



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 13, 2025 at 6:30 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.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the December 9, 2024 meeting.

2. PLATS

- a. P 24-30 Montoya Loving Addition - Final Plat & Sidewalk Waiver
- b. P 24-32 West Centerville Active Adult Living Lt 1, Bk 1 - Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Hold a public hearing to consider amendments to Attachment 1 -- Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) and Restaurant uses.**

4. MISCELLANEOUS

- a. Discuss the feasibility of changing all plat approvals to administrative when they meet technical requirements, as allowed by the recent updates to State Law and City Charter**

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 01/13/2025

Item Title: Plan Commission Minutes for December 9, 2024

Summary:

Consider approval of the Plan Commission Minutes for the December 9, 2024 meeting.

Attachments

December 9, 2024 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 p.m. on Monday, December 9, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
Bob Duckworth, Commissioner

Staff Present: Nabila Nur, Planning Director
Kurt Banowsky, Sr. Assistant City Attorney II
Jay Song, Planning Technician
Elisa Morales, Recording Secretary

CONSENT AGENDA

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

Motion was made by Commissioner Jenkins to **approve** the Consent Agenda as presented. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 11, 2024 meeting. **APPROVED**

2. PLATS

- a. Brand/190 Addition - Conveyance Plat **APPROVED**
b. Urbana Centerville Addition - Final Plat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) 00-39 District and 2) a Concept Plan for a Restaurant, Drive-Through Use. The site is located near 4802 North President George Bush Turnpike. (District 1) (Z 24-35) **APPROVED**

Ms. Nur provided a presentation and answered questions of the Plan Commission.

The Commission asked for clarification on whether there is a difference between a shopping center with a restaurant and restaurant.

Staff clarified that the SUP being considered is for the Restaurant, Drive Through Use. The mention of the shopping center was provided as background information only to denote that the Restaurant, Drive-Through Use would be within a shopping center setting.

The applicant, Ashley Coalson, 2600 N Central Expressway, Garland, TX 75040, provided an overview of the request and remained available for questions.

The Commission asked if there has been a use identified for the property.

The applicant clarified that while a tenant has not been identified, the use of the property will be for a Restaurant, Drive-Through Use with the remainder of the property for medical office use.

Motion was made by Commissioner Abell to **approve** the application as presented with a 25-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 1 Abstention** by Commissioner Jones.

- b. Consideration of the application of **Prime Data Centers / Munsch Hardt Kopf & Harr**, requesting approval of 1) an expansion of the existing Planned Development district 23-47 for Community Office (CO) uses to include additional area (currently zoned Agricultural) within the PD boundary to primarily accommodate a change in the driveway location 2) an updated Concept Plan for a Data Center and Electric Substations. The site is located at the Northeast Corner of Arapaho Road and Holford Road. (District 7) (File Z 24-37) **APPROVED**

Ms. Nur provided a presentation and answered questions of the Plan Commission.

There was a question by the Commission regarding the traffic that this development could potentially bring.

Staff clarified that this development would not produce an increase in traffic.

The applicant, Angela Hunt, 500 N. Akard St., Dallas, TX 75201, provided an overview of the request and remained available for questions.

There was a question by the Commission regarding the future use of the corner of the property once the construction is finished.

The applicant stated that the plans will be to speak with the City for potential uses down the line once the development is finished.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 6:53 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/13/2025

Item Title: P 24-30 Montoya Loving Addition - Final Plat & Sidewalk Waiver

Summary:

P 24-30 Montoya Loving Addition - Final Plat & Sidewalk Waiver

Attachments

P 24-30 Montoya Loving Addition - Final Plat & Sidewalk Waiver Report & Attachments

Planning Report

File No: P 24-30 / District 4

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2025



GARLAND

TEXAS MADE HERE

FINAL PLAT AND SIDEWALK WAIVER

Montoya Loving Addition

LOCATION

5416 Loving Drive

ZONING

Single-Family-7 (SF-7) District (Primarily)

NUMBER OF LOTS

One (1) Lot.

ACREAGE

0.603 acres

BACKGROUND

The purpose of this Final Plat is to construct a single-family detached home. Since the existing street does not have sidewalks, it would not be practical for this one home to construct sidewalk only on their portion of the street. The sidewalk waiver application allows the applicant to pay the appropriate amount in an escrow fund as determined by the engineering department, if approved by the Plan Commission.

STAFF RECOMMENDATION

Approval of the Final Plat. All technical requirements have been addressed and the plat is in order as submitted. The engineering department does not have any objections regarding the applicant's sidewalk waiver request.

