



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION

**- REMOTE MEETING -
Monday, September 28, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, September 28, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_PixODCsuSAqwwHXtUuEKYQ

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 947 0311 8740

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for September 14, 2020.

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

- a. Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

- b. Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)
- c. Consideration of the application of **Bill Swisher**, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (District 3) (Z 20-26)

3. **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: 09/28/2020

Item Title: Plan Commission Minutes for September 14, 2020

Summary:

Consider approval of Minutes for September 14, 2020.

Attachments

Plan Commission Minutes for September 14, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, September 14, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

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

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins
Staff	Paul Luedtke

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 Ott. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

- 1a. APPROVED**** Consider approval of Minutes for the August 24, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **QuikTrip Corporation and Glenn Engineering Corporation**, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This property is located at 524 East Interstate Highway 30. This application was submitted prior to September 1, 2019. (District 3) (Z 19-22)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant, Gwen Keen, 1120 North Industrial Boulevard, Euless, Texas 76039 provided an overview of the request.

Commissioner Rose inquired as to the timeframe of the project.

Ms, Keen stated QuikTrip anticipates construction to be completed and opening in the spring or early summer.

Commissioner Edwards asked the applicant where the semi-trucks will be entering and exiting the subject property.

The applicant, Jake Petras, 1120 N. Industrial Blvd, Euless, Texas 76039, stated truck traffic will be limited to the North/South Bobtown and Interstate 30 entrance/exits with explicit signage stating as much.

Chairman Roberts asked staff if it is possible to install no truck signage on the roadway with single family homes.

Paul Luedtke stated City Council can designate any road as a no-truck route to allow for the no-truck signage.

Cheralyn Amijo, 4500 Fuller Drive, Suite 220, Irving, Texas, 75038

Residents speaking in opposition:

Diane Burden, 5506 Ridgecove Drive, Garland
Ann Johnson, 3610 Arbor Trail, Garland
Steven Flores, 4713 Maritime Cove, Garland
Barbara Murray, 4314 Blue Creek Drive, Garland
Diane Alvarez, 5501 Ridgecove Drive, Garland
Anthony Newman, 5501 Ridgecove Drive, Garland
5501 Ridgecove Drive, Garland
Kristi Davis, 1317 Bowie Street, Garland
Dana Little, 5617 Ridgecove Drive, Garland
Allan Little, 5617 Ridgecove Drive, Garland
Linda Morris, 5514 Ridgecove, Drive, Garland

Residents raised concerns regarding the truck usage, noise and light population, possible increase of litter, possible lowering of the tax base and home values, and a possible increase in homeless population, and increase in crime.

Registering their position as opposed, but not speaking:

Patric Glenn, 4506 Grantham Drive, Garland
Ebony Glenn, 4506 Grantham Drive, Garland
Lori Roan, 7018 Jack Franzen Drive, Garland

Commissioner Dalton inquired as to what will be developed on the two adjoining properties.

The property owner, Bill Foose, 3129 Hanover, Dallas, Texas stated the ideal use of the two unused properties would be a restaurant.

Ms. Keen responded to citizens' concerns, stating noise levels will be buffered once the two adjoining properties are developed, the lighting will be shielded and down cast, employees will be actively maintaining the site to ensure it remains clean and trash is picked up, security cameras will be focused only on the subject property, does not anticipate crime rates will raise or a drop in property values.

Mr. Petras also responded to the residents' concerns regarding traffic, worked with the City regarding the signal timing to help alleviate additional congestion and stated this development will be an asset to the community.

Commissioner Edwards spoke in favor of the request.

Commissioner Williams inquired as to whether the no overnight parking will be enforced.

Ms. Keen stated this will be enforced by the store.

Chairman Roberts asked if they would develop lighting along the property line, inquired to the truck to car ratio.

Ms. Keen stated they would work with staff regarding the lighting, this site is more designed for car traffic being a part of the community and a quick stop for the trucks.

Commissioner Rose asked if the applicant would commit to downward lighting with LED lighting.

Ms. Keen stated they will be strictly using downward lighting.

Commissioner Welborn stated the signage should conform to the Garland Development Code guidelines.

Ms. Keen stated monument signage would be slightly larger but pylon signs would have been much larger.

Motion was made by Commissioner Edwards to **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 1 Nay** by Commissioner Welborn.

MISCELLANEOUS

3a. APPROVED Election of Officers

The Commission voted nine (9) to zero (0) to re-elect Chairman Roberts as Chairman, Commissioner Ott for First Vice-Chairman, and Commissioner Williams for Second Vice-Chairman.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:49 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 09/28/2020

Item Title: Z 20-21 Development Engineering Consultants, LLC - Zoning (District 3)

Summary:

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Attachments

Z 20-21 Development Engineering Consultants, LLC - Zoning Report and Attachments

Planning Report

File No: Z 20-21/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 28, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

LOCATION

4926 Locust Grove Road

APPLICANT

Development Engineering Consultants, LLC

OWNER

James Kyle Cave

BACKGROUND

The applicant requests approval of a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District and a Detail Plan for Single-Family Detached Units. The subject property is currently undeveloped. The site was previously improved with one (1) single-family dwelling, which was destroyed by a tornado in 2015.

The applicant intends to develop the vacant property into a residential community with seven (7) detached single-family lots and an open space lot.

SITE DATA

The subject site contains approximately one (1) acre. The site has approximately 192 lineal feet of frontage along Locust Grove Road. The property has access from Locust Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agriculture (AG) District which allows single-family residential use. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of single-family residential homes. The Detail Plan shows seven (7) single-family lots and an open space lot to be maintained by a homeowners association (HOA).
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the Garland Development Code (GDC). The table below indicates the deviations proposed.

Development Standards	Required	Proposed
Lot Area	5,000 square feet	2,900 square feet (minimum)
Lot Width	55 feet / 60 feet (Corner Lot)	36 feet
Lot Depth	90 feet (minimum)	70 feet
Side Setback adjacent to Street	15 feet	5 feet
Side Setback non-adjacent to Street	5 feet	4.5 feet
Lot 2 Front Setback	20 feet	15 feet
Lot 2 Rear Setback	10 feet	5 feet
Lot 2 Side Setback	5 feet	0 feet
Garages	Garage rear entry and offset 5-feet from front building face	No garage setback from rest of the façade. However, garages will meet 20-foot setback.
Elevations Types	The front building elevation of a dwelling must not be duplicated on the 3 adjacent houses on both sides, or on the 4 houses directly across the street.	2 Elevation Types are being proposed.

The reduced Development Standards are due to the site's limited size and shape, which in combination with the requisite roadway access for the lots, results in a small developable area. Although the lots proposed will be small, the applicant is not proposing a reduction of the dwelling unit size; and only requests those Development Standard deviations listed above. The site was previously improved with one (1) single-family dwelling, which was destroyed by a tornado in 2015.

Screening and Landscaping

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscaping regulations of the GDC. Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Locust Grove Road is less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6) - foot high step-down board-on-board fence, a six (6) - foot high ornamental view fence, and a six (6)- foot wood privacy fence is proposed for this development. The

six (6) –foot high step-down board-on-board fence is located along Locust Grove Road, the six (6)- foot high ornamental view fence is located to the west of the property, and the six (6) – foot wood privacy is located to the east and south of the property.

Garages

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.

Staff recommends that each garage shall incorporate at least two (2) of the following architectural elements to each garage:

- 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

The garages will meet the twenty (20) feet setback requirements on all lots. Lots with a 15’ building setback would have the option to push the front porch and/or front door out to the front of the garage door.

5. The design of the building complies with the applicable building design regulations of GDC.
6. The applicant is not proposing a subdivision sign with this development. However, if a sign is proposed in the future it is required to meet the GDC requirements.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50) foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC 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.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing.

Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development. Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Locust Grove Road, are zoned Planned Development (PD) 82-32 and Planned Development (PD) District 82-37, and developed with self-storage uses. The property immediately to the east, west, and south of the subject site is zoned Single-Family-7 (SF-7) District and was developed with a church but the site is currently undeveloped with a vacant structure. Further to the west and south of the property are properties zoned Single-Family (SF-7) and developed with single-family detached homes. Further to the east is a property zoned Agriculture (AG) District and it is developed with a single-family detached home.

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 Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

In addition, staff recommends additional architectural elements to each garage as mentioned in Consideration 4. Staff also recommends a development agreement to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Photos

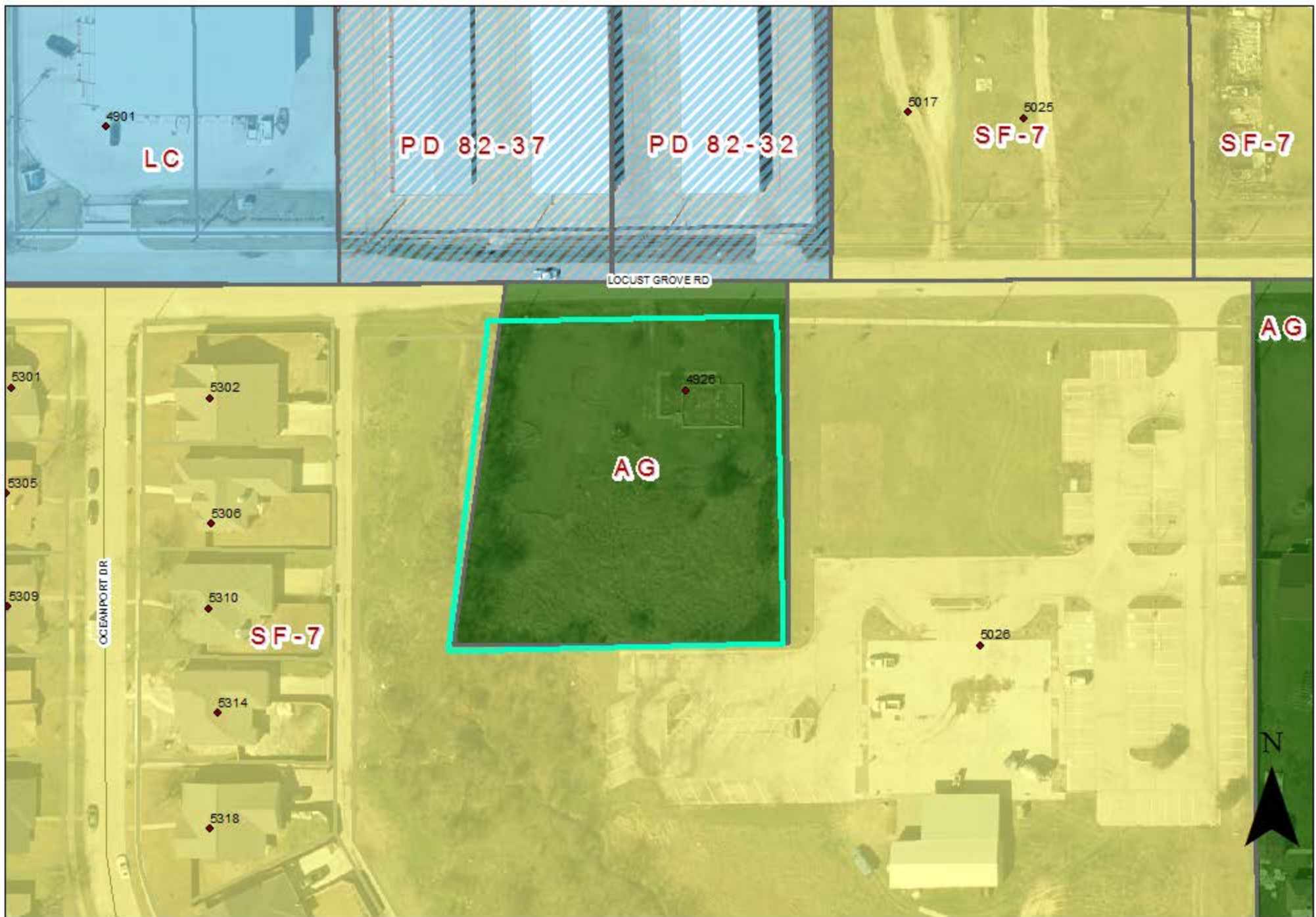
CITY COUNCIL DATE: October 20, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet
1 inch = 83 feet

Zoning Map Z 20-21



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-21

4926 Locust Grove Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for seven (7) Single-Family detached homes.
- 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 2,900 square feet.
- C. Minimum Lot Width: The minimum lot width is thirty-eight (38) feet.
- D. Minimum Lot Depth: The minimum lot depth is seventy (70) feet.
- E. Minimum Side Setback Adjacent to Street: The minimum side setback is five (5) feet.
- F. Minimum Side Setback (Non-Adjacent) Street: The

minimum side setback is four point five (4.5) feet.

