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
July 24, 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. 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 July 10, 2023 meeting.

2. PLATS

a. P 23-21 – Lofts iThirty Addition Final Plat

b. P 23-23 – Jupiter Center Second Replat

c. P 23-24 – Garland Shiloh Addition First Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

a. Consideration of the application of **Fred A. Gans**, requesting approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses to allow a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Zoning)

b. Consideration of the application of **Fred A. Gans**, requesting approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Detail Plan)

c. Consideration of the application of **Jake Finch, Cascade Companies**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 613 and 615 Rowlett Road. (District 4) (Z 23-22)

4. ADJOURN

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

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

GARLAND

Plan Commission **1. a.**

Meeting Date: 07/24/2023

Item Title: Plan Commission Minutes for July 10, 2023

Summary:

Consider approval of the Plan Commission Minutes for the July 10, 2023 meeting.

Attachments

Plan Commission Minutes for July 10, 2023

GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, July 10, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present:	Julius Jenkins, 1st Vice Chair
	Wayne Dalton, Commissioner
	Stephanie Paris, Commissioner
	Georgie Cornelius, Plan Commissioner
	Rich Aubin, Commissioner
	Douglas Williams, 2nd Vice Chair
	Michael Rose, Commissioner
Absent:	Scott Roberts, Chairman
Staff Present:	Will Guerin, Planning Director
	Matthew Wolverton, Development Planner
	Shawn Roten, Senior Assistant City Attorney
	Elisa Morales, Secretary

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.

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

1. MINUTES

a. Consider approval of the Plan Commission Minutes for the June 26, 2023 meeting. **APPROVED**

2. PLATS

a. P 23-17 – Olvera Family Addition Final Plat **APPROVED**

b. P 23-22 Columbia Hospital Garland Final Plat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

4. ZONING

a. Consideration of the application of **Val Gutierrez**, requesting approval of a Specific Use Provision for a Truck/Bus Repair Use on a property zoned Industrial (IN) District. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Specific Use Provision) **APPROVED**

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

b. Consideration of the application of **Val Gutierrez**, requesting approval of a Plan for a Truck/Bus Repair Use. This property is located at 4003 Miller Park Drive. (District 6) (Z 22-72 – Plan) **APPROVED**

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

c. Consideration of the application of **Will Bohls**, requesting approval of a Specific Use Provision for a Building/Garden Materials Sales & Storage (Wholesale) Use on a property zoned Downtown (DT) District, Uptown sub-district. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Specific Use Provision) **APPROVED**

The applicant, Will Bohls, 6330 High Gate Lane, provided an overview of the request, and remained available for questions.

Commissioner Paris asked the applicant for clarification on his request for a 30-year Specific Use Provision and the reasons for that length of time.

The applicant explained that he looked at previous cases and based on the use he is requesting, made his request for the 30-year Specific Use

Provision.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application with a 20-year Specific Use Provision. Seconded by Commissioner Dalton.

Commissioner Paris asked Commissioner Rose for clarification on his motion to approve for a 20-year period versus a 30-year period.

Commissioner Rose explained that based on the location of the development, he does not feel that there will be any future retail development and that the 10-year Specific Use Provision will be too short.

Commissioner Dalton asked for staff to clarify if their recommendation was for 10 years.

Staff confirmed that their recommendation was for a 5 to 10-year period.

Commissioner Rose added that he believes the recommendation is based on the potential for any future re-development for the location.

Commissioner Aubin added that if the property becomes viable for a different use, then he believes that another buyer would come forward to purchase the property and redevelop it. Commissioner Aubin stated that typically Specific Use Provisions are associated with disfavored uses and he does not see this proposed development as a disfavored use. He does not believe that a future Council should hold the 10-year Specific Use Provision over the developer's head because they would like to see it redeveloped.

Motion was made by Commissioner Rose to **approve** the application as presented with a 20-year Specific Use Provision. Seconded by Council Member Dalton. **Motion carried**: **7** Ayes, **0** Nays.

d. Consideration of the application of **Will Bohls**, requesting approval of a Plan for a Building/Garden Materials Sales & Storage (Wholesale) Use. This property is located at 543 North Fifth Street. (District 8) (Z 23-21 – Plan) **APPROVED**

Motion was made by Commissioner Rose to **approve** the application as presented with a 20-year Specific Use Provision. Seconded by Council Member Dalton. **Motion carried**: **7** Ayes, **0** Nays.

5. MISCELLANEOUS

a. Economic Development Strategic Plan Briefing

Staff will present the recently adopted Economic Development Strategic Plan to the Plan Commission. No action is requested of the Plan Commission. This item is for informational purposes only.

6. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:09 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary

GARLAND

Plan Commission **2. a.**

Meeting Date: 07/24/2023

Item Title: P 23-21 Lofts iThirty Addition Final Plat

Summary:

P 23-21 – Lofts iThirty Addition Final Plat

Attachments

P 23-21 Lofts iThirty Addition Final Plat Report & Attachments

Planning Report

File No: P 23-21 /District 4
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

FINAL PLAT
Lofts iThirty Addition

LOCATION
6302 Greenbelt Parkway

ZONING
Planned Development (PD) District 22-51

NUMBER OF LOTS
3

ACREAGE
13.921

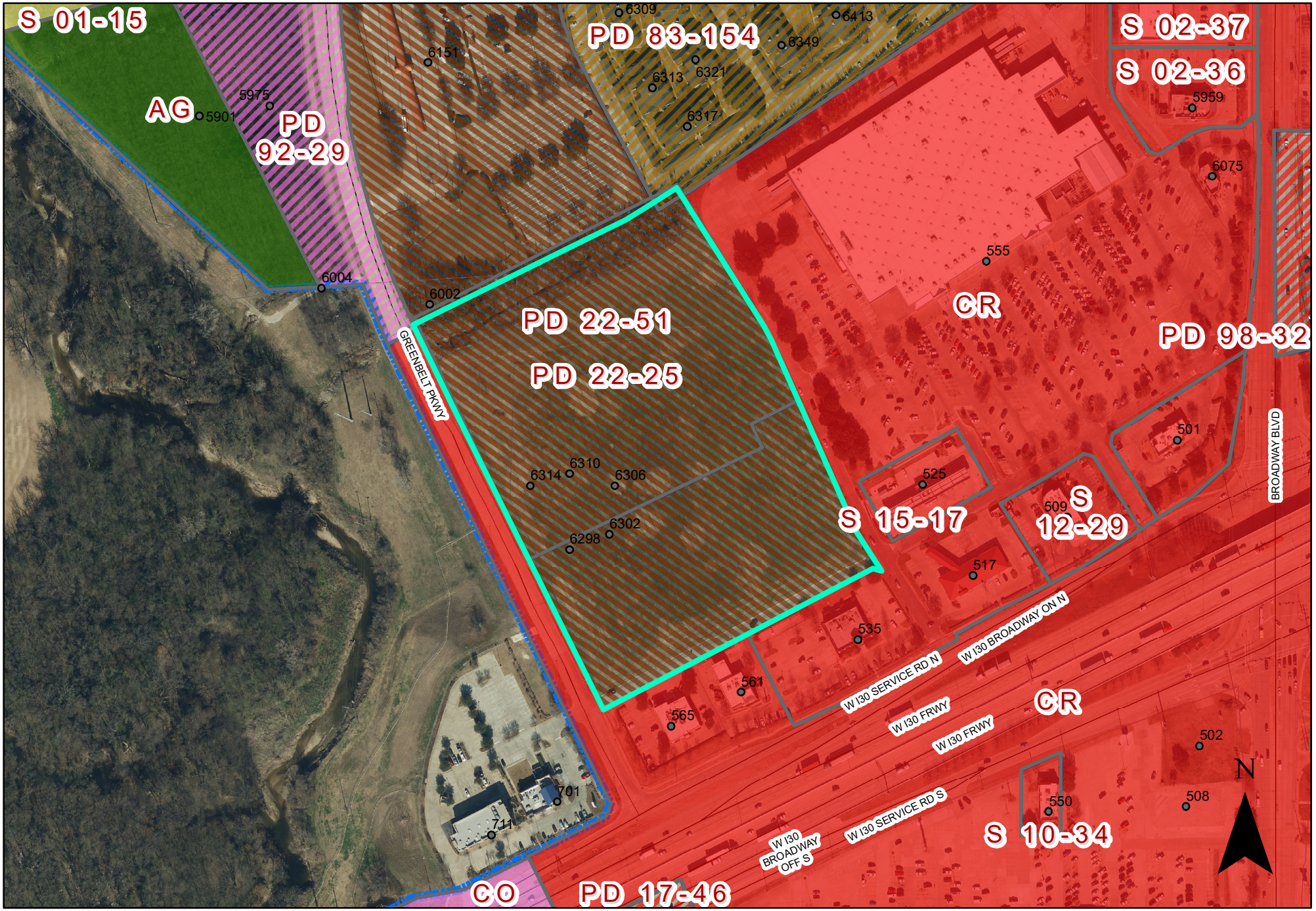
BACKGROUND
The applicant requests approval of a Final Plat to construct a multi-family development.

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
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning

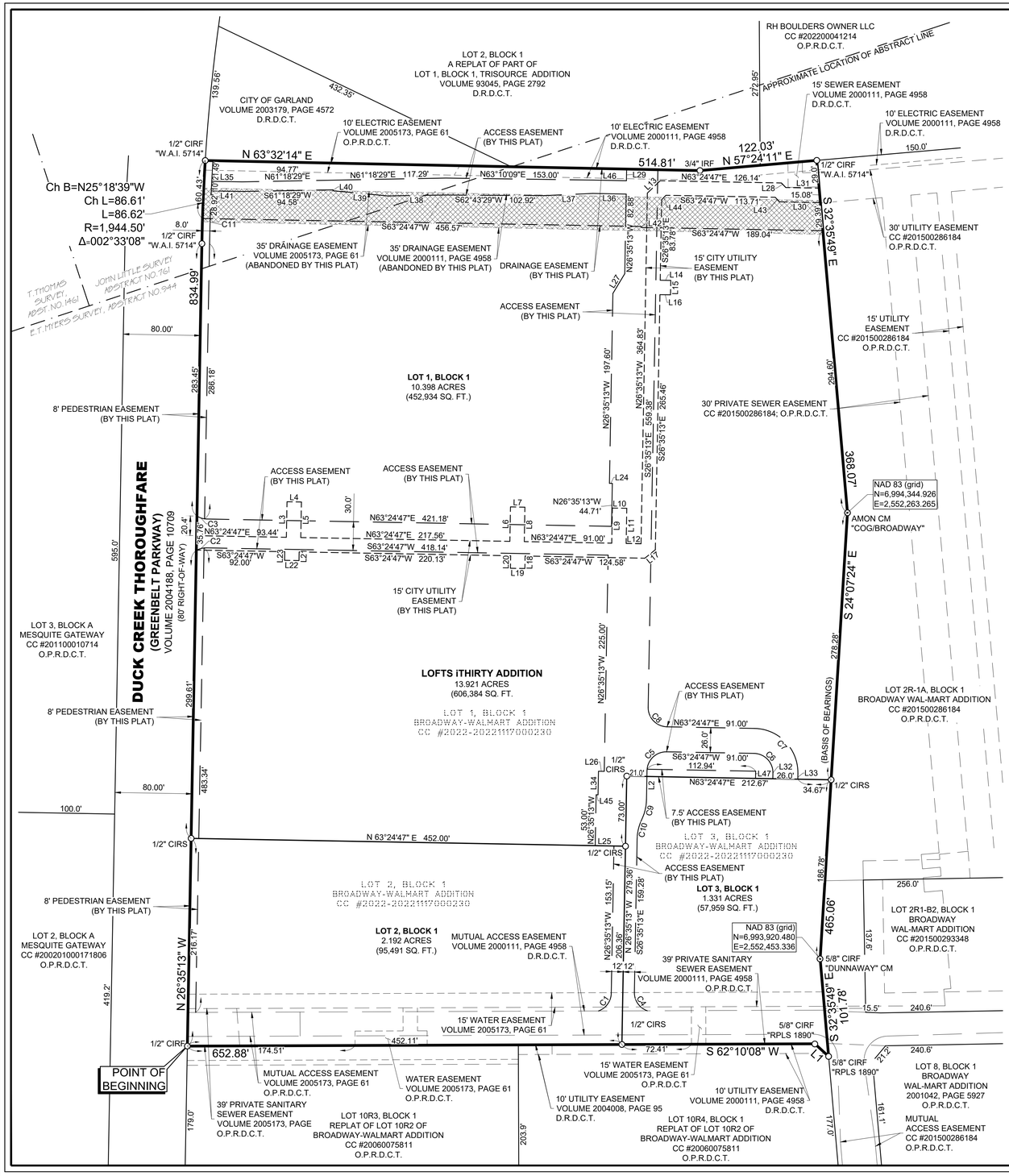


0 180 360 Feet
1 inch = 271 feet

PLAT MAP P 23-21

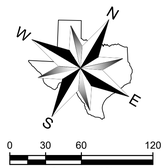
INDICATES AREA OF REQUEST

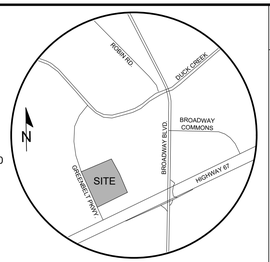
6302 Greenbelt Parkway



ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with plastic cap (as noted)
CIRS	Iron rod set w/red plastic cap stamped "W.A.I. 5714"
CM	Controlling Monument
D.R.D.C.T.	Deed Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
XCF	"X" cut in concrete found





VICINITY MAP
NOT TO SCALE

NOTES:

1. 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.
2. Each lot corner is monumented with a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" unless denoted otherwise.
3. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of June, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N75°12'51"W	19.42'
L2	S26°35'13"E	30.00'
L3	N26°35'13"W	37.00'
L4	N63°24'47"E	15.00'
L5	S26°35'13"E	37.00'
L6	N26°35'13"W	35.82'
L7	N63°24'47"E	15.00'
L8	S26°35'13"E	35.82'
L9	N26°35'13"W	36.57'
L10	N63°24'47"E	15.00'
L11	S26°35'13"E	36.57'
L12	N63°24'47"E	15.50'
L13	N18°24'47"E	18.50'
L14	N63°24'47"E	11.00'
L15	S26°35'13"E	15.00'
L16	S63°24'47"W	11.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S23°36'27"W	14.04'
L18	S26°35'13"E	13.00'
L19	S63°24'47"W	15.00'
L20	N26°35'13"W	13.00'
L21	S26°35'13"E	9.00'
L22	S63°24'47"W	15.00'
L23	N26°35'13"W	9.00'
L24	S63°24'47"W	3.00'
L25	S63°24'47"W	19.50'
L26	N63°24'47"E	6.00'
L27	N03°24'47"E	24.00'
L28	S71°35'13"E	6.63'
L29	N26°35'13"W	12.10'
L30	S63°24'47"W	42.51'
L31	N63°24'47"E	34.72'
L32	N26°35'13"W	6.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S26°35'13"E	6.00'
L34	N26°35'13"W	24.50'
L35	N63°24'47"E	31.67'
L36	S63°24'47"W	34.82'
L37	S59°48'39"W	50.18'
L38	S61°27'27"W	60.28'
L39	S67°45'43"W	57.13'
L40	N26°35'13"W	1.04'
L41	S63°24'47"W	32.17'
L42	N26°35'13"W	1.00'
L43	N71°35'13"W	6.63'
L44	S15°54'23"W	6.36'
L45	N63°24'47"E	2.00'
L46	N63°24'47"E	34.82'
L47	S26°35'13"E	7.50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	69°27'39"	20.00'	24.25'	22.79'	N08°08'37"E
C2	31°12'26"	20.00'	10.89'	10.76'	S47°48'34"W
C3	31°03'28"	20.00'	10.84'	10.71'	N78°56'31"E
C4	72°07'32"	20.00'	25.18'	23.55'	S62°38'59"E
C5	90°00'00"	20.00'	31.42'	28.28'	S18°24'47"W
C6	90°00'00"	20.00'	31.42'	28.28'	N71°35'13"W
C7	90°00'00"	46.00'	72.26'	65.05'	S71°35'13"E
C8	90°00'00"	20.00'	31.42'	28.28'	S71°35'13"E
C9	24°29'41"	50.00'	21.38'	21.21'	S14°20'22"E
C10	24°29'41"	50.00'	21.38'	21.21'	S14°20'22"E
C11	2°33'44"	1,936.50'	86.60'	86.60'	S25°18'21"E

OWNER:
Lofts iThirty Owner, LLC
13101 Preston Road, Suite 510
Dallas, Texas 75240

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090

FINAL PLAT
LOFTS iTHIRTY ADDITION
LOTS 1-3, BLOCK 1
13.921 ACRES OUT OF THE JOHN LITTLE SURVEY, ABSTRACT NO. 761 AND THE E. T. MYERS SURVEY, ABSTRACT NO. 944
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210701-1

"SPACE RESERVED FOR
COUNTY RECORDING LABEL"

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100123

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E. T. MYERS SURVEY, ABSTRACT NO. 944 AND THE JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS

LOFTS ITHIRTY OWNER, LLC
13101 PRESTON ROAD, SUITE 510
DALLAS, TEXAS 75240

FINAL PLAT
LOFTS iTHIRTY ADDITION
LOTS 1-3, BLOCK 1
13.921 ACRES

Date : 12.08.22
Scale : 1" = 60'
File : 91202-FPLT
Project No. : 91202.00

SHEET 1 OF 2

G:\91202\survey\Plats\91202-FPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, We, Lofts iThirty Owner, LLC and 3J1C LLC are the sole owners of a tract of land situated in the JOHN LITTLE SURVEY, ABSTRACT NO. 761 and the E. T. MYERS SURVEY, ABSTRACT NO. 944, in the City of Garland, Dallas County, Texas, and being all of Lots 1-3, Block 1, Broadway-Walmart Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2022-20221117000230, Official Public Records, Dallas County, Texas, being a tract of land (Lot 1) described in Special Warranty Deed to Lofts iThirty Owner, LLC as recorded in County Clerk's Instrument No. 202200301862, Official Public Records, Dallas County, Texas, and a tract of land (Lot 2 & 3) described in Special Warranty Deed to 3J1C LLC as recorded in County Clerk's Instrument No. 202200301860, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Southwest corner of Lot 2, Block 1, of said Lofts iThirty Addition Conveyance Plat and the West corner of Lot 10R3, Block 1, Broadway-Walmart Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 200600075811, Official Public Records, Dallas County, Texas, on the Northeast right-of-way of Duck Creek Thoroughfare (Greenbelt Parkway), an 80-foot right-of-way, per document recorded in Volume 2004188, Page 10709, Deed Records, Dallas County, Texas);

THENCE North 26 degrees 35 minutes 13 seconds West, along the Northeast right-of-way of said Duck Creek Thoroughfare, a distance of 834.99 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said point being the beginning of a curve to the right having a radius of 1,944.50 feet, a central angle of 02 degrees 33 minutes 08 seconds, a chord bearing of North 25 degrees 18 minutes 39 seconds West, and a chord length of 86.61 feet;

THENCE continuing along the Northeast right-of-way of said Duck Creek Thoroughfare and said curve to the right, an arc distance of 86.62 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for Northwest corner of Lot 1, Block 1, of said Lofts iThirty Addition Conveyance Plat and the Southwest corner of a tract of land described in Special Warranty Deed to the City of Garland as recorded in Volume 2003179, Page 61, Deed Records, Dallas County, Texas;

THENCE North 63 degrees 32 minutes 14 seconds East, departing the Northeast right-of-way of said Duck Creek Thoroughfare, along the Northwest line of Lot 1, Block 1, said Lofts iThirty Addition Conveyance Plat, a distance of 514.81 feet to a 3/4-inch iron rod found for corner;

THENCE North 57 degrees 24 minutes 11 seconds East, continuing along the Northwest line of Lot 1, Block 1, of said Lofts iThirty Addition Conveyance Plat, a distance of 122.03 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for the Northeast corner of Lot 1, Block 1, of said Lofts iThirty Addition Conveyance Plat and the Northwest corner of Lot 2R-1A, Block 1, Broadway-Walmart Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 201500286184, Official Public Records, Dallas County, Texas;

THENCE along the East lines of Lots 1 and 2, Block 1 of said Lofts iThirty Addition Conveyance Plat and the Southwest lines of said Lot 2R-1A, Block 1, the following courses and distances:

South 32 degrees 35 minutes 49 seconds East, a distance of 368.07 feet to an aluminum monument stamped "COG/BROADWAY" found for corner;

South 24 degrees 07 minutes 24 seconds East, a distance of 465.06 feet to a 5/8-inch iron rod with plastic cap stamped "DUNNAWAY" found for corner;

South 32 degrees 35 minutes 49 seconds East, a distance of 101.78 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 1890" found for the most Easterly Northeast corner of Lot 10R4, Block 1, Broadway-Walmart Addition, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 200600075811, Official Public Records, Dallas County, Texas;

THENCE North 75 degrees 12 minutes 51 seconds West, departing the Southwest line of said Lot 2R-1A, Block 1, and along the North line of said Lot 10R4, Block 1, a distance of 19.42 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS1890" found for corner;

THENCE South 62 degrees 10 minutes 08 seconds West, along the Northwest line of said Lots, 10R4 and 10R3, Block 1, a distance of 652.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 13.921 acres or 606,384 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 15th day of June, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Lofts iThirty Owner, LLC and 3J1C LLC are the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **LOFTS iTHIRTY 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 services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick_up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property,for both vehicular and pedestrian 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 Garland, Texas, this the _____ day of _____, 2023.

