TIMER. TOGGLE SWITCH ON END OF RACEWAY FOR SERVICE.

A

THIRD STORY CANOPY ID X 1

INTERNALLY ILLUMINATED ALUMINUM REVERSE CHANNEL LETTERS (COLOR MATCH TBD) WITH TRIM CAP (COLOR TBD) AND ACRYLIC LENSES (SIGN WHITE ACRYLIC), MOUNTED TO 1/8" ALUMINUM BACK PLATE (COLOR TBD) WITH 1" TUBULAR ALUMINUM "KICK STAND" BRACES (COLOR TBD) WITH 1/8" ALUMINUM MOUNTING PLATES AND THROUGH BOLTS WITH NUTS, ALL MOUNTED TO A 4" TUBULAR ALUMINUM RACEWAY (COLOR TBD - MATCH TO CANOPY) WITH 1/8" ALUMIUM MOUNTING FLANGE (COLOR TBD - MATCH TO CANOPY), SECURED TO CANOPY VIA THROUGH BOLTS WITH WASHERS AND NUTS.

SIGN AREA

34.552 SQ FT

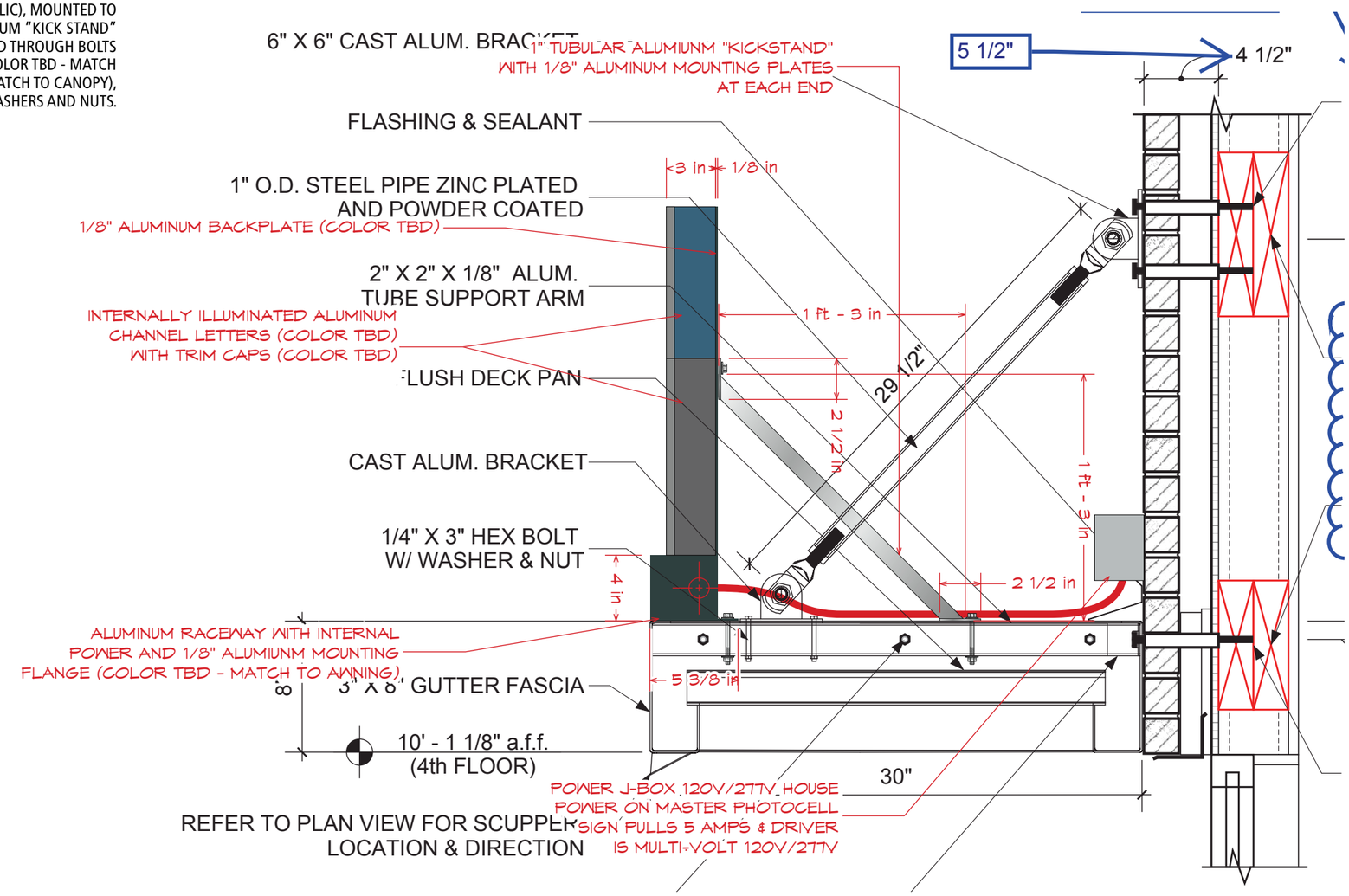

Exhibit B

1 A BUILDING 'A' FRONT ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

THIRD STORY CANOPY ID X 1
INTERNALLY ILLUMINATED ALUMINUM REVERSE CHANNEL LETTERS (COLOR MATCH TBD) WITH TRIM CAP (COLOR TBD) AND ACRYLIC LENSES (SIGN WHITE ACRYLIC), MOUNTED TO 1/8" ALUMINUM BACK PLATE (COLOR TBD) WITH 1" TUBULAR ALUMINUM "KICK STAND" BRACES (COLOR TBD) WITH 1/8" ALUMINUM MOUNTING PLATES AND THROUGH BOLTS WITH NUTS, ALL MOUNTED TO A 4" TUBULAR ALUMINUM RACEWAY (COLOR TBD - MATCH TO CANOPY) WITH 1/8" ALUMIUM MOUNTING FLANGE (COLOR TBD - MATCH TO CANOPY), SECURED TO CANOPY VIA THROUGH BOLTS WITH WASHERS AND NUTS.

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JOB NO.
IREG-417-55 (TAXABLE)

