



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, 2020 at 7:00 p.m.

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

A pre-meeting will begin at 6:30 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 9, 2019 meeting.

2. PLATS

- a.** P 19-32 House of Prayer Final Plat
- b.** P 19-33 Heron's Bay Estates No.3 Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a.** Consideration of the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at 1901 South Jupiter Road, Suite 103. (District 6) (File Z 19-38)
- b.** Consideration of the application of **Jonathan Escarcega**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (District 5) (File Z 19-41)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 01/13/2020

Item Title: Plan Commission Minutes for December 9, 2019 meeting

Summary:

Consider approval of Minutes for the December 9, 2019 meeting.

Attachments

Plan Commission Minutes for December 9, 2019 meeting

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, December 9, 2019, 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	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Christopher Ott

STAFF PRESENT

First Assistant City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

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 Ott to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Dalton did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of November 25, 2019.

MISCELLANEOUS

2a. APPROVED** Consider cancellation of the May 25, 2020 and December 28, 2020 Plan Commission meetings.

ZONING

- 3a. Consideration of the application of **Bill Swisher**, requesting approval of a Zoning Change from Community Retail (CR) District to a Planned Development (PD) District for Community Retail Uses; Indoor Automobile Sales, New or Used; Motorcycle/ATV Sales (New and Used - Indoors Only); and Pawn Shop Use. This property is located at 484 West I-30 Freeway. (District 3) (File Z 19-37 - Zoning)

The applicant, Bill Swisher, 4422 Scenic Circle, Garland, Texas, presented an overview of the request and remained available for questions. There were no questions of this applicant.

Commissioner Dalton spoke in support of the request.

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request per staff recommendation with the condition of no Outside Displays or Storage permitted, and removal of Commercial Blood, Plasma, Tissue and Cell Collection Center Use, and Automobile Repair, Minor Use. Seconded by Commissioner O'Hara. **Motion carried: 8 Ayes, 0 Nays.**

- 3b. Consideration of the application of **Bill Swisher**, requesting approval of a Detail Plan for Indoor Automobile Sales, New or Used; Motorcycle/ATV Sales (New and Used - Indoors Only); and Pawn Shop Use. This property is located at 484 West I-30 Freeway. (District 3) (File Z 19-37 – Detail Plan)

Motion was made by Commissioner Edwards to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner O'Hara. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:21 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/13/2020

Item Title: P 19-32 House of Prayer Final Plat

Summary:

P 19-32 House of Prayer Final Plat

Attachments

P 19-32 House of Prayer Final Plat



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-32/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2020

FINAL PLAT

House of Prayer Final Plat

LOCATION

2125 Cranford Drive

ZONING

Multi-Family (MF) District

NUMBER OF LOTS

1

ACREAGE

0.1303

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create one lot for a single-family residence.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 10-27 S 13-11

PD 86-42

PD 04-03

MF

CRANFORD DR

N

0 20 40 Feet
1 inch = 28 feet

Plat Map P 19-32



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

2. b.

Meeting Date: 01/13/2020

Item Title: P 19-33 Heron's Bay Estates No.3 Addition Final Plat

Summary:

P 19-33 Heron's Bay Estates No.3 Addition Final Plat

Attachments

P 19-33 Heron's Bay Estates No.3 Addition Final Plat



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-33/District 3

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2020

FINAL PLAT

Heron's Bay Estates No.3 Addition

LOCATION

4300 South Country Club Road

ZONING

Planned Development (PD) District 13-45

NUMBER OF LOTS

124 (including eight (8) Homeowner Association open space common area lots)

ACREAGE

64.223

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create one hundred and twenty-four lots for a residential subdivision.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

