



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
October 23, 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 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

AGENDA:

1. MINUTES

- a. Consider approval of the Minutes for the October 9, 2017 meeting

2. PLATS

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

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

3. **ZONING**

- a. 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)

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: 10/23/2017

Item Title: Plan Commission Minutes - October 9, 2017

Summary:

Consider approval of the Minutes for the October 9, 2017 meeting

Attachments

Plan Commission Minutes - October 9, 2017 Attachment

Garland, Texas
October 12, 2017

The Plan Commission of the City of Garland met in regular session on Monday, October 9, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

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

STAFF PRESENT

Senior Assistant City Attorney
Secretary
Staff
Staff
Staff

Christopher Livingston
Tracy Allmendinger
Will Guerin
Kira Wauwie
Josue De la Vega

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of September 25, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Welborn to **approve** the minutes of the September 25, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner O'Hara did not vote due to his absence from this meeting.

Plats

- 2a. P 17-18 Towers at Spring Creek Addition Final Plat**

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

Miscellaneous

3a. Cancellation of the May 28, 2018 and December 24, 2018 Plan Commission Meetings

Motion was made by Commissioner Moore seconded by Commissioner Hedrick to cancel the May 28, 2018 and December 24, 2018 Plan Commission Meetings. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:02 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 10/23/2017

Item Title: P 17-19 Walnut-Plano Addition Conveyance Plat (District 6)

Summary:

P 17-19 Walnut-Plano Addition Conveyance Plat

Attachments

P 17-19 Walnut-Plano Addition Conveyance Plat Report

P 17-19 Walnut-Plano Addition Conveyance Plat Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-19/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 23, 2017

CONVEYANCE PLAT

Walnut-Plano Addition Conveyance Plat

LOCATION

4460 West Walnut Street

ZONING

Planned Development (PD) 86-1 District for Limited Community Retail Uses.

NUMBER OF LOTS

2

ACREAGE

6.786 acres

BACKGROUND

The property is currently platted as one lot (Lot 2R of Skillman Forest Shopping Center First Installment Replat). The applicant proposes a conveyance plat to create a second lot (Lot 2 on proposed plat) for future development; Lot 1 on the proposed plat is developed with a shopping center.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT

P 17-19

INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

2.b.

Meeting Date: 10/23/2017

Item Title: P 17-20 Heron's Bay Phase 3 Preliminary Plat

Summary:

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

Attachments

P 17-20 Heron's Bay Estates No. 3 Addition Report

P 17-20 Heron's Bay Estates No. 3 Addition Attachments

Planning Report

File No: P 17-20/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 23, 2017



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Heron's Bay Estates No. 3 Addition

LOCATION

Between South Country Club Road and Lake Ray Hubbard at Oates Road

ZONING

Planned Development (PD) District 13-45 for Dwelling, Single-Family Detached

NUMBER OF LOTS

124 residential lots and 8 common area lots (HOA lots)

ACREAGE

64.225 acres

BACKGROUND

The applicant requests approval of a preliminary plat. The proposed preliminary plat is comprised of 124 residential lots and eight (8) common area lots. The preliminary plat is in full conformance with the Detail Plan and conditions tied to Planned Development (PD) 13-45 for a residential subdivision approved in February 2014. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits for residential dwellings.

The Heron's Bay subdivision is being developed in numerous phases; the preliminary plat is to subdivide the properties in Phase 3 (final phase).

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

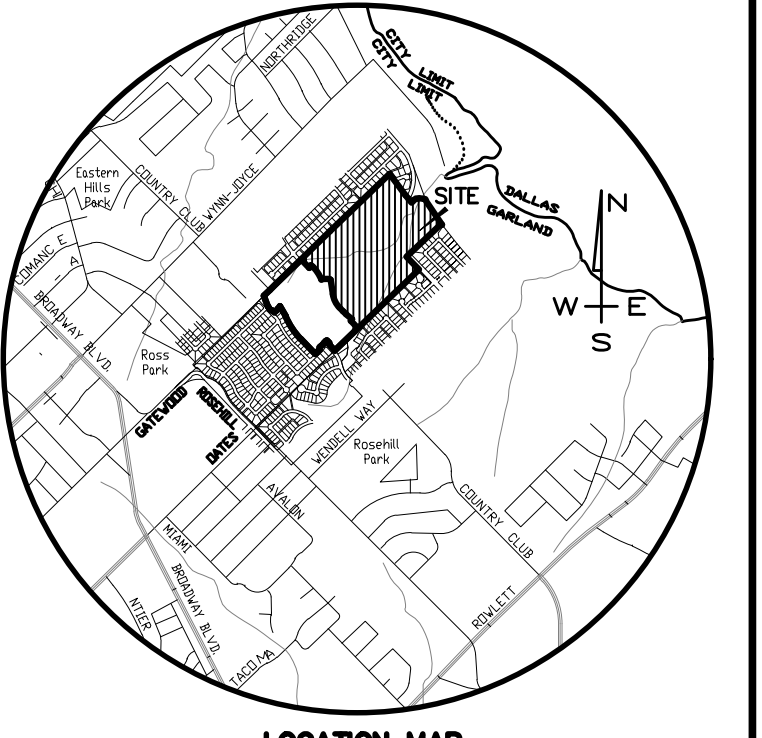
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE	BLOCK/LOT	SQUARE FEET	ACREAGE
14-8	40,758	0.935	15-17	8,649	0.198	15-34	10,001	0.229	15-49	10,000	0.229	15-64	10,480	0.240	15-78 CA	1,140	0.026	17-6	10,077	0.231	17-21	10,351	0.237	18-8	19,668	0.451
14-9	22,913	0.526	15-18	9,412	0.216	15-35	13,292	0.305	15-50	10,020	0.230	15-65	10,528	0.241	15-79 CA	3,870	0.089	17-7	10,084	0.231	17-22	11,173	0.256	18-9	17,956	0.412
14-10	14,712	0.337	15-19	8,610	0.197	15-36	12,800	0.293	15-51	11,853	0.272	15-66	10,073	0.231	16-1	13,188	0.302	17-8	10,090	0.231	17-23	22,967	0.527	18-10	18,905	0.434
14-11	13,469	0.309	15-20	11,270	0.258	15-37	10,636	0.244	15-52	11,720	0.269	15-67	16,270	0.374	16-2	10,790	0.247	17-9	10,092	0.231	17-24	13,809	0.317	18-11	13,269	0.304
14-12	14,828	0.340	15-21	13,347	0.306	15-38	10,200	0.234	15-53	10,043	0.230	15-68	10,990	0.252	16-3	10,790	0.247	17-10	10,204	0.234	17-25	11,977	0.274	18-12	16,005	0.367
14-13	13,379	0.307	15-22	11,977	0.274	15-39	10,545	0.242	15-54	10,320	0.236	15-69	10,836	0.248	16-4	10,547	0.242	17-11	10,394	0.238	17-26	11,181	0.256	18-13	17,409	0.399
14-14	13,206	0.303	15-23	15,432	0.354	15-40	14,178	0.325	15-55	13,816	0.317	15-70	10,790	0.247	16-5	10,547	0.242	17-12	10,385	0.238	17-27	12,499	0.286	18-14	14,452	0.331
14-15	13,921	0.319	15-24	11,847	0.272	15-41	13,997	0.321	15-56	10,576	0.242	15-71	10,790	0.247	16-6	10,790	0.247	17-13	10,379	0.238	17-28 CA	2,518	0.057	18-15	11,564	0.265
14-16	14,159	0.325	15-25	9,299	0.213	15-42	12,145	0.278	15-57	10,613	0.243	15-72	10,417	0.239	16-7	10,790	0.247	17-14	10,372	0.238	18-1	11,838	0.271	18-16	10,615	0.243
14-17 CA	386,195	8.865	15-26	9,298	0.213	15-43	11,447	0.262	15-58	10,237	0.235	15-73	12,887	0.295	16-8	12,364	0.283	17-15	10,365	0.237	18-2	13,584	0.311	18-17	11,366	0.260
15-12	10,435	0.239	15-27	10,435	0.239	15-44	10,219	0.234	15-59	10,014	0.229	15-74	11,700	0.268	17-1	11,264	0.258	17-16	10,358	0.237	18-3	14,398	0.330	18-18 CA	168,547	3.869
15-13	10,149	0.233	15-28	10,125	0.232	15-45	10,000	0.229	15-60	10,142	0.232	15-75	11,673	0.267	17-2	10,050	0.230	17-17	10,351	0.237	18-4	14,883	0.341	18-19 CA	4,435	0.101
15-14	10,064	0.231	15-29	9,345	0.214	15-46	10,000	0.229	15-61	10,011	0.229	15-76	13,589	0.311	17-3	10,057	0.230	17-18	10,350	0.237	18-5	15,049	0.345			
15-15	9,793	0.224	15-30	9,282	0.213	15-47	10,012	0.229	15-62	11,218	0.257	15-32R CA	29,856	0.685	17-4	10,064	0.231	17-19	10,350	0.237	18-6	16,179	0.371			
15-16	9,263	0.212	15-31	10,972	0.251	15-48	10,000	0.229	15-63	10,363	0.237	15-77 CA	191,454	4.395	17-5	10,070	0.231	17-20	10,351	0.237	18-7	13,021	0.298			



