



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 14, 2019 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.

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the September 23, 2019 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

Zoning File No. Z 19-29:

- a. Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Use and 2) an Alley Waiver. This property is located at 2845 Crist Road. (District 1) (File Z 19-29)
- b. Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Use. This property is located at 2845 Crist Road. (District 1) (File Z 19-29)

3. MISCELLANEOUS

- a. Consideration of the application of **Winkelmann & Associates**, requesting a Variance to Section 4.34 for Screening and Landscaping on a property zoned Community Retail (CR) District. This property is located at 1417 Eastgate Drive. (District 5) (File SL 19-02)

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: 10/14/2019

Item Title: Plan Commission Minutes for September 23, 2019 meeting

Summary:

Consider approval of Minutes for the September 23, 2019 meeting.

Attachments

September 23, 2019 Minutes Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, September 23, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Michael Rose
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Asst. Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of September 9, 2019.

PLATS

2b. APPROVED** P 19-23 Firewheel Lofts Final Plat

ZONING

3a. POSTPONED Consideration of the application of **Brian Cole Henson**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District to Downtown (DT) District with Uptown (U) Sub-District; 2) a Downtown Development Plan for a Social Service Facility/Agency Use, Medical Clinic Use and Dwelling, Accessory-Guard/Manager/Caretaker; 3) a House Conversion from a Residential Use to a Non-Residential Use; 4) a Major Waiver to allow a Freestanding Sign; and 5) a Major Waiver to establish the property with existing improvements. This property is located at 920 West Avenue D. (District 2) (File Z 19-26, DD 19-02 and HC 19-01)

The applicants Cole and Raven Henson, 920 West Avenue D, Garland, Texas, provided an overview of the request. Mr. and Mrs. Henson elaborated on business operations and hours, access to the business, and signage need.

Mr. and Mrs. Henson further stated they would agree to return to the Plan Commission with the use proposed under a Planned Development (PD) and to allow the use of their driveway for their clients.

Commissioner Ott requested additional information to the business operations and hours, asked how clients would specifically be accessing the business, how many clients would be seen on a typical day, signage location and if any clients would be staying overnight.

Commissioner Rose inquired as to whether the applicants have spoken with the surrounding residents regarding the request, and the proposed shared parking arrangement.

Citizens speaking in support of the request:

Michael Degen, 900 West Avenue F, Garland, Texas
Daniel Maher, 900 West Avenue F, Garland, Texas
Beverly Darnell, 1000 West Avenue F, Garland, Texas
Louis Moore, 313 South Eleventh Street, Garland, Texas

Citizens spoke in support of the request with the condition that strict guidelines are put in place, such as through a Planned Development District.

Citizens speaking in opposition of the request:

Johanna Halsey, 1013 West Avenue E, Garland, Texas
Eric Stuyvesant, 1212 West Avenue E, Garland, Texas
John Willis, 2116 Patricia Lane, Garland, Texas
Chick Meis, 920 West Avenue E, Garland, Texas
Kathy Gatewood, 1000, West Avenue F, Garland, Texas

Concerns were raised regarding the proposed use in a residential area, potential decline in property value, location of parking for potential clients, appearance of allowing spot zoning, and spoke on the services their clinic would be offering versus the Hope Clinic.

Citizens registering their opposition but not speaking:

Shawn Barge, 1009 West Avenue E, Garland, Texas
Michelle Stuyvesant, 1212 West Avenue E, Garland, Texas
Kristi Barge, 1009 West Avenue E, Garland, Texas
Mark Baker, 511 South Twelfth Street, Garland, Texas

Kay Moore registered her support of the request if the request was in the way of a Planned Development (PD).

Commissioner Rose questioned staff regarding logistics of resubmitting the request as a Planned Development.

Chairman Roberts requested additional information pertaining to the parking requirement.

Commissioner Ott inquired if the Hope Clinic offered the same services.

Motion was made by Commissioner Hallman to close the public hearing and open for discussion. Seconded by Commission Rose. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Dalton, Hallman, Rose and Ott spoke in support of the request with the caveat that a Planned Development (PD) limit the uses.

Commissioner Edwards spoke against the request.

Chairman Roberts suggested the Planned Development be written with conditions allowing the specific use with suggested zoning based in SF-7 with restrictions such as non-surgical uses and reducing the signage size.

Motion was made by Commissioner Hallman, to postpone the request to October 14, 2019 with direction to staff to draft a Planned Development (PD). Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 3 Nays** from Commissioner Edwards, Welborn and Williams.

3b. APPROVED Consideration of the application of **CDS Development Services**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 5724 Broadway Blvd. (District 4) (File Z 19-28)

Representing the applicant, Christie Schachter, 14901 Quorum #310, Dallas, Texas 75254, provided an overview of the request and remained available for questions.

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the request. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

MISCELLANEOUS

4a. APPROVED Consideration of the application of **Entertainment Properties Group**, requesting approval of a Master Sign Plan on a property zoned Planned Development (PD) District 17-35 which allows consideration of deviations to Chapter 4, Article 5 of the Garland Development Code regarding sign size. This property is located at 5902 President North George Bush Turnpike. (District 1) (File SV 19-02)

Representing the applicant, Kyle Russell, 12400 Coit Road, 800, Dallas, Texas 75251, provided an overview of the request. Mr. Russell also provided additional information regarding the signage design, entrance location, tentative opening date, and elaborated that this is the first of the Cinemark brand/pilot location.

Commissioner Dalton inquired as to the signage on the west side of the building and as to the location of the designated entrance.

Commissioner Rose inquired as to the opening date of the request.

Commissioner Ott asked the applicant if there were any other establishments of this brand.

Commissioner Williams asked as to the number of bowling alleys and movie theaters that will be housed within this establishment.

Motion was made by Commissioner Rose, to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays.**

4b. APPROVED

Consider amendments to Chapter 2, Sections 2.51 and 2.52; and Chapter 6, Section 6.03 of the Garland Development Code creating a definition and regulations for “Makerspace (Hackerspace)” uses.

Staff provided an overview of the amendment and stated this use would be allowed in the Industrial Zoning District only.

Speaking in support of the request:

Carol Currie, 1913 Ridgecrest Drive, Garland, Texas
Carol Cooper, 7509 Oakhurst Trail, Garland, Texas
Janell Jenkins, 1913 Ridgecrest Drive, Garland, Texas

There was conversation among the Commission and speakers regarding location designation, description of the use, type and size of location needed, and most popular programs.

Motion was made by Commissioner Dalton, to close the public hearing and **approve** the request and send the recommendation to City Council. Seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:54 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/14/2019

Item Title: Z 19-29 Hidden Oaks Lot Venture, Ltd. (District 1)

Summary:

Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Use and 2) an Alley Waiver. This property is located at 2845 Crist Road. (District 1) (File Z 19-29)

Attachments

Z 19-29 Hidden Oaks Lot Venture Ltd. Report and Attachments

Planning Report

File No: Z 19-29/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 14, 2019



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Use to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located to the east of Lavon Drive, between Foster Road and Crist Road.

APPLICANT

Hidden Oaks Lot Venture Ltd.

OWNER

Hidden Oaks Lot Venture Ltd.

