



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
November 13, 2017 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 6:20 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.

AGENDA:

1. MINUTES

- a.** Consider approval of the Minutes for the October 23, 2017 meeting.

2. ZONING

- a. Consideration of the application of **Arleen Macias** requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (Staff requests postponement to the November 27, 2017 Plan Commission meeting.)
- b. Consideration of the application of **Bannister Engineering**, requesting approval of 1) a Change of Zoning from Planned Development (PD) 99-04 District for Community Retail Uses and Planned Development (PD) 05-54 District for Single-Family-7 Uses to Planned Development (PD) 17-45 District for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for Self-Storage Facility (mini-warehouse). This property is located at 5750 Bunker Hill Road. (District 1) (File Z 17-45)

3. MISCELLANEOUS

- a. Consideration of an amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific Use Provisions.
- b. Impact Fee Report

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: 11/13/2017

Item Title: Plan Commission Minutes - October 23, 2017

Summary:

Consider approval of the Minutes for the October 23, 2017 meeting.

Attachments

Plan Commission Minutes - October 23, 2017 Attachment

Garland, Texas
October 24, 2017

The Plan Commission of the City of Garland met in regular session on Monday, October 23, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Louis Moore
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De la Vega

CALL TO ORDER

Chairman Roberts called the meeting to order and gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

- 1a.** Approval of Minutes for the regular meeting of October 9, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Edwards to **approve** the minutes of the October 9, 2017 meeting. **Motion carried: 8 Ayes, 0 Nays.**

Plats

- 2a. P 17-19 Walnut-Plano Addition Conveyance Plat**

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dodson, seconded by Commissioner Moore to **approve** to approve the plat as it meets all technical requirements. **Motion carried: 8 Ayes, 0 Nays.**

2b. P 17-20 Heron's Bay Phase 3 Preliminary Plat

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Edwards, seconded by Commissioner Moore to **approve** to approve the plat as it meets all technical requirements. **Motion carried: 8 Ayes, 0 Nays.**

Zoning

- 3a. Consideration of the application of **ICON Consulting Engineers**, requesting approval of 1) a Specific Use Provision for Restaurant, Drive-Through on a property zoned Community Retail (CR) District and 2) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This property is located at 513 and 519 Rowlett Road. (District 4) (File Z 17-17)

The applicant, David Gregory, 2840 W. Southlake Blvd, #110, Southlake, Texas 76092, provided a brief overview of the request and expanded on the Variance request for the refuse containers.

Commissioner O'Hara expressed concern regarding amount of smoke emitting from the proposed establishment into the surrounding neighborhood.

Chairman Roberts proposed the removal of any wall signage on the rear of the establishment and providing an additional access gate on the refuse enclosure.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dodson to approve the request with the provision of an added access gate on the refuse enclosure and removal of wall signage from the rear of the establishment. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

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

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 11/13/2017

Item Title: Z 17-44 Arleen Macias (District 4)

Summary:

Consideration of the application of **Arleen Macias** requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (Staff requests postponement to the November 27, 2017 Plan Commission meeting.)

Attachments

Z 17-44 Arleen Macias Attachment

Planning Report

File No: Z 17-44/District 4

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Reception Facility on property zoned Community Retail (CR) District.

LOCATION

3265 Broadway Boulevard, Suite 103

APPLICANT

Arleen Macias

OWNER

AJ Real Estate

Staff requests postponement to the November 27, 2017 Plan Commission meeting to allow the applicant time to address staff comments.



GARLAND

Plan Commission

2.b.

Meeting Date: 11/13/2017

Item Title: Z 17-45 Bannister Engineering (District 1)

Summary:

Consideration of the application of **Bannister Engineering**, requesting approval of 1) a Change of Zoning from Planned Development (PD) 99-04 District for Community Retail Uses and Planned Development (PD) 05-54 District for Single-Family-7 Uses to Planned Development (PD) 17-45 District for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for Self-Storage Facility (mini-warehouse). This property is located at 5750 Bunker Hill Road. (District 1) (File Z 17-45)

Attachments

Z 17-45 Bannister Engineering Report

Z 17-45 Bannister Engineering Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-45/District 1

Agenda Item:

Meeting: Plan Commission

Date: November 13, 2017

REQUEST

Approval of 1) a Change of Zoning from Planned Development (PD) 99-04 District for Community Retail Uses and Planned Development (PD) 05-54 District for Single-Family-7 Uses to Planned Development (PD) 17-45 District for Community Retail Uses, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse).

LOCATION

5702 Bunker Hill Road

APPLICANT

Bannister Engineering

OWNER

Sachse Commons Shopping Center II, L.P. a Texas Limited Partnership

BACKGROUND

The subject property, currently undeveloped, is a bizonal site with Planned Development (PD) 99-04 District for Community Retail Uses over the northwest half of the site and Planned Development (PD) 05-54 District for Single-Family-7 Uses over the southeast half of the site; these two districts split the subject property along the long axis. The applicant makes the request above to construct a Self-Storage Facility (mini-warehouse) (indoor accessed only).

Under Planned Development (PD) 05-54 District the southeastern portion of the subject property is designated as a drainage easement/open space. As part of the proposed development it will remain a drainage easement/open space (undeveloped).

SITE DATA

The subject property has an area of 6.941 acres with approximately 300 lineal feet of frontage along Bunker Hill Road. The site is accessed from Bunker Hill Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 99-04 allows uses as permitted in the Community Retail (CR) District where Self-Storage Facility (mini-warehouse) is only permitted with approval of a Specific Use Provision. Planned Development (PD) 05-54 allows land uses as permitted in the Single-Family-7 (SF-7) District where Self-Storage Facility (mini-warehouse) is not permitted. The applicant makes the request above to bring the subject property under one single Planned Development (PD) based on the Community Retail (CR) District and secure approval of a Specific Use Provision and a Detail Plan for a Self-Storage Facility (mini-warehouse).