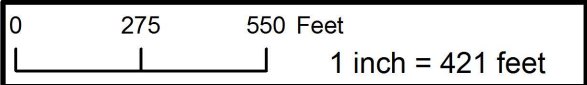
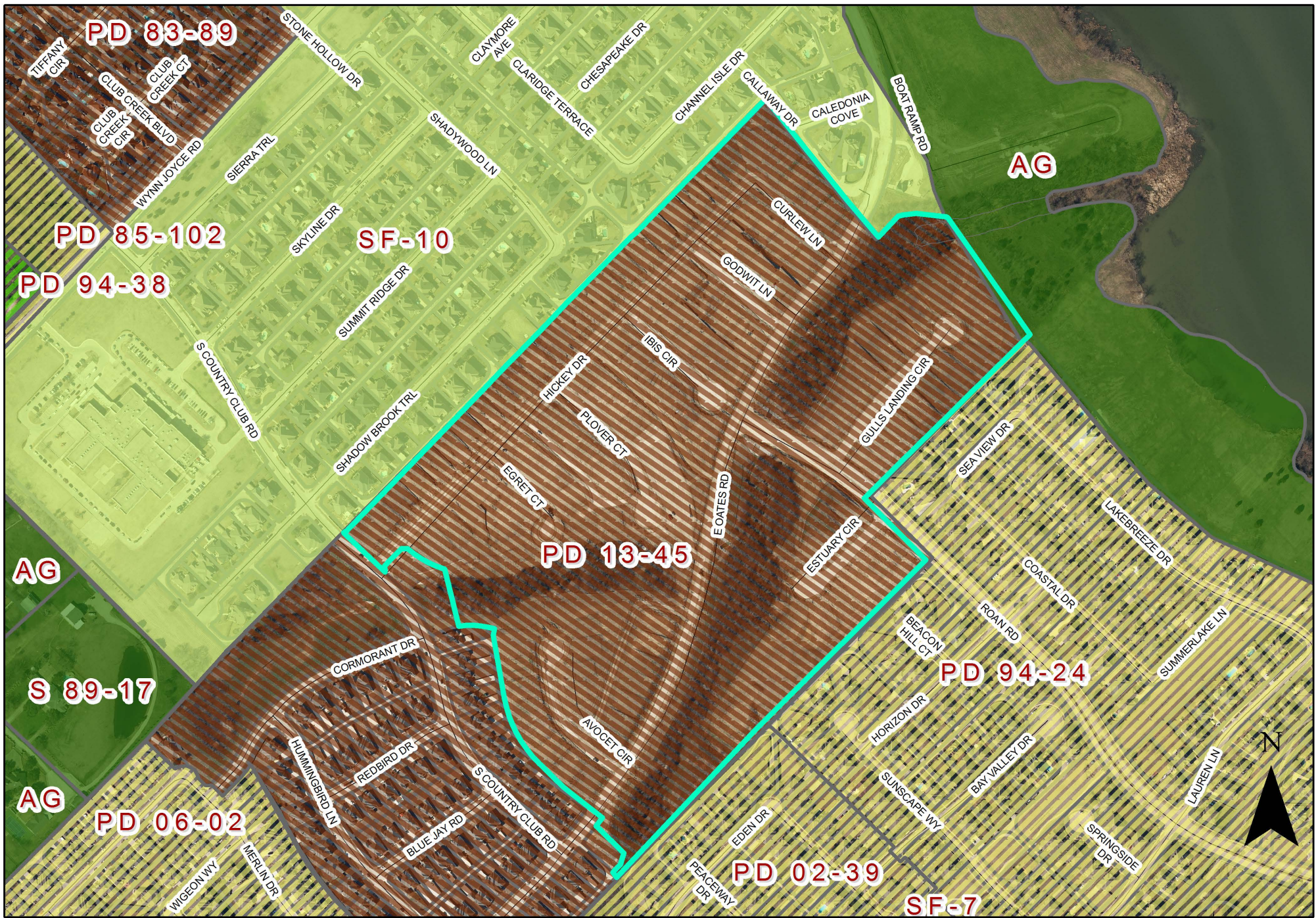
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
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khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