BACKGROUND

In 2017, City Council approved Planned Development (PD) 17-04 District to allow the development of ninety (90) townhomes and five (5) HOA lots. In 2018, the applicant requested to amend Planned Development (PD) 17-04 District request to allow the construction of the townhouse development in two phases and increase the overall site area and that was approved by City Council under file Planned Development (PD) 18-07 District.

The applicant has decided to request single-family detached homes instead of townhomes. Therefore, the applicant requests to develop sixty-seven (67) single-family detached homes in one phase. The proposed site layout is very similar to the existing detail plan for townhomes.

It should be noted that this application was submitted after September 1, 2019; therefore, in accordance with new State legislation, this request is being considered in two separate agenda items: the Planned Development (zoning) with Alley Waiver request, and the Detail Plan.

SITE DATA

The subject property consists of approximately 14.25 acres. The site has approximately 1,635 linear feet of frontage along Crist Road. The single-family residential development would be accessed from two entry points along Crist Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 18-07 District allows the construction of a townhouse development with ninety (90) dwelling units in conformance with the approved Detail Plan and Specific Conditions.

CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for townhomes and develop single-family residential homes. The Detail Plan shows sixty-seven (67) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

Development Standards	Required	Proposed
Lot Area	5,000 square feet	4200 square feet (minimum)
Lot Width	55-feet	40-feet
Lot Coverage	50%	60%
Rear Setback adjacent to Street	20-feet	10-feet

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code.
4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
 - Rear entry;
 - "J" drives, for front entry properties;
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
 - Decorative banding or moldings
 - Decorative overhangs above garage doors
 - Eyebrow soldier course over garage doors
 - Decorative vent covers on gable above garage
 - Upgraded carriage style garage doors, or faux wood garage doors.
5. The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.

Alley Waiver

6. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the front. The applicant seeks an Alley Waiver from Plan Commission for this development. Section 3.80 of the Garland Development Code requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to

facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

7. The Engineering Department did not require a submittal of Schematic Engineering Drawings because the applicant previously provided full construction plans for a townhome development proving the water and wastewater systems were adequate for the more intense townhome use as well as providing adequate information to determine that the detention pond easement limits shown on the Zoning Site Plan is of sufficient area to meet the requirements of the Technical Standards Manual (TSM).

Upon submittal of the full construction plans, the design engineer shall, as noted in the TSM Section 1.03, ensure the construction plans for this project meet the Engineering standard of care for all aspects of the design and shall provide a design that is required by the site-specific conditions and intended use of the facilities while, at a minimum, meeting the City's design and construction requirements set forth in the TSM, unless otherwise expressly written as a Planned Development Condition.

The Detail Plan is sufficient to proceed at this stage of development. Further technical review will take place during permitting and construction plans. The applicant is required to comply with the following technical requirements during permitting and construction plans:

- The applicant is seeking an Alley Waiver. All items required under GDC Section 3.80(C) must be met adequately on the Construction Plans. When seeking an Alley Waiver, lot to lot drainage is prohibited per GDC Section 3.80(C)(2) and per the TSM Section 4.12.E. The developer shall be aware that single family subdivisions without alleys must follow the TSM Section 4.12.E Lot Grading Type A (see Figure 4) in order to prevent lot to lot drainage (pay special attention to single family lots that share a rear lot line). In addition, with a lack of a submittal of Schematic Engineering Plans and supporting calculations for the proposed easement on Lot 9, Block 1, it is the responsibility of the Design Engineer to ensure the drainage easement and HOA lot is of adequate width to contain the 100-year storm event runoff between lots 8 and 10, Block 1 in conformance to TSM 4.09.F.12. Per GDC Section 3.72(B)(1), if no alley is provided, a 10' ten (10) foot wide Utility Easement (U.E.) shall be provided adjacent to the street rights of way; therefore, the Engineering Department recommends approval with the condition that a 10' U.E. ten (10) foot wide U.E. is dedicated along the right of way of the Hidden Oaks Avenue cul-de-sac.
- Per the TSM Section 5.4.F, any easement dedicated for wastewater mains shall be designated as a City Utility Easement (C.U.E.) and of sufficient width based on the depth of the wastewater main. The wastewater easement must conform to TSM Section 5.4.F on the construction plans.
- Per the GDC Section 4.103(C), fences within utility easements are prohibited. If fencing will be proposed on Lot 15, Block 2, staff will require an alternate alignment of the wastewater main be provided to remove the easement off of Lot 15; however, the wastewater main may not run within or under the detention pond area.

- Per the GDC Section 4.33(Q), large canopy trees are not permitted within any Utility or Drainage Easement. On the construction plans all large canopy trees must be moved such that they are not within any proposed Utility Easement or Drainage Easement. It should be noted that one (1) large canopy trees may be substituted with three (3) small ornamental trees in accordance with the GDC.
- Per the TSM Section 8.07.B.2, a sidewalk is required to be constructed within the subdivision where residential lots do not front or side onto the street.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and to the south of the subject property are zoned for Single-Family Uses; these properties are developed with residential neighborhoods. The properties to the north are zoned Light Commercial (LC) District and Planned Development (PD) District 85-27 for Community Retail Uses; these properties are developed with commercial uses. The properties to the west are zoned Planned Development (PD) District 17-42 and Planned Development (PD) District 15-11 for Community Retail (CR) Uses; these properties are developed with retail uses and a car wash is currently under construction.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Use to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan, pending approval of the preceding Planned Development and Alley Waiver request.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

