



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
May 13, 2024 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 6:45 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 April 22, 2024 meeting.

2. PLATS

- a. P 24-11 Urbana Centerville Addition -- Final Plat
- b. P 24-12 Urban Village at Rosehill -- Final Plat
- c. P 24-14 Faulkner Point No.7 First Replat -- Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **U-Haul Company of East Dallas**, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for a Truck/Bus Sales & Leasing/Rental Use. This property is located at 2502, 2504 and 2550 McCree Road. (District 5) (File Z 23-50)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 05/13/2024

Item Title: Plan Commission Minutes for April 22, 2024

Summary:

Consider approval of the Plan Commission Minutes for the April 22, 2024 meeting.

Attachments

April 22, 2024 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, April 22, 2024, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

- Present:** Scott Roberts, Chairman
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Patrick Abell, Commissioner
Michael Rose, Commissioner
- Absent:** Julius Jenkins, 1st Vice Chair
Rich Aubin, Commissioner
- Staff Present:** Will Guerin, Planning Director
Angela Self, Planning Administrator
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Trey Lansford, Deputy 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 Paris to **approve** the Consent Agenda. Seconded by Commissioner Abell. **Motion carried:** 5 Ayes, 1 Abstain by Commissioner Dalton.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 8, 2024 meeting. **APPROVED**

2. PLATS

- a. P 24-10 Tuckerville Park-Final Plat **APPROVED**

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of Triangle Engineering, LLC, requesting approval of 1) an Amendment to Planned Development (PD) District 12-56 for Community Retail (CR) Uses; 2) a Specific Use Provision for a Restaurant, Drive-Through Use and 3) a Detail Plan for Retail Use, Restaurant Use and Restaurant with Drive-Through Use. This property is located at 5203 Naaman Forest Boulevard. (District 1) (File Z 23-08) **DENIED**

The applicant, Andrew Yeoh, 6614 Clear Spring Circle, Dallas, TX, provided an overview of the request and remained available for questions.

Chair Roberts expressed concerns to the applicant about the closeness of the building and the lack of a 30-foot landscape.

Commissioner Dalton asked the applicant for more specifics on the type of restaurant in order to get a better idea of what the wait times at the drive-through would be like.

The applicant explained that at the beginning the establishment would be a coffee shop.

Commissioner Dalton asked the applicant what the remainder of the establishment would be as far as restaurant or retail.

The applicant explained that the remaining establishment would be a restaurant with a dine in option. The applicant also added that they are currently working on their marketing campaign to attract prospective business.

Commissioner Dalton stated that if the establishment was a restaurant, the parking space would not be sufficient for the establishment. Commissioner Dalton added that the drive-through set up concerns him in that patrons would have to do a u-turn to be able to access the drive-through.

Commissioner Paris asked the applicant if a Traffic Impact Analysis was conducted for the subject property.

The applicant confirmed that a Traffic Impact Analysis was conducted and they have addressed any concerns.

Chair Roberts asked staff to confirm if the Transportation Department was specifically looking at the ingress and egress off of Naaman School Road but do not look as much to the interior of the property and specifically at the flow of the cars in the drive-through.

Staff stated that the Transportation Department will also look at the internal circulation of the private property side as well for example in regards to a drive-through, they will look at a minimum vehicle space. Staff confirmed that the Transportation Department did conduct a Traffic Impact Analysis and worked with the applicant to get all of the requirements met.

Motion was made by Commissioner Dalton to close the public hearing and **deny** the application as presented. Motion did not move forward for lack of a second.

Motion was made by Commissioner Rose to close the public hearing and **approve** the application as presented. Seconded by Commissioner Cornelius. **Motion failed: 3 Ayes, 3 Nays** with Commissioners Dalton, Roberts and Abell voting in opposition.

- b. Consideration of the application of **Mechu Autos Limited Company**, requesting approval of **DENIED**
1) a Specific Use Provision for an Automobile Sales, New or Used Use on a property zoned Industrial (IN) District and 2) a Plan for an Automobile Sales, New or Used Use. This property is located at 702 Easy Street. (District 6) (File Z 24-07)

The applicant, Emeka Okoye, 702 Easy Street, Garland, TX, remained available for questions.

Commissioner Rose asked the applicant how they would control the amount of cars on the property since the request is for inside only.

The applicant explained that a maximum of six cars would be inside and no cars would be on the outside. The outside parking would only be for customers. The applicant further explained that on the front there is five customer spaces available and four additional spaces in the back.

Motion was made by Commissioner Dalton to close the public hearing and **deny** the application as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

4. MISCELLANEOUS

- a. Consideration of the application of **Shana Carter**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow an attached wall sign on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 409 Main Street. (District 2) (File DD 24-02) **APPROVED**

The applicant, Shana Carter, 409 Main Street, Garland, TX 75040, remained available for questions.

Commissioner Rose asked the applicant if the sign would be lighted.

The applicant confirmed the sign would be lighted.

Chair Roberts asked the applicant if the sign would be lighted internally or externally.

The applicant clarified that the sign would be front lit and back lit.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 6 Ayes, 0 Nays.**

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:22 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 05/13/2024

Item Title: P 24-11 Urbana Centerville Addition - Final Plat

Summary:

P 24-11 Urbana Centerville Addition -- Final Plat

Attachments

P 24-11 Urbana Centerville Addition Final Plat Report & Attachments

Planning Report

File No: P 24-11 / District 2

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Urbana Centerville Addition

LOCATION

2201 East Miller Road and 2370 East Centerville Road

ZONING

Planned Development (PD) District 21-45 for Multi-Family-1 (MF-1) Use.

NUMBER OF LOTS

Two

ACREAGE

38.374 acres

BACKGROUND

The purpose of this Final Plat is to create two (2) lots of record for the 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
Lead Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

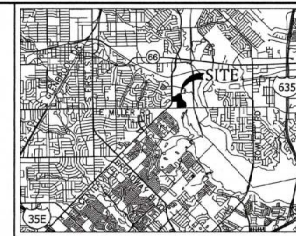
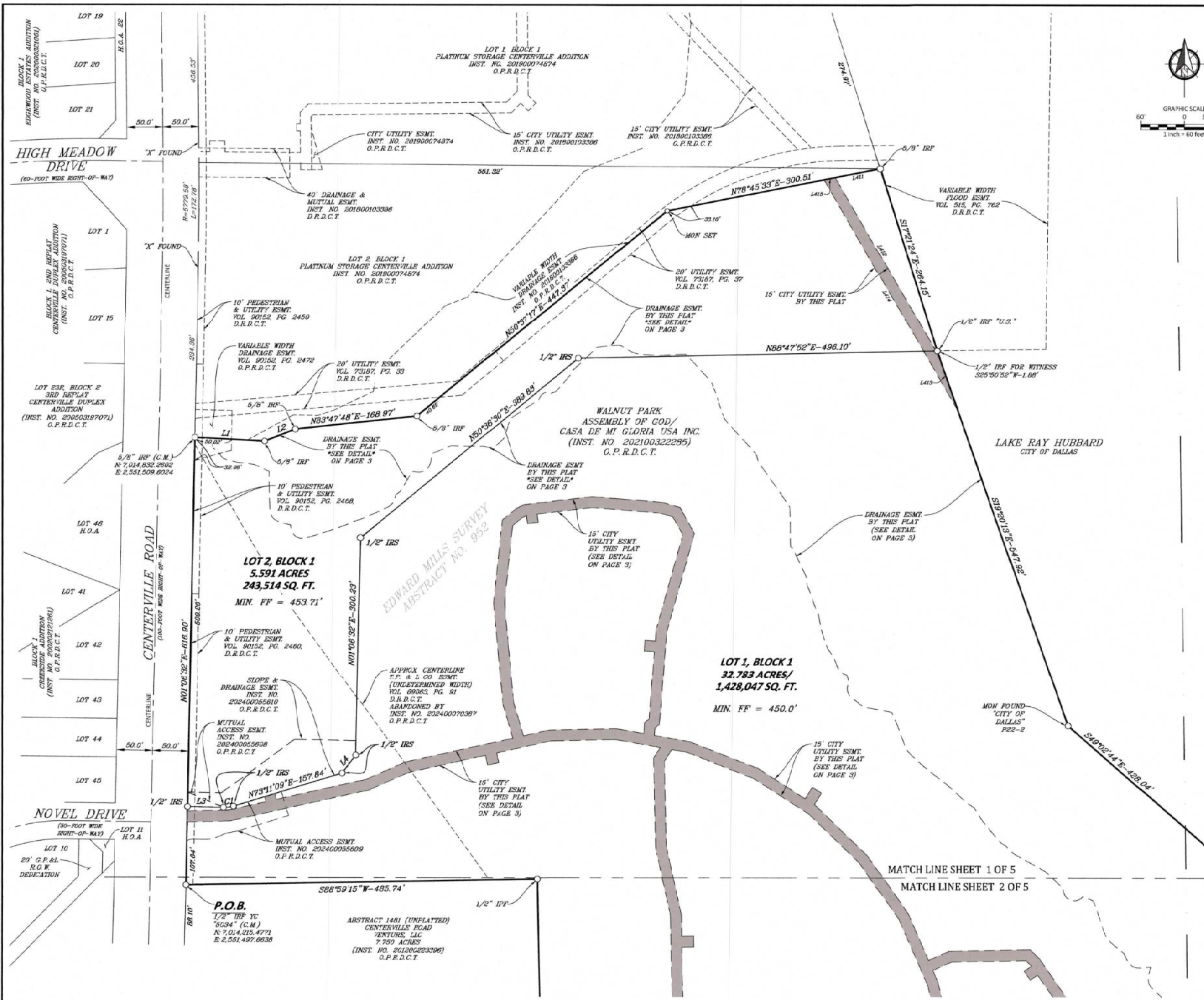
Will Guerin, AICP
Director of Planning



0 270 540 Feet
1 inch = 408 feet

PLAT MAP P 24-11

 INDICATES AREA OF REQUEST



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- BOUNDARY/LOT CORNER
 - 15' CITY UTILITY EASEMENT BY THIS PLAT
- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.A.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - (C.M.) CONTROLLING MONUMENT
 - MON SET 3/4" ALUMINUM DISC SET STAMPED: "SUBVISION MOVEMENT"
 - "URBANA CENTREVILLE ADDITION"
 - 2023
 - "DO NOT DISTURB"
 - CRP "U.S." 3/2" IRF WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
 - IRF IRON ROD FOUND
 - IRF IRON PIPE FOUND
 - IRF IRON ROD FOUND w/ YELLOW CAP
 - RS 3/4" IRON ROD SET WITH PLASTIC ORANGE CAP STAMPED "URBAN STRATEGY"
 - DCAD DALLAS CENTRAL APPRAISAL DISTRICT EASEMENT

GENERAL NOTES

- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202 (Grid), NAD83 (2011) epoch 2010.00. Derived by Global Navigation Satellite Systems Observations utilizing Allterra RTKnet Network.
- The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
- Any new structures may not encroach across new property lines.
- Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 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.
- Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- Each interior lot corner is monumented by a 5/8" iron rod with orange plastic cap stamped "URBAN STRATEGY" unless denoted otherwise.
- The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and applying the GDSN identified in the Centerville Road Paving and Drainage Improvements As-built RPO0039 and running a channel report in Hydroflow.
- The 1988 Rowlett and Spring Creek Flood Plain Management Study was prepared by Albert H. Hauff Associates, Inc.
- Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
- Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.71 feet.
- Interior lot monumentation will be set after construction.