ADDITIONAL INFORMATION

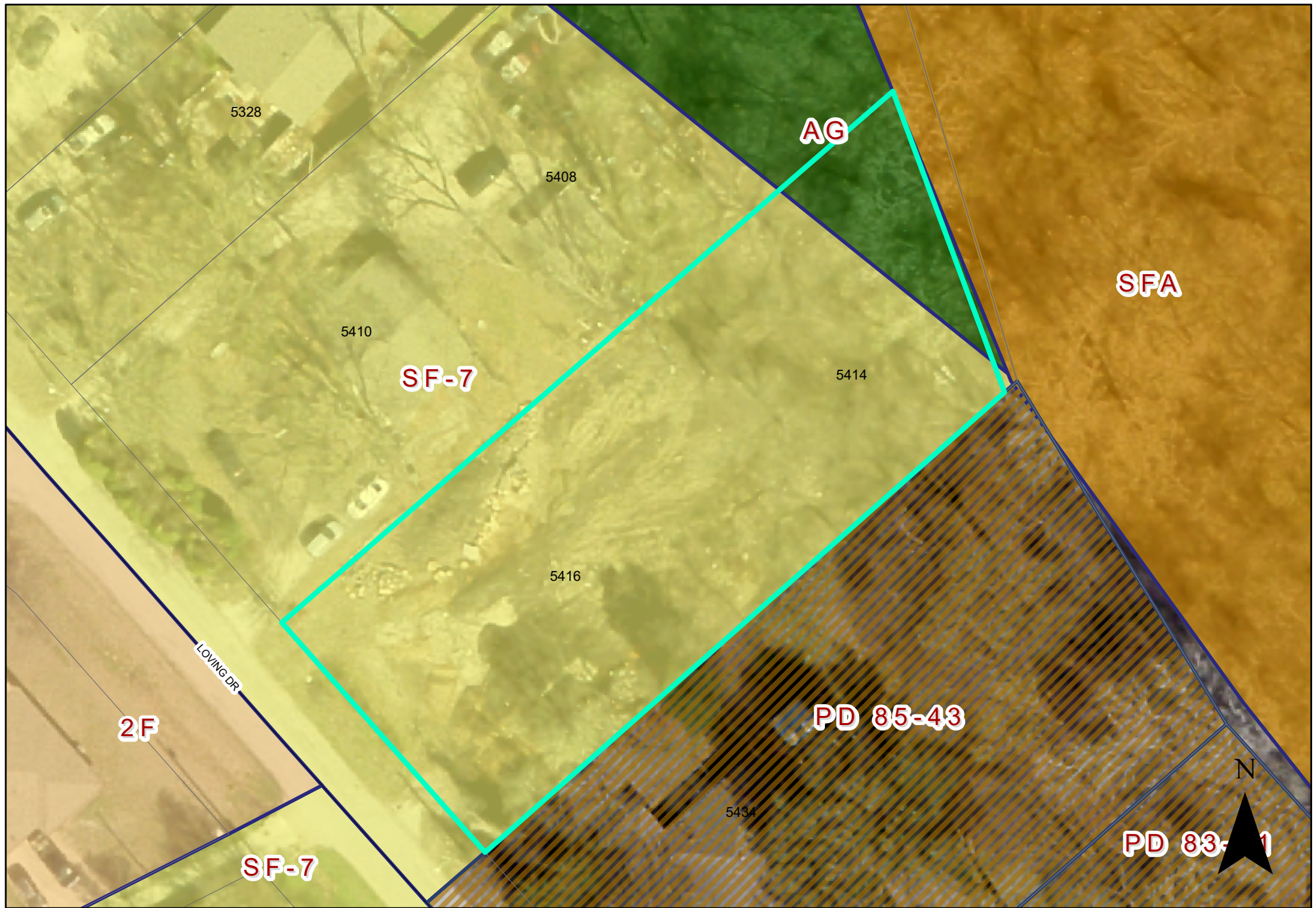
- i. Location Map
- ii. 24 x 36 Plat
- iii. Sidewalk Waiver Material

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

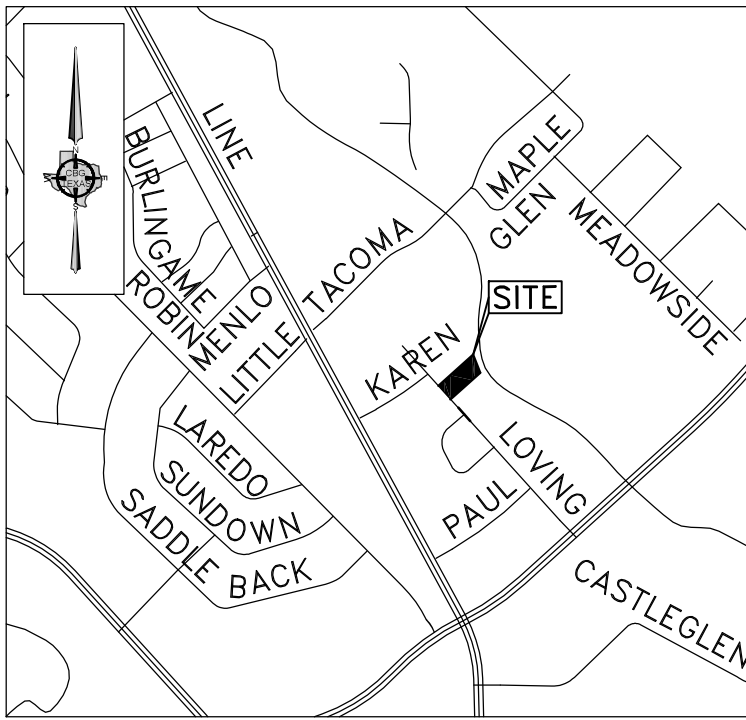
Nabila Nur, AICP
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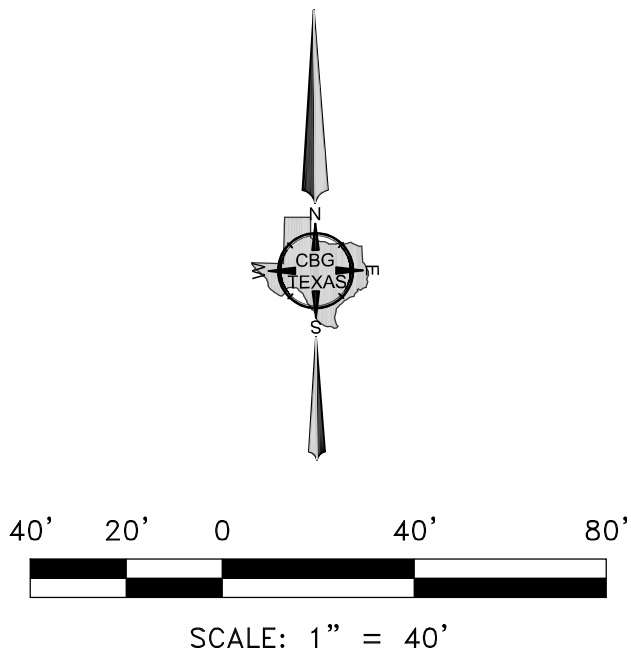
0 50 100 Feet