By: Lofts iThirty Owner, LLC

By: _____
Signatory

_____
Printed Name

_____
Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State 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 the same was the act of said Lofts iThirty Owner, LLC and that he executed the same as the act of such Lofts iThirty Owner, LLC for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE _____ day of _____, 2023.

_____
Notary Public in and for State of _____

My Commission Expires:_____

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2023.

By: 3J1C LLC

By: _____
Signatory

_____
Printed Name

_____
Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State 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 the same was the act of said 3J1C LLC and that he executed the same as the act of such 3J1C LLC for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE _____ day of _____, 2023.

_____
Notary Public in and for State of _____

My Commission Expires:_____

SURVEYOR'S AFFIRMATION:

I, Leonard J. Lueker, 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 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 file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____, day of _____, 2023

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Leonard J. Lueker, 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 considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

Approved and accepted for the City of Garland this _____ day of _____, 2023.

_____
Chairman of City Plan Commission

_____
Director of Planning & Development

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.

No.	DATE	REVISION	APPROV.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 Texas Engineers Registration No. 88
Texas Surveyors Registration No. 100120-00 FAX (972) 490-7099 FAX

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E. T. MYERS SURVEY, ABSTRACT NO. 944 AND THE JOHN LITTLE SURVEY, ABSTRACT NO. 761
CITY OF GARLAND, DALLAS COUNTY, TEXAS

LOFTS ITHIRTY OWNER, LLC
13101 PRESTON ROAD, SUITE 510
DALLAS, TEXAS 75240

FINAL PLAT
LOFTS iTHIRTY ADDITION
LOTS 1-3, BLOCK 1
13.921 ACRES

FINAL PLAT
LOFTS iTHIRTY ADDITION
LOTS 1-3, BLOCK 1
13.921 ACRES OUT OF THE JOHN LITTLE SURVEY, ABSTRACT NO. 761 AND THE E. T. MYERS SURVEY, ABSTRACT NO. 944
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210701-1

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

OWNER:
Lofts iThirty Owner, LLC
13101 Preston Road, Suite 510
Dallas, Texas 75240

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090

Date : 12.08.22
Scale : N/A
File : 91202-FPLT
Project No. : 91202.00

SHEET 2 OF 2

G:\91202\survey\Plats\91202-FPLT.dwg

GARLAND

Plan Commission **2. b.**

Meeting Date: 07/24/2023

Item Title: P 23-23 Jupiter Center Second Replat

Summary:

P 23-23 – Jupiter Center Second Replat

Attachments

P 23-23 Jupiter Center Second Replat Report & Attachments

Planning Report

File No: P 23-23 /District 7
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

REPLAT
Jupiter Center Second Replat

LOCATION
2200 North Jupiter Road

ZONING
Planned Development (PD) District 22-12

NUMBER OF LOTS
1

ACREAGE
2.5911

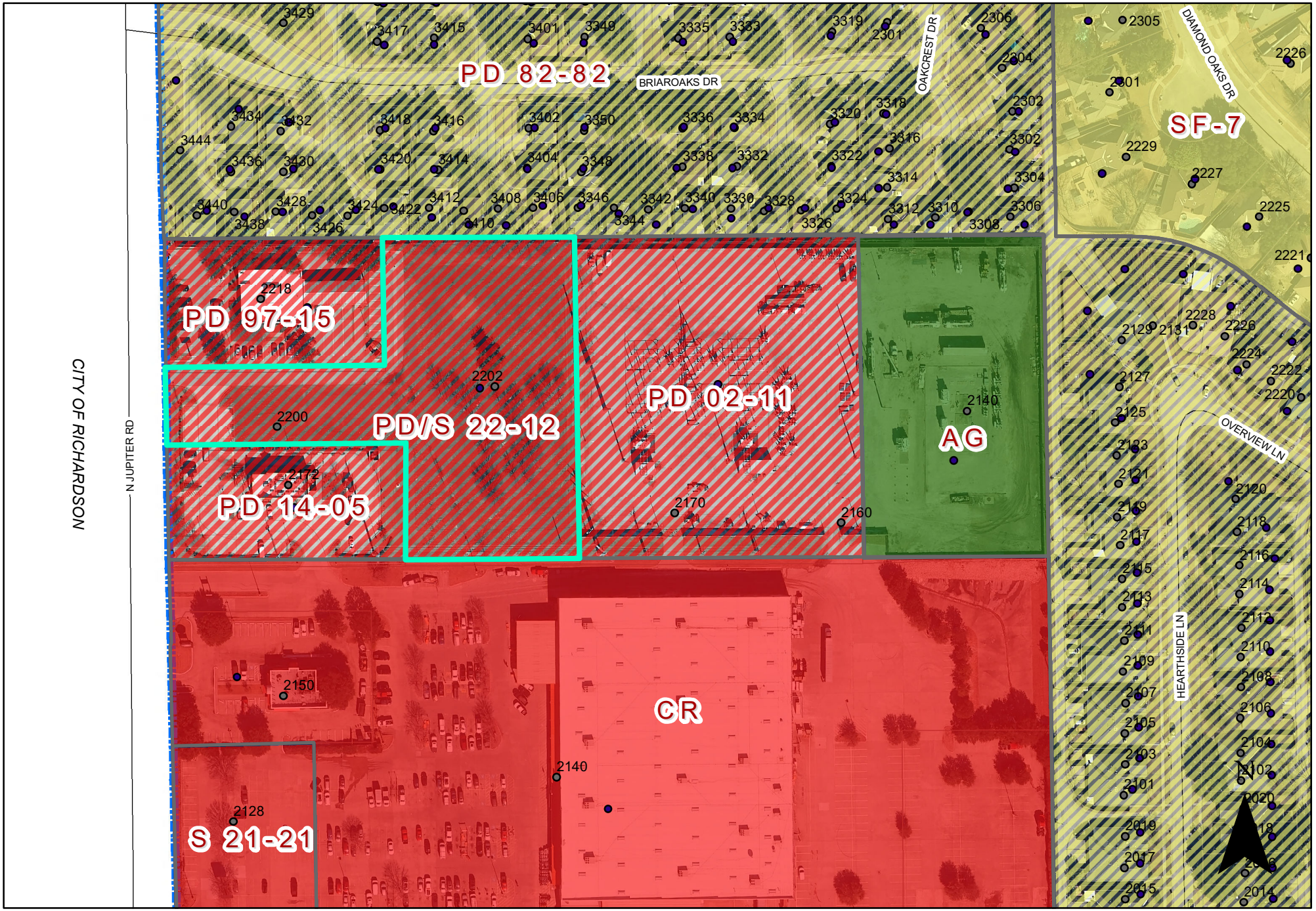
BACKGROUND
The applicant requests approval of a Replat to construct a self-storage facility.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 24 x 36 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



2200 North Jupiter Road

NORTH

GRAPHIC SCALE IN FEET

40 0 20 40 80

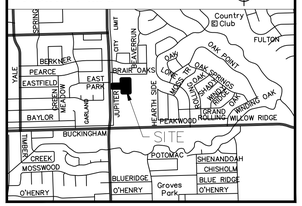
1" = 40' @ 24X36

LEGEND

P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
ADF = ALUMINUM DISK FOUND
MNR = MAG NAIL RECOVERED
CM = CONTROLLING MONUMENT

VICINITY MAP

N.T.S.



LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
BUILDING LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS HT JUPITER SS OWNER LP, IS THE OWNER OF A 2.5911 ACRE (112,869 SQUARE FOOT) TRACT OF LAND SITUATED IN THE LEVI TURNER SURVEY, ABSTRACT NO. 1487, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AND BEING ALL OF LOT 1R2, BLOCK 1, JUPITER CENTER REPLAT OF LOT 1, BLOCK 1, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 201400150653, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO HT JUPITER SS OWNER LP RECORDED IN INSTRUMENT NO. 202200182193, SAID OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT ALUMINUM DISK STAMPED "JUPITER CENTER REPLAT OF LOT 1, BLOCK 1 RPLS 6122" FOUND IN THE EAST RIGHT-OF-WAY LINE OF NORTH JUPITER ROAD, A 105-FOOT RIGHT-OF-WAY, AND BEING AT THE WESTERNMOST SOUTHWEST CORNER OF SAID LOT 1R2, AND BEING AT THE NORTHWEST CORNER OF LOT 1R1, SAID BLOCK 1, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1R1, BEARS SOUTH 1°01'11" EAST, A DISTANCE OF 141.59 FEET;

THENCE NORTH 1°01'11" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 1R2, A DISTANCE OF 94.42 FEET TO AN "X" CUT FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SUPER 1 FOODS ADDITION, AN ADDITION TO THE CITY OF GARLAND ACCORDING TO THE PLAT RECORDED IN VOLUME 96140, PG. 653, PLAT RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 89°31'39" EAST, DEPARTING THE SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 265.13 FEET TO A MAG NAIL RECOVERED FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 1°01'11" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 154.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHERMOST NORTHWEST CORNER OF SAID LOT 1R2;

THENCE NORTH 89°34'10" EAST, ALONG THE NORTH LINE OF SAID LOT 1R2, A DISTANCE OF 231.99 FEET TO A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "R-DELTA ENG." FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 1R2;

THENCE SOUTH 1°01'53" EAST, ALONG THE EAST LINE OF SAID LOT 1R2, A DISTANCE OF 390.33 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1R2;

THENCE SOUTH 89°35'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 1R2, A DISTANCE OF 212.30 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "PEISER & MANKIN" FOUND FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID LOT 1R1;

THENCE NORTH 0°00'24" WEST, ALONG THE EAST LINE OF SAID LOT 1R1, A DISTANCE OF 140.05 FEET TO AN ALUMINUM DISK STAMPED "JUPITER CENTER REPLAT OF LOT 1, BLOCK 1 RPLS 6122" FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF SAID LOT 1R1;

THENCE SOUTH 89°53'24" WEST, ALONG THE NORTH LINE OF SAID LOT 1R1, A DISTANCE OF 287.40 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 2.5911 ACRES OR 112,869 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION

THAT **HT JUPITER SS OWNER 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 **JUPITER CENTER SECOND REPLAT**, 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

ANY AND ALL MAINTENANCE OF SCREENING WALLS, SCREEN WALL EASEMENTS, RETAINING WALLS, AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS, OR ASSIGNS. ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, 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 STORMWATER 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.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT(S) DEDICATED ON THIS PLAT MAY BE UTILIZED BY ANY PERSON, INCLUDING THE GENERAL PUBLIC, FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, FOR BOTH VEHICULAR AND PEDESTRIAN USE AND ACCESS, IN, ALONG, UPON AND ACROSS THE PREMISES CONTAINING THE ACCESS EASEMENT(S).THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 20___.

HT JUPITER SS OWNER LP,
A DELAWARE LIMITED PARTNERSHIP

BY: HINES JUPITER SS ASSOCIATES LP,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: HINES JUPITER GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: HINES INVESTMENT MANAGEMENT HOLDINGS LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP,
ITS SOLE MEMBER

BY:_____
NAME: ROBERT W. WITTE
TITLE: SENIOR MANAGING DIRECTOR

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT W. WITTE, 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 _____

MY COMMISSION EXPIRES: _____

NOTES

1. COORDINATES AND BEARINGS SHOWN HEREON ARE ON GRID, ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202, USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 89 AND 90.

   GPS 089
   N: 7026576.465
   E: 2529551.024
   Z: 580.98

   GPS 090
   N: 7026554.556
   E: 2528236.833
   Z: 593.83

2. ACCORDING TO MAP NO. 48113C0220L, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
3. THE PURPOSE OF THIS REPLAT IS TO ABANDON EASEMENTS.
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. 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.

SURVEYOR'S CERTIFICATE

I, JOSHUA D. WARGO, 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 REPLAT.

DATED THIS THE _____ DAY OF _____, 2023

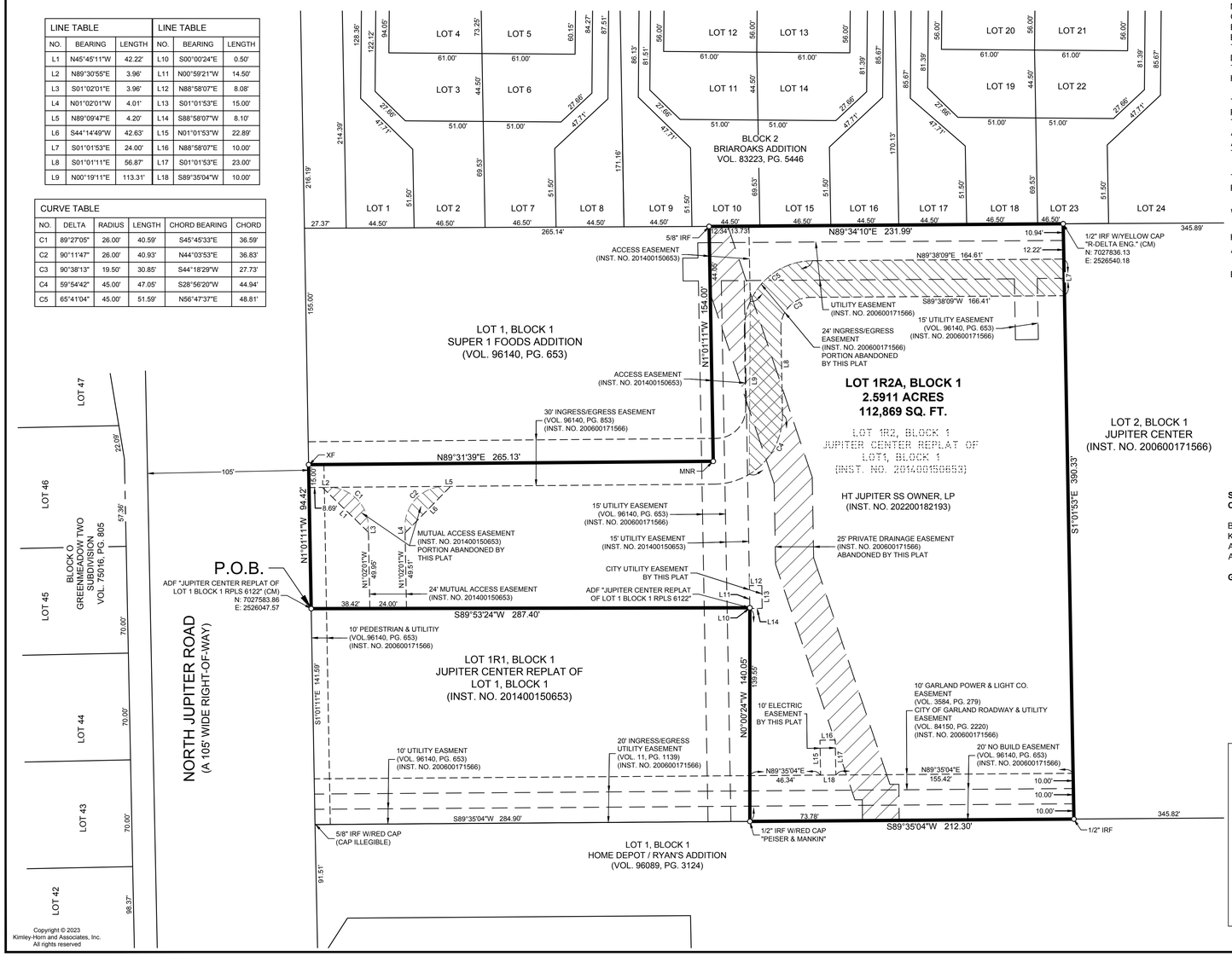
_____
JOSHUA D. WARGO
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391

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

SPACE RESERVED FOR COUNTY RECORDING LABEL

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N45°45'11"W	42.22'	L10	S00°00'24"E	0.50'
L2	N89°30'55"E	3.96'	L11	N00°59'21"W	14.50'
L3	S01°02'01"E	3.96'	L12	N88°58'07"E	8.08'
L4	N01°02'01"W	4.01'	L13	S01°01'53"E	15.00'
L5	N89°09'47"E	4.20'	L14	S88°58'07"W	8.10'
L6	S44°14'49"W	42.63'	L15	N01°01'53"W	22.89'
L7	S01°01'53"E	24.00'	L16	N88°58'07"E	10.00'
L8	S01°01'11"E	56.87'	L17	S01°01'53"E	23.00'
L9	N00°19'11"E	113.31'	L18	S89°35'04"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°27'05"	26.00'	40.59'	S45°45'33"E	36.59'
C2	90°11'47"	26.00'	40.93'	N44°03'53"E	36.83'
C3	90°38'13"	19.50'	30.85'	S44°18'29"W	27.73'
C4	59°54'42"	45.00'	47.05'	S28°56'20"W	44.94'
C5	65°41'04"	45.00'	51.59'	N56°47'37"E	48.81'



APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS ____ DAY OF _____, 20___ BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

_____
CHAIRMAN OF THE CITY PLAN COMMISSION

_____
DIRECTOR OF PLANNING

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

REPLAT
JUPITER CENTER SECOND REPLAT
LOT 1R2A, BLOCK 1
A REPLAT OF LOT 1R2, BLOCK 1 OF
JUPITER CENTER REPLAT OF
LOT 1, BLOCK 1
LEVI TURNER SURVEY
ABSTRACT NO. 1487
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 220111-1

SURVEYOR
Josh W. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street,
Unit 11, Suite 1300
Fort Worth, Texas 76102
Ph. 817-962-2193

OWNER/DEVELOPER
Hines
2700 Commerce Street,
Suite 1600
Dallas, TX 75226
Robert Witte,
Senior Managing Director
Ph. 972-716-2910

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	DMD	JDW	3/10/2023	064554106	1 OF 1

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Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K:\FTW_SURVEY\064554106-GARLAND SELF-STORAGE\DWG\064554106-GARLAND SELF STORAGE_FP.DWG PLOTTED BY: DRUMMOND, DASHAWN 3/10/2023 12:04 PM LAST SAVED: 3/10/2023 12:02 PM

GARLAND

Plan Commission **2. c.**

Meeting Date: 07/24/2023

Item Title: P 23-24 Garland Shiloh Addition First Replat

Summary:

P 23-24 – Garland Shiloh Addition First Replat

Attachments

P 23-24 Garland Shiloh Addition First Replat Report & Attachments

Planning Report

File No: P 23-24 /District 7
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

REPLAT
Garland Shiloh Addition First Replat

LOCATION
4688 North Shiloh Road

ZONING
Planned Development (PD) District 22-64 and Planned Development (PD) District 20-35

NUMBER OF LOTS
2

ACREAGE
3.36

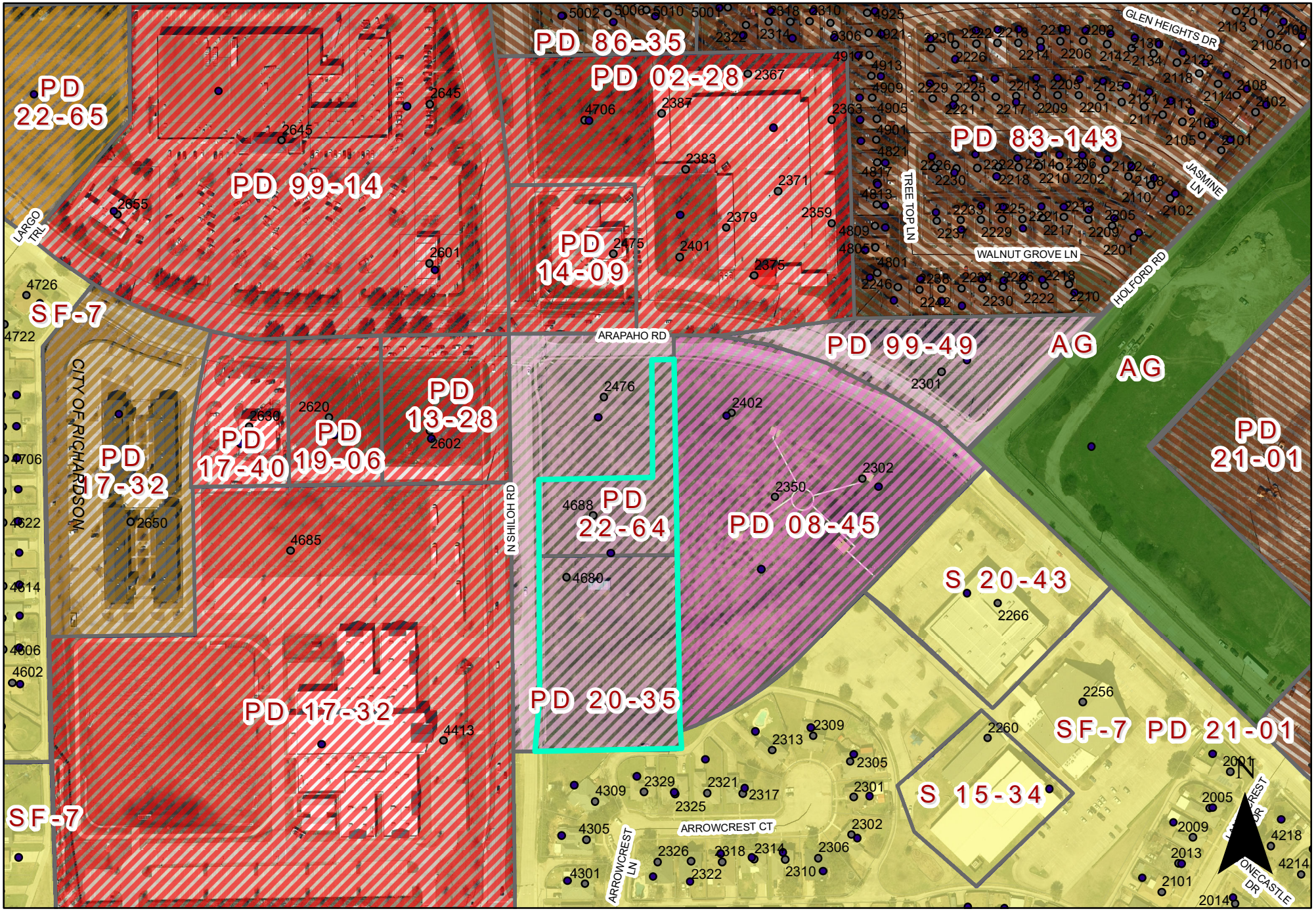
BACKGROUND
The applicant requests approval of a Replat to construct a drive-through restaurant.

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

ADDITIONAL INFORMATION
i. Location Map
ii. 24 x 36 Plat

PREPARED BY:
Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

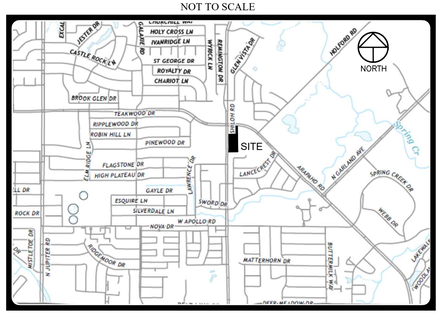
REVIEWED BY:
Will Guerin, AICP
Director of Planning

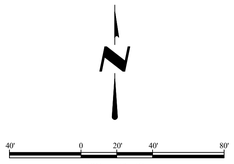


PLAT MAP P 23-24

4680 and 4688 North Shiloh Road

VICINITY MAP
NOT TO SCALE





LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- IRS 1/2 INCH REBAR WITH PINK CAP STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT
- FND. FOUND
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- SF SQUARE FEET

Surveyor's Statement

STATE OF TEXAS §

COUNTY OF DENTON §

I, Mark N. Peeples, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recording documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the City of Garland Development Code. I further affirm that monumentation shown 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.

PRELIMINARY

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

_____

Mark N. Peeples, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6443

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

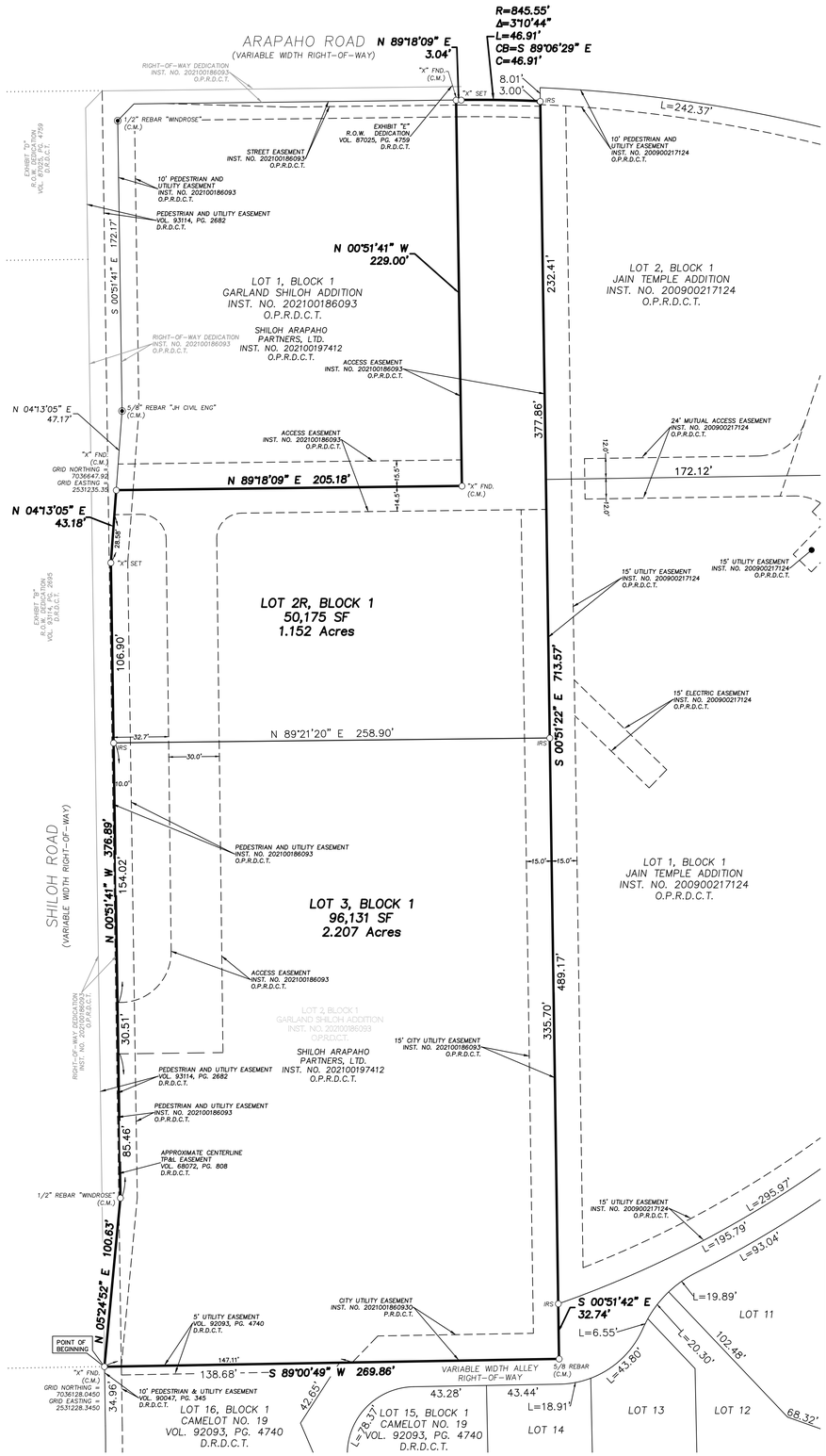
Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

1. Bearings and coordinates are based on Texas Coordinate System of 1983, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) and tied to the following City of Garland geodetic monuments:

GPS115	GPS156
Grid N= 7037705.4730	Grid N= 7036874.3680
Grid E= 2536749.4520	Grid E= 2531159.7040

2. This property lies within Zone "X" of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0210L, dated July 07, 2014, via scaled map location and graphic plotting.
3. Selling a portion of this addition by metes and bounds is a violation of the City of Garland development code and withholding of utilities and building permits.
4. The purpose of this replat is to take one existing lot and turn it into two recorded lots.
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.



STATE OF TEXAS §

COUNTY OF DALLAS §

OWNER'S CERTIFICATION

WHEREAS Shiloh Arapaho Partners, LTD are the owners of a 3.359 acre tract of land situated in the T.G. Montgomery Survey, Abstract Number 962, being all of Lot 2, Block 1 of Garland Shiloh Addition, an addition to the City of Garland, as recorded in Instrument Number 202100186093, Plat Records, Dallas County, Texas, being a portion of a tract of land described to Shiloh Arapaho Partners, LTD by Special Warranty Deed recorded in Instrument Number 202100197412, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" Cut found for the southwest corner of said Lot 2, same being a northwest corner of Lot 16, Block 1 of Camelot No. 19, an addition to the City of Garland, as recorded in Volume 92093, Page 4740, Deed Records, Dallas County, Texas and lying on the east right-of-way line of Shiloh Road (Variable Width right-of-way);

THENCE North 05 degrees 24 minutes 52 seconds East, with an east right-of-way line of said Shiloh Road, a distance of 100.63 feet to a 1/2 inch rebar with pink cap stamped "WINDROSE" found for corner;

THENCE North 00 degrees 51 minutes 41 seconds West, with the east right-of-way line of said Shiloh Road, a distance of 376.89 feet to an "X" Cut set for corner;

THENCE North 04 degrees 13 minutes 05 seconds East, with the east right-of-way line of said Shiloh Road, a distance of 43.18 feet to an "X" Cut found for the southwest corner of Lot 1, Block 1 of said Garland Shiloh Addition;

THENCE North 89 degrees 18 minutes 09 seconds East, departing the east right-of-way line of said Shiloh Road, with the south line of said Lot 1, a distance of 205.18 feet to an "X" Cut found for the southeast corner of said Lot 1;

THENCE North 00 degrees 51 minutes 41 seconds West, with the east line of said Lot 1, a distance of 229.00 feet to an "X" Cut found for the northeast corner of said Lot 1, same being a point on the south right-of-way line of Arapaho Road (Variable Width right-of-way);

THENCE North 89 degrees 18 minutes 09 seconds East, with the south right-of-way line of said Arapaho Road, a distance of 3.04 feet to an "X" Cut set for corner and being the beginning of a curve to the right with a radius of 845.55 feet, a central angle of 03 degrees 10 minutes 44 seconds and a chord bearing and distance of South 89 degrees 06 minutes 29 seconds East, a distance of 46.91 feet;

THENCE with said curve to the right, with the south right-of-way line of said Arapaho Road, an arc length of 46.91 feet to a 1/2 inch rebar with pink cap stamped "WINDROSE" set for corner said corner being a point on the west line of Lot 2, Block 1 of Jain Temple Addition, an addition to the City of Garland, as recorded in Instrument Number 200900217124, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 51 minutes 22 seconds East, departing the south right-of-way line of said Arapaho Road, with a west line of said second referenced Lot 2, continuing with a west line of Lot 1, Block 1 of said Jain Temple Addition, a total distance of 713.57 feet to a 1/2 inch rebar with pink cap stamped"WINDROSE" set for the southwest corner of said second referenced Lot 1 and lying on a northwest right-of-way line of a variable width alley;

THENCE South 00 degrees 51 minutes 42 seconds East, with a west right-of-way line of said variable width alley, a distance of 32.74 feet to a 5/8 inch rebar found for the southeast corner of said first referenced Lot 2;

THENCE South 89 degrees 00 minutes 49 seconds West, with a north right-of-way line of said variable width alley, continuing with a north line of said Lot 16, a total distance of 269.86 feet to THE POINT OF BEGINNING and containing 146,306 square feet or 3.359 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Shiloh Arapaho Partners, LTD, the owner of the property described in this plat, does hereby adopt this plat, designating the property as **GARLAND SHILOH ADDITION**, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate in fee simple and to the public use forever, any 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 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 easement 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 waste water services from the main to the curb or pavement line.

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

WITNESS our hand at Garland, Texas, this the _____ day of _____, 20___.

SHILOH ARAPAHO PARTNERS, LTD

BY:_____

Authorized Representative - Signature

_____

Printed Name

_____

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20____.

_____

Notary Public in and for the State of Texas

SPACE RESERVED FOR COUNTY RECORDING LABEL

CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED for the City of Garland, this the _____ day of_____, 20___ by the City Plan Commission of the City of Garland,

_____

Director of Planning

_____

Chairman of Planning 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.

OWNER/DEVELOPER
Shiloh Arapaho Partners, LTD
Old Parkland, Freedom Place,
4143 Maple Avenue, Suite 325
Dallas, Texas 75219

ENGINEER
Claymoore Engineering
1903 Central Drive, Suite 406
Bedford, Texas 76021

WINDROSE
LAND SURVEYING I PLATTING
1955 LAKEWAY DRIVE, SUITE 220 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10194331 I WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 07/12/2023 CHECKED BY: M.P. JOB NO.: D56123

GARLAND SHILOH ADDITION
FIRST REPLAT

LOTS 2R AND 3, BLOCK 1
Being a Replat of Lot 2, Block 1 of
Garland Shiloh Addition, an addition
to the City of Garland, as recorded
in Instrument Number 202100186093, O.P.R.D.C.T.
T.G. Montgomery Survey, Abstract Number 962
City of Garland, Dallas County, Texas
City Case No. 220705-1

-- 2023 --

R:\WRD SITE WORK\D56123 - 4680 North Shiloh Road - Garland\Drawings

GARLAND

Plan Commission **3. a.**

Meeting Date: 07/24/2023

Item Title: Z 23-17 Fred A. Gans - Zoning (District 1)

Summary:

Consideration of the application of **Fred A. Gans**, requesting approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses to allow a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Zoning)

Attachments

Z 23-17 Fred A. Gans - Zoning (District 1)

Z 23-17 Fred A. Gans Responses

Planning Report

File No: Z 23-17/District 1
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

REQUEST
Approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses.

Approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor) Use, General Office, Contractor's Office/Warehouse (indoors only) and Retail Use.

LOCATION
4653, 4645, 4625 and 4695 North President George Bush Turnpike.

APPLICANT
Fred A. Gans

OWNER
Robert and Mary Kelsoe
Garland LTD PS
DFW OIL, INC.

BACKGROUND
The subject property is currently unimproved. The applicant proposes to construct a total of three (3) buildings. One (1) building will consist of multiple tenants for Automobile Repair (Minor) Use, Contractor's Office/Warehouse (indoors only), General Office and Retail Use in Lot 1. Two (2) buildings will be for the Garage Condominium (Garages of America) in Lot 2. All three (3) buildings will be constructed at the same time. It should be noted that Lot 1 will be accessible to the public and Lot 2 will be enclosed and will require access.

SITE DATA
The subject property contains approximately 8.15 acres and has approximately 539 linear feet of frontage along North President George Bush Turnpike, 598.99 linear feet of frontage along Ranger Drive and 546 linear feet of frontage along Naaman Forest Boulevard. Lot 1 can be accessed from Ranger Drive and Naaman Forest Boulevard. Lot 2 can be accessed from North President George Bush Turnpike and an emergency access is provided from Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING
The property is currently zoned Planned Development (PD) District 87-1 for Community Office (CO) Uses.