Surveyor
David A. Minton, RPLS
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

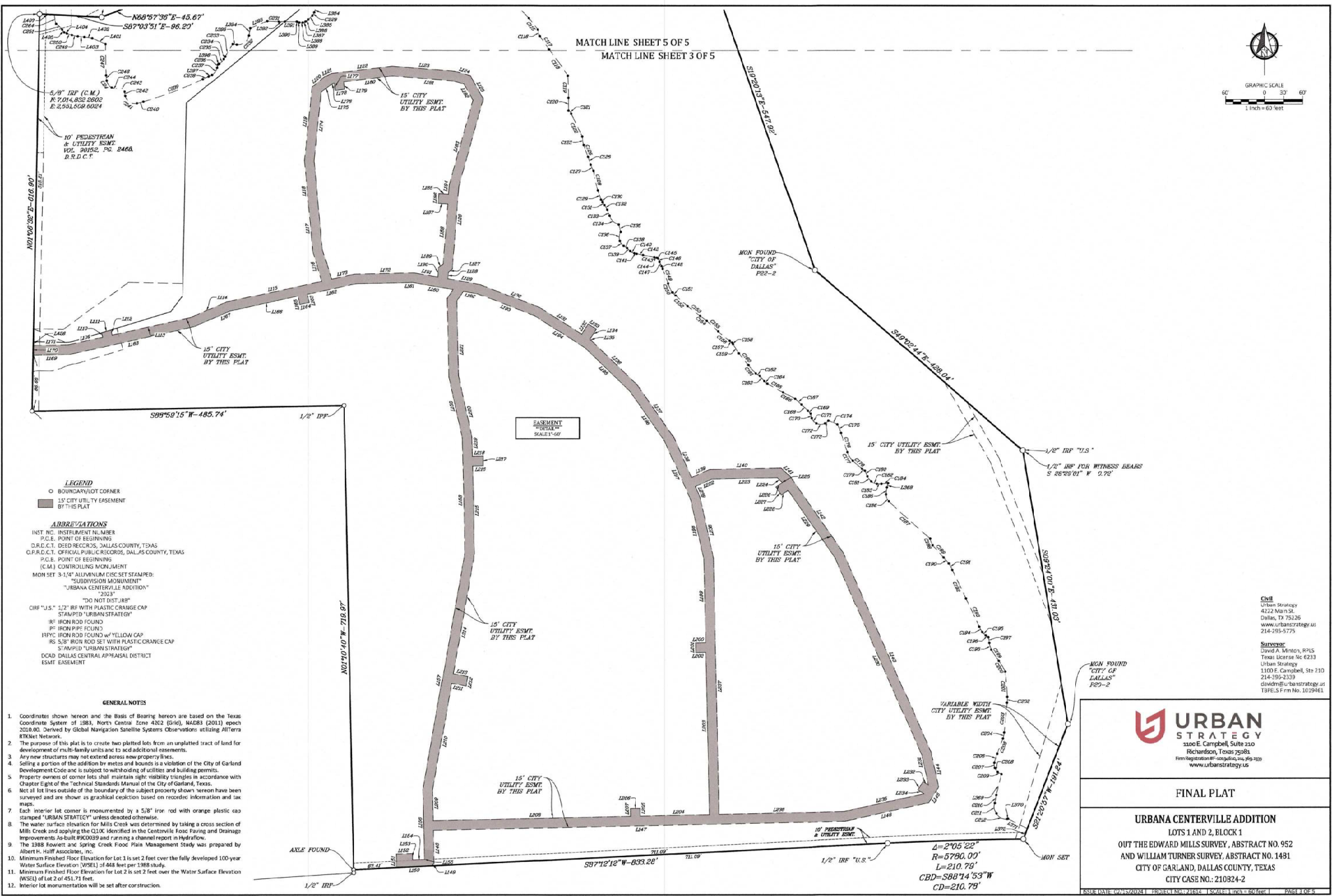
Owner
Walnut Park Assembly of God/
Casa De Mi Gloria
Contact: Maurice Elbonico
3815 Lark Road
Garland, Texas 75042
972-272-0376



FINAL PLAT

URBANA CENTREVILLE ADDITION
LOTS 1 AND 2, BLOCK 1
OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952
AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210824-2

PLAT NO. 210824-2, DALLAS COUNTY, TEXAS, 2023



- GENERAL NOTES**
- Coordinates shown hereon and the Basis of Bearing hereon are based on the Texas Coordinate System of 1983, North Central Zone 4302 (GDA83) (2011) epoch 2010.00, derived by Global Navigation Satellite Systems observations utilizing Allterra RTNet Network.
 - The purpose of this plat is to create two platted lots from an unplatted tract of land for development of multi-family units and to add additional easements.
 - Any new structures may not extend across new property lines.
 - Selling a portion of the addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
 - Property owners of corner lots that maintain right-of-way triangles in accordance with Chapter Eight of the "Technical Standards Manual of the City of Garland, Texas."
 - Met at lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical evidence based on recorded information and tax maps.
 - Each interior lot corner is monumented by a 5/8" iron rod with orange plastic cap stamped "URBAN STRATEGY" unless denoted otherwise.
 - The water surface elevation for Mills Creek was determined by taking a cross section of Mills Creek and applying the Q10K identified in the Centerville Flood Paving and Drainage Improvements As-Built #R00039 and running a channel report in Hydroflow.
 - The 1988 Fowler and Spring Creek Flood Plain Management Study was prepared by Albert H. Huff Associates, Inc.
 - Minimum Finished Floor Elevation for Lot 1 is set 2 feet over the fully developed 100-year Water Surface Elevation (WSEL) of 448 feet per 1988 study.
 - Minimum Finished Floor Elevation for Lot 2 is set 2 feet over the Water Surface Elevation (WSEL) of Lot 2 of 451.73 feet.
 - Interior lot monumentation will be set after construction.

CHS
Urban Strategy
4212 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-395-5775

SURVEYOR
David A. Minick, RPLS
Texas License No. 6233
Urban Strategy
1100 E. Campbell, Suite 210
Richardson, Texas 75081
214-395-2339
dminick@urbanstrategy.us
1395-S Form No. 50796-01

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
From Registration #1000460, 214-395-2339
www.urbanstrategy.us

FINAL PLAT

URBANA CENTERVILLE ADDITION
LOTS 1 AND 2, BLOCK 1
OUT THE EDWARD MILLS SURVEY, ABSTRACT NO. 952
AND WILLIAM TURNER SURVEY, ABSTRACT NO. 1481
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO.: 210824-2