PLAT MAP P 24-30

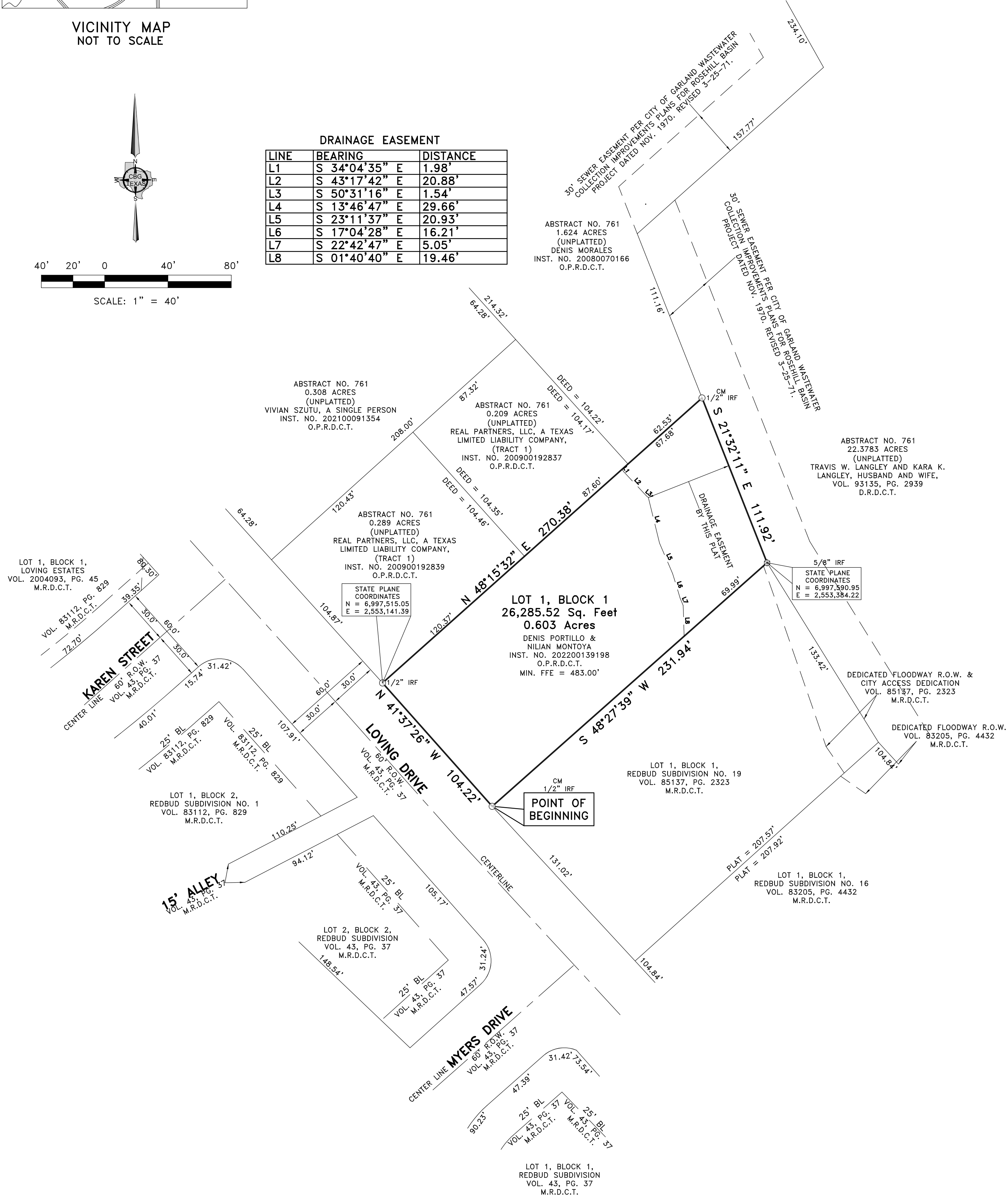
 INDICATES AREA OF REQUEST



VICINITY MAP
NOT TO SCALE



DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
L1	S 34°04'35" E	1.98'
L2	S 43°17'42" E	20.88'
L3	S 50°31'16" E	1.54'
L4	S 13°46'47" E	29.66'
L5	S 23°11'37" E	20.93'
L6	S 17°04'28" E	16.21'
L7	S 22°42'47" E	5.05'
L8	S 01°40'40" E	19.46'



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Denis Portillo and Nilian Montoya are the owners of a 0.603 acre tract of land situated in the John Little League Survey, Abstract No. 761, City of Garland, Dallas County, Texas, same being a tract of land conveyed to Denis Portillo and Nilian Montoya by General Warranty Deed recorded in Instrument No. 202200139198, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the West corner of Lot 1, Block 1, Redbud Subdivision No. 19, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 85137, Page 2323, Deed Records, Dallas County, Texas, same lying along the Northeast Right-of-Way line of Loving Drive (a 60 foot Right-of-Way);

THENCE North 41 degrees 37 minutes 26 seconds West, along the Northeast Right-of-Way line of said Loving Drive, a distance of 104.22 feet to a 1/2 inch iron rod found for corner, said corner being the South corner of a tract of land conveyed to Real Partners, LLC, a Texas Limited Liability Company (Tract 1), recorded in Instrument No. 200900192839, Official Public Records, Dallas County, Texas;

THENCE North 48 degrees 15 minutes 32 seconds East, passing the East corner of said Real Partners tract (Tract 1), at a distance of 120.37 feet, and continuing to the East corner of said Real Partners tract (Tract 2), at a distance of 87.60 feet, and continuing a total distance of 270.38 feet to a 1/2 inch iron rod found for corner, said corner being an East corner of a tract of land conveyed to Denis Morales, by deed recorded in Instrument No. 20080070166, Official Public Records, Dallas County, Texas, same lying along the Southwesterly line of a tract of land conveyed to Travis W. Langley and Kara K. Langley, husband and wife, by deed recorded in Volume 93135, Page 2939, Deed Records, Dallas County, Texas;