LEGEND

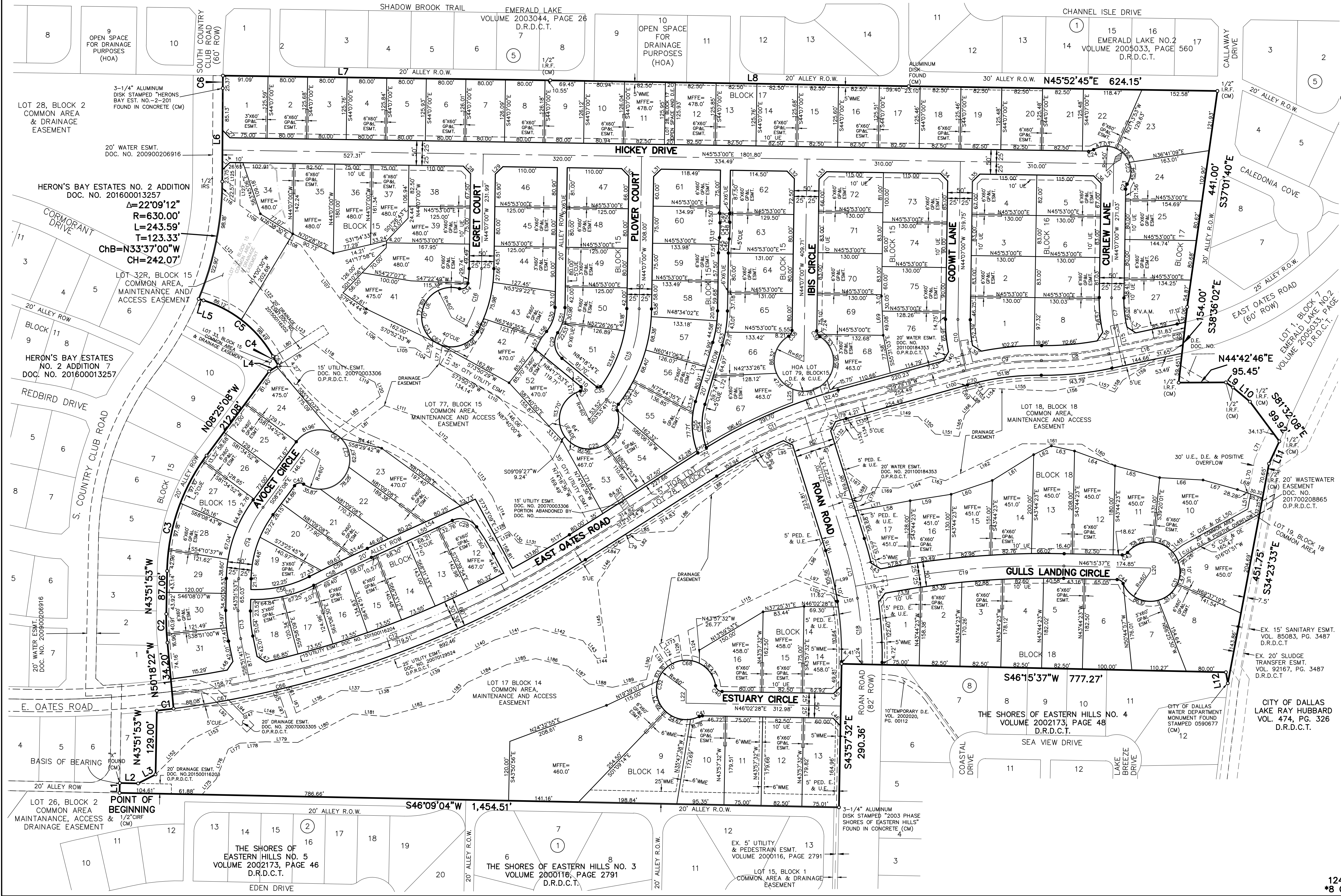
OIRF IRON ROD FOUND
OIRS IRON ROD SET WITH YELLOW CAP
STAMPED "JBI"
(CM) CONTROL MONUMENT
C.U.E. CITY UTILITY EASEMENT
R.O.W. RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
U.E. UTILITY EASEMENT
W.M.E. WALL MAINTENANCE EASEMENT TO BE OWNED & MAINTAINED BY HOA HOME OWNERS ASSOCIATION
H.O.A. VISIBILITY, ACCESS, AND MAINTENANCE EASEMENT
V.A.M. WATER EASEMENT
WE WATER EASEMENT
PED E. PEDESTRIAN EASEMENT
MFFE MINIMUM FINISH FLOOR ELEVATION
GP&L ESMT GARLAND POWER & LIGHT EASEMENT
◇ STREET NAME CHANGE

GRAPHIC SCALE

1 inch = 100 ft

GENERAL NOTES:

- ALL CORNERS NOT LABELED ARE FOUND ONE-HALF INCH IRON RODS WITH YELLOW CAP STAMPED "JBI".
- ALL CORNERS LABELED 1/2" I.R.F. ARE ONE-HALF INCH IRON RODS FOUND WITH NO CAP.
- ALL INTERIOR LOT CORNERS ARE ONE-HALF INCH IRON RODS SET WITH YELLOW CAP STAMPED "JBI".
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- BEARINGS BASED ON A LEG ALONG THE NORTHEAST LINE OF HERON'S BAY ESTATES NO. 2, AN ADDITION TO THE CITY OF GARLAND AS RECORDED IN DOCUMENT NO. 201600013257, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS: BEARING HELD AS NORTH 43 DEGREES 51 MINUTES 53 SECONDS WEST AS SHOWN ON THE SURVEY.
- COORDINATES SHOWN HEREON ARE NAD83 TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) MONUMENTS 41, 44 & 45.
GPS41-N=7005366.45 GPS44-N=7000786.82 GPS45-N=7000671.70
E=2549824.78 E=2551001.53 E=2556241.99
Z=540.57 Z=510.60 Z=518.27
- THE CONVERGENCE/MAPPING ANGLE AT THE P.O.B. IS 01°37'45" WITH A COMBINED SCALE FACTOR OF 0.99985647
- ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
- MINIMUM FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE BASED ON MASS GRADING ANALYSIS BY JONES & BOYD, INC. (NOW KNOWN AS JBI PARTNERS, INC. DATED JUNE 8, 2006).
- NO FENCES OR RETAINING WALLS GREATER THAN 2 FEET 6 INCHES ABOVE THE STREET TOP OF CURB ELEVATIONS ARE ALLOWED IN VISIBILITY EASEMENTS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA.