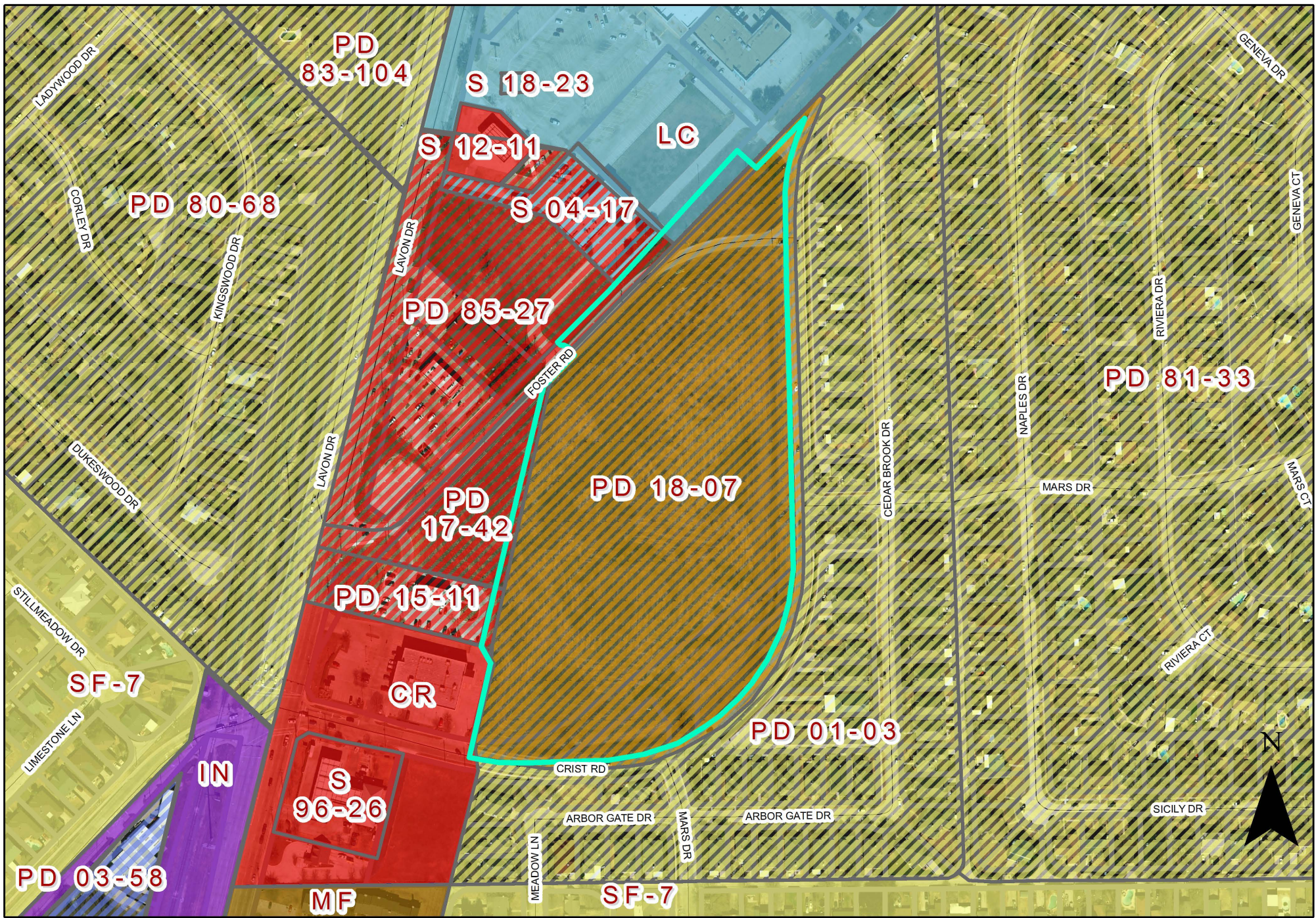
CITY COUNCIL DATE: November 5, 2019

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet 1 inch = 266 feet	Zoning File Z 19-29	 INDICATES AREA OF REQUEST
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-29

2575 Crist Road
This property is located to the east of Lavon Drive,
between Foster Road and Crist Road.

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for sixty-seven (67) Single-Family detached homes and six (6) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses:** Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Minimum Lot Area:** The minimum lot area is 4,200 square feet.
- C. Minimum Lot Width:** The minimum lot width is forty (40) feet.
- D. Minimum Lot Depth:** The minimum lot depth is 105 feet.
- E. Maximum Lot Coverage:** The maximum lot coverage is 60%.
- F. Garages/Alleys:**

- Front entry garages shall be allowed.
- Alleys will not be required with this development.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives will not be required.
- Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier course over garage doors, decorative vent covers on gable above garage, upgraded carriage style garage doors, or faux wood garage doors.

G. Special Setback: The rear setback adjacent to street shall be ten (10) feet.

H. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.

I. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

J. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.

K. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12) inches, as measured from the frame to the exterior edge of soffit.

L. Building Elevations: The building elevations will comply with the applicable building design standards per Section 4.84 of the GDC.

- M. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.
- N. Trash Containers: Trash containers and recycling bins must be stored in one of the following locations:
- inside the garage of the single-family Dwelling constructed on the Lot; or
 - behind the single-family Dwelling or fence constructed on the Lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent Lot.
- O. Screening from Non-Residential Zoned Properties: A masonry wall having a height of not less than six (6) feet or more than eight (8) feet shall be built, placed, kept and maintained along the rear property lines of lots two (2) through thirty-one (31) of Block one (1). The wall shall be constructed of brick or stone in accordance with the City's Technical Standards, or may be constructed of a simulate product with the appearance of hand-laid brick or stone provided the wall will have the same structural integrity of the City's standard screening wall details. The brick and/or stone on the masonry screening wall shall match the brick and/or stone on the entry monument sign.
- P. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.
- Q. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences in HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of all open/common space, landscaped areas, entry features, access easements, screening walls/fences in

HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.



SAMPLE ELEVATIONS-INFORMATIONAL ONLY





SAMPLE ELEVATIONS-INFORMATIONAL ONLY



Z 19-29



View of the subject property from Crist Rd



East of subject property from Crist Rd.



North of subject property from Foster Rd.



West of subject property from Crist Rd.



GARLAND

Plan Commission

2. b.

Meeting Date: 10/14/2019

Item Title: Z 19-29 Hidden Oaks Lot Venture, Ltd. (District 1)

Summary:

Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Use. This property is located at 2845 Crist Road. (District 1) (File Z 19-29)

Attachments

Z 19-29 Hidden Oaks Lot Venture Ltd. Report and Attachments

Planning Report

File No: Z 19-29/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 14, 2019



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Use to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses, and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located to the east of Lavon Drive, between Foster Road and Crist Road.

APPLICANT

Hidden Oaks Lot Venture Ltd.

OWNER

Hidden Oaks Lot Venture Ltd.

BACKGROUND

In 2017, City Council approved Planned Development (PD) 17-04 District to allow the development of ninety (90) townhomes and five (5) HOA lots. In 2018, the applicant requested to amend Planned Development (PD) 17-04 District request to allow the construction of the townhouse development in two phases and increase the overall site area and that was approved by City Council under file Planned Development (PD) 18-07 District.

The applicant has decided to request single-family detached homes instead of townhomes. Therefore, the applicant requests to develop sixty-seven (67) single-family detached homes in one phase. The proposed site layout is very similar to the existing detail plan for townhomes.

It should be noted that this application was submitted after September 1, 2019; therefore, in accordance with new State legislation, this request is being considered in two separate agenda items: the Planned Development (zoning) with Alley Waiver request, and the Detail Plan.

SITE DATA

The subject property consists of approximately 14.25 acres. The site has approximately 1,635 linear feet of frontage along Crist Road. The single-family residential development would be accessed from two entry points along Crist Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 18-07 District allows the construction of a townhouse development with ninety (90) dwelling units in conformance with the approved Detail Plan and Specific Conditions.

CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for townhomes and develop single-family residential homes. The Detail Plan shows sixty-seven (67) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

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Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
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Alley Waiver

6. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the front. The applicant seeks an Alley Waiver from Plan Commission for this development. Section 3.80 of the Garland Development Code requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to

facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

7. The Engineering Department did not require a submittal of Schematic Engineering Drawings because the applicant previously provided full construction plans for a townhome development proving the water and wastewater systems were adequate for the more intense townhome use as well as providing adequate information to determine that the detention pond easement limits shown on the Zoning Site Plan is of sufficient area to meet the requirements of the Technical Standards Manual (TSM).

Upon submittal of the full construction plans, the design engineer shall, as noted in the TSM Section 1.03, ensure the construction plans for this project meet the Engineering standard of care for all aspects of the design and shall provide a design that is required by the site-specific conditions and intended use of the facilities while, at a minimum, meeting the City's design and construction requirements set forth in the TSM, unless otherwise expressly written as a Planned Development Condition.