CONSIDERATIONS

Change of Zoning and Detail Plan

1. The applicant proposes to develop the subject property with a 148,812-square foot (49,804-square foot building foot print area), three (3) story Self-Storage Facility (mini-warehouse) (Exhibit C). The storage facility would provide 965 storage units within one (1) building and access to these units would be through interior corridors.
2. The Garland Development Code establishes a requirement of forty-three (43) parking spaces (for employees and costumers) for a self-storage facility with 965 units and a 1,200-square foot manager's office. The proposed development would provide the required forty-three (43) parking spaces, four (4) of the parking spaces would be located on the inside of the building near the elevator.
3. The landscape layout reflected on Exhibit D complies with the applicable regulations of the Garland Development Code.
4. The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

Specific Use Provision

5. A Specific Use Provision for a Self-Storage Facility for thirty (30) years is requested by the applicant.

Deviations

6. The Garland Development Code establishes a maximum building height of thirty-five (35) feet for developments in the Community Retail (CR) based districts. The applicant is proposing a maximum building height of forty-six (46) feet and nine (9) inches measured from the ground to the top of the parapet. The applicant asserts that the height increase is mostly to accommodate the seventeen (17) foot tall drive-through that leads to the loading and elevator areas on the first floor and that the parapet wall on all four sides contributes to the screening of the roof mounted equipment.

It should be noted that the southeast elevation would face a residential development and this elevation does have windows on the third floor. However, the building would be setback approximately 290 feet from the residential development and the windows would be faux windows.

7. Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The Garland Development Code prescribes the following screening/security methods:

- A masonry wall constructed of brick or stone. In addition to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, equally spaced for the entire length of the wall on the development's side of the wall.
- An ornamental metal fence with masonry columns, spaced with a maximum of fifty-feet between the centers of each column. Additionally, a continuous row of evergreen high-level screening shrubs along all portions of the fence that are not opaque masonry. All landscaping must be located on the development's side of the fence.

The applicant requests approval to deviate from the above requirement arguing that due to the design of the building, where all access to all the units and storage activity will take place within the building, no screening is necessary and a different and more appropriate security method should be employed. In lieu of the security methods prescribed above, the applicant proposes closing the Self-Storage Facility (mini-warehouse) to all customer access after business hours; the Self-Storage Facility (mini-warehouse) would operate from 9:00 a.m. to 6:00 p.m. daily. Additionally, and as required by the Garland Development Code, continuous video surveillance of all indoor and outdoor common areas of the premises capable of storing images for a minimum of fourteen (14) days would be provided.

It should be noted that additional screening from the residential development located to the southeast of the subject property is provided by the existing natural vegetation which will remain undisturbed as part of that portion of the site that will continue to be dedicated as a drainage easement.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers and Parks/Open Space (Public and Private) for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas. Parks/Open Space (Public and Private) consist of a variety of parks, plazas, natural areas for passive or active recreation, gathering places, landscape entry ways/medians and picnic areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and east are zoned for Community Retail Uses; these properties are developed with retail, an auto repair shop, a pharmacy with a drive-through and a medical office. The properties to the south (southeast) is zoned for Single-Family- 7 Uses; these properties are developed with single-family detached dwelling units. The property to the west is zoned for Agricultural Uses; the property is developed with a church complex.

STAFF RECOMMENDATION

Approval of 1) a Change of Zoning, 2) a Detail Plan for a Self-Storage Facility (mini-warehouse) and 3) a Specific Use Provision for Self-Storage Facility (mini-warehouse) as requested by the applicant.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Photos

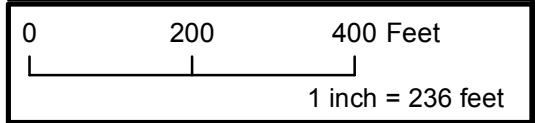
CITY COUNCIL DATE: December 5, 2017

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
(972) 205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 17-45

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-45

5702 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Self-Storage Facility (mini-warehouse).
- II. Statement of Effect:** This Planned Development (PD) should 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 Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Landscape Plan: Landscaping is to be in general conformance with the approved Landscape Plan labeled as Exhibit D.
- B. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit E.
- C. Maximum Building Height: The maximum building height is forty-seven (47) feet.
- D. Perimeter Screening/Security Fencing: No perimeter screening/security fencing is required.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-45

5702 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse).
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District 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. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Self-Storage Facility (mini-warehouse) is limited to a period of thirty (30) years.
 - B. Operations: All access to individual storage units will be from the interior of the building. Customer access to the Self-Storage Facility (mini-warehouse) is be limited to business hours. Continuous video surveillance of all indoor and outdoor common areas of the premises capable of storing images for a minimum of fourteen (14) days will be provided.

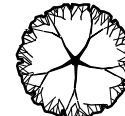
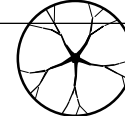
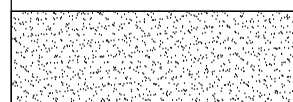
BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

DEVELOPER
RELIABLE COMMERCIAL CONSTRUCTION
INC.
CONTACT: CHARLES LONG
1903 PEYCO DRIVE NORTH
ARLINGTON, TX 76001
(817) 467-0769

CITY CASE NO. 170831-1

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	PD-99-0
LAND USE	STORAGE
LOT AREA	302,329 S.F. (6.941 ACRES)
BUILDING FOOT PRINT AREA (SQUARE FEET)	49,804 S.F.
BUILDING HEIGHT (STORIES)	46'-9" - 3 STORIES
TOTAL BUILDING AREA (SQUARE FEET)	148,812 S.F.
LOT COVERAGE - PROPOSED	16.47%
SETBACKS	HEIGHT OF BUILDING
PARKING	
REQUIRED PARKING STORAGE: 1:25 UNITS OFFICE: 1:300SF	STORAGE: 965 UNITS = 3 SPACES OFFICE: 1200 SF = 4 SPACES TOTAL = 43 SPACES
PARKING PROVIDED	43 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	