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C109	17°55'23"	39.50'	32.36'	N 82° 08' 51" E	12.31'
C11	3°18'34"	782.45'	49.67'	N 41° 50' 55" W	45.67'
C110	6°22'25"	42.98'	4.78'	S 19° 53' 27" E	4.78'
C111	7°04'06"	205.57'	25.85'	N 19° 48' 56" W	25.84'
C112	5°53'50"	205.50'	20.64'	S 19° 48' 31" E	16.63'
C113	1°10'09"	23.85'	1.88'	S 33° 08' 00" E	6.96'
C114	2°13'33"	943.51'	39.48'	S 43° 57' 49" E	31.40'
C115	3°42'40"	345.16'	22.61'	N 38° 40' 11" W	22.61'
C116	26°35'56"	23.80'	10.81'	S 17° 38' 58" E	10.72'
C117	1°10'48"	1221.59'	24.95'	S 35° 15' 30" E	24.95'
C118	3°00'39"	945.09'	49.78'	N 34° 38' 23" W	45.78'
C119	4°02'11"	485.16'	34.16'	N 01° 30' 54" W	34.15'
C120	2°14'36"	507.57'	39.84'	S 00° 29' 45" E	19.84'
C121	40°24'34"	8.13'	6.59'	N 41° 24' 56" W	6.41'
C122	0°00'50"	163193.95'	39.53'	N 25° 53' 35" W	39.53'
C123	10°56'00"	69.11'	13.19'	S 09° 05' 59" E	13.17'
C125	2°05'47"	534.53'	39.58'	S 20° 56' 45" E	19.56'
C126	4°22'30"	168.92'	12.89'	S 17° 57' 33" E	12.89'
C127	4°04'57"	148.38'	10.57'	S 25° 30' 20" E	10.57'
C128	9°22'29"	191.24'	31.29'	S 12° 30' 25" E	31.26'
C129	0°50'54"	1031.35'	15.27'	N 19° 35' 32" W	15.27'
C130	1°37'42"	49.41'	4.32'	S 48° 11' 30" E	4.30'
C131	0°30'26"	598.67'	5.29'	N 34° 30' 07" W	5.29'
C132	7°30'55"	65.21'	8.54'	N 31° 06' 10" W	8.53'
C133	1°28'43"	390.32'	10.20'	S 21° 59' 33" E	10.07'
C134	59°30'18"	19.68'	20.44'	S 46° 09' 08" E	19.53'
C135	3°40'00"	187.07'	12.01'	N 14° 31' 14" W	12.01'
C136	52°14'02"	35.79'	14.39'	S 36° 28' 46" W	13.90'
C137	35°10'13"	36.33'	12.05'	S 38° 12' 31" E	9.90'
C138	3°43'43"	96.05'	6.25'	S 56° 41' 47" E	6.25'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C139	6°59'33"	568.1'	5.77'	S 47° 17' 57" E	6.76'
C140	20°55'28"	20.51'	7.26'	S 61° 36' 38" E	7.36'
C141	4°32'50"	48.79'	3.87'	S 75° 11' 00" E	3.86'
C142	2°18'01"	210.77'	10.14'	S 78° 50' 03" E	10.14'
C143	0°27'04"	2284.00'	17.98'	N 79° 25' 29" W	17.98'
C144	3°22'21"	60.71'	4.10'	N 77° 19' 50" W	4.30'
C145	6°30'44"	22.49'	7.32'	N 63° 56' 15" W	7.52'
C146	8°26'43"	35.53'	5.24'	S 20° 49' 25" E	5.23'
C147	0°51'17"	566.48'	7.55'	S 25° 06' 08" E	7.55'
C148	2°37'29"	101.32'	4.54'	N 24° 13' 10" W	4.64'
C149	0°59'52"	1392.77'	14.25'	S 20° 15' 38" E	24.25'
C150	12°56'35"	67.97'	15.34'	S 24° 34' 11" E	15.31'
C151	10°01'35"	39.33'	5.88'	S 40° 56' 55" E	6.87'
C152	4°02'51"	355.60'	25.12'	S 47° 54' 49" E	25.12'
C153	4°44'08"	305.01'	25.21'	S 52° 07' 24" E	25.20'
C154	2°07'20"	334.15'	12.38'	N 52° 56' 39" W	12.38'
C155	0°57'07"	1466.60'	14.37'	N 48° 03' 30" W	24.37'
C156	11°59'14"	109.98'	13.01'	S 50° 50' 14" E	22.97'
C157	5°01'17"	56.71'	4.37'	N 53° 47' 43" W	4.97'
C158	3°45'46"	42.62'	2.80'	N 33° 26' 27" W	2.80'
C159	3°57'02"	244.19'	16.84'	S 31° 49' 14" E	16.83'
C160	4°10'45"	296.25'	15.59'	S 39° 25' 12" E	25.59'
C161	5°57'38"	168.02'	17.43'	S 45° 59' 48" E	17.47'
C162	13°42'55"	31.06'	7.43'	S 59° 13' 51" E	7.42'
C163	2°35'31"	230.74'	10.44'	S 57° 57' 22" E	10.44'
C164	12°57'12"	26.52'	5.46'	S 48° 44' 15" E	6.46'
C165	11°49'18"	875.81'	27.85'	S 61° 33' 40" E	27.84'
C166	3°02'54"	389.33'	20.60'	N 60° 50' 55" W	20.60'
C167	3°35'31"	211.79'	13.27'	N 48° 10' 08" W	13.27'
C168	1°28'03"	568.37'	13.90'	N 45° 15' 49" W	13.90'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C169	1°46'55"	200.02'	6.22'	N 44° 50' 15" W	6.22'
C170	5°25'00"	43.29'	7.24'	S 12° 22' 15" E	7.23'
C171	44°35'38"	14.31'	11.34'	S 40° 44' 04" E	10.86'
C172	55°15'55"	14.89'	14.31'	S 89° 45' 28" E	13.76'
C173	19°45'06"	19.57'	6.75'	N 51° 36' 23" E	6.71'
C174	8°15'57"	105.86'	15.27'	N 67° 02' 59" W	15.26'
C175	5°39'37"	85.68'	14.45'	N 25° 29' 17" W	14.43'
C176	5°16'23"	341.44'	11.43'	S 18° 20' 54" E	31.42'
C177	30°35'59"	29.66'	15.87'	S 12° 12' 10" E	15.88'
C178	4°27'23"	236.88'	15.11'	S 48° 52' 32" E	19.11'
C179	3°22'18"	227.92'	5.46'	S 54° 53' 43" E	5.46'
C180	2°52'42"	188.44'	9.47'	S 25° 42' 32" E	9.47'
C181	21°24'54"	26.24'	9.81'	S 36° 50' 01" E	9.75'
C182	36°32'00"	15.89'	9.96'	S 66° 57' 41" E	9.79'
C183	10°43'40"	38.47'	7.20'	N 89° 34' 14" E	7.19'
C184	1°56'49"	307.64'	16.27'	N 84° 18' 30" E	10.27'
C185	15°17'12"	40.85'	16.88'	S 49° 49' 22" W	10.85'
C186	43°59'31"	15.002'	12.61'	S 12° 49' 12" E	11.70'
C187	3°58'44"	1235.32'	85.50'	S 47° 41' 30" E	85.88'
C188	2°59'46"	22.99'	11.30'	S 23° 12' 00" E	11.29'
C189	1°28'40"	983.66'	15.37'	S 42° 05' 11" E	25.37'
C190	2°07'40"	328.49'	11.40'	N 41° 21' 11" W	12.40'
C191	12°30'06"	53.70'	11.72'	N 28° 39' 51" W	11.59'
C192	0°22'23"	7545.59'	45.14'	N 25° 48' 51" W	49.14'
C193	0°33'31"	5098.21'	45.72'	S 24° 50' 09" E	49.72'
C194	81°17'11"	64.09'	9.27'	S 28° 49' 04" E	9.26'
C195	10°43'57"	39.62'	7.41'	S 47° 26' 57" E	7.41'
C196	1°55'55"	151.12'	5.16'	S 55° 27' 54" E	5.16'
C197	0°18'45"	1611.30'	8.79'	S 09° 17' 50" E	8.79'
C198	20°34'46"	30.98'	11.13'	S 16° 56' 22" E	11.37'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C199	11°28'03"	241.99'	20.73'	S 33° 46' 01" E	20.73'
C200	11°28'03"	36.06'	19.63'	N 33° 28' 40" W	19.63'
C201	5°24'53"	804.87'	38.98'	N 04° 34' 09" W	38.98'
C202	10°49'47"	48.15'	5.09'	N 00° 30' 47" E	9.27'
C203	1°15'47"	2103.54'	46.37'	N 05° 41' 17" E	46.37'
C204	17°24'48"	30.94'	5.40'	N 11° 14' 28" E	9.37'
C205	0°26'19"	315.097'	25.45'	N 21° 00' 48" E	25.49'
C206	9°27'02"	88.56'	14.63'	S 17° 47' 16" W	14.59'
C207	30°03'57"	15.58'	8.17'	S 05° 48' 38" E	8.07'
C208	38°17'12"	15.75'	7.78'	S 36° 04' 23" E	7.70'
C209	14°15'51"	27.15'	6.77'	S 58° 53' 28" E	5.75'
C210	4°35'54"	160.52'	12.87'	S 10° 43' 52" W	12.85'
C211	60°01'31"	10.30'	16.87'	S 09° 37' 31" E	16.11'
C212	68°40'26"	16.51'	20.17'	S 62° 20' 48" E	19.08'
C213	8°46'18"	44.57'	6.39'	N 35° 45' 15" E	5.29'
C214	4°25'51"	293.55'	24.35'	N 41° 03' 11" E	24.34'
C215	28°47'24"	16.62'	6.98'	N 55° 47' 04" E	5.90'
C216	30°39'16"	11.88'	8.83'	N 84° 38' 35" E	8.30'
C217	1°35'28"	1592.98'	44.24'	S 56° 44' 24" W	44.24'
C218	4°35'41"	221.35'	17.80'	S 17° 40' 54" W	17.79'
C219	2°52'52"	12.22'	5.95'	N 30° 51' 52" E	5.89'
C221	3°38'00"	259.73'	17.98'	S 87° 46' 56" E	17.98'
C222	80°30'57"	17.19'	25.96'	N 53° 58' 43" E	23.57'
C223	2°00'12"	650.89'	22.74'	S 30° 54' 49" W	22.74'
C224	1°13'12"	215.77'	4.62'	N 31° 16' 00" E	4.52'
C225	28°30'36"	26.61'	10.26'	S 42° 58' 30" E	10.15'
C226	4°22'15"	30.63'	5.33'	N 15° 27' 04" E	5.32'
C227	42°20'31"	10.46'	14.64'	N 34° 57' 02" E	13.74'
C228	2°18'55"	240.74'	5.75'	S 65° 09' 58" E	9.75'
C229	8°26'01"	677.26'	19.40'	S 69° 29' 54" E	19.60'

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CH BEARING	CH DISTANCE
C240	6°22'11"	94.82'	10.54'	N 78° 27' 43" E	10.54'
C241	89°44'46"	15.21'	23.82'	S 57° 22' 31" E	21.46'
C242	8°17'32"	46.68'	6.76'	S 09° 45' 38" E	6.75'
C243	5°43'41"	130.98'	13.09'	S 75° 48' 30" E	13.09'
C244	12°09'31"	37.40'	7.94'	S 67° 45' 21" E	7.91'
C245	47°25'12"	16.68'	13.81'	S 33° 58' 24" E	13.42'
C246	6°59'30"	66.76'	8.15'	S 05° 31' 39" E	8.14'
C247	2°30'14"	3118.09'	48.86'	S 01° 02' 05" E	48.86'
C248	10°17'54"	53.47'	5.99'	S 77° 54' 58" E	9.58'
C250	1°11'10"	367.63'	8.01'	S 75° 43' 24" E	8.01'
C251	27°27'25"	27.23'	13.05'	N 46° 52' 37" W	12.92'
C252	4°26'45"	87.87'	6.82'	S 45° 22' 57" W	6.82'
C253	4°27'40"	309.69'	24.11'	S 51° 29' 23" W	24.11'
C254	3°33'07"	123.80'	7.67'	S 86° 55' 13" W	7.67'
C255	3°19'50"	161.57'	9.40'	N 59° 46' 36" W	9.39'
C256	7°32'28"	83.00'	10.94'	S 61° 07' 29" E	10.93'
C257	54°06'26"	28.31'	6.97'	S 74° 43' 31" E	6.96'
C258	3°36'31"	143.99'	9.07'	S 83° 17' 58" E	9.07'
C259	2°35'59"	421.84'	19.14'	S 85° 09' 14" E	19.14'
C260	4°08'37"	104.80'	7.58'	N 89° 52' 02" E	7.58'
C261	2°00'17"	412.30'	14.43'	S 87° 24' 50" W	14.42'
C262	3°27'40"	99.90'	5.79'	N 89° 44' 23" W	5.79'
C263	2°19'06"	77.56'	3.07'	N 48° 28' 55" W	3.07'
C264	15°50'28"	52.52'	14.52'	S 11° 14' 01" E	14.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 87° 03' 51" E	96.20'
L2	N 68° 51' 56" E	45.67'
L3	S 88° 53' 28" E	50.69'
L4	N 87° 08' 51" E	11.13'
L09	S 77° 30' 16" W	53.44'
L10	S 12° 29' 41" E	7.11'
L11	S 73° 11' 09" W	15.04'
L12	N 12° 29' 44" W	8.24'
L13	S 77° 30' 16" W	126.24'
L14	S 66° 15' 19" W	60.15'
L15	S 77° 30' 16" W	351.49'
L16	S 16° 31' 36" E	48.81'
L17	S 57° 16' 36" E	68.16'
L18	S 65° 16' 00" E	73.82'
L19	S 65° 58' 24" W	114.47'
L20	S 55° 58' 24" W	25.11'
L21	S 62° 13' 24" W	11.22'
L22	S 88° 16' 04" W	95.96'
L23	S 85° 28' 55" W	96.57'
L24	N 74° 13' 55" W	26.03'
L25	N 39° 13' 55" W	41.15'



GARLAND

Plan Commission

2. b.

Meeting Date: 05/13/2024

Item Title: P 24-12 Urban Village at Rosehill - Final Plat

Summary:

P 24-12 Urban Village at Rosehill -- Final Plat

Attachments

P 24-12 Urban Village at Rosehill Final Plat Report & Attachments

Planning Report

File No: P 24-12 / District 3

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Urban Village at Rosehill

LOCATION

240 & 250 East Interstate 30 Freeway, 328 Oaks Trail

ZONING

Planned Development (PD) District 21-52 for Mixed Uses.