The Detail Plan is sufficient to proceed at this stage of development. Further technical review will take place during permitting and construction plans. The applicant is required to comply with the following technical requirements during permitting and construction plans:

- The applicant is seeking an Alley Waiver. All items required under GDC Section 3.80(C) must be met adequately on the Construction Plans. When seeking an Alley Waiver, lot to lot drainage is prohibited per GDC Section 3.80(C)(2) and per the TSM Section 4.12.E. The developer shall be aware that single family subdivisions without alleys must follow the TSM Section 4.12.E Lot Grading Type A (see Figure 4) in order to prevent lot to lot drainage (pay special attention to single family lots that share a rear lot line). In addition, with a lack of a submittal of Schematic Engineering Plans and supporting calculations for the proposed easement on Lot 9, Block 1, it is the responsibility of the Design Engineer to ensure the drainage easement and HOA lot is of adequate width to contain the 100-year storm event runoff between lots 8 and 10, Block 1 in conformance to TSM 4.09.F.12. Per GDC Section 3.72(B)(1), if no alley is provided, a 10' ten (10) foot wide Utility Easement (U.E .) shall be provided adjacent to the street rights of way; therefore, the Engineering Department recommends approval with the condition that a 10' U.E. ten (10) foot wide U.E. is dedicated along the right of way of the Hidden Oaks Avenue cul-de-sac.
- Per the TSM Section 5.4.F, any easement dedicated for wastewater mains shall be designated as a City Utility Easement (C.U.E.) and of sufficient width based on the depth of the wastewater main. The wastewater easement must conform to TSM Section 5.4.F on the construction plans.
- Per the GDC Section 4.103(C), fences within utility easements are prohibited. If fencing will be proposed on Lot 15, Block 2, staff will require an alternate alignment of the wastewater main be provided to remove the easement off of Lot 15; however, the wastewater main may not run within or under the detention pond area.

- Per the GDC Section 4.33(Q), large canopy trees are not permitted within any Utility or Drainage Easement. On the construction plans all large canopy trees must be moved such that they are not within any proposed Utility Easement or Drainage Easement. It should be noted that one (1) large canopy trees may be substituted with three (3) small ornamental trees in accordance with the GDC.
- Per the TSM Section 8.07.B.2, a sidewalk is required to be constructed within the subdivision where residential lots do not front or side onto the street.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and to the south of the subject property are zoned for Single-Family Uses; these properties are developed with residential neighborhoods. The properties to the north are zoned Light Commercial (LC) District and Planned Development (PD) District 85-27 for Community Retail Uses; these properties are developed with commercial uses. The properties to the west are zoned Planned Development (PD) District 17-42 and Planned Development (PD) District 15-11 for Community Retail (CR) Uses; these properties are developed with retail uses and a car wash is currently under construction.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Use to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan, pending approval of the preceding Planned Development and Alley Waiver request.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