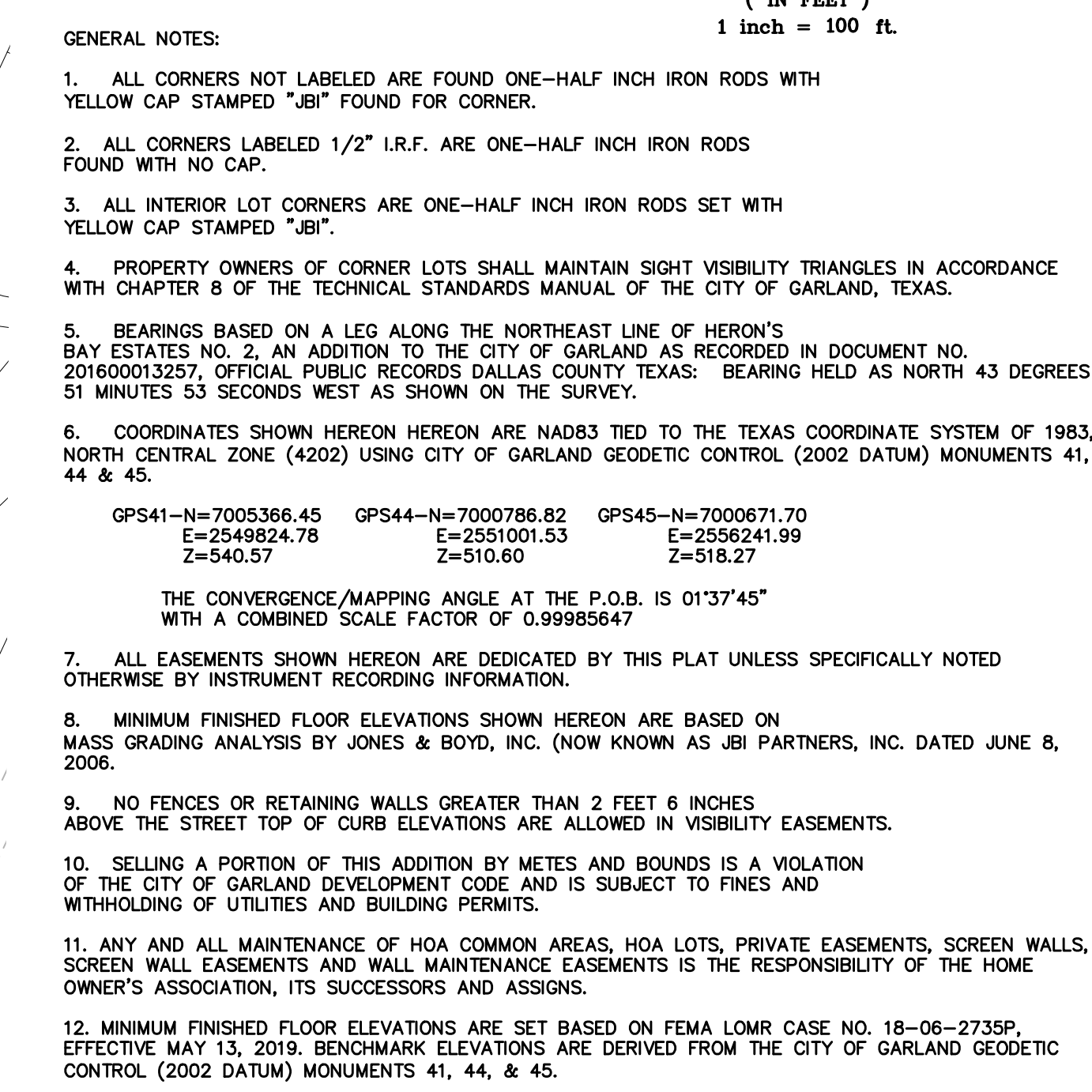


Plat Map P 19-33



INDICATES AREA
OF REQUEST

LOCATION MAP
(NOT TO SCALE)



124 TOTAL RESIDENTIAL LOTS
*8 COMMON AREA LOTS

BEING A PART OF THAT CALLED 63.380 ACRE TRACT
OF LAND DESCRIBED IN DEED TO FIRST TEXAS HOME, INC.
AS RECORDED IN DOCUMENT NUMBER 201700017307, AND BEING ALL
OF LOT 32, BLOCK 15, HERON'S BAY ESTATES NO. 2 ADDITION,
AS RECORDED IN DOCUMENT NUMBER 201600013257.

64.223 ACRES OUT OF THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 160825-3

FIRST TEXAS HOMES, INC.	OWNER/DEVELOPER
504 Crescent Court, Suite 350 DALLAS, TEXAS 75201	(214) 613-3400
JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006	(972) 248-7676
BTPE No. F-438	BTPLS No. 10076000

24 RESIDENTIAL LOTS
COMMON AREA LOTS

December 3, 2019

Sheet 1 of 2

STATE OF TEXAS~

COUNTY OF DALLAS~

WHEREAS, First Texas Homes, Inc. is the owner of a parcel of land located in the City of Garland, Dallas County, Texas, a part of the John Little Survey, Abstract No. 761, and being a part of that called 63.380 acre parcel of land described in special warranty deed to First Texas Home, Inc. as recorded in Document Number 201700017307, Official Public Records of Dallas County, Texas, and being a part of a called 27.912 acre parcel of land described in special warranty deed to First Texas Home, Inc. as recorded in Document Number 201400065391, Official Public Records of Dallas County, Texas, and also being all of Lot 32, Block 15, Heron's Bay Estates No. 2 Addition, an addition to the City of Garland, as recorded in Document Number 201600013257, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with yellow cap stamped "JBI" found for corner at the south corner of said 63.380 acre tract, said point being the east corner of said Heron's Bay Estates No. 2 Addition, said point also being in the northwest line of Lot 26, Block 2, The Shores of Eastern Hills No. 5, an addition to the City of Garland, as recorded in Volume 2002173, Page 46, Official Public Records of Dallas County, Texas;

THENCE along the southwest line of said 63.380 acre tract and along the northeast line of said Heron's Bay Estates No. 2 Addition as follows:

North 43 degrees 51 minutes 53 seconds West, 20.00 feet to an "X" cut in concrete found for corner;
North 46 degrees 09 minutes 04 seconds East, 37.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 47 minutes 33 seconds East, 39.70 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 51 minutes 53 seconds West, 129.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 34.09 feet along a curve to the left having a central angle of 00 degrees 57 minutes 44 seconds, a radius of 2030.00 feet, a tangent of 17.05 feet, and whose chord bears North 38 degrees 11 minutes 47 seconds East, 34.09 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 50 degrees 18 minutes 22 seconds West, 134.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 57.88 feet along a curve to the right having a central angle of 06 degrees 46 minutes 03 seconds, a radius of 490.00 feet, a tangent of 28.97 feet, and whose chord bears North 47 degrees 14 minutes 54 seconds West, 57.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 43 degrees 51 minutes 53 seconds West, 87.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 250.55 feet along a curve to the right having a central angle of 35 degrees 26 minutes 45 seconds, a radius of 405.00 feet, a tangent of 129.43 feet, and whose chord bears North 26 degrees 08 minutes 30 seconds West, 246.57 feet to a one-half inch rod with yellow cap stamped "JBI" found for corner;