PRELIMINARY PLAT

HERON'S BAY ESTATES NO. 3 ADDITION

BLOCK 14, LOTS 8-16, 17*;
BLOCK 15, LOTS 12-31, 32R, 34-76, 77*, 78*, 79*;
BLOCK 16, LOTS 1-8; BLOCK 17, LOTS 1-27, 28*;
BLOCK 18, LOTS 1-17, 18*, 19*

124 TOTAL RESIDENTIAL LOTS
*8 COMMON AREA LOTS

BEING ALL OF THAT CALLED 63.380 ACRE TRACT OF LAND DESCRIBED IN DEED TO FIRST TEXAS HOME, INC. AS RECORDED IN DOCUMENT NUMBER 201700017307, AND BEING ALL OF LOT 32, BLOCK 15, HERON'S BAY ESTATES NO. 2 ADDITION, AS RECORDED IN DOCUMENT NUMBER 201600013257.

64.225 ACRES OUT OF THE JOHN LITTLE SURVEY, ABSTRACT NO. 761 CITY OF GARLAND, DALLAS COUNTY, TEXAS

CITY CASE NO. 160825-3

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
500 Crescent Court, Suite 350 (214) 613-3400
DALLAS, TEXAS 75201

JBI PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001

TBPE No. F-438 TBPLS No. 10076000

124 RESIDENTIAL LOTS
*8 COMMON AREA LOTS

OCTOBER 6, 2017

Sheet 1 of 2

Plotted by: mdavidson Plot Date: 10/6/2017 8:59 AM
Saved By: mdavidson Save Time: 10/5/2017 6:34 PM
Drawing: H:\Projects\FTH015E\dwg\Surveying\FTH015E-PHASE3-PT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS~

COUNTY OF DALLAS~

WHEREAS, First Texas Homes, Inc. is the owner of a parcel of land located in the City of Garland, Dallas County, Texas, a part of the John Little Survey, Abstract No. 761, and being all of that called 63.380 acre parcel of land described in special warranty deed to First Texas Home, Inc. as recorded in Document Number 201700017307, Official Public Records of Dallas County, Texas, and being a part of a called 27.912 acre parcel of land described in special warranty deed to First Texas Home, Inc. as recorded in Document Number 201400065391, Official Public Records of Dallas County, Texas, and also being all of Lot 32, Block 15, Heron's Bay Estates No. 2 Addition, an addition to the City of Garland, as recorded in Document Number 201600013257, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found with yellow cap stamped "JBI" found for corner at the south corner of said 63.380 acre tract, said point being the east corner of said Heron's Bay Estates No. 2 Addition, said point also being in the northwest line of Lot 26, Block 2, The Shores of Eastern Hills No. 5, an addition to the City of Garland, as recorded in Volume 2002173, Page 46, Official Public Records of Dallas County, Texas;

THENCE along the southwest line of said 63.380 acre tract and along the northeast line of said Heron's Bay Estates No. 2 Addition as follows:

North 43 degrees 51 minutes 53 seconds West, 20.00 feet to an "X" cut in concrete found for corner;
North 46 degrees 09 minutes 04 seconds East, 37.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 47 minutes 33 seconds East, 39.70 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 51 minutes 53 seconds West, 129.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 34.09 feet along a curve to the left having a central angle of 00 degrees 57 minutes 44 seconds, a radius of 2030.00 feet, a tangent of 17.05 feet, and whose chord bears North 38 degrees 11 minutes 47 seconds East, 34.09 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 50 degrees 18 minutes 22 seconds West, 134.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 57.88 feet along a curve to the right having a central angle of 06 degrees 46 minutes 03 seconds, a radius of 490.00 feet, a tangent of 28.97 feet, and whose chord bears North 47 degrees 14 minutes 54 seconds West, 57.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 51 minutes 53 seconds West, 87.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 250.55 feet along a curve to the right having a central angle of 35 degrees 26 minutes 45 seconds, a radius of 405.00 feet, a tangent of 129.43 feet, and whose chord bears North 26 degrees 08 minutes 30 seconds West, 246.57 feet to a one-half inch rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 25 minutes 08 seconds East, 22.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 12 degrees 36 minutes 08 seconds East, 212.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 21.55 feet along a curve to the right having a central angle of 03 degrees 01 minutes 47 seconds, a radius of 407.50 feet, a tangent of 10.76 feet, and whose chord bears North 75 degrees 52 minutes 59 seconds West, 21.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, at 98.49 feet along a curve to the left passing a one-half inch iron rod with yellow cap stamped "JBI" found at the east corner of said Lot 32, Block 15 of said Heron's Bay Estates No. 2 Addition, in all a total distance of 184.61 feet following a curve to the left having a central angle of 43 degrees 37 minutes 05 seconds, a radius of 242.50 feet, a tangent of 97.04 feet, and whose chord bears South 83 degrees 49 minutes 22 seconds West, 180.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the southeast line of said Lot 32, Block 15;

THENCE South 62 degrees 00 minutes 50 seconds West, 10.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the south corner of said Lot 32, Block 15;

THENCE Northwesterly, 243.59 feet along a curve to the left having a central angle of 22 degrees 09 minutes 12 seconds, a radius of 630.00 feet, a tangent of 123.33 feet, and whose chord bears North 33 degrees 37 minutes 00 seconds West, 242.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the southwest line of said Lot 32, Block 15;

THENCE North 44 degrees 41 minutes 36 seconds West, at 23.75 feet passing a one-half inch iron rod with yellow cap stamped "JBI" found at the west corner of said Lot 32, Block 15, in all a total distance of 188.89 feet to a 3 ¼ inch aluminum disk stamped "HERONS BAY EST. NO.-2-201" found for corner, said point being in the southwest line of said 63.380 acre tract, said point also being in the northeast line of said Heron's Bay Estates No. 2 Addition;

THENCE Northwesterly, 25.37 feet along a curve to the right having a central angle of 00 degrees 45 minutes 39 seconds, a radius of 1910.82 feet, a tangent of 12.69 feet, and whose chord bears North 44 degrees 18 minutes 46 seconds West, 25.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the west corner of said 63.380 acre tract, said point being the north corner of said Heron's Bay Estates No. 2 Addition, said point also being in the southeast line of Emerald Lake, an addition to the City of Garland as recorded in Volume 2003044, Page 26, Official Public Records of Dallas County, Texas;

THENCE along the northwest line of said 63.380 acre tract as follows:

North 45 degrees 49 minutes 26 seconds East, 661.65 feet along the southeast line of said Emerald Lake Addition to a one-half inch iron rod found for corner;
North 45 degrees 56 minutes 29 seconds East, 724.79 feet to a 3 ¼ inch aluminum disk found at the east corner of said Emerald Lake Addition, said point being the south corner of said Emerald Lake No. 2, an addition to the City of Garland as recorded in Volume 2005033, Page 560, Official Public Records of Dallas County, Texas;
North 45 degrees 52 minutes 45 seconds East, 624.15 feet along the southeast line of said Emerald Lake No. 2 Addition to a one-half inch iron rod found for corner at the north corner of said 63.380 acre tract;

THENCE along the northeast line of said 63.380 acre tract and the southeast line of said Emerald Lake No. 2 the following:

South 37 degrees 01 minutes 40 seconds East, 441.00 feet to a one-half inch iron rod found for corner;
South 38 degrees 36 minutes 02 seconds East, 154.00 feet to a one-half inch iron rod found for corner;
North 44 degrees 42 minutes 46 seconds East, 95.45 feet to a one-half inch iron rod found for corner;
North 80 degrees 49 minutes 41 seconds East, 17.44 feet to a one-half inch iron rod found for corner;
North 84 degrees 53 minutes 03 seconds East, 44.87 feet to a one-half inch iron rod found for corner;
South 81 degrees 32 minutes 08 seconds East, 99.92 feet to a one-half inch iron rod found for corner, said point also being in the west line of a tract of land described in deed to the City of Dallas, Lake Roy Hubbard, as recorded in volume 474, Page 326, Official Public Records of Dallas County, Texas;

THENCE continuing along northeast line of said 63.380 acre tract and the southeast line of said City of Dallas tract as follows:

South 20 degrees 00 minutes 16 seconds East, 49.75 feet to a one-half inch iron rod found for corner;
South 34 degrees 23 minutes 33 seconds East, 451.75 feet to a City of Dallas Water Department Monument stamped "0590677" found for corner, said point being the east corner of said 63.380 acre tract, said point also being in the northwest line of The Shores of Eastern Hills No. 4, as recorded in Volume 2002173, Page 48, Dallas County Deed Records;

THENCE along the southeast line of said 63.380 acre tract and the northwest line of said The Shores of Eastern Hills No. 4 the following:

North 54 degrees 38 minutes 35 seconds West, 22.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 46 degrees 15 minutes 37 seconds West, 777.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 43 degrees 57 minutes 32 seconds East, 290.36 feet to a 3 ¼ inch aluminum disk stamped "2003 PHASE 4 SHORES OF EASTERN HILLS" found for corner;
South 46 degrees 09 minutes 04 seconds West, 1454.51 feet to the POINT OF BEGINNING and containing 2,797,660 square feet or 64.225 acres of land.