NUMBER OF LOTS

Two (2) total lots including one (1) common area lot.

ACREAGE

6.788 acres

BACKGROUND

The purpose of this Final Plat to create two (2) lots of record for a multi-family development within this planned mixed-use development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

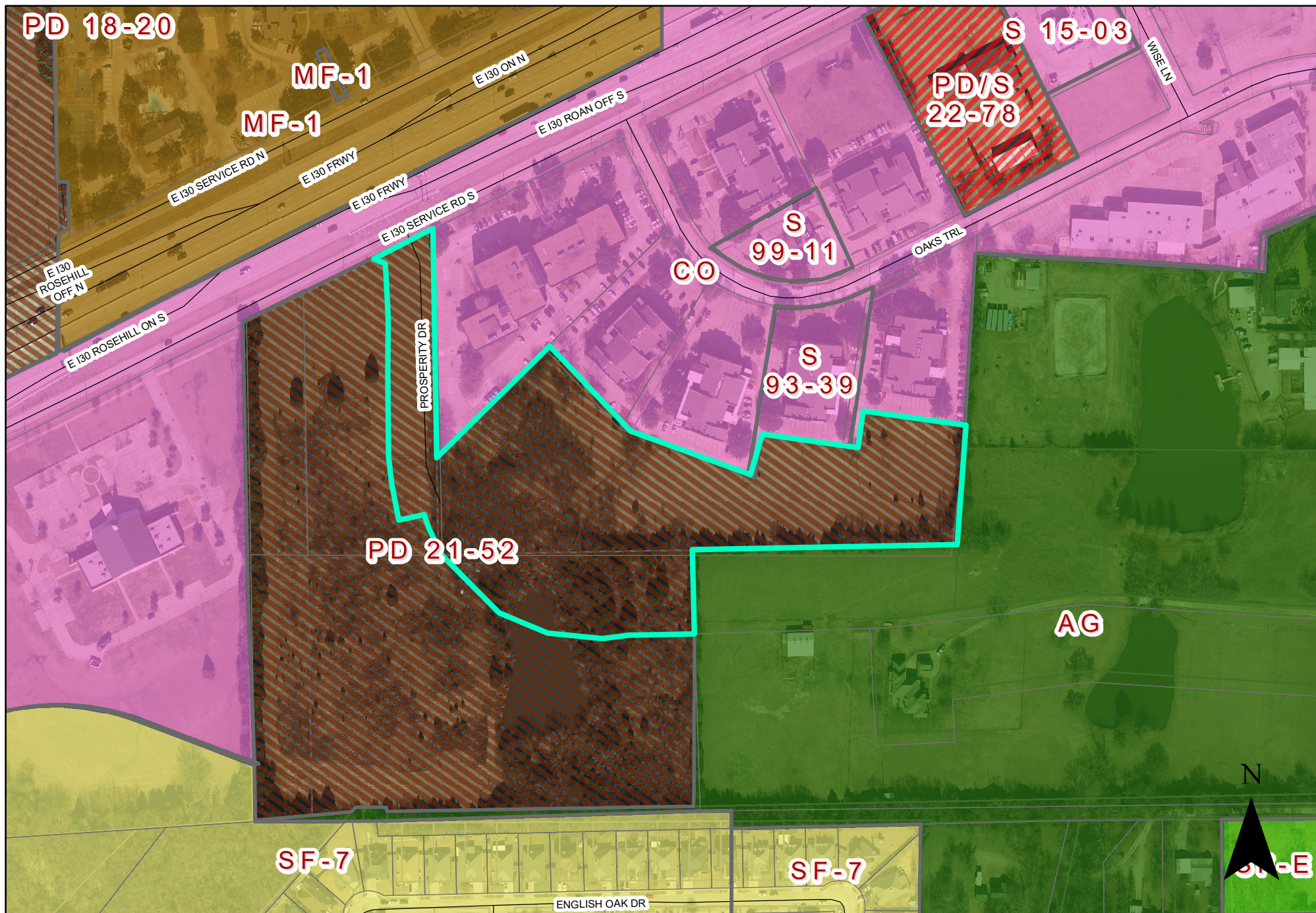
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

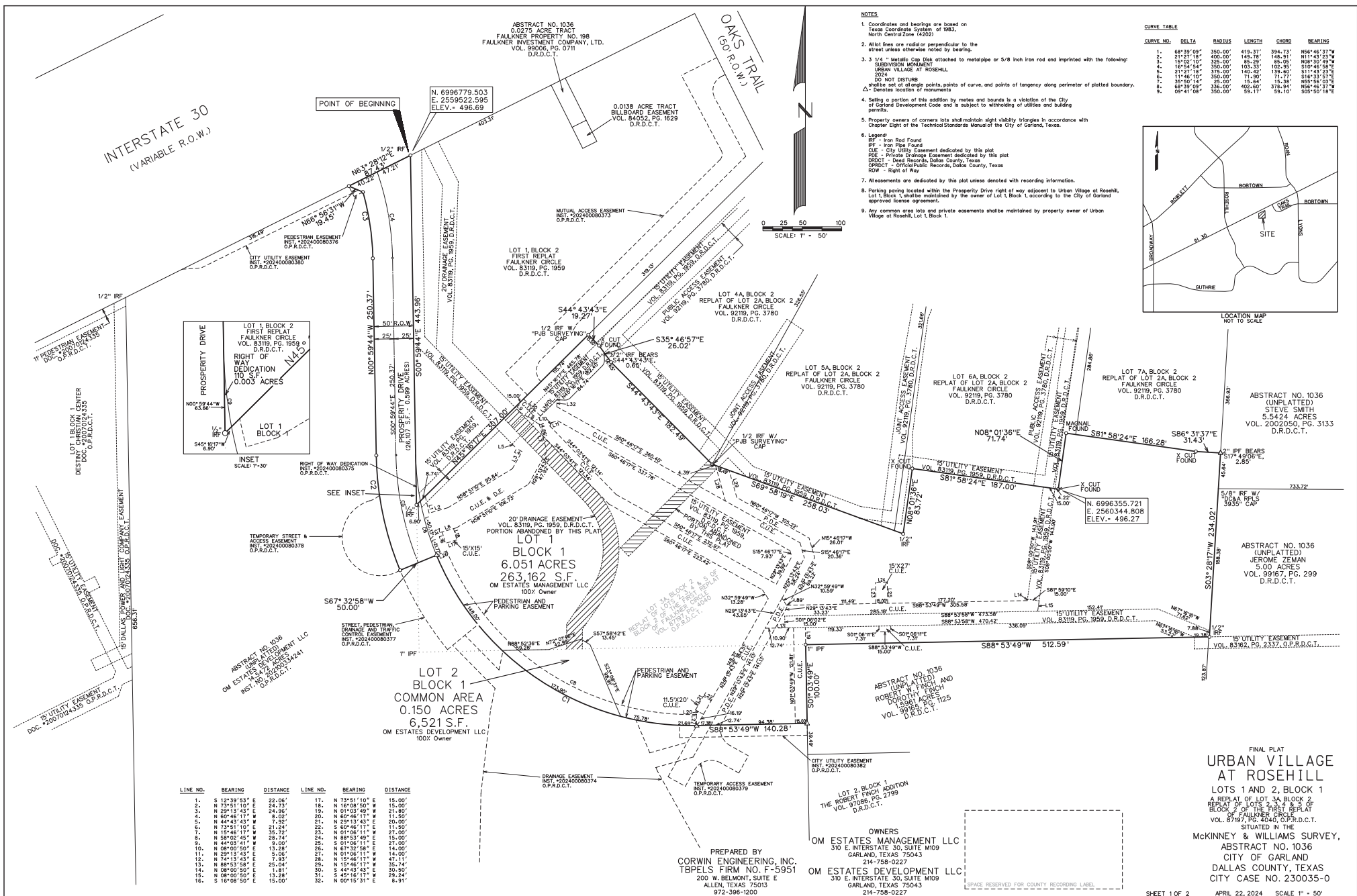
Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 245 feet

PLAT MAP P 24-12

 INDICATES AREA OF REQUEST



STATE OF TEXAS
COUNTY OF DALLAS

OWNER'S CERTIFICATE

WHEREAS, OM ESTATES MANAGEMENT LLC, a Texas Limited Liability Company, and OM ESTATES DEVELOPMENT LLC, a Texas Limited Liability Company, are the owners of a tract of land situated in the McKinney & Williams Survey, Abstract No. 1036 in the City of Garland, Dallas County, Texas, being a part of a Replat of Lot 3A of Block 2 of the Replat of Lots 2, 3, 4 & 5, Block 2, of the First Replat of Faulkner Circle, on addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 87197, Page 4040 in Official Public Records, Dallas County, Texas, and being composed of seven (7) tracts of land as evidenced by the following deeds:

1. Part of a 14.5472 acre tract as described in Special Warranty Deed with Vendor's Lien to OM Estates Development LLC, recorded in instrument Number 202100334241 in the Official Public Records of Dallas County, Texas,
2. Part of a 5.668 acre tract as described in Special Warranty Deed to OM Estates Development LLC, recorded in instrument Number 202200068311 in the Official Public Records of Dallas County, Texas,
3. Part of a 6.6118 acre tract as described in Special Warranty Deed to OM Estates Management LLC, recorded in instrument Number 202300119639 in the Official Public Records of Dallas County, Texas,
4. All of a 0.5733 acre tract as described in Special Warranty Deed to OM Estates Management LLC, recorded in instrument Number 202400050809 in the Official Public Records of Dallas County, Texas,
5. All of a 0.0083 acre tract as described in Special Warranty Deed to OM Estates Development LLC, recorded in instrument Number 202400053085 in the Official Public Records of Dallas County, Texas,
6. All of a 0.5678 acre tract as described in Special Warranty Deed to OM Estates Management LLC, recorded in instrument Number 202400053086 in the Official Public Records of Dallas County, Texas,
7. All of a 0.0341 acre tract as described in Special Warranty Deed to OM Estates Management LLC, recorded in instrument Number 202400080372 in the Official Public Records of Dallas County, Texas

And being more particularly described as follows:

BEGINNING, at a 1/2" Inch Iron rod found at the northeast corner of said 14.5472 acre tract, being in the south line of Interstate Highway 30 (Variable R.O.W.) and being the northwest corner of Lot 1, Block 2, of the First Replat of Faulkner Circle, on addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 83119, Page 1959 in the Official Public Records, Dallas County, Texas;

THENCE, South 00°59'44" East, along the east line of said 14.5472 acre tract and the west line of said Lot 1, for a distance of 443.96 feet, to a 1/2" Inch Iron rod found at the southwest corner of said Lot 1, being the most westerly northwest corner of said Lot 3A;