G. Lot 2 Minimum Front Setback: The minimum front setback is fifteen (15) feet.

H. Lot 2 Minimum Rear Setback: The minimum rear setback is five (5) feet and a zero (0) feet side setback.

I. Garages:

- Front entry garages shall be allowed.
- 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.

J. Garage Setbacks: All garages shall be setback a minimum of 20' feet from the property line.

K. Alleys: Alleys will not be required with this development.

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

M. Roof Pitch: Each dwelling unit must be constructed with a minimum roof pitch of 8:12.

N. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.

O. Signage: All future neighborhood signs shall meet the Garland Development Code requirements.

P. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration 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; shall

obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.

Q. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

R. Fences shall be maintained by individual home owners and shall be in conformance with Exhibit D.

Z 20-21



View of the subject property.



View of the property north of the site on Locust Grove Road.



View of the property west of the site on Locust Grove Road.



View of the property east of the site on Locust Grove Road.



GARLAND

Plan Commission

2. b.

Meeting Date: 09/28/2020

Item Title: Z 20-21 Development Engineering Consultants, LLC - Detail Plan (District 3)

Summary:

Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. (District 3) (Z 20-21)

Attachments

Z 20-21 Development Engineering Consultants, LLC - Detail Plan Report and Attachments

Planning Report

File No: Z 20-21/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 28, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

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5. The design of the building complies with the applicable building design regulations of GDC.
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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 Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units, 2) an Alley Waiver, and 3) a Detail Plan.

In addition, staff recommends additional architectural elements to each garage as mentioned in Consideration 4. Staff also recommends a development agreement to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Photos

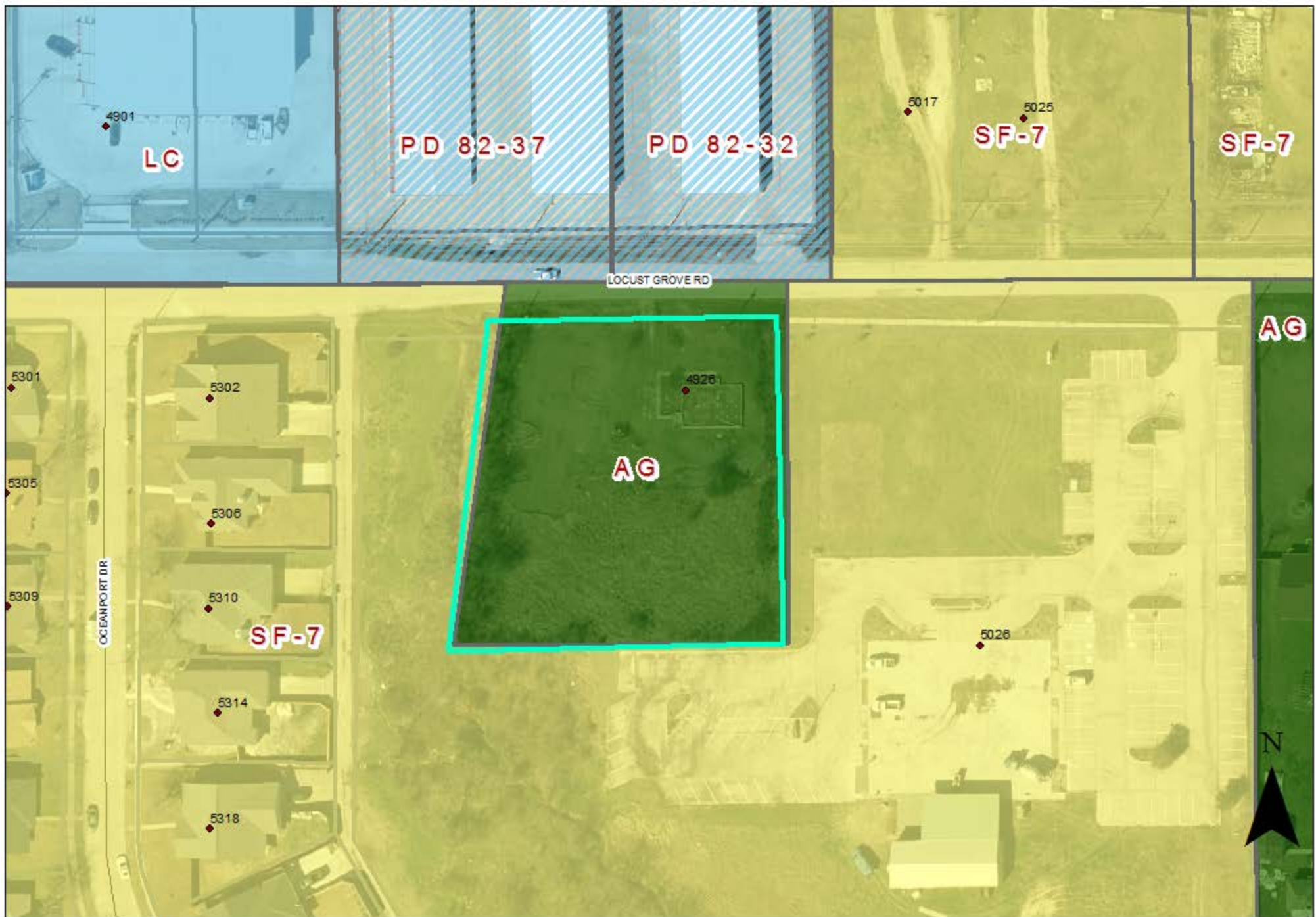
CITY COUNCIL DATE: October 20, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

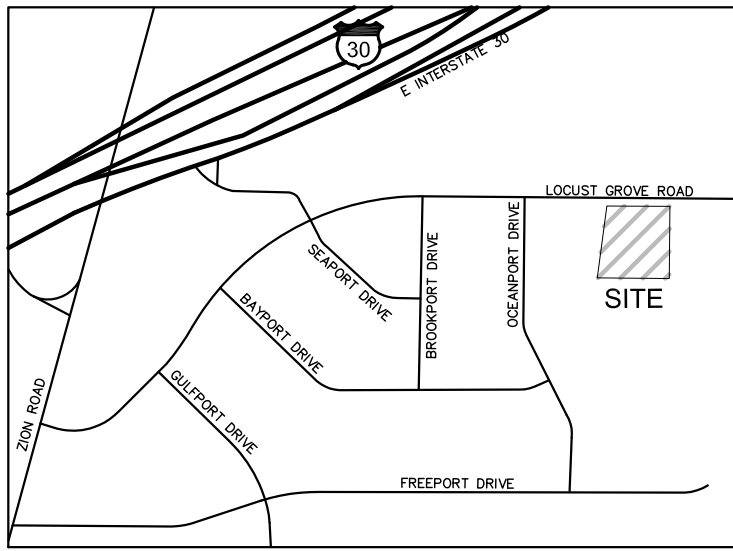
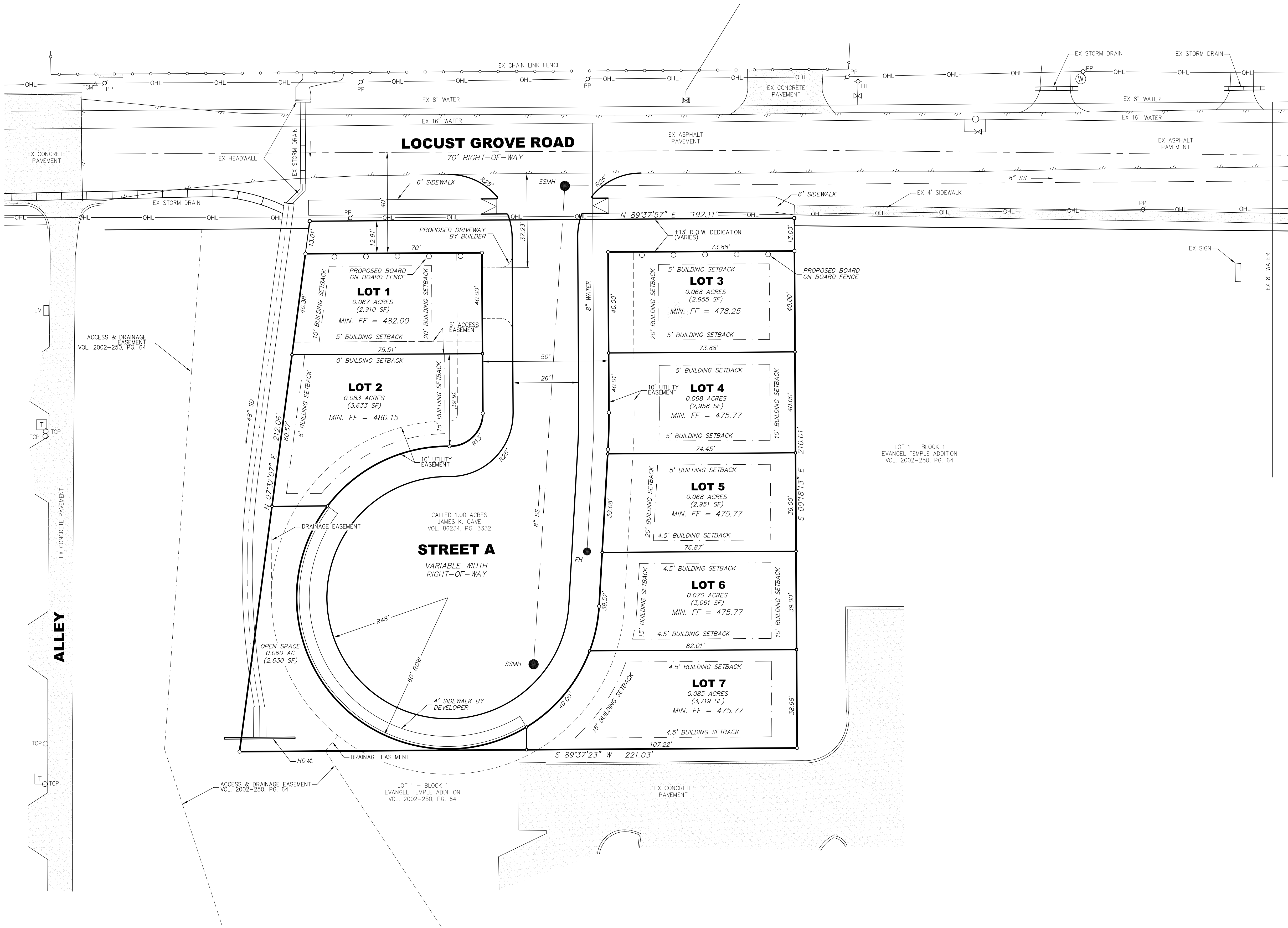


0 50 100 Feet
1 inch = 83 feet

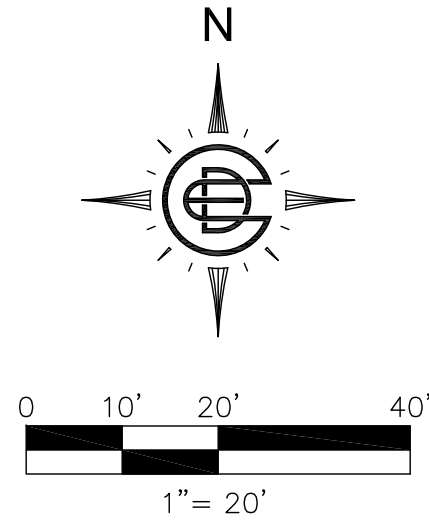
Zoning Map Z 20-21



INDICATES AREA
OF REQUEST



VICINITY MAP
N.T.S.