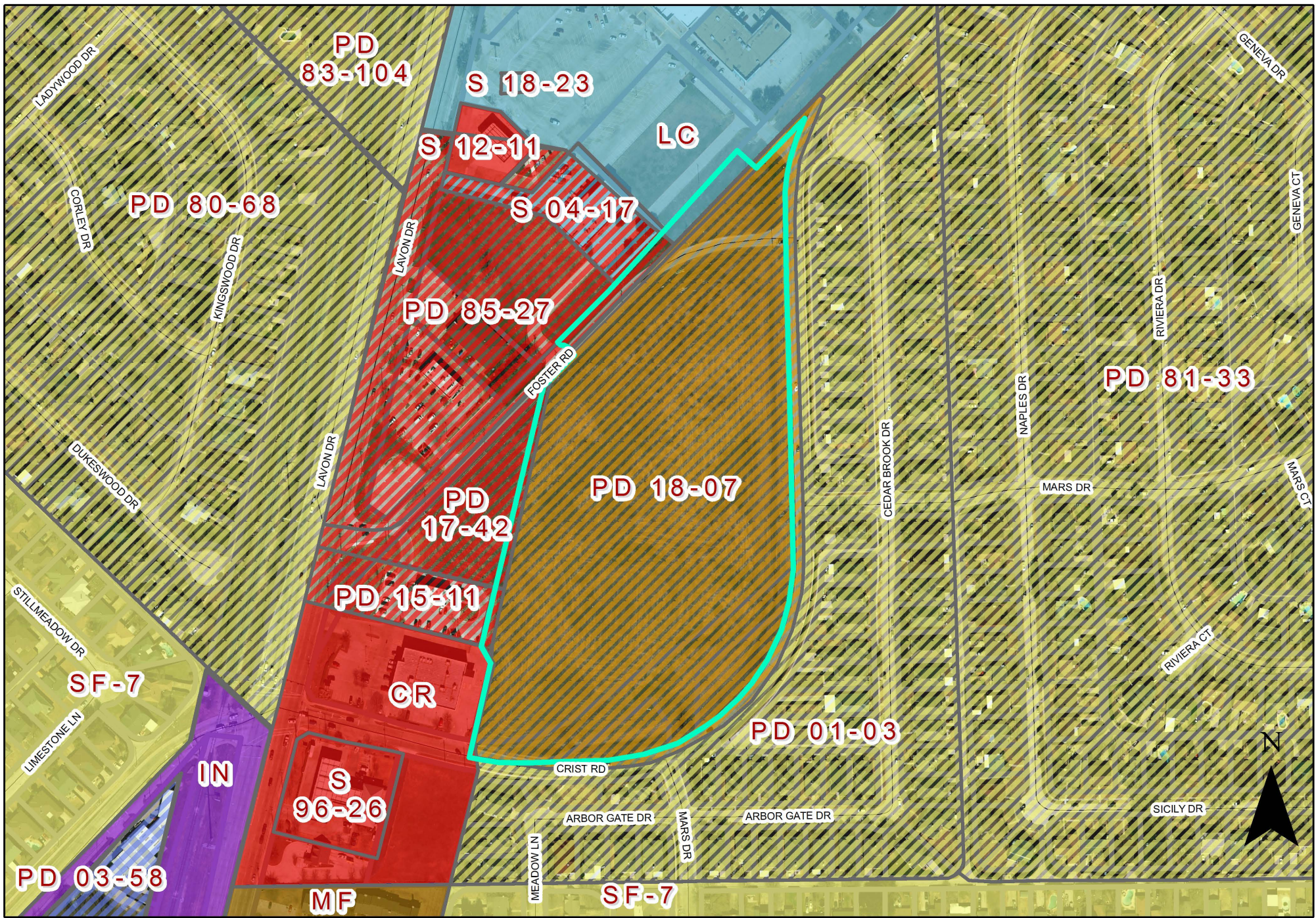
CITY COUNCIL DATE: November 5, 2019

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov

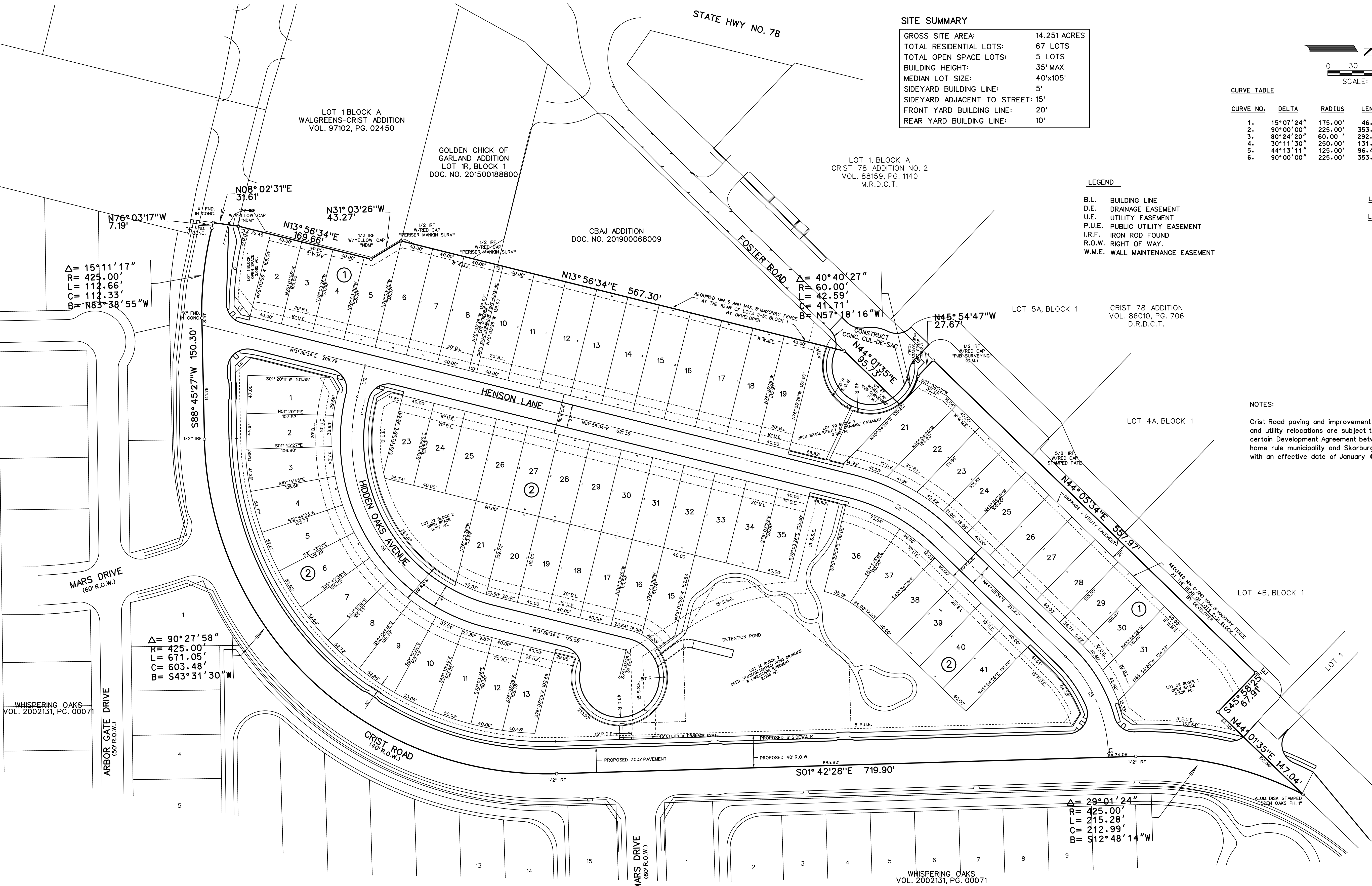
REVIEWED BY:

Will Guerin, AICP
Director of Planning



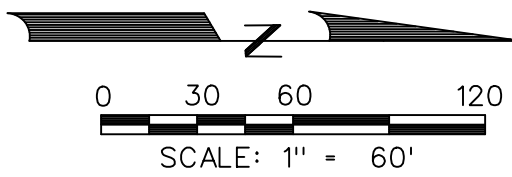
0 140 280 Feet 1 inch = 266 feet	Zoning File Z 19-29	 INDICATES AREA OF REQUEST
--	------------------------------	--

EXHIBIT C



SITE SUMMARY

GROSS SITE AREA:	14.251 ACRES
TOTAL RESIDENTIAL LOTS:	67 LOTS
TOTAL OPEN SPACE LOTS:	5 LOTS
BUILDING HEIGHT:	35' MAX
MEDIAN LOT SIZE:	40'x105'
SIDEYARD BUILDING LINE:	5'
SIDEYARD ADJACENT TO STREET:	15'
FRONT YARD BUILDING LINE:	20'
REAR YARD BUILDING LINE:	10'



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'	N06°44'17"E
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N59°17'59"E
3.	80°24'20"	60.00'	292.79'	---	77.46'	N25°54'12"W
4.	30°11'30"	250.00'	131.74'	67.44'	130.22'	N29°23'44"E
5.	44°13'11"	125.00'	96.47'	50.78'	94.10'	N66°36'04"E
6.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N58°56'34"E

- LEGEND
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - I.R.F. IRON ROD FOUND
 - R.O.W. RIGHT OF WAY
 - W.M.E. WALL MAINTENANCE EASEMENT

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 47°19'50" W	29.10'
2.	N 00°49'25" W	33.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.43'
9.	S 88°42'40" W	40.00'
10.	S 42°18'38" W	21.75'
11.	S 59°17'59" W	14.14'
12.	S 76°03'26" E	40.00'
13.	S 59°17'59" W	14.14'

NOTES:

Crist Road paving and improvement and Foster Road abandonment and utility relocations are subject to the terms and conditions of that certain Development Agreement between the City of Garland, Texas a home rule municipality and Skorbung Retail Corporation, a Texas corporation with an effective date of January 4, 2018.

PROJECT *190903-2
GARLAND FB, LP.