THENCE, North 45°10'17" East, departing said east line, and along the south line of said Lot 1, and along a northwest line of said Lot 3A, for a distance of 307.00 feet, to a 1/2" Inch Iron rod found with a red cap stamped "PUB Surveying", being a north corner of said Lot 3A, also being the southwest corner of Lot 4A, Block 2, of the Replat of Lot 3A, Block 2, Faulkner Circle, on addition to the City of Garland, Texas, according to the plat thereof as recorded in Volume 92119, Page 378, in the Official Public Records, Dallas County, Texas;

THENCE, South 44°43'43" East, along a north line of said Lot 3A, and a south line of said Lot 4A, for a distance of 19.27 feet, to an "X" cut found;

THENCE, South 35°46'57" East, along a north line of said Lot 3A and a south line of said Lot 4A, for a distance of 26.02 feet, to a point from which a 1/2" Inch Iron rod found bears South 44°43'43" East 0.65 feet;

THENCE, South 44°43'43" East, along a north line of said Lot 3A, and a south line of said Lot 4A, for a distance of 182.49 feet, to a 1/2" Inch Iron rod found with a red cap stamped "PUB Surveying", at the southeast corner of said Lot 4A, also being the southwest corner of Lot 5A, Block 2, of said Replat of Lot 2A, Block 2, Faulkner Circle;

THENCE, South 69°58'19" East, along a north line of said Lot 3A, and the south line of said Lot 5A, passing at 246.29 feet the southeast corner of said Lot 5A, also being the southwest corner of Lot 6A, Block 2, of said Replat of Lot 2A, Block 2, Faulkner Circle, and continuing along a south line of said Lot 6A, for a total distance of 258.03 feet, to a 1/2" Inch Iron rod found;

THENCE, North 08°07'36" East, along a north line of said Lot 3A, and a south line of said Lot 6A, for a distance of 83.72 feet, to an "X" cut found;

THENCE, South 81°58'24" East, along a north line of said Lot 3A, and a south line of said Lot 6A, for a distance of 187.00 feet, to an "X" cut found;

THENCE, North 08°07'36" East, along a north line of said Lot 3A, and a south line of said Lot 6A, for a distance of 71.74 feet, to a mag nail found;

THENCE, South 81°58'24" East, a north line of said Lot 3A, and a south line of said Lot 6A, passing at 12.27 feet the southeast corner of said Lot 6A, also being the southwest corner of Lot 7A, Block 2, of said Replat of Lot 2A, Block 2, Faulkner Circle, and continuing along a south line of said Lot 7A, for a total distance of 166.28 feet; to an "X" cut found;

THENCE, South 86°31'37" East, along a north line of said Lot 3A, and a south line of said Lot 7A, for a distance of 314.43 feet, to a 5/8" Inch Iron rod set with a 3-1/4" aluminum disk stamped "Subdivision Monument Urban Village Estates - 2024" at the northeast corner of said Lot 3A, and the southeast corner of said Lot 7A, from which a 2" Inch Iron pipe bears (South 17°49'06" East 2.85 feet) being 1;

THENCE, South 03°28'17" West, along the east line of said Lot 3A, for a distance of 234.02 feet, to a 1/2" Inch Iron rod found at the southeast corner of said Lot 3A;

THENCE, South 88°53'49" West, along the south line of said Lot 3A, for a distance of 512.59 feet to a 1" Inch Iron pipe found at the northwest corner of a 1.5961 acre tract, as described in Vol. 99165, Pg. 1125 in said Deed Records, also being the most easterly northeast corner of said 14.5472 acre tract;

THENCE, South 07°03'49" East, along the west line of said 1.5961 acre tract and the east line of said 14.5472 acre tract, for a distance of 100.00 feet, to a 5/8" Inch Iron rod set with a 3-1/4" aluminum disk stamped "Subdivision Monument Urban Village Estates - 2024";

THENCE, South 88°53'49" West, departing said west and east lines, for a distance of 140.28 feet to a 5/8" Inch Iron rod set with a 3-1/4" aluminum disk stamped "Subdivision Monument Urban Village Estates - 2024" at the point of curvature of a curve to the right having a radius of 350.00 feet, a central angle of 68°39'09";

THENCE, along said curve to the right for an arc distance of 419.37 feet (Chord Bearing North 56°46'37" West - 384.73 feet) to a 5/8" Inch Iron rod set with a 3-1/4" aluminum disk stamped "Subdivision Monument Urban Village Estates - 2024";

THENCE, South 67°32'58" West, for a distance of 50.00 feet to a 1/2" Inch Iron rod set with a yellow cap stamped "Corwin Eng. Inc." on a non-tangent curve to the right having a radius of 400.00 feet, a central angle of 21°27'18";

THENCE, along said curve to the right for an arc distance of 148.78 feet (Chord Bearing North 11°43'23" West 148.91 feet), to a 1/2" Inch Iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00°59'44" West, for a distance of 250.37 feet to a 1/2" Inch Iron rod set with a yellow cap stamped "Corwin Eng. Inc.;" at the point of curvature of a curve to the left having a radius of 325.00 feet, a central angle of 10°02'01";

THENCE, along said curve to the left for an arc distance of 85.29 feet (Chord Bearing North 08°30'49" West 85.05 feet), to a 1/2" Inch Iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 66°56'31" West, for a distance of 19.45 feet to a 1/2" Inch Iron rod set with a yellow cap stamped "Corwin Eng. Inc." in the north line of said 14.5472 acre tract and the south line of said Interstate 30;

THENCE, North 63°28'12" East, along said north and south lines, for a distance of 87.43 feet, to the POINT OF BEGINNING and containing 6.788 acres (295,685 square feet) of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That OM ESTATES DEVELOPMENT LLC, a Texas Limited Liability Company, and OM ESTATES MANAGEMENT LLC, a Texas Limited Liability Company, are the owners of the property described in this plat acting by and through its duly authorized agents, do hereby adopt this plat, designating the property as **URBAN VILLAGE AT ROSEHILL**, on 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 do further dedicate to 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. 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 purpose dedicated. No building, fence, tree, shrub, or any 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 the 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 mowing, weeding, fire pickup, and other normal property owner responsibilities. The City 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, provided, however, it is understood that in the event it becomes necessary for the City 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 floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

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

OM ESTATES DEVELOPMENT LLC, a Texas Limited Liability Company OM ESTATES MANAGEMENT LLC, a Texas Limited Liability Company
100% Owner of Lot 2, Block 1 100% Owner of Lot 1, Block 1

By: Anjum Varshney
Its: Manager

By: Anjum Varshney
Its: Manager

THE STATE OF TEXAS
COUNTY OF

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

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

Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF

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

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

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this _____ day of _____, 2024.

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

Warren L. Corwin
Texas Registered Professional Land Surveyor No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

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

Notary Public in and for the State of Texas

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS FIRM NO. F-5951
200 W. BELMONT, SUITE E
ALEX, TEXAS 75013
972-396-1200

OWNERS
OM ESTATES MANAGEMENT LLC
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
214-758-0227
OM ESTATES DEVELOPMENT LLC
310 E. INTERSTATE 30, SUITE M109
GARLAND, TEXAS 75043
214-758-0227

ONE COPY TO CITY OF GARLAND

FINAL PLAT
**URBAN VILLAGE
AT ROSEHILL**
LOTS 1 AND 2, BLOCK 1
A REPLAT OF LOT 3A, BLOCK 2,
REPLAT OF THE FIRST REPLAT
OF BLOCK 2 OF THE FIRST REPLAT
VOL. 87197, PG. 4040, O.P.R.D.C.T.
SITUATED IN THE
McKINNEY & WILLIAMS SURVEY,
ABSTRACT NO. 1036
CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 230035-0



GARLAND

Plan Commission

2. c.

Meeting Date: 05/13/2024

Item Title: P 24-14 Faulkner Point No. 7 First Replat - Final Plat

Summary:

P 24-14 Faulkner Point No.7 First Replat -- Final Plat

Attachments

P 24-14 Faulkner Point No. 7 First Replat Final Plat Report & Attachments

Planning Report

File No: P 24-14 / District 3

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2024



GARLAND

TEXAS MADE HERE

FINAL PLAT

Faulkner Point NO.7 First Replat

LOCATION

5751 Marvin Loving Drive

ZONING

Planned Development (PD) District 19-31

NUMBER OF LOTS

One (1) total lot

ACREAGE

1.948 acres

BACKGROUND

The purpose of this Final Plat to create one (1) lot of record for 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
Lead Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



MF-1

CR

CR

MF-1

PD 05-27

MF-1

PD 19-31

CR

AG

PD 77-6

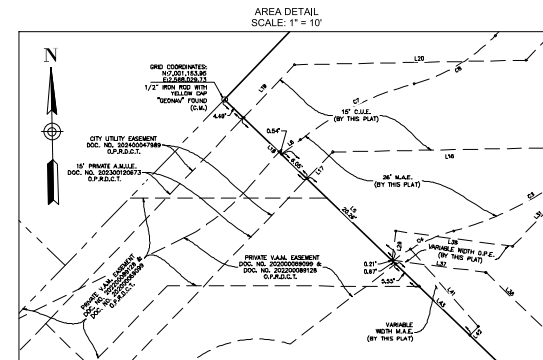
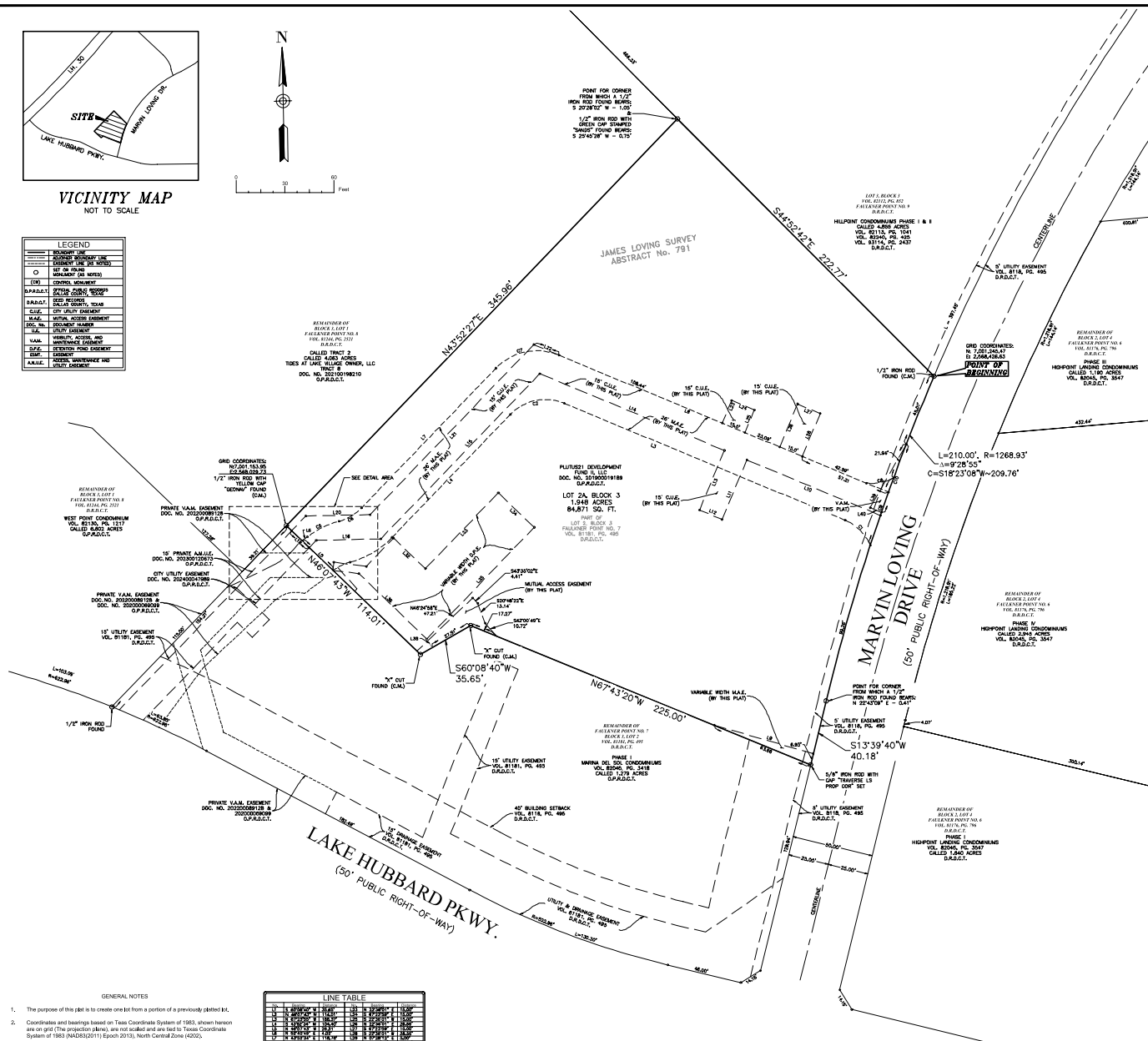
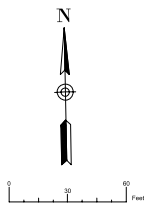
AG