THENCE South 21 degrees 32 minutes 11 seconds East, along the Southwesterly line of said Langley tract, a distance of 111.92 feet to a 5/8 inch iron rod found for corner, said corner lying along the Southwesterly line of said Langley tract, same being the North corner of Lot 1, Block 1, of said Redbud Subdivision No. 19;

THENCE South 48 degrees 27 minutes 39 seconds West, along the Northwest line of Lot 1, Block 1, of said Redbud Subdivision No. 19, a distance of 231.94 feet to the POINT OF BEGINNING and containing 26,285.52 square feet or 0.603 acres of land.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT OF RECORD DIGNITY
R.O.W. = RIGHT-OF-WAY
1/2" IRF = 1/2 INCH IRON ROD FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND

GENERAL NOTES

1) COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 140 AND 086;

GPS 140-N=6,998,683.62 E=2,552,010.59 Z=508.22
GPS 085-N=6,996,087.91 E=2,553,351.66 Z=505.71

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF AN UNPLATTED TRACT OF LAND.
3) SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4) MINIMUM FINISHED FLOOR ELEVATION (FFE)-483.00'. MIN FFE DERIVED FROM FEMA MAP NUMBER 48113C0380L, DATED JULY 7, 2014, BASE FLOOD ELEVATION (BFE)-481.00

Approved and accepted for the City of Garland this _____ day of _____, 2024 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Denis Portillo & Nilian Montoya, the owners of the property described in this plat, do hereby adopt this plat, designating the property as **MONTOKA LOVING ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, their successors, or assigns.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may 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 or 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 platting ordinances, rules, regulations, and resolutions of the City of Garland.

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

By: _____
Denis Portillo (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Denis Portillo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

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

By: _____
Nilian Montoya (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Nilian Montoya, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2024.

RELEASED FOR REVIEW ON 11/12/2024, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

FINAL PLAT
MONTOKA LOVING ADDITION
LOT 1, BLOCK 1
26,285.52 SQ.FT. / 0.603 ACRES
JOHN LITTLE LEAGUE SURVEY, ABSTRACT NO. 761,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220823-3



OWNER:
DENIS PORTILLO & NILIAN MONTOKA
6206 HIGHCREST DR.
GARLAND, TX, 75043
214-253-1444

PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



GARLAND

TEXAS MADE HERE

Engineering Invoice Transactions

Invoice Number: 24INV000246

Date: 10/30/2024

Reference: Permit R24-0001

Location: 5416 LOVING DR

Description: Proposed a residential house.

Invoice for Sidewalk Escrow for Sidewalk Waiver

Business:

TO BE DETERMINED

Date	Description	Amount
10/25/2024	ENG Sidewalk Escrow	\$3,080.00
10/29/2024	ENG Engineering Inspection Fee	\$0.00
Balance Due		\$3,080.00

Project or Address: 220823-3, Montoya Loving Addition Sidewalk Escrow.pdf

Agreement Type: Sidewalk Escrow

Submit Check payable to "City of Garland" along with Copy of this Invoice to:

Engineering Department, 2nd Floor
c/o Accounts Payable
800 Main Street
Garland, TX 75040

Based on GDC 3.93.F, the Engineering Department does not object to the applicant's Sidewalk Waiver Request. The request should be submitted to the Planning Department to run concurrently with the Montoya Loving Addition Plat to Plan Commission. If Plan Commission grants the sidewalk waiver, then the applicant shall owe sidewalk escrow based on the quantity waived and the City's current concrete term contract pricing. Once approved by Plan Commission, the applicant shall remit payment to the Engineering Department as part of the overall Site Permit fee.

$$7' + 53' + 17' = 77 \text{ LF by } 4' \text{ Wide} = 308 \text{ SF} \Rightarrow 34.22222 \text{ SY}$$

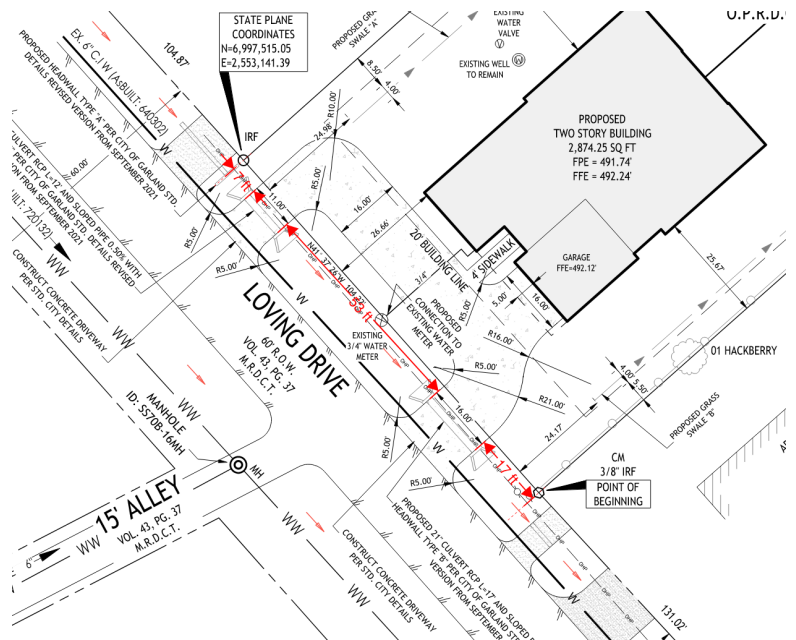
2022 Annual Concrete Term Contract Price: \$55.00/SY
Sidewalk Escrow = 34.22222 SY * \$90/SY = \$3,080.00

From Applicant:

E3. Repeat Comment: Per Garland Development Code (GDC) Section 3.93, sidewalks are required along public roadway frontage of new developments. This is considered a new subdivision since this property was not previously platted. Because the current roadway not being up to our standards, a bar ditch terrain makes construction of a sidewalk impractical at this time; thus, Engineering would support a Sidewalk Waiver Request in alignment with GDC 3.93.F. If Plan Commission grants the sidewalk waiver, then the applicant shall owe sidewalk escrow based on the quantity waived and the City's current concrete term contract pricing. If you respond next time stating you will seek a waiver, then Engineering will calculate the required sidewalk escrow amount.