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 CO district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a

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

1. **Detail Plan:**

   The applicant proposes to construct in two (2) lots. A 38,970 square-foot building is proposed in Lot 1 and intended for minor automobile repair, contractor's office/warehouse (indoors only), office and retail uses. This building will be accessible to anyone. It should be noted that the automobile repair and retail uses are not permitted in the Community Office (CO) District; the applicant requests to add the uses in this Planned Development.

   Lot 2 will consist of a 40,688 square-foot building and a 36,188 square-foot building. Each building consists of thirty-six (36) garages. It is is intended for the "garage condominium", which is a unique facility where the customer owns the oversized garage / warehouse unit as opposed to renting it. Area residents can build equity while enjoying the privacy and convenience of their own garage, according to the applicant. Lot 2 will be gated and accessible to the garage owners.

   Every Garage Condo unit features a 14-foot high overhead door with commercial-grade electric opener and two remotes, 16 to 24-foot-high ceilings, a 3-foot walk-in door, mezzanine, air conditioning, an overhead heater, insulated walls and ceilings, individually-metered electrical service with 125-amp panels, a dedicated RV power outlet, R-38 roof insulation, fluorescent lighting, fire sprinklers, and pre-wiring for phone/cable/broadband access. In addition, a private clubhouse will be provided for exclusive use by garage owners.

   These garage owners can store luxury vehicles or any personal belongings; however, overnight stay is not permitted within this development.

   The GDC does not contemplate the "Garage Condominium" land use. The closest land use classification is "Warehouse/Office Showroom (indoor only), which is defined as an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area.

   As this land use does not does not entirely contemplate the proposed "Garage Condominium" concept the applicant request to add this land use through the new Planned Development.

2. **Parking**

   The site plan (Exhibit C) complies with the parking requirements in Lot 1 for the proposed uses. However, the applicant proposes a parking ratio of 1 parking space per every 2,000 square feet of gross floor area, which calculates to a total of thirty-nine (39) parking spaces. The Warehouse, Office/Showroom (indoor only) use requires a parking ratio of 1/300 gross floor area for the office + 1/1000 remainder, which would calculate to around seventy-seven (77) parking spaces. It should be noted that the GDC has a

self-storage facility (mini-warehouse) use with a parking ratio of 1/20 units (1/25 units if over 100 units in development) +1/300 office gfa, which would require four (4) parking spaces. The applicant has provided information from other municipalities with the similar use, and the proposed thirty-nine (39) parking spaces in Lot 2 appears to be adequate.

3. **Screening and Landscaping**

The landscape buffer for Lot 2 along North President George Bush Turnpike requires nine (9) large canopy trees and sixty-three (63) shrubs. The frontage along Lot 2 is mainly floodplain and easements; therefore, the applicant will preserve seventy-nine (79) trees. No new landscaping is proposed along North President George Bush Turnpike along Lot 2.

In addition, a six (6)-foot tall steel fence is proposed along the perimeter of Lot 2.

The remaining portion of Lot 1 and 2 complies with the applicable screening and landscaping standards per the GDC.

4. **Building Design**

The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).

It should be noted that the automotive service bay doors will not face any street.

5. **Transportation**

The Transportation Department did not require a Traffic Impact Analysis, due to the low volume of traffic generated by this development. In addition, the Texas Department of Transportation approved the access from North President George Bush Turnpike.

6. **Signage**

The applicant is not requesting any signage deviations with this request.

7. **Deviations**

GDC standard	Required	Proposed	Applicant's Justification
Land Use	Lot 2-The closest land use in the GDC for the proposed use is Warehouse, Office/Showroom (indoor only).	The applicant proposes a garage condo in Lot 2. Each unit will be owned and can be used to store luxury vehicles or personal belongings.	The proposed land use is not contemplated in the GDC. Therefore, the applicant requests to add the "Garage Condominium" use.
Parking	The Warehouse, Office/Showroom (indoor only) use requires a parking ratio of 1/300 gross	The applicant proposes a parking ratio of 1 parking space per every 2,000 square feet of	The applicant has provided information from other municipalities with the similar use

	floor area for the office + 1/1000 remainder, which would calculate to around seventy-seven (77) parking spaces.	gross floor area, which calculates to a total of thirty-nine (39) parking spaces.	and proposed thirty-nine (39) parking spaces in Lot 2 appears to be adequate.
Landscaping	The landscape buffer for Lot 2 along North President George Bush Turnpike requires nine (9) large canopy trees and sixty-three (shrubs).	New landscape buffer planting not provided. The applicant proposes preserving existing trees.	The frontage along Lot 2 is mainly floodplain and easements; therefore, the applicant will preserve seventy-nine (79) trees.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The garage condominium concept is a new and innovative use, one that has been introduced in several other cities in the region. The use includes retail, office and services as contemplated in the Community Centers designation, though it centers around an automotive component as well. The site has been designed so that the automotive service bay doors will not face any street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across North President George Bush Turnpike, is zoned Planned Development (PD) District 00-39 for Community Retail Uses; it is currently vacant. The property the east is zoned Planned Development (PD) District 95-2 for Community Office Uses; it is currently vacant. The properties to the south, across Naaman Forest Boulevard, are zoned Planned Development (PD) District 07-69 for Single-Family Uses; these properties are developed with single-family detached homes. The property to the west is zoned Planned Development (PD) District 82-115; it is developed with a GISD career center.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses.

Approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor) Use, General Office, Contractor's Office/Warehouse (indoors only) and Retail Use.

ADDITIONAL INFORMATION

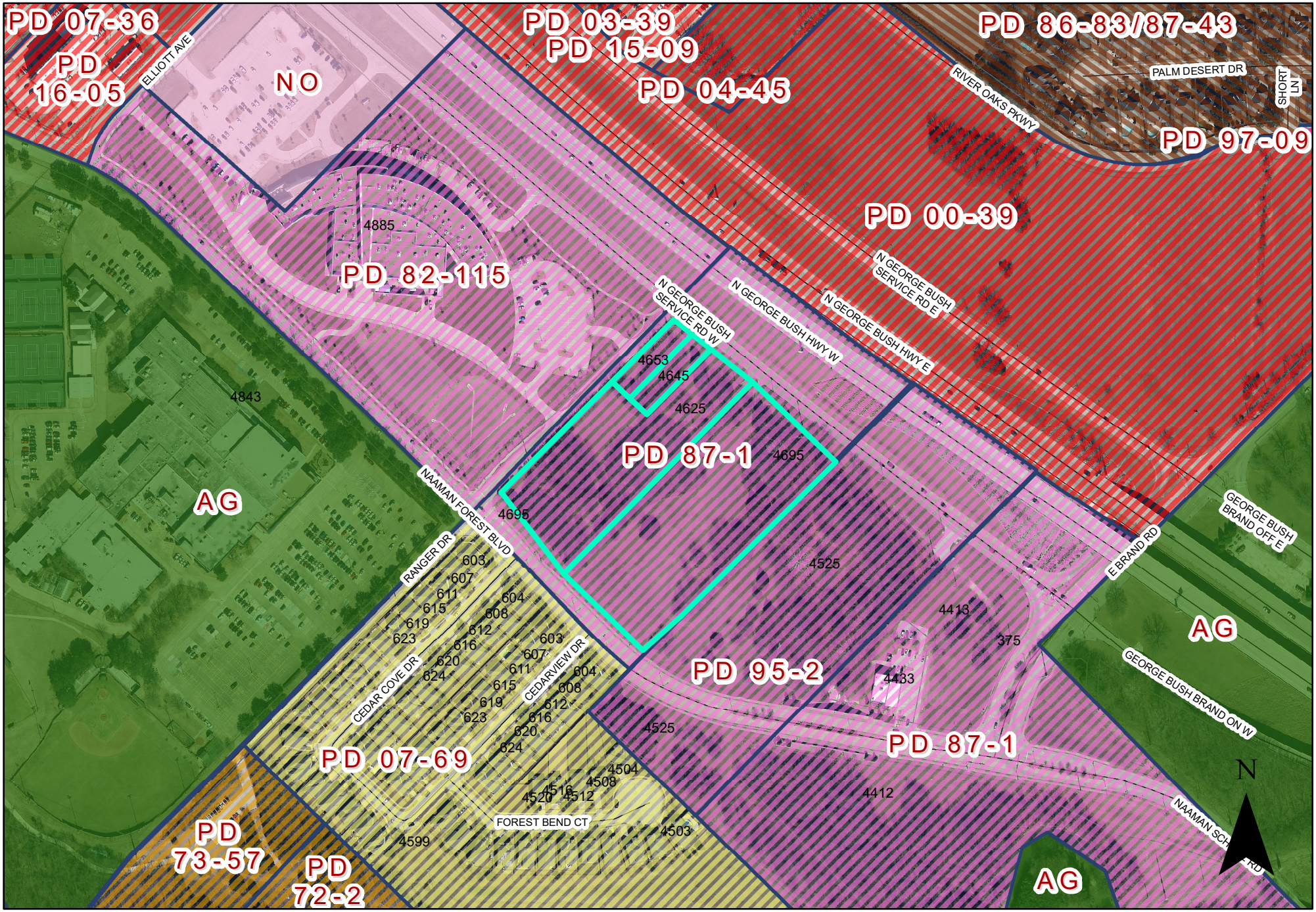
i. Location Map
ii. PD Conditions
iii. Exhibits

iv. Photos

CITY COUNCIL DATE: August 15, 2023

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 210 420 Feet

1 inch = 316 feet

ZONING MAP Z 23-17

INDICATES AREA OF REQUEST

4625, 4645, 4653, & 4695 North President George Bush Highway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-17

4653, 4645, 4625 and 4695 North President George Bush Turnpike.

I. Statement of Purpose: The purpose of this Planned Development is to approve a Garage Condominium, Automobile Repair (Minor) Use, General Office, Contractor's Office/Warehouse (indoors only) and Retail Use.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Office (CO) District and Planned Development (PD) District 87-1 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Community Office (CO) District. In addition, the Automobile Repair (Minor) Use, Contractor's Office/Warehouse (indoors only) Use and Retail Use shall be permitted in Lot 1. The Warehouse, Office/Showroom Use (Garage Condominium) shall be permitted in Lot 2.

B. Site Plan: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

EXHIBIT B

C. Building Height: The maximum height shall be thirty (30) feet.

D. Habitation: No overnight stay shall be permitted within Lot 1 or Lot 2.

E. Outside Storage: No outside storage shall be permitted within Lot 1 or Lot 2.

F. Garage Units: Building 2 shall contain thirty-six (36) units and Building 3 shall consist of thirty-six (36) units. In addition, any business or activity other than storage within any individual storage unit or garage condominium shall be prohibited.

G. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. The existing trees along the North President George Bush Turnpike frontage of Lot 2, as reflected in Exhibit C, shall be preserved and maintained.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification

from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

H. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT B

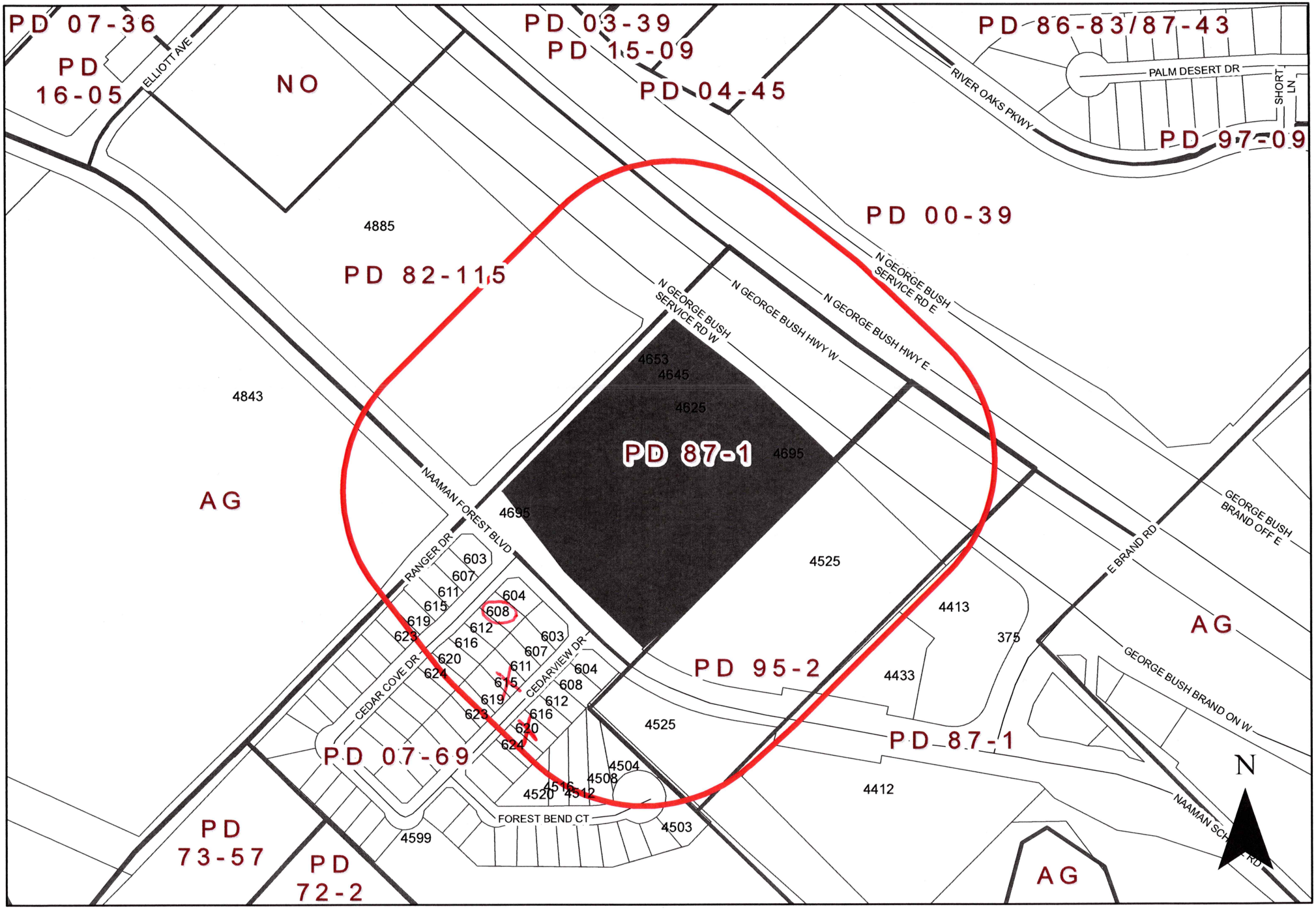
Z 23-17

View of the subject property from Range Drive

View of the subject property from Naaman Forest Boulevard

North of the subject property

View of the subject property from North President George Bush Turnpike



0 210 420 Feet

1 inch = 316 feet

ZONING MAP Z 23-17

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

4625, 4645, 4653, & 4695 North President George Bush Highway

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

Z 23-17 Fred A. Gans. El solicitante propone construir condominios de garajes ("Garages of America"), con reparación de automóviles, oficinas, depósito/bodega y uso comercial también. El sitio está ubicado en 4653, 4645, 4625 y 4695 North President George Bush Turnpike. (Distrito 1)

Z 23-17 Fred A. Gans. Người nộp đơn đề xuất xây dựng các chung cư nhà để xe ("Garages of America"), với mục đích sửa chữa ô tô, văn phòng, lưu trữ/nhà kho và bán lẻ. Địa điểm tọa lạc tại 4653, 4645, 4625 và 4695 North President George Bush Turnpike. (Quận 1)

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.

Ignacio & Maria Resendiz Owners

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.)

620 Cedarview Dr.

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

Garland tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

7/19/2023

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)

Comment Form Continued –
Case Z 23-17

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Consideramos que ese tipo de negocio puede bajar el valor de las propiedades residenciales del área, porque atraería diferente movimiento de personas, ya que actualmente es tranquilo y familiar (incluido la escuela).

We believe this type of business may decrease our property values in the area because it would attract different movements from people and currently it is very peaceful and family oriented (including the school).

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

Z 23-17 Fred A. Gans. El solicitante propone construir condominios de garajes ("Garages of America"), con reparación de automóviles, oficinas, depósito/bodega y uso comercial también. El sitio está ubicado en 4653, 4645, 4625 y 4695 North President George Bush Turnpike. (Distrito 1)

Z 23-17 Fred A. Gans. Người nộp đơn đề xuất xây dựng các chung cư nhà để xe ("Garages of America"), với mục đích sửa chữa ô tô, văn phòng, lưu trữ/nhà kho và bán lẻ. Địa điểm tọa lạc tại 4653, 4645, 4625 và 4695 North President George Bush Turnpike. (Quận 1)

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.

James + Patricia Kosciolek

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.)

615 Cedarview Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

James Kozuolek 7-15-23

Signature / Firma / Ch ữ ký 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.)

Planning Commission

Case Z-23-17

We live 4 houses from the proposed zone change request. I feel the need to do a more detailed letter of comments as this change is very important to us. It's a neighborhood killer and will hurt property values. There is a solid tree line about 40 feet tall on the property that hide the view of George Bush frwy from our newer home next to Naaman Forest HS. If those tree lines get removed it will be a disaster. We already have the widening of Naaman school road going on with lots of traffic and we have all the school traffic and those kids parking on our streets, but taking all the land across from our entrance and covering it all in pavement and storage garages and working on cars and RV's is a death blow to our housing with over 60 newish homes. We know that the property owner wants to sell that property and it's their right, but it's not a good fit, not even a little bit good. There is a dental office that is next to this land and they built a beautiful office that doesn't bother anybody and is useful to residents. I read about Garages of America and they talk about the need for man toy storage and mechanics working on Man toys. Rows and rows of garages. Lots of man toys such as dirt bikes and race cars and 4 wheelers are super loud when working on them. They say its better because they will be owned instead of rented. That could be worse when there are many owners instead of one owner to complain to. I can not think of a single value to this zone request. We have lived in homes in Garland since 1978 and love it here. We are 76 yrs old and couldn't move now if we wanted to. We would have never bought this house if it had garage storage 4 houses from the house with a wide open view of HWY 190. If we were younger and healthy and if if it wasn't 100 degrees outside we would walk the neighborhoods to tell them whats happening. Many in our neighborhood don't speak English and have no clue as to what a zone request is. Also we were only given a mail notice about this 10 days before planning meeting. We will send you this letter in mail and hope you receive it in time and we will attend meeting if feeling well enough. I also have told next door neighbors and one that is only a few houses from the garage proposal didn't get the notice in the mail. May the good Lord help us with this ordeal. Thank you.

James & Patricia Kosciolek

615 Cedarview Dr Garland Tx 75040

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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James E. Gallegos - Home 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.)

608 Cedar Cove DRIVE

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

J. E. Gallegos

Signature / Firma / Ch ữ ký

7/19/2023

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.)

JUL 19 '23 PM 1:02

Comment Form Continued – Case Z 23-17

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I/We are in favor of proposed case, ZZ3-17 Garages of Texas buildings/structure. I am familiar with the concept and have attended events at various locations of Garages of Texas, D/FW area.