SITE DATA	
LOT AREA:	1.0 ACRES (GROSS) 0.43 ACRES ROW DEDICATION 0.57 ACRES NET
RESIDENTIAL LOTS:	7 (AVG: 0.073 ACRES / 3,170 SF)
OPEN SPACE:	1 LOT (0.060 ACRES)
EXISTING ZONING:	AG
PROPOSED ZONING:	PD 20-21
BUILDING HEIGHT:	2 STORY (MAX)
FRONT YARD SETBACK:	
ALONG STREET:	20 FEET
ALONG CUL-DE-SAC:	15 FEET (NOT APPLICABLE FOR GARAGE DOORS)
GARAGE DOORS:	20 FEET (ALL LOTS)
REAR YARD SETBACK:	10 FEET (EXCEPT LOT 2)
TOTAL IMPERVIOUS AREA:	11,208 SF

GENERAL NOTES

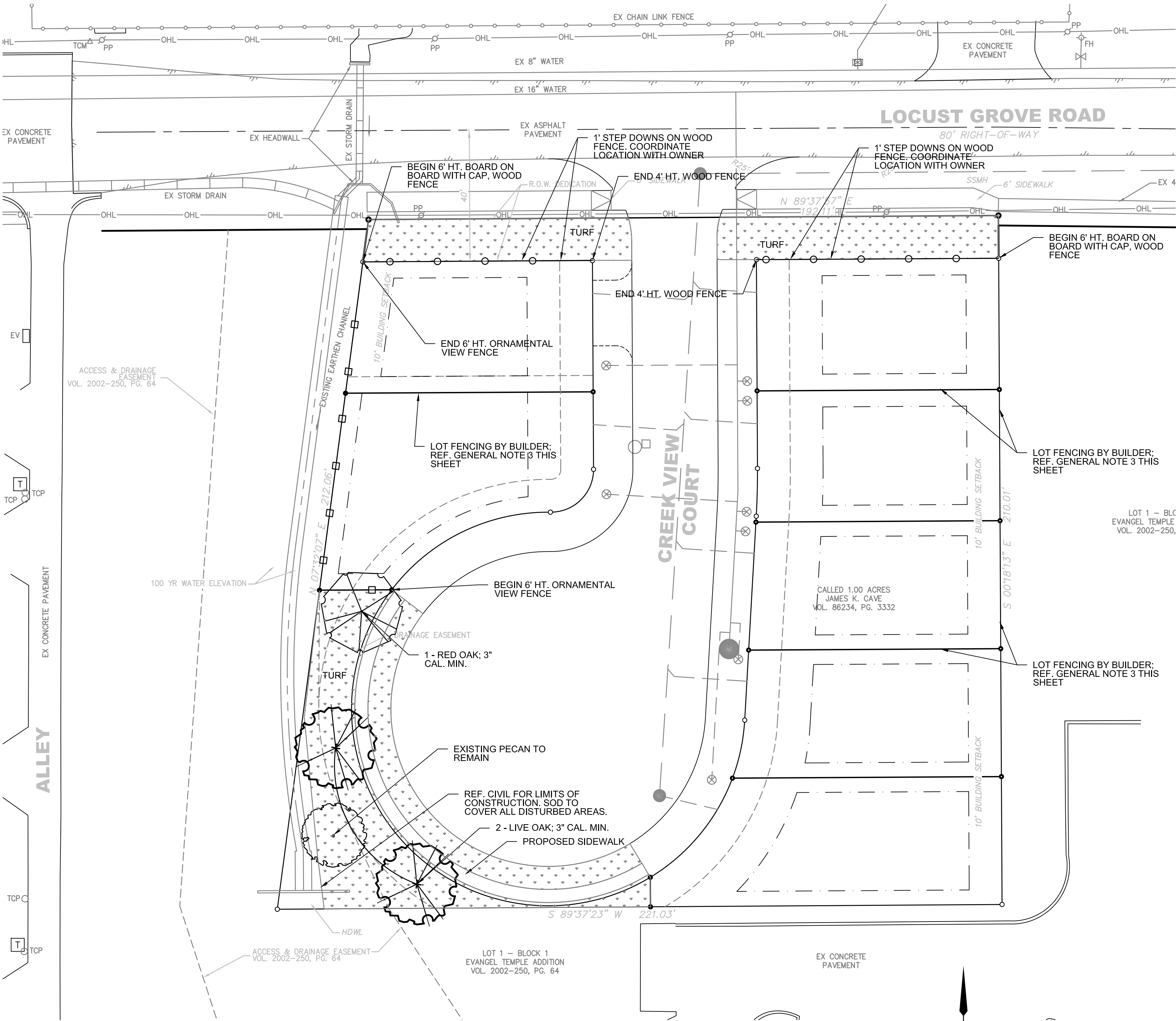
1. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

SITE PLAN		
CREEK VIEW RESIDENCES		
4926 LOCUST GROVE ROAD		
CITY OF GARLAND, TEXAS		
DEVELOPER BASAB CHATTERJEE	DESIGN  2591 DALLAS PARKWAY, SUITE 300 FRISCO, TEXAS 75034 972-731-4354 TBPE FIRM NO. F-20255	
APPLICANT/ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC	ISSUE DATE 09/22/20	DEC FILE NO. 0251
DANIEL STEWART, P.E.	CITY CASE NO. 200317-1	SHEET NO. SU1

LANDSCAPE SCHEDULE

SYM.	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE / COMMENTS
SHADE AND ORNAMENTAL TREE				
	1	TEXAS RED OAK	<i>Quercus buckleyi</i>	100 gal.; 10' ht. min. x 6" sp., 3" caliper min.
	2	LIVE OAK	<i>Quercus virginiana</i>	100 gal.; 10' ht. min. x 6" sp., 3" caliper min.
TURF				
	5,511 SF	COMMON BERMUDAGRASS	<i>Cynodon dactylon</i>	sod, full

ADDITIONAL LANDSCAPE NOTE:
1. PER GDC AN ADDITIONAL (2) TREES WILL BE PROVIDED BY BUILDER ON EACH LOT WITH (1) TREE TO BE LOCATED IN FRONT YARD AND (1) TREE TO BE LOCATED IN THE REAR YARD. ALL TREES SHALL BE ON THE APPROVED TREE LIST.

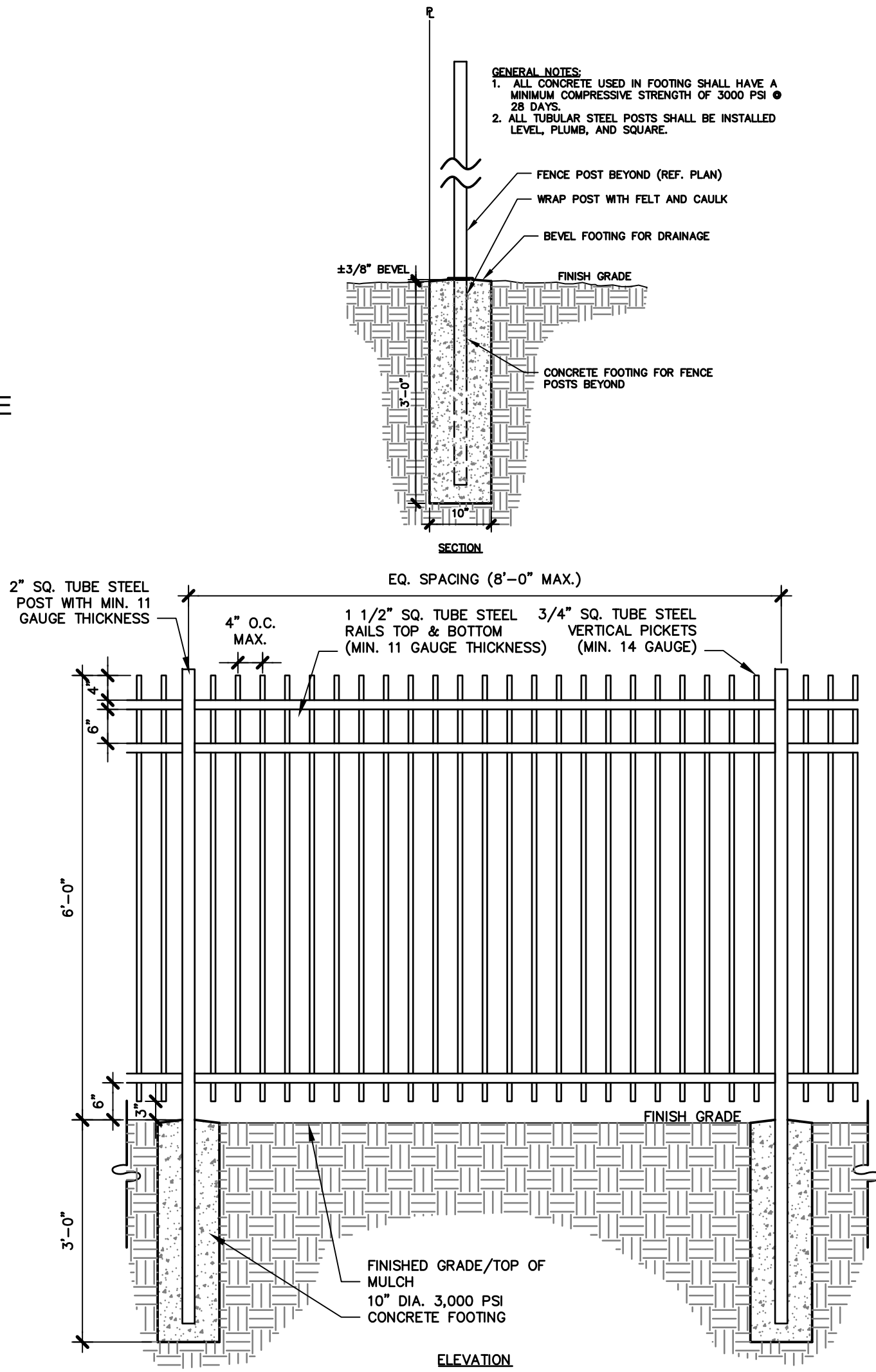


A FENCING AND LANDSCAPE PLAN

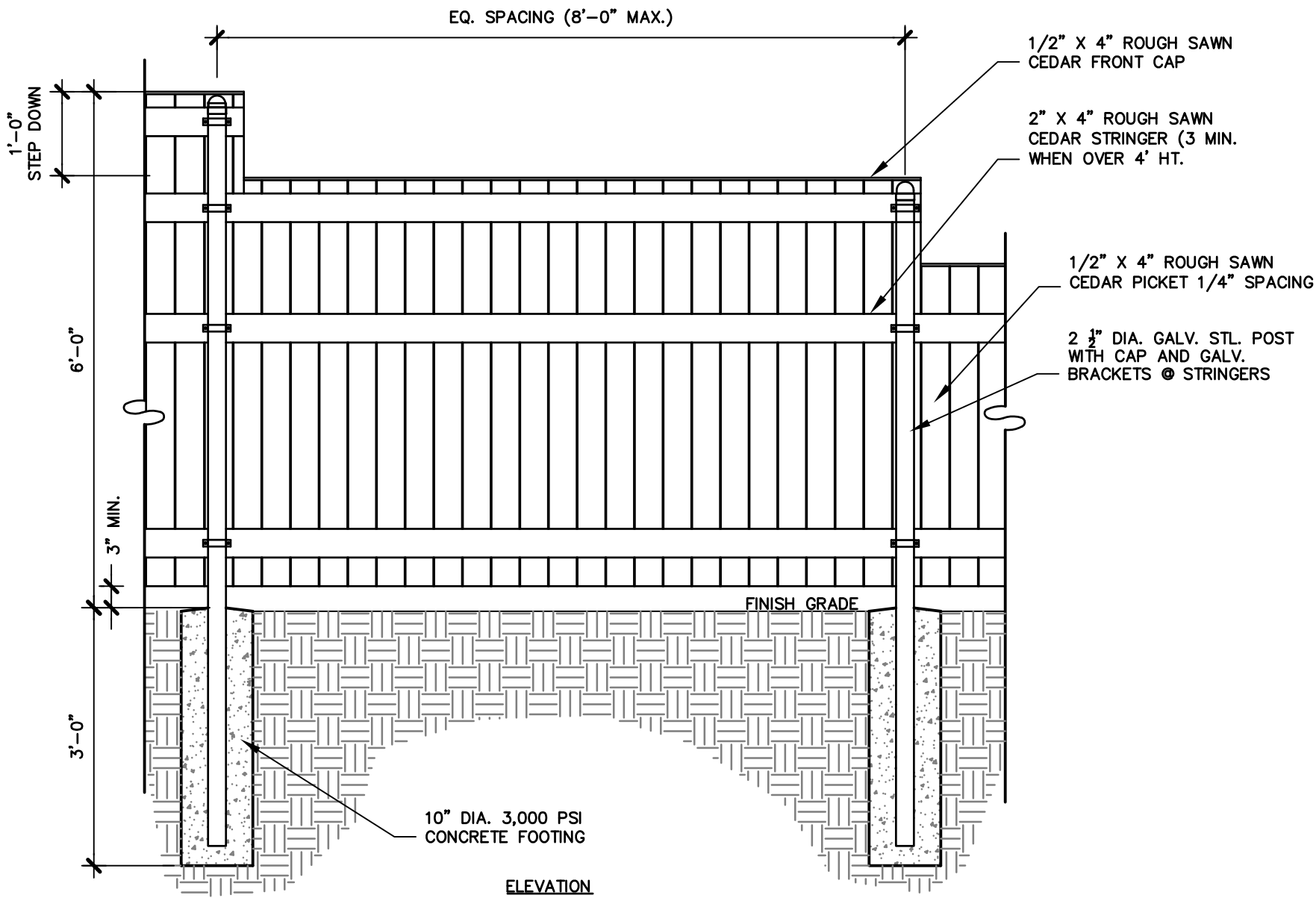
SCALE: 1" = 20'