[illegible]

PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	10	Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12'	SYMMETRICAL, FULL MATCHING, CENTRAL LEADER
	9	Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12'	SYMMETRICAL, FULL MATCHING, CENTRAL LEADER
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	10	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	15 GAL.	48" MIN.	72" o.c.	SYMMETRICAL, FULL MATCHING,
	69	Muhtenbergia lindheimeri / Lindheimer's Muhly	5 Gal	30" HT.	36" o.c.	SYMMETRICAL, FULL MATCHING,
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	246	Muhtenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly	5 Gal	30" HT.	36" o.c.	SYMMETRICAL, FULL MATCHING,
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT		SPACING	
		Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD OR SEED			

TOTAL GROSS LOT AREA:		302,329 SF (6.941 AC)
LANDSCAPE AREA REQUIRED: 10% SITE PROVIDED:		30,233 SF 21,309 SF (70%)
BUFFER YARDS:		
BUNKER HILL:		15' WIDE
	PROVIDED:	15' WIDE
	1 TREE/ 30 LF (29OLF)	10 TREES
	PROVIDED:	10 TREES
	7 ORNAMENTAL GRASS/ 30 LF	68 SHRUBS
	PROVIDED:	69 SHRUBS
PERIMETER SCREENING:		
		NONE (NATURAL VEGETATION)
PARKING LOT LANDSCAPE AREA: 5% OF PARKING AREA (6,799 SF)		340 SF
	PROVIDED:	1,071 SF



(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF:

Architect: DREW J. DUBOCCQ

L.A. No. 3141 Date 10/25/2017

PROJECT NO.: 152-17-05

No.	Date	Revision Description

ALL STORAGE - GARLAND

5750 BUNKER HILL ROAD

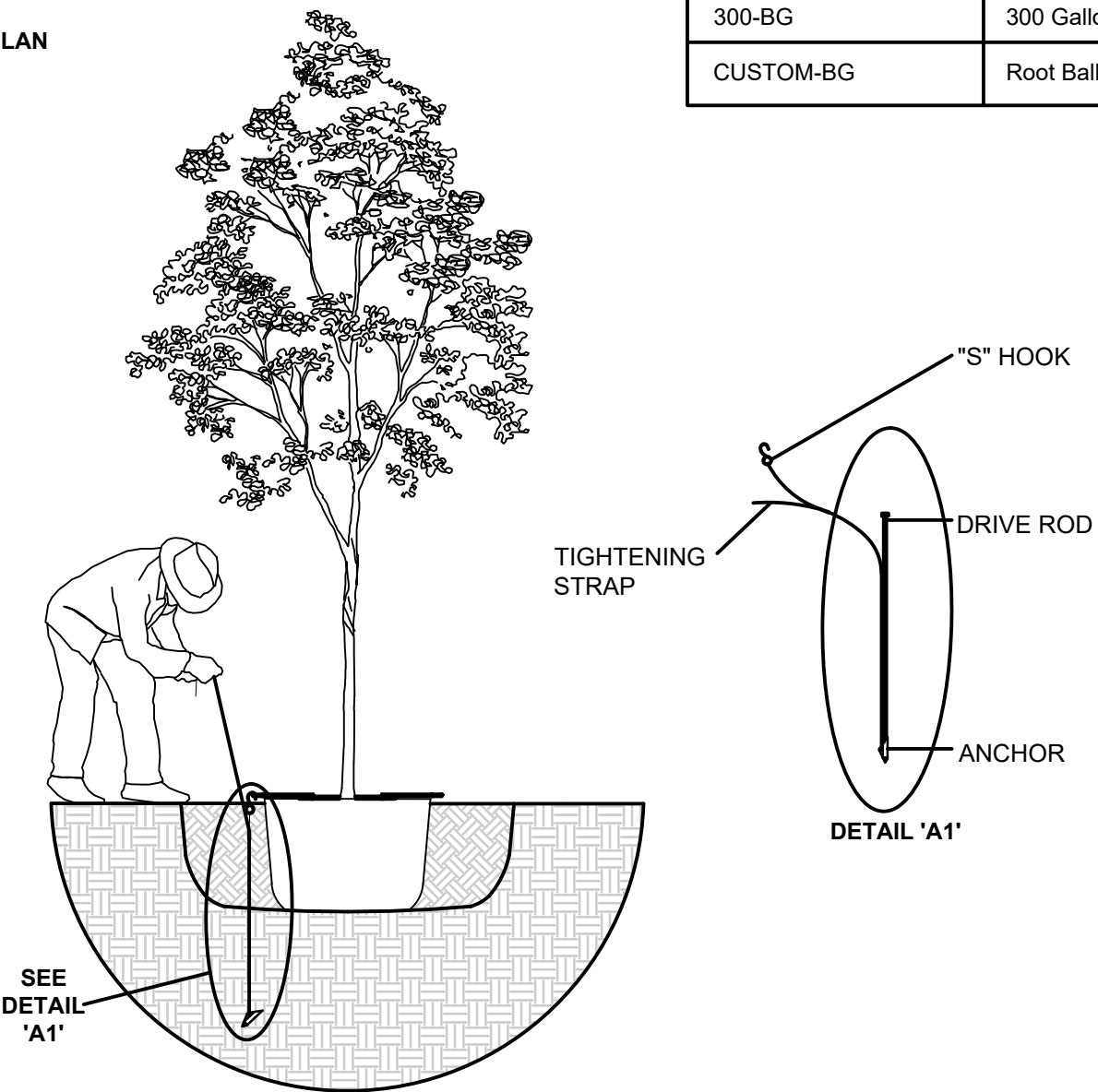
GARLAND, TEXAS

LANDSCAPE PLAN

Exhibit D

- 

(@ least 48 hours prior to digging)



A TREE PLANTING DETAIL

NOT TO SCALE

STEP 1:

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

STEP 2:

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-backet.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-backet allowing enough remaining strap to adjust tree, if necessary.