DETAIL PLAN
OF
HIDDEN OAKS

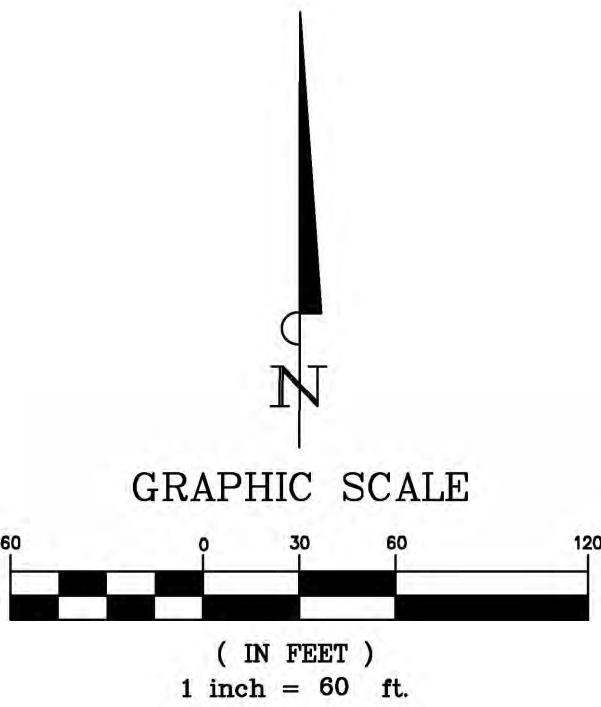
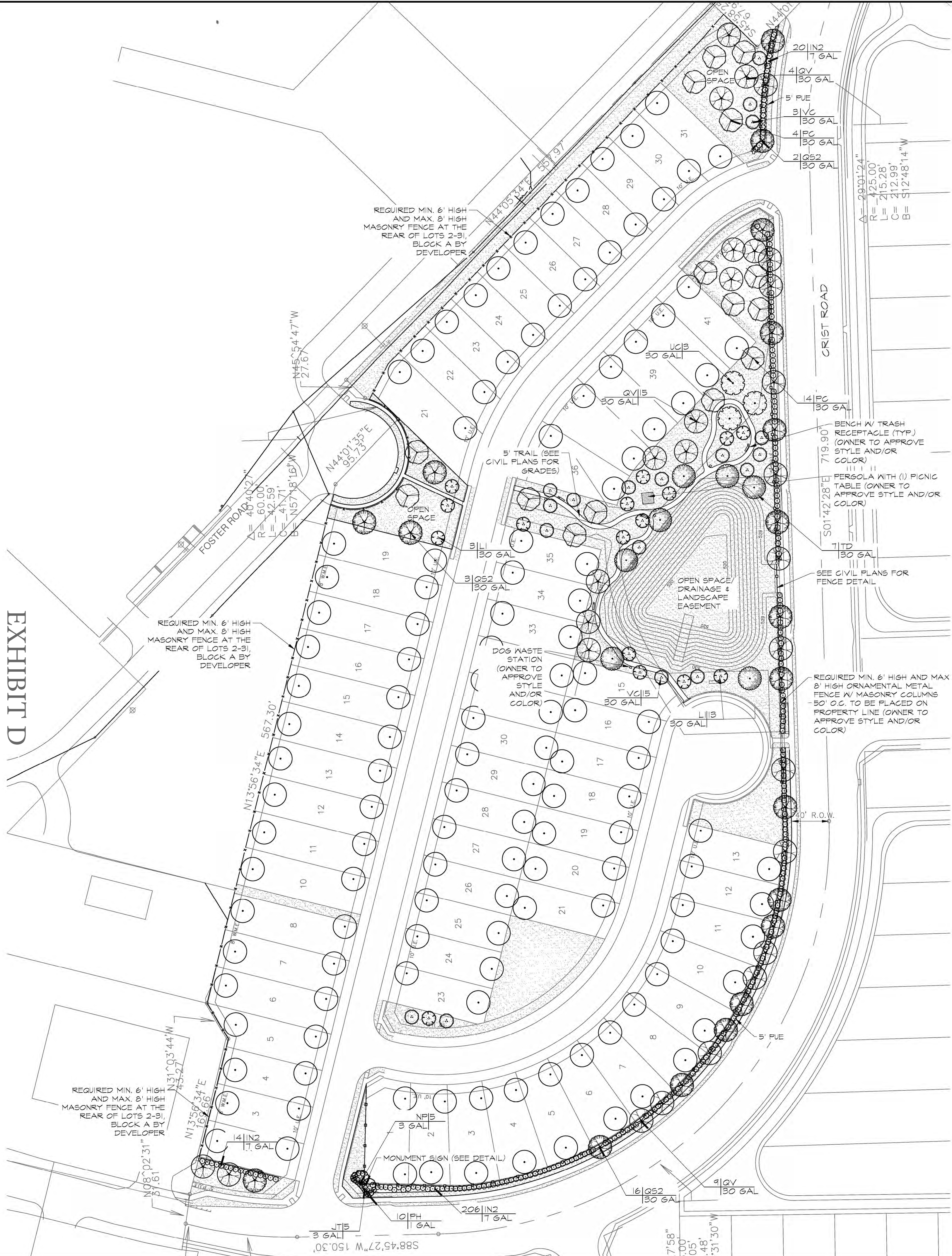
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528

IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

OWNER/APPLICANT
HIDDEN OAKS LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

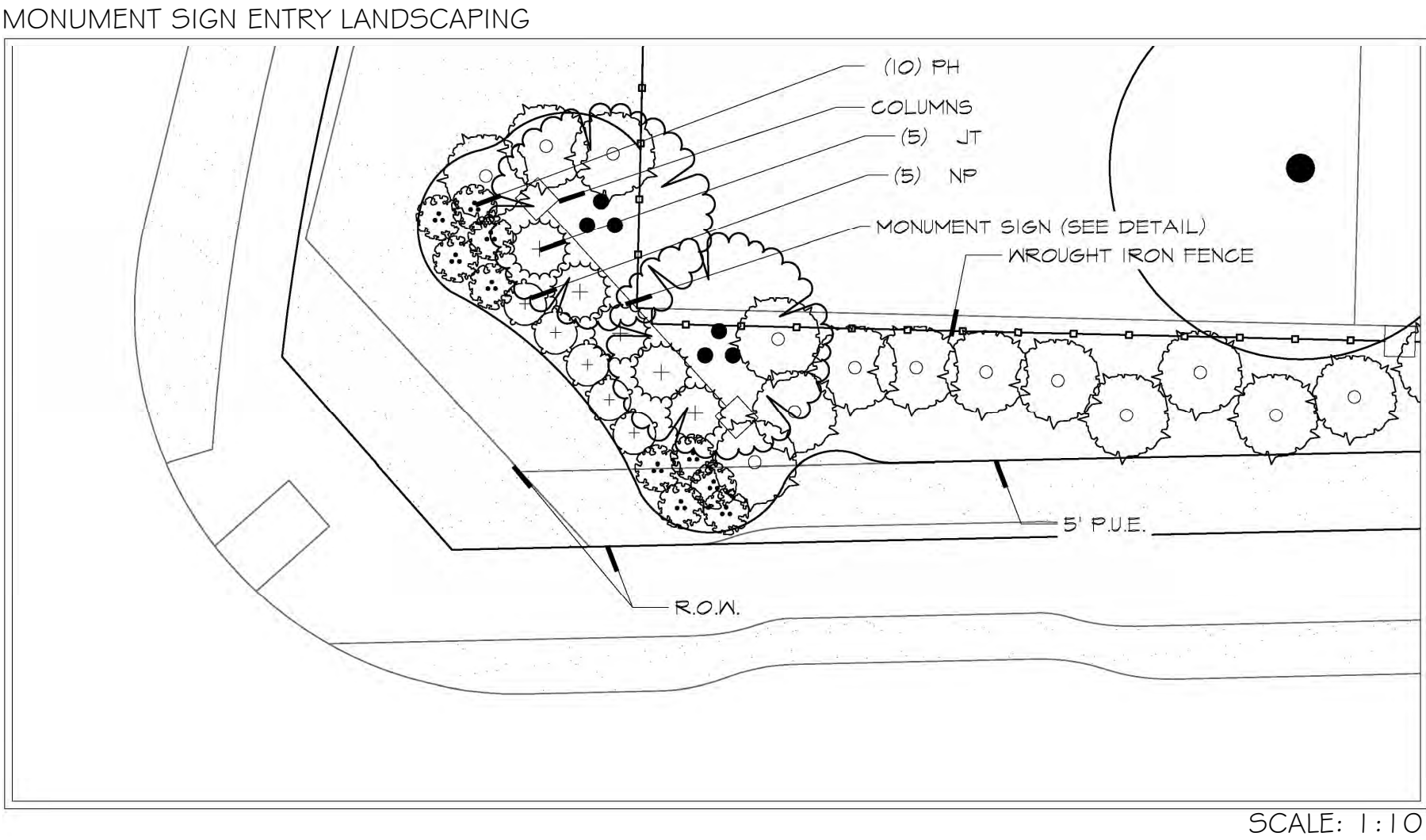
JUNE 2019 SCALE 1" = 60'