FENCE TYPE LEGEND

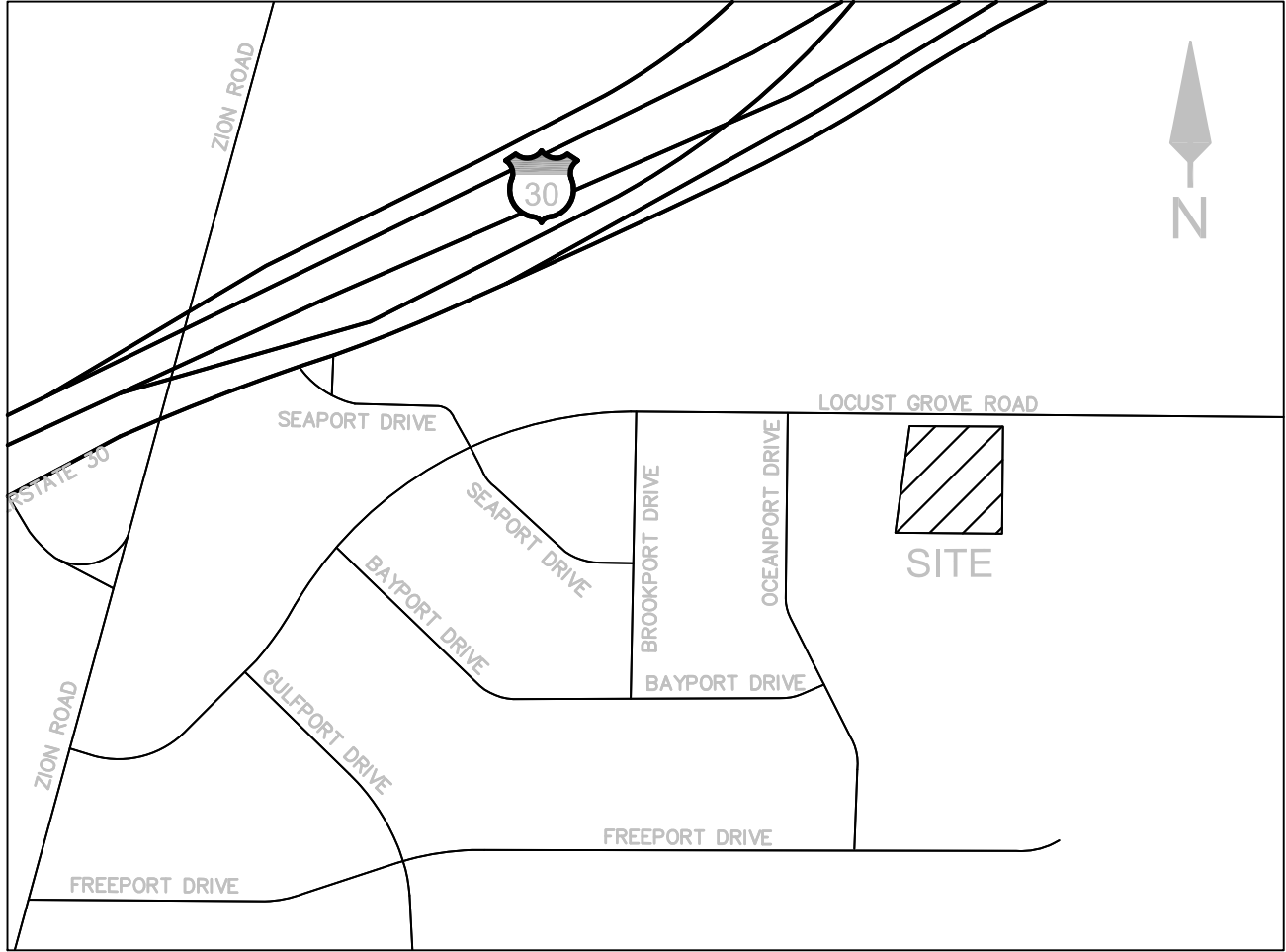
- ORNAMENTAL VIEW FENCE
- BOARD ON BOARD WOOD FENCE



C ORNAMENTAL VIEW FENCE
SECTION NOT TO SCALE



B BOARD ON BOARD FENCE
SECTION NOT TO SCALE



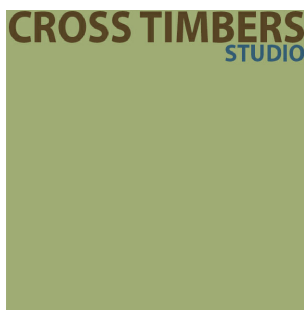
SITE DATA	
LOT AREA:	1.0 ACRES
EXISTING ZONING:	AG
PROPOSED ZONING:	PD 20-21
BUILDING HEIGHT:	2 STORY (MAX)

GENERAL NOTES:

- TREE PROTECTION MEASURES SHALL REMAIN IN PLACE THROUGH THE DURATION OF CONSTRUCTION.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY.
- EACH LOT, UPON COMPLETION OF HOME CONSTRUCTION WILL RECEIVE A 6' TYP. WOOD PRIVACY FENCE. THIS FENCE WILL BE LOCATED ALONG LOT LINES AND IS NOT REFLECTED IN THIS PLAN.

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Clifton D. Hall L.A.#2806

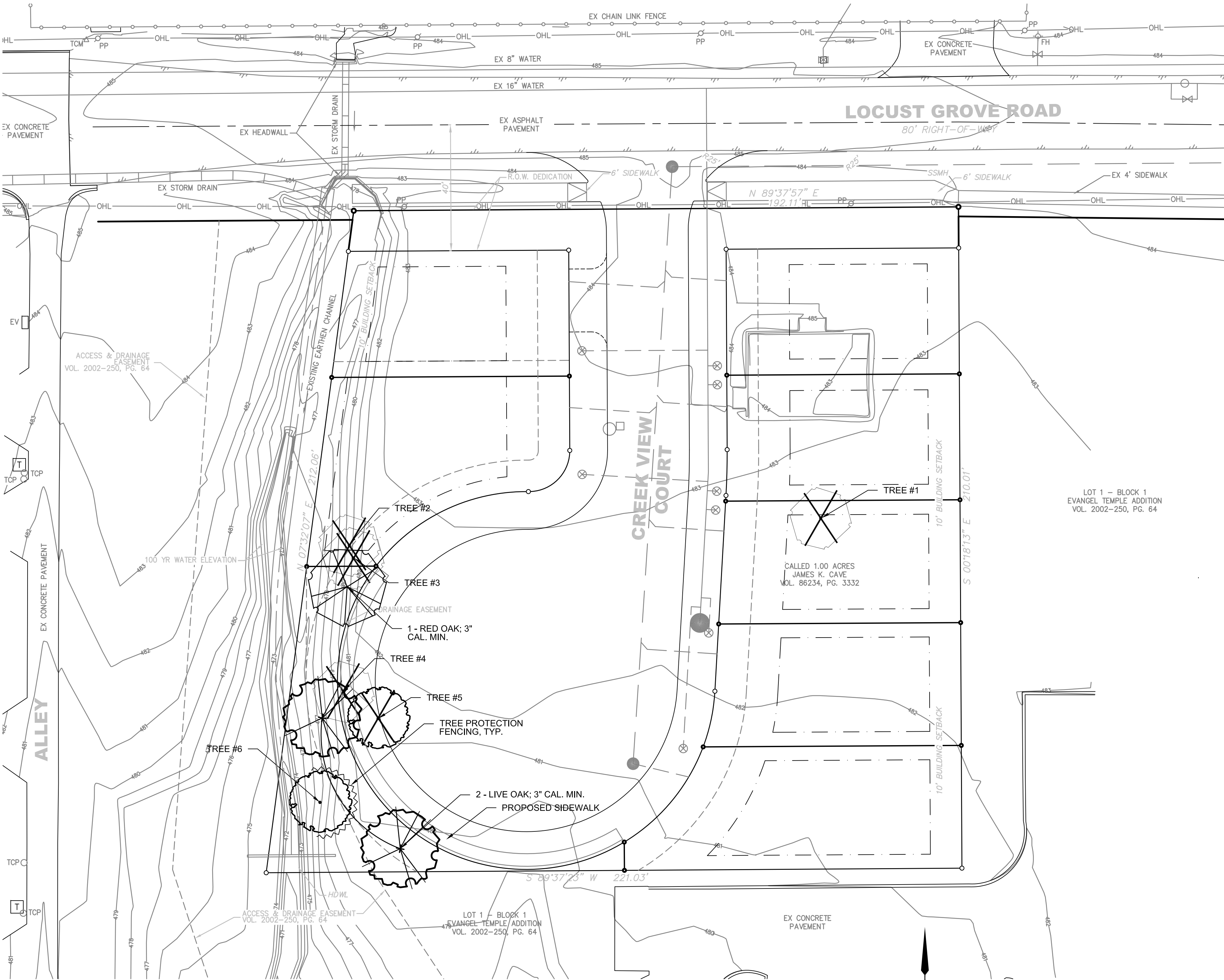
FENCING AND LANDSCAPE PLAN		
CREEK VIEW RESIDENCES		
4926 LOCUST GROVE ROAD		
CITY OF GARLAND, TEXAS		
DEVELOPER BASAB CHATTERJEE	DESIGN	
	ISSUE DATE 09/09/20	DEC FILE NO. 0251
APPLICANT/ENGINEER DEVELOPMENT ENGINEERING CONSULTANTS, LLC	CITY FILE NO. 200317-1	SHEET NO. EXH2
	DANIEL STEWART, P.E.	



CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558

TREE MITIGATION TABLE

LIST NUMBER	CALIPER(")	COMMON NAME	BOTANICAL NAME	PROTECTED	TO BE REMOVED	TOTAL CALIPER INCHES TO BE REMOVED	REPLACEMENT RATIO	REPLACEMENT CALIPER INCHES REQUIRED
1	6	HACKBERRY		NO	X		N/A (non-protected tree)	
2	6	HACKBERRY		NO	X		N/A (non-protected tree)	
3	6	HACKBERRY		NO	X		N/A (non-protected tree)	
4	8	HACKBERRY		NO	X		N/A (non-protected tree)	
5	18	OAK	Quercus sp.	YES	X	18	1:1 (1 caliper inch per 1 caliper inch)	18
6	9	PECAN	Carya illinoensis	YES			1:1 (1 caliper inch per 1 caliper inch)	
						Total: 18		Total: 18



A TREE MANAGEMENT PLAN

SCALE: 1" = 20'

TREE LEGEND

- EXISTING PROTECTED TREE TO REMAIN, UNLESS OTHERWISE NOTED
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING UNPROTECTED TREES (HACKBERRY) TO BE REMOVED
- TREE PROTECTION FENCING