LINE TABLE					LINE TABLE					LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N43°51'53"W	20.00'	L69	N47°25'46"W	79.13'	L134	S80°51'22"E	21.29'						
L2	N46°09'04"E	37.06'	L70	N34°23'33"W	69.80'	L135	N25°39'50"E	77.89'						
L3	N17°47'33"E	39.70'	L71	N20°00'16"W	69.81'	L136	N18°26'39"E	101.87'						
L4	N12°36'08"E	22.28'	L72	S28°39'48"E	124.71'	L137	N47°24'38"E	53.43'						
L5	S62°00'50"W	10.22'	L73	S28°39'48"E	124.70'	L138	N33°35'28"E	65.04'						
L6	N44°41'36"W	188.89'	L74	S61°03'11"E	20.59'	L139	N20°14'37"E	154.23'						
L7	N45°49'26"E	661.65'	L75	N35°04'46"W	35.48'	L140	N18°00'49"E	59.73'						
L8	N45°56'29"E	724.79'	L76	S12°31'34"W	45.21'	L141	N28°14'05"E	85.48'						
L9	N80°49'41"E	17.44'	L77	S35°04'46"E	37.49'	L142	N60°13'38"E	99.97'						
L10	N84°53'03"E	44.87'	L78	S12°36'08"W	83.36'	L143	S83°13'30"E	45.73'						
L11	S20°00'16"E	49.75'	L79	S57°32'59"W	10.02'	L144	N39°17'57"E	19.59'						
L12	N54°38'35"W	22.53'	L80	N12°36'08"E	75.72'	L145	N52°01'51"W	151.98'						
L13	S50°50'38"E	28.31'	L81	S07°36'17"W	109.91'	L146	N10°39'06"W	80.86'						
L14	N00°35'42"E	21.11'	L82	N10°39'06"W	4.96'	L147	N19°11'28"E	17.26'						
L15	N56°57'12"W	48.34'	L83	N07°36'17"E	121.09'	L148	N55°37'20"E	75.25'						
L16	S33°02'48"W	147.53'	L84	S57°32'59"W	29.19'	L149	N47°04'54"E	62.33'						
L17	N59°00'27"W	32.32'	L85	N41°11'54"E	86.32'	L150	S89°23'07"E	49.44'						
L18	S81°34'52"W	35.00'	L86	N02°10'58"W	67.33'	L151	N50°46'06"E	48.23'						
L19	N34°16'07"E	56.51'	L87	N64°04'49"W	37.34'	L152	N00°19'00"E	100.07'						
L20	N43°44'23"W	7.50'	L88	N06°58'34"E	155.06'	L153	N19°11'28"E	96.04'						
L21	N00°53'00"E	21.21'	L89	S72°01'01"E	10.58'	L154	N02°40'25"W	17.77'						
L22	S43°57'32"E	26.79'	L90	S72°01'01"E	9.50'	L155	N47°19'00"E	127.69'						
L23	N75°01'16"E	35.00'	L91	S64°04'49"E	34.72'	L156	N34°28'56"E	80.47'						
L24	N43°57'32"W	4.57'	L92	S89°49'29"W	47.95'	L157	N64°35'08"E	50.42'						
L25	S43°55'36"E	26.73'	L93	N11°49'28"W	20.12'	L158	N10°58'16"W	28.98'						
L27	S89°24'18"E	21.32'	L94	N89°49'29"E	40.94'	L159	N12°20'13"E	79.96'						
L28	S89°07'00"E	21.21'	L95	N37°24'35"E	49.75'	L160	S78°02'39"W	80.12'						
L29	N00°53'00"E	21.21'	L96	S09°33'56"E	85.77'	L161	S45°21'21"W	120.51'						
L30	S89°07'00"E	21.21'	L97	S65°13'32"W	77.94'	L162	S19°23'21"W	172.58'						
L31	N00°53'00"E	21.21'	L98	S89°17°09"W	7.32'	L163	S60°45'25"W	30.41'						
L32	S89°07'00"E	21.21'	L99	S34°33'07"W	1.99'	L164	S25°29'34"W	69.02'						
L33	N00°53'00"E	21.21'	L100	N29°11'58"E	5.45'	L165	N29°40'26"W	45.08'						
L34	S89°07'00"E	21.21'	L101	N34°33'07"E	2.00'	L166	N02°40'25"W	34.75'						
L35	N00°53'00"E	21.21'	L102	S65°13'32"W	85.38'	L167	S82°53'53"W	63.73'						
L36	S89°07'00"E	21.21'	L103	N89°17°09"E	6.63'	L168	N18°32'22"W	29.55'						
L37	N78°02'48"E	21.21'	L104	S78°08'02"W	36.01'	L169	S46°17'01"W	52.44'						
L38	N11°26'57"W	21.03'	L105	S49°03'56"W	50.62'	L170	N18°32'22"W	38.51'						
L39	N77°40'18"E	21.39'	L106	S82°23'21"W	88.31'	L171	N27°37'47"E	20.12'						
L40	S14°17'47"E	21.66'	L107	N81°10'09"W	187.85'	L172	N27°37'47"E	15.86'						
L41	S17°18'55"E	21.19'	L108	S70°59'06"W	29.74'	L173	S19°43'30"W	43.11'						
L42	N69°48'59"E	20.15'	L109	S79°56'03"W	117.19'	L174	S78°03'05"E	47.72'						
L43	N76°30'01"E	22.30'	L110	S74°49'42"W	258.97'	L175	N02°01'09"W	42.37'						
L44	N07°56'31"W	22.31'	L111	N63°28'00"E	68.21'	L176	N23°05'12"E	65.38'						
L45	N01°02'28"E	21.21'	L112	N86°01'08"E	134.60'	L177	N17°09'21"E	26.09'						
L46	S88°57'32"E	21.21'	L113	S80°06'06"E	90.54'	L178	N41°50'07"E	52.16'						
L47	N77°39'57"E	21.04'	L114	S67°58'44"E	68.62'	L179	N46°14'54"E	65.44'						
L48	S11°23'20"E	21.04'	L115	S19°43'30"W	240.86'	L180	N17°26'46"E	124.78'						
L49	S07°28'41"W	24.33'	L116	S79°56'03"W	31.91'	L181	N49°19'47"E	67.38'						
L50	S16°01'51"W	151.07'	L117	N14°50'29"W	35.01'	L182	N30°00'02"E	135.96'						
L51	S34°23'33"E	30.63'	L118	N82°56'33"E	74.58'	L183	N00°01'04"W	47.75'						
L54	N20°25'40"E	239.92'	L119	N71°31'53"E	73.56'	L184	N20°40'12"E	88.21'						
L55	N20°25'40"E	179.84'	L120	S65°55'15"E	30.27'	L185	N33°37'54"E	58.79'						
L56	N06°54'46"W	17.42'	L121	S88°08'10"E	124.01'	L186	N58°16'10"E	67.64'						
L57	N16°43'42"W	25.43'	L122	S84°25'26"E	108.22'	L187	N65°20'32"E	54.89'						
L58	S34°34'09"W	112.01'	L123	N82°56'33"E	32.60'	L188	N53°18'22"E	48.06'						
L59	S36°07'04"W	83.81'	L124	S53°27'58"E	62.18'	L189	N31°55'58"E	70.55'						
L60	S26°22'32"W	87.73'	L125	S44°07'00"E	79.17'	L190	N31°10'05"W	69.21'						
L61	N13°03'51"E	98.59'	L126	N53°27'58"W	52.33'	L191	S78°18'23"E	49.12'						
L62	N18°34'35"E	40.00'	L127	S44°07'00"E	85.93'									
L63	S57°30'08"W	48.00'	L128	N16°46'54"E	26.53'									
L64	N65°00'26"E	87.12'	L129	N16°46'54"E	28.69'									
L65	S59°56'39"W	93.27'	L130	S85°24'17"E	29.53'									
L66	N48°10'38"E	88.00'	L131	N55°29'02"E	60.39'									
L67	N60°24'37"E	72.00'	L132	N06°28'28"W	37.11'									
L68	N63°56'49"E	53.55'	L133	S60°51'22"E	21.93'									

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That First Texas Homes, Inc., a Texas corporation, is the owner of the property described in this plat does hereby adopt this plat, designating the property as **HERON'S BAY ESTATES NO. 3 ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; 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 or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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

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

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the



GARLAND

Plan Commission

3.a.

