



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 9, 2023 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.

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. **BRILLE 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 Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the December 12, 2022 meeting.

2. PLATS & MISCELLANEOUS

- a. P 22-41 Rincon Addition Final Plat
- b. P 22-42 Brand Addition Final Plat
- c. SW 22-02 Brand Addition
- d. P 22-43 ParcHAUS Firewheel Final Plat
- e. SW 22-03 ParcHAUS

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 **Warren Cohen, CBC Consulting and Licensing**, requesting approval a Specific Use Provision for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 – Specific Use Provision)
- b. Consideration of the application of **Warren Cohen, CBC Consulting and Licensing**, requesting approval a Plan for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 - Plan)
- c. Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District. This property is located at 1013 Rowlett Road. (District 4) (File Z 22-71)

4. MISCELLANEOUS

- a. Consideration to amend in part Chapter 4, Sections 4.39 “Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development”; Section 4.40 “Perimeter Screening Between Single-Family (Attached and Detached) and Two-Family Residential Development & Thoroughfares”; and Section 4.83 “Nonresidential & Multifamily Building Materials & Design” of the Garland Development Code.

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: 01/09/2023

Item Title: Plan Commission Minutes for December 12, 2022

Summary:

Consider approval of the Plan Commission Minutes for the December 12, 2022 meeting.

Attachments

Plan Commission Minutes for December 12, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, December 12, 2022 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice-Chair	Christopher Ott
2 nd Vice-Chair	Doug Williams
Commissioner	Wayne Dalton
Commissioner	Stephanie Paris
Commissioner	Rich Aubin
Commissioner	Michael Rose

STAFF PRESENT

Deputy City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Matthew Wolverton

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Paris did not vote due to her absence from the November 21, 2022 meeting.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the November 21, 2022 meeting.

MISCELLANEOUS

2a. APPROVED** Consider rescheduling the November 27, 2023 Plan Commission meeting to November 20, 2023.

ZONING

3a. APPROVED Consideration of the application of **Claudia Rodriguez**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to a Planned Development (PD) District for Single-Family-7 (SF-7) Uses and 2) approval of a Specific Use Provision for a Guest House. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Zoning)

The applicant was not available for questions at this time.

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

Commissioner Aubin spoke in opposition of the request.

7:05 p.m. The applicant, Claudia Rodriguez arrived to speak before the Plan Commission.

Motion was made by Commissioner Williams to reopen the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nay.**

The applicant, Claudia Rodriguez, 2112 Brookhollow Drive, provided a brief overview of the request.

There was discussion between the Plan Commission and Ms. Rodriguez regarding age of the guest house and when it was built, permits, utilities for the guest house, current occupants and parking.

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

There was discussion by the Plan Commission regarding the requested length of the Specific Use Provision.

Commissioner Dalton spoke in favor of the request.

Commissioner Aubin spoke in opposition of the request.

Motion was made by Commissioner Aubin to deny the request. Seconded by Commissioner Williams. **Motion failed** with Chairman Roberts, Commissioners Dalton, Paris, Rose and Ott voting against the motion.

Motion was made by Commissioner Rose to approve the Planned Development and Specific Use Provision for a period of ten (10) years. Seconded by Commissioner Dalton.

Motion carried: 5 Ayes, 2 Nays by Commissioners Aubin and Williams.

3b. APPROVED Consideration of the application of **Claudia Rodriguez**, requesting approval of a Detail Plan for a Guest House on a property zoned Single-Family-7 (SF-7) District. This property is located at 2112 Brookhollow Drive. (District 5) (File Z 22-17 – Detail Plan)

Motion was made by Commissioner Rose to approve the Detail Plan. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 2 Nays** by Commissioners Aubin and Williams.

3c. DENIED Consideration of the application of **LandDesign, Inc.**, requesting approval of a Change in Zoning from Agricultural (AG) District to a Planned Development (PD) District for Light Commercial (LC) Uses. The property is located at the northeast corner of Arapaho Road and Holford Road. (District 7) (File Z 22-61 – Zoning)

Representing the applicant Michael Holigan gave an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Holigan regarding the additional excluded uses being requested by staff.

Chairman Roberts spoke against some of the additional allowed uses for the Light Commercial District.

Garland resident Marilyn Franklin, 5005 Grand Villa Lane, raised concerns regarding traffic, street conditions, noise, and dust pollution due to additional development projects within the area.

Commissioner Dalton spoke in opposition of the request.

Motion was made by Commissioner Dalton to close the public hearing and deny the request. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 2 Nays** from Commissioners Rose and Ott.

3d. APPROVED Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of 1) an Amendment to Planned Development (PD) District 21-34 for Community Retail Uses and 2) a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Zoning)

The applicant Aaron Hawkins, 4500 Mercantile Plaza Drive, Suite 210, Fort Worth, Texas, provided an overview of the request and remained available for questions.

There was discussion between the Plan Commission and Mr. Hawkins regarding the time of the development.

Motion was made by Commissioner Dalton to close the public hearing and approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

3e. APPROVED Consideration of the application of **Quiddity Engineering, LLC.**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 21-34 for Community Retail Uses. This property is located at 5200 North Garland Avenue. (District 1) (File Z 22-63 – Detail Plan)

Motion was made by Commissioner Dalton to approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

3f. APPROVED Consideration of the application of **Matt Moore**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 22-64 – Specific Use Provision)

Representing the applicant, Drew Donosky, 1903 Central Drive, Bedford, Texas, provided an overview of the request and remained available for questions.

There were no questions of this applicant.

Motion was made by Commissioner Aubin to close the public hearing and approve the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

3g. APPROVED Consideration of the application of **Matt Moore**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 20-35 for Neighborhood Office Uses.

This property is located at 4680 North Shiloh Road. (District 7)
(File Z 22-64 – Detail Plan)

Motion was made by Commissioner Aubin to approve the request. Seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:51 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/09/2023

Item Title: P 22-41 Rincon Addition Final Plat

Summary:

P 22-41 Rincon Addition Final Plat

Attachments

P 22-41 Rincon Addition Final Plat Report and Attachments

Planning Report

File No: P 22-41 /District 4

Agenda Item:

Meeting: Plan Commission

Date: January 9, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Rincon Addition

LOCATION

5517 and 5521 Loving Drive

ZONING

Planned Development (PD) District 83-62

NUMBER OF LOTS

Two (2) lots

ACREAGE

0.329 Acres

BACKGROUND

The applicant requests approval of the Final Plat. The purpose of the Final Plat is to create two (2) lots from one (1) lot.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

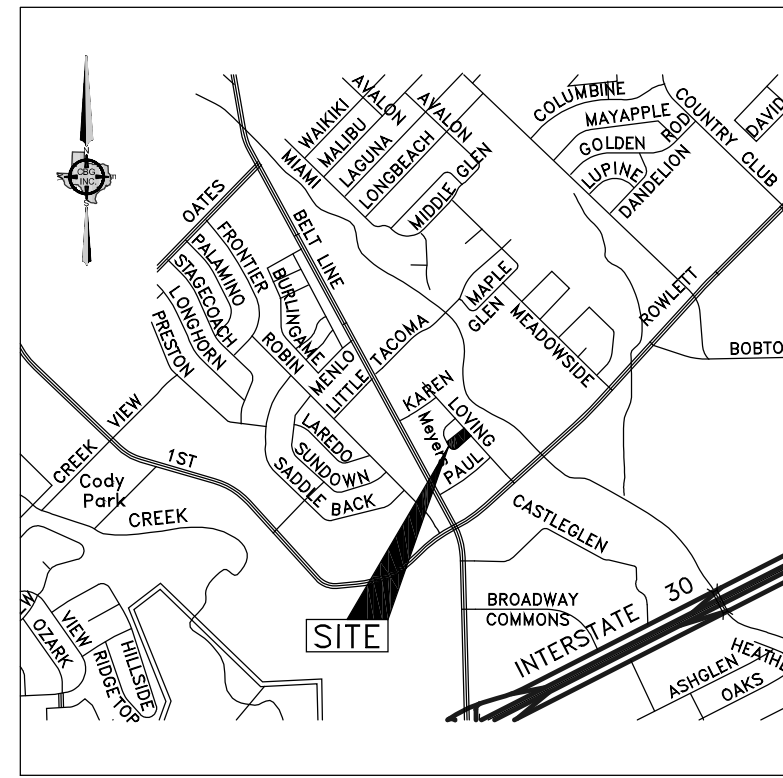
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

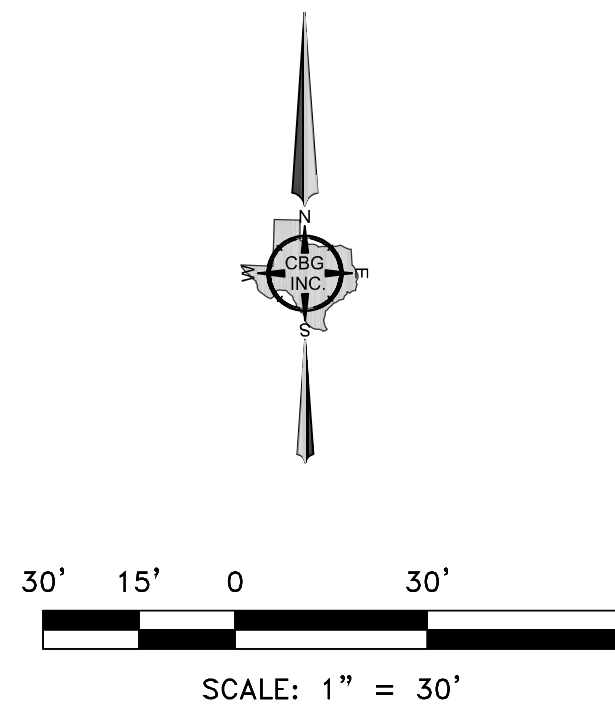
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
nahmed@garlandtx.gov

REVIEWED BY:

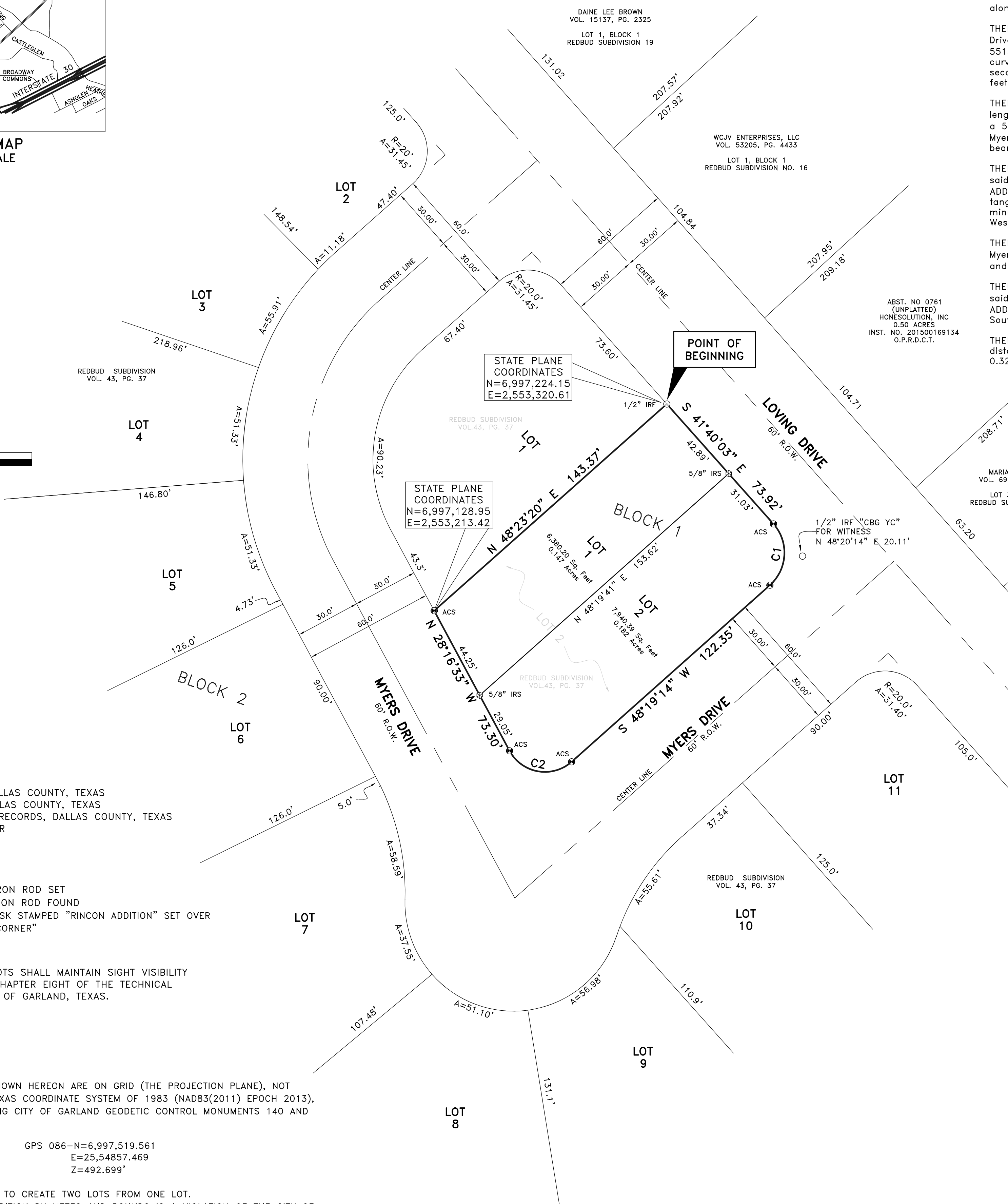
Will Guerin, AICP
Director of Planning



VICINITY MAP
NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.41'	20.00'	89°59'17"	S 03°19'35" W	28.28'
C2	33.39'	18.60'	103°24'13"	S 79°58'40" W	29.04'



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
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 PG. = PAGE
 CM = CONTROLLING MONUMENT
 R.O.W. = RIGHT-OF-WAY
 ⊗ 5/8" IRF = 5/8 INCH IRON ROD SET
 ○ 1/2" IRF = 1/2 INCH IRON ROD FOUND
 ⊕ 3-1/4" ALUMINUM DISK STAMPED "RINCON ADDITION" SET OVER A 5/8 INCH IRON ROD SET FOR CORNER

NOTE:
 PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLE IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

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=6,998,683.624 E=2,552,010.585 Z=508.22
 GPS 086-N=6,997,519.561 E=25,548,574.469 Z=492.699'
 2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE LOT.
 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.

OWNER'S CERTIFICATE
 STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, Benjamin I. Rincon is the owner of a 0.329 acre tract of land situated in the John Little Survey, Abstract No. 761, Dallas County, Texas and being Lot 2, Block 1, of Redbud Subdivision, an addition to the City of Garland, Texas according to the plat thereof recorded in Volume 43, Page 37, Map Records, Dallas County, Texas and being that same tract of land conveyed to Benjamin I. Rincon, by General Warranty Deed recorded in instrument No. 202100227093, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follow:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG SURVEYING" found for corner, said corner being the East corner of Lot 1, Block 1, of said Redbud Subdivision, same being along the Southwest right-of-way line of Loving Drive (60 foot right-of-way);

THENCE South 41 degrees 40 minutes 03 seconds East, along the Southwest line of said Loving Drive, a distance of 73.92 feet to a 3-1/4 aluminum disk stamped "RINCON ADDITION" and RPLS 5513 set over a 5/8 inch iron rod set for corner, said corner being the beginning of a tangent curve to the right, having a radius of 20 feet, a delta angle of 89 degrees 59 minutes 17 seconds, a chord bearing and distance of South 03 degrees 19 minutes 35 seconds West, 28.28 feet;

THENCE along said curve to the right and along the Southwest line of said Loving Drive, an arc length of 31.41 to a 3-1/4 aluminum disk stamped "RINCON ADDITION" and RPLS 5513 set over a 5/8 inch iron rod set for corner, said corner be along the Northwest right-of-way line of Myers Drive (60 foot right-of-way way), from which a 1/2 inch iron rod found for witness, bears North 48 degrees 20 minutes 14 seconds East a distance 20.11 feet;

THENCE South 48 degree 19 minutes 14 seconds West, along the Northwest right-of way line of said Myers Drive, a distance of 122.35 feet to a 3-1/4 aluminum disk stamped "RINCON ADDITION" and RPLS 5513 set over a 5/8 inch iron rod set for corner, said corner being in a tangent curve to the right, having a radius of 18.60 feet, a delta angle of 103 degrees 24 minutes 13 seconds, a chord bearing and distance of South 79 degrees 58 minutes 40 seconds West 29.04 feet;

THENCE along said curve to the right and being along the Northeast right-of-way line of said Myers Drive, an arc length of 33.39 feet to a 3-1/4 aluminum disk stamped "RINCON ADDITION" and RPLS 5513 set over a 5/8 inch iron rod set for corner;

THENCE North 28 degrees 16 minutes 33 seconds West, along the Northeast right-of way line of said Myers Drive, a distance of 73.30 feet to a 3-1/4 aluminum disk stamped "RINCON ADDITION" and RPLS 5513 set over a 5/8 inch iron rod set for corner, said corner being the South corner of said Lot 1, Block 1, of Redbud Subdivision;

THENCE North 48 degree 23 minutes 20 seconds East, along the Southeast line of said Lot 1, a distance of 143.37 feet to the POINT OF BEGINNING and containing 14,320.59 square feet of 0.329 acres of land.

OWNER'S DEDICATION
 NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Benjamin I. Rincon, the sole owner of the property described in this plat, does hereby adopt this plat, designating the property as RINCON 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. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2022.

BY: _____
 Benjamin I. Rincon, 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 Benjamin I. Rincon 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 _____, 2022.

 Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connolly, 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 _____, 2022.

RELEASED FOR REVIEW ON 12/12/2022, 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 Connolly
 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 Connolly 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 _____, 2022.

 Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2022 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.