One 90 Firewheel Bldg 3
Integrated Real Estate Group
Garland, Texas

APPROVAL

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Date

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DESIGNER INITIALS
SAM

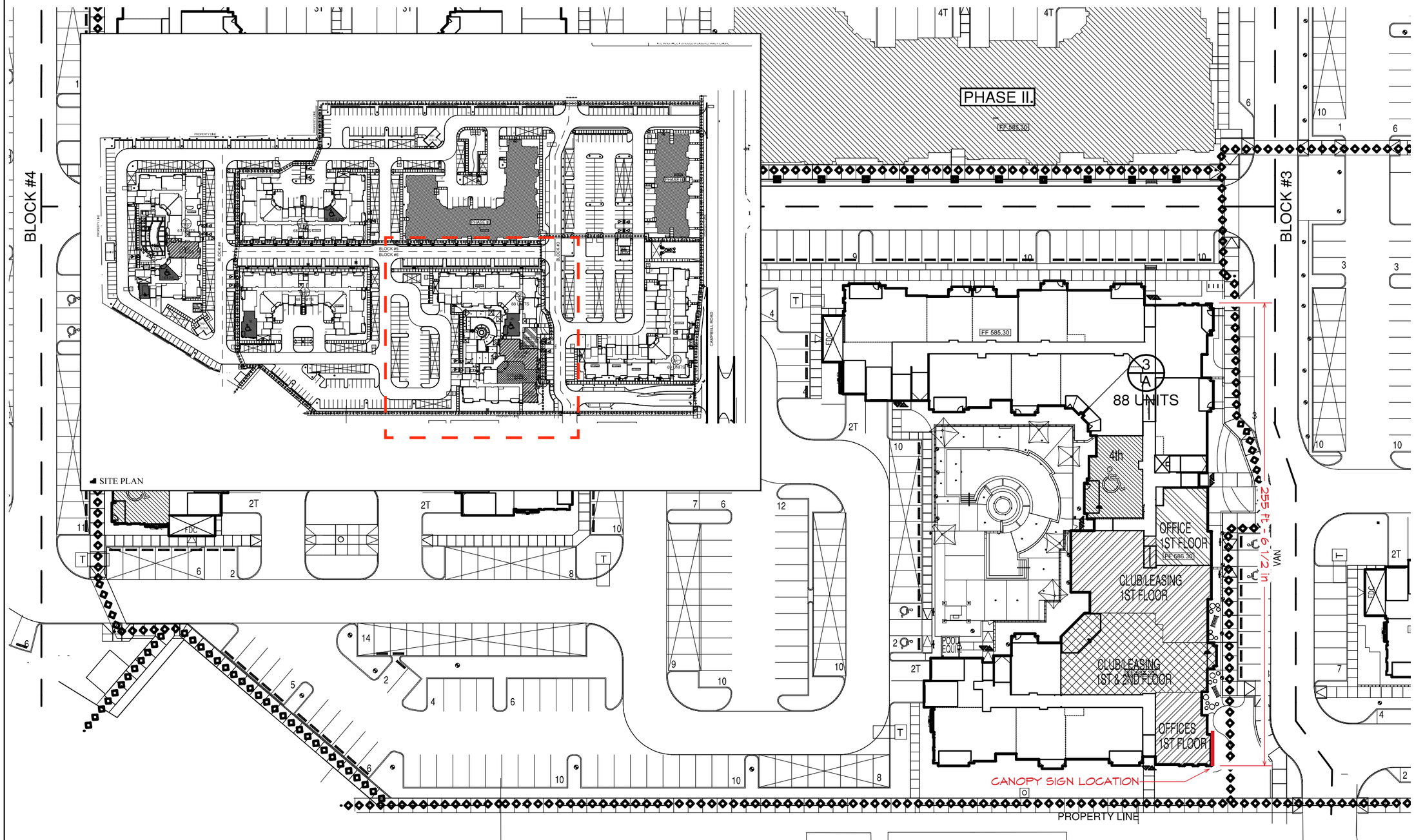
DATE
11/14/2018

SHEET TITLE
BLDG 3 ENTRY SIGNAGE

SHEET NO.
B3ES.01A.01

Exhibit B

A THIRD STORY CANOPY ID: S/F ILLUMINATED SIGN X 1



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DESIGNER INITIALS

SAM

DATE

11/14/2018

SHEET TITLE

BLDG 3 ENTRY SIGNAGE

SHEET NO.

B3ES.01C.01

View of Property from Campbell Rd.

GARLAND

Plan Commission **4.a.**

Meeting Date: 01/14/2019

Item Title: Z 18-33 DEC Engineers (District 1)

Summary:

Request for reconsideration of an application of **DEC Engineers** [previous applicant was Cates-Clark & Associates, LLP], requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

Per Plan Commission By-Laws Article VI Section 6. Rehearings, the property owner requests a re-hearing of this case which was denied by the Plan Commission during the November 26, 2018 meeting. If the Commission grants a re-hearing, a new public hearing will be notified and scheduled accordingly.

Attachments

Z 18-33 DEC Engineers Report and Attachments

Planning Report

File No: Z 18-33/District 1
Agenda Item:
Meeting: Plan Commission
Date: January 14, 2019

REQUEST
The owner requests reconsideration of Zoning Case Z 18-33.

LOCATION
3400 Firewheel Parkway

APPLICANT
DEC Engineers

OWNERS
Valley Creek/State Highway 190 Partners
L & S Land Company, Ltd

BACKGROUND
At the December 10, 2018 Plan Commission Meeting, the Plan Commission denied the request for 1) an amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. The owner has submitted a request for reconsideration (attached), indicating new developments and changes based on recent meetings.

The following is a summary of the Plan Commission Meetings for this case:

- August 13, 2018. During the Meeting, the Plan Commission postponed the case to September 10, 2018 with comments regarding building design, connectivity and the maximum number of units and related density.

- September 10, 2018. The applicant requested a postponement to the October 8, 2018 Plan Commission Meeting, which was granted.

- October 8, 2018. The applicant requested a postponement to the November 26, 2018 Plan Commission Meeting. The Plan Commission granted the postponement.

- November 26, 2018 Plan Commission Meeting. The applicant requested postponement to December 10, 2018. The Plan Commission denied the postponement request and denied the proposed application.

CONSIDERATIONS
1. The Plan Commission Bylaws allow reconsideration after a decision on a request when the City Council has not made a decision on the application. Further, the Bylaws allow the applicant to submit a written request with pertinent facts for the Commission's consideration as to whether reconsideration is warranted. The applicant has submitted Attachment B stating pertinent facts for reconsideration.