Structures are built in a pleasing architecture manner and add conformity to the community. They bring elements of security both interior and exterior to the buildings which is a plus for our immediate area.

The concept allows owners to store their vehicles and work on them within their garage space and not the nearby streets. Having structure(s) like this can add to our neighborhood with potential noise barrier to HWY 190 and Frontage Road traffic.

My concern is that if not approved to go forward we might end up with another hotel or high density apartments.

Respectfully,

Jim & Phyllis Gallegos 7/19/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-17	July 24, 2023	August 15, 2023	Nabiha Ahmed

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

Robert Kelsoe — **For**

7/19/2023
1:37:43 PM

5323 Spring Valley Rd
Ste 350
Dallas
Texas
United States
75254

rkelsoe1@gmail.com

2146499100

Outside the Notification Area

In favor of the change.

Andrea Rodriguez — **Against**

7/16/2023
7:02:02 PM

3601 BLUESAGE LANE
Garland
Tx
United States
75040

Outside the Notification Area

There is no space for this type of use. This will create more traffic and congestion.

Andrea Rodriguez — **Against**

7/16/2023
7:02:02 PM

3601 BLUESAGE LANE
Garland
Tx
United States
75040

Outside the Notification Area

There is no space for this type of use. This will create more traffic and congestion.

GARLAND

Plan Commission **3. b.**

Meeting Date: 07/24/2023

Item Title: Z 23-17 Fred A. Gans - Detail Plan (District 1)

Summary:

Consideration of the application of **Fred A. Gans**, requesting approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor), General Office, Contractor's Office/Warehouse (indoors only) and Retail Use. This property is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1) (Z 23-17 – Detail Plan)

Attachments

Z 23-17 Fred A. Gans - Detail Plan (District 1)

Z 23-17 Fred A. Gans Responses

Planning Report

File No: Z 23-17/District 1
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

REQUEST
Approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses.

Approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor) Use, General Office, Contractor's Office/Warehouse (indoors only) and Retail Use.

LOCATION
4653, 4645, 4625 and 4695 North President George Bush Turnpike.

APPLICANT
Fred A. Gans

OWNER
Robert and Mary Kelsoe
Garland LTD PS
DFW OIL, INC.

BACKGROUND
The subject property is currently unimproved. The applicant proposes to construct a total of three (3) buildings. One (1) building will consist of multiple tenants for Automobile Repair (Minor) Use, Contractor's Office/Warehouse (indoors only), General Office and Retail Use in Lot 1. Two (2) buildings will be for the Garage Condominium (Garages of America) in Lot 2. All three (3) buildings will be constructed at the same time. It should be noted that Lot 1 will be accessible to the public and Lot 2 will be enclosed and will require access.

SITE DATA
The subject property contains approximately 8.15 acres and has approximately 539 linear feet of frontage along North President George Bush Turnpike, 598.99 linear feet of frontage along Ranger Drive and 546 linear feet of frontage along Naaman Forest Boulevard. Lot 1 can be accessed from Ranger Drive and Naaman Forest Boulevard. Lot 2 can be accessed from North President George Bush Turnpike and an emergency access is provided from Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING
The property is currently zoned Planned Development (PD) District 87-1 for Community Office (CO) Uses.

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 CO district is generally not appropriate in proximity to low-density residential districts. Examples of allowed uses in a

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

1. **Detail Plan:**

   The applicant proposes to construct in two (2) lots. A 38,970 square-foot building is proposed in Lot 1 and intended for minor automobile repair, contractor's office/warehouse (indoors only), office and retail uses. This building will be accessible to anyone. It should be noted that the automobile repair and retail uses are not permitted in the Community Office (CO) District; the applicant requests to add the uses in this Planned Development.

   Lot 2 will consist of a 40,688 square-foot building and a 36,188 square-foot building. Each building consists of thirty-six (36) garages. It is is intended for the "garage condominium", which is a unique facility where the customer owns the oversized garage / warehouse unit as opposed to renting it. Area residents can build equity while enjoying the privacy and convenience of their own garage, according to the applicant. Lot 2 will be gated and accessible to the garage owners.

   Every Garage Condo unit features a 14-foot high overhead door with commercial-grade electric opener and two remotes, 16 to 24-foot-high ceilings, a 3-foot walk-in door, mezzanine, air conditioning, an overhead heater, insulated walls and ceilings, individually-metered electrical service with 125-amp panels, a dedicated RV power outlet, R-38 roof insulation, fluorescent lighting, fire sprinklers, and pre-wiring for phone/cable/broadband access. In addition, a private clubhouse will be provided for exclusive use by garage owners.

   These garage owners can store luxury vehicles or any personal belongings; however, overnight stay is not permitted within this development.

   The GDC does not contemplate the "Garage Condominium" land use. The closest land use classification is "Warehouse/Office Showroom (indoor only), which is defined as an establishment with at least twenty-five percent of its total floor area devoted to office and showroom space (that is, an establishment where a maximum of seventy-five percent of its total floor area is devoted to storage and warehousing that is not generally accessible to the public). The term includes sales offices, retail or wholesale sales areas, and display areas (showrooms) for products sold and distributed from the warehousing area.

   As this land use does not does not entirely contemplate the proposed "Garage Condominium" concept the applicant request to add this land use through the new Planned Development.

2. **Parking**

   The site plan (Exhibit C) complies with the parking requirements in Lot 1 for the proposed uses. However, the applicant proposes a parking ratio of 1 parking space per every 2,000 square feet of gross floor area, which calculates to a total of thirty-nine (39) parking spaces. The Warehouse, Office/Showroom (indoor only) use requires a parking ratio of 1/300 gross floor area for the office + 1/1000 remainder, which would calculate to around seventy-seven (77) parking spaces. It should be noted that the GDC has a

self-storage facility (mini-warehouse) use with a parking ratio of 1/20 units (1/25 units if over 100 units in development) +1/300 office gfa, which would require four (4) parking spaces. The applicant has provided information from other municipalities with the similar use, and the proposed thirty-nine (39) parking spaces in Lot 2 appears to be adequate.

3. **Screening and Landscaping**

The landscape buffer for Lot 2 along North President George Bush Turnpike requires nine (9) large canopy trees and sixty-three (63) shrubs. The frontage along Lot 2 is mainly floodplain and easements; therefore, the applicant will preserve seventy-nine (79) trees. No new landscaping is proposed along North President George Bush Turnpike along Lot 2.

In addition, a six (6)-foot tall steel fence is proposed along the perimeter of Lot 2.

The remaining portion of Lot 1 and 2 complies with the applicable screening and landscaping standards per the GDC.

4. **Building Design**

The building elevations (Exhibit E) complies with the building design standards per the Garland Development Code (GDC).

It should be noted that the automotive service bay doors will not face any street.

5. **Transportation**

The Transportation Department did not require a Traffic Impact Analysis, due to the low volume of traffic generated by this development. In addition, the Texas Department of Transportation approved the access from North President George Bush Turnpike.

6. **Signage**

The applicant is not requesting any signage deviations with this request.

7. **Deviations**

GDC standard	Required	Proposed	Applicant's Justification
Land Use	Lot 2-The closest land use in the GDC for the proposed use is Warehouse, Office/Showroom (indoor only).	The applicant proposes a garage condo in Lot 2. Each unit will be owned and can be used to store luxury vehicles or personal belongings.	The proposed land use is not contemplated in the GDC. Therefore, the applicant requests to add the "Garage Condominium" use.
Parking	The Warehouse, Office/Showroom (indoor only) use requires a parking ratio of 1/300 gross	The applicant proposes a parking ratio of 1 parking space per every 2,000 square feet of	The applicant has provided information from other municipalities with the similar use

	floor area for the office + 1/1000 remainder, which would calculate to around seventy-seven (77) parking spaces.	gross floor area, which calculates to a total of thirty-nine (39) parking spaces.	and proposed thirty-nine (39) parking spaces in Lot 2 appears to be adequate.
Landscaping	The landscape buffer for Lot 2 along North President George Bush Turnpike requires nine (9) large canopy trees and sixty-three (shrubs).	New landscape buffer planting not provided. The applicant proposes preserving existing trees.	The frontage along Lot 2 is mainly floodplain and easements; therefore, the applicant will preserve seventy-nine (79) trees.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

The garage condominium concept is a new and innovative use, one that has been introduced in several other cities in the region. The use includes retail, office and services as contemplated in the Community Centers designation, though it centers around an automotive component as well. The site has been designed so that the automotive service bay doors will not face any street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across North President George Bush Turnpike, is zoned Planned Development (PD) District 00-39 for Community Retail Uses; it is currently vacant. The property the east is zoned Planned Development (PD) District 95-2 for Community Office Uses; it is currently vacant. The properties to the south, across Naaman Forest Boulevard, are zoned Planned Development (PD) District 07-69 for Single-Family Uses; these properties are developed with single-family detached homes. The property to the west is zoned Planned Development (PD) District 82-115; it is developed with a GISD career center.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 87-1 for Community Office (CO) Uses.

Approval of a Detail Plan for a Garage Condominium, Automobile Repair (Minor) Use, General Office, Contractor's Office/Warehouse (indoors only) and Retail Use.

ADDITIONAL INFORMATION

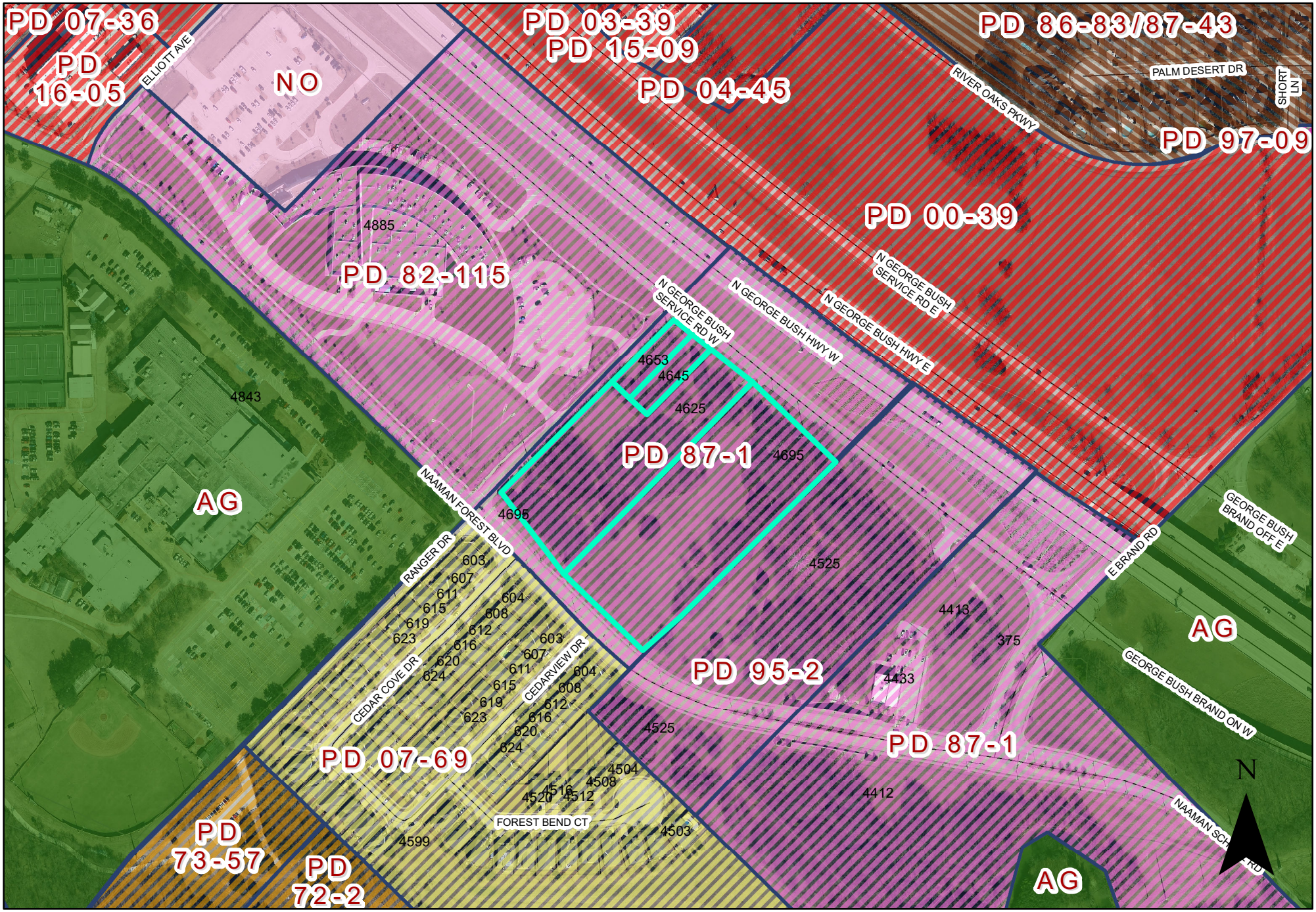
i. Location Map
ii. PD Conditions
iii. Exhibits

iv. Photos

CITY COUNCIL DATE: August 15, 2023

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 210 420 Feet

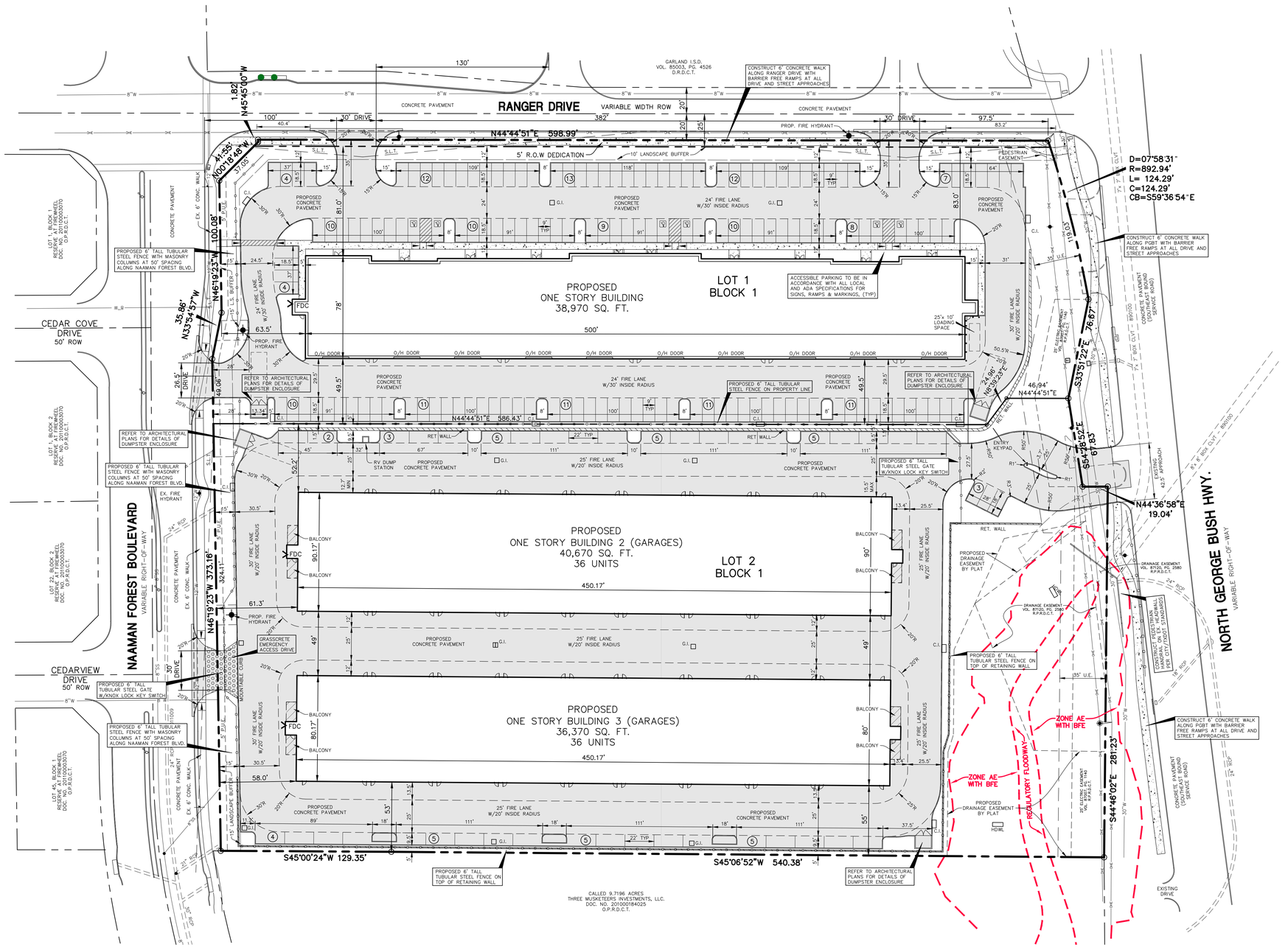
1 inch = 316 feet

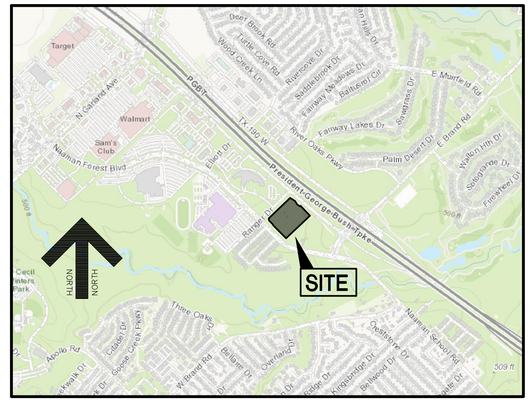
ZONING MAP Z 23-17

INDICATES AREA OF REQUEST

4625, 4645, 4653, & 4695 North President George Bush Highway

EXHIBIT C





LOCATION MAP

SITE DATA – LOT 1

TOTAL SITE AREA	135,113 SF
BUILDING AREA	38,970 SF (28.8% OF SITE)
FAR	0.288
BUILDING HEIGHT	28 FT
TOTAL IMPERVIOUS AREA	110,353 SF (81.7% OF SITE)
OPEN SPACE AREA	24,760 SF (18.3% OF SITE)
PARKING REQUIRED	
RETAIL (12,000 SF)	1/333 = 35 SPACES
OFFICE (8,000 SF)	1/300 = 27 SPACES
AUTO REPAIR –MINOR (12,000 SF 22 BAYS)	1/400 + 2/BAY = 30 + 44 = 74 SPACES
STORAGE/WAREHOUSE (6,970 SF)	1/1000 = 7 SPACES
	TOTAL REQ'D. = 143 SPACES
PARKING PROVIDED	153 SPACES (INCL. 6 H.C.)

