



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 23, 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 6:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the January 9, 2023 meeting.

2. PLATS

- a. P 23-01 North Garland Commons No. 2 Final Plat
- b. P 23-02 Domain at Firewheel Park Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Specific Use Provision)
- b. Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Plan for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Plan)

4. MISCELLANEOUS

- a. Consideration to amend in part Chapter 6, Section 6.03 “Definitions” of the Garland Development Code, regarding the definition of “Pet Store.”
- b. Update on Plan Commission Secretary

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: 01/23/2023

Item Title: Plan Commission Minutes for January 9, 2023

Summary:

Consider approval of the Plan Commission Minutes for the January 9, 2023 meeting.

Attachments

Plan Commission Minutes for January 9, 2023

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 9, 2023 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
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Phillip Johnson
Commissioner	Rich Aubin
Commissioner	Michael Rose

STAFF PRESENT

Deputy City Attorney	Shawn Roten
Planning Technician	Evelyn Martinez
Deputy City Secretary	Carma Potter
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 Paris to **approve** the Consent Agenda as presented, seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Jenkins did not vote due to his absence from the December 12, 2022 meeting.

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the December 12, 2022 meeting.

PLATS & MISCELLANEOUS

2a. APPROVED** P 22-41 Rincon Addition Final Plat

2b. APPROVED** P 22-42 Brand Addition Final Plat

2c. APPROVED** SW 22-02 Brand Addition

2d. APPROVED** P 22-43 ParcHaus Firewheel Final Plat

2e. APPROVED** SW 22-03 ParcHaus

ZONING

3a. APPROVED Consideration of the application of **Warren Cohen, C&C 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)

The applicant was available for questions; there were no questions of this applicant.

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

3b. APPROVED Consideration of the application of **Warren Cohen, C&C 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)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Aubin.

Motion carried: 8 Ayes, 0 Nays

3c. APPROVED 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)

The applicant was available for questions; there were no questions of this applicant.

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

MISCELLANEOUS

4a. APPROVED 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.

Motion was made by Commissioner Aubin to close the public hearing and approve the proposed Garland Development Code amendments and forward to City Council, with the understanding they take into consideration the comments made during the Plan Commission Pre-Meeting. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:09 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 01/23/2023

Item Title: P 23-01 North Garland Commons No. 2 Final Plat

Summary:

P 23-01 North Garland Commons No. 2 Final Plat

Attachments

P 23-01 North Garland Commons No. 2

Planning Report

File No: P 23-01 /District 1

Agenda Item:

Meeting: Plan Commission

Date: January 23, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

North Garland Commons No. 2

LOCATION

5180 North President George Bush Turnpike

ZONING

Community Retail (CR) District

NUMBER OF LOTS

One

ACREAGE

2.2372

BACKGROUND

The applicant requests approval of the Final Plat to construct a restaurant.

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

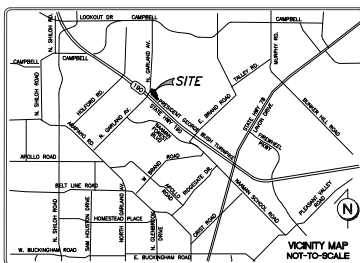
~ BOUNDARY LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	N 48°39'35" E	230.82'
L2	N 41°20'25" W	135.00'
L3	S 84°47'41" W	137.03'
L4	S 43°49'36" W	4.38'

~ BOUNDARY CURVE DATA TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	435.00'	28°43'55"	218.13'	S 15°39'20" E	215.86'
C2	1200.00'	13°09'19"	275.52'	S 23°26'37" E	274.92'
C3	650.00'	29°09'39"	330.82'	S 31°26'48" E	327.26'

~ EASEMENT LEGEND ~	
	24' MUTUAL ACCESS EASEMENT INST. NO. 2008025199 INST. NO. 2008025198
	15' UTILITY EASEMENT INST. NO. 20080011317 INST. NO. 20080089021

LEGEND	
"X" FND	"X" CUT FOUND IN CONCRETE
CM	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PAGE	PAGE
* ALL CORNERS ARE 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2022 RPLS 1890" SET ON A 1/8" X 5/8" IRON ROD (UNLESS OTHERWISE NOTED ON DRAWING).	

NORTH GARLAND
(VARIABLE WIDTH RIGHT-OF-WAY)



OWNER:
OUTER LOOP VENTURE NUMBER TWO
9400 N. CENTRAL EXPRESSWAY, SUITE 307
DALLAS, TX 75231
CONTACT: GEORGE W. BALDWIN
EMAIL: GBINVEST@SWELL.NET

OWNER:
OUTER LOOP VENTURE
9400 N. CENTRAL EXPRESSWAY, SUITE 307
DALLAS, TX 75231
CONTACT: GEORGE W. BALDWIN
EMAIL: GBINVEST@SWELL.NET

STATE HIGHWAY NO. 190 PRESIDENT GEORGE BUSH TOLLWAY

(VARIABLE WIDTH RIGHT-OF-WAY)

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS, 75229
PHONE: (214) 558-4800
CONTACT: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM
TEXAS REGISTRATION NO. 10105700

NOTES:

- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE ONE NEW LOT.
- BASE OF BEARINGS FOR THIS PLAT IS THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 190 PER PLAT OF NORTH GARLAND COMMONS NO. 2 RECORDED IN INSTRUMENT NUMBER 20180009369 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
- 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.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

FINAL PLAT
NORTH GARLAND COMMONS NO. 2
LOT 1R-5, BLOCK 1
BEING A 2.2372 ACRE TRACT
BEING A REPLAT OF
REPLAT OF LOT 1R-1R-2
NORTH GARLAND COMMONS NO. 2
INST NO. 20180009369 O.P.R.D.C.T.
CITY OF GARLAND, DALLAS COUNTY, TEXAS
OCTOBER 7, 2022
CITY CASE NO.: 220510-1

STATE OF TEXAS }}
COUNTY OF DALLAS }}

OWNERS CERTIFICATE

WHEREAS, OUTER LOOP VENTURE, and OUTER LOOP VENTURE NUMBER TWO, are the owners of that certain 2.2372 acre tract or parcels of land situated in the JAMES HOWARD SURVEY, ABSTRACT NO. 545, CITY OF GARLAND, DALLAS COUNTY, TEXAS and being part of LOT 1R-1R-2, of NORTH GARLAND COMMONS NO. 2, an addition to the CITY OF GARLAND, DALLAS COUNTY, TEXAS, according to the PLAT THEREOF RECORDED IN COUNTY CLERK INST.# 201400009369, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS; AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO OUTER LOOP VENTURE AS RECORDED IN THE PUBLIC RECORDS OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS and being a portion of TRACT OF LAND DESCRIBED IN DEED TO OUTER LOOP VENTURE NUMBER TWO AS RECORDED IN VOLUME 204529, PAGE 792 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" CUT IN CONCRETE FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY (HARVEY NORTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1R-1R-2 and the SOUTHWEST CORNER OF LOT 1R-3R, of NORTH GARLAND COMMONS NO. 2, an addition to the CITY OF GARLAND, DALLAS COUNTY, TEXAS, according to the PLAT THEREOF RECORDED IN COUNTY CLERK INST.# 201700134959, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 44° 52' 03" WEST (BASIS OF BEARINGS PER PLAT, INST. NO. 20180009369, OPRDCT) ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 1R-1R-2 FOR A DISTANCE OF 190.14 FEET TO A BRASS TxDOT MONUMENT FOR CORNER;

THENCE NORTH 43° 25' 35" WEST AND CONTINUING ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND THE SOUTHWEST LINE OF SAID LOT 1R-1R-2 FOR A DISTANCE OF 190.92 FEET TO A 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2022 RPLS 1890" SET ON A 18" X 5/8" IRON ROD FOR CORNER;