North 08 degrees 25 minutes 08 seconds West, 212.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 12 degrees 36 minutes 08 seconds East, 22.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 21.55 feet along a curve to the right having a central angle of 03 degrees 01 minutes 47 seconds, a radius of 407.50 feet, a tangent of 10.78 feet, and whose chord bears North 75 degrees 52 minutes 59 seconds West, 21.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, at 98.49 feet along a curve to the left passing a one-half inch iron rod with yellow cap stamped "JBI" found at the east corner of said Lot 32, Block 15 of said Heron's Bay Estates No. 2 Addition, in all a total distance of 184.61 feet following a curve to the left having a central angle of 43 degrees 37 minutes 05 seconds, a radius of 242.50 feet, a tangent of 97.04 feet, and whose chord bears South 83 degrees 49 minutes 22 seconds West, 180.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the southeast line of said Lot 32, Block 15;

THENCE South 62 degrees 00 minutes 50 seconds West, 10.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the south corner of said Lot 32, Block 15;

THENCE Northwesterly, 243.59 feet along a curve to the left having a central angle of 22 degrees 09 minutes 12 seconds, a radius of 630.00 feet, a tangent of 123.33 feet, and whose chord bears North 33 degrees 37 minutes 00 seconds West, 242.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the southwest line of said Lot 32, Block 15;

THENCE North 44 degrees 41 minutes 36 seconds West, at 23.75 feet passing a one-half inch iron rod with yellow cap stamped "JBI" found at the west corner of said Lot 32, Block 15, in all a total distance of 188.89 feet to a 3 ¼ inch aluminum disk stamped "HERONS BAY EST. NO.-2-2015" found in a concrete for corner, said point being in the southwest line of said 63.380 acre tract, said point also being in the northeast line of said Heron's Bay Estates No. 2 Addition;

THENCE Northwesterly, 25.37 feet along a curve to the right having a central angle of 00 degrees 45 minutes 39 seconds, a radius of 1910.82 feet, a tangent of 12.69 feet, and whose chord bears North 44 degrees 18 minutes 46 seconds West, 25.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the west corner of said 63.380 acre tract, said point being the north corner of said Heron's Bay Estates No. 2 Addition, said point also being in the southeast line of Emerald Lake, an addition to the City of Garland as recorded in Volume 2003044, Page 26, Official Public Records of Dallas County, Texas;

THENCE along the northwest line of said 63.380 acre tract as follows:

North 45 degrees 49 minutes 26 seconds East, 661.65 feet along the southeast line of said Emerald Lake Addition to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 45 degrees 56 minutes 29 seconds East, 724.79 feet to a "X" cut in wall at the east corner of said Emerald Lake Addition, said point being the south corner of Emerald Lake No. 2, an addition to the City of Garland as recorded in Volume 2005033, Page 560, Official Public Records of Dallas County, Texas;

North 45 degrees 52 minutes 45 seconds East, 624.15 feet along the southeast line of said Emerald Lake No. 2 Addition to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the north corner of said 63.380 acre tract;

THENCE along the northeast line of said 63.380 acre tract and the southeast line of said Emerald Lake No. 2 the following:

South 37 degrees 01 minutes 40 seconds East, 441.00 feet to a "X" cut in wall for corner;
South 38 degrees 36 minutes 02 seconds East, 154.00 feet to a point for corner;
North 44 degrees 42 minutes 46 seconds East, 95.45 feet to a point for corner;
North 80 degrees 49 minutes 41 seconds East, 17.44 feet to a point for corner;
North 84 degrees 53 minutes 03 seconds East, 44.87 feet to a point for corner;
South 81 degrees 32 minutes 08 seconds East, 99.92 feet to a point for corner, said point also being in the west line of a tract of land described in deed to the City of Dallas, Lake Ray Hubbard, as recorded in volume 474, Page 326, Official Public Records of Dallas County, Texas;

THENCE continuing along northeast line of said 63.380 acre tract and the southeast line of said City of Dallas tract as follows:

South 20 degrees 00 minutes 16 seconds East, 49.75 feet to a one-half inch iron rod found for corner;
South 34 degrees 23 minutes 33 seconds East, 429.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the north corner of a called 0.002 acre tract described in Quit Claim Deed to Jesse Steven Rios and Laura Frances Rios as recorded in Document Number 201900300335 , Official Public Records of Dallas County, Texas;

THENCE South 46 degrees 15 minutes 37 seconds West, 785.17 feet to a 3 ¼ inch aluminum disk stamped "HERONS BAY EST. NO.-3-2019" set in concrete for corner, said point being in the southeast line of said 63.380 acre tract, said point also being in the northwest line of The Shores of Eastern Hills No. 4, as recorded in Volume 2002173, Page 48, Dallas County Deed Records;

THENCE along the southeast line of said 63.380 acre tract and the northwest line of said The Shores of Eastern Hills No. 4 the following:

South 43 degrees 57 minutes 32 seconds East, 290.36 feet to a 3 ¼ inch aluminum disk stamped "2003 PHASE 4 SHORES OF EASTERN HILLS" found for corner;
South 46 degrees 09 minutes 04 seconds West, 1454.51 feet to the POINT OF BEGINNING and containing 2,797,572 square feet or 64.223 acres of land.