Meeting Date: 10/23/2017

Item Title: Z 17-17 Icon Consulting Engineers, Inc. (District 4)

Summary:

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)

Attachments

Z 17-17 Icon Consulting Engineers, Inc. Report

Z 17-17 Icon Consulting Engineers, Inc. Attachments

Planning Report

File No: Z 17-17/District 4

Agenda Item:

Meeting: Plan Commission

Date: October 23, 2017



GARLAND

TEXAS MADE HERE

REQUEST

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.

LOCATION

513 and 519 Rowlett Road

APPLICANT

Icon Consulting Engineers, Inc.

OWNER

B.H. Broadway Properties

BACKGROUND

The subject property is zoned Community Retail (CR) District and consists of two tracts developed in 1960, each tract with a detached dwelling unit and detached accessory structures. The applicant proposes to demolish the existing structures and redevelop the site for a restaurant with a drive-through.

SITE DATA

The subject property has an area of approximately 0.610 acres with 180 lineal feet of frontage along Rowlett Road. The site is accessed from Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The development of a restaurant with a drive-through requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes the redevelopment of the subject property with the construction of a one-story, 2,540-square foot restaurant with a drive-through (Exhibit C). The restaurant with a drive-through would operate daily from 10:00 a.m. to 11:00 p.m. The proposed site layout meets or exceeds the minimum regulations of the Community Retail (CR) District.
2. The Garland Development Code establishes a requirement of twenty-five (25) parking spaces (for employees and customers) for a 2,540-square foot restaurant with a drive-through. The proposed development would provide twenty-five (25) parking spaces as reflected on the site plan (Exhibit C) and landscape plan (Exhibit D).
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.

5. A Specific Use Provision for Restaurant, Drive-Through for twenty (20) years is requested by the applicant.

Variance:

6. Section 4.45 of the Garland Development Code (GDC) states that refuse containers provided in conjunction with nonresidential developments must be located behind the main building(s) or within an interior service court where possible. This is an infill site with limited surface area and the location of other site elements that enable the proposed development to meet the City's technical engineering standards, Fire Department requirements, and the GDC landscaping and parking regulations inhibit the placement of the refuse containers behind the building as prescribed by the GDC. Therefore, the applicant requests approval of a variance to allow the refuse containers to the side of the building. It should be noted that the refuse containers and refuse enclosures will continue to meet the minimum required setbacks and design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of the properties located immediately to the northwest of the subject property, the surrounding properties are zoned for Community Retail Uses; these properties are developed with a bank, a multi-tenant retail building and a grocery store. The properties to the northwest of the subject property are developed with a single-family home.

The proposed development is approximately 180 feet from the intersection of Broadway Boulevard and Rowlett Road. It is compatible with the nonresidential/service oriented development along Broadway; the nature and scale of the proposed development is also appropriate for a site that is in close proximity to residential zoned properties.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Restaurant, Drive-Through as proposed by the applicant.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

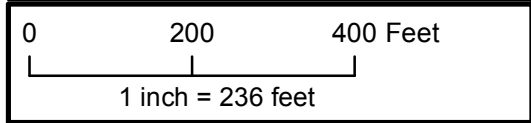
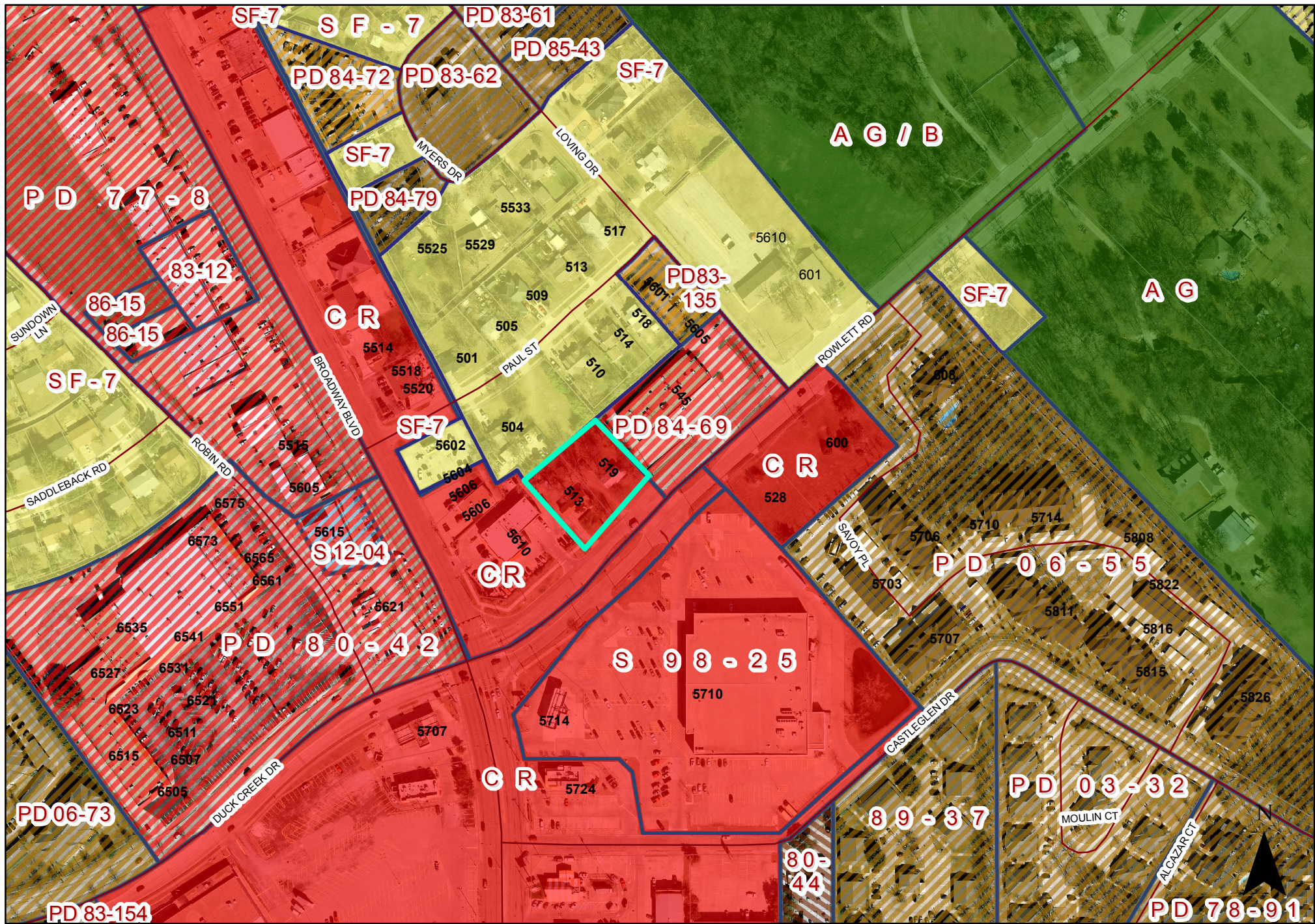
CITY COUNCIL DATE: November 21, 2017