THENCE NORTH 45° 07' 57" EAST, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 190 - PRESIDENT GEORGE BUSH TOLLWAY AND OVER AND ACROSS SAID LOT 1R-1R-2 FOR A DISTANCE OF 260.36 FEET TO A 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2022 RPLS 1890" SET ON A 18" X 5/8" IRON ROD FOR CORNER;

THENCE SOUTH 44° 52' 03" EAST FOR A DISTANCE OF 161.48 FEET TO A 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2022 RPLS 1890" SET ON A 18" X 5/8" IRON ROD FOR CORNER ON THE SOUTHEAST LINE OF SAID LOT 1R-1R-2 and BEING A POINT ON THE NORTHWEST LINE OF LOT 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2, an addition to the CITY OF GARLAND, DALLAS COUNTY, TEXAS, according to the PLAT THEREOF RECORDED IN COUNTY CLERK INST.# 20090011517, MAY RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 43° 49' 36" WEST ALONG THE COMMON LINE OF SAID LOTS 1R-1R-2 and 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2, for a distance of 4.38 FEET TO A 3-1/4" ALUMINUM DISK STAMPED: "NORTH GARLAND COMMONS NO. 2 2022 RPLS 1890" SET ON A 18" X 5/8" IRON ROD FOR THE COMMON CORNER OF SAID LOTS 1R-1R-2 and 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2;

THENCE SOUTH 46° 10' 24" EAST ALONG THE COMMON LINE OF SAID LOTS 1R-1R-2 and 1R-2R IN BLOCK 1 OF NORTH GARLAND COMMONS NO. 2 FOR A DISTANCE OF 209.47 FEET TO AN "X" CUT IN CONCRETE FOUND FOR THE COMMON CORNER OF SAID LOT 1R-1R-2 and AFORESAID 1R-3R;

THENCE SOUTH 45° 07' 57" WEST ALONG THE COMMON LINE OF SAID LOTS 1R-1R-2 and AFORESAID LOT 1R-3R FOR A DISTANCE OF 265.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.2372 ACRES (97,452 SQUARE FEET) OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT OUTER LOOP VENTURE, and OUTER LOOP VENTURE NUMBER TWO, the owners of the property described in this PLAT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS NORTH GARLAND COMMONS NO. 2, LOT 1R-5, BLOCK 1, an addition to the CITY OF GARLAND, DALLAS COUNTY, TEXAS and DO HEREBY DEDICATE, IN THE SHARPE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DO FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL EASEMENTS DEDICATED BY THIS AMENDING PLAT SHALL BE OPEN TO WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES INDICATED; NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR PLANTING SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL UTILITY EASEMENTS DEDICATED BY THIS AMENDING 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.

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

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS ____ DAY OF _____, 2022.

OUTER LOOP VENTURE

BY: _____
GEORGE W. BALDWIN
MANAGER

OUTER LOOP VENTURE NUMBER TWO

BY: _____
GEORGE W. BALDWIN
MANAGER

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE W. BALDWIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR'S AFFIRMATION:

I, DAVID PETREE, 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 COMPLES 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 NONUMENTATION 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 _____, 2022

DAVID PETREE
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1990

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED AND UNDER OATH 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

MY COMMISSION EXPIRES: _____

PLAN COMMISSION SIGNATURE BLOCK

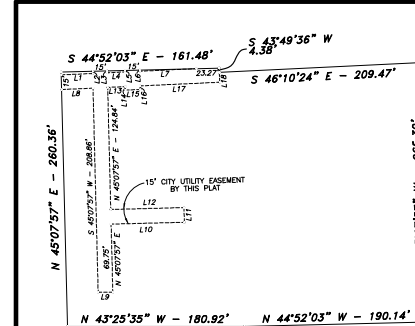
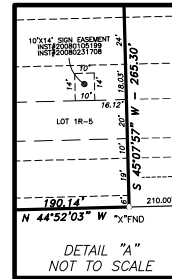
APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS ____ DAY OF _____, 2022 BY THE CITY

PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

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

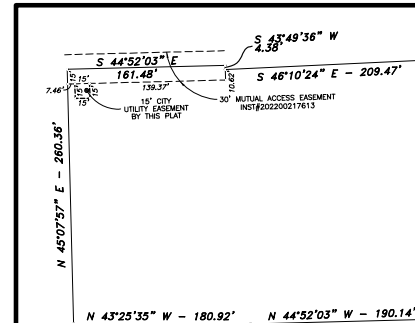
CHAIRMAN OF PLAN COMMISSION

DIRECTOR OF PLANNING



~ EASEMENT LINE TABLE ~		
NO.	BEARING	DISTANCE
L1	S 46°05'15" E	32.03'
L2	N 45°07'57" E	2.26'
L3	S 45°07'57" W	1.94'
L4	S 46°05'15" E	18.18'
L5	N 45°07'57" E	1.55'
L6	S 45°07'57" W	1.24'
L7	S 46°05'15" E	58.01'
L8	S 46°05'15" E	32.03'
L9	S 43°26'36" E	15.00'
L10	S 44°52'03" W	74.95'
L11	N 45°07'57" E	15.00'
L12	N 44°52'03" W	74.95'
L13	S 46°05'15" E	18.18'
L14	S 45°07'57" W	3.40'
L15	S 44°52'03" W	15.00'
L16	N 45°07'57" E	3.72'
L17	S 46°05'15" E	81.63'
L18	N 43°49'36" E	10.12'

EASEMENT DETAIL #1



EASEMENT DETAIL #2

SPACE RESERVED FOR
COUNTY RECORDING LABEL

FINAL PLAT
NORTH GARLAND COMMONS NO. 2
LOT 1R-5, BLOCK 1
BEING A 2.2372 ACRE TRACT
BEING A REPLAT OF
REPLAT OF LOT 1R-1R-2
NORTH GARLAND COMMONS NO. 2
INST NO. 20180009369 O.P.R.D.C.T.
CITY OF GARLAND, DALLAS COUNTY, TEXAS
OCTOBER 7, 2022
CITY CASE NO.: 220510-1

SURVEYOR:
BLUE SKY SURVEYING & MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS, 75229
PHONE: (214) 358-4500
CONTACT: DAVID PETREE
EMAIL: DRPETREE@BLUESKYSURVEYING.COM
TIFLS REGISTRATION NO. 10105700

OWNER:
OUTER LOOP VENTURE NUMBER TWO
9400 N. CENTRAL EXPRESSWAY, SUITE 307
DALLAS, TX 75231
CONTACT: GEORGE W. BALDWIN
EMAIL: GBNVEST@SWELL.NET

OWNER:
OUTER LOOP VENTURE
9400 N. CENTRAL EXPRESSWAY, SUITE 307
DALLAS, TX 75231
CONTACT: GEORGE W. BALDWIN
EMAIL: GBNVEST@SWELL.NET



GARLAND

Plan Commission

2. b.

Meeting Date: 01/23/2023

Item Title: P 23-02 Domain at Firewheel Park Addition Final Plat

Summary:

P 23-02 Domain at Firewheel Park Addition Final Plat

Attachments

P 23-02 Domain at Firewheel Park Addition Final Plat Report and Attachments

Planning Report

File No: P 23-02 /District 1

Agenda Item:

Meeting: Plan Commission

Date: January 23, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Domain at Firewheel Park Addition

LOCATION

4409 Bunker Hill Road

ZONING

Agricultural (AG) District and Planned Development (PD) District 21-23

NUMBER OF LOTS

Two

ACREAGE

69.68

BACKGROUND

The applicant requests approval of the Final Plat to establish drainage easements on both lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