TREE MITIGATION NOTES

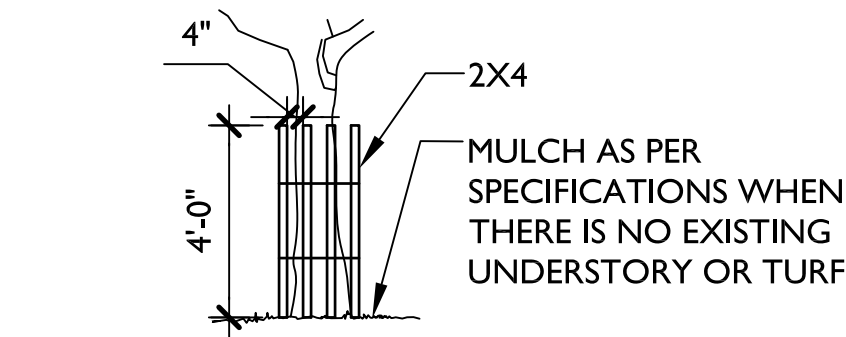
EXISTING 18" OAK TO BE REMOVED

REQUIRED MITIGATION:
18" REPLACEMENT CAL. INCHES/ (6) 3" CAL. TREES

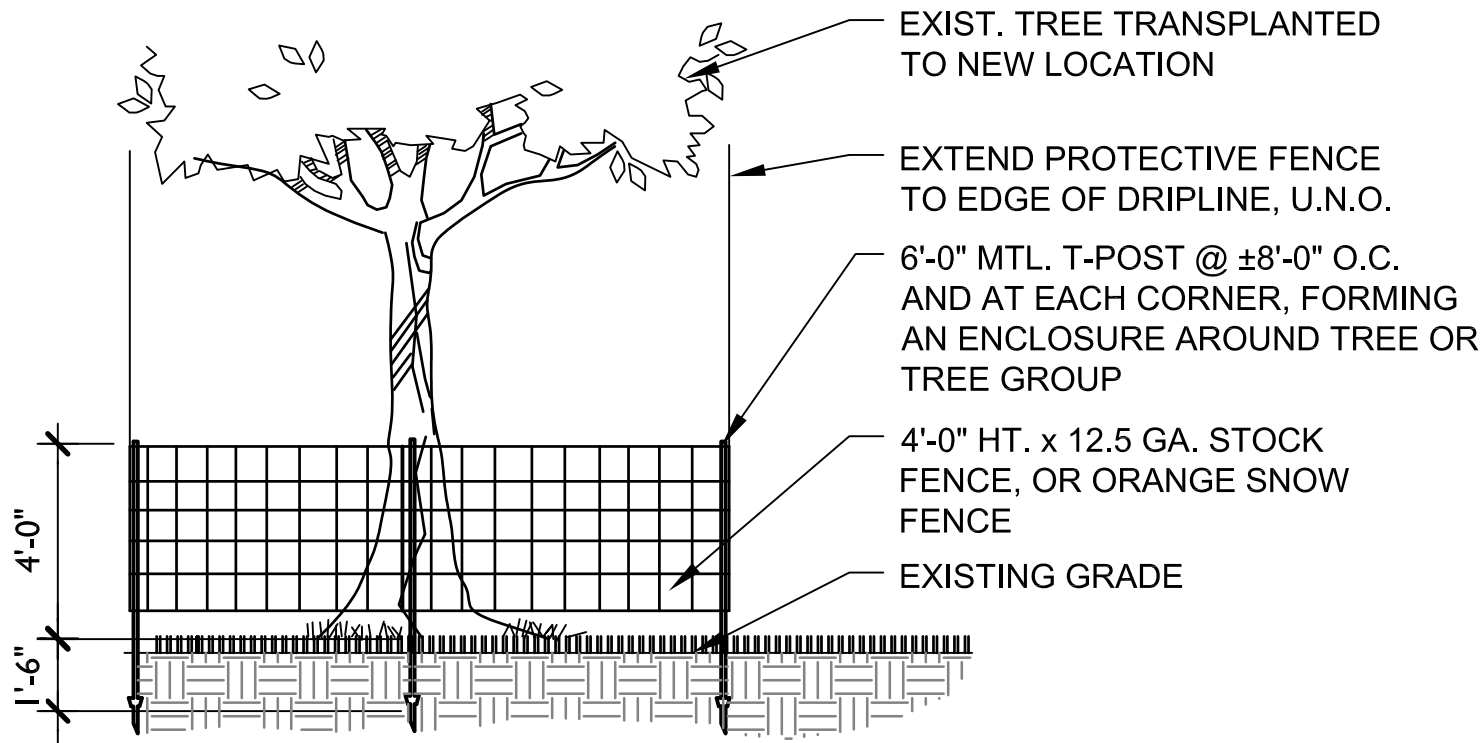
PROVIDED:
(3) 3" CAL. TREES*
(2) 3" CAL. LIVE OAK
(1) 3" CAL. RED OAK

*OWNER WILL PAY TO THE CITY REFORESTATION AND TREE MANAGEMENT FUND OF GARLAND \$1,350, FOR ADDITIONAL 9 CAL. INCHES NOT PROVIDED IN MITIGATION PLAN.

PER GDC AN ADDITIONAL (2) TREES WILL BE PROVIDED BY BUILDER ON EACH LOT WITH (1) TREE TO BE LOCATED IN FRONT YARD AND (1) TREE TO BE LOCATED IN THE REAR YARD. ALL TREES SHALL BE ON THE APPROVED TREE LIST.



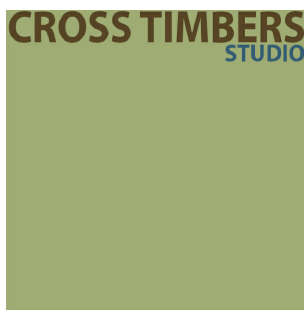
- NOTE:
- WRAP TREE TRUNK WITH 2"x4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.
 - THIS TREE PROTECTION SHALL BE SELECTED AND IN PLACE IN THE EVENT THAT THE STANDARD TREE PROTECTION DETAIL, THIS SHEET, IS NOT ABLE TO BE PROVIDED DUE TO RESTRICTIONS ON SITE PRIOR TO CONSTRUCTION. IT IS ALSO TO BE INCLUDED IF FENCE IS LESS THAN 5' FROM TRUNK.



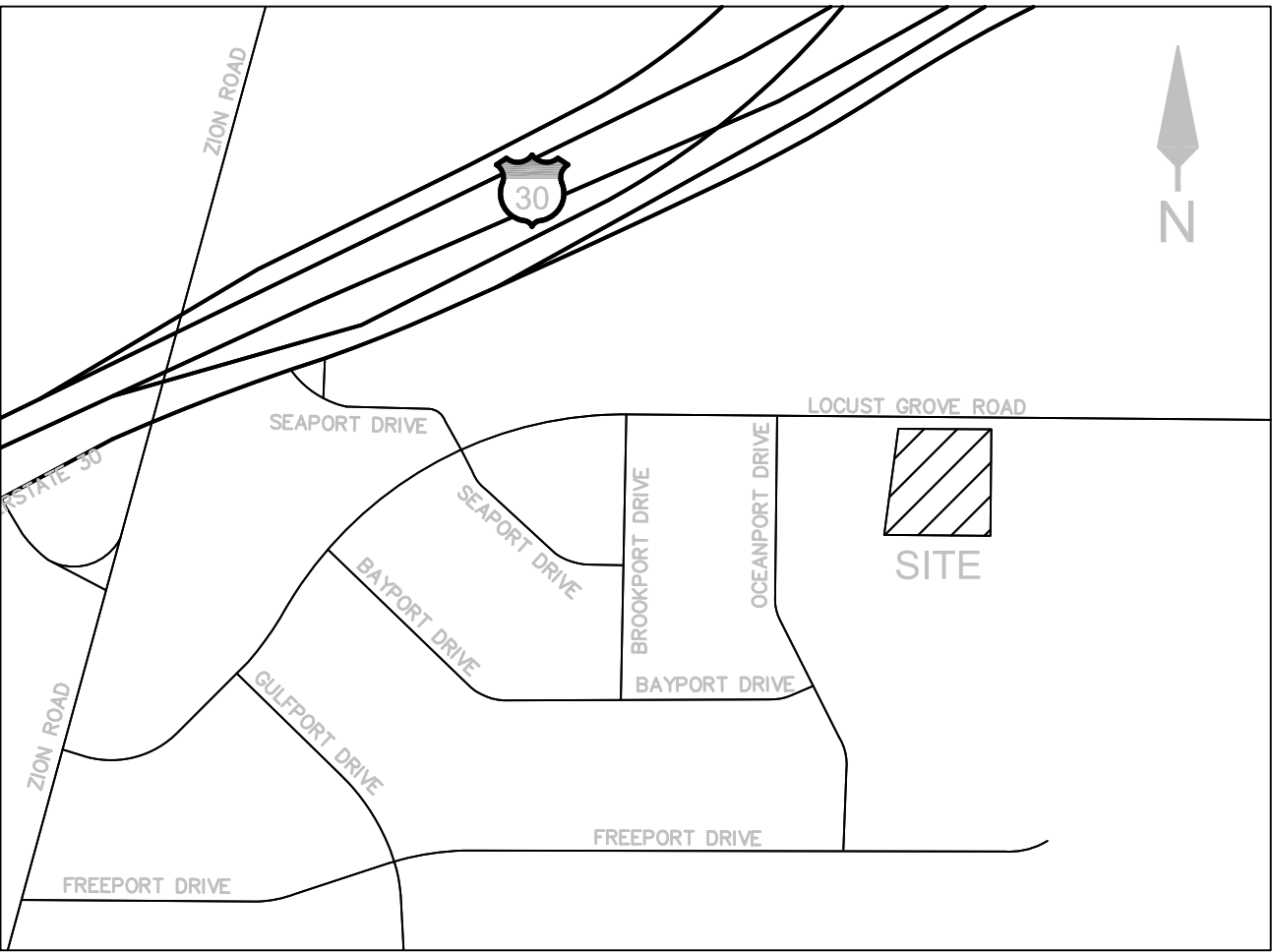
B TREE PROTECTION MEASURES

ELEVATION

SCALE: NTS



CROSS TIMBERS STUDIO
CLIFTON HALL, ASLA
FORT WORTH, TX 76133
PH: 972-896-1900
TBAE REG. NUMBER: BR 3558



VICINITY MAP
N.T.S.

SITE DATA	
LOT AREA:	1.0 ACRES
EXISTING ZONING:	AG
PROPOSED ZONING:	PD 20-21
BUILDING HEIGHT:	2 STORY (MAX)

GENERAL NOTES:

- PRIOR TO REMOVAL OF ANY PROTECTED TREES ON SITE, CONTRACTOR SHALL COORDINATE WITH CERTIFIED ARBORIST OR OWNER'S REPRESENTATIVE.
- COORDINATION WITH ADJACENT SITE CONTRACTORS WILL BE NECESSARY.
- REF. EXH2 FOR ADDITIONAL PROPOSED TREE INFORMATION.

TREE MANAGEMENT PLAN

CREEK VIEW RESIDENCES

4926 LOCUST GROVE ROAD

CITY OF GARLAND, TEXAS

DEVELOPER
BASAB CHATTERJEE

APPLICANT/ENGINEER
DEVELOPMENT ENGINEERING
CONSULTANTS, LLC

DANIEL STEWART, P.E.

DESIGN

ISSUE DATE

09/09/20

CITY FILE NO.

200317-1

DEC FILE NO.

0251

SHEET NO.