SITE DATA – LOT 2

TOTAL SITE AREA	219,791 SF
BUILDING AREA	77,040 SF (34.6% OF SITE)
FAR	0.346
BUILDING HEIGHT	28 FT
TOTAL IMPERVIOUS AREA	173,159 SF (78.8% OF SITE)
OPEN SPACE AREA	46,632 SF (21.2% OF SITE)
PARKING REQUIRED	1/2000 = 39 SPACES
PARKING PROVIDED	42 SPACES
NO. OF UNITS	72 UNITS

OWNERS:

ROBERT & MARY KELSOE
5323 SPRING VALLEY ROAD, SUITE 350
DALLAS, TX 75254

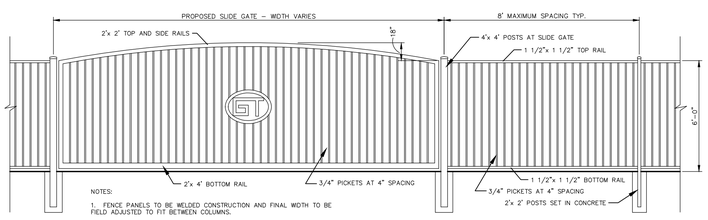
GARLAND LTD PS
33780 HEARTLAND COURT
UNION CITY, CA 94587

DFW OIL INC.
111 BELT LINE ROAD, SUITE 100
GARLAND, TX 75040

APPLICANT:

CDC EQUITIES, LLC
2323 TARPLEY ROAD, SUITE 100
CARROLLTON, TEXAS 75006
CONTACT: FRED GANS
EMAIL: fgans@cornerstonedev.com
TEL: 214-341-9620

CASE NUMBER 230321-1
EXISTING ZONING PD 87-1 FOR CO USES
PROPOSED ZONING PD AMENDMENT



NOTES:

1. FENCE PANELS TO BE WELDED CONSTRUCTION AND FINAL WIDTH TO BE FIELD ADJUSTED TO FIT BETWEEN COLUMNS.
2. ALL METAL POSTS, RAILS AND PICKETS TO BE PRIMED AND PAINTED WITH EXTERIOR ENAMEL PAINT (COLOR TO BE SELECTED BY OWNER).
3. ALL GATES TO HAVE KNOX LOCKS PER CITY FIRE CODE.

TYPICAL TUBULAR STEEL FENCE DETAIL
NOT TO SCALE

NOTE: ALL BUILDING SIGNAGE WILL ADHERE TO GDC STANDARDS.

FIRE ACCESS NOTES:

1. AUTOMATIC GATES WILL BE EQUIPED WITH KNOX KEY SWITCH.
2. AUTOMATIC GATES WILL ALSO HAVE MANUAL OVERRIDE PROTECTED BY KNOX PADLOCK.
3. MANUAL GATES WILL HAVE KNOX PADLOCK INTERLOCKED WITH OWNERS LOCK.
4. ALL GATES WILL HAVE A MEANS OF ENTRY BY FIRE.
5. KNOX BOX WILL ONLY BE USED ON BUILDINGS

NORTH

0' 40' 80' 120'
GRAPHIC SCALE

REVISIONS:	
5/24/23	PER CITY REVIEW
6/15/23	PER CITY REVIEW
6/26/23	PER TxDOT REVIEW
7/03/23	PER CITY REVIEW

SHEET TITLE:

SITE PLAN

GARAGES OF AMERICA
N. GEORGE BUSH HWY.
AT RANGER DR. AT NAAMAN FOREST BLVD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

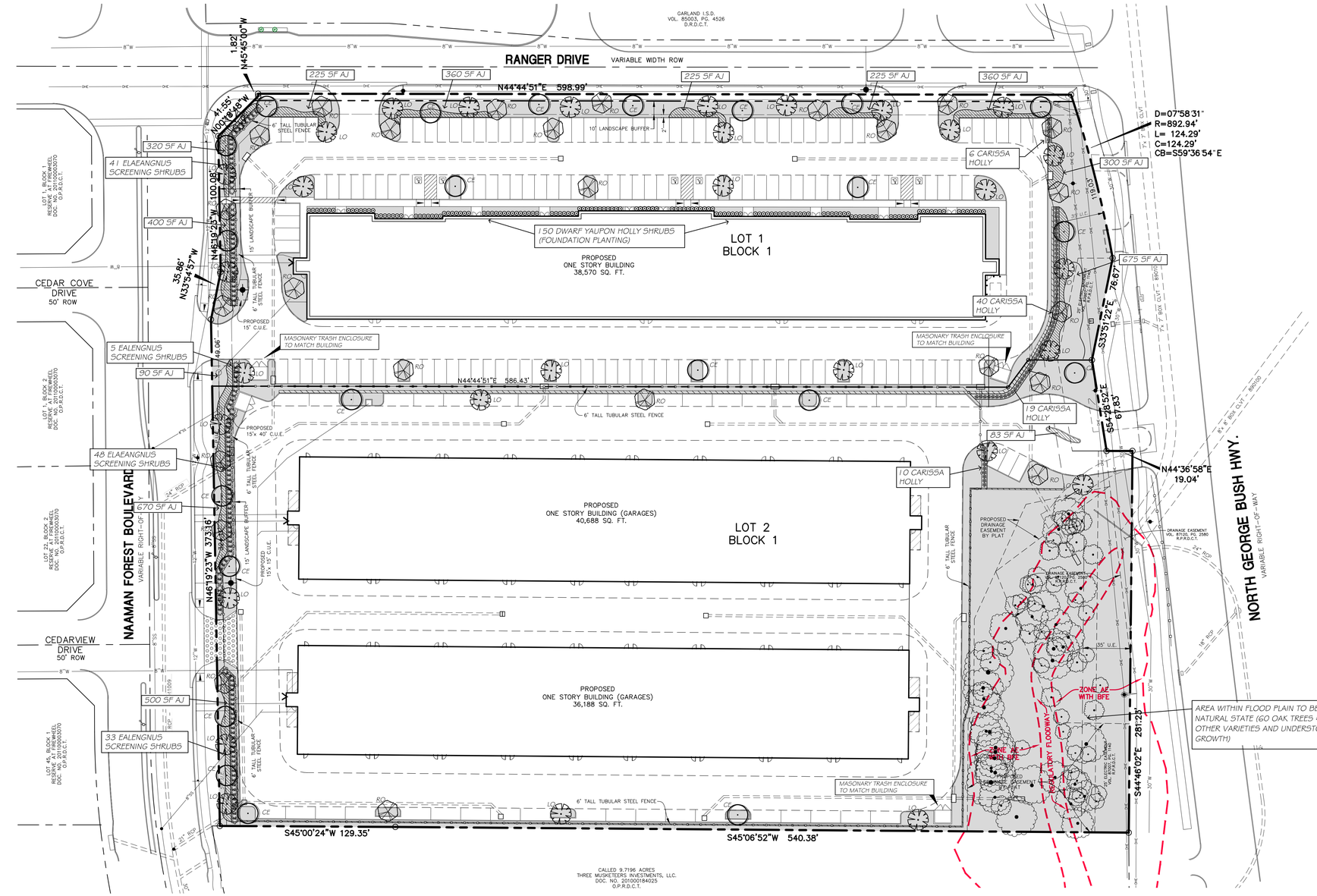
JDR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: APRIL 24, 2023	DRAWN BY: SAS	SHEET NO.
SCALE: 1" = 40'	CHECKED BY: JDJR	1 OF 1

JDJR FILE NO. 1315–1–21

H:\DJR\proj\2021\1315\Garages of America – Fred Gans\1315-70-21N President George Bush Hwy - Garland\Cad\1315-70-21 plan 4.dwg 7/12/2023 10:54:51 AM, DWG To PDF.pc3

EXHIBIT D



LOT 1 LANDSCAPE TABULATIONS

LOT AREA _____ 135,113 SF
LANDSCAPING REQUIRED _____ 10% (13,511 SF)
LANDSCAPING PROVIDED _____ 24,760 SF (18.3%)

LS BUFFERS

NAAMAN FOREST (TYPE D1)

BUFFER REQUIRED _____ 15 FT (219 LF – EXCLUDING DRIVE)
TREES REQUIRED _____ 1/30 = 7 TREES (AS PROVIDED)
SHRUBS PROVIDED _____ 7/30 = 51 SHRUBS (46 PROVIDED)
GROUND COVER REQUIRED _____ 3,285 SF BUFFER X 25% = 821 SF (AS PROVIDED)

RANGER DRIVE (TYPE G)

BUFFER REQUIRED _____ 10 FT (555 LF – EXCLUDING DRIVE)
TREES REQUIRED _____ 1/30 = 19 TREES (AS PROVIDED)
GROUND COVER REQUIRED _____ 5,550 SF BUFFER X 25% = 1,388 SF (AS PROVIDED)

PGBT HIGHWAY (TYPE A–A)

BUFFER REQUIRED _____ 20 FT (195 LF)
TREES REQUIRED _____ 1/30 = 7 TREES (AS PROVIDED)
SHRUBS PROVIDED _____ 7/30 = 46 SHRUBS (AS PROVIDED)
GROUND COVER REQUIRED _____ 3,900 SF BUFFER X 25% = 975 SF (AS PROVIDED)

PARKING LOT LANDSCAPING

PARKING PROVIDED _____ 153 SPACES
PARKING LOT AREA _____ 75,779 SF
LANDSCAPING REQUIRED _____ 5% (3,789 SF)
LANDSCAPING PROVIDED _____ 5,395 SF (7.1%)
NOTE: ALL PARKING SPACES WITHIN 65 FT OF LARGE TREE.

LOT 2 LANDSCAPE TABULATIONS

LOT AREA _____ 219,791 SF
LANDSCAPING REQUIRED _____ 10% (21,979 SF)
LANDSCAPING PROVIDED _____ 46,632 SF (21.2%)

LS BUFFERS

NAAMAN FOREST (TYPE D1)

BUFFER REQUIRED _____ 15 FT (299 LF – EXCLUDING DRIVE)
TREES REQUIRED _____ 1/30 = 11 TREES (AS PROVIDED)
SHRUBS PROVIDED _____ 7/30 = 77 SHRUBS (81 PROVIDED)
GROUND COVER REQUIRED _____ 4,485 SF BUFFER X 25% = 1,121 SF (AS PROVIDED)

PGBT HIGHWAY (TYPE A–A)

NOTE: 281.23 LF ADJACENT TO FLOOD PLAIN LEFT IN NATURAL STATE (79 TREES & UNDERSTORY GROWTH) EXCEEDS 1/30 TREE REQUIREMENT, SHRUB REQUIREMENT NOT PROVIDED. REMAINDER 67.83 LF OF FRONTAGE TO MEET LANDSCAPE REQUIREMENTS.

BUFFER REQUIRED _____ 20 FT (67.83 FT NOT ADJACENT TO FLOOD PLAIN)
TREES REQUIRED _____ 1/30 = 3 TREES (AS PROVIDED)
SHRUBS PROVIDED _____ 7/30 = 16 SHRUBS (29 PROVIDED)
GROUND COVER REQUIRED _____ 1,357 SF BUFFER X 25% = 339 SF (AS PROVIDED)

PARKING LOT LANDSCAPING

PARKING PROVIDED _____ 42 SPACES
PARKING LOT AREA _____ 41,282 SF
LANDSCAPING REQUIRED _____ 5% (2,0647 SF)
LANDSCAPING PROVIDED _____ 3,319 SF (8.0%)
NOTE: ALL PARKING SPACES WITHIN 65 FT OF LARGE TREE.

OWNERS:

ROBERT & MARY KELSOE
5323 SPRING VALLEY ROAD, SUITE 350
DALLAS, TX 75254

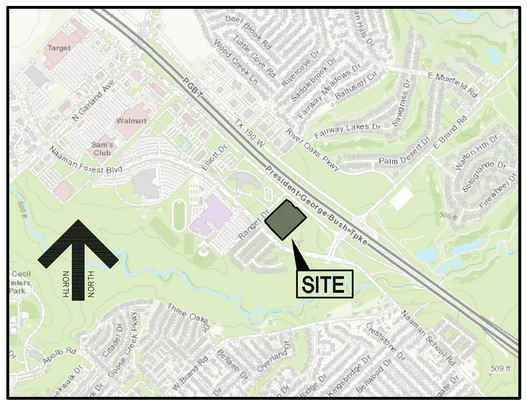
GARLAND LTD PS
33780 HEARTLAND COURT
UNION CITY, CA 94587

DFW OIL INC.
111 BELT LINE ROAD, SUITE 100
GARLAND, TX 75040

APPLICANT:

CDC EQUITIES, LLC
2323 TARPLEY ROAD, SUITE 100
CARROLLTON, TEXAS 75006
CONTACT: FRED GANS
EMAIL: fgans@cornerstonedev.com
TEL: 214-341-9620

CASE NUMBER 230321-1
EXISTING ZONING PD 87-1 FOR CO USES
PROPOSED ZONING PD AMENDMENT



LOCATION MAP

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
7. ALL BED AREAS SHALL BE SEPERATED FROM TURF AREAS USING RYERSON STEEL EDGING.
8. A TREE SURVEY WILL BE DONE AT THE TIME OF PERMITTING. ALL TREES (8" AND LARGER) WITHIN THE OPEN SPACE AREA SHALL REMAIN. ALL TREES WITHIN THE PROPOSED AREA OF CONSTRUCTION SHALL BE REMOVED.
9. ALL SHRUBS WITHIN THE LANDSCAPE BUFFER ALONG THE STREET RIGHT-OF-WAY MUST BE 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

NOTE: ALL LANDSCAPE AREAS (EXCEPT FLOODPLAIN AREA) SHALL BE IRRIGATED WITH AN FULLY AUTOMATIC ELECTRONIC LANDSCAPE IRRIGATION SYSTEM MEETING THE CURRENT CITY OF GARLAND LANDSCAPE IRRIGATION REGULATIONS.

LEGEND

- EXISTING TREE TO BE PRESERVED
- 31 LIVE OAK TREES (3" MIN,. CAL.) (OR APPROVED EQUAL)
- 25 SHUMARD RED OAK TREES (3" MIN,. CAL.) (OR APPROVED EQUAL)
- 22 CEDAR ELM TREES (3" MIN,. CAL.) (OR APPROVED EQUAL)
- CARISSA HOLLY (MIN 2' HGT, 3' C-C) (OR APPROVED EQUAL)
- ELAEAGNUS (MIN 2' HGT, 3' C-C) (OR APPROVED EQUAL)
- DWARF YAUPON HOLLY (MIN 1' HGT, 3' C-C) (OR APPROVED EQUAL)
- ASIAN JASMINE (1 GAL AT 18" C-C)
- LANDSCAPED AREAS - BERMUDA TURF - (SOLID SOD) WHERE NO SHRUBS OR GROUNDCOVER
- EXISTING TREES & UNDERGROWTH TO REMAIN

NORTH

0' 40' 80' 120'
GRAPHIC SCALE

REVISIONS:	
5/24/23	PER CITY REVIEW
6/15/23	PER CITY REVIEW
6/26/23	PER TxDOT REVIEW

SHEET TITLE:

LANDSCAPE PLAN

GARAGES OF AMERICA

N. GEORGE BUSH HWY.
AT RANGER DR. AT NAAMAN FOREST BLVD.
CITY OF GARLAND, DALLAS COUNTY, TEXAS

JDJR
PREPARED BY:
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-5357 Fax 972-252-8958

DATE: APRIL 24, 2023 | DRAWN BY: SAS | SHEET NO.
SCALE: 1" = 40' | CHECKED BY: JDJR | L1 OF 1

JDJR FILE NO. 1315–1–21

H:\JOBS\2013\1315 Garages of America - Fred Gans\1315-21-23 N President George Bush Hwy - Garland\Cad\1315-21-23 plan 4 rev. 6-23-2023 2:46:54 PM

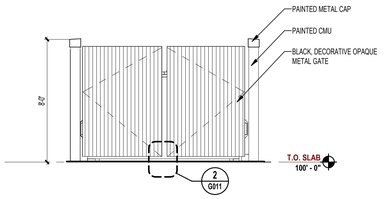
EXHIBIT E

BLDG 1 - MATERIAL CALCULATIONS ELEV. 4		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG A ELEVATION 4		
CARVED LIMESTONE	517.08	24.77%
STONECOAT	1570.13	75.23%
TOTALS:	2087.21	100.00%

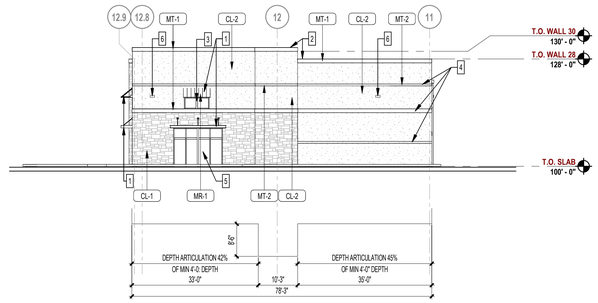
BLDG 1 - MATERIAL CALCULATIONS ELEV. 3		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG A ELEVATION 3		
CARVED LIMESTONE	517.08	24.76%
STONECOAT	1571.25	75.24%
TOTALS:	2088.33	100.00%

BLDG 1 - MATERIAL CALCULATIONS ELEV. 2		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG A ELEVATION 2		
CARVED LIMESTONE	192.22	1.76%
STONECOAT	10708.47	98.24%
TOTALS:	10900.69	100.00%

BLDG 1 MATERIAL CALCULATIONS ELEV. 1		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG A ELEVATION 1		
CARVED LIMESTONE	4954.13	43.96%
METAL PANEL	1058.50	9.39%
STONECOAT	5257.64	46.65%
TOTALS:	11270.27	100.00%



5 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0" REF: 4 / G011

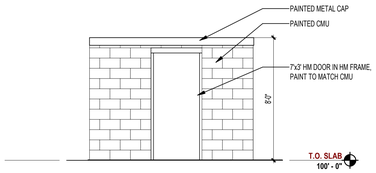


4 WEST ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0" REF: 1 / A111

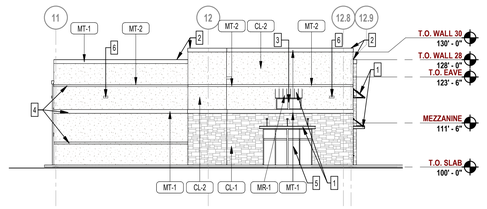
EXTERIOR MATERIAL KEY	
MATERIAL	DESCRIPTION
CL-1	CARVED LIMESTONE (STONE FINISH)
CL-2	CARVED LIMESTONE (SMOOTH WHITE)
CL-3	CARVED LIMESTONE (LIGHT GRAY)
DS-4	DOWNSPOUT, PREFINISHED METAL (BLACK)
GR-4	GAURDRAIL, PRE-FINISH METAL (BLACK)
M-1	METAL GARAGE DOOR (GRAY)
MR-1	METAL ROOFING (DARK GRAY)
MT-1	METAL TRIM (DARK GRAY)
MT-2	METAL TRIM (RED)

1. AWNINGS AND CANOPIES
2. VARIED ROOF HEIGHTS
3. DIVIDED LIGHT WINDOWS
4. ORNAMENTAL FACADE TRIMS
5. DISPLAY WINDOWS
6. DISTINCTIVE LIGHTING FEATURES