NOT TO SCALE

[illegible]

PRELIMINARY

FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR
REVIEW ONLY AND NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY
HAVE BEEN PREPARED BY OR
UNDER THE SUPERVISION OF:

Architect: DREW J. DUBOCQ

A. No. 3141 Date 10/25/2017

SHEET NO.
L-1.1

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

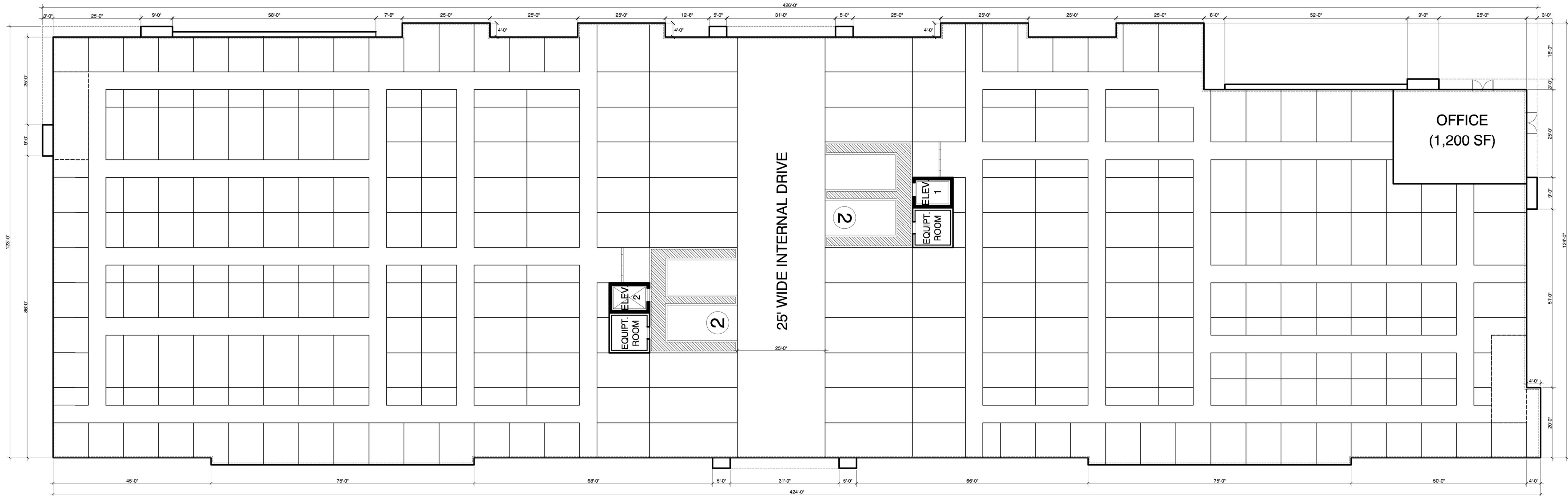
ALL STORAGE - GARLAND
5750 BUNKER HILL ROAD
GARLAND, TEXAS

LANDSCAPE NOTES

BANNISTER
ENGINEERING
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

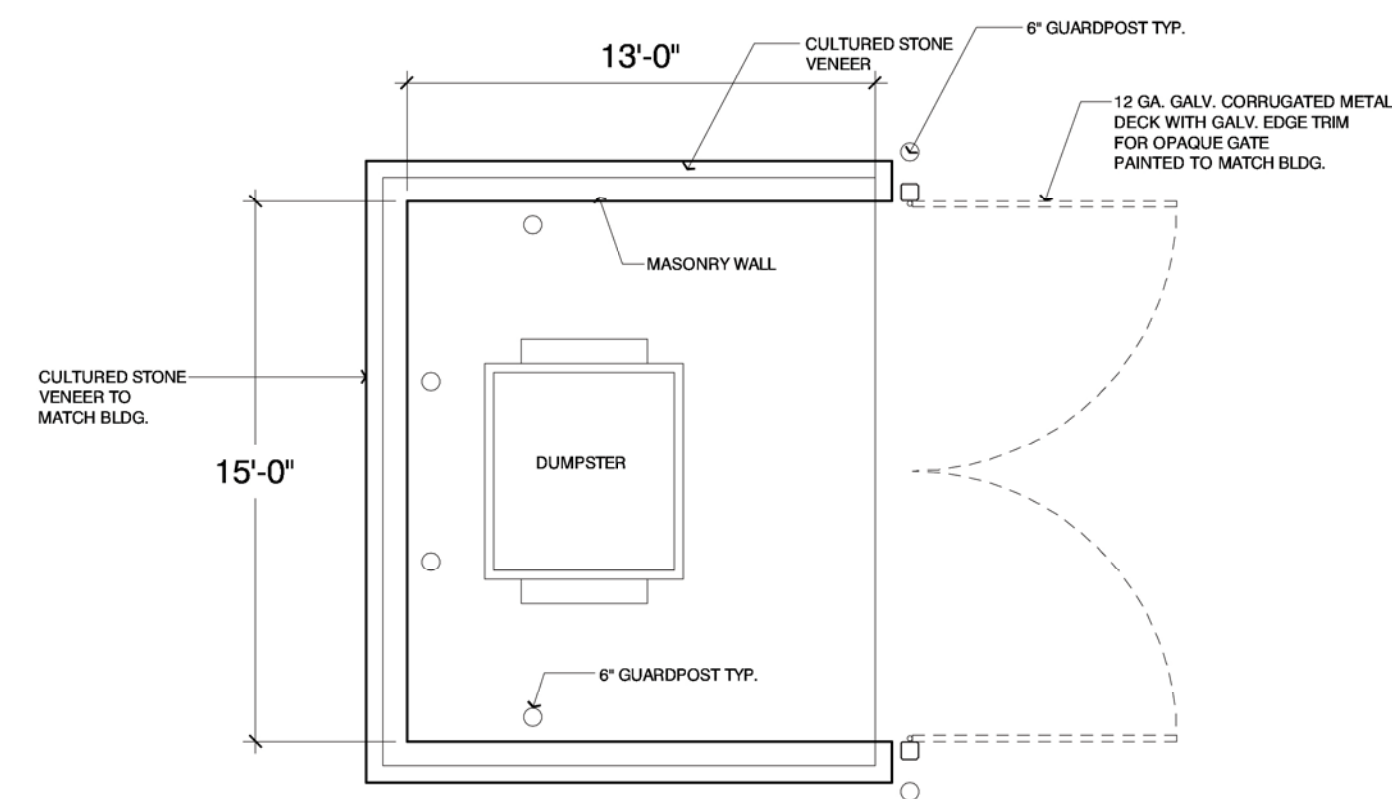
240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