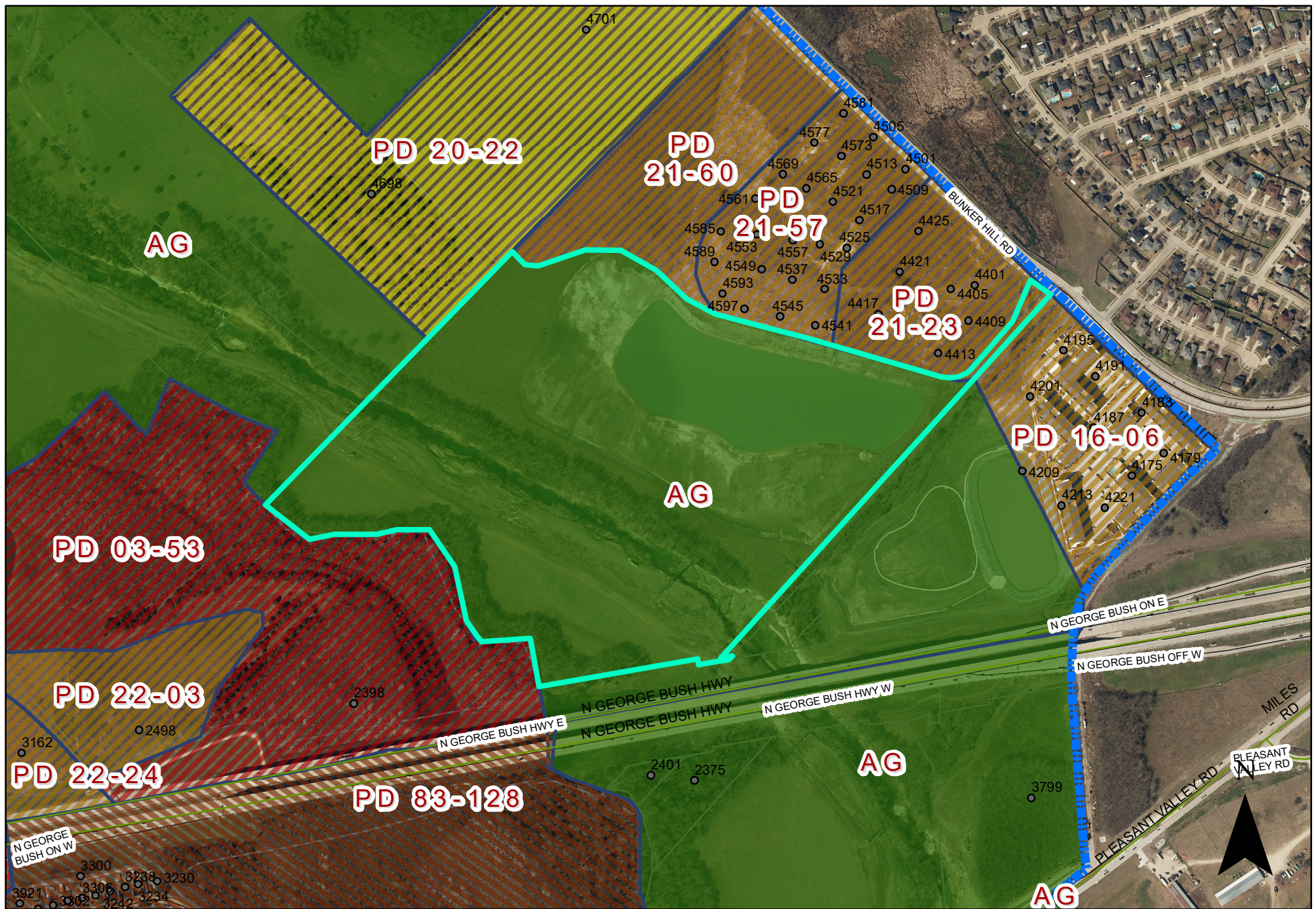
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

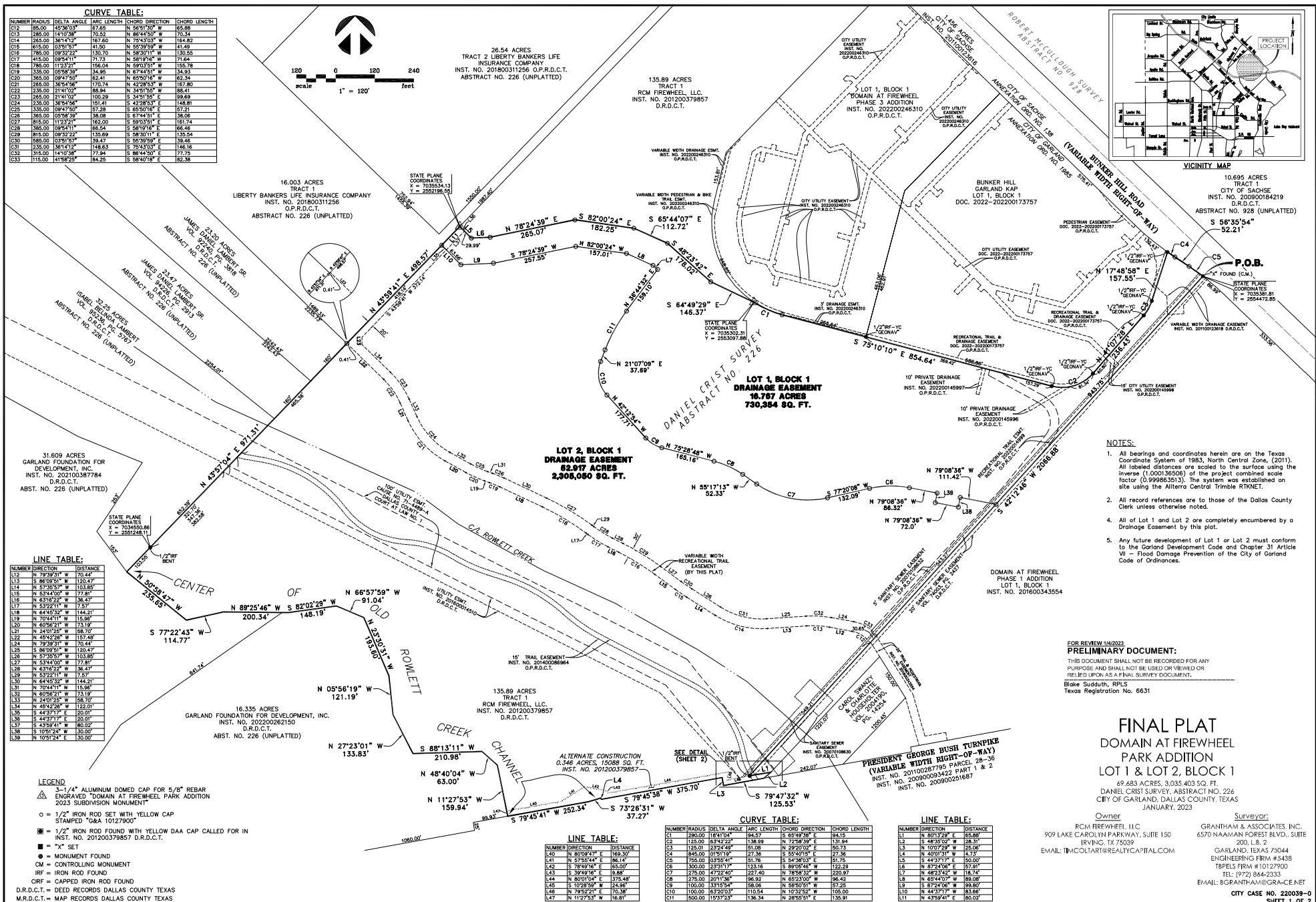
REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 23-02

4409 Bunker Hill Road



FINAL PLAT
DOMAIN AT FIREWHEEL
PARK ADDITION
LOT 1 & LOT 2, BLOCK 1

69.683 ACRES, 3,035.403 SQ. FT.
DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS
JANUARY, 2023

Owner
RCM FIREWHEEL, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
EMAIL: TMCOLART@REALTYCAPITAL.COM

Surveyor:
GRANTHAM & ASSOCIATES, INC.
6570 NAAMAN FOREST BLVD., SUITE
200, L.B. 2
GARLAND, TEXAS 75044
ENGINEERING FIRM #5438
TBELS FIRM #10127900
TEL: (972) 844-2333
EMAIL: G@GRANTHAMGCA.COM