PLAT MAP P 24-14

INDICATES AREA OF REQUEST



LEGEND	
————	BOUNDARY LINE
————	ADJOINING BOUNDARY LINE
————	EASEMENT LINE (AS NOTED)
○	SET OR FOUND MONUMENT (AS NOTED)
(CW)	CONTROL MONUMENT
D.P.R.D.E.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
S.B.D.E.T.	DEED RECORDS DALLAS COUNTY, TEXAS
C.U.E.	CITY UTILITY EASEMENT
M.A.E.	MUTUAL ACCESS EASEMENT
E.O.C. No.	EASEMENT MAINTENANCE
U.A.	UTILITY EASEMENT
V.A.E.	VEHICULAR ACCESS, AND MAINTENANCE EASEMENT
D.U.E.	DEDICATION POUD EASEMENT
E.M.F.	EASEMENT
A.U.L.E.	ACCESS, MAINTENANCE AND UTILITY EASEMENT



FINAL PLAT
FAULKNER POINT NO. 7
FIRST REPLAT

LOT 2A, BLOCK 3
1.948 ACRES
BEING A REPLAT OF LOT 2, BLOCK 3
FAULKNER POINT No. 7

JAMES LOVING SURVEY, ABSTRACT NO. 791
CITY OF GARLAND, DALLAS COUNTY, TEXAS



LAND SURVEYING, LLC
14200 Midway Road, Suite 130, Dallas, TX 75244 T: 469.784.9321
W: TraverseAndSurveying.com Texas Firm No. 10194631

Surveying Construction Staking Platting

Date: March 14, 2024 Project No.: TR-13

OWNER/DEVELOPER
Name: PLUTUS21 DEVELOPMENT FUND II, LLC
Address: 6166 N. Central Expy, Suite 700
Dallas, Texas, 75206
Contact Name: Daniyal M. Awan
Phone: 469-853-6007

ENGINEER
C Name: Triangle Engineering, LLC
Address: 1784 W. Modermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kevin Patel
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Grayson CeBallos
Phone: 469-784-9321

CITY PLAN FILE No. 190502-3

State of Texas §
County of Dallas §

OWNER'S CERTIFICATE

Whereas PLUTUS21 DEVELOPMENT FUND II, L.L.C. is the sole owner of a 1.948 acre tract of land situated in the James Loving Survey, Abstract No. 791, City of Garland, Dallas County, Texas, being part of Lot 2, Block 3, Faulkner Point No. 7, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 81151, Page 495, Deed Records, Dallas County, Texas (O.R.D.C.T.), as conveyed to PLUTUS21 DEVELOPMENT FUND II, L.L.C., a limited liability company by General Warranty Deed, recorded in Document Number 201900019189, of the Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 1/2 inch iron rod (controlling monument (CM)) found on the northeast corner of said Lot 2, being the southeasterly corner of Lot 3, Block 3, Faulkner Point No. 9 an addition to the City of Garland, Dallas County, Texas, according to the plat thereon recorded in Volume 82112, Page 852, O.R.D.C.T. and being on the northeasterly right-of-way line of Marvin Loving Drive (50' right-of-way), also being the beginning of a non-tangent curve to the left, having a central angle of 09 degrees 28 minutes 56 seconds, a radius of 1,268.93 feet and being subtended by a chord of South 18 degrees 23 minutes 08 seconds West, a chord distance of 209.76 feet;

THENCE continuing in a southeasterly direction, an arc distance of 210.00 feet to a point for corner from which a 1/2 inch iron rod found bears North 22 degrees 43 minutes 09 seconds East, a distance of 0.41 feet;

THENCE South 13 degrees 39 minutes 40 seconds West, along the common easterly line of said Lot 2 and the westerly right-of-way line of said Marvin Loving Drive, a distance of 40.18 feet to a 5/8 inch iron rod with a cap stamped "TRAVERSE LS PROP COR" set;

THENCE departing the northeasterly right-of-way line of said Marvin Loving Drive, over, across, and upon said Lot 2, the following three (3) calls;

North 67 degrees 43 minutes 20 seconds West, a distance of 225.00 feet to an 'X' cut in concrete found;

South 60 degrees 08 minutes 40 seconds West, a distance of 35.65 feet to an 'X' cut in concrete found;

North 46 degrees 07 minutes 43 seconds West, a distance of 114.01 feet to an 1/2 inch iron rod with a yellow cap stamped "GEONAV" found, said corner being in the southeasterly line of a tract of land as conveyed to Tides at Lake Victoria Owner LLC, Tract 8, by Special Warranty Deed, recorded in Document Number 202100108210, of the O.P.R.D.C.T.;

THENCE North 43 degrees 52 minutes 27 seconds East, along the common northeasterly line of said Lot 2 and the southeasterly line of said Tides tract, a distance of 345.96 feet to a point for corner, being the southeasterly line of said Lot 3, Block 3, from which a 1/2" iron rod found bears South 20 degrees 28 minutes 02 seconds West, a distance of 1.05 feet, and a 1/2" iron rod with green cap stamped "SANDS" found bears South 25 degrees 45 minutes 28 seconds West, a distance of 0.75 feet;

THENCE South 44 degrees 52 minutes 42 seconds East, along the common northeasterly line of said Lot 2 and the southeasterly line of said Lot 3, Block 3, a distance of 222.77 feet to the POINT OF BEGINNING and containing 1.948 acres of land (84,871 square feet), more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That PLUTUS21 DEVELOPMENT FUND II, L.L.C. 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 FAULKNER POINT NO. 7 FIRST REPLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement 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.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended or the Garland Development Code, as amended.

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).

The area or areas shown on the plat as 'VAM' (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Garland (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. Property owners of corner lots shall maintain the VAM Easement(s) in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise this maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or fixtures. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, wall, screen, berm, sign, parking stall, drive aisle, driveway, hedge, shrub, tree, or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over, or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement, and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.

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

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

By: PLUTUS21 DEVELOPMENT FUND II, LLC

Daniyal M. Awan, Founder, Partner

STATE OF TEXAS §
COUNTY OF DALLAS §

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 he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2024

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

David McCulloh
Texas Registered Professional Land Surveyor No. 4023

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared DAVID F. MCCULLOH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024

Notary Public in and for the State of Texas

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

Director of Planning

Chairman of Plan Commission

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

FINAL PLAT

FAULKNER POINT NO. 7
FIRST REPLAT

LOT 2A, BLOCK 3
1.948 ACRES
BEING A REPLAT OF LOT 2, BLOCK 3
FAULKNER POINT NO. 7
OUT OF THE

JAMES LOVING SURVEY, ABSTRACT NO. 791
CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 190502-3



14200 Midway Road, Suite 100, Dallas, TX 75244 T: 469.784.9321
W: TraverseLandSurveying.com Texas Firm No. 10194831

Surveying Construction Staking Platting
Date: March 14, 2024 Project No.: TR-135-22

OWNER/DEVELOPER
Name: PLUTUS21 DEVELOPMENT FUND II, LLC
Address: 6168 N. Central Expy, Suite 700
Dallas, Texas, 75206
Contact Name: Daniyal M. Awan
Phone: 469-853-6007

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kevin Patel
Phone: 469-215-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: Grayson CeBallas
Phone: 469-784-9321



GARLAND

Plan Commission

3. a.

Meeting Date: 05/13/2024

Item Title: Z 23-50 U-Haul Company of East Dallas (District 5)

Summary:

Consideration of the application of **U-Haul Company of East Dallas**, requesting approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for a Truck/Bus Sales & Leasing/Rental Use. This property is located at 2502, 2504 and 2550 McCree Road. (District 5) (File Z 23-50)

Attachments

Z 23-50 U-Haul Company of East Dallas Report & Attachments

Z 23-50 U-Haul Company of East Dallas Responses

Planning Report

File No: Z 23-50/District 5

Agenda Item:

Meeting: Plan Commission

Date: May 13, 2024



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Industrial (IN) District to a Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use.

LOCATION

2502, 2504, & 2550 McCree Road

APPLICANT

U-Haul Company of East Dallas

OWNER

Amerco Real Estate Company

BACKGROUND

The site currently contains an existing building that was previously used for U-Haul truck repair for the last 55 years. In an effort to modernize the overall site, the repair shop has been relocated and the applicant wishes to use the building as a U-Haul truck and trailer share [Truck/Bus Sales & Leasing/Rental Use] instead.

SITE DATA

The subject property contains 3.29 acres and is accessed from two points along McCree Road. On the site lies an existing 5,253 square foot building, truck parking spaces, truck display parking, equipment shunting areas, and customer parking spaces.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District.

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

CONSIDERATIONS

Planned Development:

1. Screening and Landscaping

Due to the applicant not proposing an expansion of the existing structure, upgrades to the site's existing screening and landscaping is not required. However, at the recommendation of staff, landscaping is proposed at the Northeast corner of the site, as

well as a six (6) foot landscape buffer along the North half of South Garland Avenue frontage and the East half of the McCree Road frontage. This was done in an effort to modernize the look of the site.