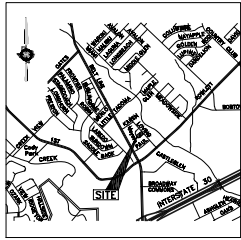
"SPACE RESERVED FOR COUNTY RECORDING LABEL"

**FINAL PLAT
 RINCON ADDITION
 LOT 1 AND 2, BLOCK 1
 14,320.59 SQ.FT. / 0.329 ACRES
 BEING A REPLAT OF LOT 2, BLOCK 1,
 OF REDBUD SUBDIVISION,
 JOHN LITTLE SURVEY, ABSTRACT NO. 761, SHEET 3-B
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY CASE NO. 211014-3 ~~~~**

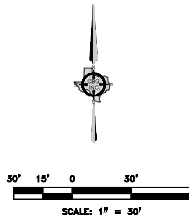
OWNER: BENJAMIN I. RINCON
 P.O. BOX 498477
 GARLAND, TEXAS, 75049
 469-537-5809
 rickysouthwestcrushing@yahoo.com

ENGINEER: MONK CONSULTING
 1200 W. STATE STREET
 GARLAND, TEXAS, 75040
 972-272-1763

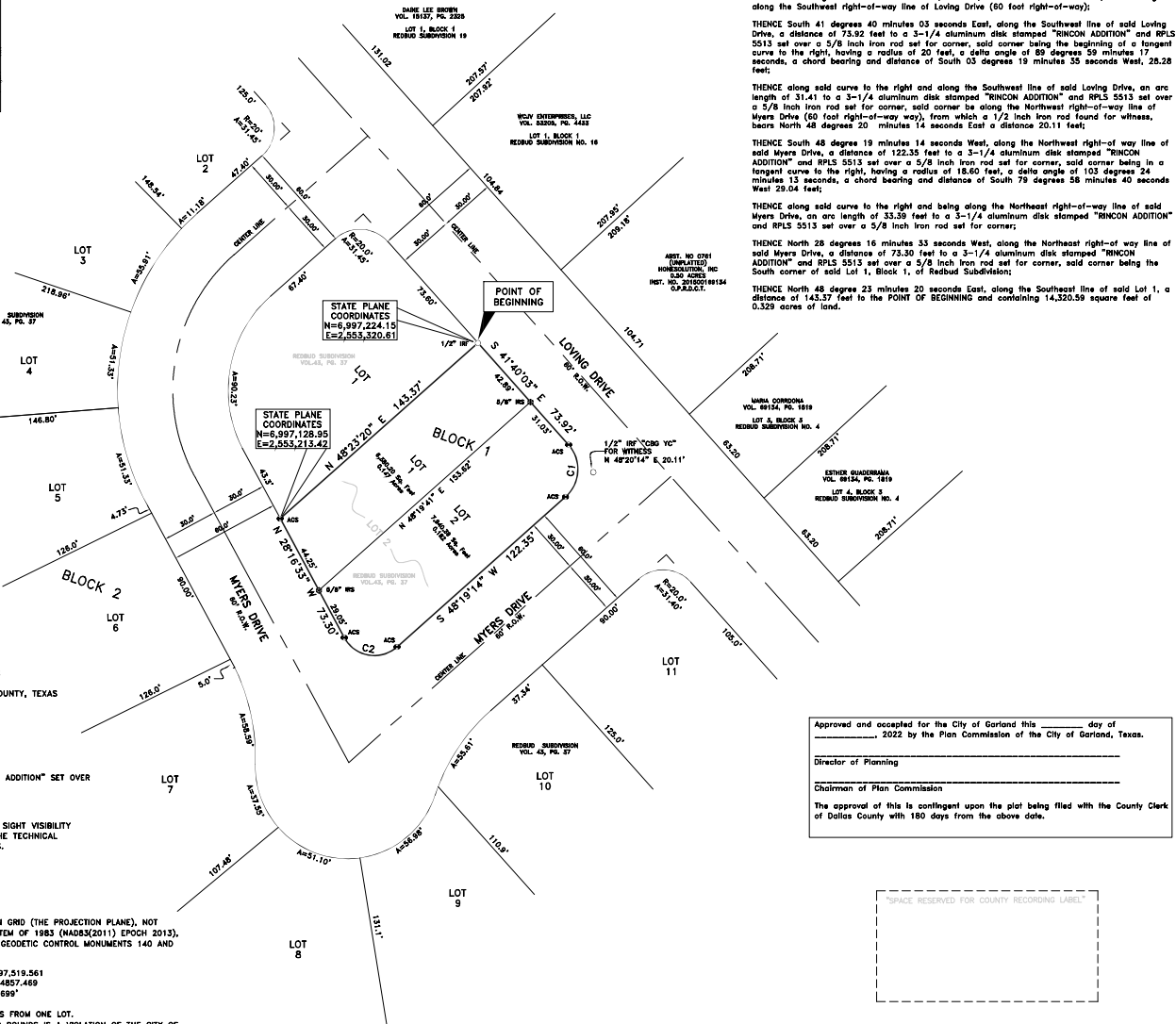




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 A 5/8 INCH IRON ROD SET FOR CORNER"

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 E=2,552,010.585 E=2,54,485,746.9
 Z=508.22 Z=492.699'

2) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE LOT.
 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

OWNER: BENJAMIN I. RINCON
 P.O. BOX 4884
 GARLAND, TEXAS, 75040
 469-637-8609
 rich@southwestconsulting@yahoo.com

ENGINEER: MONK CONSULTING
 1200 W. STATE STREET
 GARLAND, TEXAS, 75040
 972-272-1763

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Benjamin I. Rincon, the sole owner of the property described in this plat, does hereby adopt this plat, designating the property as RINCON 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. All easements delineated 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 delineated 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 encroach or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to and 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 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.

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

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2022.

BY: Benjamin I. Rincon, 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 Benjamin I. Rincon 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 _____, 2022.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT

I, Bryan Connolly, 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 _____ day of _____, 2022.

RELEASED FOR REVIEW ON 12/12/2022, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
 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 Connolly 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 _____, 2022.

Notary Public in and for the State of Texas

Approved and accepted for the City of Garland this _____ day of _____, 2022 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

FINAL PLAT
 RINCON ADDITION
 LOT 1 AND 2, BLOCK 1
 14,320.59 SQ.FT. / 0.329 ACRES
 BEING A REPLAT OF LOT 2, BLOCK 1,
 OF REDBUD SUBDIVISION
 JOHN LITTLE SURVEY, ABSTRACT NO. 781, SHEET 3-B
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY CASE NO. 211014-3



SCALE: 1"=30' / DATE: 12/12/22 / JOB NO. 1714843-02 FINAL PLAT / DRAWN BY: LRA



GARLAND

Plan Commission

2. b.

Meeting Date: 01/09/2023

Item Title: P 22-42 Brand Addition Final Plat

Summary:

P 22-42 Brand Addition Final Plat

Attachments

P 22-42 Brand Addition Final Plat Report and Attachments

Planning Report

File No: P 22-42 /District 1

Agenda Item:

Meeting: Plan Commission

Date: January 9, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Brand Addition

LOCATION

2500 East Brand Road

ZONING

Agricultural (AG) District

NUMBER OF LOTS

Four (4) lots

ACREAGE

9.76 Acres

BACKGROUND

The applicant requests approval of the Final Plat. The purpose of the Final Plat is to create four (4) lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

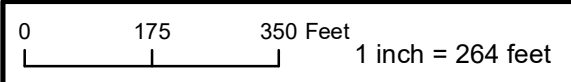
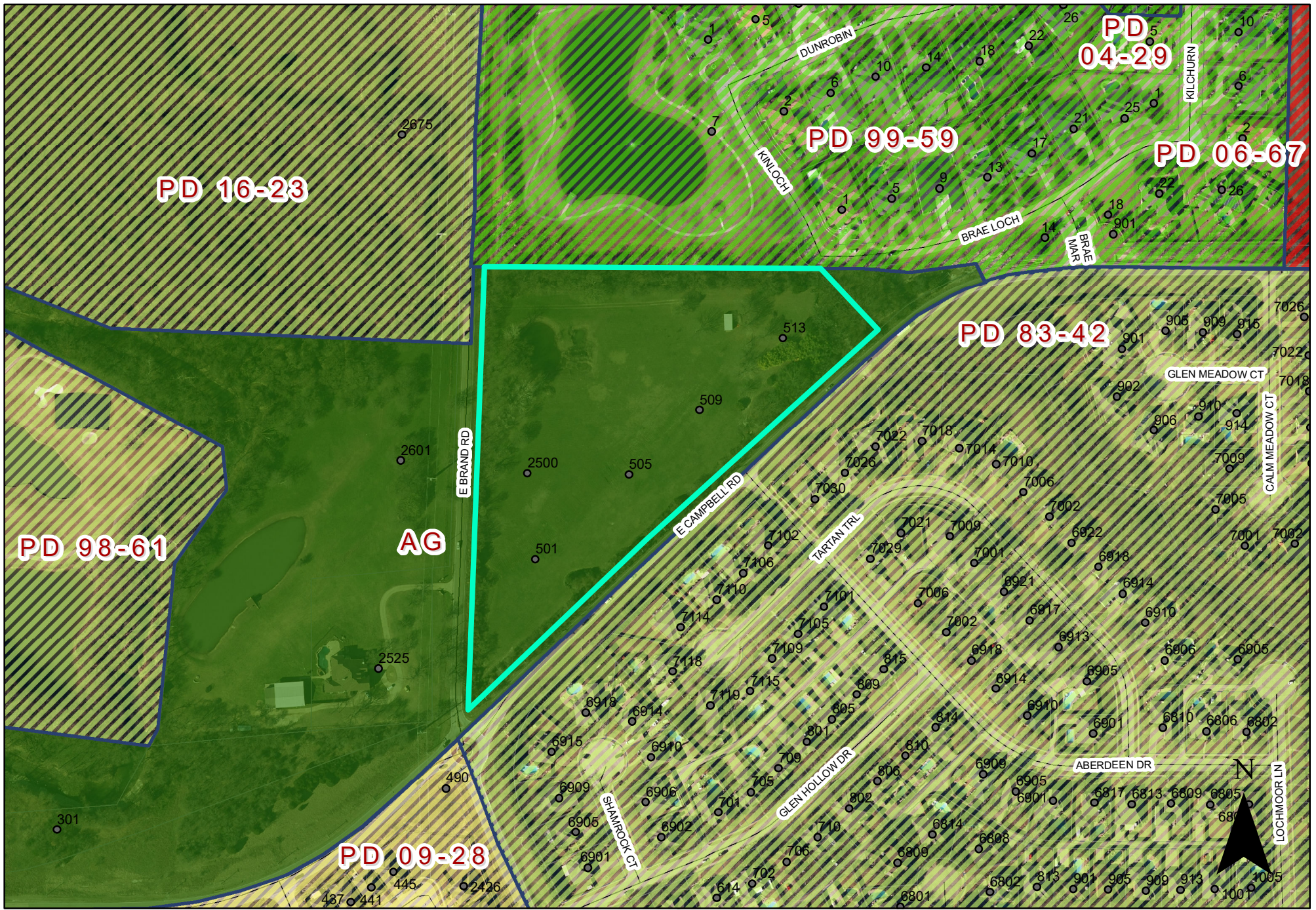
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
nahmed@garlandtx.gov

REVIEWED BY:

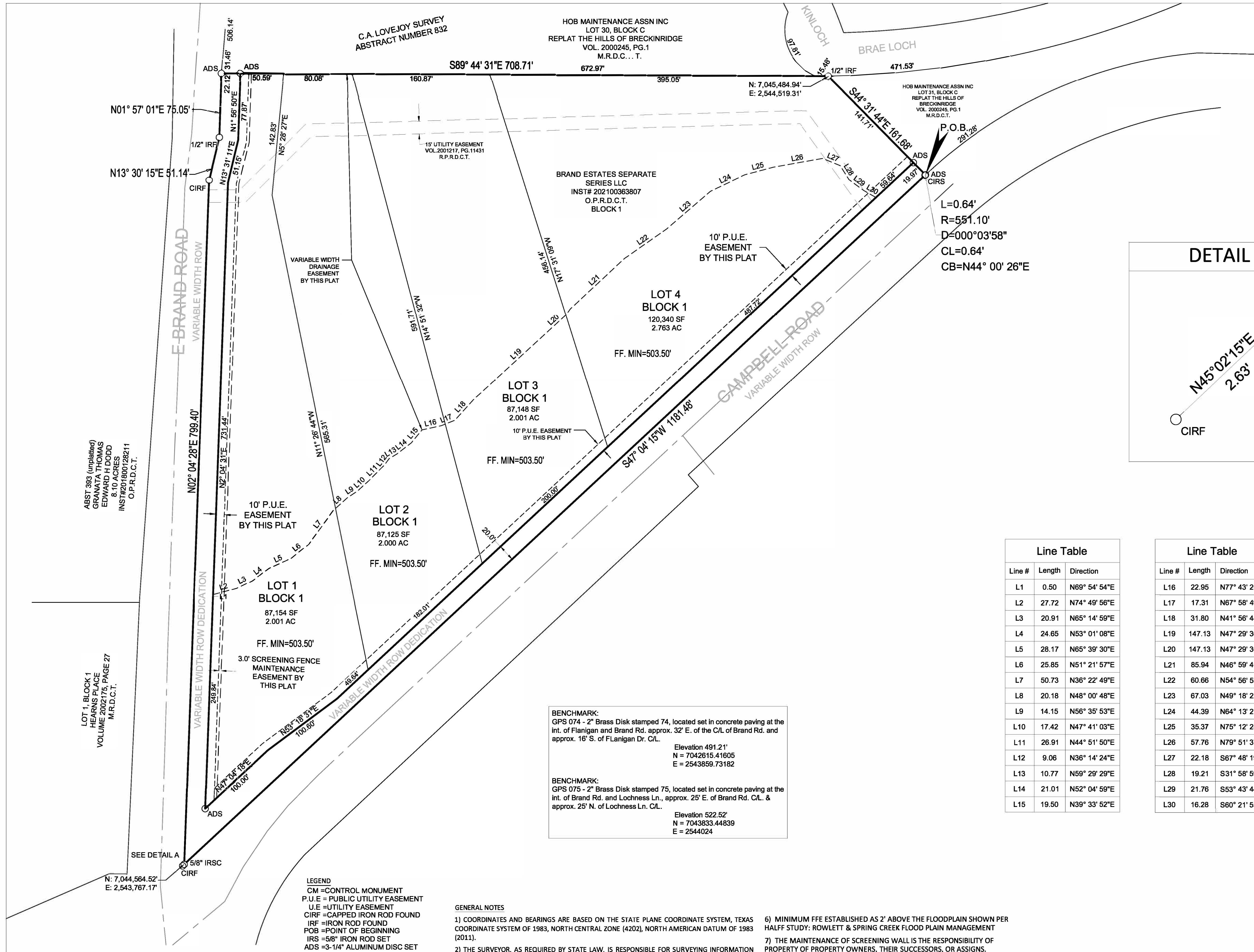
Will Guerin, AICP
Director of Planning



PLAT MAP P 22-42

 INDICATES AREA OF REQUEST

2500 E Brand Road



ASST 392 (unplatted)
GRANVILLE A THOMAS
EDWARD J TODD
8.10 ACRES
INST#201800128211
O.P.R.D.C.T.

LOT 1, BLOCK 1
HEARNS PLACE
VOLUME 2002175, PAGE 27
M.R.D.C.T.