2. If the reconsideration is approved then the item shall be re-advertised for a new public hearing and placed on the next appropriate Plan Commission agenda.

ADDITIONAL INFORMATION
Letter - Request for Reconsideration
Location Map

0 300 600 Feet

1 inch = 552 feet

ZONING MAP Z 18-33

INDICATES AREA OF REQUEST

GROGAN & BRAWNER P.C.
ATTORNEYS AND COUNSELORS

2808 FAIRMOUNT
SUITE 150, LB 5
DALLAS, TEXAS 75201

(214) 979-1100
FAX (214) 979-1110

December 10, 2018

VIA EMAIL AND U.S MAIL (WGUERIN@GARLANDTX.GOV)

Will Guerin
Director of Planning
City of Garland
800 Main Street, 2nd Floor
Garland, Texas 75040

RE: NEC SH 190/Firewheel Parkway--Valley Creek/SH 190 Partners et al...FILE #Z 18-33/District 1 [Case: 180208-3]

Mr. Guerin-

Please consider this the formal REQUEST FOR REHEARING and MOTION TO RECONSIDER by Applicant in case number 180208-3 as referenced above.

As you know, there was inadvertent confusion and communication lapses on the date of the P&Z hearing in November, 2018, as our engineer, Daniel Stewart, had relocated from his prior form, Cates Clark, to a new firm, DEC Engineers. As a result of the move [and change of email and other contact information], we found ourselves unrepresented at the recent P&Z hearing. Mistakenly, we were under the impression that our case would again be tabled and continued until a future date as we were continuing to work with planning staff, city attorney's office, a neighbor and elected officials to improve our case and address open issues.

The good news is that we have, indeed, made progress on all fronts.

Despite the outcome of the November, 2018 P&Z hearing, we continued to work on this case and can report significant new developments and changes based on recent meetings:

1. UNIT CAP: we have agreed, at Councilman Gibbon's urging, to limit the allowable units, currently 60 units/acre, to a maximum unit count of 1800 units
2. COMMERCIAL INTENT: we have agreed to retain not less than 8 acres of retail/commercial/restaurant in the general area of the NEC of Firewheel Plaza Drive and SH 190
3. FUTURE ACCESS: we have agreed, at the request of the City Attorney, to include in the PD a commitment to cooperate with the city and the owner of the "Dyer Tract" to provide a location for appropriate access easement across a portion of our tract upon the

development of the Dyer Tract in a manner compatible with adjacent development, so long as all construction, lighting, and maintenance such access is done per prevailing city standards and all costs are borne solely by such Dyer Tract owner and/or the City.

Based on these new pertinent facts, we respectfully request that our case be reconsidered at P&Z at the earliest possible date.

Very truly yours,

R.J. Grogan, Jr.

cc: Michael A. Reilly (via email)
Greg Jones (via email)
Daniel Stewart (via email)

F:\REILLY\0276_Valley_Creek\181212 Letter to Guerin.doc

GARLAND

Plan Commission **5.**

Meeting Date: 01/14/2019

Item Title: January 28, 2019 Future Cases Memo

Summary:

ADJOURN

Attachments

January 28, 2019 Future Cases Memo

GARLAND

PLANNING &
COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: January 14, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the January 28, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan,** requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

2. Consideration of the application of **Alejandro F. Herrera, Ph.D.,** requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)

3. Consideration of the application of **Pankaj Patel,** requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)

4. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for Multi-Family Use on a property zoned Planned Development (PD) District 12-41 for Mixed Use. This property is located at 6310 Naaman Forest Boulevard. (District 7) (File Z 18-41)

5. Consideration of the application of **Kenny Lesiuk,** requesting approval of an amendment to Planned Development (PD) District 85-44 to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)

6. Consideration of the application of **Judy Adams Royal, Architect,** requesting approval of 1) a Detail Plan for a property zoned Single Family-7 (SF-7) and Planned Development (PD) 90-12 District for Community Retail (CR) Uses, 2) Parking in excess of the Garland Development Code allowance, and 3) a Sign setback of zero (0) feet from Lavon Drive. This property is located at 1520 Lavon Drive. (District 2) (File Z 18-48)