EXHIBIT D



LANDSCAPE TABULATIONS:

1 TREE PER 2,500 SF OPEN SPACE AREAS: 24,625 SF PROVIDED:	10 TREES
	10 SHADE TREES
	10 ORNAMENTAL TREES
PARK TREES REQUIRED 1/1,250 SF: 76,035 PROVIDED:	61 TREES
	33 SHADE TREES
	28 ORNAMENTAL TREES
1 TREE PER 50 L.F. OF STREET FRONTAGE: 1,535 L.F. PROVIDED:	31 TREES
	32 SHADE TREES



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	NOTES
	8	(LI) Lagerstroemia indica / Crape Myrtle	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	5	(PC) Pistacia chinensis / Chinese Pistache	30 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	4	(QS) Quercus shumardii / Shumard Red Oak	30 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	28	(QV) Quercus virginiana / Southern Live Oak	30 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	188	Shade Tree by Builder	30 GAL		10'-12'	FULL, MATCHING, SYMMETRICAL
	7	(TD) Taxodium distichum / Bald Cypress	30 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	3	(UC) Ulmus crassifolia / Cedar Elm	30 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	8	(VC) Vitex agnus-castus / Chaste Tree	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING	NOTES
	244	(IN2) Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly	7 GAL	48" HT	PER PLAN	FULL, MATCHING, SYMMETRICAL
	5	(JT) Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	5	(NP) Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL	24" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
	10	(PH) Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 GAL	16" HT.	PER PLAN	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	NOTES			
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod			

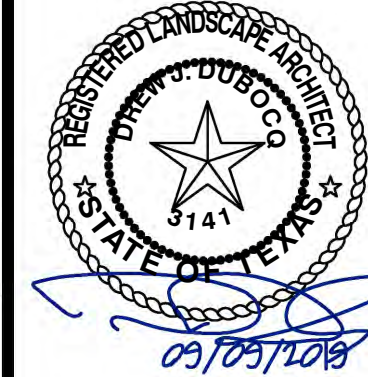


Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

NOTE:
NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN THE PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

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.

No.	Date	Revision Description



CASE #: 190903-2



SAMPLE ELEVATIONS-INFORMATIONAL ONLY





SAMPLE ELEVATIONS-INFORMATIONAL ONLY



Z 19-29



View of the subject property from Crist Rd



East of subject property from Crist Rd.



North of subject property from Foster Rd.



West of subject property from Crist Rd.



GARLAND

Plan Commission

3. a.

Meeting Date: 10/14/2019

Item Title: SL 19-02 Winkelmann & Associates (District 5)

Summary:

Consideration of the application of **Winkelmann & Associates**, requesting a Variance to Section 4.34 for Screening and Landscaping on a property zoned Community Retail (CR) District. This property is located at 1417 Eastgate Drive. (District 5) (File SL 19-02)

Attachments

SL 19-02 Winkelmann & Associates Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: SL 19-02/District 5

Agenda Item:

Meeting: Plan Commission

Date: October 14, 2019

REQUEST

Approval of a variance to Section 4.34 (B)(1)(a) to reduce the width of the required landscape buffer.

LOCATION

1417 Eastgate Drive

APPLICANT

Winkelmann & Associates

OWNER

Garland Eastgate, LP

BACKGROUND

The subject property is zoned PD 69-31 for Mixed Use and is currently vacant. The applicant is proposing a 2,852 square-foot building for a medical clinic use. Due to the physical site constraint, that being a small and unusual shaped site, the applicant requests to reduce the landscape buffer along IH 635 so it does not encroach into the loading or parking area.

SITE DATA

The subject site contains 0.309 acres; it has approximately 144 linear feet of frontage along Eastgate Drive and 207 lineal feet of frontage along IH 635. The site can be accessed from Eastgate Drive.

CONSIDERATIONS

1. The applicant is requesting a variance to Section 4.34(B)(1)(a). Per the Garland Development Code (GDC), a landscape buffer, twenty (20) feet in depth (from the property line), is required in nonresidential yards adjacent to any thoroughfare designated as AA or larger on the City's adopted Major Thoroughfare Plan. Based on the proposed landscape layout, the required landscape buffer along IH 635 is twenty (20) feet. Due to the unusual shaped site the applicant is requesting to propose a variation to the width of the landscape buffer to a minimum of 7.34 feet.
2. The landscape buffer along IH 635 requires one (1) large canopy tree, along with seven (7) shrubs or ornamental grasses for every thirty lineal feet, or a fraction thereof. Per the GDC calculation, seven (7) canopy trees and forty-nine (49) shrubs are required. Additionally, three (3) small ornamental trees are allowed in place of one (1) large canopy tree. The applicant is proposing six (6) canopy trees, three (3) ornamental trees and forty-nine (49) shrubs.
3. Per Section 4.34 (B)(3)(d) of the GDC, for properties having one hundred and twenty feet or more street frontage, up to twenty-five percent of the required number of large

canopy trees within buffers may be replaced by small ornamental trees, at a rate of one large canopy tree equals three small ornamental trees. Substituted vegetation must be placed in a clustered, non-linear design. Based on the calculation, two (2) canopy trees can be substituted with small ornamental trees at a rate of one (1) large canopy tree equals three (3) small ornamental trees. The applicant proposes replacement of two (2) canopy trees with six (6) small ornamental trees at the intersection of Eastgate Drive and the IH 635 frontage road.

STAFF RECOMMENDATION

Staff recommends approval of a variance to Section 4.34 (B)(1)(a) of the GDC to reduce width of the landscape buffer. Full compliance with the GDC will negatively impact the site layout creating a physical hardship on the subject site.

ADDITIONAL INFORMATION

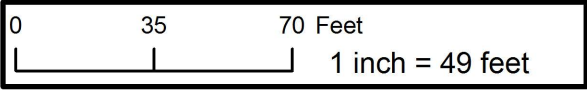
- i. Location Map
- ii. Drawings
- iii. Photos

PREPARED BY:

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

REVIEWED BY:

Will Guerin
Director of Planning
Planning and Community Development



Variance SL 19-02



ISSUE	BY	DATE	DESCRIPTION
1	JB	07/25/19	CITY COMMENTS
2	JB	09/05/19	CITY COMMENTS
3	JB	09/26/19	CITY COMMENTS
4	JB	09/30/19	CITY COMMENTS