CITY CASE NO. 220039-0
SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS WE, RCM Firewheel, LLC, are the owners of the following described property:

Being all that certain lot, tract or parcel of land situated in the Daniel Crist Survey, Abstract Number 226, City of Garland, Dallas County, Texas, being part of that certain 135.89-acre tract of land conveyed to RCM Firewheel, LLC, according to the document filed in Instrument Number 201200376857 of the Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete found in the southwest right-of-way line of said Bunker Hill Road, being the east corner of said RCM Firewheel, LLC, tract, and the north corner of The Domain at Firewheel, Phase 1 Addition, an addition to the City of Garland according to the plat thereof recorded in Instrument Number 201600343554 of said Official Public Records, and in the southwest line of a tract of land to the City of Sachse recorded in Instrument Number 201100123616 of said Official Public Records;

THENCE along the northwesterly line of said The Domain at Firewheel, Phase 1 Addition, South 42°12'46" West, a distance of 2066.88 feet to a found bent 1/2 inch iron rod (previously found same 1/2 inch iron rod with yellow plastic cap stamped "DAA") in the west corner of said The Domain at Firewheel, Phase 1 Addition;

THENCE along the south line of said The Domain at Firewheel, Phase 1 Addition, North 80°13'29" East, a distance of 65.88 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "DAA" in the northwest line of a tract of land described in deed to Carol Swanzey and Charlotte Householder recorded in Volume 2004190, Page 14254, Deed Records, Dallas County, Texas;

THENCE South 48°35'02" West with northwest line of said Swanzey tract a distance of 28.31 feet to a found 1/2 inch iron rod in the northern line President George Bush Turnpike (a variable width right-of-way) recorded in Instrument Number 201100287795, Instrument Number 200900093422, and Instrument Number 200900251687, Official Public Records, Dallas County, Texas;

THENCE along the southern line of said 135.89-acre tract and the northern line President George Bush Turnpike the following courses and distances:

South 79°47'32" West, a distance of 125.53 feet to a found 5/8 inch iron rod with red plastic disk insert (previously found with aluminum Texas Department of Transportation disk);
North 10°07'29" West, a distance of 25.06 feet to a found 5/8 inch iron rod with aluminum Texas Department of Transportation disk;
South 79°45'36" West, a distance of 375.70 feet to a point in the centerline of the Old Rowlett Creek Channel;
North 40°01'31" West along the centerline of said creek a distance of 4.73 feet;
South 73°26'31" West along the centerline of said creek a distance of 37.27 feet;
South 79°45'41" West leaving the centerline of said creek a distance of 252.34 feet to a point back in the centerline of said creek;

THENCE leaving the northern line of said President George Bush Turnpike and continuing along the southern line of said 135.89-acre tract and with the centerline of said creek the following courses and distances:

North 11°27'53" West, a distance of 159.94 feet;
North 48°40'04" West, a distance of 63.00 feet;
South 88°13'11" West, a distance of 210.98 feet;
North 27°23'01" West, a distance of 133.83 feet;
North 05°56'19" West, a distance of 121.19 feet;
North 23°30'31" West, a distance of 183.60 feet;
North 66°57'59" West, a distance of 91.04 feet;
South 82°02'29" West, a distance of 148.19 feet;
North 89°25'46" West, a distance of 200.34 feet;
South 77°22'43" West, a distance of 114.77 feet;
North 50°58'47" West, a distance of 235.65 feet to the west corner said 135.89-acre tract;

THENCE leaving the centerline of said creek, North 43°57'04" East, along the westerly line of said 135.89-acre tract passing at a distance of 103.55 feet a found bent 1/2 inch iron rod for witness, continuing in all a total distance of 971.31 feet a set 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";

THENCE North 43°59'41" East, a distance of 498.57 feet to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";

THENCE over and across said RCM Firewheel, LLC, tract the following courses and distances:

South 44°37'17" East, a distance of 50.00 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
North 87°24'00" East, a distance of 57.91 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
North 78°24'39" East, a distance of 265.07 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
South 82°00'24" East, a distance of 182.25 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
South 65°40'07" East, a distance of 112.72 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
South 48°23'42" East, a distance of 178.02 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";
South 64°49'29" East, a distance of 146.37 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900" on the southeast line of The Domain at Firewheel, Phase 3 Addition, an addition to the City of Garland according to the plat thereof recorded in Instrument Number 202200246310 of said Official Public Records;

THENCE along the southwesterly line of said The Domain at Firewheel, Phase 3 Addition, southeasterly with the arc of a curve having a radius of 290.00 feet, a central angle of 18°41'04", whose chord bears South 65°39'48" East, 94.15 feet, an arc length of 94.57 feet, to a 1/2-inch iron rod set with yellow cap stamped "G&A 10127900";

THENCE along the southwesterly line of said The Domain at Firewheel, Lot 1 Block 1, Phase 3 Addition and the southwesterly line of Bunker Hill Garland KAP, Lot 1 Block 1, an addition to the City of Garland according to the plat thereof recorded in Instrument Number 20220017357 of said Official Public Records, South 75°10'10" East, a distance of 854.64 feet to a 1/2-inch iron rod found with yellow cap stamped "GEONAV";

THENCE along the southeasterly line of said Bunker Hill Garland KAP, northwesterly with the arc of a curve having a radius of 125.00 feet, a central angle of 63°42'22", whose chord bears North 72°58'39" East, 131.94 feet, an arc length of 138.99 feet, to a 1/2-inch iron rod found with yellow cap stamped "GEONAV";

THENCE along the southeasterly line of said Bunker Hill Garland KAP, North 41°07'28" East, a distance of 236.43 feet to a 1/2-inch iron rod found with yellow cap stamped "GEONAV";

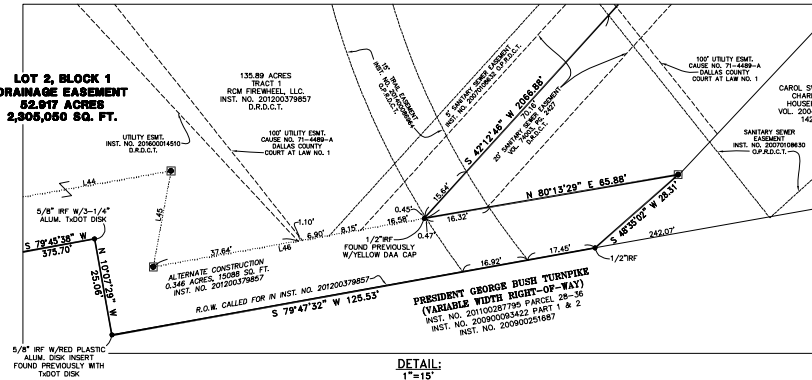
THENCE along the southeasterly line of said Bunker Hill Garland KAP, northwesterly with the arc of a curve having a radius of 125.01 feet, a central angle of 23°24'49", whose chord bears North 29°20'02" East, 50.73 feet, an arc length of 51.08 feet, to a 1/2-inch iron rod found with yellow cap stamped "GEONAV";

THENCE along the southeasterly line of said Bunker Hill Garland KAP, North 17°48'58" East, a distance of 157.55 feet to a 1/2-inch iron rod found with yellow cap stamped "GEONAV" and being in the southwest right-of-way line of Bunker Hill Road and said City of Sachse tract and corner of said RCM Firewheel, LLC, tract;

THENCE along the southwest right-of-way line of Bunker Hill Road and the northeast line said RCM Firewheel, LLC, tract, with the arc of a curve having a radius of 845.00 feet, a central angle of 01°51'19", whose chord bears South 55°40'15" East, 27.36 feet, an arc length of 27.36 feet, to a 1/2-inch iron rod found with yellow cap stamped "G&A 10127900";

THENCE along the southwest right-of-way line of Bunker Hill Road and the northeast line said RCM Firewheel, LLC, tract, South 56°35'34" East, a distance of 52.21 feet to a 1/2-inch iron rod found with yellow cap stamped "G&A 10127900";

THENCE along the southwest right-of-way line of Bunker Hill Road and the northeast line said RCM Firewheel, LLC, tract, with the arc of a curve having a radius of 755.00 feet, a central angle of 03°55'41", whose chord bears South 54°38'03" East, 51.75 feet, an arc length of 51.76 feet, to the POINT OF BEGINNING and containing 89.683 acres of 3,035,403 square feet of land



NOTES:

- All bearings and coordinates herein are on the Texas Coordinate System of 1983, North Central Zone, (2011). All labeled distances are scaled to the surface using the inverse (1,000136506) of the project combined scale factor (0.999863513). The system was established on site using the Allera Central Trimble RTNET.
- All record references are to those of the Dallas County Clerk unless otherwise noted.