Exhibit E

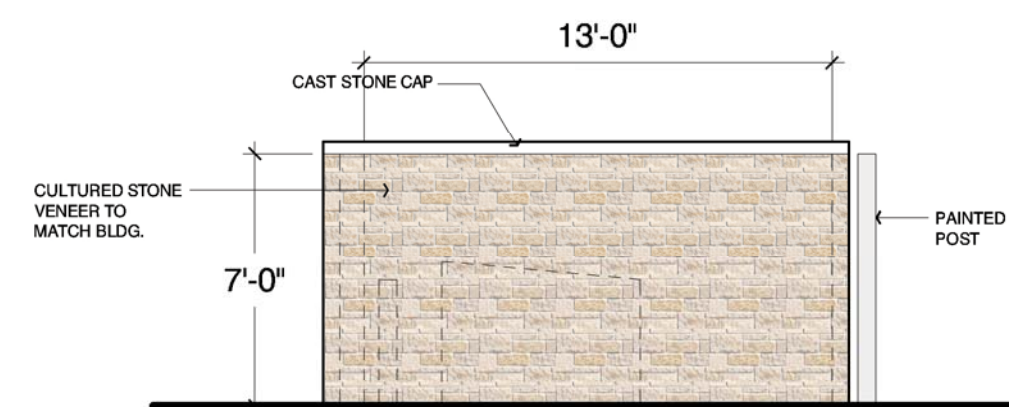


1 BLDG. A CONCEPT PLAN 01
SCALE: 1/16" = 1'-0"

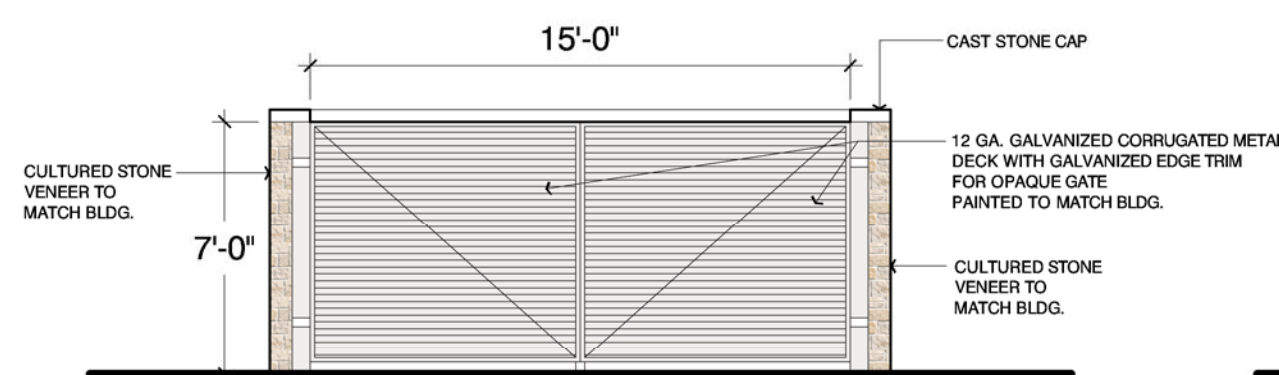
GENERAL NOTES:
1. This conceptual plan is not final and is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
2. All mechanical equipment shall be screened from public view in accordance with the zoning ordinance.



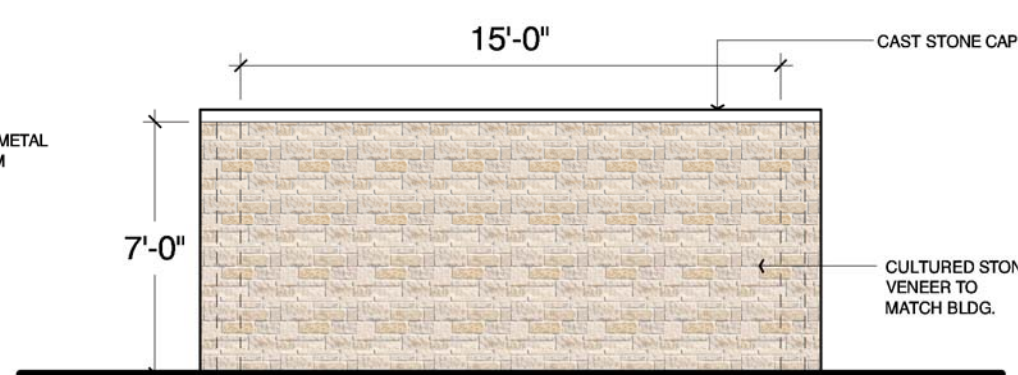
2 PLAN VIEW
SCALE: 3/16" = 1'-0"