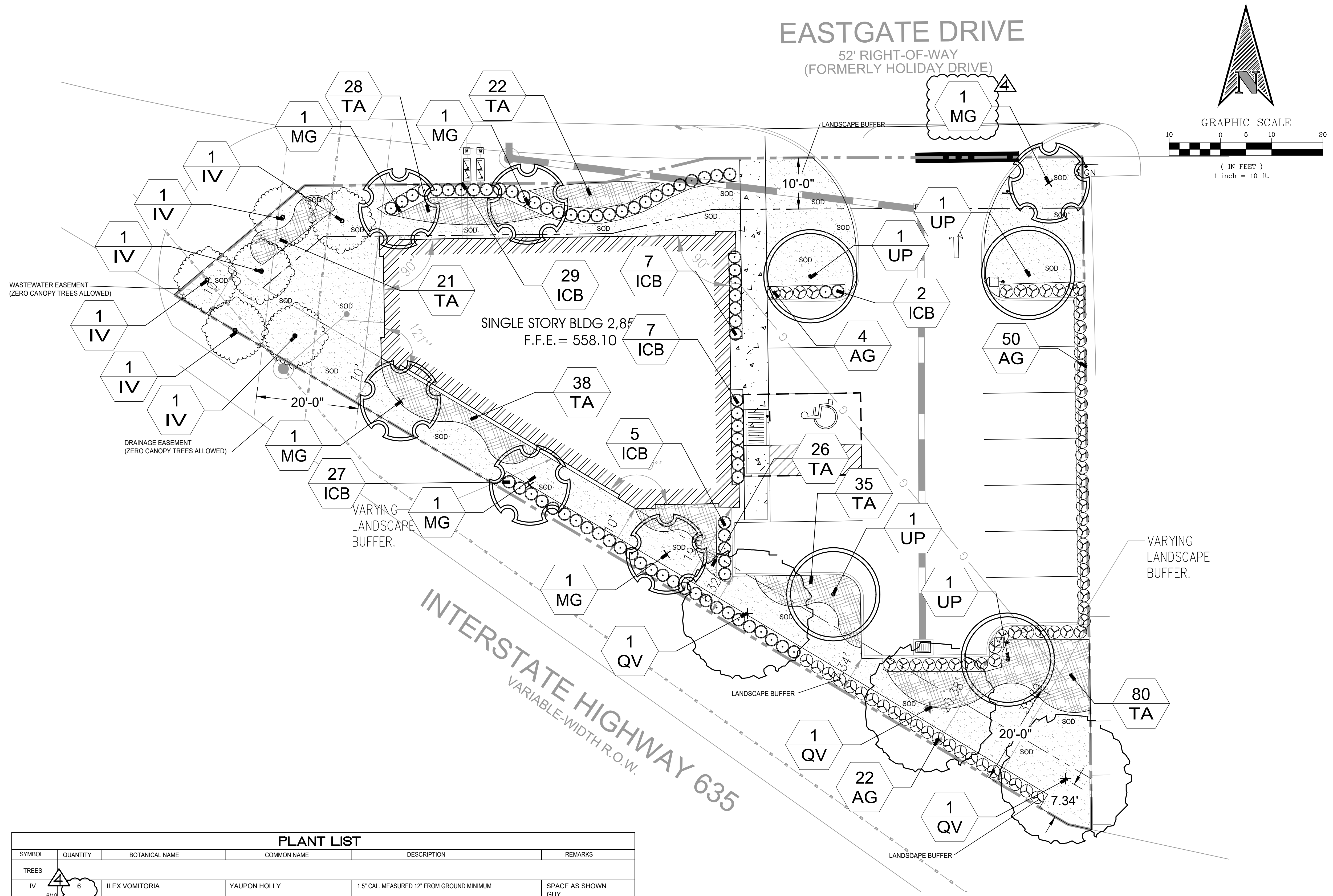
PROJECT INFORMATION BLOCK	
JOB #	2019.0314
DATE:	06-19-19
DRAWN BY:	JB
CHECKED BY:	JB

SHEET TITLE	
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LANDSCAPE
PLAN

SHEET NUMBER

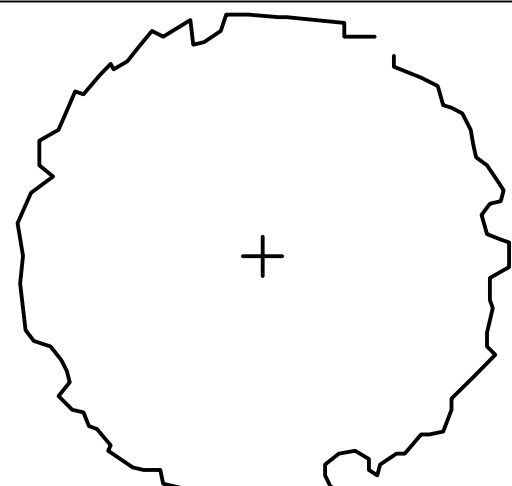
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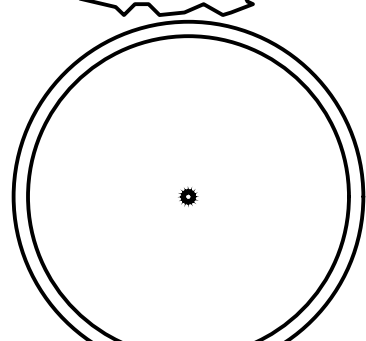
PLANT LEGEND

SHADE TREES

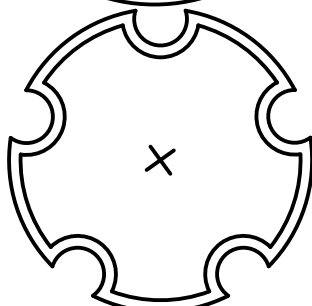
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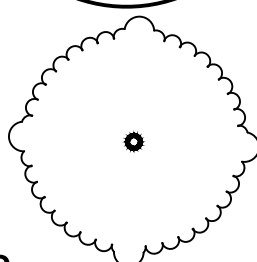
UP



MG



IV



SHRUBS & GROUND COVER

AG



ICB



TA



SOD



PLANT LIST

PLANT LIST					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
IV	6	ILEX VOMITORIA	YAUPOH HOLLY	1.5" CAL. MEASURED 12" FROM GROUND MINIMUM	SPACE AS SHOWN GUY
MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL. MEASURED 12" FROM GROUND MINIMUM	SPACE AS SHOWN GUY
QV	3	QUERCUS VIRGINIANA	LIVE OAK	3" CAL. MEASURED 12" FROM GROUND MINIMUM	SPACE AS SHOWN GUY
UP	4	ULMUS PARVIFOLIA 'ELMER II'	ALLEE LACEBARK ELM	3" CAL. MEASURED 12" FROM GROUND MINIMUM	SPACE AS SHOWN GUY
SHRUBS					
ICB	77	ILEX CORNUTA 'BURFORDII'	DWARF BURFORD HOLLY NANA	24" HT. x 18" SPRD. / FULL	30" O.C.
AG	76	ABELIA GRANDIFLORA	GLOSSY ABELIA	24" HT. x 18" SPRD. / FULL	30" O.C.
GROUNDCOVERS					
TA	250	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	1 GAL CAN FULL	24" O.C.
SOD					
ALL AREAS	SEE PLANS	CYNODON DACTYLON	BERMUDA GRASS	SOLID. FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	MINI PINE BARK NUGGETS	MINI PINE BARK NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY.

City of Garland Landscape Requirements

City of Garland Landscape Requirements							
	Linear Feet	Parking Spaces	Canopy Trees Required	Canopy Trees Provided	Ornamental Trees Provided (3:1 canopy trees due to drainage utilities easement)	Shrubs Required	Shrubs Provided
Eastgate Drive	144		4	3	3	21	29
IH 635	207		7	6	3	49	62
Parking Area		12	4	4			
Total			15	13	6	70	91

SL 19-02



Looking at subject property from LBJ Freeway



Looking east of subject property from LBJ Freeway



Looking north of the subject property from Eastgate Drive