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	34.09'	000°57'44"	2030.00'	17.05'	N38°11'47"E	34.09'
C2	57.88'	006°46'03"	490.00'	28.97'	N47°14'54"W	57.84'
C3	250.55'	035°26'45"	405.00'	129.43'	N26°08'30"W	246.57'
C4	21.55'	003°01'47"	407.50'	10.78'	N75°52'59"W	21.55'
C5	184.61'	043°37'05"	242.50'	97.04'	S83°49'22"W	180.18'
C6	25.37'	000°45'39"	1910.82'	12.69'	N44°18'46"W	25.37'
C7	61.61'	012°50'12"	275.00'	30.94'	S50°32'06"E	61.48'
C8	137.26'	012°28'58"	630.00'	68.90'	N39°17'17"E	136.98'
C9	159.58'	016°02'27"	570.00'	80.32'	S37°30'33"W	159.06'
C10	71.47'	014°53'28"	275.00'	35.94'	S51°33'44"E	71.27'
C11	296.05'	016°57'46"	1000.00'	149.12'	S21°00'27"W	294.97'
C12	878.23'	025°09'34"	2000.00'	446.31'	N25°06'21"E	871.19'
C13	56.71'	012°59'49"	250.00'	28.48'	S50°21'47"E	56.59'
C14	154.66'	035°26'45"	250.00'	79.90'	S28°08'30"E	152.21'
C15	198.52'	037°54'51"	300.00'	103.05'	N25°09'34"W	194.92'
C16	120.61'	027°38'28"	250.00'	61.50'	N30°13'47"W	119.44'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C17	111.64'	008°29'48"	752.85'	55.92'	N58°06'17"W	111.54'
C18	129.33'	009°52'50"	750.00'	64.83'	N48°53'57"W	129.17'
C19	367.84'	011°59'30"	1757.50'	184.59'	S40°15'52"W	367.17'
C20	7.10'	000°40'40"	600.00'	3.55'	N32°42'28"E	7.10'
C21	310.83'	296°49'25"	60.00'	36.90'	N45°53'00"E	62.86'
C22	132.65'	152°00'20"	50.00'	200.58'	N89°07'00"W	97.03'
C23	10.82'	031°00'10"	20.00'	5.55'	S28°36'55"E	10.69'
C24	10.82'	031°00'10"	20.00'	5.55'	N30°22'55"E	10.69'
C25	283.70'	271°01'47"	59.97'	58.91'	N72°16'03"E	84.05'
C27	279.89'	267°16'15"	60.00'	62.93'	N54°47'01"W	86.85'
C28	55.12'	078°56'55"	40.00'	32.94'	S59°54'08"W	50.86'
C29	57.41'	082°13'52"	40.00'	34.91'	S54°34'30"E	52.61'
C30	52.35'	037°29'26"	80.00'	27.15'	N25°22'16"W	51.42'
C31	310.29'	296°18'33"	60.00'	37.27'	N36°50'26"W	63.32'
C32	301.77'	288°10'15"	60.00'	43.46'	S17°12'38"E	70.39'
C33	268.46'	256°21'21"	60.00'	76.31'	S67°23'49"E	94.33'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C34	22.93'	09°19'26"	13.50'	15.35'	N12°07'09"E	20.27'
C35	8.13'	09°31'05"	5.00'	5.29'	N37°43'01"E	7.26'
C36	10.78'	123°29'04"	5.00'	9.30'	N33°57'35"W	8.81'
C37	12.43'	052°44'04"	13.50'	6.69'	S33°48'21"E	11.99'
C38	13.76'	058°24'43"	13.50'	7.55'	N14°54'38"W	13.17'
C39	13.76'	058°24'43"	13.50'	7.55'	S73°19'21"E	13.17'
C40	19.05'	080°50'02"	13.50'	11.50'	N86°27'29"E	17.51'
C41	6.44'	027°20'13"	13.50'	3.28'	S32°22'21"W	6.38'
C42	20.56'	087°16'11"	13.50'	12.87'	S35°12'58"W	18.63'
C43	12.08'	051°15'19"	13.50'	6.48'	N20°37'58"E	11.68'
C44	15.33'	065°03'13"	13.50'	8.61'	S78°47'14"W	14.52'
C45	30.64'	005°39'49"	310.00'	15.33'	S41°17'05"E	30.63'
C46	28.67'	005°39'49"	290.00'	14.34'	S41°17'05"E	28.65'
C47	30.44'	009°10'43"	190.00'	15.25'	S43°02'33"E	30.41'
C48	33.64'	009°10'43"	210.00'	16.86'	S43°02'33"E	33.61'
C49	19.02'	003°30'55"	310.00'	9.51'	S45°52'27"E	19.02'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C50	17.79'	003°30'55"	290.00'	8.90'	S45°52'27"E	17.79'
C51	53.51'	030°39'25"	100.00'	27.41'	N28°47'17"W	52.87'
C52	64.73'	015°27'12"	240.00'	32.56'	S36°23'24"E	64.53'
C54	89.12'	036°28'26"	139.99'	46.13'	S46°54'00"E	87.62'
C55	106.13'	038°00'13"	160.00'	55.10'	S47°39'55"E	104.19'
C56	122.25'	029°11'06"	240.00'	62.48'	N32°32'17"E	120.93'
C57	132.09'	029°06'31"	260.00'	67.50'	N32°29'59"E	130.67'
C58	129.55'	002°28'57"	2990.00'	64.78'	S19°11'12"W	129.53'
C59	130.41'	002°28'57"	3010.00'	65.22'	S19°11'12"W	130.40'
C60	63.65'	007°24'16"	492.50'	31.87'	N76°55'17"W	63.60'

