



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
September 25, 2017 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

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

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

AGENDA:

- 1. MINUTES**
 - a. Plan Commission Minutes - September 11, 2017
- 2. ZONING**

- a. Consideration of the application of **Erasmo Alanis**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 82-42 to Neighborhood Services (NS) District and 2) a Specific Use Provision for the development of a Cultural Facility on property zoned Planned Development (PD) District 82-42. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)

Staff requests postponement to the October 9, 2017 Plan Commission meeting.

- b. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) District 95-34; 2) an amended Concept Plan; and 3) a Detail Plan for a Grocery/Supermarket (>5,000sf), on property zoned Planned Development (PD) 95-34 for Community Retail (CR) District Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)

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: 09/25/2017

Item Title: Plan Commission Minutes - September 11, 2017

Summary:

Plan Commission Minutes - September 11, 2017

Attachments

Plan Commission Minutes - September 11, 2017

Garland, Texas
September 12, 2017

The Plan Commission of the City of Garland met in regular session on Monday, September 11, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

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

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of August 28, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Welborn to **approve** the minutes of the August 28, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

ZONING

- 2a.** Consideration of the application of **Wilbow Corporation**, requesting approval of 1) an amendment to Planned Development (PD) District 15-41; 2) an amended Concept Plan; 3) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses; and 4) an Alley Waiver on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (District 6) (File Z 17-37)

Representing the applicant, Chaz Fitzgerald, 4131 N. Central Expressway, Dallas, TX provided a brief overview of the request and remained available for any questions.

There were no questions of this applicant.

Speaking in opposition of the request:

Patsy McGowan, 1538 Goodwin Drive, expressed concern regarding shared alley access and the added traffic congestion.

Commissioner Moore inquired as to the ownership of the alley and explained the difference between Right-of-Way and Fee Simple Alleys.

Chairman Roberts provided clarification on the proposed alley access.

Motion was made by Commissioner Dodson, seconded by Commissioner Moore to approve the request as presented. **Motion carried: 7 Ayes, 0 Nays.**

ELECTION OF OFFICERS

Motion was made by Commissioner Welborn, seconded by Commissioner Dodson to reappoint Scott Roberts as Chairperson and appoint Dylan Hedrick as 1st Vice Chairperson and Christopher Ott as 2nd Vice Chairperson. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:19 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 09/25/2017

Item Title: Z 17-15 Erasmo Alanis (District 8)

Summary:

Consideration of the application of **Erasmo Alanis**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 82-42 to Neighborhood Services (NS) District and 2) a Specific Use Provision for the development of a Cultural Facility on property zoned Planned Development (PD) District 82-42. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)

Staff requests postponement to the October 9, 2017 Plan Commission meeting.



GARLAND

Plan Commission

2.b.

Meeting Date: 09/25/2017

Item Title: Z 17-18 Dunaway Associates, LP (District 6)

Summary:

Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) District 95-34; 2) an amended Concept Plan; and 3) a Detail Plan for a Grocery/Supermarket (>5,000sf), on property zoned Planned Development (PD) 95-34 for Community Retail (CR) District Uses. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)

Attachments

Z 17-18 Dunaway Associates, LP Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-18/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 25, 2017

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 95-34; 2) an amended Concept Plan; and 3) a Detail Plan for a Grocery/Supermarket (>5,000 sf), on property zoned Planned Development (PD) 95-34 for Community Retail (CR) District Uses.

LOCATION

3318 West Buckingham Road

APPLICANT

Dunaway Associates, LP

OWNER

Raeleins Properties LTD

BACKGROUND

The applicant is seeking approval of a Planned Development amendment to develop an approximately 36,000 square foot grocery store. The grocery store tract is part of a larger property which is unimproved. In 1995 the subject site was zoned Planned Development (PD) District 95-34 for Shopping Center Uses. PD 95-34 was approved with a Concept Plan and requires any future development proposal to complete a Detail Plan review through a public hearing process.

The PD 95-34 Concept Plan included four pad sites and one commercial retail building. In 1997 a pharmacy/drug store (Walgreens, PD 97-10 for a Detail Plan) was approved and subsequently developed at the west side of the site on one of the PD 95-34 pad sites. The drug store is the only developed tract of PD 95-34. This proposal would add a grocery store building and reduce the number of pad sites from four to two, and restructure the in-line commercial retail building by splitting it into three (3) buildings.

SITE DATA

The overall subject property contained by the Concept Plan is approximately fifteen (15) acres with 770 feet of frontage along West Buckingham Road and 420 feet of frontage along North Jupiter Road.

The proposed Detail Plan portion of the site is approximately ten (10) acres with 310 feet of frontage along West Buckingham Road and 265 feet of frontage along North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 95-34 allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. 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. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

A Grocery/Supermarket (>5,000 square feet) is an allowed use in Planned Development (PD) District 95-34.