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 17-17

 INDICATES AREA OF REQUEST

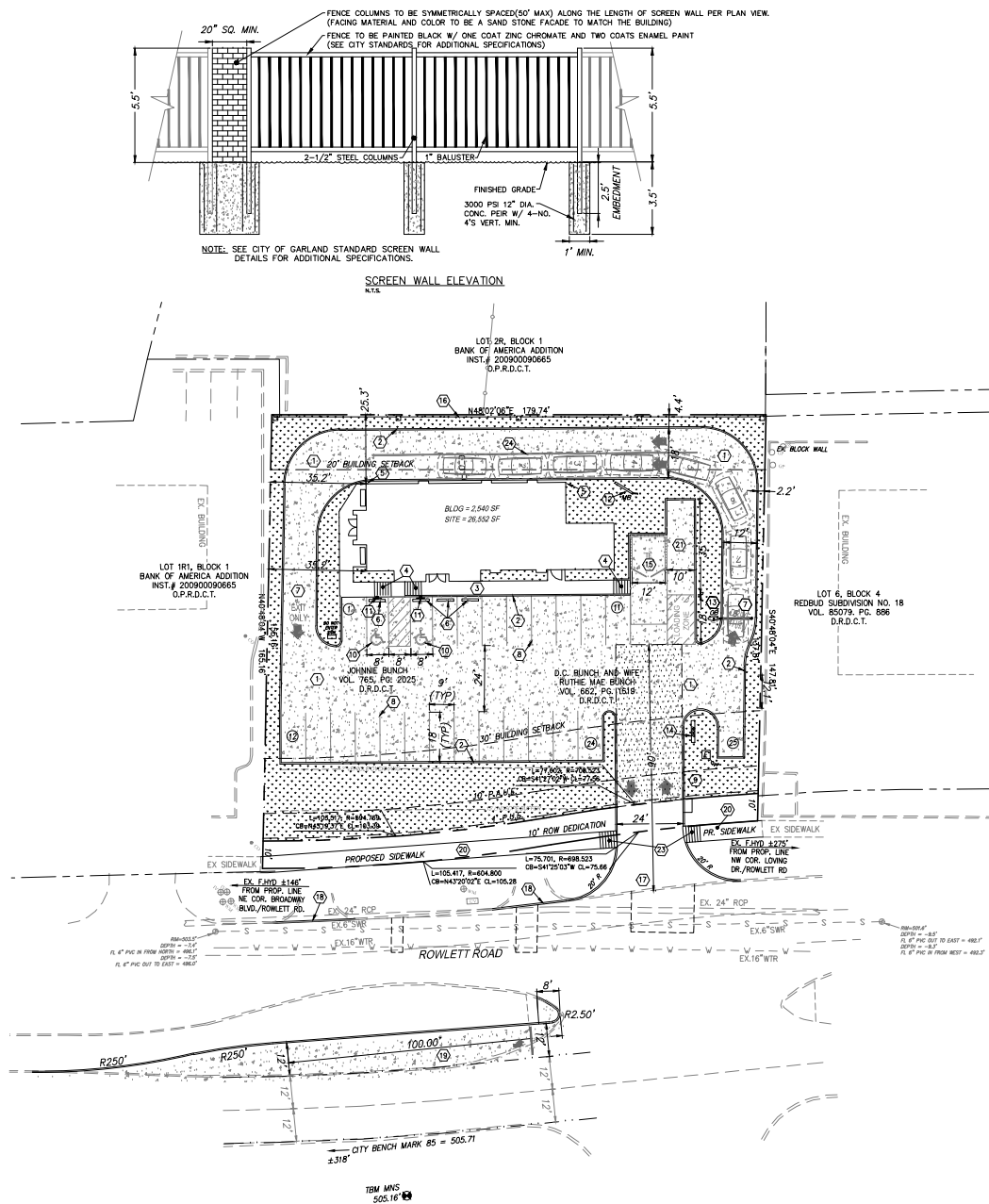
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-17

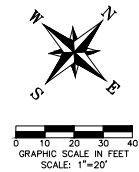
513 and 519 Rowlett Road

- I. **Statement of Purpose:** The purpose of these Specific Use Provisions is to allow a Restaurant, Drive-Through.
- II. **Statement of Effect:** These Specific Use Provisions 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 Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.
 - B. Site Layout: The site shall conform to the site layout reflected on Exhibit C.
 - C. Screening and Landscaping: Screening and landscaping shall conform to the layout reflected on Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations as approved on Exhibit E.
 - E. Location of Refuse Containers: The refuse container and its masonry enclosure may be located to the side of the main building. Notwithstanding the location of the refuse container and its masonry enclosure, all applicable setbacks should be in effect.

Exhibit C

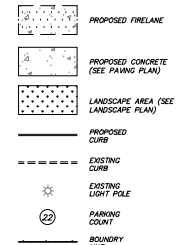


VICINITY MAP
N.T.S.

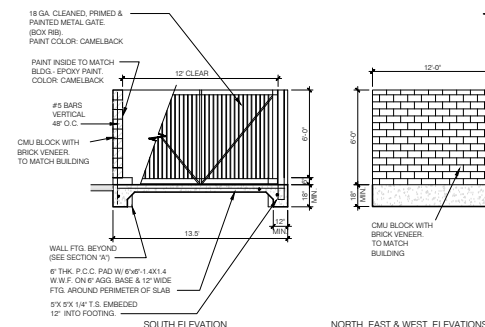


LEGEND & ABBREVIATIONS

- CB - CLEARANCE BAR
MB - MENU BOARD
TE - TRASH ENCLOSURE

SITE DATA

CASE NUMBER	161027-3
PHYSICAL ADDRESS	513 AND 519 ROWLE RD
GROSS SITE AREA	0.610 ACQ 26,552 SF
NET SITE AREA	0.610 ACQ 26,552 SF
ZONING	COMMUNITY RETAIL
CURRENT USE	RESIDENTIAL
PROPOSED USE	RESTAURANT / W/ DRIVE-IN
LOT COVERAGE DATA	
BUILDING COVERAGE	6.8% 2,540 SF
PRE CONSTRUCTION IMPERVIOUS AREA	27.5% 1,031.73 SF
POST CONSTRUCTION IMPERVIOUS AREA	71.1% 18,681 SF
LANDSCAPE AREA	28.9% 7,671 SF
SURFACE PARKING	29 REQUIRED 29 PROVIDED
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	30' - 8"
TOTAL SQUARE FOOTAGE	2,540 SF



TRASH ENCLOSURE ELEVATION

KEYNOTES

- ① INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- ② CONSTRUCT MONOLITHIC CONCRETE CURB
- ③ CONSTRUCT P.C.C. CURVED EDGE SIDEWALK
- ④ CONSTRUCT P.C.C. DEPRESSIONED RAMP
- ⑤ INSTALL GUARD POST
- ⑥ INSTALL PRECAST CONCRETE WHEELSTOPS
- ⑦ PAINT 24" HIGH LETTERS - WHITE
- ⑧ PAINT 4" WIDE SOLID STRIPS - WHITE
- ⑨ PAINT TRAFFIC ARROWS - WHITE
- ⑩ PAINT HANDCAP SYMBOL - WHITE ON BLUE BACKGROUND
- ⑪ INSTALL HANDICAP SIGN
- ⑫ MENU BOARD, SPEAKER DECELT & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN SUPPLIER
- ⑬ CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION BY SIGN SUPPLIER
- ⑭ PILEON SIGN TO BE COMPLETED MIN. 20' AWAY FROM ROW AND PROPERTY LINES
- ⑮ CONSTRUCT TRASH ENCLOSURE
- ⑯ EXPOSED WOODWORK, GREENING FENCE & COLUMNS PER GARLAND STANDARDS (SEE ELEVATION THIS SHEET)
- ⑰ STANDARD CITY OF GARLAND DRAINWAY
- ⑱ CLOSE DRAINWAY AND CONSTRUCT MONOLITHIC CURB PER GARLAND STANDARDS
- ⑲ CONSTRUCT TURN LANE PER CITY OF GARLAND STANDARDS
- ⑳ CONSTRUCT 6" SIDEWALK PER CITY OF GARLAND STANDARDS
- ㉑ TRUCK UNLOADING ZONE
- ㉒ PAD MOUNTED TRANSFORMER PER GRAB
- ㉓ BARRIER FREE RAMP PER GARLAND STANDARDS
- ㉔ 6" WHITE THERMOPLASTIC STRIPE