We did not receive any written response with the SP-2 submittal.

R = Sidewalk waiver will be requested.





GARLAND

Plan Commission

2. b.

Meeting Date: 01/13/2025

Item Title: P 24-32 West Centerville Active Adult Living Lt 1, Bk 1 - Replat

Summary:

P 24-32 West Centerville Active Adult Living Lt 1, Bk 1 - Replat

Attachments

P 24-32 West Centerville Active Adult Living Lt 1, Bk 1 - Replat Report & Attachments

Planning Report

File No: P 24-32 / District 5

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2025



GARLAND

TEXAS MADE HERE

REPLAT

West Centerville Active Adult Living

LOCATION

505 West Centerville Road

ZONING

Planned Development (PD) District 23-29

NUMBER OF LOTS

One (1) Lot.

ACREAGE

4.361 acres

BACKGROUND

The purpose of this Replat is to construct a multi-family senior living development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

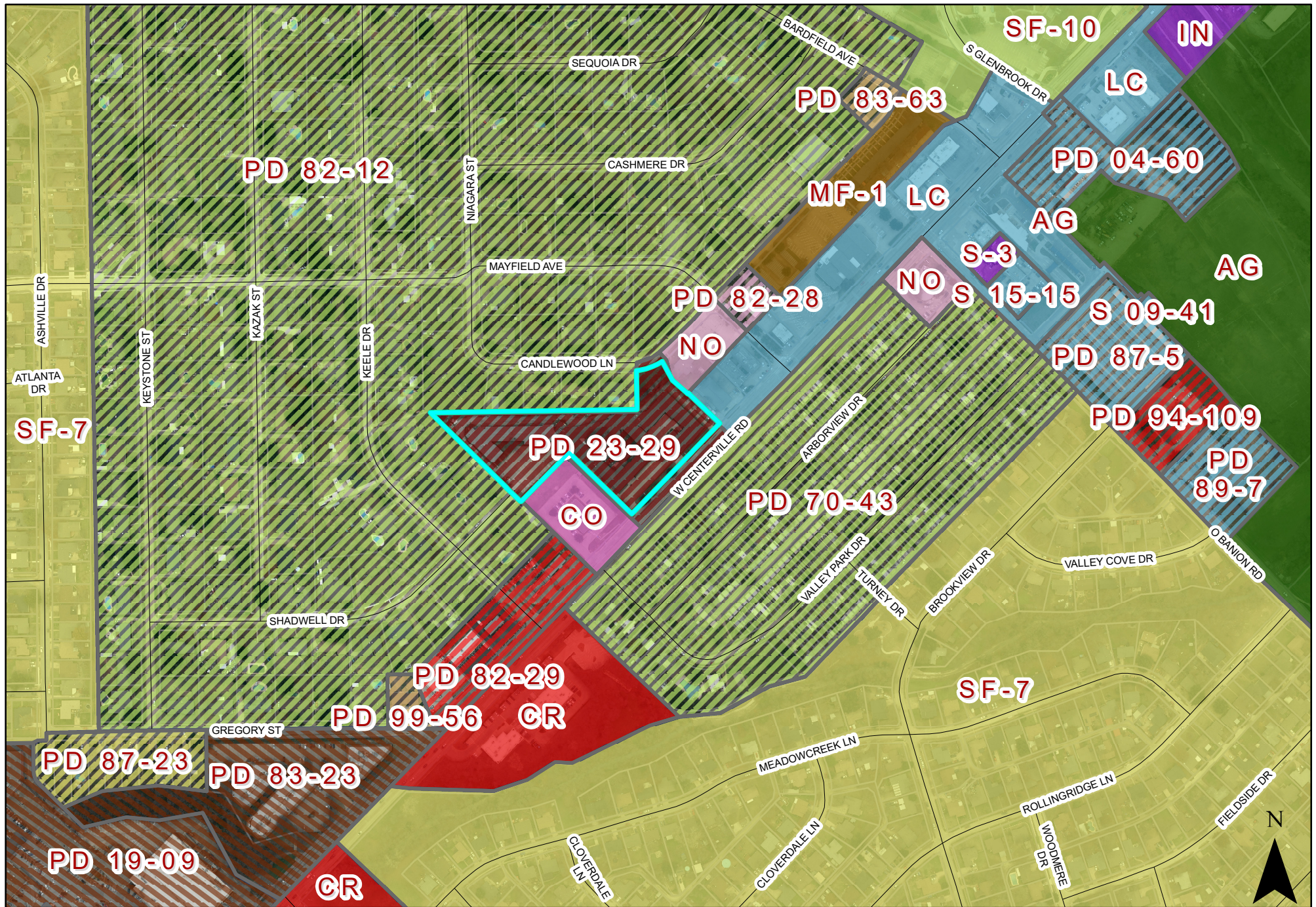
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Planner II
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972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 200 400 Feet