2. Signage

The applicant proposes signage on all facades of the building.

The attached signage on the North facing elevation is allowed 51 square feet per the GDC. The applicant proposes 100 square feet of signage through the Planned Development.

The attached signage on the East facing elevation is allowed 100 square feet per the GDC. The applicant proposes 200 square feet of signage through the Planned Development.

The attached signage on the South facing elevation is allowed 51 square feet per the GDC. The applicant proposes 125 square feet of signage through the Planned Development.

The attached signage on the West facing elevation is allowed 200 square feet per the GDC. The applicant proposes 175 square feet of signage and is in compliance with the GDC.

3. Parking and Loading

The site plan (Exhibit C) complies with the parking requirements for the Truck/Bus Sales & Leasing/Rental Use per the GDC.

The applicant has also limited truck display along McCree Road to six (6) trucks and truck display along South Garland Avenue to five (5) trucks. There is no GDC limit to how many trucks can be displayed at a truck leasing business or along throughfares; however, the draft SUP Conditions limit it according to the site plan.

4. Land Use:

The applicant, at the recommendation of staff, proposes to prohibit High Risk Use, Heavy Machinery Sales, Rental, Storage & Repair, Animal Feed Processing and Storage, Impoundment Lot (commercial/private), Recycling Salvage Yard (no outside storage), Recycling Salvage Yard (unlimited outside storage), Contractor's Office/Storage Yard (outside storage), and Sexually Oriented Business Uses on the subject property.

In addition, the applicant proposes to add Retail Store as a permitted use.

5. Specific Use Provision:

The applicant proposes a time period of thirty (30) years for the Truck/Bus Sales Use. The SUP time period guide does not have a recommended amount of time for this land use.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers provide a cluster of business offices and/or low

impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Meanwhile, the proposal falls within the South Garland Avenue Catalyst Area that envisions redevelopment within this area.

The proposed site design improvements elevate visual aesthetics to enhance an important gateway into the community.

ECONOMIC DEVELOPMENT STRATEGIC PLAN:

The Economic Development Strategic Plan highlights “infrastructure upgrades, role of the smaller building, and availability of space for expansion” for the future goals of the Industrial District. In addition, it recommends beautifying the Industrial District. The Plan notes the amount of auto-related uses in Garland as well. However, this project provides upgrades to the existing site, modernizes one of the smaller buildings within the district, and still allows space for future expansion within the site and area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the North, South, East, and West are zoned industrial and include a variety of heavy commercial and industrial uses. The property to the South is a U-Haul facility for self-storage and trailer/equipment leasing. In addition, the property to the West of the self-storage facility is a U-Haul truck repair facility.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Industrial (IN) District to Planned Development (PD) District; 2) a Specific Use Provision for a Truck/Bus Sales & Leasing/Rental Use and 3) a Detail Plan for Truck/Bus Sales & Leasing/Rental Use.

The applicant has worked with staff on a proposal that represents a physical improvement of the site over the existing condition, including the addition of landscaping, and the removal of the repair bay doors. In addition, the applicant has agreed to prohibiting certain uses on the site as noted in Consideration 4. It should also be noted that, per the applicant, the number of parking spaces for U-Haul vehicles has been limited.

However, given the subject property’s location as a gateway within a catalyst area, consideration should be given to a shorter SUP time period than the requested 30 years. A time period of ten (10) to fifteen (15) years is suggested.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Planned Development Conditions
- iii. Exhibits
- iv. Photos

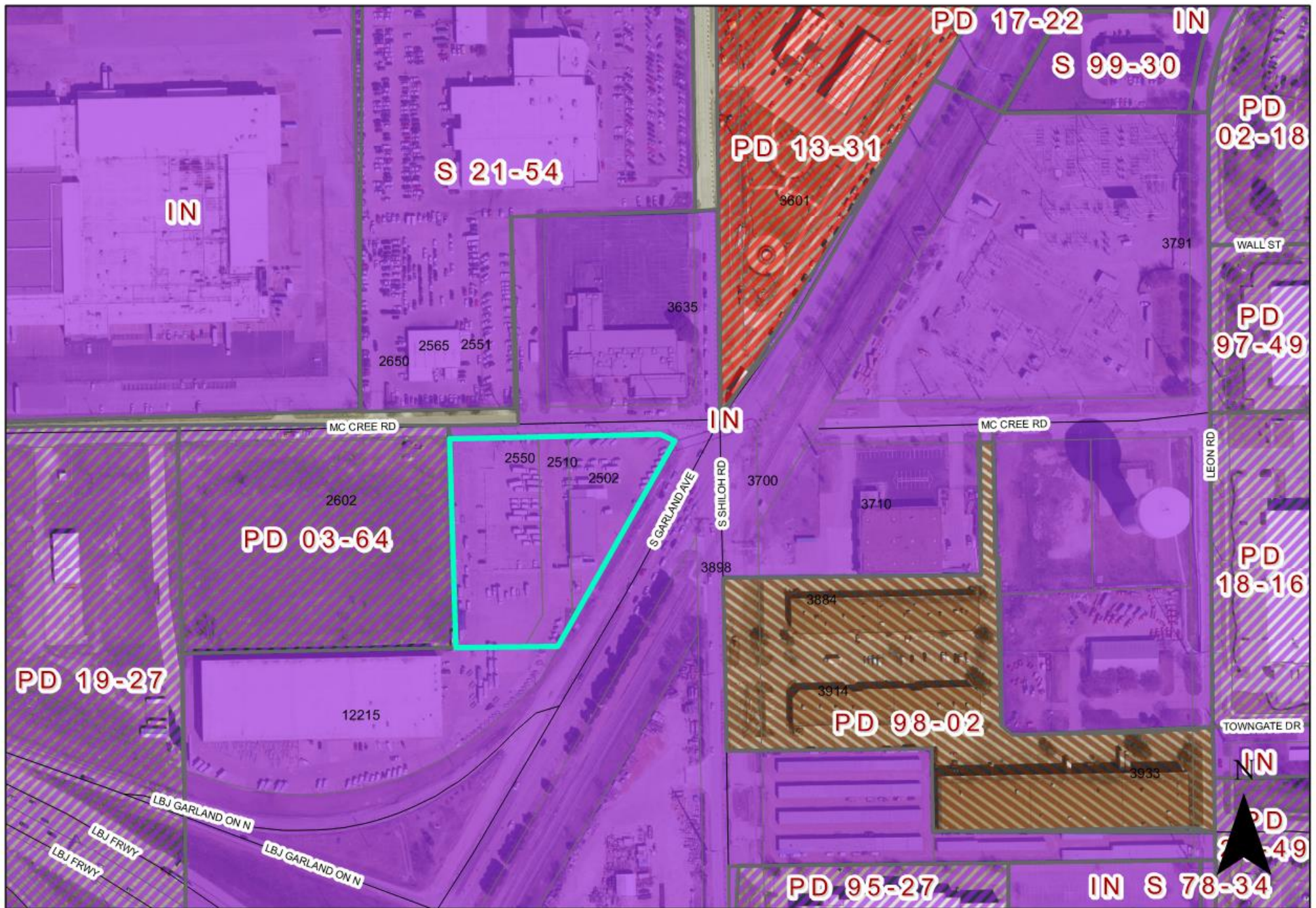
CITY COUNCIL DATE: June 4, 2024

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 170 340 Feet
1 inch = 254 feet

ZONING MAP Z 23-50

 INDICATES AREA OF REQUEST

2502, 2504, & 2550 McCree Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to allow a Truck/Bus Sales & Leasing/Rental Use by Specific Use Provision and allow certain site and additional use conditions.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Uses: In addition to uses permitted in the Industrial (IN) District, with the exception of those listed below, Retail Store shall be permitted by right.

The following uses shall be prohibited:

High Risk Use
Heavy Machinery Sales, Rental, Storage & Repair
Animal Feed Processing and Storage
Impoundment Lot (commercial/private)
Recycling Salvage Yard (no outside storage)
Recycling Salvage Yard (unlimited outside storage)
Contractor's Office/Storage Yard (outside storage)

Sexually Oriented Business

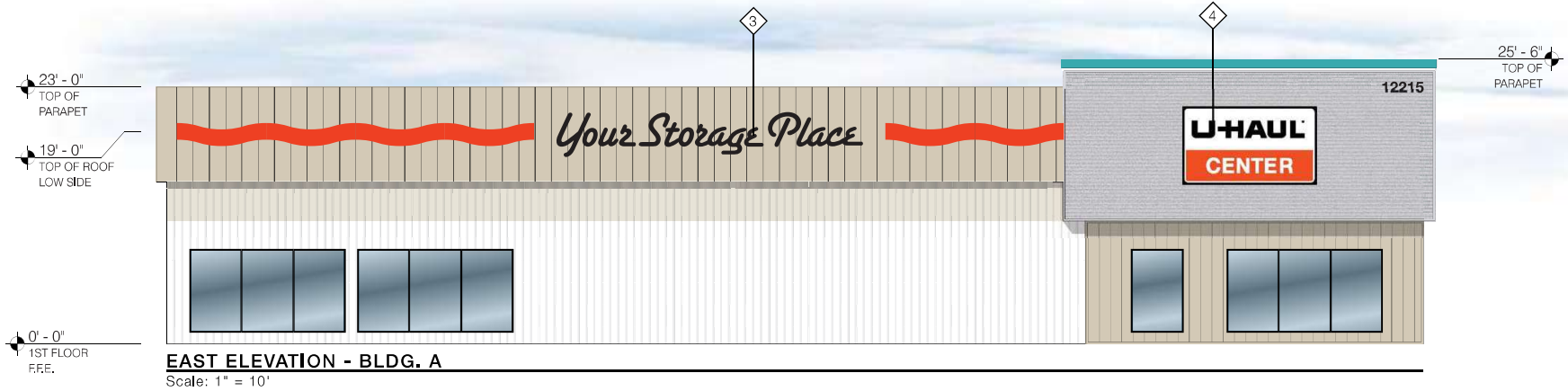
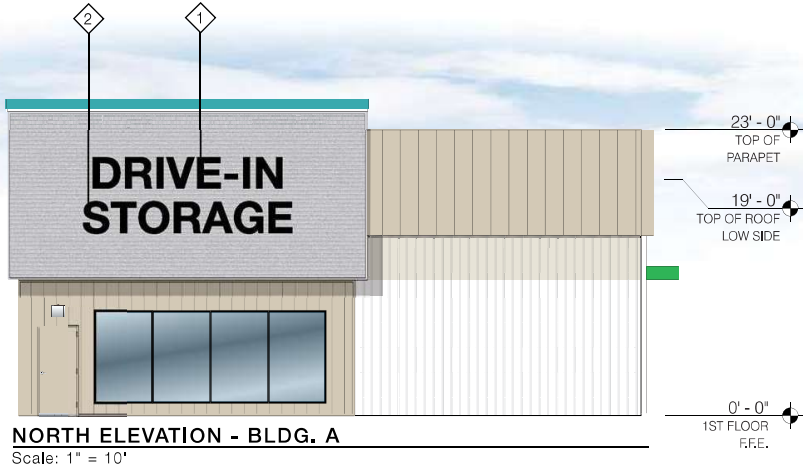
- B. Site Layout and Parking: The development shall be in conformance with the site layout in Exhibit C.
- C. Landscaping: Landscaping shall be in conformance with the proposed landscaping buffer and layout in Exhibit C.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit D.
- E. Signage: Four (4) attached signs will be allowed as per Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