OWNER: JOHNNIE BUNCH
7127 COUNTY ROAD 2532
QUINLAN, TX 75474

D.C. & RUTHI MAE BUNCH
PO BOX 324
WOLFE CITY, TX 75406

APPLICANT: POLLO REGIO
2828 FOREST LANE, SUITE 1131
DALLAS, TEXAS 75234
PHONE: (972) 207-8742
EMAIL: HECTOR@POLLOREGIO.COM
CONTACT: HECTOR RODRIGUEZ

ENGINEER: ICON CONSULTING ENGINEERS
2840 W. SOUTHLAKE BLVD. SUITE 110
SOUTHLAKE, TEXAS 76092
PHONE: (817) 552-6210
FAX: (817) 552-3126
EMAIL: DGREGORY@ICON-ENGINEERS.COM
CONTACT: DAVID C. GREGORY, P.E.

SITE PLAN

SCALE 1" = 20'

POLLO REGIO

513 & 519 ROWLETT ROAD
GARLAND, TX

CLIENT: POLLO REGIO
4403 NORTH CENTRAL EXPY.
DALLAS, TEXAS 75226

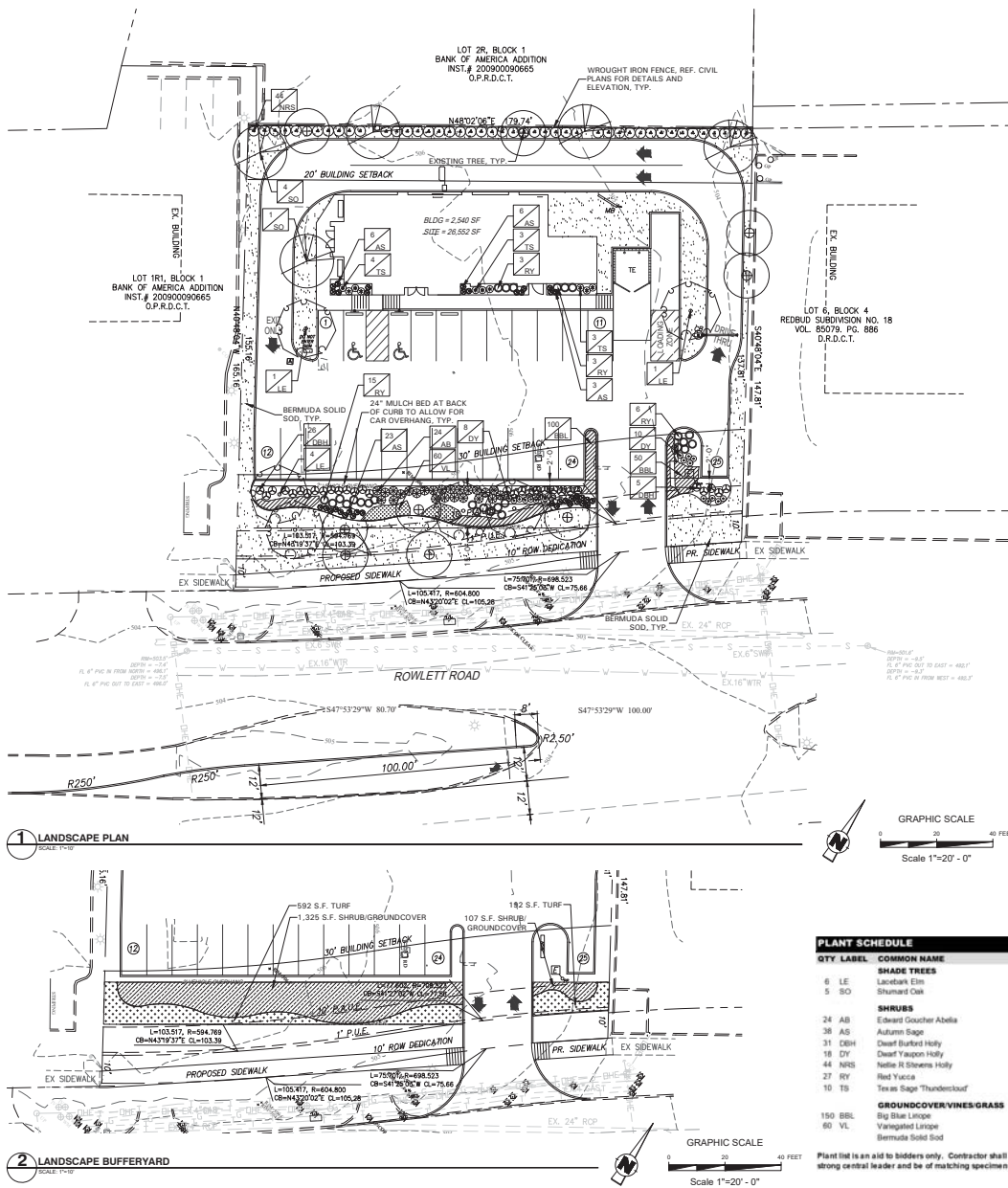
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SITE PLAN

C3

CASE # 161027-3





GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION.
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL GRADES AS SHOWN ON PLAN. PLANT ALL PLANTINGS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD BE TO BE TO FLOW IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS LITE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.
ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS SIX AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOIL.
FOUR (4) OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOIL. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER REPRESENTATIVE.

TOPSOIL SHALL BE FRUITFUL, NATURAL LOAM FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOIL SHALL BE REPLACED IF NECESSARY.

SOLID SOIL:
SOLID SOIL SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOIL SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOIL SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

DO NOT INSTALL SOIL IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOIL WITH TIGHT FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOIL SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOIL SHALL INCLUDE AN OVERSEED OF ANNUAL RYE OR WINTER PEGGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO 915.0 OF TITLE 7, PART 106, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARP SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL. APPLICATION TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROCKS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMITY DISTRIBUTED ON THE AREAS INDICATED ON PLAN.

HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCH SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ALL LAWN DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOUR AS INDICATED ON PLAN WITH 2" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDING TO A DEPTH OF 3". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAINED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF SIDEWALKS AND CURBS.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLAN OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAIL.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 6' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDED HANDWOOD MULCH (P BOTTLED THICKNESS) SHALL BE PLACED OVER A 100 WOODEN WEED BARRIER FABRIC. APPROVED EQUAL WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHRUBS. SEE DETAIL WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICES OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREA BEYOND THE CURB AND GUTTER, A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOIL TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-DRAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER-BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
IRRIGATION SYSTEMS TO BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MONTHLY TRUNKING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