3 SIDE VIEW
SCALE: 3/16" = 1'-0"



4 FRONT VIEW
SCALE: 3/16" = 1'-0"



5 REAR VIEW
SCALE: 3/16" = 1'-0"

CONTRACT PURCHASER:
Regional Management Co., Inc.
82 Armstrong Dr.
Mustang, OK 76064
Phone: 405-376-4509
Fax: 405-376-9568

APPLICANT:
Quine and Associates, Inc.
301 S. Sherman Street
Richardson, TX 75081
Phone: 972-669-8440

CITY OF GARLAND ZONING CASE #: 170831-1

BUILDING A CONCEPT PLAN
PROJECT NAME: ALL STORAGE - GARLAND
OAK GROVE PLAZA LOT4R, BLOCK 1
6.941 ACRES
CITY OF GARLAND, DALLAS COUNTY, TEXAS
SEPT. 13, 2017

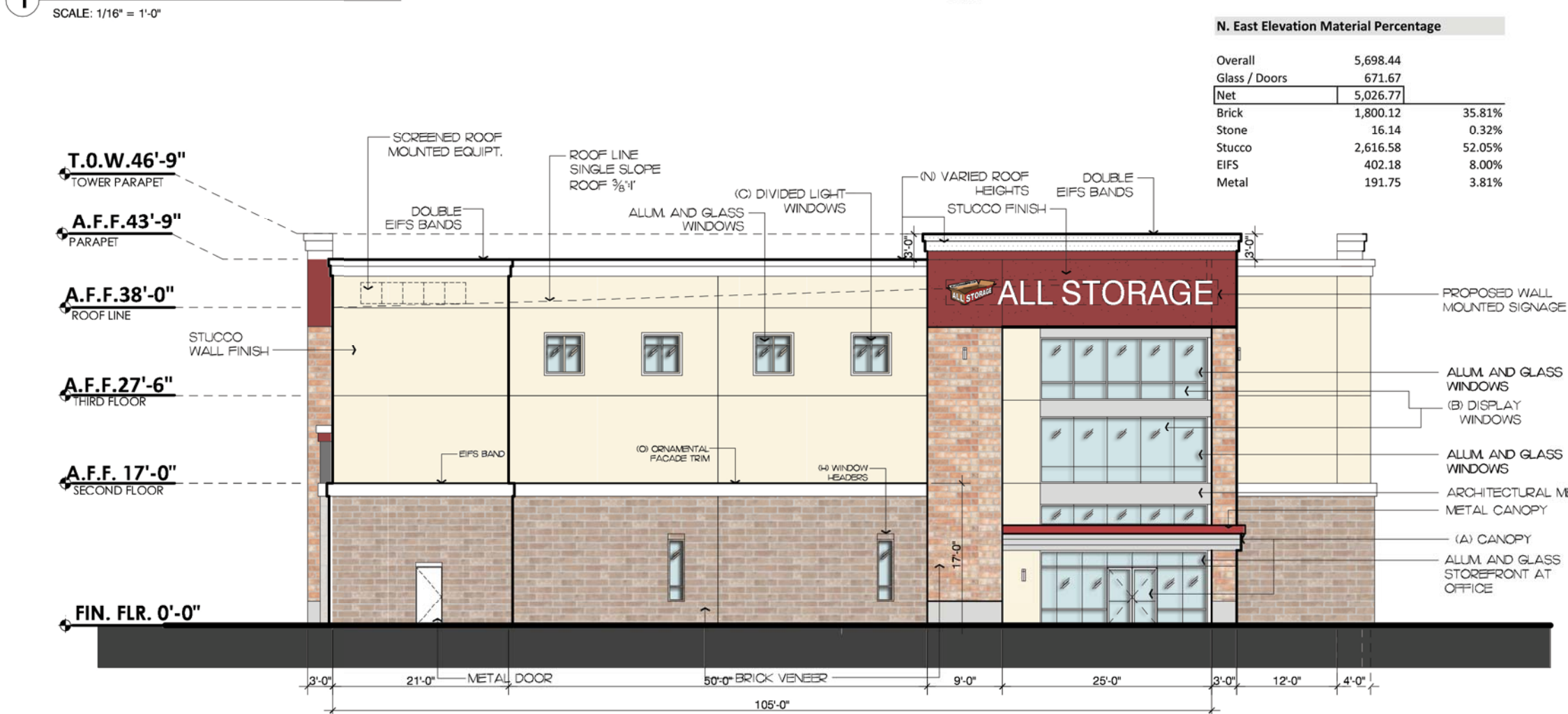
Rev. - 10.24.17

Exhibit E



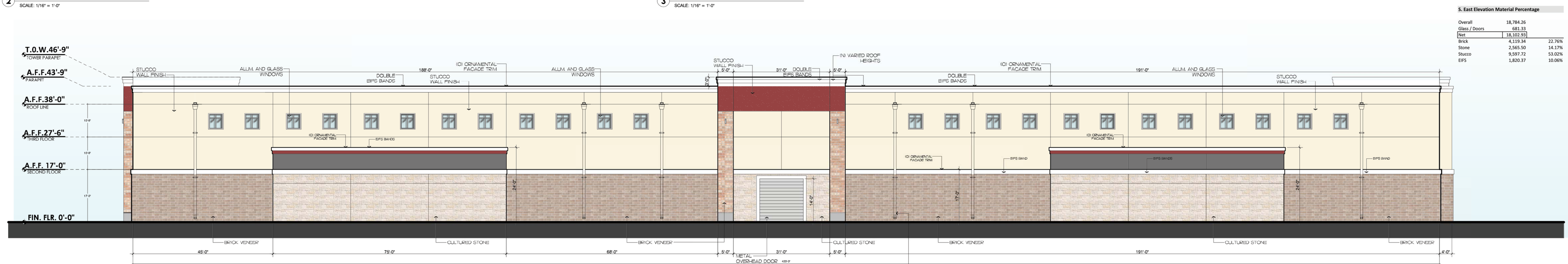
1 N. WEST ELEVATION (FRONT)