NOTES CONT'D:

- All of Lot 1 and Lot 2 are completely encumbered by a Drainage Easement by this plat.
- Any future development of Lot 1 or Lot 2 must conform to the Garland Development Code and Chapter 31 Article VII - Flood Damage Prevention of the City of Garland Code of Ordinances.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That RCM Firewheel, LLC 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 Domain at Firewheel Park Addition, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

The Recreational Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand trail improvements and use the surface of the Easement. However, the property owner shall retain title to all improvements and is responsible for designing, constructing, and maintaining all improvements to the minimum standards set by applicable city, state, and federal laws and regulations. Notwithstanding any other language contained herein to the contrary, the City is not required to maintain the Easement or any improvements therein. In the event the City elects to conduct maintenance, modification, or expansion activities to any improvements within the Easement, the City shall obtain prior written authorization from the property owner, which shall not be unreasonably withheld, before making substantive modifications to, or conducting maintenance activities on, trail improvements. The property owner shall not erect a fence, barricade, or other types of barriers that would prevent, impair, or obstruct the passage of pedestrian travel within or across the access way or the access points.

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____.

BY: _____

AUTHORIZED SIGNATURE: _____

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 20____.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S AFFIRMATION:

I, Blake Sudduth, 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 subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this ____ day of _____, 20____

FOR REVIEW 1/2/2023

PRELIMINARY DOCUMENT:

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

(Signature)

Blake Sudduth, RPLS

Texas Registered Professional Land Surveyor No. 6631

State of Texas :

County of _____ : Before me, the undersigned authority personally appeared _____

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this ____ day of _____, 20____.

Notary Public

State of Texas

My commission expires the ____ day of _____, 20____.

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

Director of Planning

Chairman of Plan Commission

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

FINAL PLAT
DOMAIN AT FIREWHEEL
PARK ADDITION
LOT 1 & LOT 2, BLOCK 1

69.683 ACRES, 3,035,403 SQ. FT.
DANIEL CRIST SURVEY, ABSTRACT NO. 226
CITY OF GARLAND, DALLAS COUNTY, TEXAS
JANUARY, 2023

Owner

RCM FIREWHEEL, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
EMAIL: TMCOLART@REALTYCAPITAL.COM

Surveyor:

GRANTHAM & ASSOCIATES, INC.
6570 NAAMMAN FOREST BLVD., SUITE
200, L.B. 2
GARLAND, TEXAS 75044
ENGINEERING FIRM #5438
TBELS FIRM #10127900
TEL: (972) 844-2333
EMAIL: G@GRANTHAM&ASSOCIATES.COM

CITY CASE NO. 220039-0
SHEET 2 OF 2



Plan Commission

3. a.

Meeting Date: 01/23/2023

Item Title: Z 22-75 Frontier States Development Services (FSDS) - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Specific Use Provision for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Specific Use Provision)

Attachments

Z 22-75 Frontier States Development Services (FSDS) Report and Attachments (Specific Use Provision)

Z 22-75 Frontier States Development Services (FSDS) Responses

Planning Report

File No: Z 22-75/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 23, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use

Approval of a Plan on a property zoned Community Retail (CR) District.

LOCATION

131 West Kingsley Road

APPLICANT

Frontier States Development Services (FSDS)

OWNER

Hoppenstein Properties, INC

BACKGROUND

The applicant proposes to construct a self-service ice kiosk in an existing shopping center. The GDC requires a Specific Use Provision for a self-service retail kiosk in the Community Retail (CR) District.

SITE DATA

The lease area is 0.0262-acres and it is located within an 11-acre shopping center parking lot. The lease area can be accessed from West Kingsley Road and South First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. It contains a shopping center made up of three large multi-tenant buildings, as well as a two smaller stand alone structures.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 270 square-foot ice kiosk, which is classified as a self-service retail kiosk in the GDC.

The GDC defines a self-service retail kiosk as "A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a *Vending Machine, Exterior*."

2. The parking analysis provided by the applicant complies with the parking requirements per the GDC.
3. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development.
4. The design of the building (Exhibit E) complies with the applicable building design standards per the GDC.
5. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of ten (10) to fifteen (15) years.

COMPREHENSIVE PLAN

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

The proposed use will provide retail service to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are zoned for Community Retail (CR) District and contain retail stores, laundry, food establishments, auto uses, medical uses, banking, and places of worship.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use

Approval of a Plan on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

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

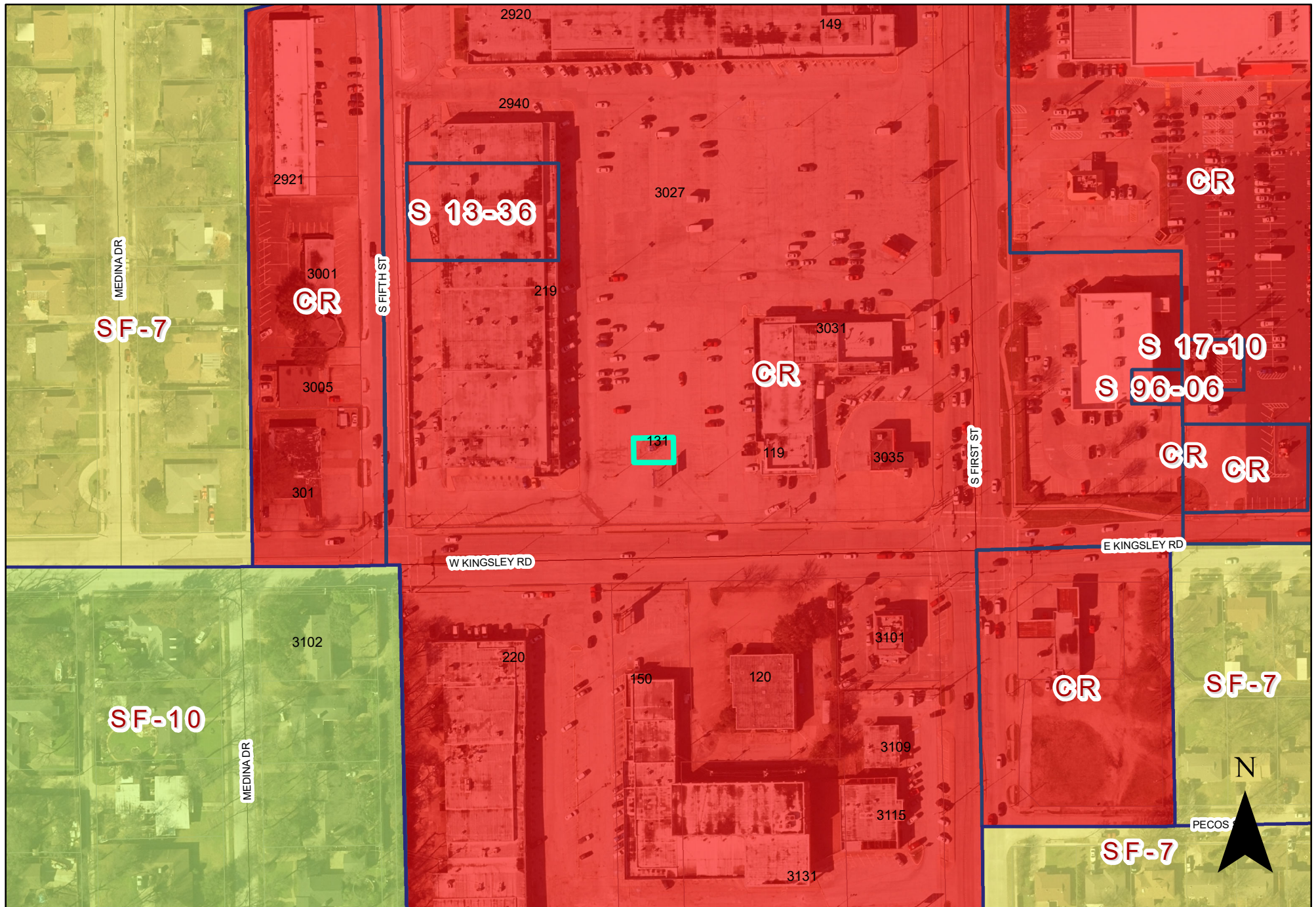
CITY COUNCIL DATE: February 21, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

 INDICATES AREA OF REQUEST

131 West Kingsley Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-75

131 West Kingsley Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a kiosk, self-service - retail.
- 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.