APPROVED AND ACCEPTED for the City of Garland, this _____ day of _____, 2019, by the City Plan Commission of the City of Garland, Texas. The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the date below.

CHAIRMAN OF THE PLAN COMMISSION DATE

DIRECTOR OF PLANNING DATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That First Texas Homes, Inc., a Texas corporation, is the owner of the property described in this plat does hereby adopt this plat, designating the property as **HERON'S BAY ESTATES NO. 3 ADDITION**, 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 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 such utility 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 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 undersigned does covenant and agree that the access easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to and from real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easements.

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: _____
Keith Hardesty, Division President, First Texas Homes, Inc.

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Keith Hardesty, 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, Mark W. Harp, a Registered Professional Land Surveyor, licensed by the State of Texas, certify 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 certify 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.

Mark W. Harp, R.P.L.S. No. 6425

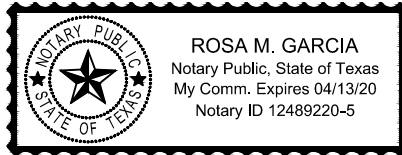


STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Mark W. Harp, 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 the ____ day of _____, 2019.



Notary Public for and in the State of Texas

SPACE RESERVED FOR COUNTY
RECORDING LABEL



FINAL PLAT

HERON'S BAY ESTATES NO. 3 ADDITION

BLOCK 14, LOTS 8-16, 17*;
BLOCK 15, LOTS 12-31, 32R, 34-76, 77*, 78*, 79*;
BLOCK 16, LOTS 1-8; BLOCK 17, LOTS 1-27, 28*;
BLOCK 18, LOTS 1-17, 18*, 19*

124 TOTAL RESIDENTIAL LOTS
*8 COMMON AREA LOTS

BEING A PART OF THAT CALLED 63.380 ACRE TRACT
OF LAND DESCRIBED IN DEED TO FIRST TEXAS HOME, INC.
AS RECORDED IN DOCUMENT NUMBER 201700017307, AND BEING ALL
OF LOT 32, BLOCK 15, HERON'S BAY ESTATES NO. 2 ADDITION,
AS RECORDED IN DOCUMENT NUMBER 201600013257.

64.223 ACRES OUT OF THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 160825-3

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
500 Crescent Court, Suite 350
DALLAS, TEXAS 75201 (214) 613-3400

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006 (972) 248-7676

TBPE No. F-438 TBPLS No. 10076000

124 RESIDENTIAL LOTS
*8 COMMON AREA LOTS December 3, 2019 Sheet 2 of 2



GARLAND

Plan Commission

3. a.

Meeting Date: 01/13/2020

Item Title: Z 19-38 Jimmy D. Newton (District 6)

Summary:

Consideration of the application of **Jimmy D. Newton**, requesting approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. This property is located at 1901 South Jupiter Road, Suite 103. (District 6) (File Z 19-38)

Attachments

Z 19-38 Jimmy D. Newton Report and Attachments

Planning Report

File No: Z 19-38/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on property zoned Industrial (IN) District.

LOCATION

1901 South Jupiter Road, Suite 103

APPLICANT

Jimmy D. Newton

OWNER

Tyson P.R. Family Limited Partnership

BACKGROUND

On the subject property sits a multi-tenant building with a tool store, restaurants, and a Self-Storage use. The applicant is requesting approval to allow the continued operation of a Tattooing/Body Piercing Establishment on a property zoned Industrial (IN) District. In 2013, File Z 13-42 was approved for the operation of a Tattooing/ Body Piercing Establishment for a period of six (6) years.