1 SCALE: 1/16" = 1'-0"



2 N. EAST ELEVATION (LEFT)

2 SCALE: 1/16" = 1'-0"



S. EAST ELEVATION (BACK)

4 SCALE: 1/16" = 1'-0"

Overall	18,992.42	
Glass / Doors	2,101.08	
Net	16,891.34	
Brick	4,086.43	24.19%
Stone	1,513.50	8.96%
Stucco	9,399.47	55.65%
EIPS	1,696.44	10.04%
Metal	195.5	1.16%

N. East Elevation Material Percentage		
Overall	5,698.44	
Glass / Doors	671.67	
Net	5,026.77	
Brick	1,800.12	35.81%
Stone	16.14	0.32%
Stucco	2,616.58	52.05%
EIFS	402.18	8.00%
Metal	191.75	3.81%

S. West Elevation Material Percentage		
Overall	5,635.59	
Glass / Doors	357.29	
Net	5,278.30	
Brick	2,018.60	38.24%
Stone	16.14	0.31%
Stucco	2,768.61	52.45%
EIFS	474.95	9.00%

Overall	18,784.26	
Glass / Doors	681.33	
Net	18,102.93	
Brick	4,119.34	22.76%
Stone	2,565.50	14.17%
Stucco	9,597.72	53.02%
EIFS	1,820.37	10.06%

GENERAL NOTES:

1. This conceptual elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
2. All mechanical equipment shall be screened from public view in accordance with the zoning ordinance.

SECTION 4.83 - ARCHITECTURAL ELEMENTS INCORPORATED:

- (a) Awnings or Canopies
- (b) Display Windows
- (c) Divided Light Windows
- (h) Ornamental Window Headers
- (n) Varied Roof Heights
- (o) Ornamental Facade Trims

BUILDING SIGNAGE NOTES:

1. All signage to comply with all city sign ordinances.
2. All signage will require separate permitting through the Building Department.
3. Proposed signage to be LED channel letters front lit, mounted on raceway, white faces.



CONTRACT PURCHASER:
REGIONAL MANAGEMENT CO. INC.
82 ARMSTRONG DR.
MUSTANG, OK 73064
PHONE: 405-376-4509

APPLICANT:
BANNISTER ENGINEERING, LLC
240 N. MITCHELL RD.
MANSFIELD, TX 76063
PHONE: 817-842-2094
EMAIL: CHRIS@BANNISTERENG.COM

OWNER:
SACHE COMMONS SHOPPING CENTER
C/O THE WOODMONT COMPANY
2100 W. 7TH ST.
FORT WORTH, TX 76107
PHONE: 817-732-4000
EMAIL: SCOSLIK@WOODMONT.COM

CITY OF GARLAND ZONING CASE #: 170831-1

BUILDING A CONCEPT ELEVATION

PROJECT NAME: ALL STORAGE - GARLAND

OAK GROVE PLAZA LOT4R, BLOCK 1

6.941 ACRES

CITY OF GARLAND, DALLAS COUNTY, TEXAS

SEPT. 13, 2017

Rev. - 10.24.17

Z 17-45



Looking at subject property from common access drive.



Looking at the church complex, to the west of the subject property.



Looking at the retail and auto shop, to the north of subject property.



Looking at the medical office, to the east of subject property.



Looking at the residential neighborhood, to the south of subject property.



GARLAND

Plan Commission

3.a.

Meeting Date: 11/13/2017

Item Title: GDC amendment to Chapter 2, Section 2.17(D)

Summary:

Consideration of an amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific Use Provisions.

Attachments

GDC amendment to Chapter 2, Section 2.17(D) Report

Planning Report



GARLAND
TEXAS MADE HERE

Agenda Item: GDC amendment to Chapter 2, Section 2.17(D)

Meeting: Plan Commission

Date: November 13, 2017

ISSUE

Consider an amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific Use Provisions.

BACKGROUND

Per the Garland Development Code (GDC), adopted in May 2015, Specific Use Provision (SUP) requests are appurtenant to the land rather than conditioned to an individual or name. This is common practice as the intent of zoning, including Specific Use Provisions, is to zone land rather than individuals. However, SUP's that were issued prior to the GDC's adoption and conditioned to individuals' names are still currently required to request approval through a public hearing process through the Plan Commission and City Council when there is a name change. In order to ensure consistency between such older SUP's and new (post-GDC adoption) SUP's, staff proposes language to be added to the GDC which would tie the aforementioned older SUP's to the land rather than to a name. All other approved SUP conditions would still apply.

The City Council was briefed on this issue during their November 6, 2017 work session.

CONSIDERATIONS

1. The intended outcome in this proposal is to eliminate the requirement for applicants to go through a public hearing process simply to change a name under an existing pre-GDC Specific Use Provision, provided all other approved SUP conditions are unchanged.
2. The proposed updated language to Chapter 2, Section 2.17 (D), as drafted by the City Attorney's Office, is as follows:

"(D) Appurtenant to the Land. Prior to the adoption of this GDC, the City Council approved certain land uses through the granting of Specific Use Provisions that were expressly tied to individuals, such as the applicant, a landowner, or employees of a business conducting operations on a subject property. All Specific Use Provisions, including any SUP approved prior to the adoption of this GDC, are hereby considered to be appurtenant to the land rather than the landowner."

STAFF RECOMMENDATION

Approval of the proposed amendment to Chapter 2: Zoning Regulations, Article 2, Division 3, Section 2.17 (D), "Purpose, Applicability, and Effect" of the Garland Development Code (GDC) regarding Specific Use Provisions.