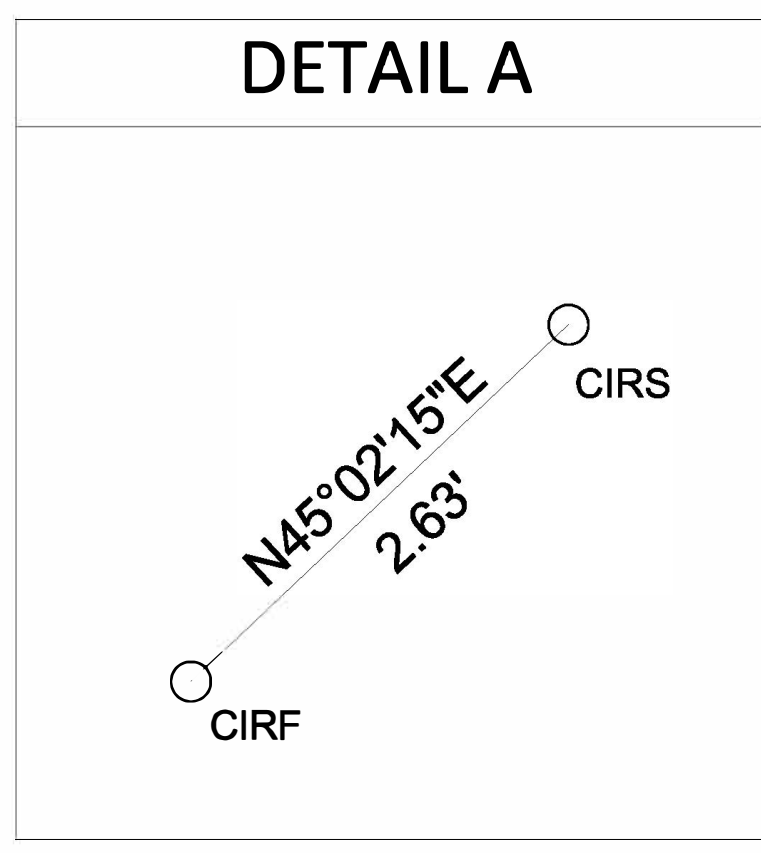
LEGEND
CM=CONTROL MONUMENT
P.U.E.=PUBLIC UTILITY EASEMENT
U.E.=UTILITY EASEMENT
CIRF=CAPPED IRON ROD FOUND
IRF=IRON ROD FOUND
POB=POINT OF BEGINNING
IRS=5/8" IRON ROD SET
ADS=3-1/4" ALUMINUM DISC SET

BENCHMARK:
GPS 074 - 2" Brass Disk stamped 74, located set in concrete paving at the int. of Flanigan and Brand Rd. approx. 32' E. of the C/L of Brand Rd. and approx. 16' S. of Flanigan Dr. C/L.
Elevation 491.21'
N = 7042815.41605
E = 2543859.73182

BENCHMARK:
GPS 075 - 2" Brass Disk stamped 75, located set in concrete paving at the int. of Brand Rd. and Lochness Ln., approx. 25' E. of Brand Rd. C/L. & approx. 25' N. of Lochness Ln. C/L.
Elevation 522.52'
N = 7043833.44839
E = 2544024

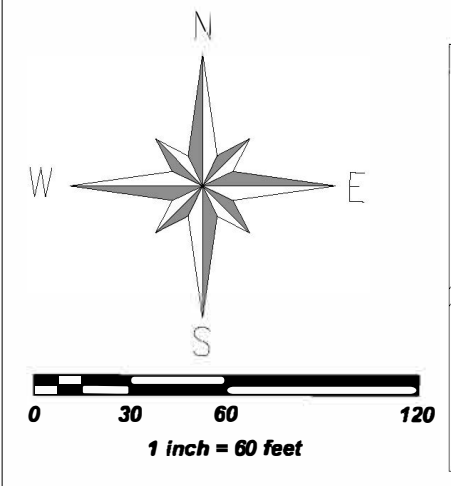
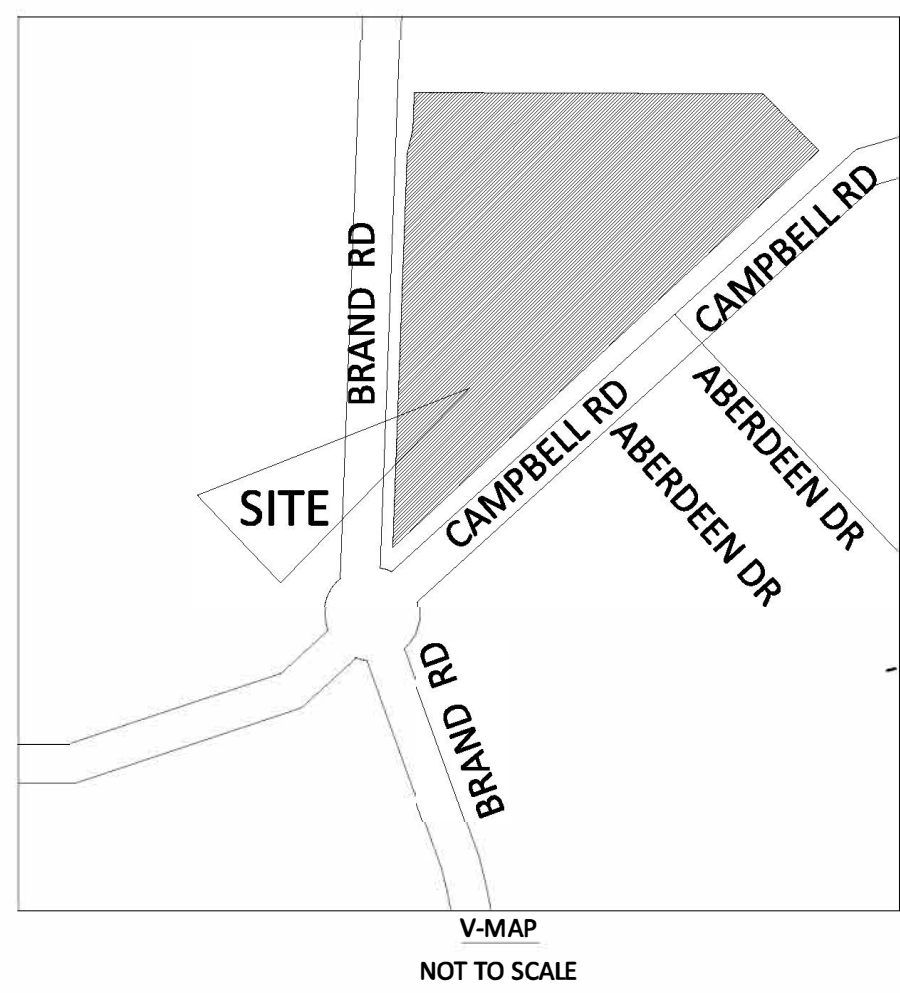
- GENERAL NOTES
- COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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.
 - 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.
 - PROFESSIONAL ENGINEER OF RECORD WILL STAMP CIVIL PLANS
 - MINIMUM FFE ESTABLISHED AS 2' ABOVE THE FLOODPLAIN SHOWN PER HALFF STUDY; ROWLETT & SPRING CREEK FLOOD PLAIN MANAGEMENT
 - THE MAINTENANCE OF SCREENING WALL IS THE RESPONSIBILITY OF PROPERTY OF PROPERTY OWNERS, THEIR SUCCESSORS, OR ASSIGNS.
 - ONLY THE FOLLOWING EASEMENTS SUPPLIED TO ME BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO.9000212100120) HAVE BEEN REVIEWED AND ADDRESSED AS FOLLOWS:
10(H) VOLUME 2259, PAGE 84 EASEMENT TO TEXAS POWER & LIGHT COMPANY; BLANKET EASEMENT DOES AFFECT
 - EACH PROPERTY CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "6677" UNLESS DENOTED OTHERWISE.
 - ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS."

L=0.64'
R=551.10'
D=000°03'58"
CL=0.64'
CB=N44° 00' 26"E



Line #	Length	Direction
L1	0.50	N69° 54' 54"E
L2	27.72	N74° 49' 56"E
L3	20.91	N65° 14' 59"E
L4	24.65	N53° 01' 08"E
L5	28.17	N65° 39' 30"E
L6	25.85	N51° 21' 57"E
L7	50.73	N36° 22' 49"E
L8	20.18	N48° 00' 48"E
L9	14.15	N56° 35' 53"E
L10	17.42	N47° 41' 03"E
L11	26.91	N44° 51' 50"E
L12	9.06	N36° 14' 24"E
L13	10.77	N59° 29' 29"E
L14	21.01	N52° 04' 59"E
L15	19.50	N39° 33' 52"E

Line #	Length	Direction
L16	22.95	N77° 43' 20"E
L17	17.31	N67° 58' 49"E
L18	31.80	N41° 56' 44"E
L19	147.13	N47° 29' 30"E
L20	147.13	N47° 29' 30"E
L21	85.94	N46° 59' 40"E
L22	60.66	N54° 56' 53"E
L23	67.03	N49° 18' 22"E
L24	44.39	N64° 13' 27"E
L25	35.37	N75° 12' 28"E
L26	57.76	N79° 51' 37"E
L27	22.18	S67° 48' 19"E
L28	19.21	S31° 58' 59"E
L29	21.76	S53° 43' 44"E
L30	16.28	S60° 21' 55"E



CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Applciant:
LONE STAR GREEN HOMES

Owner:
BRAND ESTATES SEPARATE SERIES LLC
4264 CRESTFIELD DR
RICHARDSON, TX 75082
Contact: Shahed Alfat
214.918.2533

Engineer:
CCM ENGINEERING 2570 F.M. 407,
S. 209 Highland Village, Texas 75077
Contact: Cody Crannel, P.E.
972.691.6633
TBPE Firm #605

Surveyor:
Chisholm Trail Land Surveying LLC
Contact: Michael R. Kersten
michael@ct-landsurveying.com
940.206.3577
Firm #10194767

FINAL PLAT
BRAND ADDITION
LOTS 1-4, BLOCK 1
BEING 9.76 ACRES OF LAND IN C.A. LOVEJOY SURVEY,
ABSTRACT NO. 832, CITY OF GARLAND,
DALLAS COUNTY, TEXAS
NOVEMBER 8 -2022
CITY CASE NO. 210928-3

SPACE RESERVED
FOR COUNTY
RECORDING LABEL

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATION

WHEREAS, BRAND ESTATES SEPARATE SERIES LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING A 9.791 ACRE TRACT OF LAND SITUATED IN THE C. A. LOVEJOY SURVEY, ABSTRACT NO. 832, DALLAS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRAND ESTATES SEPARATE SERIES LLC, AS RECORDED IN INSTRUMENT #202100363807, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/4 INCH ALUMINUM DISC STAMPED "BRAND ADDITION - 2022" SET AT THE EAST CORNER OF SAID BRAND ESTATES TRACT AND THE SOUTH CORNER OF LOT 31, SAID BLOCK C, REPLAT OF THE HILLS OF BRECKINRIDGE, RECORDED IN VOLUME 2000245, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS BEING ON THE AFORESAID NORTHWEST LINE OF E. CAMPBELL ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 551.10 FEET AND A CENTRAL ANGLE OF 0°00'03"58";

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 0.64 OF ONE FOOT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44° 00' 26" WEST - 0.64 OF ONE FOOT TO A 5/8-INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "RPLS 6677";

THENCE SOUTH 47° 04' 15" WEST, A DISTANCE OF 1,181.48 FEET (DEED = 1,181.06 FEET) ALONG SAID NORTHWEST LINE TO A 5/8-INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" AT THE SOUTH CORNER OF SAID BRAND ESTATES TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE NORTHWEST LINE OF E. CAMPBELL ROAD AND THE EAST LINE OF E. BRAND ROAD;

THENCE NORTH 02° 04' 28" EAST (DEED = NORTH 02° 14' 05" EAST), A DISTANCE OF 799.40 FEET ALONG SAID EAST LINE TO A YELLOW CAPPED IRON ROD FOUND NOT STAMPED;

THENCE NORTH 13° 30' 15" EAST, A DISTANCE OF 51.14 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 57' 01" EAST (DEED = NORTH 02° 14' 05" EAST), A DISTANCE OF 75.05 FEET (DEED = 75.25 FEET) ALONG SAID EAST LINE TO A 3-1/4 INCH ALUMINUM DISC STAMPED "BRAND ADDITION - 2022" SET AT THE NORTHWEST CORNER OF AFORESAID BRAND ESTATES TRACT;

THENCE SOUTH 89° 44' 31" EAST ALONG THE NORTH LINE OF SAID BRAND ESTATES TRACT, A DISTANCE OF 708.71 FEET (DEED = 705.40 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTHEAST CORNER OF SAID BRAND ESTATES TRACT AND THE NORTHWEST CORNER OF SAID LOT 31;

THENCE SOUTH 44° 31' 44" EAST, A DISTANCE OF 161.68 FEET (DEED = 162.25 FEET) ALONG THE COMMON LINE OF SAID BRAND ESTATES TRACT AND SAID LOT 31 TO THE POINT OF BEGINNING AND CONTAINING 426,496 SQUARE FEET OR 9.791 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That BRAND ESTATES SEPARATE SERIES LLC, the owner of the property described in this plat, acting by and through its duly authorize agent, does hereby adopt this plat, designating the property as BRAND 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 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.

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

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

BRAND ESTATES SEPARATE SERIES LLC

AUTHORIZED SIGNATURE:

Sha Altaf, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S STATEMENT

I, Michael R. Kersten, 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 Engineering 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 _____, 20__.

PRELIMINARY FOR REVIEW ONLY

Michael R. Kersten

Texas Registered Professional Land Surveyor No. 6677

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

Chairman of City Plan Commission

Director of Planning Department

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

GENERAL NOTES

1) COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).

2) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

3) 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."

4) 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.

5) PROFESSIONAL ENGINEER OF RECORD WILL STAMP CIVIL PLANS

6) MINIMUM FFE ESTABLISHED AS 2' ABOVE THE FLOODPLAIN SHOWN PER HALFF STUDY: ROWLETT & SPRING CREEK FLOOD PLAIN MANAGEMENT

7) THE MAINTENANCE OF SCREENING WALL IS THE RESPONSIBILITY OF PROPERTY OF PROPERTY OWNERS, THEIR SUCCESSORS, OR ASSIGNS.

8) ONLY THE FOLLOWING EASEMENTS SUPPLIED TO ME BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO.9000212100120) HAVE BEEN REVIEWED AND ADDRESSED AS FOLLOWS;
10(H) VOLUME 2259, PAGE 84 EASEMENT TO TEXAS POWER & LIGHT COMPANY; BLANKET EASEMENT DOES AFFECT

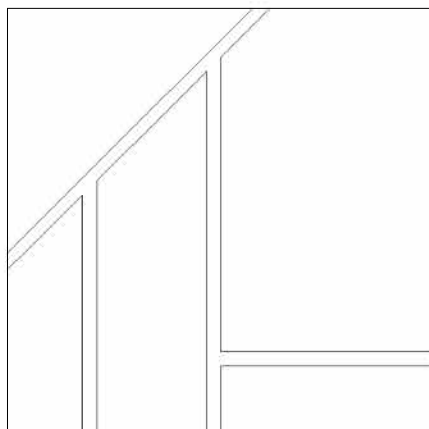
9) EACH PROPERTY CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "6677" UNLESS DENOTED OTHERWISE.

10) ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS."

**FINAL PLAT
BRAND ADDITION
LOTS 1-4, BLOCK 1**

BEING 9.76 ACRES OF LAND IN C.A. LOVEJOY SURVEY,
ABSTRACT NO. 832, CITY OF GARLAND,
DALLAS COUNTY, TEXAS
NOVEMBER 8 -2022

CITY CASE NO. 210928-3



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Applicant:
LONE STAR GREEN HOMES

Owner:
BRAND ESTATES SEPARATE SERIES LLC
4264 CRESTFIELD DR.
RICHARDSON, TX 75082
Contact: Shahed Altaf
214.918.2533

Engineer:
CCM ENGINEERING 2570 F.M. 407,
S. 209 Highland Village, Texas 75077
Contact: Cody Crannell, P.E.
972.691.6633
TBPE Firm #605

Surveyor:
Chisholm Trail Land Surveying LLC
Contact: Michael R. Kersten
michael@ct-landsurveying.com
940.206.3577
Firm #10194767

SPACE RESERVED
FOR COUNTY
RECORDING LABEL



GARLAND

Plan Commission

2. c.

Meeting Date: 01/09/2023

Item Title: SW 22-02 Brand Addition

Summary:

SW 22-02 Brand Addition

Background/Additional Information:

(This sidewalk waiver request is associated with the Brand Addition Final Plat (P 22-42).)

Attachments

SW 22-02 Brand Addition Report and Attachments



GARLAND

TEXAS MADE HERE

Planning Report

File No: SW 22-02/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 9, 2023

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

2500 East Brand Road

APPLICANT

Shahed Altaf

OWNER

Shahed Altaf

BACKGROUND

The subject property was approved for the construction of four single family homes on four separate lots. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 1,119.37 lineal feet of required sidewalk along Campbell Road and 860.46 lineal feet of required sidewalk along East Brand Road.

There are bar ditches located at or near the sidewalk location and the property has a very long frontage on both East Brand Road and Campbell Road. A letter is attached from the Engineering Department in support of the sidewalk waiver. Additional roadway impact fee will be collected if the Plan Commission grants the sidewalk waiver.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver.

ADDITIONAL INFORMATION

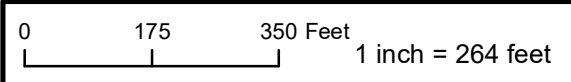
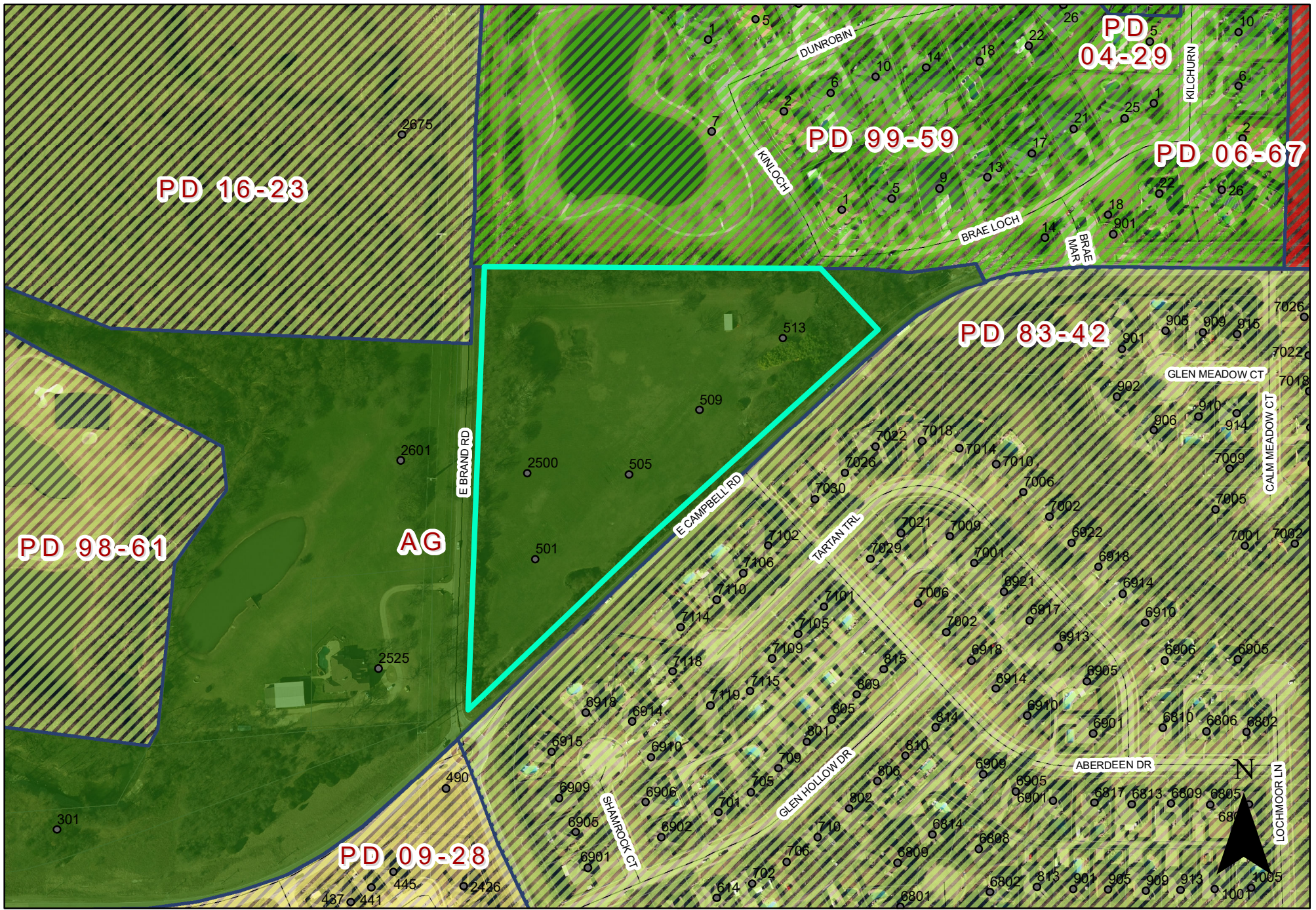
- i. Location Map
- ii. Letter

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Community Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



SIDEWALK WAIVER SW 22-02

 INDICATES AREA OF REQUEST

2500 East Brand Road



GARLAND

TEXAS MADE HERE

August 31, 2022

Shahed Altaf
Lone Star Green Homes
2608 Almanzor Ave.; Irving, TX

RE: **2500 E Brand
Campbell and Brand Road Sidewalk Waiver
Brand Addition (4 lot development) City Case #210928-3**

Dear Mr. Altaf,

Per GDC 3.93.F, you have requested a sidewalk waiver (Development Variance) for your project. When you submit a Plat Application to the Planning Department, you should also submit the sidewalk waiver request to accompany your plat. The sidewalk waiver will be evaluated and decided upon by the Plan Commission.