CONSIDERATIONS

- 1) **Concept Plan:** The applicant requests approval of an amended Concept Plan and a Detail Plan to develop a grocery store. The Concept Plan establishes a future site layout with allocation of one pad site and one separate parcel for future retail development in addition to the proposed grocery store site. The drive-through restaurant shown on the southwest corner of the existing PD 95-34 Concept Plan is removed and replaced with open space. The Concept Plan is also updated to accurately reflect the existing Walgreens development.

Access to the overall site would be reduced from five access points to four. The Concept Plan would not remove any existing drives and the Walgreens drives would not be impacted. Specifically, the proposed Concept Plan shows two access drives onto North Jupiter Road and two access drives onto West Buckingham Road. The existing Concept Plan shows two drives onto North Jupiter Road and three drives onto West Buckingham Road.

The proposed Concept Plan is in conformity with the Garland Development Code (GDC) standards and requirements. Thus the Concept Plan establishes an acceptable layout for future development. More specifically, there are two out parcels (pad sites). The first pad site is the Walgreens and the second is the retail building with frontage onto Buckingham Road on the west side of the site. There are two larger parcels each providing for larger retail buildings. These larger parcels include the grocery/supermarket site and a parcel that comprises the east approximate third of the overall Concept Plan.

- 2) **Detail Plan:** The 35,962 square-foot grocery store building is sited on the middle of the property along West Buckingham Road. Shared drives allow secondary access points to the site from West Buckingham Road and North Jupiter Road. One access drive directly serving the grocery store site is located at the east side of its property line and this driveway is shown as a shared driveway with the property to the east. The grocery store building entrance is oriented towards West Buckingham Road, with a double loaded parking lot at the north side of the grocery store building. The majority of the parking area is provided on the west side of the building. Three potential future electric vehicle charging stations are shown in the parking lot at the frontage of West Buckingham Road.

Bicycle parking is shown beneath a canopy on the west side of the building near the building entrance. Adjacent to the bicycle parking is a shopping cart storage area screened by a four foot, six inch (4' 6") high solid screen wall to match the building façade brick. Service areas such as refuse and loading are located at the south side of the building, away from the street. An existing tree row and creek buffer the single-family residential properties to the south, providing a natural screen between the uses.

- 3) **Parking:** The site is designed with adequate parking, and includes a ten (10) percent increase in parking above the GDC requirement of one-hundred forty-four (144) parking spaces. One-hundred sixty (160) parking spaces are provided.

- 4) **Parking Lot Landscaping:** Parking lot landscaping is provided with a proposed deviation, limited to three trees, to allow development without trees at the terminus of certain parking rows. Each deviation is described as follows:
- i. At the south terminus of a parking row adjacent to the southwest corner of the building beside the loading dock;
 - ii. At the north terminus of a parking row adjacent to the west side of the building and south of the bicycle parking area; and
 - iii. At the west terminus of the parking row adjacent to the north side of the building.

Each of these areas presents challenges for locating landscaping including utility connections; accessibility for large vehicle maneuvering; space allocation for cart storage and bicycle parking; and retaining an open environment at the primary entrance to the grocery store.

- 5) **Landscape Screening:** PD 95-34 requires landscaping and screening in conformity with the GDC. However, in PD 95-34, loading docks were restricted to the south side of buildings A-D (the south side of the proposed grocery store); along the west side of Building F (the west side of the western retail building shown on the proposed Detail Plan); and the north side of Building G (the Walgreens). The Walgreens was built with its loading on the east side of the building. The proposed Detail Plan depicts the loading space for the western retail building at the south side of the building. The loading area for the grocery store is shown on the south side of the building. The key difference in the location of the loading areas, and associated impacts would be to the residential development located to the south. However, the grocery store loading area is proposed 200 feet farther north compared to the existing Concept Plan. The other loading areas are farther north in comparison to the grocery store loading. Specifically the approved Concept Plan allows loading approximately 110 feet north of the south property line whereas the proposed Detail Plan places the grocery store loading approximately 310 feet north of the south property line.

In addition, PD 95-34 requires a minimum eight (8) foot high brick masonry screening wall along the south and east property lines and the GDC requires nonresidential developments to provide perimeter screening where located adjacent to residential district boundary lines. Alternative designs are allowed to meet screening requirements other than the standards listed in the GDC which include masonry wall with landscaping, ornamental fence with screening hedge, or earthen berm and landscaping. The proposal would maintain the existing trees which include large canopy trees, understory trees, shrubs and smaller plants south of the grocery store. This natural area would provide screening to the residential subdivision. Screening of the east property line would be considered with a future Detail Plan.