IV. General Regulations: All regulations of the Community Retail (CR) 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. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.
- C. Time Period: The Specific Use Provision shall have a twenty-five (25) year time period.

Z 22-75



View of the subject site looking North from W. Kingsley



View from the subject site looking South on W. Kingsley toward a shopping center.



View from the subject site looking East down W. Kingsley



View from the subject site looking West down W. Kingsley



131 West Kingsley Road

To date no responses have been received for this case.



Plan Commission

3. b.

Meeting Date: 01/23/2023

Item Title: Z 22-75 Frontier States Development Services (FSDS) - Plan (District 5)

Summary:

Consideration of the application of **Frontier States Development Services (FSDS)**, requesting approval of a Plan for a Kiosk, Self-Service: Retail (Ice) on a property zoned Community Retail (CR) District. This property is located at 131 West Kingsley Road. (District 5) (File Z 22-75 – Plan)

Attachments

Z 22-75 Frontier States Development Services (FSDS) Report and Attachments (Plan)

Z 22-75 Frontier States Development Services (FSDS) Responses

Planning Report

File No: Z 22-75/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 23, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use

Approval of a Plan on a property zoned Community Retail (CR) District.

LOCATION

131 West Kingsley Road

APPLICANT

Frontier States Development Services (FSDS)

OWNER

Hoppenstein Properties, INC

BACKGROUND

The applicant proposes to construct a self-service ice kiosk in an existing shopping center. The GDC requires a Specific Use Provision for a self-service retail kiosk in the Community Retail (CR) District.

SITE DATA

The lease area is 0.0262-acres and it is located within an 11-acre shopping center parking lot. The lease area can be accessed from West Kingsley Road and South First Street.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. It contains a shopping center made up of three large multi-tenant buildings, as well as a two smaller stand alone structures.

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

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a 270 square-foot ice kiosk, which is classified as a self-service retail kiosk in the GDC.

The GDC defines a self-service retail kiosk as "A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a *Vending Machine, Exterior*."

2. The parking analysis provided by the applicant complies with the parking requirements per the GDC.
3. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development.
4. The design of the building (Exhibit E) complies with the applicable building design standards per the GDC.
5. The applicant is requesting approval of a twenty-five (25) year Specific Use Provision. The SUP Time Period Guide recommends a range of ten (10) to fifteen (15) years.

COMPREHENSIVE PLAN

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

The proposed use will provide retail service to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the site are zoned for Community Retail (CR) District and contain retail stores, laundry, food establishments, auto uses, medical uses, banking, and places of worship.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Kiosk, Self-Service – Retail Use

Approval of a Plan on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

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

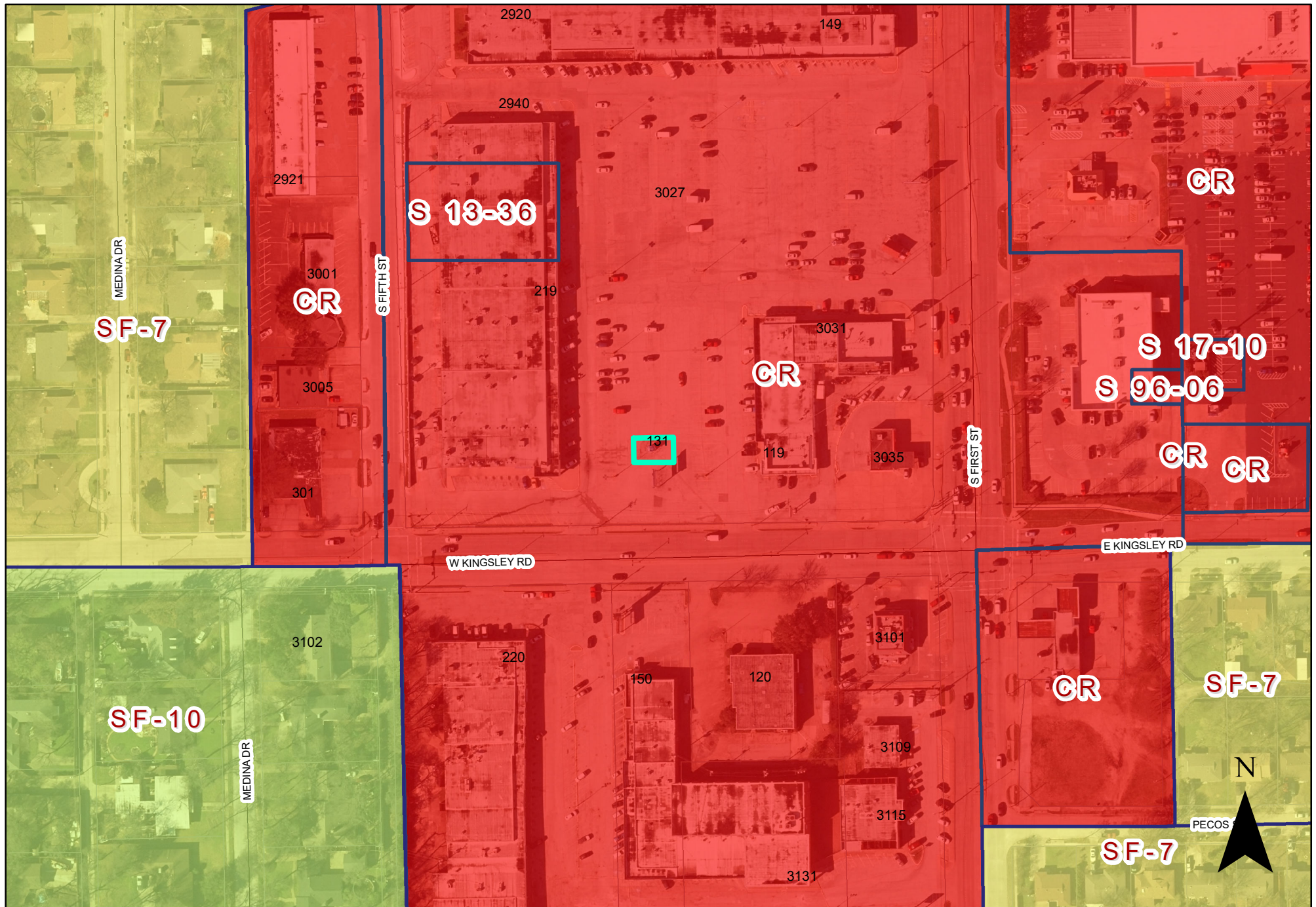
CITY COUNCIL DATE: February 21, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