Based on conditions per GDC 3.93.F(1)(a) & (b), the Engineering Department does not object to the applicant's sidewalk waiver request.

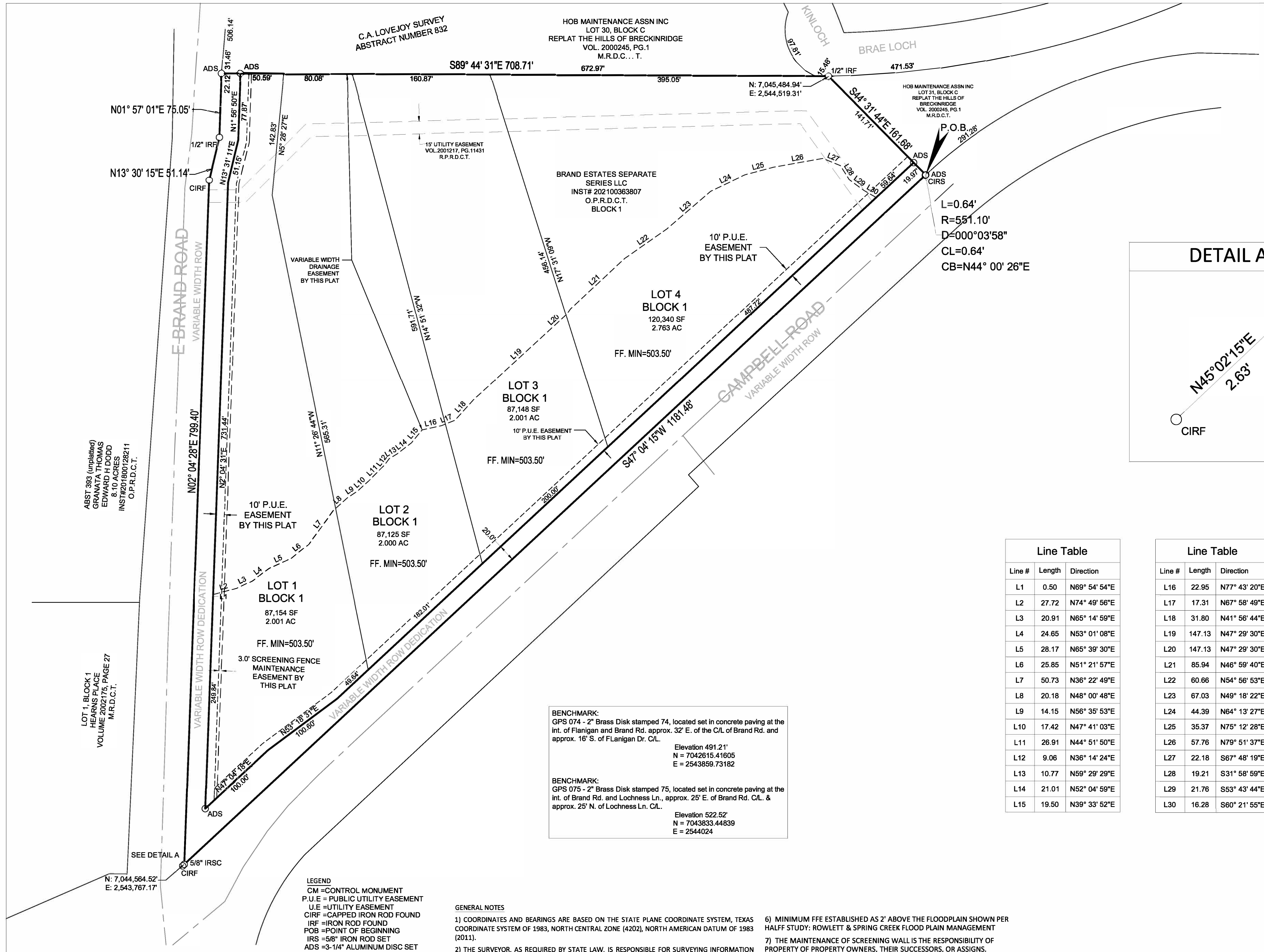
The Engineering Department has already performed and assessed the Perimeter Road Proportional Share requirements following GDC 3.47. The Engineering Department assessed the additional roadway impact fees in lieu of constructing half of Brand and Campbell per the letter dated July 13, 2022. Per the GDC 3.47(A)(1)(b)i, this assessment has already taken into account the sidewalks associated to Brand and Campbell.

If the Plan Commission grants the sidewalk waiver, then the applicant WILL NOT owe any sidewalk escrow considering the Engineering Department has already provided the Perimeter Road assessment and additional roadway impact fees requirements accordingly.

Respectfully,

Michael Polocek, P.E.
Director of Engineering

xc: Will Guerin; Nabiha Ahmed; Rahman Kafray



ASST 392 (unplatted)
GRANVILLE A THOMAS
EDWARD J TODD
8.10 ACES
INST#201800128211
O.P.R.D.C.T.

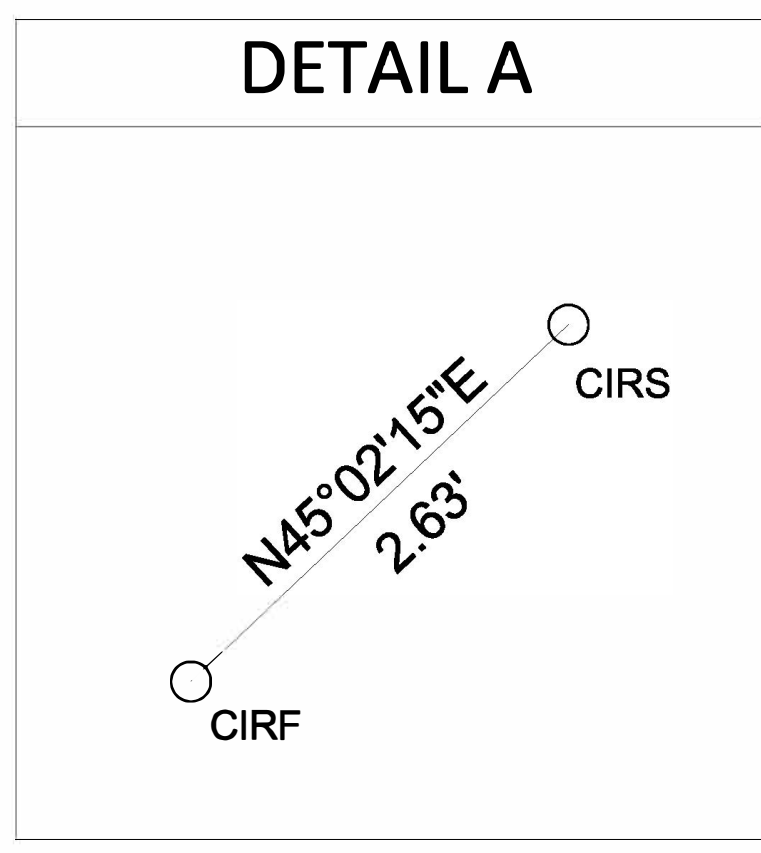
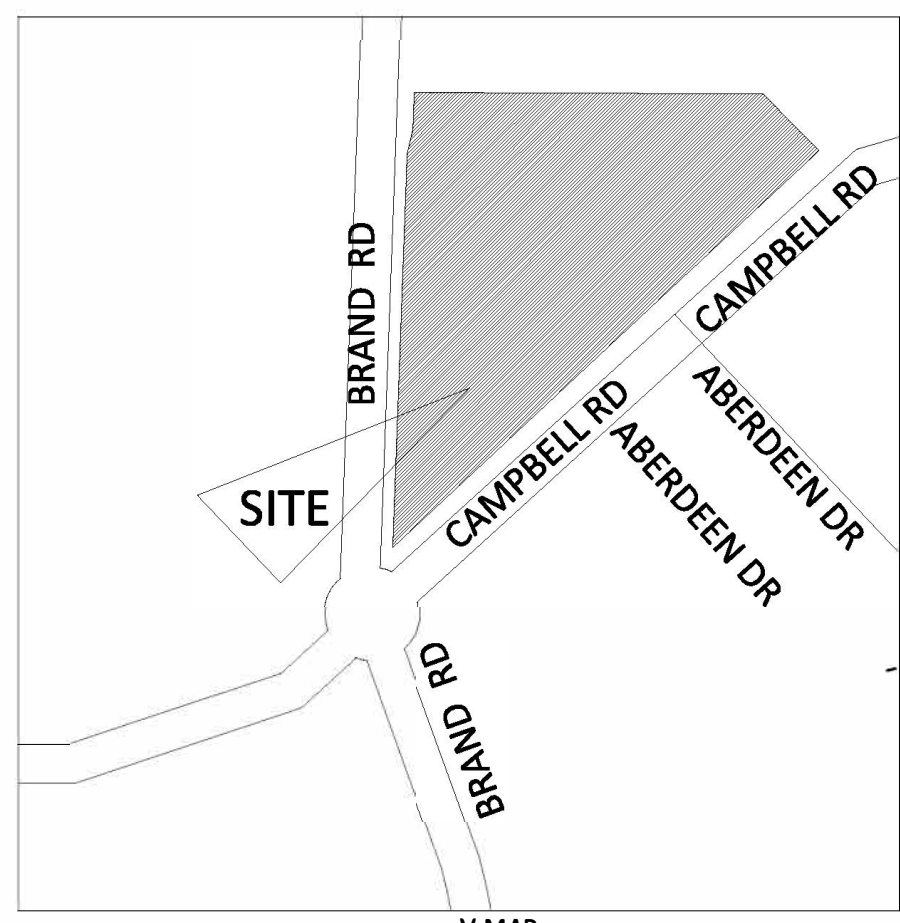
LOT 1, BLOCK 1
HEARNS PLACE
VOLUME 2002175, PAGE 27
M.R.D.C.T.

LEGEND
CM=CONTROL MONUMENT
P.U.E.=PUBLIC UTILITY EASEMENT
U.E.=UTILITY EASEMENT
CIRF=CAPPED IRON ROD FOUND
IRF=IRON ROD FOUND
POB=POINT OF BEGINNING
IRS=5/8" IRON ROD SET
ADS=3-1/4" ALUMINUM DISC SET

BENCHMARK:
GPS 074 - 2" Brass Disk stamped 74, located set in concrete paving at the int. of Flanigan and Brand Rd. approx. 32' E. of the CL of Brand Rd. and approx. 16' S. of Flanigan Dr. CL.
Elevation 491.21'
N = 7042815.41605
E = 2543859.73182

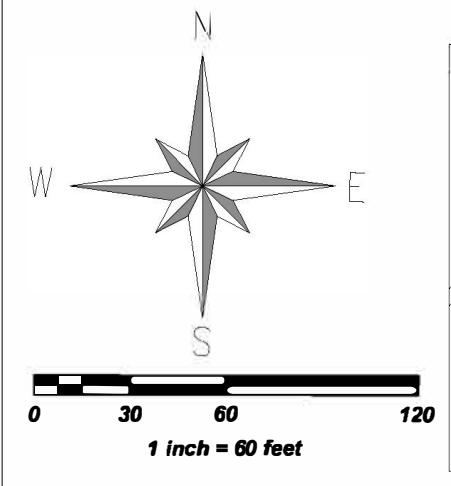
BENCHMARK:
GPS 075 - 2" Brass Disk stamped 75, located set in concrete paving at the int. of Brand Rd. and Lochness Ln., approx. 25' E. of Brand Rd. CL. & approx. 25' N. of Lochness Ln. CL.
Elevation 522.52'
N = 7043833.44839
E = 2544024

- GENERAL NOTES
- COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).
 - THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
 - 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."
 - 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.
 - PROFESSIONAL ENGINEER OF RECORD WILL STAMP CIVIL PLANS
 - MINIMUM FFE ESTABLISHED AS 2' ABOVE THE FLOODPLAIN SHOWN PER HALF STUDY; ROWLETT & SPRING CREEK FLOOD PLAIN MANAGEMENT
 - THE MAINTENANCE OF SCREENING WALL IS THE RESPONSIBILITY OF PROPERTY OF PROPERTY OWNERS, THEIR SUCCESSORS, OR ASSIGNS.
 - ONLY THE FOLLOWING EASEMENTS SUPPLIED TO ME BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO.9000212100120) HAVE BEEN REVIEWED AND ADDRESSED AS FOLLOWS:
10(H) VOLUME 2259, PAGE 84 EASEMENT TO TEXAS POWER & LIGHT COMPANY; BLANKET EASEMENT DOES AFFECT
 - EACH PROPERTY CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "6677" UNLESS DENOTED OTHERWISE.
 - ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS."



Line #	Length	Direction
L1	0.50	N69° 54' 54"E
L2	27.72	N74° 49' 56"E
L3	20.91	N65° 14' 59"E
L4	24.65	N53° 01' 08"E
L5	28.17	N65° 39' 30"E
L6	25.85	N51° 21' 57"E
L7	50.73	N36° 22' 49"E
L8	20.18	N48° 00' 48"E
L9	14.15	N56° 35' 53"E
L10	17.42	N47° 41' 03"E
L11	26.91	N44° 51' 50"E
L12	9.06	N36° 14' 24"E
L13	10.77	N59° 29' 29"E
L14	21.01	N52° 04' 59"E
L15	19.50	N39° 33' 52"E

Line #	Length	Direction
L16	22.95	N77° 43' 20"E
L17	17.31	N67° 58' 49"E
L18	31.80	N41° 56' 44"E
L19	147.13	N47° 29' 30"E
L20	147.13	N47° 29' 30"E
L21	85.94	N46° 59' 40"E
L22	60.66	N54° 56' 53"E
L23	67.03	N49° 18' 22"E
L24	44.39	N64° 13' 27"E
L25	35.37	N75° 12' 28"E
L26	57.76	N79° 51' 37"E
L27	22.18	S67° 48' 19"E
L28	19.21	S31° 58' 59"E
L29	21.76	S53° 43' 44"E
L30	16.28	S60° 21' 55"E



CCM Engineering
2570 FM 407, Suite 209
Highland Village, Texas 75077
P: 972.691.6633
F: 972.691.6628
TBPE FIRM #605

FINAL PLAT
BRAND ADDITION
LOTS 1-4, BLOCK 1
BEING 9.76 ACRES OF LAND IN C.A. LOVEJOY SURVEY,
ABSTRACT NO. 832, CITY OF GARLAND,
DALLAS COUNTY, TEXAS
NOVEMBER 8 - 2022
CITY CASE NO. 210928-3

SPACE RESERVED
FOR COUNTY
RECORDING LABEL

Applicant:
LONE STAR GREEN HOMES

Owner:
BRAND ESTATES SEPARATE SERIES LLC
4264 CRESTFIELD DR
RICHARDSON, TX 75082
Contact: Shahed Alfat
214.918.2533

Engineer:
CCM ENGINEERING 2570 F.M. 407,
S. 209 Highland Village, Texas 75077
Contact: Cody Crannel, P.E.
972.691.6633
TBPE Firm #605

Surveyor:
Chisholm Trail Land Surveying LLC
Contact: Michael R. Kersten
michael@ct-landsurveying.com
940.206.3577
Firm #10194767

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATION

WHEREAS, BRAND ESTATES SEPARATE SERIES LLC IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING A 9.791 ACRE TRACT OF LAND SITUATED IN THE C. A. LOVEJOY SURVEY, ABSTRACT NO. 832, DALLAS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BRAND ESTATES SEPARATE SERIES LLC, AS RECORDED IN INSTRUMENT #202100363807, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-1/4 INCH ALUMINUM DISC STAMPED "BRAND ADDITION - 2022" SET AT THE EAST CORNER OF SAID BRAND ESTATES TRACT AND THE SOUTH CORNER OF LOT 31, SAID BLOCK C, REPLAT OF THE HILLS OF BRECKINRIDGE, RECORDED IN VOLUME 2000245, PAGE 1, MAP RECORDS, DALLAS COUNTY, TEXAS BEING ON THE AFORESAID NORTHWEST LINE OF E. CAMPBELL ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 551.10 FEET AND A CENTRAL ANGLE OF 0°00'03"58";

THENCE ALONG SAID NORTHWEST LINE AND SAID CURVE AN ARC DISTANCE OF 0.64 OF ONE FOOT, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44° 00' 26" WEST - 0.64 OF ONE FOOT TO A 5/8-INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "RPLS 6677";

THENCE SOUTH 47° 04' 15" WEST, A DISTANCE OF 1,181.48 FEET (DEED = 1,181.06 FEET) ALONG SAID NORTHWEST LINE TO A 5/8-INCH IRON ROD SET WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" AT THE SOUTH CORNER OF SAID BRAND ESTATES TRACT, SAID IRON ROD BEING THE INTERSECTION OF THE NORTHWEST LINE OF E. CAMPBELL ROAD AND THE EAST LINE OF E. BRAND ROAD;

THENCE NORTH 02° 04' 28" EAST (DEED = NORTH 02° 14' 05" EAST), A DISTANCE OF 799.40 FEET ALONG SAID EAST LINE TO A YELLOW CAPPED IRON ROD FOUND NOT STAMPED;

THENCE NORTH 13° 30' 15" EAST, A DISTANCE OF 51.14 FEET ALONG SAID EAST LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE NORTH 01° 57' 01" EAST (DEED = NORTH 02° 14' 05" EAST), A DISTANCE OF 75.05 FEET (DEED = 75.25 FEET) ALONG SAID EAST LINE TO A 3-1/4 INCH ALUMINUM DISC STAMPED "BRAND ADDITION - 2022" SET AT THE NORTHWEST CORNER OF AFORESAID BRAND ESTATES TRACT;

THENCE SOUTH 89° 44' 31" EAST ALONG THE NORTH LINE OF SAID BRAND ESTATES TRACT, A DISTANCE OF 708.71 FEET (DEED = 705.40 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTHEAST CORNER OF SAID BRAND ESTATES TRACT AND THE NORTHWEST CORNER OF SAID LOT 31;

THENCE SOUTH 44° 31' 44" EAST, A DISTANCE OF 161.68 FEET (DEED = 162.25 FEET) ALONG THE COMMON LINE OF SAID BRAND ESTATES TRACT AND SAID LOT 31 TO THE POINT OF BEGINNING AND CONTAINING 426,496 SQUARE FEET OR 9.791 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That BRAND ESTATES SEPARATE SERIES LLC, the owner of the property described in this plat, acting by and through its duly authorize agent, does hereby adopt this plat, designating the property as BRAND 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 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.