EXH1

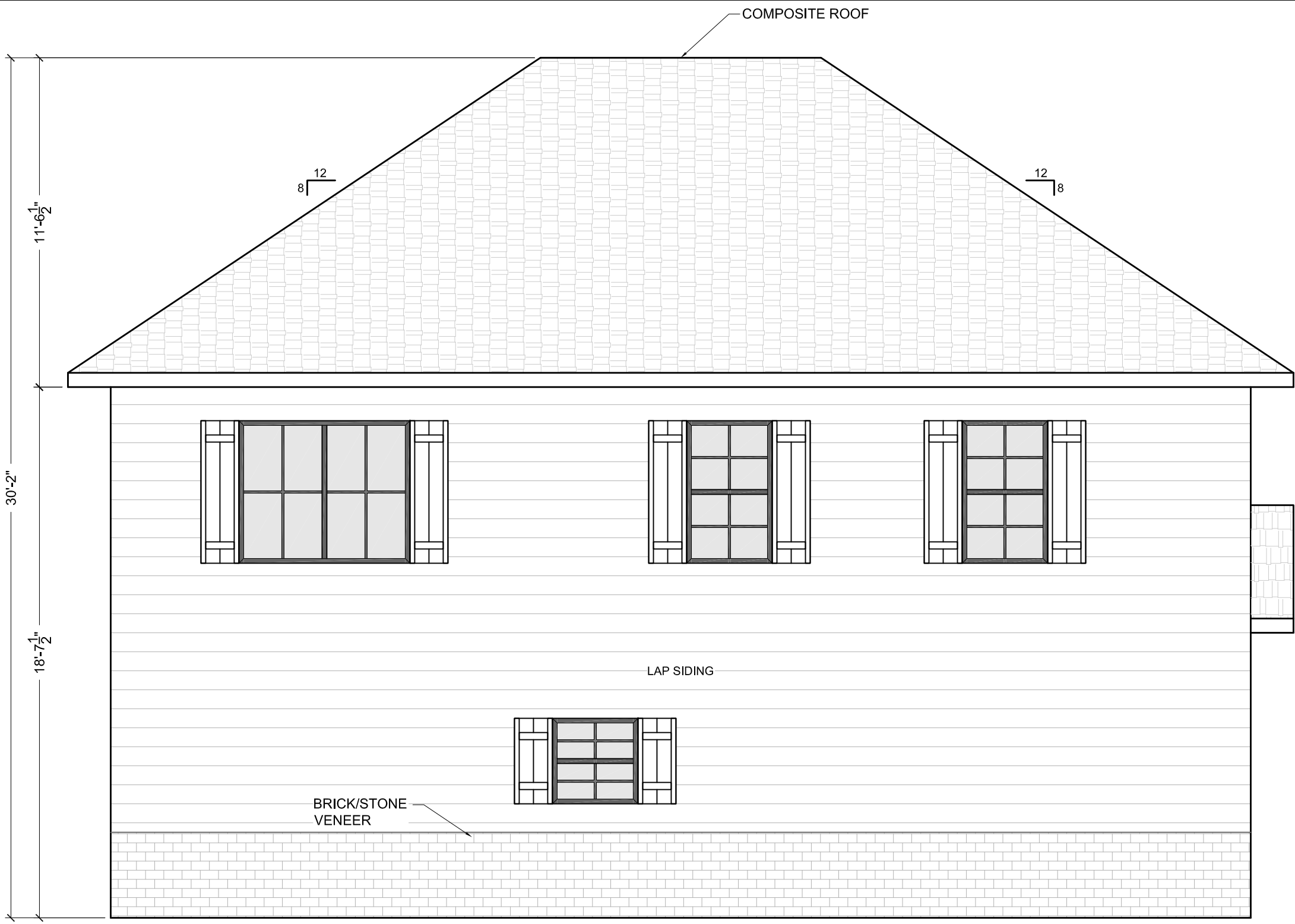
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Permit Purposes. They
were prepared by, or
under the supervision of:
Clifton D. Hall
L.A.#2806



ELEVATION PLAN - NORTH

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

ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
2	(G) RECESSED ENTRY
3	(N) VARIED ROOF HEIGHTS



ELEVATION PLAN - EAST

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

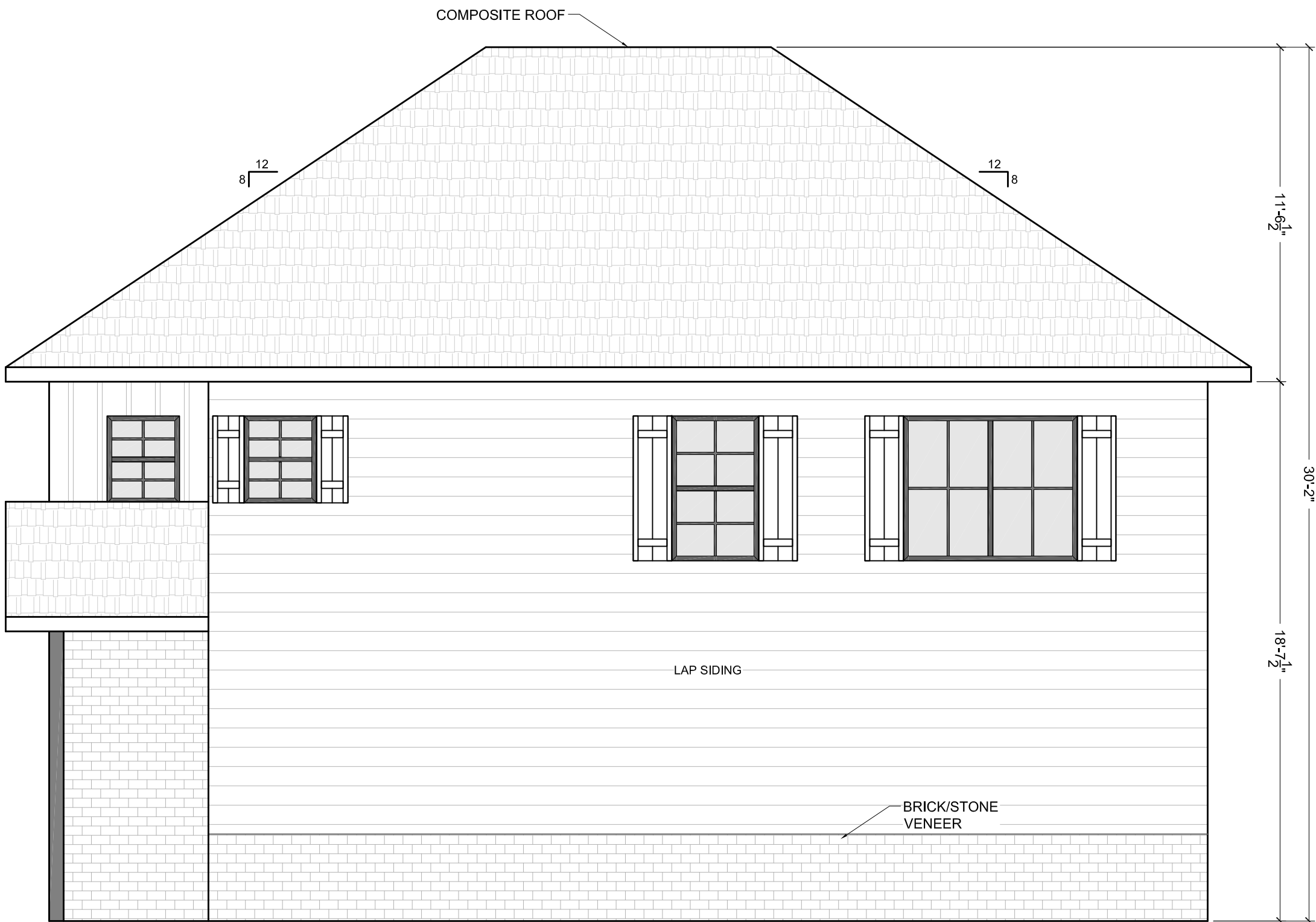
ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
2	(E) SHUTTERS
3	(O) ORNAMENTAL FACADE TRIMS



ELEVATION PLAN - SOUTH

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

ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
2	(E) SHUTTERS
3	(O) ORNAMENTAL FACADE TRIMS



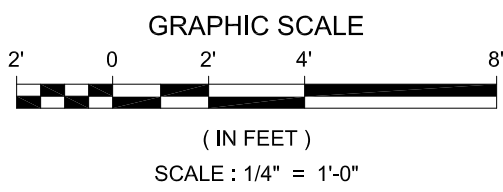
ELEVATION PLAN - WEST

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

ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
2	(E) SHUTTERS
3	(O) ORNAMENTAL FACADE TRIMS

ELEVATION NOTES:

- ALL DESIGN AND CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES OF LOCAL JURISDICTIONS, AND ALL OTHER APPLICABLE REGULATIONS, REQUIREMENTS CODES AND STANDARDS OF THE STATE OF TEXAS, AND THE UNITED STATES FEDERAL GOVERNMENT, INCLUDING BUT NOT LIMITED TO OSHA, EPA AND OTHER AUTHORITIES, AGENCIES OR ENTITIES HAVING JURISDICTIONAL AUTHORITY...
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL TERMS AND CONDITIONS.
- THESE ELEVATION VIEWS ARE SCHEMATIC IN NATURE. ALL BRICK/STONE, TRIM, FINISHES, ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE SAFETY OF WORKERS, INSPECTORS, AND THE GENERAL PUBLIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL COMPLY WITH LATEST OSHA GUIDELINES AT ALL TIMES. THE CONTRACTOR SHALL CONSOLIDATE EQUIPMENT AND MATERIALS IN A NEAT AND ORDERLY MANNER AT THE CLOSE OF EACH WORKING DAY.



NO.	DATE	REVISIONS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BETWEEN THE OWNER AND THE DESIGNER.

IF THIS PLAN IS FOUND ON ANY ACTIVE CONSTRUCTION SITE, CONTACT NASH GANN AT 940-642-2272.
3-Sep-20

CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN



NG Design Services
2640 Horseshoe Lake Road
Iowa Park, Texas 76367
Phone (940) 642-2272
Email : ngdesignservice@gmail.com

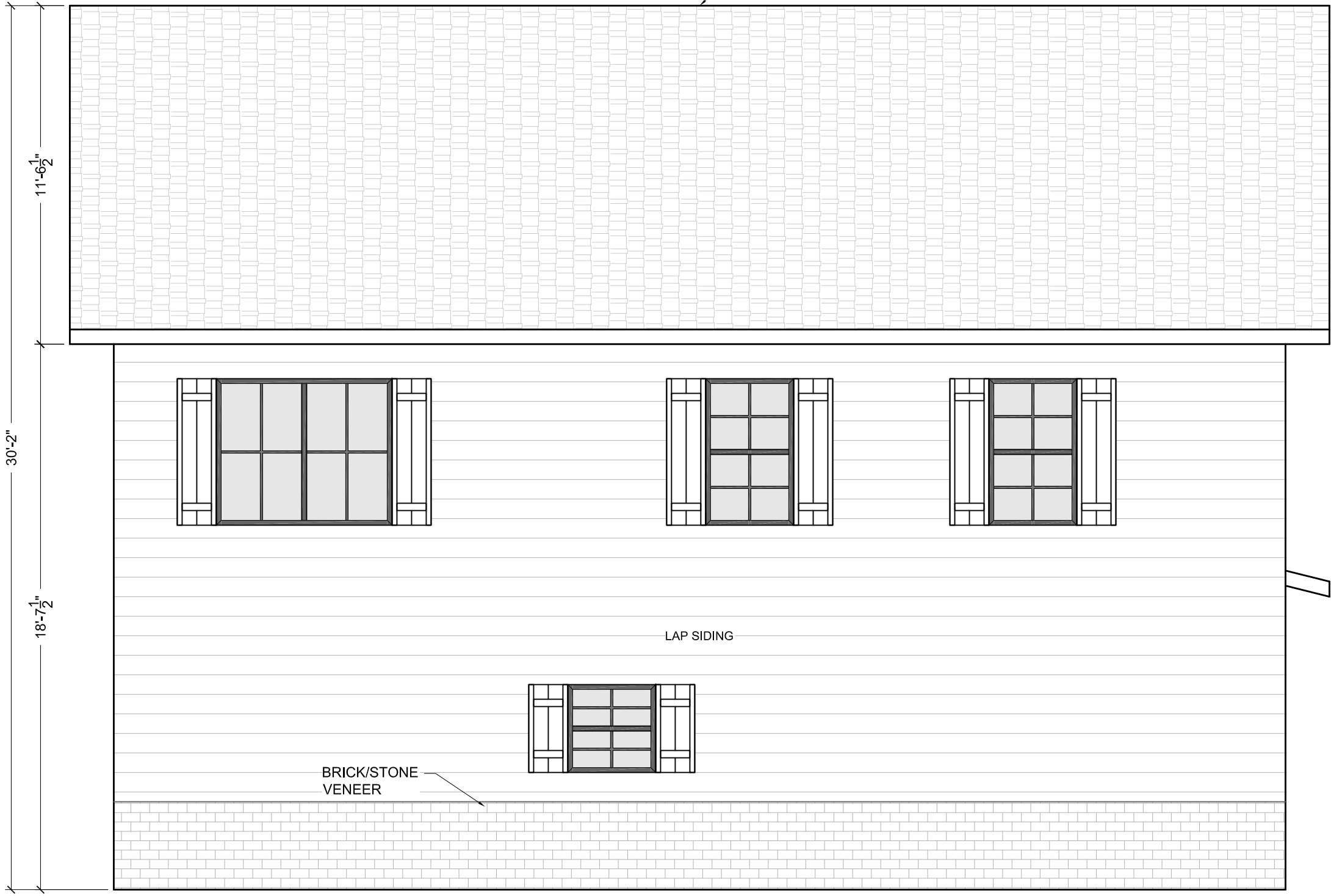
DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	9/3/20	1/4" = 1'-0"	-	2