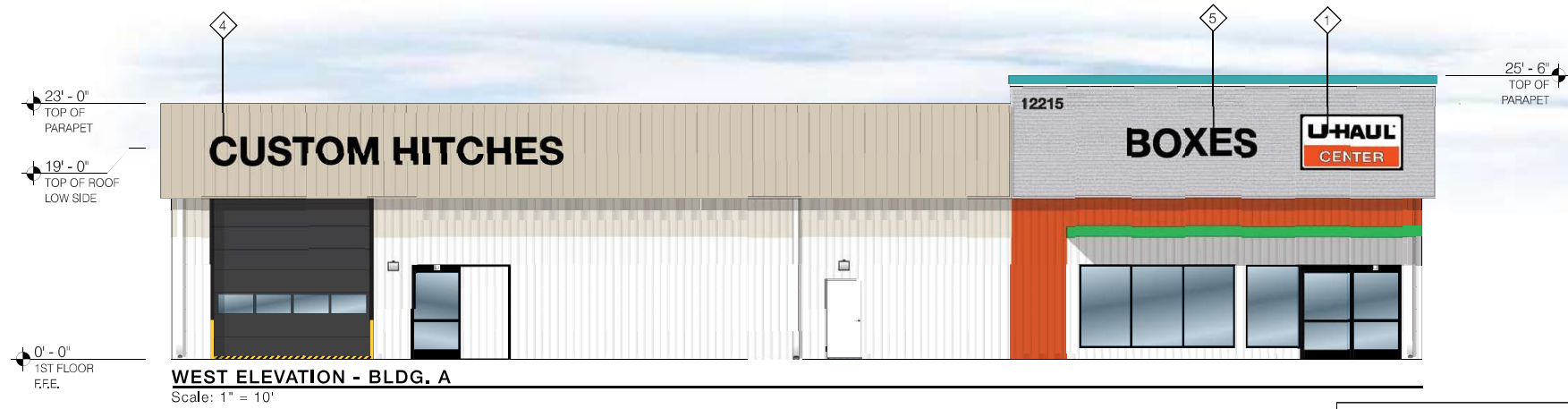
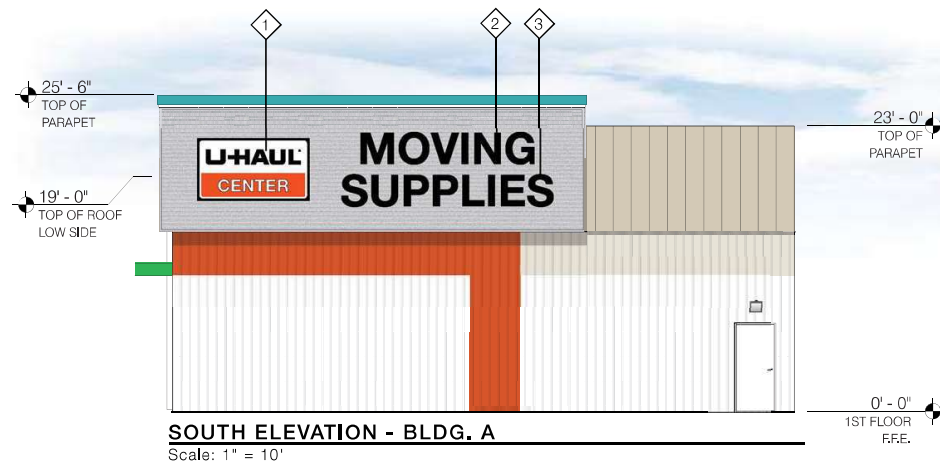
ZONING FILE Z 23-50

2502, 2504, & 2550 McCree Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Sales & Leasing/Rental Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Industrial (IN) District and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- VII. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for the Truck/Bus Sales & Leasing/Rental Use shall be in effect for a period of thirty (30) years.
- B. Truck Display/Parking: Truck display is limited along McCree Road to six (6) truck spaces, and truck display along South Garland Avenue is limited to five (5) truck spaces, as shown in Exhibit C.



SIGNAGE CALCULATIONS	
1	DIRECTIONAL DIMENSIONAL LETTERS 15.19"W X 2.5"H (37.95 SQFT)
2	DIRECTIONAL DIMENSIONAL LETTERS 16.77"W X 2.5"H (41.92 SQFT)
3	11 GA. STEEL BLACK POWDERCOATED 27.43"W X 4"H (109.72 SQFT)
4	ID SIGN 12"W X 7"H (84 SQFT)



SIGNAGE CALCULATIONS	
1	ID SIGN 9'W X 5'H (45 SQFT)
2	DIMENSIONAL LETTERS 13.95'W X 2.5'H (34.87 SQFT)
3	DIMENSIONAL LETTERS 17.02'W X 2.5'H (42.55 SQFT)
4	DIMENSIONAL LETTERS 31.75'W X 2.5'H (79.37 SQFT)
5	DIMENSIONAL LETTERS 11.74'W X 2.5'H (29.35 SQFT)

*TEMPORARY ART SUBJECT TO CHANGE

CASE NO: 230032-0

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Sign Calculations

SHEET 04

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a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Northeast Elevation
Composite Rendering

SHEET 01

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a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CASE NO: 230032-0

U-HAUL
of LBJ Frwy.
Garland, TX
(741070)

Southwest Elevation
Composite Rendering

SHEET 02

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Z 23-50



View of the subject site from South Garland Avenue



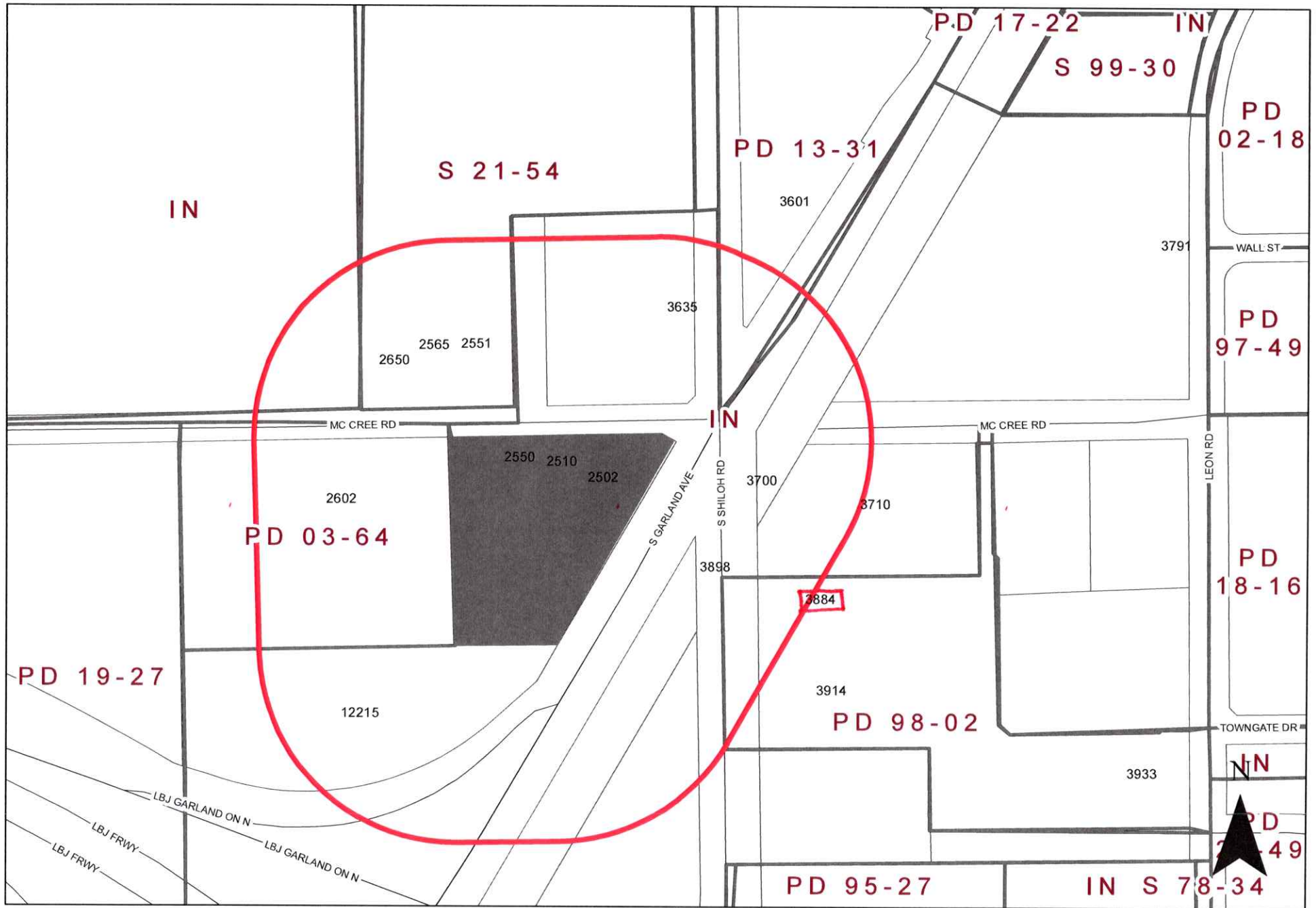
East of the subject property



North of the subject property



South of subject property



0 170 340 Feet
1 inch = 254 feet

ZONING MAP Z 23-50

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2502, 2504, & 2550 McCree Road

Comment Form

Case Z 23-50

Z 23-50 U-Haul Company of East Dallas. The applicant is requesting to allow a U-Haul Truck Leasing use. The site is located at 2502, 2504, & 2550 McCree Road. (District 5)

Z 23-50 U-Haul Company of East Dallas. El solicitante solicita permitir el uso de U-Haul Truck Leasing. El sitio está ubicado en 2502, 2504 y 2550 McCree Road. (Distrito 5)

Z 23-50 U-Haul Company of East Dallas. Người nộp đơn đang yêu cầu cho phép sử dụng dịch vụ Cho thuê xe tải U-Haul. Địa điểm này tọa lạc tại 2502, 2504 và 2550 McCree Road. (Quận 5)

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 Eva / Tenant

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.)

3884 South Shiloh Road Suite 118

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Qhính

Signature / Firma / Chữ ký

05/08/2024

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.)