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

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

BRAND ESTATES SEPARATE SERIES LLC

AUTHORIZED SIGNATURE:

Sha Altaf, President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S STATEMENT

I, Michael R. Kersten, 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 Engineering 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 _____, 20__.

PRELIMINARY FOR REVIEW ONLY

Michael R. Kersten

Texas Registered Professional Land Surveyor No. 6677

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is _____ and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

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

Chairman of City Plan Commission

Director of Planning Department

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

GENERAL NOTES

1) COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (2011).

2) THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

3) 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."

4) 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.

5) PROFESSIONAL ENGINEER OF RECORD WILL STAMP CIVIL PLANS

6) MINIMUM FFE ESTABLISHED AS 2' ABOVE THE FLOODPLAIN SHOWN PER HALFF STUDY: ROWLETT & SPRING CREEK FLOOD PLAIN MANAGEMENT

7) THE MAINTENANCE OF SCREENING WALL IS THE RESPONSIBILITY OF PROPERTY OF PROPERTY OWNERS, THEIR SUCCESSORS, OR ASSIGNS.

8) ONLY THE FOLLOWING EASEMENTS SUPPLIED TO ME BY FIDELITY NATIONAL TITLE INSURANCE COMPANY (COMMITMENT NO.9000212100120) HAVE BEEN REVIEWED AND ADDRESSED AS FOLLOWS;
10(H) VOLUME 2259, PAGE 84 EASEMENT TO TEXAS POWER & LIGHT COMPANY; BLANKET EASEMENT DOES AFFECT

9) EACH PROPERTY CORNER IS MONUMENTED BY A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "6677" UNLESS DENOTED OTHERWISE.

10) ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS."

FINAL PLAT BRAND ADDITION

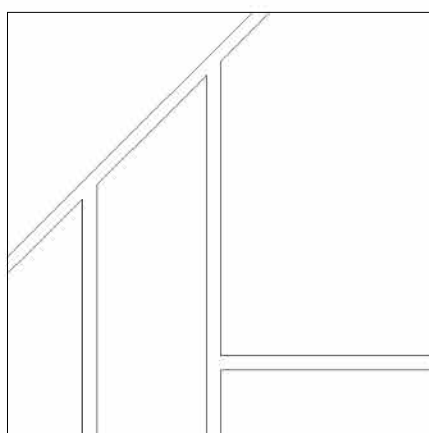
LOTS 1-4, BLOCK 1

BEING 9.76 ACRES OF LAND IN C.A. LOVEJOY SURVEY,
ABSTRACT NO. 832, CITY OF GARLAND,
DALLAS COUNTY, TEXAS

NOVEMBER 8 -2022

CITY CASE NO. 210928-3

SPACE RESERVED
FOR COUNTY
RECORDING LABEL



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 72.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Applicant:
LONE STAR GREEN HOMES

Owner:
BRAND ESTATES SEPARATE SERIES LLC
4264 CRESTFIELD DR.
RICHARDSON, TX 75082
Contact: Shahed Altaf
214.918.2533

Engineer:
CCM ENGINEERING 2570 F.M. 407,
S. 209 Highland Village, Texas 75077
Contact: Cody Crannell, P.E.
972.691.6633
TBPE Firm #605

Surveyor:
Chisholm Trail Land Surveying LLC
Contact: Michael R. Kersten
michael@ct-landsurveying.com
940.206.3577
Firm #10194767



GARLAND

Plan Commission

2. d.

Meeting Date: 01/09/2023

Item Title: P 22-43 ParcHAUS Firewheel Final Plat

Summary:

P 22-43 ParcHAUS Firewheel Final Plat

Attachments

P 22-43 ParcHAUS Firewheel Final Plat Report and Attachments

Planning Report

File No: P 22-43 /District 1

Agenda Item:

Meeting: Plan Commission

Date: January 9, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

ParcHAUS Firewheel

LOCATION

1600 Firewheel Parkway

ZONING

Planned Development (PD) District 21-62

NUMBER OF LOTS

Two (2) lots

ACREAGE

35.79

BACKGROUND

The applicant requests approval of the Final Plat and sidewalk waiver. The purpose of the Final Plat is to create two (2) lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

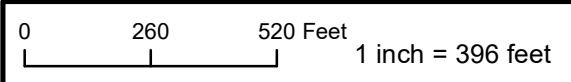
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

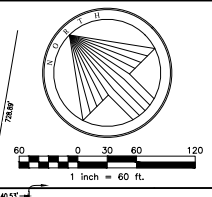
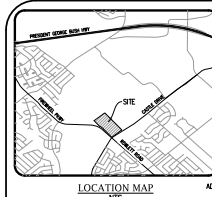
Will Guerin, AICP
Director of Planning



PLAT MAP P 22-43

 INDICATES AREA OF REQUEST

1600 Firewheel Parkway

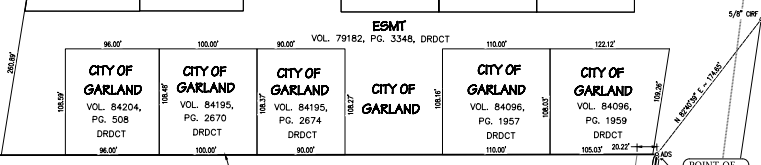


LEGEND

RF	IRON ROD FOUND
AS	3 1/4" Aluminum Disk stamped "SPIARS ENG P F"
AD	ADDITIONAL DISK FOUND
o	5/8" IRON ROD WITH PLASTIC CAP STAMPED "SPRINGER" SET, UNLESS OTHERWISE NOTED
CP	CAPPED IRON ROD FOUND
CP	CORNER MARKER
Emt.	EASEMENT
UT	UTILITY
UTP	UTILITY BY THIS PLAT
W	WATER
AD.R.	ADDITIONAL DISK
W	WATER
P	PIPE
N	NUMBER
Inst./Doc.	INSTRUMENT OF DOCUMENT
DRCT	DEED RECORD, DALLAS COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS

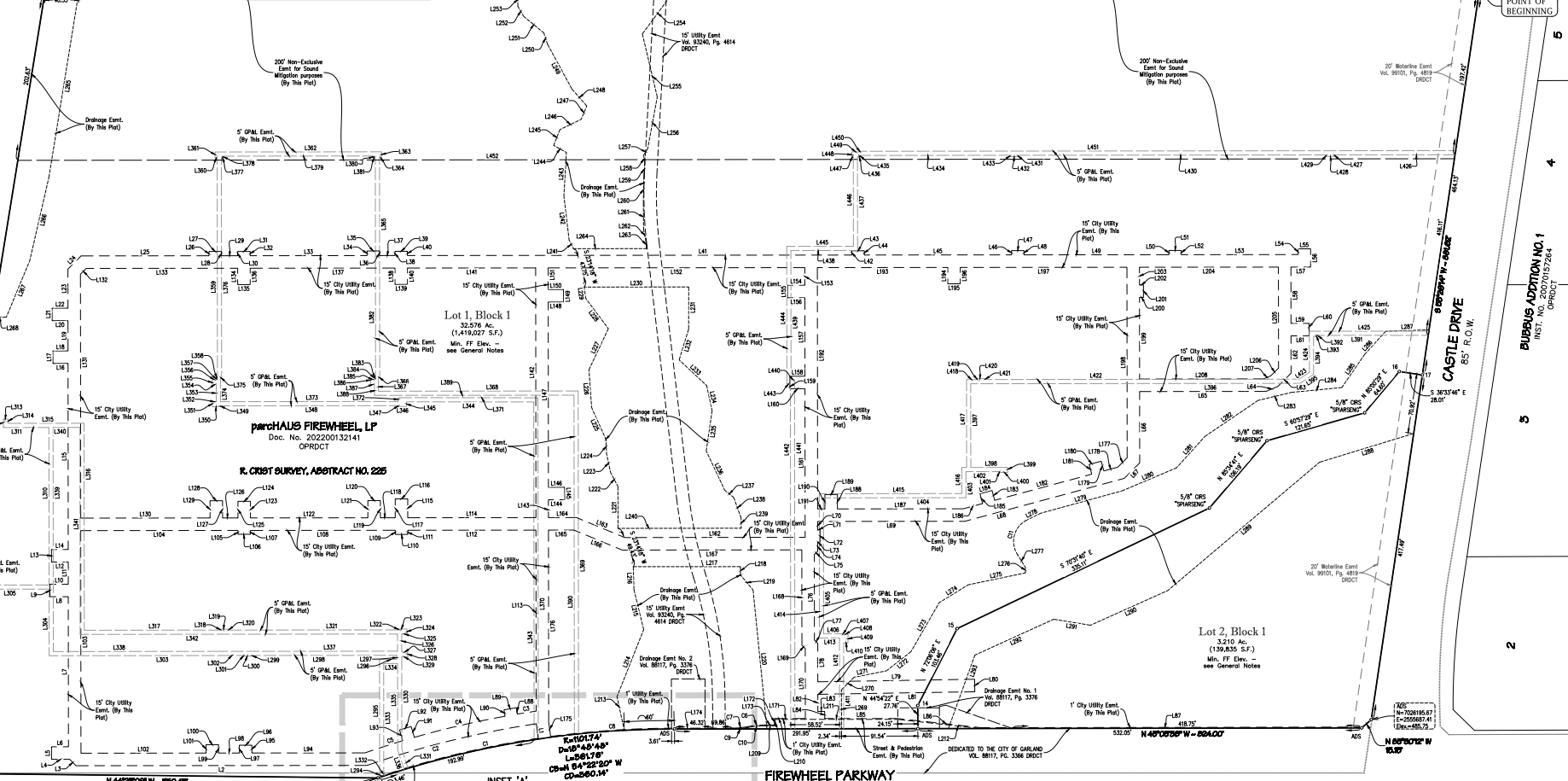
Notes:
 Floodplain Stationing/Elevations and Minimum Finished Floor Elevations are derived from a Drainage Study by Cardinal Strategies associated w/ City Case #210504-1, dated Oct. 2022. Limits of Drainage Easement shown on this plat were determined based on the floodplain located in said drainage study. (Ref. below for benchmarks)

ABST. 225, PG. 580
 304.12 ACRES
 (unplatted)
CITY OF GARLAND
 VOL. 84158, PG. 4411
 DRDCT



GENERAL NOTES:

1. Basis of bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
2. Coordinates shown herein are derived from the Texas NGS RTN Network - Texas Coordinate System of 1983 (NAD83/0317), North Central Zone (4202). No scale projection.
3. Selling a portion of this addition by metes and bounds to a location of the City of Garland Development Code and is subject to withholding of utilities and building permits.
4. Each lot corner is monumented with a 1/2" iron rod with a yellow plastic cap stamped "SPRINGER" brand.
5. 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.
6. The purpose of this plat is to indicate easements and proper subdivisions of this tract of land for the purposes of new development.
7. Minimum Finished Floor Elevation(s) for Lot 1, Block 1, range from 462.31 to 470.53 and for Lot 2, Block 1, range from 464.16 to 472.93, and shall be reviewed and approved by the City of Garland Engineering Dept. at time of development and shall be shown on the approved engineering construction plans accordingly. The city reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.



ABST. 225, PG. 580
 304.12 ACRES
 (unplatted)
CITY OF GARLAND
 VOL. 84158, PG. 4411
 DRDCT

ABST. 225, PG. 580
 41.3 ACRES
SPRINGFIELD, JV
 VOL. 99165, PG. 396
 DRDCT

INSET 'A'
 (See Page 2)

FIREWHEEL PARKWAY
 120' R.O.W.

**WORKING PLAT
 FINAL PLAT**

PARCHAUS FIREWHEEL
 LOTS 1 AND 2, BLOCK 1
 SITUATED IN THE R. CRIST SURVEY, ABSTRACT NO. 225
 CITY OF GARLAND, DALLAS COUNTY, TEXAS
 CITY CASE # 210504-1

Points unable to set

Point #	Northing	Easting
14	7026592.016	2555315.097
15	7026623.812	2555413.549
16	7026466.853	2556006.078
17	7026444.353	2556022.765

PLAN COMMISSION APPROVAL
 Approved and accepted for the City of Garland this ___ day of _____, 2022 by the City Plan Commission of the City of Garland, Texas.

RESERVED FOR COUNTY CLERK RECORDING LABEL

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.

ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 TSP# No. F-2121
 Contact: Mike Martinie, P.E.

APPLICANT/OWNER
 PARCHAUS FIREWHEEL, LP
 10210 N Central Expressway, Suite 300
 Dallas, TX 75231
 Phone: 972-385-4183
 Contact: Glenn Lanier



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

BEING a tract of land situated in the R. Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being all of a tract conveyed to PARCHAUS FIREWHEEL, LP, by Special Warranty Deed recorded in County of Dallas, Texas (DR002312414) of the Official Public Records of Dallas County, Texas (DR0023), with the subject tract more particularly described as follows:

BEGINNING at a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the southeast corner of the subject tract and lying in the north-south right-of-way line of Castle Drive (85 foot right-of-way), from which a 5/8" coppered iron rod bears N 82°56'14" W, 15.15 feet to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the north and south end of said corner;

THENCE S 57°54'14" W, 881.62 feet along said north-right-of-way line of Castle Drive to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the south end of a corner clip at the intersection of said Castle Drive and the northeast right-of-way line of Firewheel Parkway (120' R.O.W.);

THENCE N 82°56'14" W, 15.15 feet to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the north and south end of said corner;

THENCE N 42°02'34" W, 824.00 feet along said northeast-right-of-way line of Firewheel Parkway to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set on the south end of said track;

THENCE around a tangent curve to the left having a central angle of 194°48' 1/2" a radius of 1101.74 feet, a chord of 1842°22'40" W, 361.14 feet, and an arc length of 261.76 feet to a 5/8" yellow coppered iron rod found at the south corner of a tract of land conveyed to Springfield, IV, recorded in Volume 99165, Page 3866, Deed Records, Dallas County, Texas (DR0023);

THENCE N 44°23'00" W, 946.30 feet along the west line of said Springfield tract to a 5/8" iron rod found at the west corner of a tract of land conveyed to the City of Garland, recorded in Volume 84158, Page 4411 (DR0023);

THENCE N 54°11'00" W, 940.30 feet to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set for the "L" corner of said City of Garland, recorded in Volume 84158, Page 4411 (DR0023);

THENCE S 45°03'50" W, 1719.50 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 1,558,861 square feet of 30.787 acres of land.

NOW HEREBY, KNOW ALL BY THESE PRESENTS:

OWNER'S DEDICATION

That PARCHAUS FIREWHEEL, LP, 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 PARCHAUS FIREWHEEL ADDITION an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City of Garland, Texas, all the lands and interests therein and does hereby 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, access 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, line, 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, line, shrub, or other structure, improvement or growth which in any way endangers or interferes with the construction, reconstruction, maintenance, operation, or efficiency of such utility and (2) the right to ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, maintaining, and repairing and entering, or repairing all or parts of such utility, without in any way requiring the permission of anyone. The maintenance of piping on utility easements and fire lines 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, cesspools, fire hydrants, water services and wastewater services from the main to the curb of pavement line.

The area or areas shown on this plat as "Street Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, relocate, restore, alter, remove and periodically maintain street and utility facilities, together with all appurtenances and incidental improvements, to, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing, street marks, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and utility facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable and maintain the Street Easement that were removed as a result of such work.