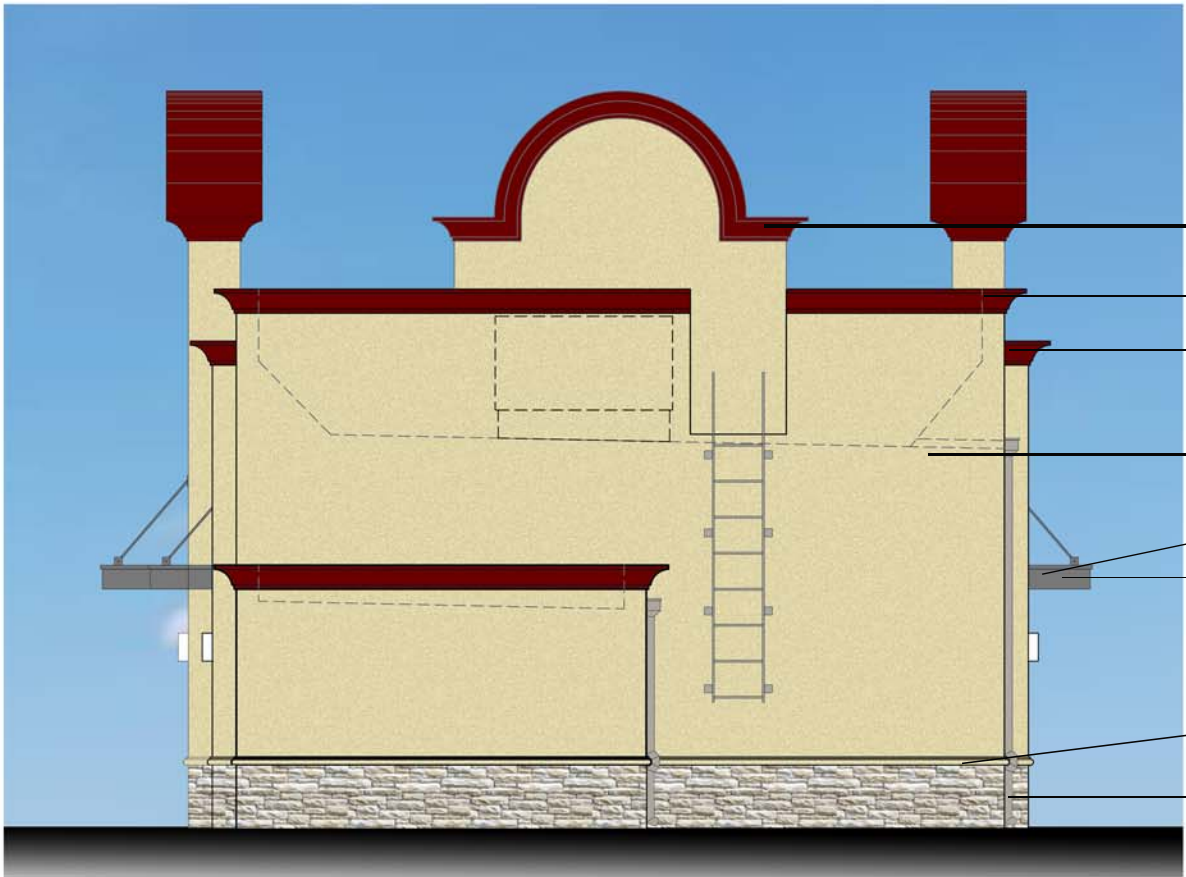
ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4' X 16' DARK GREEN OURADEGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRASS SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/2" IN DIAMETER AND COMPOSED OF VARIOUS SIZES OF DECOMPOSED GRASS. DO SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE TABULATIONS for Garland, Texas	
SITE LANDSCAPE	
1. Landscape materials must cover a minimum of 10% of the total site area.	
2. A landscape buffer of 15' must be provided.	
3. For every 30 ft., one large canopy tree is required with 7 shrubs or ornamental grasses.	
4. No more than 75% of the buffer shall be grass.	
REQUIRED	PROVIDED
2,650 s.f. (10%)	7,671 s.f. (28.0%)
15' buffer	15' buffer
5 trees, 3" cal.	2 existing trees, 3 proposed trees, 3" cal.
35 shrubs	68 shrubs
2323 s.f. 1" - 75" = 1742 s.f. turf	756 s.f. turf, 1,494 of shrubs/groundcover
PARKING AREA	
1. A minimum of 5% of the total parking area shall be landscaped.	
2. Perimeter landscape must have a minimum of 2' bumper overhang.	
3. At the terminus of each parking row, an island must be present and contain one large canopy tree.	
4. There shall be one canopy tree within 65' of every parking space.	
5. One canopy tree is required for every 10 parking spaces.	
6. Screening is required with a continuous unobscured row of shrubs or grasses that are a minimum of 24" at the time of installation.	
Parking Spaces = 25	
REQUIRED	PROVIDED
107 s.f. (2%)	823 s.f. (10%)
2' overhang	2' overhang
3 trees	3 proposed trees, 3" cal.
screen, 24" at time of planting	screen, 36" at time of planting
RESIDENTIAL BUFFER	
1. A minimum of 5% of the total parking area shall be landscaped.	
REQUIRED	PROVIDED
3 trees	2 existing trees (7", 13" = 3 trees per cart)
wrought iron fence	wrought iron fence
screening high level screening shrubs	screening high level screening shrubs
MITIGATION	
REQUIRED	PROVIDED
578 s caliper inches	(5) 4" caliper trees = 20 inches, 598.5 inches to be paid into city tree fund

EXTERIOR FINISH CALCULATIONS		
REAR ELEVATION:	819	S.F.
DOORS/WINDOW:	0	S.F.
TOTAL:	819	S.F.
STUCCO:	726	S.F.
STONE:	93	S.F.
STUCCO TOTAL:	89%	
STONE TOTAL:	11%	



LEGEND

	SMOKEY GRAY
	SUNRISE RED
	DORIAN GRAY
	BEIGE
	STONE

ARCHITECTURAL ELEMENTS REQUIREMENTS	
A	AWNING AND CANOPIES
B	TRANSOMS
C	RECESSED ENTRIES
D	BENCH/OUTDOOR SEATING
E	VARIES ROOF HEIGHTS
F	ORNAMENTAL FACADE TRIMS

EXTERIOR FINISH CALCULATIONS		
RIGHT ELEVATION:	2092	S.F.
DOORS/WINDOW:	238	S.F.
TOTAL:	1854	S.F.
STUCCO:	1637	S.F.
STONE:	217	S.F.
STUCCO TOTAL:	88%	
STONE TOTAL:	12%	



BENCH/OUTDOOR SEATING

2017.08.11



Back and Side Elevations

Garland, TX

EXTERIOR FINISH CALCULATIONS	
FRONT ELEVATION:	917 S.F.
DOORS/WINDOW:	151 S.F.
TOTAL:	766 S.F.
STUCCO:	695 S.F.
STONE:	72 S.F.
STUCCO TOTAL:	90%
STONE TOTAL:	10%



- STUCCO CORNICE
- ORNAMENTAL FACADE TRIMS
- VARIES ROOF HEIGHTS
- STUCCO
- METAL AWNING
- AWNING AND CANOPIES
- TRANSOMS
- BENCH/OUTDOOR SEATING
- STUCCO BAND
- STONE
- RECESSED ENTRIES

LEGEND

	SMOKEY GRAY
	SUNRISE RED
	DORIAN GRAY
	BEIGE
	STONE

ARCHITECTURAL ELEMENTS REQUIREMENTS

A	AWNING AND CANOPIES
B	TRANSOMS
C	RECESSED ENTRIES
D	BENCH/OUTDOOR SEATING
E	VARIES ROOF HEIGHTS
F	ORNAMENTAL FACADE TRIMS

EXTERIOR FINISH CALCULATIONS	
LEFT ELEVATION:	2047 S.F.
DOORS/WINDOW:	87 S.F.
TOTAL:	1960 S.F.
STUCCO:	1709 S.F.
STONE:	251 S.F.
STUCCO TOTAL:	87%
STONE TOTAL:	13%



- STUCCO CORNICE
- ORNAMENTAL FACADE TRIMS
- VARIES ROOF HEIGHTS
- STUCCO
- METAL AWNING
- AWNING AND CANOPIES
- STUCCO BAND
- STONE
- BENCH/OUTDOOR SEATING

2017.08.11



Z 17-17



Looking at subject property from Rowlett Rd.



Albertsons store viewed from subject property



Bank of America viewed from subject property



Multi-tenant building viewed from subject property



The rear (backyard) of subject property



GARLAND

Plan Commission

4.

Meeting Date: 10/23/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo Attachment



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: October 23, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the November 13, 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 a Car Wash, Automated / Rollover and 2) a Specific Use Provision for Automobile, Minor Repair and a Specific Use Provision for a Car Wash, Automated / Rollover. This property is located at 6475 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 and 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)
8. Consideration of the application of **Bannister Engineering**, requesting approval of 1) an amendment to Planned Development (PD) District 99-04; 2) a Concept Plan; 3) a Detail Plan; and 4) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 99-04 for Community Retail Uses. This property is located at 5750 Bunker Hill Road. (District 1) (File Z 17-45)
9. 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. (District 4) (File Z 17-46)