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov



GARLAND

Plan Commission

3.b.

Meeting Date: 11/13/2017

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report Cover Letter

Impact Fee Report Attachment

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: November 8, 2017

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering March 22, 2017 through September 21, 2017. There is an item on the November 13, 2017 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements. Please review the draft report in preparation for Monday evening's meeting.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor Athas and the City Council

FROM: Chairman Roberts and Members of the Plan Commission

DATE: November 13, 2017

SUBJECT: Impact Fee Report

Section 31.163(A) of Garland's Impact Fee Ordinance requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for March 22, 2017 through September 21, 2017.

COLLECTION OF IMPACT FEES

During the period covering March 22, 2017 through September 21, 2017 impact fees were collected for 124 developments. Of these, 95 are single-family homes (including ancillary irrigation systems), 4 are multi-family developments, and 25 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
2	1	72.50	1,815.45	1,887.95
1	2	27.50	900.60	928.10
2	4	100.00	0.00	100.00
19	5	457.50	22,720.20	23,177.70
15	6	412.50	27,930.00	28,342.50
2	11	62.50	0.00	62.50
8	12	205.00	6,566.40	6,771.40
1	14	27.50	0.00	27.50
15	16	405.00	5,215.50	5,620.50
29	18	737.50	53,865.00	54,602.50
Total: 95		\$2,507.50	\$119,013.15	\$121,520.65

Multi-Family Development

Location	Service Area	Water	Roadway	Total
6305 N George Bush Hwy	1	955.00	0.00	955.00
1675 W Campbell Rd	1	860.00	412,776.00	413,636.00
5151 N George Bush Hwy	2	422.50	33,578.16	34,000.66
950 W IH30 Frwy	15	1,540.00	176,400.00	177,940.00
Total: 4		\$3,777.50	\$622,754.16	\$626,531.66

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
3011 Arapaho Rd	1	0.00	365.08	365.08
3341 W Campbell Rd	1	107.50	36,736.83	36,844.33
6295 Naaman Forest Blvd	1	72.50	0.00	72.50
5106 N George Bush Hwy	2	107.50	14,356.58	14,464.08
1225 Thomasville Ct	2	35.00	6,887.45	6,922.45
4940 N Garland Ave	2	90.00	13,809.44	13,899.44
4902 N Garland Ave	2	107.50	11,533.45	11,640.95
414 S Purdue Dr	7	107.50	16,682.12	16,789.62
1841 N Jupiter Rd	7	107.50	0.00	107.50
2334 W Buckingham Rd ste 260	7	35.00	0.00	35.00
1010 Hebron Dr	9	107.50	17,441.00	17,548.50
1012 S First ST	9	70.00	1,835.38	1,905.38
1910 S Jupiter Rd	10	362.50	41,161.52	41,524.02
2900 Forest Ln	10	107.50	0.00	107.50
1201 Colonel Dr	12	202.50	0.00	202.50
3036 Broadway Blvd	12	0.00	14,529.71	14,529.71
3215 Broadway Blvd	12	107.50	36,736.83	36,844.33
121 E Kingsley Rd	12	27.50	1,146.24	1,173.74
3036 Broadway Blvd	12	107.50	0.00	107.50
1601 Northwest Hwy	13	0.00	2,222.79	2,222.79
11611 LBJ Frwy	13	72.50	983.57	1,056.07
1102 Northwest Hwy	14	145.00	0.00	145.00
614 W Centerville	14	35.00	20,194.27	20,229.27
6327 Broadway Blvd	15	107.50	35,526.75	35,634.25
1102 Northwest Hwy	15	0.00	27,126.21	27,126.21
932 E I30 Frwy	18	70.00	35,687.34	35,757.34
Total: 25		\$2,292.50	\$334,962.56	\$337,255.06
Total (All Land Uses)		\$8,577.50	\$1,076,729.87	\$1,085,307.37

Impact fees totaling \$1,085,307.37 were collected during this period. Of this, \$8,577.50 was collected for water facilities and \$1,076,729.87 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Shiloh, IH 635 to Kingsley	13
Brand, SH 190 to Muirfield	2
Bobtown, Rowlett to Rosehill	15 and 18
Oates, Broadway to Rosehill	15 and 16
Bobtown, Rosehill to Waterhouse	17 and 18
Holford, SH 190 to City Limits	1

Construction Completed:

Northwest Hwy, Centerville to LaPrada (2016)	14
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Water Facilities

Impact fee funds will be used towards:

1. Water Master Plan – To be completed in 2018
2. Construction of 2.5 Million gallon water elevated storage tank and related transmission lines to be completed in 2017

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4.

Meeting Date: 11/13/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - November 27, 2017



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: November 13, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the November 27, 2017 Plan Commission meeting.

PLATS

Mansions at Spring Creek Addition Final Plat

ZONING

1. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
2. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
3. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)

4. Consideration of the application of **Akram Alzoubi / Masterplan**, requesting approval of an amendment to Planned Development (PD) District 13-32 for Community Office Use to add Automobile, Minor Repair and Car Wash, Automated / Rollover and 2) a Specific Use Provision for Automobile, Minor Repair and 3) a Specific Use Provision for a Car Wash, Automated / Rollover. This property is located at 6475 Broadway Boulevard, on the west side of Broadway Boulevard. (District 4) (File Z 17-41)
5. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
6. Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) District Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)
7. Consideration of the application of **Arleen Macias** requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (Staff is requesting a postponement to the November 27, 2017 Plan Commission meeting.)
8. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
9. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Detail Plan for a Retail Store on a property zoned Planned Development (PD) District 94-6 for Community Retail Use. This property is located at 3501 Mars Drive. (District 1) (File Z 17-47)