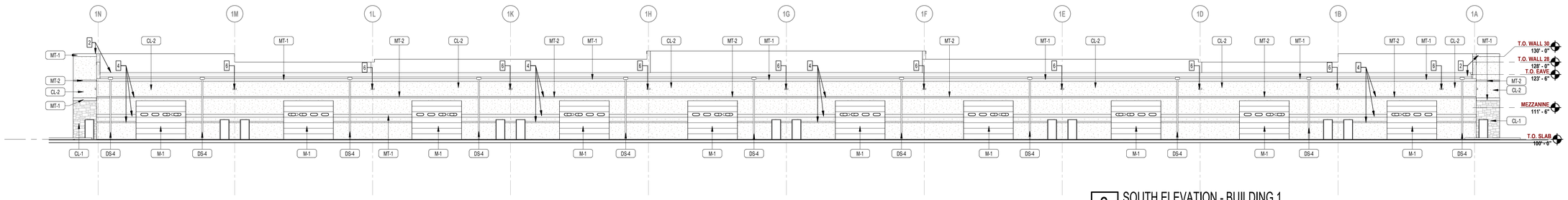
ARCHITECTURAL DESIGN ELEMENTS



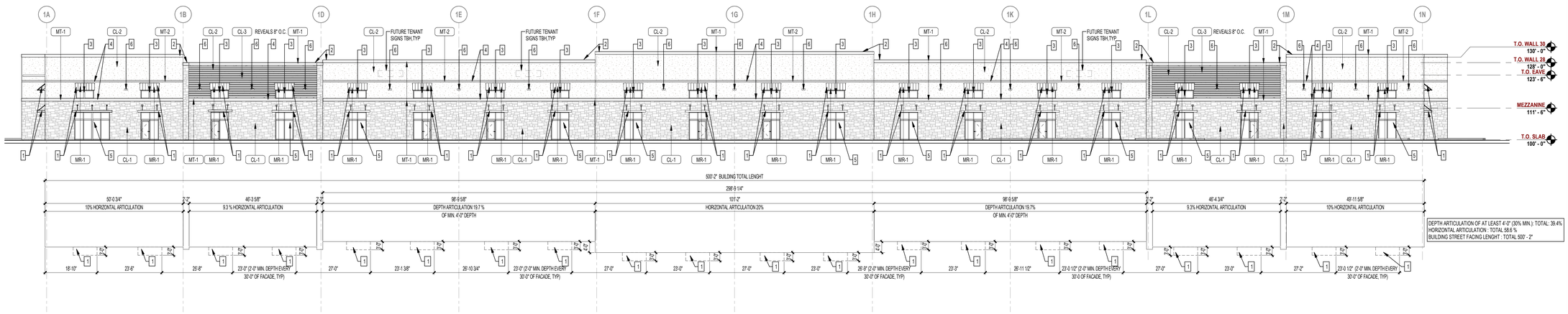
6 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0" REF: 4 / G011



3 EAST ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0" REF: 1 / A111



2 SOUTH ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0" REF: 1 / A111



1 NORTH ELEVATION - BUILDING 1
SCALE: 1/16" = 1'-0" REF: 1 / A111

Bush ARCHITECTS
A: 14951 N DALLAS PARKWAY, SUITE 850, ADDISON, TX 75254
E: CONTACT@BUSHARCHITECTS.DESIGN
P: 469 - 857 - 8151
W: WWW.BUSHARCHITECTS.DESIGN

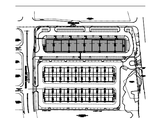
GARAGES OF AMERICA AT GARLAND

ZONING CASE NUMBER 230321-1

N GEORGE BUSH HWY @ RANGER DR @ NAAMAN FOREST BLVD
CITY OF GARLAND, DALLAS COUNTY, TEXAS

07/03/23

KEY PLAN



ISSUE LOG

NO.	DESCRIPTION	DATE
A	SITE PLAN REVIEW	05/30/23
C	DUMPSTER ENSURE UPDATE	07/03/23

PROJECT NUMBER:	23-013
ISSUED FOR:	OTP
AUTHORS:	BA
ISSUE DATE:	01-13-23

EXTERIOR ELEVATIONS - BUILDING 1

A211

EXHIBIT E

BLDG 2 - MATERIAL CALCULATIONS ELEV. 4		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG B ELEVATION 4		
CARVED LIMESTONE	888.89	34.84%
METAL PANEL	693.06	27.17%
STONECOAT	969.33	37.99%
TOTALS:	2551.28	100.00%

BLDG 2 - MATERIAL CALCULATIONS ELEV. 3		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG B ELEVATION 3		
CARVED LIMESTONE	888.89	34.79%
METAL PANEL	696.72	27.27%
STONECOAT	969.33	37.94%
TOTALS:	2554.94	100.00%

BLDG 2 - MATERIAL CALCULATIONS ELEV. 2		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG B ELEVATION 2		
CARVED LIMESTONE	240.00	3.09%
STONECOAT	7523.33	96.91%
TOTALS:	7763.33	100.00%

BLDG 2 - MATERIAL CALCULATIONS ELEV. 1		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG B ELEVATION 1		
CARVED LIMESTONE	240.00	3.09%
STONECOAT	7523.33	96.91%
TOTALS:	7763.33	100.00%

EXTERIOR MATERIAL KEY	
MATERIAL	DESCRIPTION
CL-1	CARVED LIMESTONE (STONE FINISH)
CL-2	CARVED LIMESTONE (SMOOTH WHITE)
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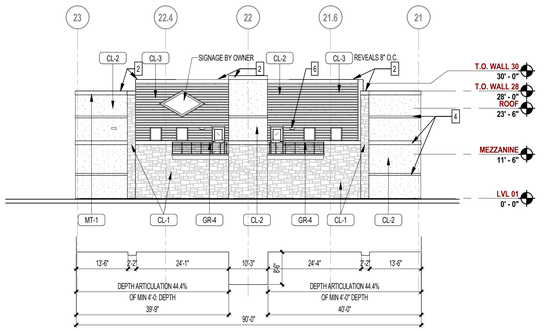
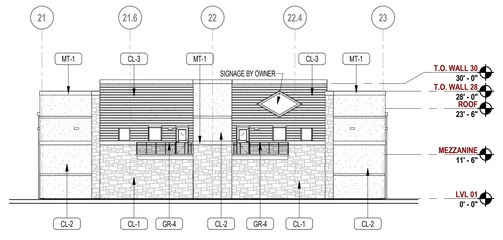
3. DIVIDED LIGHT WINDOWS
4. ORNAMENTAL FACADE TRIMS
5. DISPLAY WINDOWS
6. DISTINCTIVE LIGHTING FEATURES

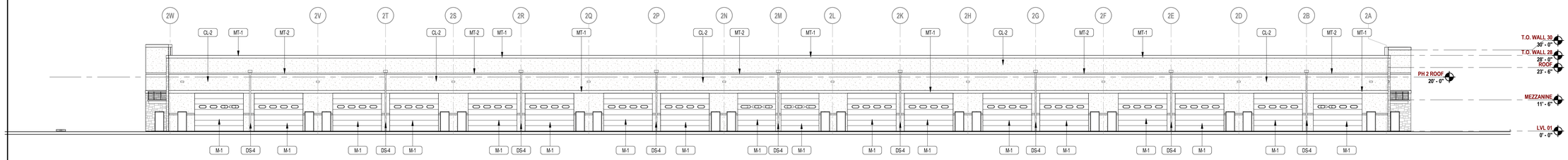
ARCHITECTURAL DESIGN ELEMENTS



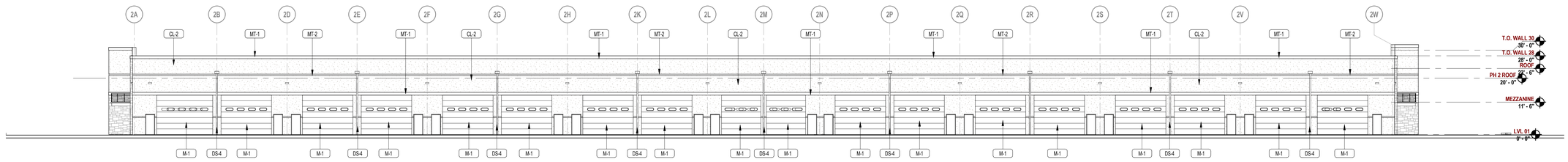
4 WEST ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0" REF: 1 / A113B



3 EAST ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0" REF: 2 / A113B



2 SOUTH ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION - BUILDING 2
SCALE: 1/16" = 1'-0" REF: 1 / A113B

Bush ARCHITECTS
A: 14951 N DALLAS PARKWAY, SUITE 850, ADDISON, TX 75254
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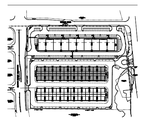
GARAGES OF AMERICA AT GARLAND

ZONING CASE NUMBER 230321-1

N GEORGE BUSH HWY @ RANGER DR @ NAAMAN FOREST BLVD
CITY OF GARLAND, DALLAS COUNTY, TEXAS

05/30/23

KEY PLAN



ISSUE LOG

NO.	DESCRIPTION	DATE
A	SITE PLAN REVIEW	05/30/23
		06/20/23

PROJECT NUMBER:	23-013
ISSUED FOR:	OTP
AUTHORS:	BA
ISSUE DATE:	01-13-23

EXTERIOR ELEVATIONS - BUILDING 2

A221

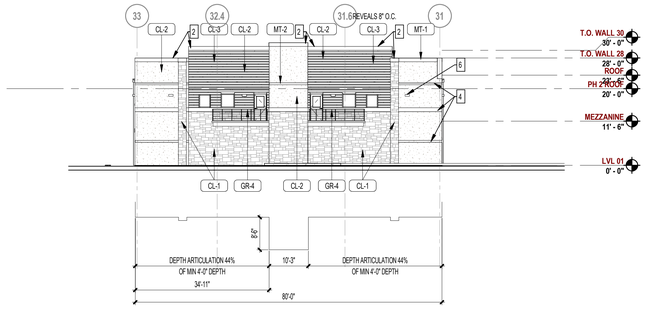
EXHIBIT E

BLDG 3 - MATERIAL CALCULATIONS ELEV. 4		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG C ELEVATION 4		
CARVED LIMESTONE	788.89	34.89%
METAL PANEL	592.10	26.19%
STONECOAT	880.00	38.92%
TOTALS:	2260.99	100.00%

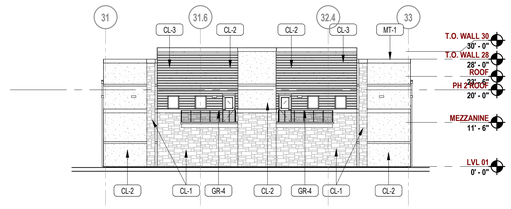
BLDG 3 - MATERIAL CALCULATIONS ELEV. 3		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG C ELEVATION 3		
CARVED LIMESTONE	788.89	34.82%
METAL PANEL	596.77	26.34%
STONECOAT	880.00	38.84%
TOTALS:	2265.66	100.00%

BLDG 3 - MATERIAL CALCULATIONS ELEV. 2		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG C ELEVATION 2		
CARVED LIMESTONE	191.91	3.35%
STONECOAT	5535.83	96.65%
TOTALS:	5727.74	100.00%

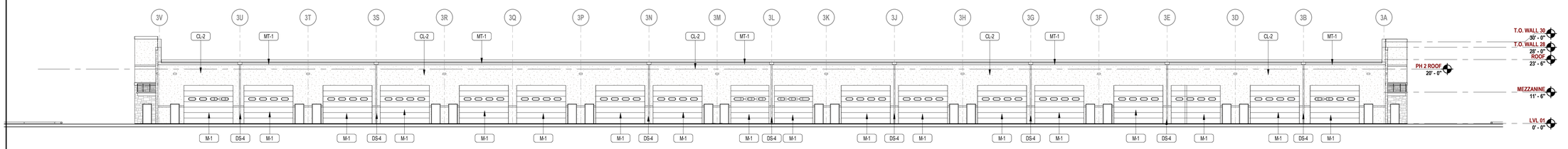
BLDG 3 - MATERIAL CALCULATIONS ELEV. 1		
MATERIAL TYPE	AREA (SF)	% RATIO
BLDG C ELEVATION 1		
CARVED LIMESTONE	239.69	4.15%
STONE COAT	5535.83	95.85%
TOTALS:	5775.52	100.00%



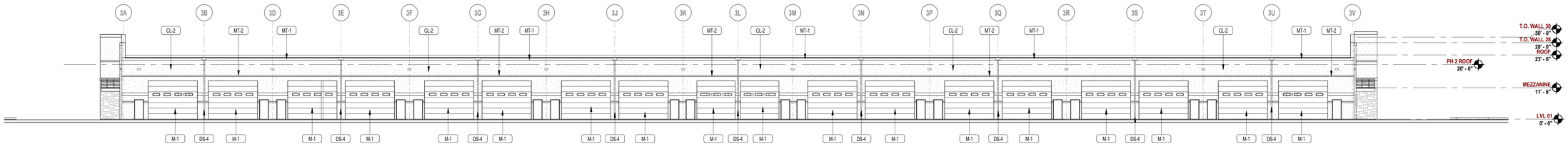
4 WEST ELEVATION - BUILDING 3
SCALE: 1/16" = 1'-0" REF: 1/A115C



3 EAST ELEVATION - BUILDING 3
SCALE: 1/16" = 1'-0" REF: 2/A115C



2 SOUTH ELEVATION - BUILDING 3
SCALE: 1/16" = 1'-0" REF: 1/A115C



1 NORTH ELEVATION - BUILDING 3
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL KEY	
MATERIAL	DESCRIPTION
CL-1	CARVED LIMESTONE (STONE FINISH)
CL-2	CARVED LIMESTONE (SMOOTH WHITE)
CL-3	CARVED LIMESTONE (LIGHT GRAY)
DS-4	DOWNSPOUT, PREFINISHED METAL (BLACK)
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M-1	METAL GARAGE DOOR (GRAY)
MR-1	METAL ROOFING (DARK GRAY)
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2. VARIED ROOF HEIGHTS
3. DIVIDED LIGHT WINDOWS
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5. DISPLAY WINDOWS
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Bush ARCHITECTS
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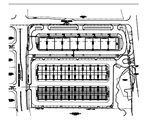
GARAGES OF AMERICA AT GARLAND

ZONING CASE NUMBER 230321-1

N GEORGE BUSH HWY @ RANGER DR @ NAAMAN FOREST BLVD
CITY OF GARLAND, DALLAS COUNTY, TEXAS

06/19/23

KEY PLAN



ISSUE LOG

NO.	DESCRIPTION	DATE
A	SITE PLAN REVIEW	05/30/23
B	CITY REVIEW RESPONSE	06/20/23

PROJECT NUMBER:	23-013
ISSUED FOR:	OTP
AUTHORS:	BA
ISSUE DATE:	01-13-23

EXTERIOR ELEVATIONS - BUILDING 3

A231

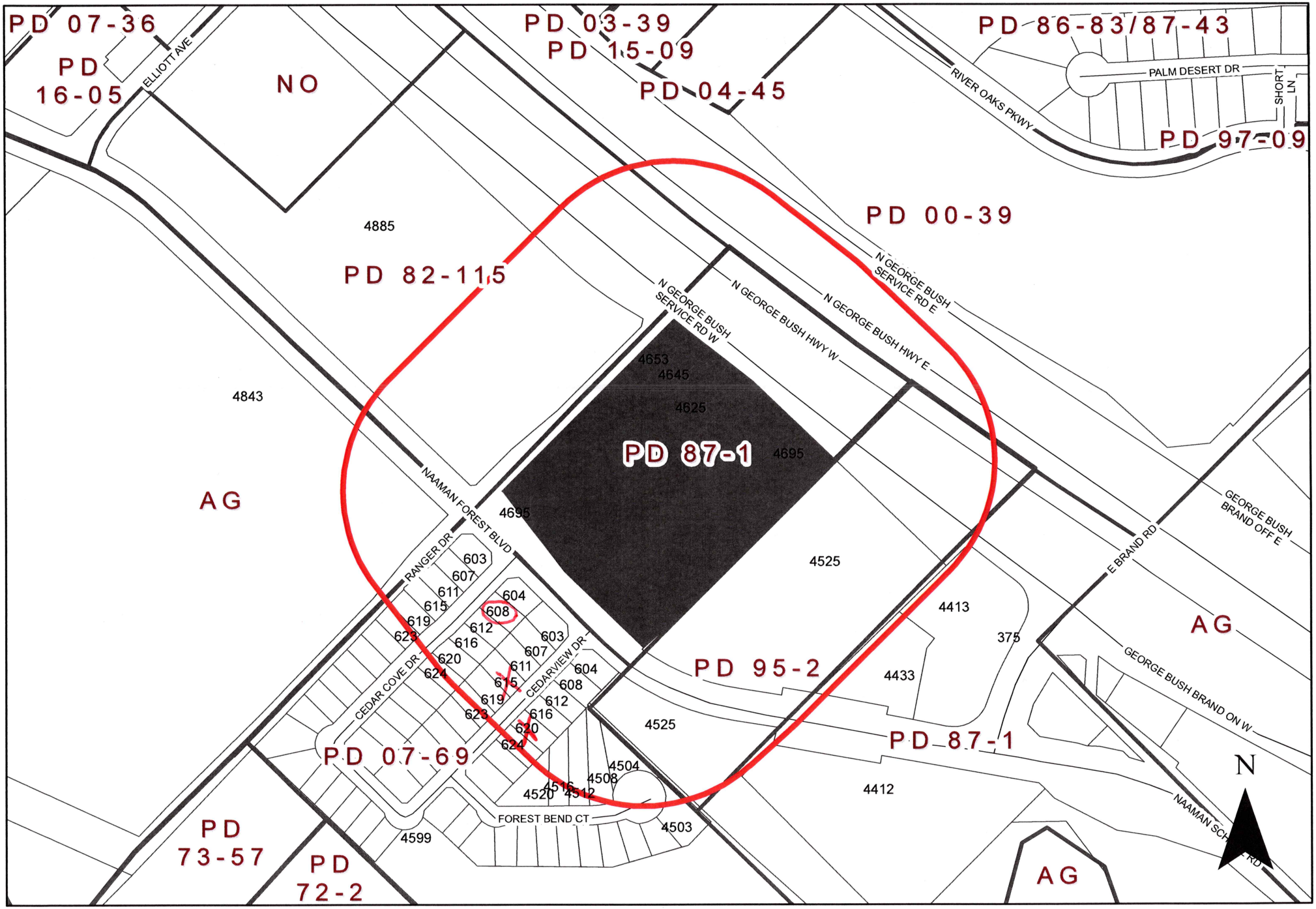
Z 23-17

View of the subject property from Range Drive

View of the subject property from Naaman Forest Boulevard

North of the subject property

View of the subject property from North President George Bush Turnpike



0 210 420 Feet

1 inch = 316 feet

ZONING MAP Z 23-17

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

4625, 4645, 4653, & 4695 North President George Bush Highway

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

Z 23-17 Fred A. Gans. El solicitante propone construir condominios de garajes ("Garages of America"), con reparación de automóviles, oficinas, depósito/bodega y uso comercial también. El sitio está ubicado en 4653, 4645, 4625 y 4695 North President George Bush Turnpike. (Distrito 1)

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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.