The area or areas shown on this plat as "Drainage Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, relocate, restore, alter, remove and periodically maintain street and utility facilities, together with all appurtenances and incidental improvements, to, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing, street marks, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and utility facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable and maintain the Street Easement that were removed as a result of such work.

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, roadway, or any other structure which the drainage channels or easements, or easements 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 subject tract, the City shall have the right to allow the placement of such 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 our hands at _____ County, Texas, this _____ day of _____, 2022.

parCHAUS FIREWHEEL, LP

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ 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 _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Darren K. Brown, of Spira 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 Plat.

Dated this _____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, RPLS 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 _____ day of _____, 2022.

Notary Public, State of Texas

Notary Public, State of Texas

Notary Public, State of Texas

Notary Public, State of Texas

Notary Public, State of Texas

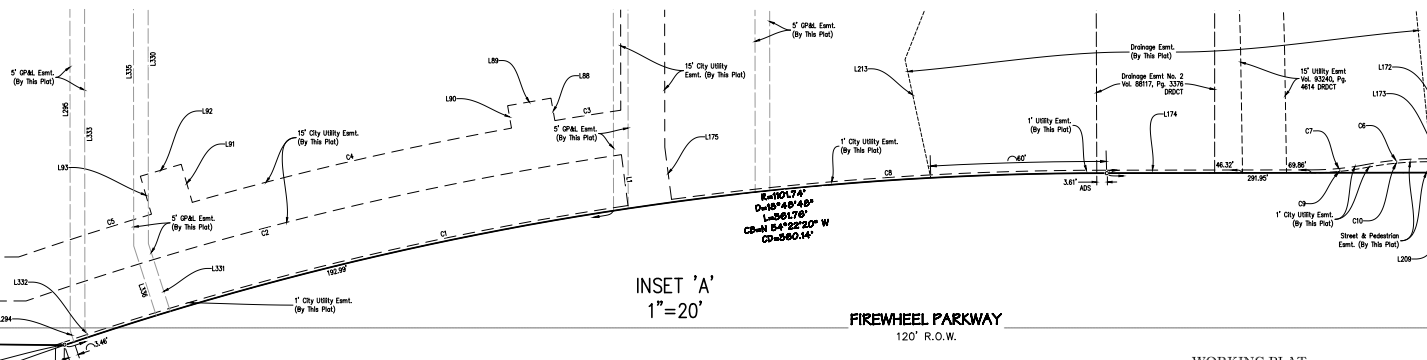
Notary Public, State of Texas

Notary Public, State of Texas

Notary Public, State of Texas

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Table with 12 columns: Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table. Each column contains survey data with columns for Line #, Bearing, and Distance.



PLAN COMMISSION APPROVAL
Approved and accepted for the City of Garland this _____ day of _____, 2022, by the City Plan Commission of the City of Garland, Texas.

RESERVED FOR COUNTY CLERK RECORDING LABEL

WORKING PLANT
FINAL PLAT

PARCHAUS FIREWHEEL
LOTS 1 AND 2, BLOCK 1
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 210504-1

ENGINEER/SURVEYOR
Spira Engineering, Inc.
765 Custer Road, Suite 100
Dallas, TX 75231
Telephone: (972) 422-0077
TSP# No. F-2121
Contact: Mike Marlin, P.E.

APPLICANT/OWNER
parCHAUS Firewheel, LP
10210 N Central Expressway, Suite 300
Dallas, TX 75231
Phone: 972-385-4183
Contact: Glenn Gentry



GARLAND

Plan Commission

2. e.

Meeting Date: 01/09/2023

Item Title: SW 22-03 ParcHAUS

Summary:

SW 22-03 ParcHAUS

Background/Additional Information:

This sidewalk waiver request is associated with the ParcHaus Firewheel Final Plat (P 22-43).

Attachments

SW 22-03 ParcHAUS Report and Attachments



GARLAND

TEXAS MADE HERE

Planning Report

File No: SW 22-03/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 9, 2023

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

1600 Firewheel Parkway

APPLICANT

Spiars Engineering

OWNER

ParcHAUS Firewheel, LP

BACKGROUND

The subject property was approved for a multi-family development on Lot 1. Lot 2 will be developed in the future. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 801.5 lineal feet of required sidewalk along Castle Drive.

There is an existing public ditch along Castle Drive between the roadway and the property line. In addition, the existing cross slope causes a challenge to construct a sidewalk. A letter is attached from the Engineering Department in support of the sidewalk waiver. Additional roadway impact fee will be collected if the Plan Commission grants the sidewalk waiver.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver.

ADDITIONAL INFORMATION

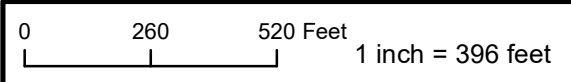
- i. Location Map
- ii. Drawings
- iii. Letter from the Engineering Department

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



SIDEWALK WAIVER SW 22-03

 INDICATES AREA OF REQUEST

1600 Firewheel Parkway



GARLAND

TEXAS MADE HERE

January 4, 2023

Glenn Lanier
Provident Realty Advisors
10210 N. Central Expressway, Suite 300

RE: **1600 Firewheel Parkway
Castle Drive Sidewalk Waiver
ParcHaus Firewheel City Case #210504-1**

Dear Mr. Lanier,

Per GDC 3.93.F, you have requested a sidewalk waiver (Development Variance) for your project. When you submit a Plat Application to the Planning Department, you should also submit the sidewalk waiver request to accompany your plat. The sidewalk waiver will be evaluated and decided upon by the Plan Commission.

Based on conditions per GDC 3.93.F(1)(a) & (b), the Engineering Department does not object to the applicant's sidewalk waiver request for the sidewalk along Castle Drive for both lots.

The Engineering Department is performing and assessing the Perimeter Road Proportional Share requirements following GDC 3.47. The Engineering Department will assess additional roadway impact fees in lieu of constructing half of Castle Drive. Per the GDC 3.47(A)(1)(b)i, this assessment will take into account the costs of the sidewalks (801.5' feet of 6' sidewalk) associated to the Castle Drive frontage of both lots.

If the Plan Commission grants the sidewalk waiver, then the applicant WILL NOT owe any sidewalk escrow considering the Engineering Department will provide the Perimeter Road assessment and additional roadway impact fees requirements accordingly.

Respectfully,

Michael Poloczek, P.E.
Director of Engineer

xc: Will Guerin; Nabihah Ahmed; Rahman Kafray

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

BEING a tract of land situated in the R. Crist Survey, Abstract No. 225, City of Garland, Dallas County, Texas, being all of a tract conveyed to PARCHAUS FIREWHEEL, LP, by Special Warranty Deed recorded in County of Dallas, Texas (DR002312414) of the Official Public Records of Dallas County, Texas (DR0023), with the subject tract more particularly described as follows:

BEGINNING at a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the southeast corner of the subject tract and lying in the north-south right-of-way line of Castle Drive (85 foot right-of-way), from which a 5/8" coppered iron rod bears N 82°56'14" W, 181.62 feet along said north-south right-of-way line to the intersection of said 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the south end of a corner cap in the Castle Drive and the northeast right-of-way line of Firewheel Parkway (120' R.O.W.) right-of-way line;

THENCE S 57°34'14" W, 861.62 feet along said north-south right-of-way line of Castle Drive to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the south end of a corner cap in the intersection of said 3 1/4" Aluminum Disk and the northeast right-of-way line of Firewheel Parkway (120' R.O.W.) right-of-way line;

THENCE N 85°50'10" W, 15.15 feet to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set at the north end of said corner cap;

THENCE N 45°52'38" W, 824.00 feet along said northeast right-of-way line of Firewheel Parkway to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set on the south end of said track;

THENCE around a tangent curve to the left having a central angle of 194°48' 1/2" a radius of 1101.74 feet, a chord of 84°22'30" W, 360.14 feet, and an arc length of 261.76 feet to a 5/8" yellow coppered iron rod found at the south corner of a tract of land conveyed to Springfield, WY, recorded in Volume 99165, Page 3866, Deed Records, Dallas County, Texas (DR0023);

THENCE N 44°23'00" W, 946.30 feet along the west line of said Springfield tract to a 5/8" iron rod found at the west corner of a tract of land conveyed to the City of Garland, recorded in Volume 84158, Page 4411 (DR0023);

THENCE N 54°11'00" W, 990.30 feet to a 3 1/4" Aluminum Disk stamped "SPARS ENG P F ADDITION RPLS 5252" set for the "L" corner of said City of Garland, recorded in Volume 84158, Page 4411 (DR0023);

THENCE S 45°53'00" W, 1719.50 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 1,558,861 square feet of 30.787 acres of land.

NOW HEREBY, KNOW ALL BY THESE PRESENTS:

OWNER'S DEDICATION

That PARCHAUS FIREWHEEL, LP, 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 PARCHAUS FIREWHEEL ADDITION an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate to the City of Garland, Texas, and to the citizens thereof, and to the present and future owners thereof, and to the public use thereof, the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, access 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, line, 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, line, shrub, or other structure, improvement or growth which in any way endangers or interferes with the construction, reconstruction, maintenance, operation, or efficiency of such utility; and (2) the right to ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining and grading to, entering, or exiting all or parts of such utility, or of repairing the permission of anyone. The maintenance of grading on utility easements and fire lines 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, cesspools, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The area or areas shown on this plat as "Street Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, relocate, restore, alter, remove and periodically maintain street and utility facilities, together with all appurtenances and incidental improvements, to, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing, street marks, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and utility facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable and maintain the Street Easement that were removed as a result of such work.

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 which the drainage channels or easements, or easements 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 subject tract, the City shall have the right to allow the placement of such 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 our hands at _____ County, Texas, this _____ day of _____, 2022.

By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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 _____ day of _____, 2022.

SURVEYOR'S STATEMENT

I, the undersigned, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I am the author of this plat, and that I am a duly licensed and qualified surveyor under the laws of the State of Texas. I further certify that the 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 accompanying this plat is a precise representation of this Signed Plat.

Dated this _____ day of _____, 2022.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, RPLS 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.

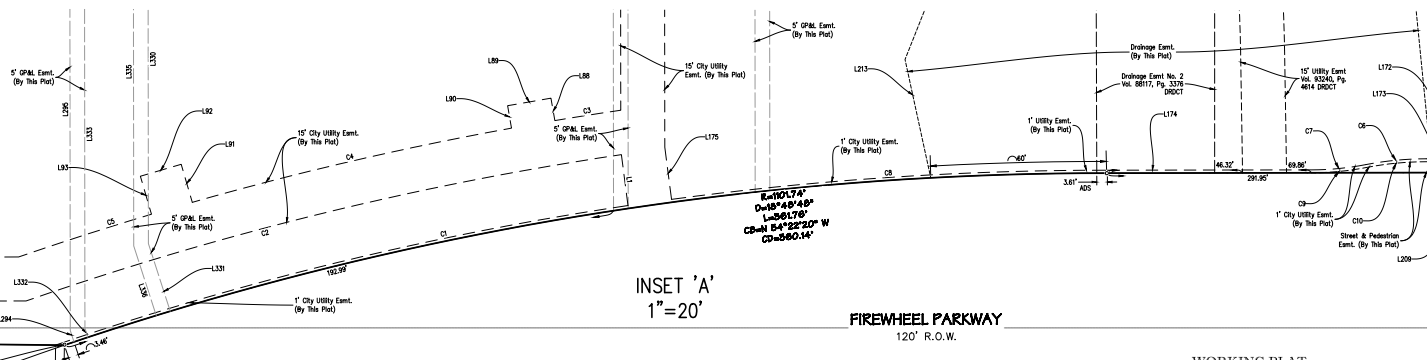
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas



Table with 12 columns: Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table. Each column contains survey data including line number, bearing, and distance.

Table with 12 columns: Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table, Line Table. Each column contains survey data including line number, bearing, distance, curve data, and curve table.



PLAN COMMISSION APPROVAL
Approved and accepted for the City of Garland this _____ day of _____, 2022, by the City Plan Commission of the City of Garland, Texas.

RESERVED FOR COUNTY CLERK RECORDING LABEL

WORKING PLAT
FINAL PLAT

PARCHAUS FIREWHEEL
LOTS 1 AND 2, BLOCK 1
SITUATED IN THE R. CRIST SURVEY, ABSTRACT No. 225
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE #: 210504-1

ENGINEER/SURVEYOR: SPARS Engineering, Inc. 765 Custer Road, Suite 100 Dallas, TX 75231
APPLICANT/OWNER: PARCHAUS FIREWHEEL, LP 10210 N Central Expressway, Suite 300 Dallas, TX 75231
Telephone: (972) 422-0077
Contact: Mike Marlin, P.E.



GARLAND

Plan Commission

3. a.

Meeting Date: 01/09/2023

Item Title: Z 22-68 Warren Cohen, CBC Consulting and Licensing - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Warren Cohen, CBC Consulting and Licensing**, requesting approval a Specific Use Provision for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 – Specific Use Provision)

Attachments

Z 22-68 Warren Cohen, CBC Consulting and Licensing Report and Attachments (Specific Use Provision)

Z 22-68 Warren Cohen, CBC Consulting and Licensing Responses



Planning Report

File No: Z 22-68/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 09, 2023

REQUEST

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

LOCATION

333 North Shiloh Road, Suite 101B

APPLICANT

Warren Cohen, CBC Consulting and Licensing

OWNER

RNM Sajan, LLC.

BACKGROUND

The applicant proposes to open a licensed massage therapy business in an existing building. The GDC requires a Specific Use Provision for a Personal Service Use in the Community Office (CO) District.

SITE DATA

The 1.273-acre site contains a 10,700 square-foot building with 10 separate suites, 8 of which are occupied. The applicant wishes to move in to Suite 101B, which is 1,200 square feet. The site is accessed from two entrance points on North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District. It contains eight other tenants operating businesses classified as general office, medical office, and a pharmacy.

The Community Office (CO) district is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.

The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”

2. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and West are zoned for Community Retail (CR) District and contain retail, fast food, and a nursing/rehab center. The properties to the South and East are zoned Community Office (CO) District and contain medical offices, general office, retail, a church, and a preschool.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

ADDITIONAL INFORMATION

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

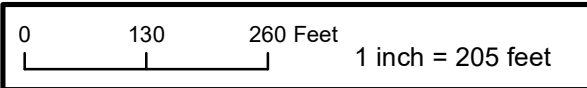
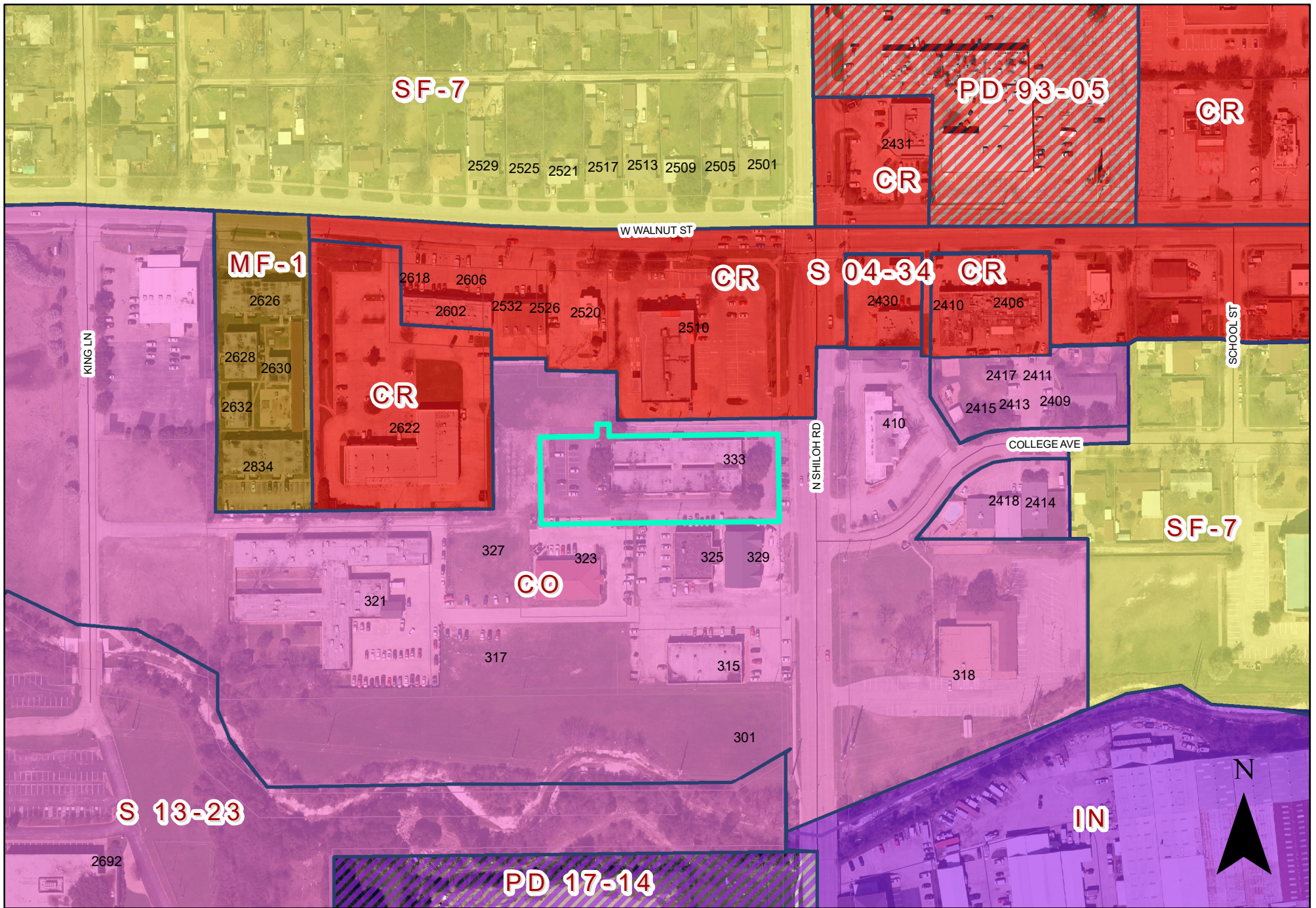
CITY COUNCIL DATE: February 7, 2023

PREPARED BY:

REVIEWED BY:

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

Will Guerin, AICP
Director of Planning



ZONING MAP Z 22-68

 INDICATES AREA OF REQUEST

333 North Shiloh Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-68

333 North Shiloh Road, Suite 101B

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Personal Services Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

EXHIBIT B

IV. General Regulations: All regulations of the Community Office (CO) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a twenty-five year time period.