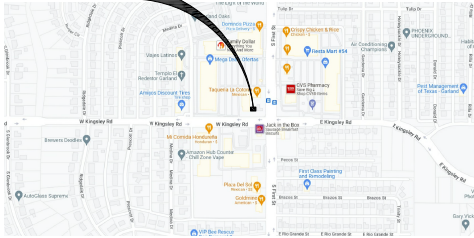


ZONING MAP Z 22-75

 INDICATES AREA OF REQUEST

131 West Kingsley Road

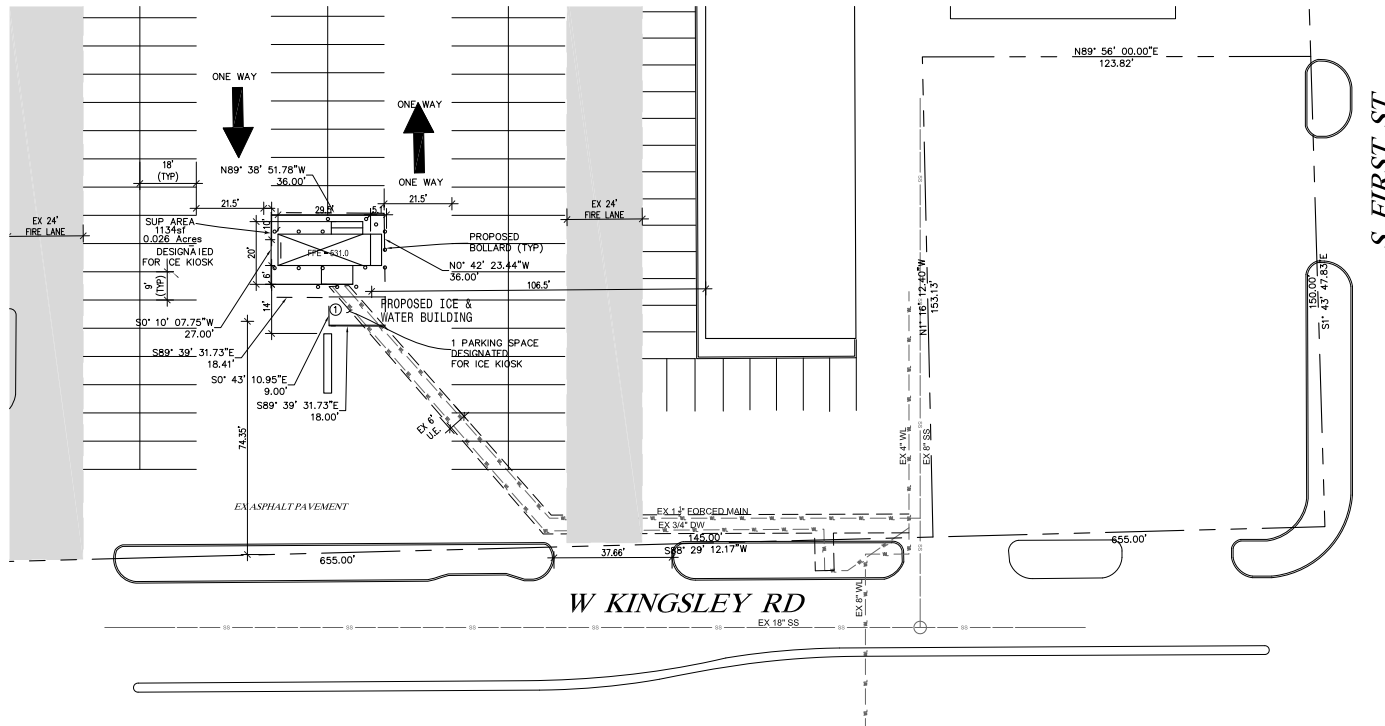
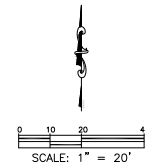
PROJECT SITE



VICINITY MAP
(NOT TO SCALE)
MAPSCO #29A-N

Site Data Table	
Property Address:	3035 S First St, Garland, TX 75041
Existing Zoning:	CR
Proposed Zoning:	CR
Proposed Building	
Proposed use	Retail
SUP AREA	1134 sf/0.026 acres
Building square footage	270 sf
Floor Area Ratio	24%
Height of building	15'-4"
Finished floor elevation	531
Number of stories	1

PARKING COUNT REQUIREMENTS			
S.F.	Use	S.F. per space	Required
KIOSK	ASSIGNED	1	1
1458	Automobile Repair	400	4
5922	Ballroom	200	30
640	Business Services	300	2
4400	Church	100	44
2510	Fitness & Retail Store	242	10
32402	Furniture Sales/Rental	400	81
6250	Laundry (Laundromat)	250	25
16730	Med & Dental	250	67
6180	Office General	300	21
3450	Personal Services	250	14
6495	Restaurant	100	65
39050	Retail Store	333	117
PARKING LOT	Veterinary Clinic	300	1
5680	VACANT	200	28
131167			510
Total Parking Provided		648*	
Including 16 HC spaces			
*Note: "Detailed list" Detailed Tenant Parking - Ridgewood Plaza" also available showing calculations by individual suite number, including business name, description, S.F. of tenant space, use, required parking ratio of use, and required parking spaces.			
Supplemental "Detailed Tenant Parking - Ridgewood Plaza" included with drawing package upload.*			



DEVELOPER:
FRONTIER STATES DEV SRVS
4513 N SHORE DR
THE COLONY, TX 75056
469-446-3518

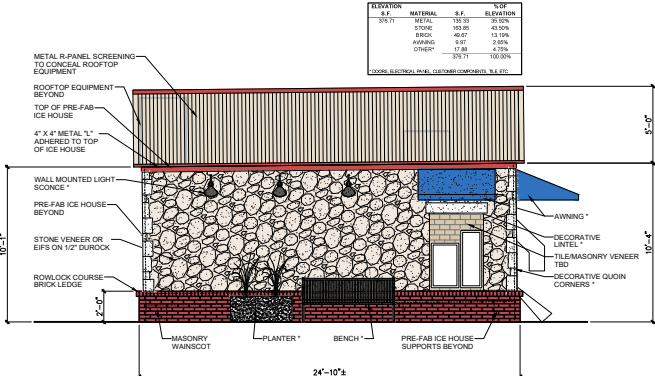
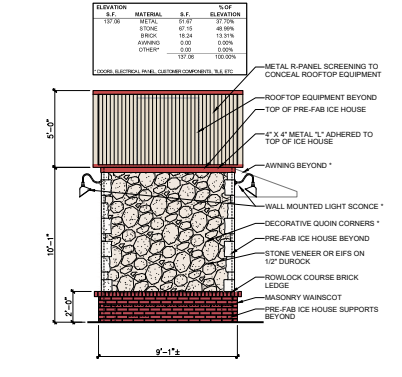
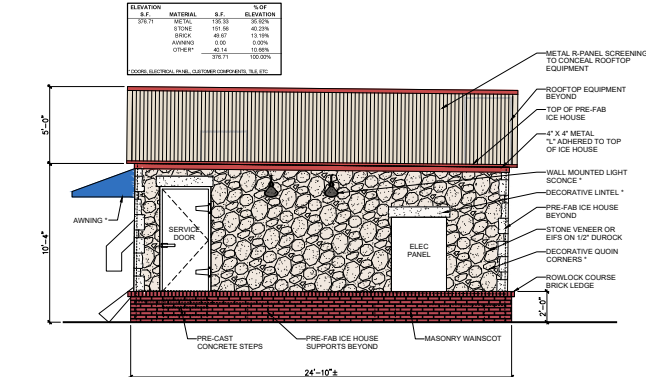
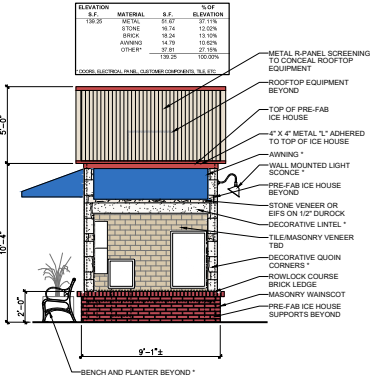
PROPERTY OWNER:
HOPPENSTEIN PROPERTIES
1131 ROCKINGHAM DR
RICHARDSON, TX 75056