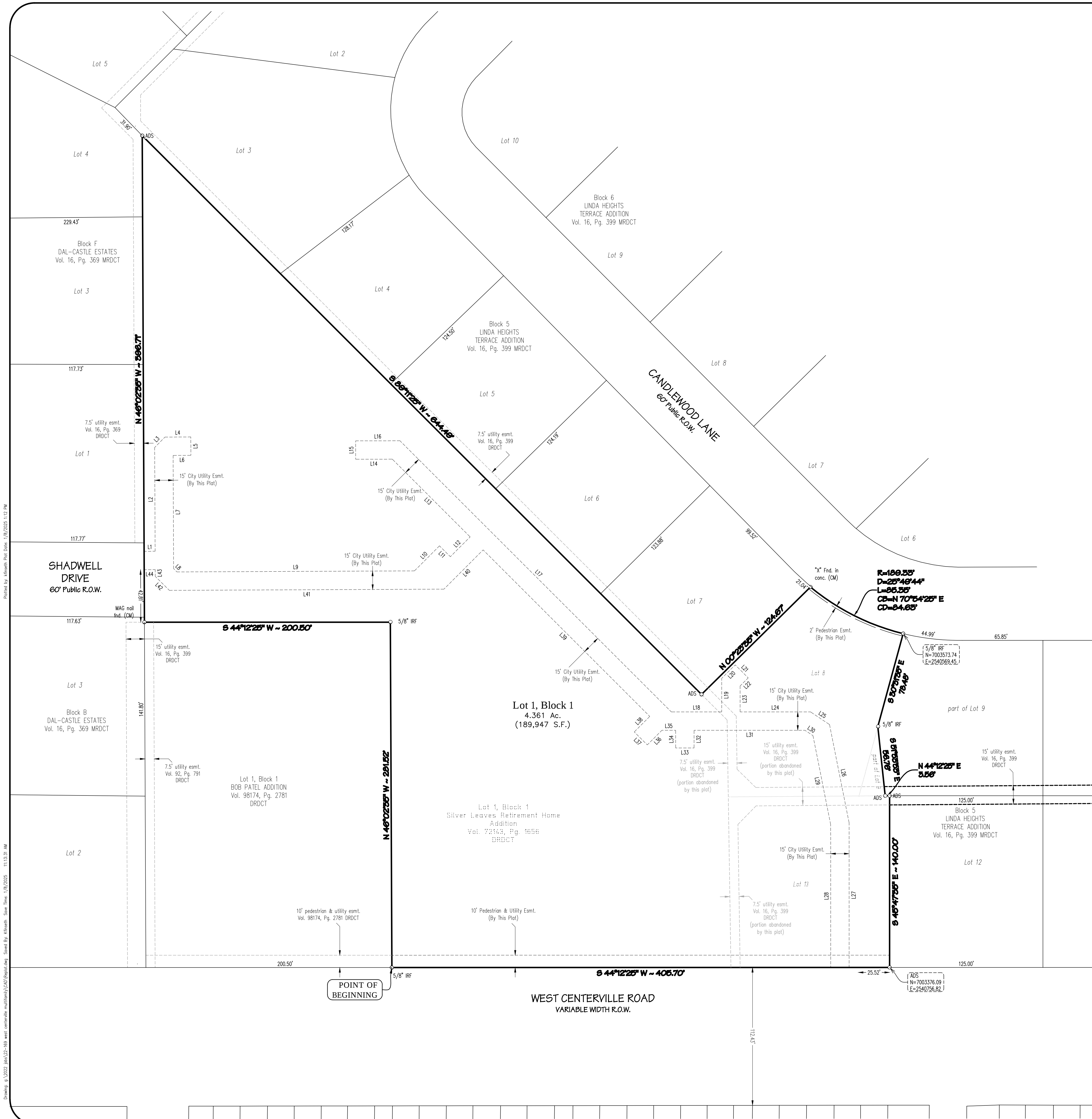
1 inch = 400 feet

PLAT MAP P 24-32



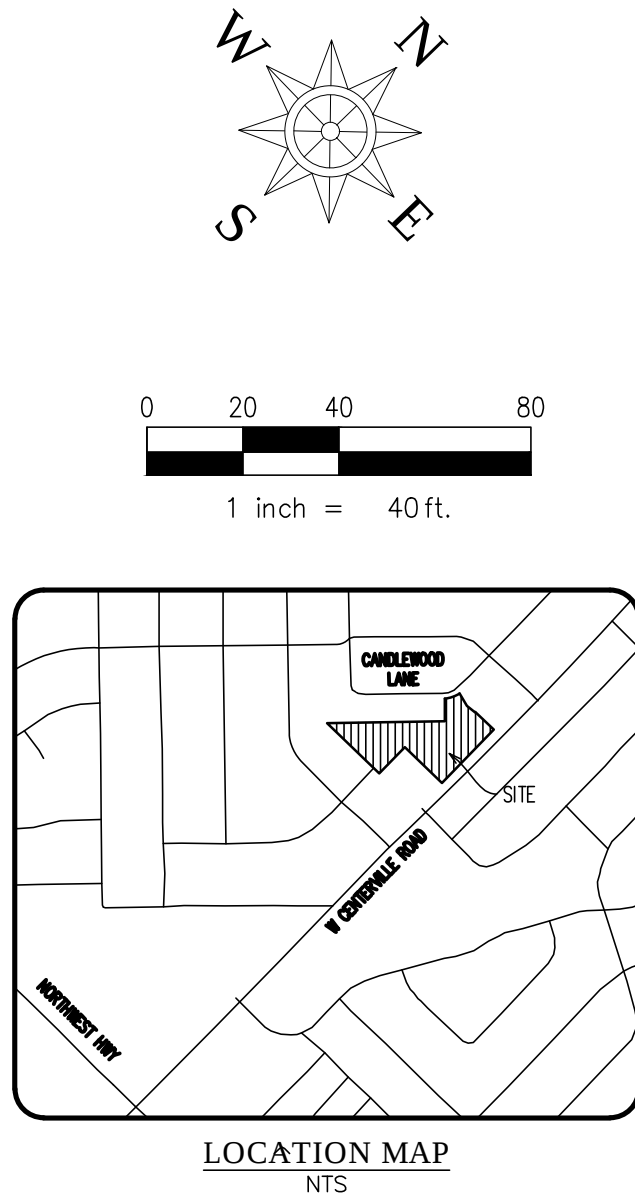
INDICATES AREA
OF REQUEST

Drawing: 2/2022 (bldg) 22-169 west centerville active adult living.dwg Saved By: K. Hensley Date: 1/8/2025 11:12:31 AM
Printed by: K. Hensley Print Date: 1/8/2025 11:12:31 AM