ELEVATION PLAN - NORTH

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

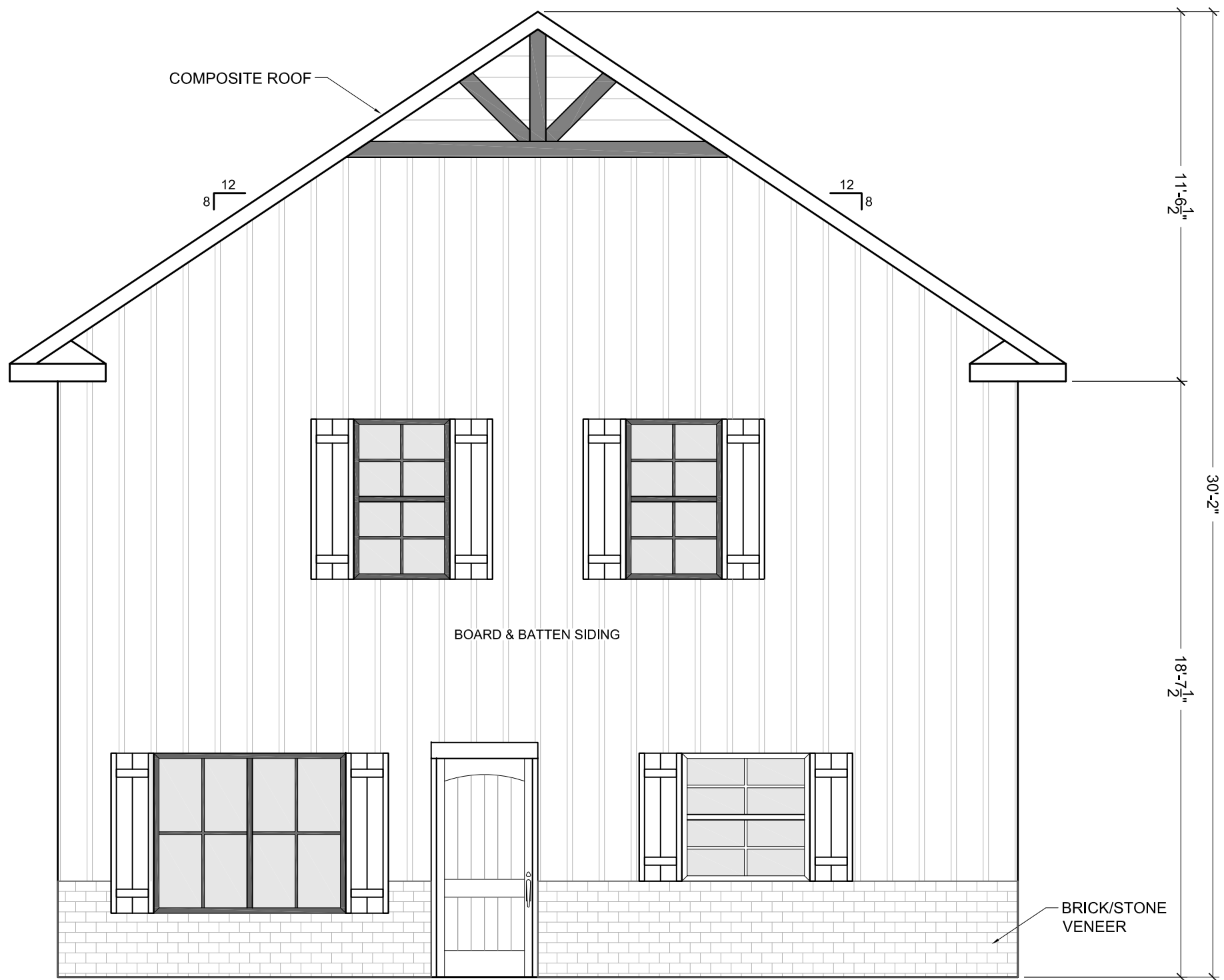
ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
2	(G) RECESSED ENTRY
3	(N) VARIED ROOF HEIGHTS



ELEVATION PLAN - EAST

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

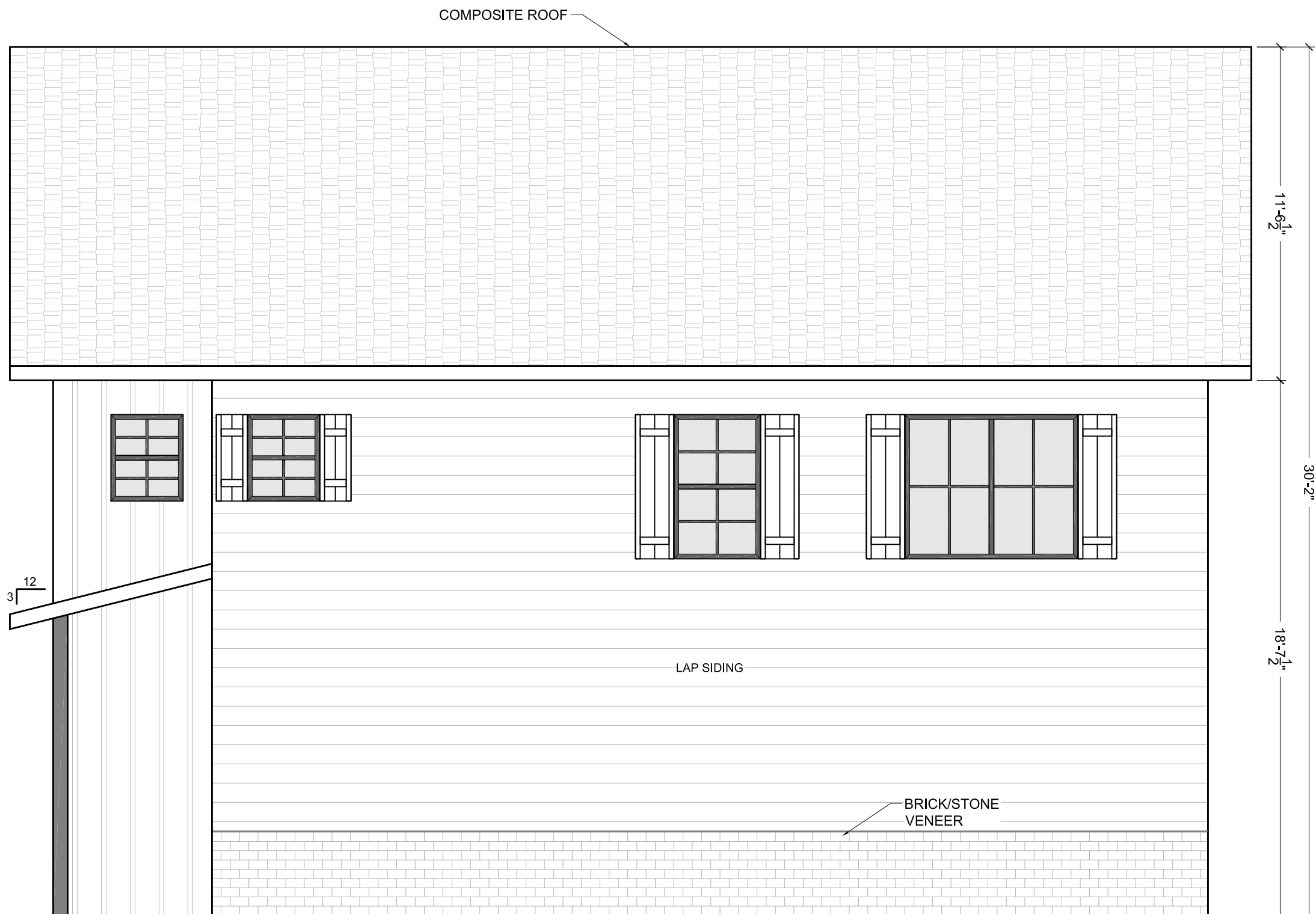
ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
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ELEVATION PLAN - SOUTH

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

ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
1	(C) DIVIDED LIGHT WINDOWS
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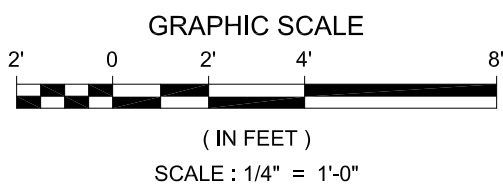
ELEVATION PLAN - WEST

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

ARCHITECTURAL ELEMENTS SECTION 4.83 (A)	
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2	(E) SHUTTERS
3	(O) ORNAMENTAL FACADE TRIMS

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- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL TERMS AND CONDITIONS.
- THESE ELEVATION VIEWS ARE SCHEMATIC IN NATURE. ALL BRICK/STONE, TRIM, FINISHES, ETC. SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR THE SAFETY OF WORKERS, INSPECTORS, AND THE GENERAL PUBLIC WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL COMPLY WITH LATEST OSHA GUIDELINES AT ALL TIMES. THE CONTRACTOR SHALL CONSOLIDATE EQUIPMENT AND MATERIALS IN A NEAT AND ORDERLY MANNER AT THE CLOSE OF EACH WORKING DAY.



NO.	DATE	REVISIONS

PRELIMINARY

NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

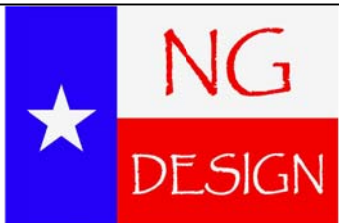
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3-Sep-20

CITY OF GARLAND CASE # - 200317-1

GARLAND DEVELOPMENT - BASAB CHATTERJEE

ELEVATION PLAN



NG Design Services
2640 Horseshoe Lake Road
Iowa Park, Texas 76367
Phone (940) 642-2272
Email : ngdesignservice@gmail.com

DESIGN	DRAWN	DATE	SCALE	PROJECT	SHEET
MNG	MNG	9/3/20	1/4" = 1'-0"	-	2

Z 20-21



View of the subject property.



View of the property north of the site on Locust Grove Road.



View of the property west of the site on Locust Grove Road.



View of the property east of the site on Locust Grove Road.



GARLAND

Plan Commission

2. c.

Meeting Date: 09/28/2020

Item Title: Z 20-26 Bill Swisher (District 3)

Summary:

Consideration of the application of **Bill Swisher**, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (District 3) (Z 20-26)

Attachments

Z 20-26 Bill Swisher PC Report and Attachments

Planning Report

File No: Z 20-26/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 28, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) sign face.

LOCATION

484 West IH-30

APPLICANT

Bill Swisher

OWNER

American Pawn & Jewelry, Inc.

BACKGROUND

The applicant proposes to amend Planned Development (PD) District 19-37 to allow the conversion of an existing non-conforming pylon sign along IH-30 into a pylon sign with an electronic programmable sign face. On the subject property is an existing building for a pawn shop use, which received zoning approval in January 2020 to add indoor automobile and motorcycle/ATV sales.

SITE DATA

The site contains approximately 2.83 acres with approximately 144 lineal feet of frontage along the eastbound service road of I-30, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Community Retail (CR) District, which is intended to accommodate a variety of retail, service, and business establishments. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

CONSIDERATIONS

1. The applicant proposes a 200 square-foot electronic programmable sign from an existing 264 square-foot non-conforming pylon sign. The existing sign is forty-eight (48) feet in height, and the applicant proposes to keep the height at 48 feet. The GDC requires a maximum surface area of 150 square feet for pylon signs, and a maximum height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed)).

2. The Garland Development Code (GDC) allows for nonconforming signs to convert to an electronic programmable sign face only when the sign is brought into full GDC compliance. The applicant requests to convert the existing sign to electronic/programmable, reducing the size from 264 square feet to 200 square feet, while otherwise requesting the sign to remain as-is.
3. Programmable Signs (Electronic). A programmable sign is a sign capable of displaying changing content through still, animated, scrolling or moving messages or images by remote or automatic means without the need to physically touch the sign face. The term includes signs that project images, display messages or images by means of electronic or 'digital' illumination such as cathode ray tubes, light emitting diodes (LED), plasma screens, liquid crystal displays, fiber optics, lasers, projectors and similar technology.
4. The site plan (Exhibit C) shows the location of the proposed sign in relation to the existing American Pawn & Jewelry, Inc. and IH-30. The sign is placed twenty (20) feet from the right-of-way line as per the GDC.
5. The surrounding area has a variety of sign heights. The existing sign is lower in height than the freestanding signs on both sides of the subject property. The highway is elevated adjacent to this location, and there are existing trees along the eastbound highway which obstruct views to the subject site. The forty-eight (48) foot sign height and 200 square-foot sign size will remain visible from the highway and at an appropriate scale along IH-30.
6. The sign must conform to the Garland Development Code restrictions for programmable (electronic) signs, which prohibits:
 - Displaying animated, full-motion or other moving images, or display a flashing or blinking image, an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(O)(7)(c) below;
 - Projecting an image onto a structure, building, the ground, or another object;
 - Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);
 - Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or
 - Including any audio message.
7. The sign must also conform to the illumination restrictions of Section 4.69 of the Garland Development Code:
 - (1) Any type of sign that is illuminated to an intensity, or in a manner, which causes a glare of brightness to a degree that constitutes a hazard to traffic or a nuisance to adjacent properties is prohibited.
 - (2) Except as otherwise expressly provided for in this article, a sign, including a programmable sign, may not emanate a luminance more than 0.3 footcandles above the

natural ambient light level of the location at the time of measurement, as measured from a point 250 feet from the sign face.