ICE HOUSE OWNER:
CODY PAINTER
POLAR CAP INVESTMENTS LLC
6309 HANCOCK RD
ROWLETT, TX 75089

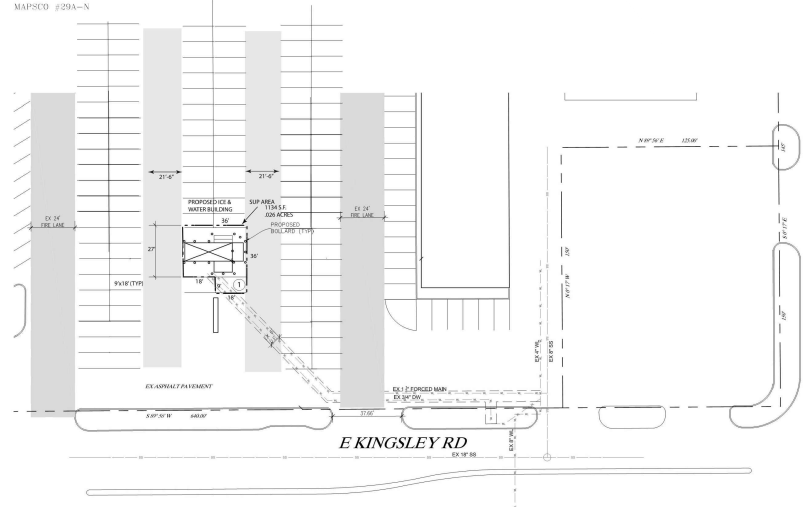
2101 CEDAR SPRINGS RD STE 1009
DALLAS, TX 75201
972.554.1100 (Office)
1-866-682-8129 (Fax)
TXPE Firm #: 9723

PROJECT NAME:
TEXAS
ICE
DENTON, TEXAS

SHEET TITLE
PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN H BEZNER
PE # 96469
DATE 12/27/22
SCALE 1"=20'
SHEET 1
OF 3



VICINITY MAP
(NOT TO SCALE)
MAPSCD 2-20A-N



SITE PLAN
SCALE: NTS

Z 22-75



View of the subject site looking North from W. Kingsley



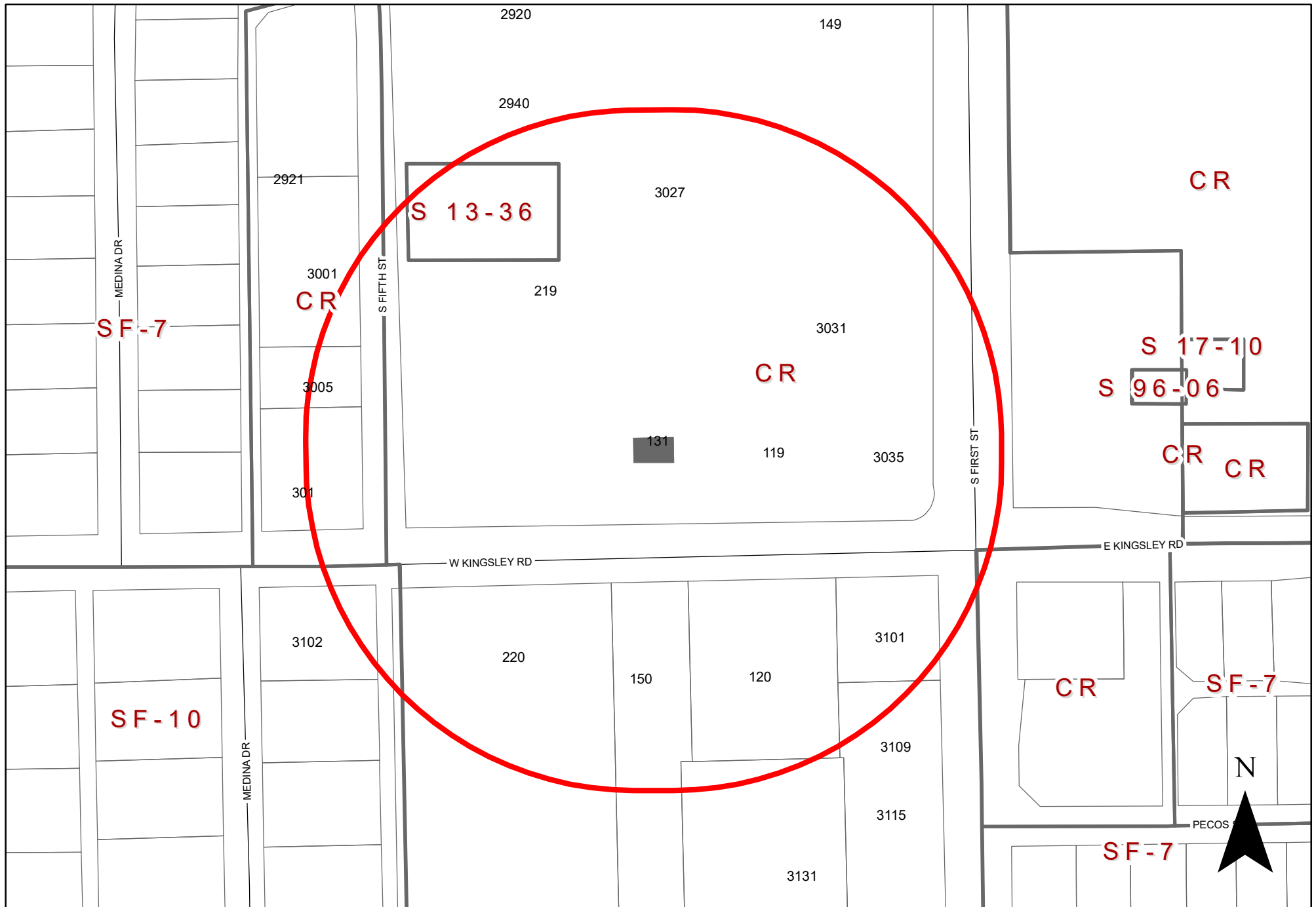
View from the subject site looking South on W. Kingsley toward a shopping center.



View from the subject site looking East down W. Kingsley



View from the subject site looking West down W. Kingsley



0 100 200 Feet
1 inch = 154 feet

ZONING MAP Z 22-75

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

131 West Kingsley Road

To date no responses have been received for this case.



GARLAND

Plan Commission

4. a.

Meeting Date: 01/23/2023

Item Title: GDC Amendment

Summary:

Consideration to amend in part Chapter 6, Section 6.03 "Definitions" of the Garland Development Code, regarding the definition of "Pet Store."

Attachments

GDC Amendment Report and Attachment

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: January 23, 2023



GARLAND

TEXAS MADE HERE

ISSUE

Consider amending in part Chapter 6, Section 6.03 "Definitions" of the Garland Development Code, regarding the definition of "Pet Store."

BACKGROUND

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding the definition of pet stores. It is proposed to make pet stores that sell dogs and cats prohibited in Garland.

CONSIDERATIONS

1. The Development Services Committee recommends an amendment to the Garland Development Code (GDC) regarding the definition Pet Store. It is proposed to make pet stores that sell dogs and cats a prohibited land use in Garland. Other cities in Texas have made similar prohibitions to the commercial sale of dogs and cats, including recently the City of Dallas.
2. The draft redlines are attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend in part Chapter 6, Section 6.03 "Definitions" of the Garland Development Code, regarding the definition of "Pet Store."

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov

PET STORE: A retail establishment offering small animals for sale (no livestock) where all creatures are housed within the building, and the sale of pet foods and supplies. May include ~~pet grooming salon, indoor pet care/play/boarding and/or~~ small animal veterinary services as accessory use(s). However, a retail establishment offering dogs and/or cats for sale is a prohibited land use.



GARLAND

Plan Commission

4. b.

Meeting Date: 01/23/2023

Item Title: Update on Plan Commission Secretary

Summary:

Update on Plan Commission Secretary