Z 22-68



View from the subject site looking south on N. Shiloh Rd, which is also zoned CO.



View from the subject site looking North on N. Shiloh Road. These properties are zoned CR.



View of the property looking West from N. Shiloh Rd.



View from the property across N. Shiloh Rd. Looking East.

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



GARLAND

Plan Commission

3. b.

Meeting Date: 01/09/2023

Item Title: Z 22-68 Warren Cohen, CBC Consulting and Licensing - Plan (District 6)

Summary:

Consideration of the application of **Warren Cohen, CBC Consulting and Licensing**, requesting approval a Plan for a Personal Services Use on a property zoned Community Office (CO) District. This property is located at 333 North Shiloh Road, Suite 101B. (District 6) (File Z 22-68 - Plan)

Attachments

Z 22-68 Warren Cohen, CBC Consulting and Licensing Report and Attachments (Plan)

Z 22-68 Warren Cohen, CBC Consulting and Licensing Responses



Planning Report

File No: Z 22-68/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 09, 2023

REQUEST

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

LOCATION

333 North Shiloh Road, Suite 101B

APPLICANT

Warren Cohen, CBC Consulting and Licensing

OWNER

RNM Sajan, LLC.

BACKGROUND

The applicant proposes to open a licensed massage therapy business in an existing building. The GDC requires a Specific Use Provision for a Personal Service Use in the Community Office (CO) District.

SITE DATA

The 1.273-acre site contains a 10,700 square-foot building with 10 separate suites, 8 of which are occupied. The applicant wishes to move in to Suite 101B, which is 1,200 square feet. The site is accessed from two entrance points on North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District. It contains eight other tenants operating businesses classified as general office, medical office, and a pharmacy.

The Community Office (CO) district is intended to create an appropriate setting for medium and higher intensity office and professional uses. The district may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors. However, the Community Office (CO) District is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a Community Office (CO) District are: professional offices, campus-style corporate office, research, and assembly operations that may be large in scale but that are conducted wholly within a building(s) with very limited or no outside storage.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to use an existing 1,200 square-foot tenant space for a massage therapy use, which is classified as a Personal Service Use in the GDC.

The GDC defines a Personal Service Use as “an establishment that provides services to individuals, such services primarily involved in the care of the persons not otherwise listed herein as a specified use. The term includes, but is not limited to, services such as barber and beauty shops, tailoring, licensed massage or physical therapy, photography or portrait studios, manicure salons, the application of permanent cosmetics, hair removal and tanning salons, or weight-loss salons.”

2. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty (20) to thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods. The proposed SUP for a personal service land use is compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North and West are zoned for Community Retail (CR) District and contain retail, fast food, and a nursing/rehab center. The properties to the South and East are zoned Community Office (CO) District and contain medical offices, general office, retail, a church, and a preschool.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Personal Services Use (licensed massage therapy).

Approval of a Plan on a property zoned Community Office (CO) District.

ADDITIONAL INFORMATION

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

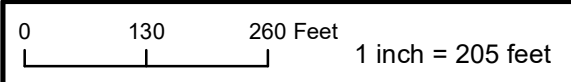
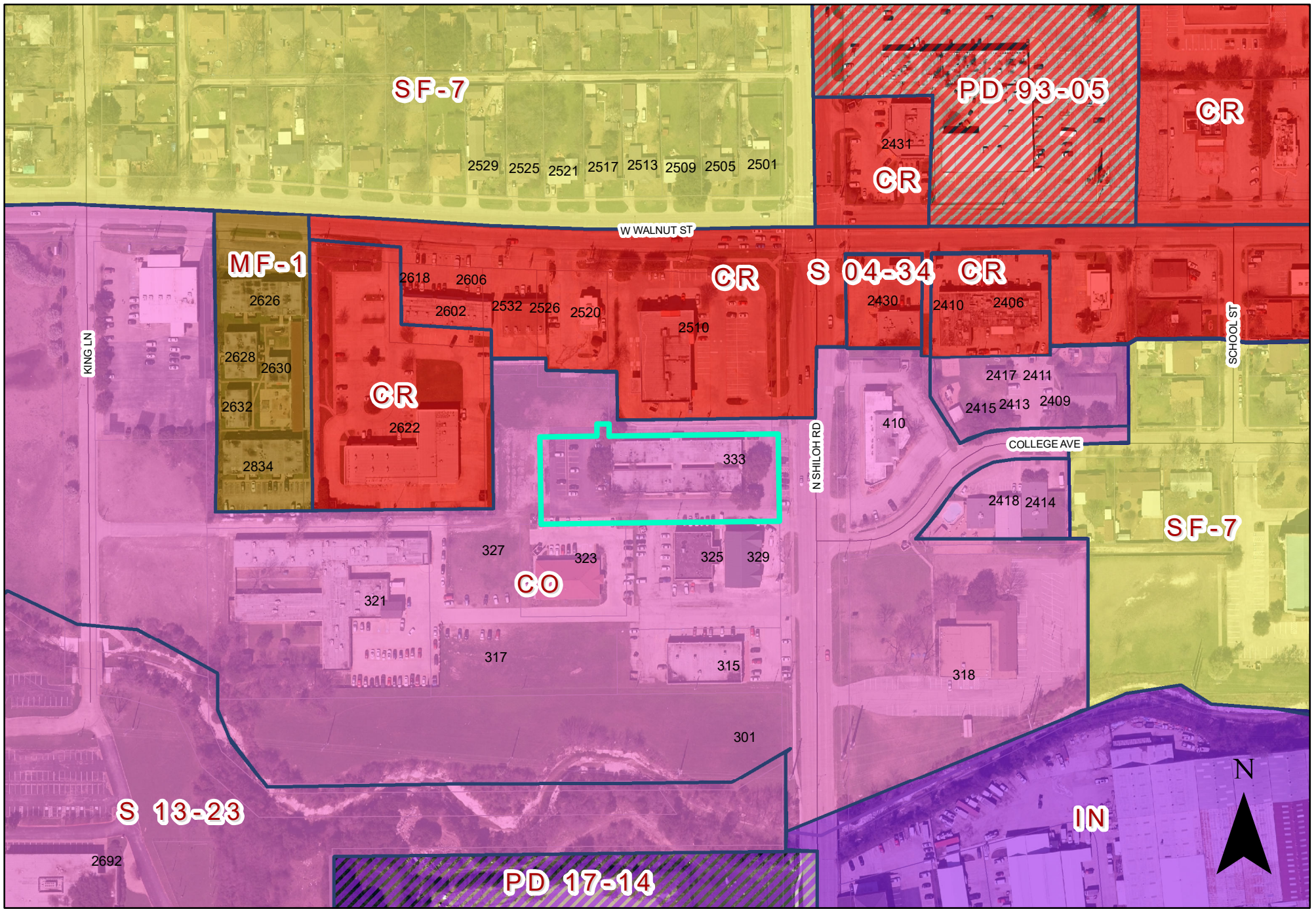
CITY COUNCIL DATE: February 7, 2023

PREPARED BY:


REVIEWED BY:

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

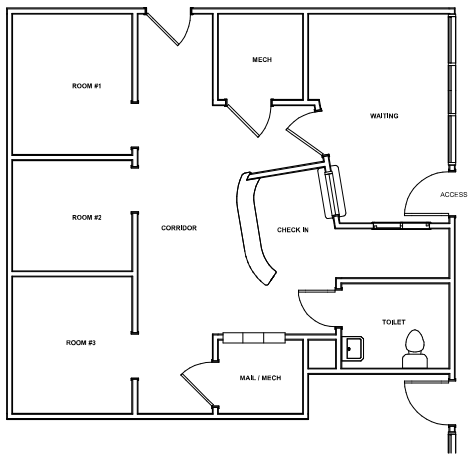
Will Guerin, AICP
Director of Planning



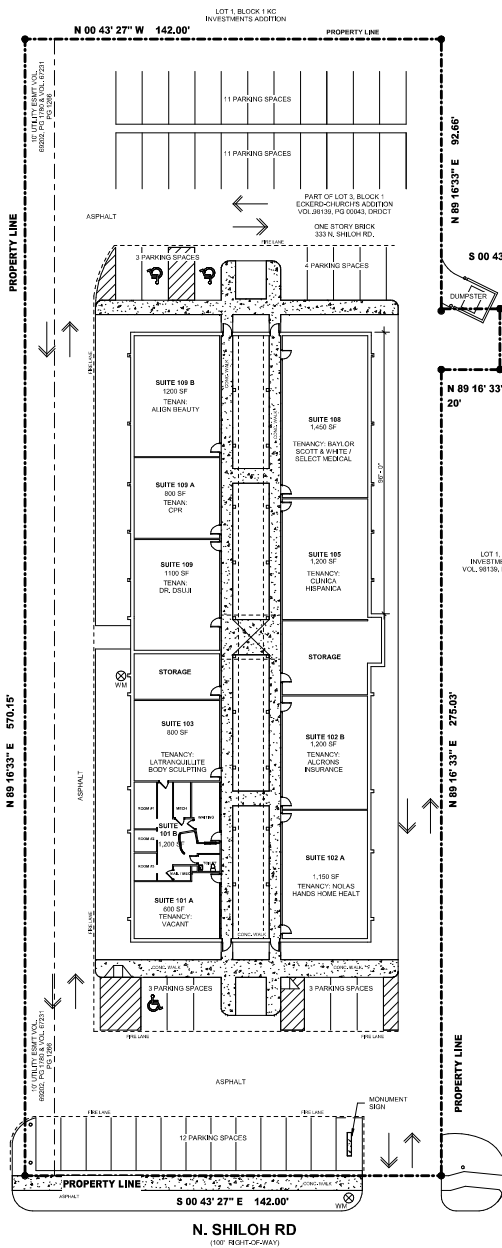
ZONING MAP Z 22-68

 INDICATES AREA OF REQUEST

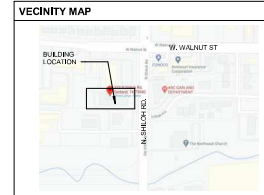
333 North Shiloh Road



02 EXISTING FLOOR PLAN - SUITE #101 B
1/4" = 1'-0"



01 SITE PLAN
1" = 20'-0"



FILE NO. 2-2249
 CASE NUMBER: 200446
 ADDRESS: 3333 N. SHILOH RD, Suite 101B
 SUBJECT: SUP for Personal Service
 APPLICANT: CRC Consulting and Licensing

LAND USE PROPOSAL - PERSONAL SERVICE

Definition:
 A facility for the sale of personal services. Typical personal service uses include: certain beauty shops, shoe repair, a salon, an instructional studio, a photography studio, a beauty or dining pickup and receiving station, a hairdressing or work studio, hair, clothing, shoes, a travel bureau, and a custom printing or duplicating shop.

Required Off-Street Parking:
 One space per 200 square feet of floor area

Handicapped Parking:
 Must be provided if more than ten off-street parking spaces are required for the use.

Use	Number of required Off-Street Parking Spaces	Minimum number of handicapped spaces required
1-750		1
511-100		2
1011-200		3
3011-100		6
400-100		1% of total

TOTAL USABLE SQUARE FOOTAGE EXISTING 18,700 SF

BUILDING:

SUITE 101A VACANT MEDICAL/DENTAL OFFICE, 600 SqFt, 1026 GFA, 4 SPACES

SUITE 101B PERSONAL SERVICE, 1,200 SqFt, 1200 GFA, 6 SPACES

SUITE 102A GENERAL OFFICE, 1158 SqFt, 1200 GFA, 4 SPACES

SUITE 102B GENERAL OFFICE, 1,200 SqFt, 1200 GFA, 4 SPACES

SUITE 103 MEDICAL/DENTAL OFFICE, 800 SqFt, 1120 GFA, 4 SPACES

SUITE 105 MEDICAL/DENTAL OFFICE, 1,200 SqFt, 1200 GFA, 5 SPACES

SUITE 106 MEDICAL/DENTAL OFFICE, 1,450 SqFt, 1200 GFA, 6 SPACES

SUITE 108 PHARMACY W/DRIVE THRU, 1,100 SqFt, 1026 GFA, 5 SPACES

SUITE 109A GENERAL OFFICE, 800 SqFt, 1200 SqFt, 1200 GFA, 3 SPACES

SUITE 109B GENERAL OFFICE, 1,200 SqFt, 1200 GFA, 4 SPACES

ADA SPACES REQUIRED: 18 SPACES

ADA SPACES PROVIDED: 17 SPACES

TOTAL PARKING REQUIRED: 48 SPACES

TOTAL PARKING PROVIDED: 47 SPACES

PROPERTY DESCRIPTION:

Motes & Boundaries Description

Tract 1:
 Lot 3, Block 1, of Eaves-Church's Addition, Lots 1, 2 & 3, Block 1, of the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 99139, Page 43 of the Deed Records of Dallas County, Texas.

Tract 2:
 SITUATED in the state of Texas, County of Dallas, being part of the J.W. Keen Survey, Acreage 16.746, being part of Lot 3, Block 1, Eaves-Church's Addition as recorded in Volume 98139, Page 43 of the Deed Records of Dallas County, Texas with said premises being more particularly described as follows:

BEGINNING at a 5/8-inch Center capped iron nail found in the west right-of-way line of Shiplif Road marking the southeast corner of said Lot 3 and the northeast corner of Lot 2, Block 1 of the City of Garland Texas as recorded in Volume 79104, page 2312 of the Deed Records of Dallas County, Texas;

THENCE with the west line of said premises, North 02°27' West, 142.00 feet to a 1/2-inch Round capped iron nail not set making the northwest corner of said premises;

THENCE with a north line of said premises, North 89°19'33" East, 92.66 feet to a 1/2-inch Round capped iron nail not set making an interior re-entrant of said premises;

THENCE with a west line of said premises, North 18°42'27" West, 20.00 feet to a 1/2-inch Round capped iron nail not set making a southwest corner of said premises;

THENCE with a north line of said premises, North 89°19'33" East, 20.00 feet to a 1/2-inch Round capped iron nail in the east line of Lot 3 being in the west line of the Lot 3, Eaves-Church's Addition;

THENCE with a east line of Lot 3, said premises, and the west line of Lot 1, South 02°27' West, 20.00 feet to a 1/2-inch iron nail not found meeting an interior re-entrant of Lot 3, and being the southwest corner of Lot 1, from which a 5/8-inch iron nail not found for reference bears North 18°42'27" West, 142.00 feet;

THENCE with a north line of Lot 3, said premises, and the south line of Lot 1, North 89°19'33" East, 275.00 feet to a 1/2-inch iron nail found in the west right-of-way line of Shiplif Road marking the southeast corner of Lot 3, said premises and the southeast corner of Lot 1;

THENCE with the west right-of-way line of Shiplif Road, the east line of the, and the east line of said premises south 02°27' East, 142.00 feet to the point of beginning and containing 1.27 acres of 58,452 square feet of land.



333 N. SHILOH RD
 GARLAND, TEXAS 75042

1. THE GENERAL CONTRACTOR/ BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES OR OMISSIONS PRIOR THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL COMMERCIAL CONSTRUCTION ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.

No.	Description	Date

EXISTING FLOOR PLAN

SUITE # 101 B

Project Number 012425.000
 Date 10/04/2022
 Drawn By SM
 Checked By LS

A1
 Scale As indicated

Z 22-68



View from the subject site looking south on N. Shiloh Rd, which is also zoned CO.



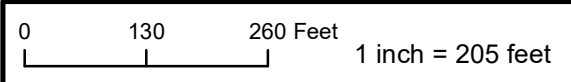
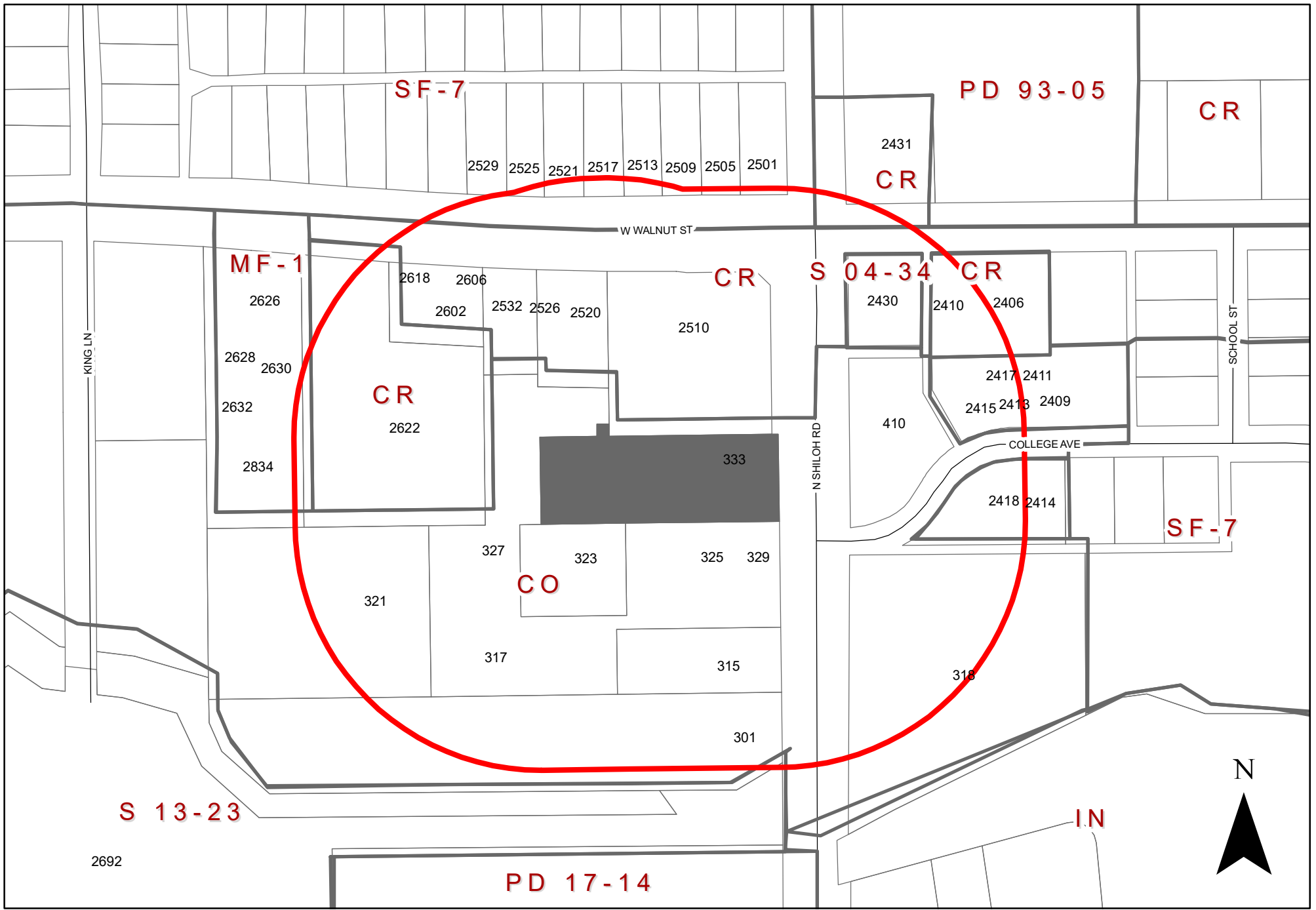
View from the subject site looking North on N. Shiloh Road. These properties are zoned CR.