Line Table		
Line #	Bearing	Distance
L1	S43°57'25\"W	9.00'
L2	S46°02'35\"E	84.61'
L3	S01°02'35\"E	11.92'
L4	S43°52'53\"W	21.06'
L5	N46°07'07\"W	15.00'
L6	N43°52'53\"E	14.51'
L7	N46°02'35\"W	92.29'
L8	S88°57'25\"W	3.81'
L9	S43°57'25\"W	193.64'
L10	S00°48'35\"E	28.84'
L11	S89°11'25\"W	12.50'
L12	S00°48'35\"E	22.82'
L13	N89°11'25\"E	89.63'
L14	N44°11'25\"E	29.87'
L15	S45°48'35\"E	15.00'
L16	S44°11'25\"W	36.09'
L17	S89°11'25\"W	312.75'
L18	S44°12'25\"W	41.07'
L19	S45°47'35\"E	27.41'
L20	S00°47'35\"E	15.51'
L21	S89°12'25\"W	15.00'
L22	N00°47'35\"W	9.30'

Line Table		
Line #	Bearing	Distance
L23	N45°47'35\"W	21.20'
L24	S44°12'25\"W	57.43'
L25	S77°57'25\"W	18.58'
L26	N57°02'35\"W	81.58'
L27	N45°47'35\"W	117.99'
L28	S45°47'35\"E	116.52'
L29	S57°02'35\"E	73.89'
L30	N77°57'25\"E	7.82'
L31	N44°12'25\"E	90.41'
L32	N45°47'35\"W	14.35'
L33	N44°12'25\"E	15.00'
L34	S45°47'35\"E	14.35'
L35	N44°12'25\"E	11.27'
L36	N00°48'35\"W	16.77'
L37	N88°58'36\"E	15.00'
L38	S00°48'35\"E	17.90'
L39	N89°11'25\"E	192.04'
L40	N00°48'35\"W	45.24'
L41	N43°57'25\"E	223.78'
L42	N88°57'25\"E	16.24'
L43	S46°02'35\"E	5.46'
L44	N43°57'25\"E	9.00'



- NOTES:
- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - 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.
 - The purpose of this replat is to combine lots, add an additional utility easement and remove part of an existing utility easement.
 - Each lot corner is monumented with a 1/2\" iron rod with a yellow plastic cap stamped \"SPIARSENG\" found unless denoted otherwise.

LEGEND	
(Not All Items May Be Applicable)	
ADS	3 1/4\" Domed Survey Marker engraved \"SUBDIVISION MONUMENT\" \"WCAAL 2024\" \"SPIARSENG\" \"DO NOT DISTURB\"
o	1/2\" IRON ROD WITH PLASTIC CAP STAMPED \"SPIARSENG\" SET, UNLESS OTHERWISE NOTED NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED \"SPIARSENG-5' 0/25\" PC\".
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UTIL	UTILITY
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

REPLAT

WEST CENTERVILLE ACTIVE ADULT LIVING

LOT 1, BLOCK 1
A REPLAT OF LOTS 8, 13, AND PT 9, BLOCK 5
LINDA HEIGHTS TERRACE ADDITION
AND PT LOT 1, BLOCK 1
SILVER LEAVES RETIREMENT HOME
SITUATED IN THE
JOHN W. KEEN SURVEY ~ ABSTRACT NO. 742
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE #220818-2

OWNER / APPLICANT	ENGINEER / SURVEYOR
TR Scott Capital	Spars Engineering, Inc.
PO Box 764	765 Custer Road, Suite 100
Addison, Texas 75001	Plano, TX 75075
Telephone (214) 901-5971	Telephone: (972) 422-0077
Contact: Scott Theeringer	TBPELS No. F-2121 and No. F-10043100 Contact: Mark Ewing, P.E.

Drawing: 2-2022 1643-22-169 west centerville multi-family (CAD) Register.dwg, Saved By: K. Brown, Save Time: 1/8/2025 11:13:31 AM, Plotted by: K. Brown, Plot Date: 1/8/2025 11:12 PM

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the John W. Keen Survey, Abstract No. 742, City of Garland, Dallas County, Texas, being all of Lots 8 and 13, and part of Lot 9, Block 5 of the Linda Heights Terrace Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 16, Page 399 of the Map Records, Dallas County, Texas (MRDCT), also the remainder of Lot 1, Block 1 of Silver Leaves Retirement Home, according to the deed thereof recorded in Volume 72143, Page 1656 of the Deed Records, Dallas County, Texas (DRDCT), conveyed to TR SCOTT CAPITAL, LLC Series 505 and TROPHY CLUB CONSULTING, LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 202200052079 of the Official Public Records of Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found at the southwest corner of the subject tract and lying in the north right-of-way line of West Centerville Road (variable width right-of-way);

THENCE, N 46°02'35" W, 281.52, along the northeast boundary of Lot 1, Block 1 of the Bob Patel Addition, an addition to the City of Garland, Texas, as recorded in Volume 98174, Page 2781, DRDCT, to a 5/8 inch iron rod found;

THENCE, S 44°12'25" W, 200.50 feet, along the northwest boundary of Lot 1, Block 1 of the Bob Patel Addition, to a mag nail found control monument at the west property corner of Lot 1, Block 1 of the Bob Patel Addition;