SITE DATA

The subject property is a corner lot developed with a multi-tenant building that fronts Jupiter Road and two buildings with self-storage units located behind the main building. The site has approximately 240 linear feet of frontage along Jupiter Road and 200 linear feet of frontage along Asset Street. The site can be accessed from both Jupiter Road and Asset Street.

USE OF PROPERTY UNDER CURRENT ZONING

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

A Tattooing/Body Piercing Establishment requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue to operate a tattooing establishment from Suite 103, a 798 square-foot tenant space within a multi-tenant building. The applicant is not proposing any expansions or exterior remodeling. The tattooing establishment would operate Monday through Saturday from 12:00 p.m. to 10:00 p.m.
2. The site plan (Exhibit C) shows existing pavement and fifty-three (53) parking spaces on the overall site. The applicant proposes no changes to the existing parking count.
3. Garland Development Code (GDC) Section 2.52 (A)(6)(a) states that a tattooing/body piercing establishment shall not be located within five hundred (500) feet of any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The location for the proposed tattooing establishment meets the above requirement.
4. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening compliance is not triggered by this request.
5. Signage is existing and no changes to signs are proposed with this application.
6. The applicant requests a Specific Use Provision for a period of twenty (20) years. As mentioned in the Background section above, the applicant received previous Specific Use Provision approval in 2013 for a period of six (6) years.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District, except the property to the east across Jupiter Road which is zoned Planned Development (PD) District 16-10 for Industrial uses and includes an existing business [Ricky Rockets] which includes fuel pumps, retail, a convenience store, a drive-through restaurant and a car wash. The surrounding area is mostly developed with buildings that are utilized for light industrial and heavy commercial uses such as warehousing and office/showroom. As is the case of many industrial areas, there are a few complementary yet less commercially intensive uses operating from adjacent and nearby properties such as restaurants, retail sales/personal services and gas stations.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment for a period of twenty (20) years.

ADDITIONAL INFORMATION

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

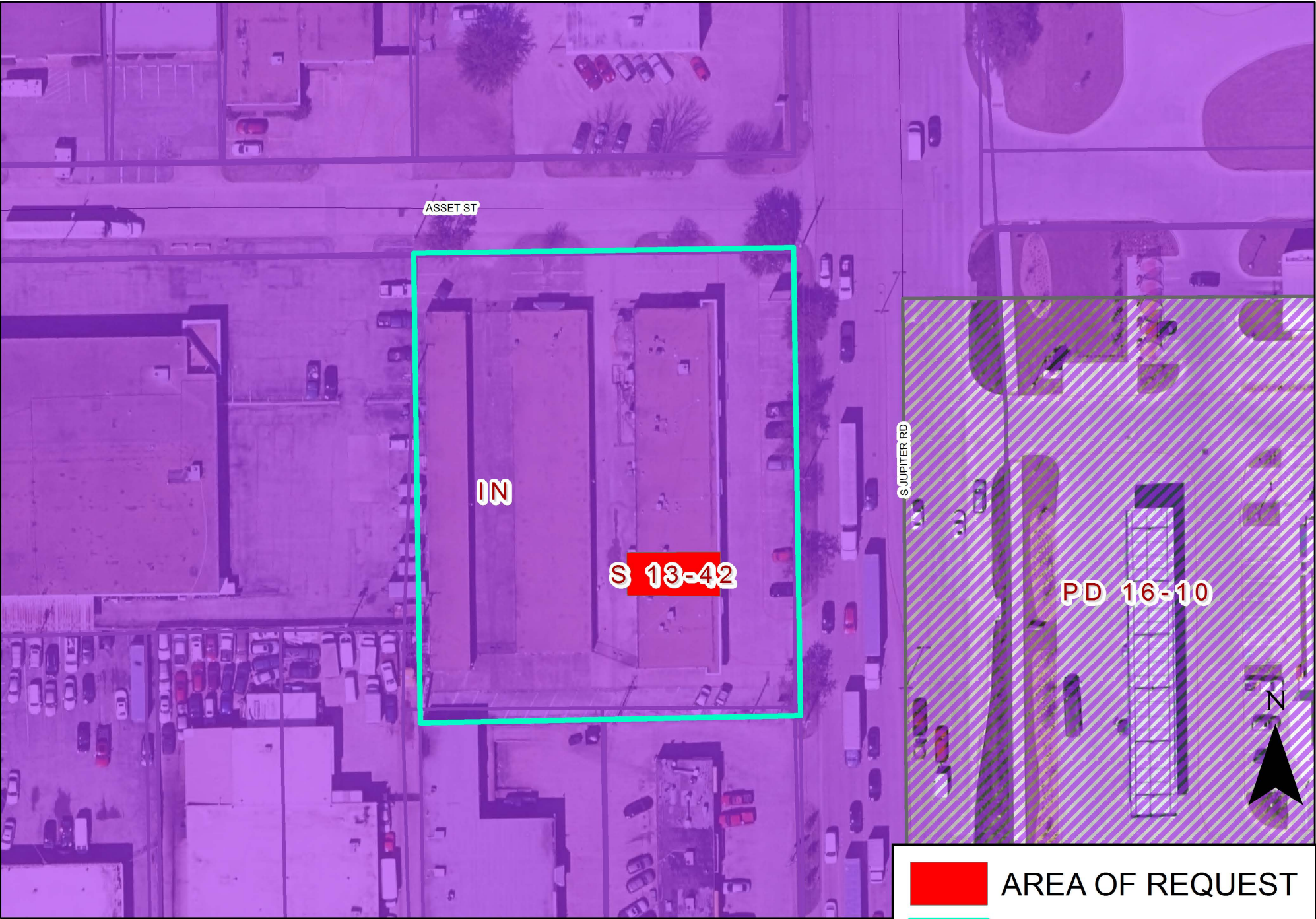
CITY COUNCIL DATE: February 4, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 45 90 Feet
1 inch = 67 feet