Ignacio & Maria Resendiz Owners

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.)

620 Cedarview Dr.

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

Garland tx 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

7/19/2023

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)

Comment Form Continued –
Case Z 23-17

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

Consideramos que ese tipo de negocio puede bajar el valor de las propiedades residenciales del área, porque atraería diferente movimiento de personas, ya que actualmente es tranquilo y familiar (incluido la escuela).

We believe this type of business may decrease our property values in the area because it would attract different movements from people and currently it is very peaceful and family oriented (including the school).

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

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James + Patricia Kosciolek

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.)

615 Cedarview Dr.

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

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

James Kozuolek 7-15-23

Signature / Firma / Ch ữ ký 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.)

Planning Commission

Case Z-23-17

We live 4 houses from the proposed zone change request. I feel the need to do a more detailed letter of comments as this change is very important to us. It's a neighborhood killer and will hurt property values. There is a solid tree line about 40 feet tall on the property that hide the view of George Bush frwy from our newer home next to Naaman Forest HS. If those tree lines get removed it will be a disaster. We already have the widening of Naaman school road going on with lots of traffic and we have all the school traffic and those kids parking on our streets, but taking all the land across from our entrance and covering it all in pavement and storage garages and working on cars and RV's is a death blow to our housing with over 60 newish homes. We know that the property owner wants to sell that property and it's their right, but it's not a good fit, not even a little bit good. There is a dental office that is next to this land and they built a beautiful office that doesn't bother anybody and is useful to residents. I read about Garages of America and they talk about the need for man toy storage and mechanics working on Man toys. Rows and rows of garages. Lots of man toys such as dirt bikes and race cars and 4 wheelers are super loud when working on them. They say its better because they will be owned instead of rented. That could be worse when there are many owners instead of one owner to complain to. I can not think of a single value to this zone request. We have lived in homes in Garland since 1978 and love it here. We are 76 yrs old and couldn't move now if we wanted to. We would have never bought this house if it had garage storage 4 houses from the house with a wide open view of HWY 190. If we were younger and healthy and if if it wasn't 100 degrees outside we would walk the neighborhoods to tell them whats happening. Many in our neighborhood don't speak English and have no clue as to what a zone request is. Also we were only given a mail notice about this 10 days before planning meeting. We will send you this letter in mail and hope you receive it in time and we will attend meeting if feeling well enough. I also have told next door neighbors and one that is only a few houses from the garage proposal didn't get the notice in the mail. May the good Lord help us with this ordeal. Thank you.

James & Patricia Kosciolek

615 Cedarview Dr Garland Tx 75040

Comment Form
Case Z 23-17

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

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

☒ For / A Favor / Đúng

☐ Against / En Contra / Không

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James E. Gallegos - Home 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.)

608 Cedar Cove DRIVE

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

J. E. Gallegos

Signature / Firma / Ch ữ ký

7/19/2023

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.)

JUL 19 '23 PM 1:02

Comment Form Continued – Case Z 23-17

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I/We are in favor of proposed case, ZZ3-17 Garages of Texas buildings/structure. I am familiar with the concept and have attended events at various locations of Garages of Texas, D/FW area.

Structures are built in a pleasing architecture manner and add conformity to the community. They bring elements of security both interior and exterior to the buildings which is a plus for our immediate area.

The concept allows owners to store their vehicles and work on them within their garage space and not the nearby streets. Having structure(s) like this can add to our neighborhood with potential noise barrier to HWY 190 and Frontage Road traffic.

My concern is that if not approved to go forward we might end up with another hotel or high density apartments.

Respectfully,

Jim & Phyllis Gallegos 7/19/2023

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-17	July 24, 2023	August 15, 2023	Nabiha Ahmed

Z 23-17 Fred A. Gans. The applicant proposes to construct garage condominiums ("Garages of America"), with automobile repair, office, storage/warehouse and retail use as well. The site is located at 4653, 4645, 4625 and 4695 North President George Bush Turnpike. (District 1)

Robert Kelsoe — **For**

7/19/2023
1:37:43 PM

5323 Spring Valley Rd
Ste 350
Dallas
Texas
United States
75254

rkelsoe1@gmail.com

2146499100

Outside the Notification Area

In favor of the change.

Andrea Rodriguez — **Against**

7/16/2023
7:02:02 PM

3601 BLUESAGE LANE
Garland
Tx
United States
75040

Outside the Notification Area

There is no space for this type of use. This will create more traffic and congestion.

Andrea Rodriguez — **Against**

7/16/2023
7:02:02 PM

3601 BLUESAGE LANE
Garland
Tx
United States
75040

Outside the Notification Area

There is no space for this type of use. This will create more traffic and congestion.

GARLAND

Plan Commission **3. c.**

Meeting Date: 07/24/2023

Item Title: Z 23-22 Jake Finch, Cascade Companies - Zoning (District 4)

Summary:

Consideration of the application of **Jake Finch, Cascade Companies**, requesting approval of a Change in Zoning from Agricultural (AG) District to Single-Family Attached (SFA) District. This property is located at 613 and 615 Rowlett Road. (District 4) (Z 23-22)

Attachments

Z23-22 Jake Finch, Cascade Companies - Zoning (District 4)

Z 23-22 Jake Finch, Cascade Companies Responses

Planning Report

File No: Z 23-22/District 4
Agenda Item:
Meeting: Plan Commission
Date: July 24, 2023

REQUEST
Approval of a Change in Zoning from Agricultural (AG) District to Single-Family Attached (SFA) District.

LOCATION
613 and 615 Rowlett Road

APPLICANT
Jake Finch, Cascade Companies

OWNER
Travis Langley

BACKGROUND
A portion of the subject property is developed with a single-family house and it is currently occupied, but it will be demolished. The remaining portion of the property is undeveloped.

The applicant intends to rezone the property to construct townhomes.

SITE DATA
The site is approximately 22.3 acres and is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING
The subject property is zoned Agricultural (AG) District. 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 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 Attached district is intended to promote stable, quality, attached-occupancy residential development on individual lots in logical, livable, and sustainable neighborhoods. This district may be included within certain areas of neighborhoods or, when in accordance with the intent of the Comprehensive Plan, may provide a transition district between lower density residential areas, multifamily or nonresidential areas, or major thoroughfares.

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 designates this property as Traditional Neighborhoods, Compact Neighborhoods and Parks and Open Space (Public and Private).

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.

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.

Public Parks and Open Space areas include the vast array of park, recreation, and open space lands. This can range from small neighborhood playgrounds to community parks with outdoor picnic areas, hike and bike trails, and play fields and tennis courts to community recreation centers with swimming pools or indoor gymnasiums; as well as natural areas and floodplains.

Private Parks and Open Space areas also include a variety of parks and related amenities in residential subdivisions as well as retail and commercial areas. Facilities and amenities range from landscaped entryways and medians to small playgrounds; to play fields, swimming pools, and golf courses, and other amenities including cemeteries, lakes, creeks, and other natural areas. These private lands play an essential role by contributing to the overall community park and open space system.

The proposed zoning is generally compatible with the Comprehensive Plan and provides an opportunity for mid-density transitional housing for the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family detached homes. The property to the east is zoned Agricultural

(AG) District and it is developed with a Dallas County building. The properties to the south, across Rowlett Road, are zoned Agricultural (AG) District and Planned Development (PD) District 06-55; these properties are developed with single-family homes and an apartment complex. The properties to the west are zoned Single-Family-7 (SF-7) District; Planned Development (PD) District 85-43, Planned Development (PD) District 83-61 and Planned Development (PD) District 85-43; these properties are developed with duplexes, single-family homes and a church.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family Attached (SFA) District.

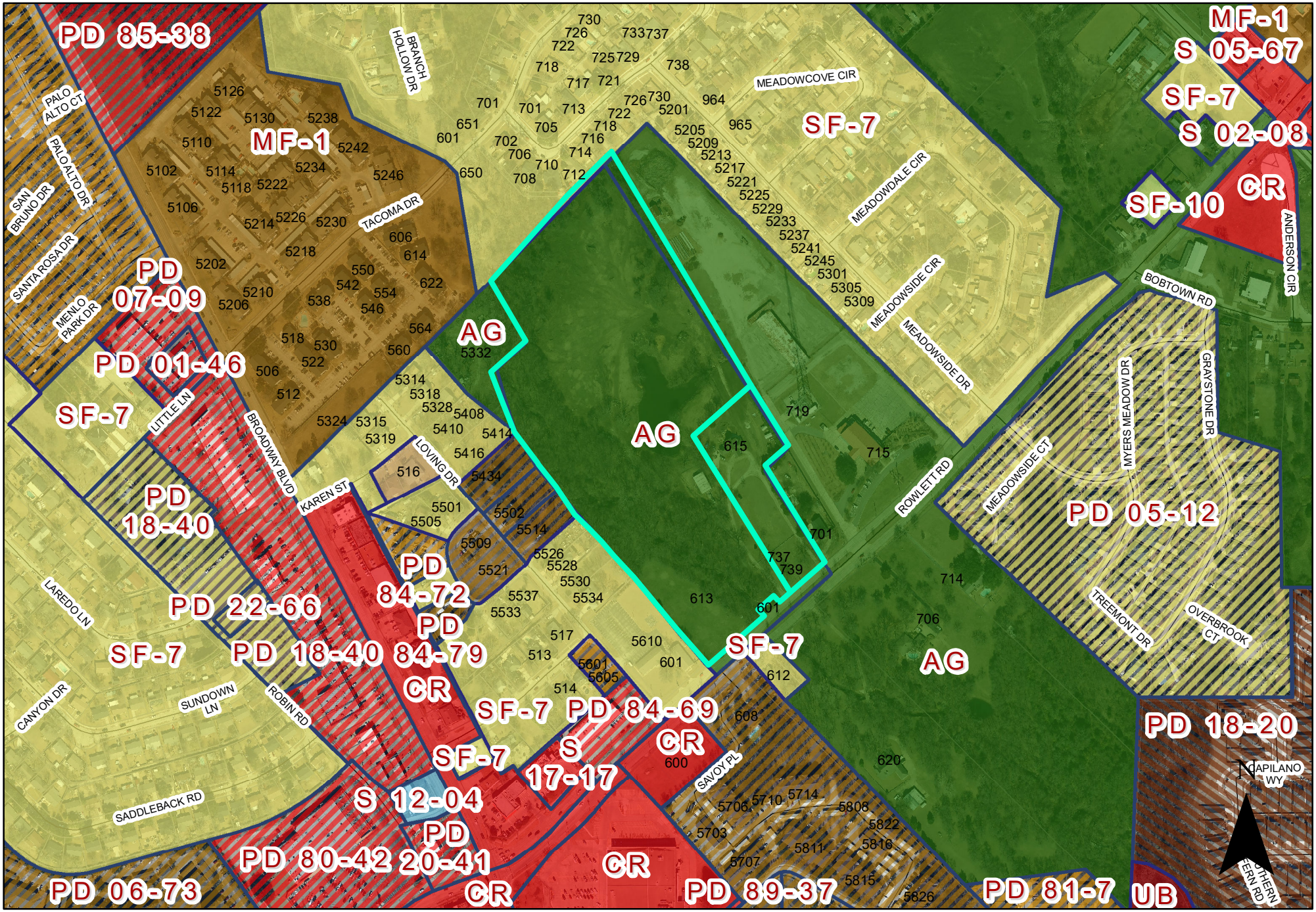
ADDITIONAL INFORMATION

i. Location Map
ii. Photos

CITY COUNCIL DATE: August 15, 2023

PREPARED BY:
Nabiha Ahmed
Lead Development Planner
Planning & Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:
Will Guerin, AICP
Director of Planning



0 280 560 Feet

1 inch = 426 feet

ZONING MAP Z 23-22

INDICATES AREA OF REQUEST

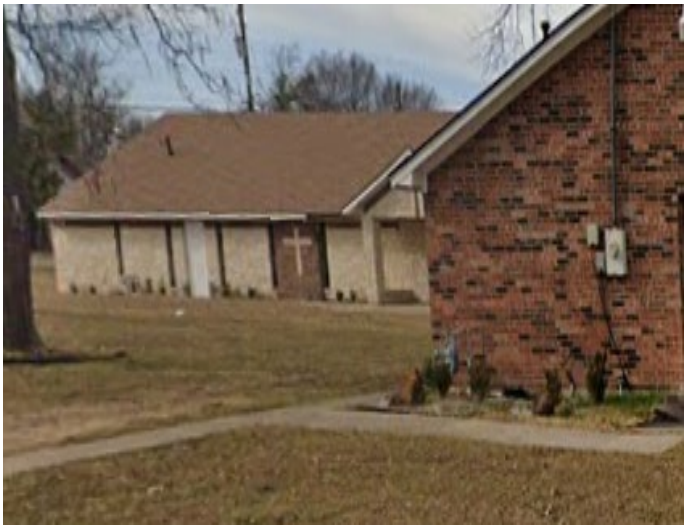
613 & 615 Rowlett Road

Z 23-22

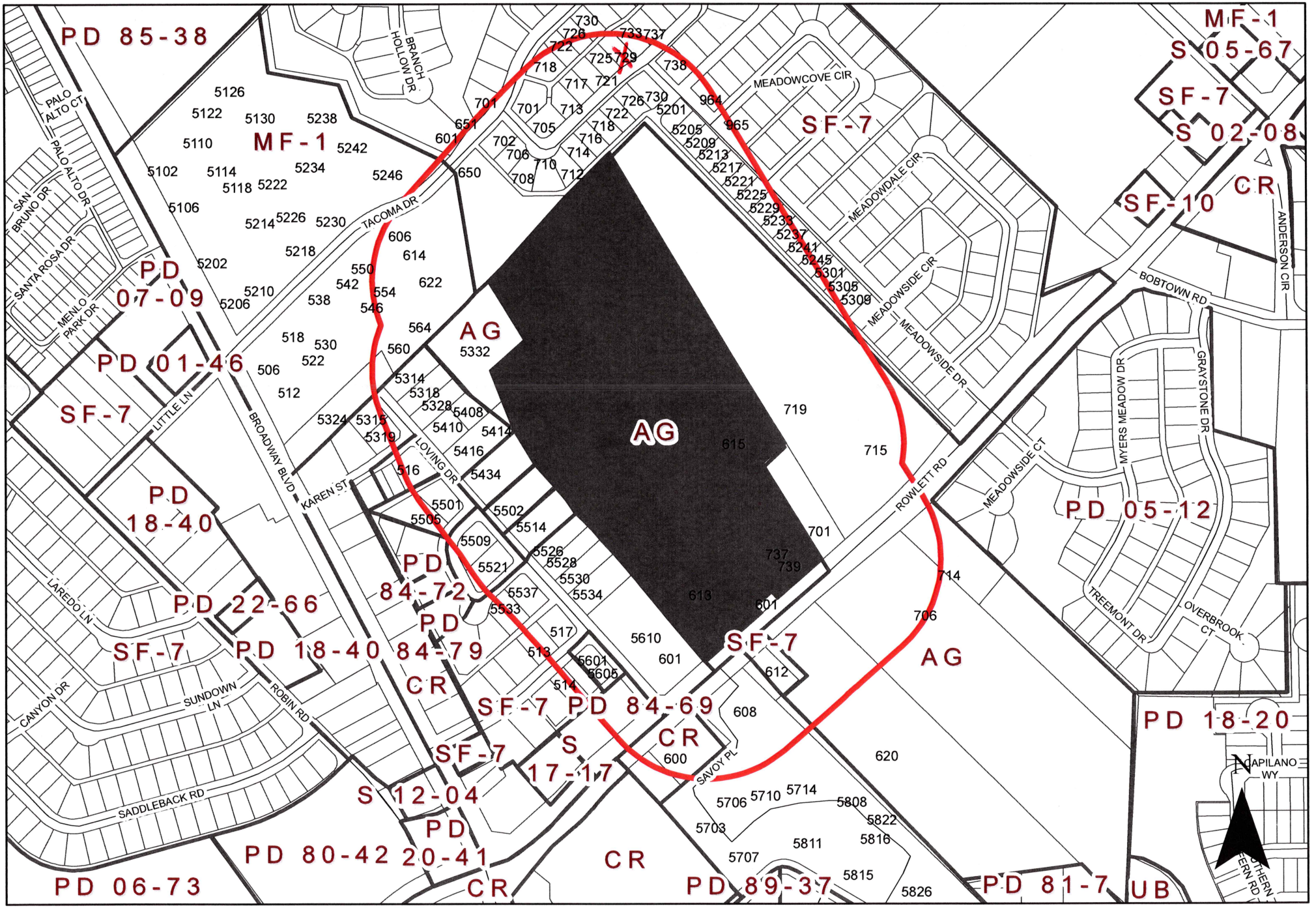
View of the subject property from Rowlett Road

South of the subject property

East of the subject property



West of the subject property



613 & 615 Rowlett Road

Comment Form
Case Z 23-22

Z 23-22 Jake Finch, Cascade Companies. The applicant proposes to rezone the property from Agricultural (AG) District to Single-Family Attached (SFA) District to allow townhouses. The site is located at 613 and 615 Rowlett Road. (District 4)

Z 23-22 Jake Finch, Cascade Companies. El solicitante propone rezonificar la propiedad de Distrito agrícola (AG) a Distrito adjunto unifamiliar (SFA) para permitir casas adosadas. El sitio está ubicado en 613 y 615 Rowlett Road. (Distrito 4)

Z 23-22 Jake Finch, Cascade Companies. Người nộp đơn đề xuất phân vùng lại tài sản từ Khu nông nghiệp (AG) thành Khu dành cho một gia đình gắn liền (SFA) để cho phép nhà phố. Địa điểm này tọa lạc tại 613 và 615 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

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Denise McSpadden - 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.)

729 Maple Glen Dr

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

Garland - 75043

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Ch ữ ký

7/14/23

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.)

JUL 19 '23 PM 2:38

Comment Form Continued – Case Z 23-22

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Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I have lived in my home 25 yrs. I own
own it! I've seen the increase in traffic in my
area as well as incr. crime.
I love having the greenspace by my street.
We don't need more people in the area using
the water, electricity, roadways here.
I love Garland & grew up here. I don't
like this, however. We have enough street
traffic from the apartments barreling down our
steet to Rowlett Rd
Please STOP THIS!
Thanks

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-22	July 24, 2023	August 15, 2023	Nabiha Ahmed

Z 23-22 Jake Finch, Cascade Companies. The applicant proposes to rezone the property from Agricultural (AG) District to Single-Family Attached (SFA) District to allow townhouses. The site is located at 613 and 615 Rowlett Road. (District 4)

Cheryl Reynolds
7/15/2023
4:56:26 AM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9722404238

Outside the Notification Area

No townhomes or apartments