THENCE, N 46°02'35" W, 396.71 feet, along the northeastern property boundary of Lots 1, 3, and 4, Block F of Dal-Castle Estates, Volume 16, Page 369, MRDCT, to the northeast corner of Lot 4, Block F of Dal-Castle Estates, Volume 16, Page 369, MRDCT to a 3 1/4 inch domed survey marker engraved "SUBDIVISION MONUMENT" "WCALL 2024" "SPIARSENG" "DO NOT DISTURB" set on a 5/8 inch iron rod;

THENCE, S 89°11'25" W, 644.49 feet, along the southern property boundary of Lots 3 through 7, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, to a 3-1/4 inch domed survey marker engraved "SUBDIVISION MONUMENT" "WCALL 2024" "SPIARSENG" "DO NOT DISTURB" set on a 5/8 inch iron rod at the southeast corner of Lot 7, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT;

THENCE, N 00°23'35" W, 124.67 feet, along the east property boundary of Lot 7, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, to an "X" found in concrete located at the northeast corner of Lot 7, Block 5, Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, along the right-of-way line of Candlewood Lane;

THENCE, along a non-tangent curve to the left having a central angle of 25°49'44", a radius of 189.33 feet, a chord of N 70°54'25" E, 84.63 feet, and an arc length of 85.35 feet, along the right-of-way line of Candlewood Lane to a 5/8 inch iron rod found at the northwest corner of Lot 9, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT;

THENCE, S 30°31'35" E, 78.48 feet, along the southwest property boundary of Lot 9, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, to a 5/8 inch iron rod found along the west property boundary of Lot 9, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT;

THENCE, S 51°53'53" E, 56.76 feet; through part of Lot 9, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT to a 3 1/4 inch domed survey marker engraved "SUBDIVISION MONUMENT" "WCALL 2024" "SPIARSENG" "DO NOT DISTURB";

THENCE, N 44°12'25" E, 3.56 feet, along the northwest boundary of Lot 12, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT to a 3 1/4 inch domed survey marker engraved "SUBDIVISION MONUMENT" "WCALL 2024" "SPIARSENG" "DO NOT DISTURB" set on a 5/8 inch iron rod;

THENCE, S 45°47'35" E, 140.00 feet, along the southwest property boundary of Lot 12, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, to the southwest corner of Lot 12, Block 5 of the Linda Heights Terrace Addition, Volume 16, Page 399, MRDCT, to a 3 1/4 inch domed survey marker engraved "SUBDIVISION MONUMENT" "WCALL 2024" "SPIARSENG" "DO NOT DISTURB" set in a 5/8 inch iron rod, along the right-of-way of West Centerville Road;

THENCE, S 44°12'25" W, 405.70 feet to the POINT OF BEGINNING, with the subject tract containing 189,947 square feet or 4.361 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TR SCOTT CAPITAL, LLC SERIES 505 and TROPHY CLUB CONSULTING, LLC, the owners of the prperty described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **West Centerville Active Adult Living**, an Addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in simple fee and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no plat dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed, or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of it a operation without the necessity of any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of screening walls, screen wall easements, retaining walls, and wall maintenance easements is the responsibility of the property owner, its successors, or assigns. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargement, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

Witness my hand at Garland, Texas, this ____ day of _____, 2024.

TR SCOTT CAPITAL, LLC SERIES 505

By: _____
Scott Theeringer, President/CEO

TROPHY CLUB CONSULTING, LLC

By: _____
Scott Theeringer, President/CEO

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Scott Theeringer, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, 2024.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2024.

Notary Public, State of Texas

REPLAT

WEST CENTERVILLE
ACTIVE ADULT LIVING

LOT 1, BLOCK 1
A REPLAT OF LOTS 8, 13, AND PT 9, BLOCK 5
LINDA HEIGHTS TERRACE ADDITION
AND PT LOT 1, BLOCK 1
SILVER LEAVES RETIREMENT HOME
SITUATED IN THE
JOHN W. KEEN SURVEY ~ ABSTRACT NO. 742
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE #220818-2

OWNER / APPLICANT TR Scott Capital PO Box 764 Addison, Texas 75001 Telephone (214) 901-5971 Contact: Scott Theeringer	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Mark Ewing, P.E.
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PLAN COMMISSION APPROVAL

Approved and accepted for the City of Garland this ____ day of _____, 2024 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Planning Department Director

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.

RESERVED FOR COUNTY CLERK RECORDING LABEL



GARLAND

Plan Commission

3. a.

Meeting Date: 01/13/2025

Item Title: GDC Amendment

Summary:

Hold a public hearing to consider amendments to Attachment 1 -- Land Use Matrix as it relates to Laundry, Self-Service (Laundromat) and Restaurant uses.

Background/Additional Information:

The Development Services Committee has recently evaluated the "Laundry, Self-Service (Laundromat)" use and its applicability in the Community Retail (CR) zoning district.

Per the GDC, a Laundromat is defined as "A retail establishment offering machines for customers to use in laundering garments in a self-service basis".

The committee reported out to Council that majority of them considered a Laundromat use to be too intense to be permitted by right in a CR district. They conveyed that they would like to see it to be permitted in the CR district with an SUP, which would allow Council and Plan Commission to review them on a case-by-case basis. Since majority of Council agreed to this approach, staff has now brought forward this ordinance amendment.

Additionally, staff has recently noticed that a "Restaurant" use (not drive-through) is permitted by right in Community Office (CO) zoning district and onward for non-residential zoning districts, with the exception of Neighborhood Services (NS) district. In NS district, a restaurant use requires as Specific Use Permit (SUP).

Since dine-in restaurants are considered to serve surrounding neighborhoods and generally encouraged as a use, staff is proposing to allow it by right in the NS district with this ordinance amendment.

	NO	CO	NS	CR	LC	HC	IN
Laundry, Self-Service (Laundromat)			S	PS	P	P	
Restaurant		P	SP	P	P	P	P

STAFF RECOMMENDATION

Staff recommends approval of the GDC amendment.