View of the property looking West from N. Shiloh Rd.



View from the property across N. Shiloh Rd. Looking East.



ZONING MAP Z 22-68

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

333 North Shiloh Road

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



GARLAND

Plan Commission

3. c.

Meeting Date: 01/09/2023

Item Title: Z 22-71 G. Roxana Novoa (District 4)

Summary:

Consideration of the application of **G. Roxana Novoa**, requesting approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District. This property is located at 1013 Rowlett Road. (District 4) (File Z 22-71)

Attachments

Z 22-71 G. Roxana Novoa Report and Attachments

Z 22-71 G. Roxana Novoa Responses



GARLAND

TEXAS MADE HERE

Planning Report

File No: Z 22-71/District 4

Agenda Item:

Meeting: Plan Commission

Date: January 09, 2023

REQUEST

Approval of a Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

LOCATION

1013 Rowlett Road

APPLICANT

G. Roxana Novoa

OWNER

Joseph Soto

BACKGROUND

The applicant proposes to change the zoning of the vacant lot from Agricultural (AG) District to a Single Family-10 (SF-10) District in order to construct one (1) single-family detached household.

The GDC requires a minimum of two (2) acres in the Agricultural (AG) District to build a single-family house. The subject property is approximately 0.443 acres (19,296 square feet).

SITE DATA

The 0.443-acre site is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District and is currently vacant.

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

CONSIDERATIONS

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. This 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 affect surrounding and future development.

2. The Single-Family Residential districts are 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.
3. In the event the Zoning Change request is approved, the applicant will need to proceed with the platting of the subject property and securing a site permit and a building permit prior to commencing construction. It will be during the permitting process that staff will review the proposed development and verify compliance with all the applicable regulations.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Traditional Neighborhoods for the subject site. Traditional neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking. The zoning change to Single Family-10 (SF-10) is compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are all zoned agricultural and contain single-family detached homes, vacant lots, horse stables, and a church. The property to the Southeast of the site is zoned Community Retail (CR) District but is currently vacant. Further to the West, Southwest, and Northeast lie Single Family-7 (SF-7) Districts occupied by single-family detached homes.

The proposed use is generally compatible with the surrounding area.

STAFF RECOMMENDATION

Approval of the Change of Zoning from Agricultural (AG) District to Single Family-10 (SF-10) District.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

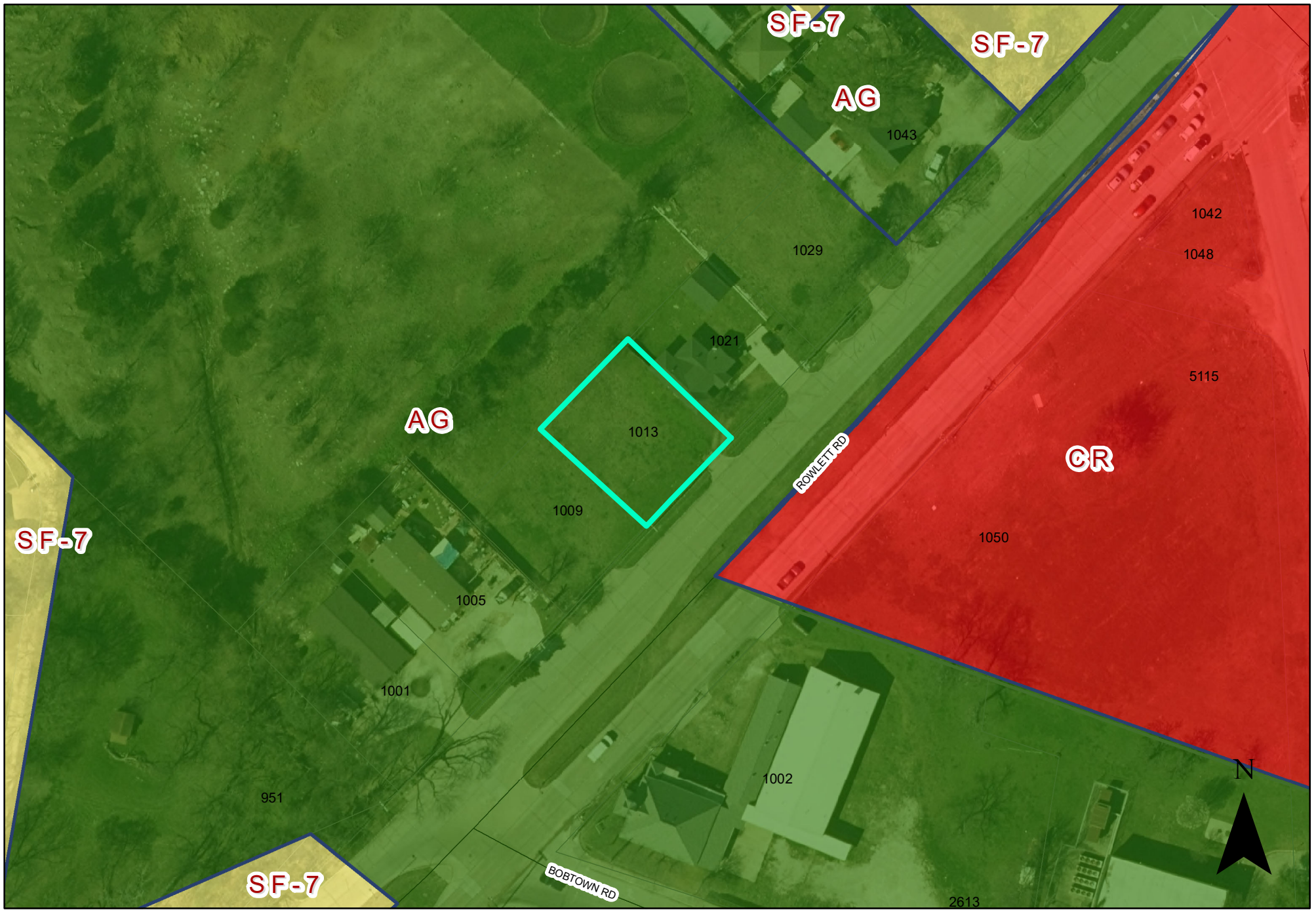
CITY COUNCIL DATE: February 7, 2023

PREPARED BY:

REVIEWED BY:


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

Will Guerin, AICP
Director of Planning



0 50 100 Feet
1 inch = 77 feet

ZONING MAP Z 22-71

 INDICATES AREA OF REQUEST

1013 Rowlett Road

Z 22-71



View of subject site looking North from Rowlett Road



View from the subject site looking South. Just out of the frame is the Church and on the left is vacant CR land



Looking West on Rowlett road. Pictured on the left is the Church zoned AG



View looking East on Rowlett road

Comment Form

Case Z 22-71

Z 22-71 G. Roxana Novoa. The applicant proposes a zoning change from Agricultural (AG) District to Single Family-10 (SF-10) District, to allow a single-family home. The site is located at 1013 Rowlett Road. (District 4)

Z 22-71 G. Roxana Novoa. El solicitante propone un cambio de zonificación de Distrito Agrícola (AG) a Distrito Unifamiliar-10 (SF-10), para permitir una vivienda unifamiliar. El sitio está ubicado en 1013 Rowlett Road. (Distrito 4)

Z 22-71 G. Roxana Novoa. Người nộp đơn đề xuất thay đổi quy hoạch từ Khu nông nghiệp (AG) thành Khu dành cho một gia đình-10 (SF-10), để cho phép nhà ở dành cho một gia đình. Địa điểm tọa lạc tại 1013 Rowlett Road. (Quận 4)

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

For / A Favor / Đúng

Against / En Contra / Không

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

MATTHEW NELSON - PROPERTY OWNER

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

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

918 MEADOWDALE CIR

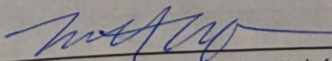
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX ~~75043~~

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính


Signature / Firma / Ch ữ ký

12/30/22
Date / Fecha / Ngày

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



GARLAND

Plan Commission

4. a.

Meeting Date: 01/09/2023

Item Title: Garland Development Code Amendments

Summary:

Consideration to amend in part Chapter 4, Sections 4.39 “Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development”; Section 4.40 “Perimeter Screening Between Single-Family (Attached and Detached) and Two-Family Residential Development & Thoroughfares”; and Section 4.83 “Nonresidential & Multifamily Building Materials & Design” of the Garland Development Code.

Attachments

Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development Report and Attachments



GARLAND

TEXAS MADE HERE

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: January 9, 2023

ISSUE

Consider amending in part Chapter 4, Sections 4.39 "Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development"; Section 4.40 "Perimeter Screening Between Single-Family (Attached and Detached) and Two-Family Residential Development & Thoroughfares"; and Section 4.83 "Nonresidential & Multifamily Building Materials & Design" of the Garland Development Code.

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding screening between non-residential and residential uses, and residential screening along thoroughfares. In addition, staff proposes a needed clean-up text amendment related to previous amendments regarding building materials.

CONSIDERATIONS

1. *Section 4.39:* The GDC provides screening options for non-residential developments locating adjacent to residential boundary lines: masonry screening wall with large canopy trees, metal ornamental fence with evergreen landscaping, or an earthen berm. The Committee recommends that any replacement of existing screening devices between nonresidential (including multifamily and senior living) developments that are located adjacent to single-family and two-family residential district boundary lines must provide a similar, or more opaque, level of screening to what was previously provided and must be constructed of the same or substantially similar building material. For example, a previously constructed masonry screening wall may only be replaced with a similar screening wall.
2. *Section 4.40:* The GDC also provides options for single-family/two-family residential developments built along Type D Thoroughfares or larger: masonry screening wall with trees, or a metal ornamental fence with landscaping. The Committee recommends eliminating the metal ornamental fence option in Section 4.40, except when used in combination with a masonry wall to provide a view to a landscape feature such as a common area or cul-de-sac. It should be noted the City of Richardson has a similar provision.
3. *Section 4.83:* Staff proposes a text amendment to Section 4.83, which would delete a reference to subsections in the GDC that no longer exist. The previous subsections provided different building material allowances for industrial buildings; however, building materials are no longer regulated in the GDC per State law.
4. The draft redlines are attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend in part Chapter 4, Sections 4.39 "Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development"; Section 4.40 "Perimeter Screening Between Single-Family (Attached and Detached) and Two-Family Residential Development & Thoroughfares"; and Section 4.83 "Nonresidential & Multifamily Building Materials & Design" of the Garland Development Code.

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov

Section 4.39 Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development

~~Nonresidential, multifamily, single family attached, and residential developments must comply with the following perimeter screening provisions, as applicable:~~

(A) Nonresidential, and Multifamily, and Senior Living Developments. Nonresidential, **Senior Living**, and Multifamily developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide screening in the form of one of the options listed below:

(1) Option 1 - Brick or Stone Masonry Wall. A minimum six-foot tall, and maximum eight-foot tall, masonry wall is required along all common property lines. The wall must be constructed of brick or stone, in accordance with the City's *Technical Standards*, or a simulated product with the appearance of hand-laid brick or stone with the same structural integrity of the City's standard screening wall details. In addition to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, is required and must be equally spaced for the entire length of the wall on the development's side of the wall. A masonry wall composed of color-intrinsic stucco or highly articulated (such as split-faced) masonry may be used in lieu of the brick or stone masonry wall, provided that the wall is offset at least one foot for at least twenty-five feet for every one hundred foot section of wall.

(2) Option 2 - Ornamental Metal Fence. A minimum five-foot tall ornamental metal fence with masonry columns, spaced with a maximum of fifty feet between the centers of each column, is required along all common property lines. A continuous row of evergreen high-level screening shrubs (see [Table 4-3](#) in Division 7 of this Article 3) are required along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence.

(3) Option 3 - Earthen Berms. An earthen berm (see [Section 4.33\(L\)](#)), or an undulating series of berms, with a living screen may be used provided that each berm is a minimum of six feet in height upon installation for at least eighty percent of the screening length, and provided that each berm and landscaping provides continuous, mostly opaque, screening within three hundred and sixty-five calendar days following installation. Large canopy trees are required for every fifty lineal feet, or portion thereof, of the berm screening (on top of, beside, or meandering in and out of berms). Up to twenty-five percent of the required large canopy trees may be substituted in accordance with [Section 4.34\(B\)\(3\)\(d\)](#) in this Article 3.

(B) Replacement of Existing Screening. Replacements of existing screening devices between nonresidential and multifamily developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide a similar, or more opaque, level of screening to what was previously provided and must be constructed of the same or substantially similar building material.

(BC) Alternative Screening Options. Alternative designs to meet screening requirements may be submitted for consideration, and possible approval, for expansion, rehabilitation, or redevelopment projects using the alternative compliance process outlined in [Article 1, Division 2 of this Chapter 4](#). However, replacement of existing screening devices must follow the requirements in Section. 4.39 (B).

Section 4.40 Perimeter Screening Between Single-Family (Attached and Detached), Two-Family, and Horizontal Multi-Family (MF-0 District) Residential Development & Thoroughfares

(A) General. Single-Family (Attached and Detached) and Two-Family Residential development adjacent to Type D or larger thoroughfares, as designated on the City's adopted *Major Thoroughfare Plan*, must be screened from the thoroughfares ~~with one of the options~~ as listed below:

(1) ~~Option 1~~ Brick or Stone Masonry Wall. A masonry wall is required in accordance with [Section 4.39\(A\)\(1\)](#) (except large canopy trees may be at maximum fifty-foot centers) and is subject to the following requirements:

(a) The trees and screening wall are located within a minimum eight-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening wall; and

(b) Trees may be placed within City right-of-way provided that:

i. The drip line of all trees (at maturity) is located no closer than the ultimate planned street curb alignment;

ii. There are no conflicts with utility lines; and

iii. The applicant enters into a License Agreement with the City (through the Engineering Department).

~~(2) Option 2 - Ornamental Metal Fence. An ornamental metal fence is required, in accordance with Section 4.39(A)(2), and must comply with the following:~~

~~(a) Large canopy trees are required at maximum fifty-foot centers;~~

~~(b) All shrubs, trees and the fence must be located within a minimum five-foot wide landscape buffer, dedicated to a required Homeowners' Association for maintenance, on the street side of the screening fence; and~~

~~(c) Trees may be placed within City right-of-way subject to Subsections 4.40(A)(1)(b)(i) through 4.40(A)(1)(b)(iii) above.~~

~~(B) Perimeter Screening Between Multifamily Residential or Senior Living Developments and Single-Family Residential or Two-Family Districts. Multifamily and senior living developments that are located adjacent to single-family (whether attached or detached) and two-family residential~~

~~district boundary lines must provide screening in the form of either Option 1 or Option 2 above, except these types of developments are not required to provide the large canopy trees cited in Option 1. Chain-link fencing does not satisfy this requirement.~~

~~(B) Ornamental Metal Fencing. A minimum five-foot tall ornamental metal fence with masonry columns, spaced with a maximum of fifty feet between the centers of each column, may be used in combination with the masonry wall to provide a view to a landscape feature such as a landscaped median, common area or cul-de-sac.~~

Section 4.83 Nonresidential & Multifamily Building Materials & Design

(A) Architectural Elements.

~~(1) Except as provided for Industrial (IN) districts in Subsections 4.83(G) and 4.83(H) below, a~~All nonresidential and multifamily buildings must incorporate design elements which create character or reflect regional architecture by including at least six of the following elements, photos and examples of which are provided below:

- (a) Awnings or canopies;
- (b) Display windows;
- (c) Divided light windows;
- (d) Transoms;
- (e) Shutters;
- (f) Alcoves/porticos;
- (g) Recessed entries;
- (h) Ornamental window headers/lintels;
- (i) Quoins;
- (j) Distinctive lighting features;
- (k) Planters or fountains;
- (l) Benches for outdoor seating;
- (m) Dormers;
- (n) Varied roof heights;

- (o) Ornamental facade trims;
- (p) Bay windows; and
- (q) Gable windows.