Zoning Map Z 19-38

- AREA OF REQUEST
- SUBJECT SITE

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-38

1901 South Jupiter Road, Suite 103

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Tattooing/Body Piercing Establishment on the subject property.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance No. 6773, are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of twenty (20) years.
- B. Site Layout: The site shall be in conformance with the site layout in Exhibit C.
- C. Days and Hours of Operation: The Tattooing/Body Piercing Establishment shall operate from 12:00 p.m. to 10:00 p.m. Monday through Saturday.

18 Parking Spaces Along Fence Line

EXHIBIT C

STORAGE
BUILDING

TYCO INVESTMENTS
1901 S. JUPITER RD.
GARLAND, TEXAS 75042
(214) 349-9876

STORAGE
BUILDING

Back Driveway

Taqueria Restaurant 109 38' long x 21' wide	Taqueria Restaurant 108 38' long x 21' wide	Taqueria Restaurant 107 38' long x 21' wide	Garland Nut & Screw Retail 106 38' long x 21' wide	Garland Nut & Screw Retail 105 38' long x 21' wide	Empty 104 38' long x 21' wide	TATTOO PARLOR LOCATION 103 38' long x 21' wide TATTOO PARLOR LOCATION	Dallas Window Tint and Alarm Auto 102 38' long x 21' wide	Empty 101 38' long x 21' wide
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15 PARKING SPACES

Asset
Road

20 PARKING SPACES IN FRONT

JUPITER RD

POLE SIGN

Z 19-38

Specific Use Provision for a Tattooing/Body Piercing Establishment



Looking at the subject property



Looking east at the properties across Jupiter Road from the subject property



Business next to the subject property



Looking south at the multi-tenant building with restaurants, convenient store and a gas station from the subject property.



GARLAND

Plan Commission

3. b.

Meeting Date: 01/13/2020

Item Title: Z 19-41 Jonathan Escarcega (District 5)

Summary:

Consideration of the application of **Jonathan Escarcega**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 3131 Cortez Drive. (District 5) (File Z 19-41)

Attachments

Z 19-41 Jonathan Escarcega Report and Attachments

Planning Report

File No: Z 19-41/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 13, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

LOCATION

3131 Cortez Drive

APPLICANT

Jonathan Escarcega

OWNER

Jonathan Escarcega

BACKGROUND

The applicant requests approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District for the development of a single-family detached dwelling. The subject property is currently undeveloped.

SITE DATA

The subject site contains approximately 0.358 acres. The site has approximately 80 lineal feet of frontage along Cortez Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. A Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family-7 (SF-7) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-7 (SF-7) District and the surrounding residential development.
3. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
4. The intent of the request is for development of a single-family residential use on the subject property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Single-Family-7 (SF-7) District is consistent with nearby zoning and development, and with the Land Use Goals and Policies of the Envision Garland 2030 Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and commercial uses. The properties to the north are zoned Community Retail (CR) District. These properties are developed with a single-family home, retail uses and gas station. The property to the east is zoned Community Retail (CR) District and is developed with a church. The properties to the south are zoned Single-Family-7 (SF-7) District and Multi-Family (MF) District and are developed with single-family homes and multi-family development, respectively. The property to the west is zoned Planned Development (PD) 78-65 District for Light Commercial Uses; it is developed with a self-storage facility.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: February 4, 2020

PREPARED BY:
Nabiha Ahmed

REVIEWED BY:
Will Guerin, AICP

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

Director of Planning



0 40 80 Feet
1 inch = 63 feet

Zoning Map Z 19-41



INDICATES AREA
OF REQUEST

Z 19-41



Looking at the subject property from Cortez Drive



Looking south of the subject property from Cortez Drive



Looking north of the subject property from Cortez Drive



Looking east of the subject property from Cortez Drive