(3) Except as otherwise expressly provided for in this article, moving, flashing, animated, intermittently lighted, changing color, beacons (except for aircraft directional and warning beacons required by the FAA), revolving, swinging, fluttering, or similarly constructed signs are prohibited.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Furthermore, the I-30 Corridor Catalyst Area Plan, adopted in 2017, recognizes this site for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, east, west, and southwest are zoned Community Retail (CR) District and PD 98-32 for Community Retail (CR) District Uses; these properties include restaurants, a hotel/motel, and various retail uses. The properties to the south are zoned Single-Family-7 (SF-7) District and are improved with detached single-family dwellings. The proposed sign would continue to be oriented towards I-30. As mentioned in Consideration 5, the highway is elevated and there are existing trees along the eastbound highway somewhat obstructing views; therefore, the height and scale of the sign are appropriate for the subject site. However, it is recommended that the support poles match the masonry materials on the existing building on site.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) digital sign face. However, staff recommends that the support poles match the masonry materials on the existing building on site.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Photos

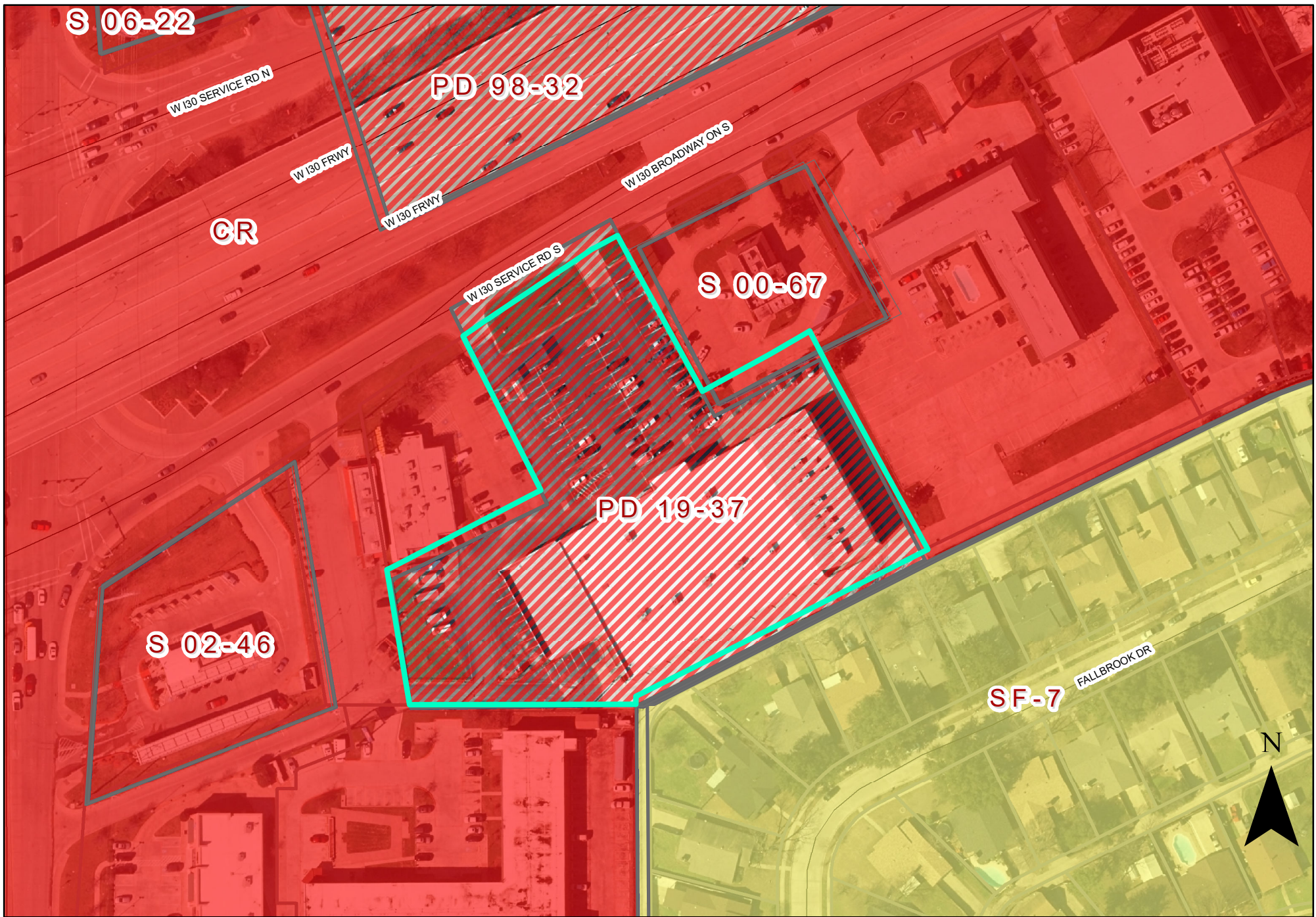
CITY COUNCIL DATE: October 20, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 85 170 Feet
1 inch = 118 feet

Zoning Map Z 20-26



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-26

484 West IH-30

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow the conversion of an existing non-conforming pylon into a pylon sign with a programmable (electronic) sign face.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 19-37, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 19-37 and Community Retail (CR) 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:

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

V. Specific Conditions:

- A. Programmable (Electronic) Pylon Sign: The programmable (electronic) pylon sign shall be in conformance with Exhibit C and Exhibit D.
- B. Signage shall comply with the illumination restrictions of Section 4.69 of the Garland Development Code.
- i. Any type of sign that is illuminated to an intensity, or in a manner, which causes a glare of brightness to a degree that constitutes a hazard to traffic or a nuisance to adjacent properties is prohibited.
- ii. Except as otherwise expressly provided for in

this article, a sign, including a programmable sign, may not emanate a luminance more than 0.3 footcandles above the natural ambient light level of the location at the time of measurement, as measured from a point 250 feet from the sign face.

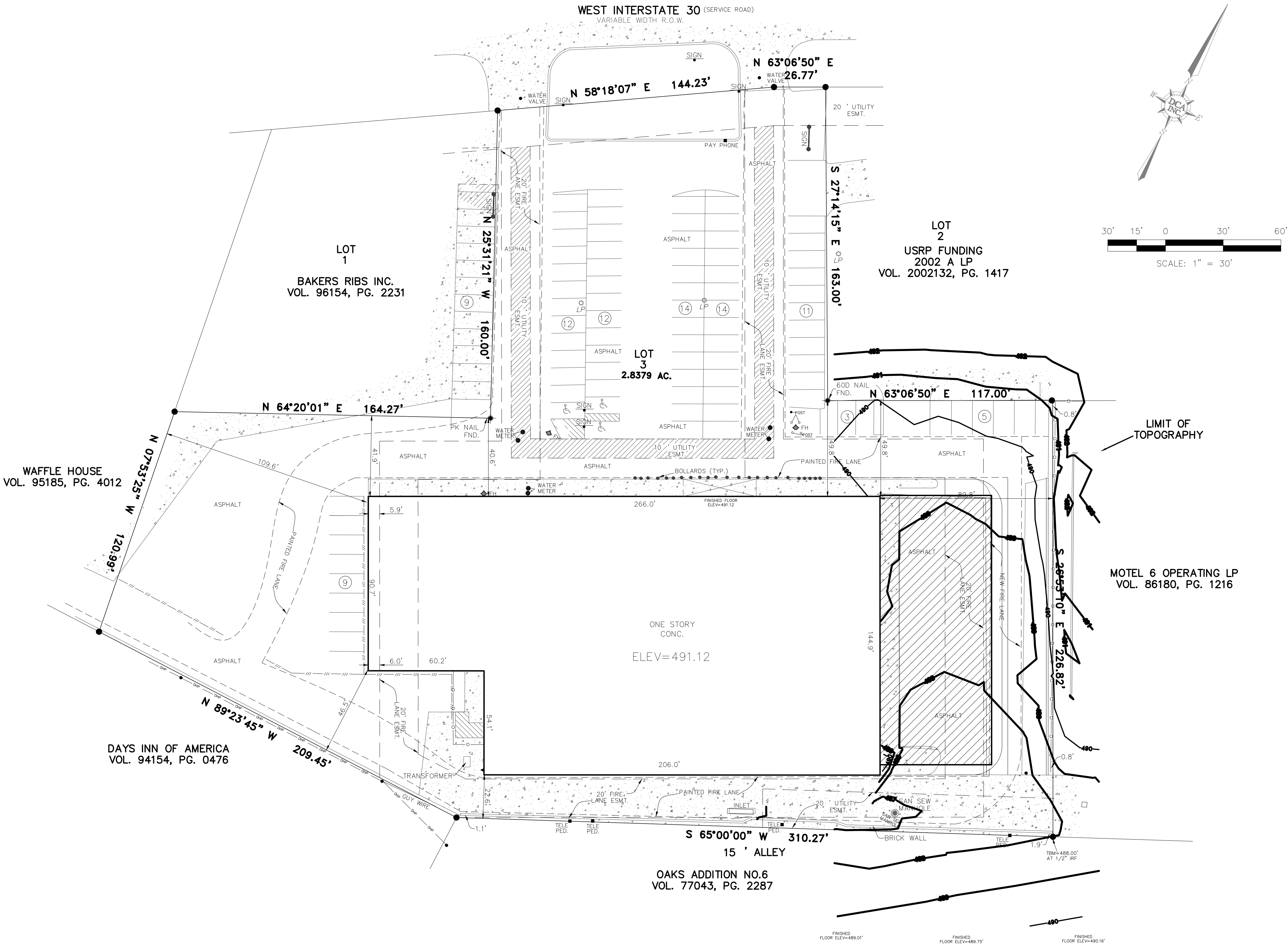
- iii. Except as otherwise expressly provided for in this article, moving, flashing, animated, intermittently lighted, changing color, beacons (except for aircraft directional and warning beacons required by the FAA), revolving, swinging, fluttering, or similarly constructed signs are prohibited.

C. Signage is prohibited from:

- i. Displaying animated, full-motion or other moving images, or display a flashing or blinking image, an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(0)(7)(c) below;
- ii. Projecting an image onto a structure, building, the ground, or another object;
- iii. Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);
- iv. Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or
- v. Including any audio message.

FILE NO: Z 20-26
CASE NO: 200519-2

EXHIBIT C



SITE LAYOUT	
AMERICAN PAWN	
484 W. INTERSTATE 30 LOT 3, 2.84 ACRES OAKS ADDITION NO. 4 City of Garland, Dallas County, Texas	
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761	
© 2019 Monk Consulting Engineers, Inc., All Rights Reserved	
PROJECT NO.:	REG. NO.:
date:	scale:
11/13/19	1"=30'
C101	

FILE NO: Z 20-26
CASE NO: 200519-2



EXHIBIT D



DESIGNED FOR: Pawn Superstore	
QUOTE NUMBER: 2008-1315-0708	
DATE: 08-13-20	DRAWN BY: Kayla D.
SCALE: 1/53.17"	
This original design and all information contained herein are the property of Datatronic Control, Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how the sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc. does not perform any electrical work. All electrical work must be performed by a licensed electrician.	
DESCRIPTION: 10 MM Cinevision 288 x 576 Matrix	
NOTES:	
	
CUSTOMER APPROVAL:	
DATE:	

Z 20-26



View of the adjacent property and subject site from the frontage road looking southwest



View of subject site from the north



View of properties located to the west of the subject property



View the properties to the south of the the subject site