The refuse location is behind the West Buckingham Road building line, at the south side of the proposed building set away from the street frontage. The refuse container will be enclosed with a screen wall to match the building materials. The GDC requires the refuse enclosure to be placed behind the building. There is no building between the refuse enclosure and North Jupiter Road; however, the refuse enclosure would set more than seven hundred (700) feet from the street.

- 6) **Landscape Buffers:** Landscape Buffers are required along perimeter streets. A deviation is requested for the frontage along North Jupiter Road. The development

proposes no site construction along North Jupiter Road; the existing natural condition of turf, shrubs and trees would remain.

Along Buckingham Road, the applicant proposes a deviation from the GDC. While there are overhead power lines along the buffer of Buckingham Road, large canopy trees cannot be placed in this area. Therefore, the applicant is proposing a replacement of large canopy trees with small ornamental trees. The GDC allows a replacement rate for properties having one hundred and twenty (120) feet or more street frontage of up to twenty-five (25) percent of the required number of large canopy trees within buffers with small ornamental trees at a rate of one (1) large canopy tree equals three (3) small ornamental trees. However, the applicant is proposing all of the large canopy trees be replaced with small ornamental trees due to the overhead power lines. The GDC rate would result in thirty-three (33) required small ornamental trees; thirty-six (36) small ornamental trees are proposed.

- 7) **Signage:** PD 95-34 limits signage for the shopping center to no more than two freestanding signs and one monument sign for each of the four pad sites. The number of pad sites is reduced from four to two pad sites including the existing Walgreens' site with its multi-tenant pole sign on North Jupiter Road and monument sign on West Buckingham Road. The proposed signage includes only signage for the proposed grocery/supermarket with one monument sign at the east drive on West Buckingham Road, and a wall sign attached to the building. Future development will provide its own signs.

The application requests a deviation from the GDC monument sign height maximum of seven (7) feet to allow an eight (8) foot tall monument sign. In addition, the proposal requests an attached wall sign fabricated as a panel sign. The GDC prohibits panel signs. This panel sign constitutes a deviation from the GDC standards. All other signage requirements of the GDC are satisfied.

- 8) **Building Elevations:** The GDC contains specific requirements for building elevations including materials, elements, and articulation.

Materials. Regarding building materials the GDC requires street facing facades to be eighty (80) percent masonry, excluding windows, doors, and similar openings. The proposed street facing façade (north) is composed of approximately ninety-two (92) percent brick and stucco masonry that exceeds the GDC minimum requirement. The only type of metal materials that may be used for the solid wall portions of building facades remaining after the minimum masonry requirement has been met are architectural metal veneers such as Alucobond or equivalent. The proposal includes the use of architectural metal veneer, Berridge pre-weathered galvalume.

Elements. Architectural element requirements of the GDC are proposed with the following six selections: awning/canopy, display window, recessed entry, varied roof height, ornamental façade trim, and transom.

The recessed entry proposal is shown as the storefront entry set below a roof overhang. The GDC does not define or describe a recessed entry, although a photograph in the GDC shows an example of a recessed entry which demonstrates the entry sits behind a tall arcade.

The ornamental façade trim consists of three flat panels set beneath the roofline, while the GDC suggests a more decorative cornice with an upper decorative crown molding and lower picture mold.

Articulation. The horizontal articulation as proposed consists of one (1) horizontal offset whereas four (4) are required. This offset is located at the building entrance. The offset is thirteen (13) feet deep and thirteen (13) feet wide. In addition, the roof canopy extends four (4) feet beyond the face of the building. The GDC requires a minimum of thirty (30) percent of the building's total street-facing length, or thirty-nine (39) feet, to be projected or recessed. The building is designed as a modern store front with significant span of curtain wall (glass window). The window will be transparent offering some degree of relief to the flat appearance of the building. In addition, the selection of the dark brick material on the left of the front elevation contrasts with the lighter colored brick set at the east side and bottom of the façade which minimizes the potential monotony of the front elevation. Although the north elevation articulation requirement per the GDC would not include the canopy above the cart storage and bike rack area along the west side of the building, these features also minimize the appearance of a flat façade.

The vertical articulation shown on the elevation sheets is demonstrated through the incorporation of sloping and slightly curved roof line. The roofline is also stepped at two locations. The GDC vertical articulation requires a minimum of one (1) vertical articulation of at least twenty (20) percent of the façade width; in this case articulation would be required at a rate of twenty-six (26) feet of width and at a height of eight (8) feet for flat roofs. However, the proposed roof line is curved and sloping, while articulation of flat roof lines is required by the GDC.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of retail, office and residential development. The proposed use is complementary and compatible with the surrounding area and will provide more local shopping opportunities.

Additionally, the applicant has provided a design that is contextually compatible and complimentary to the site and general area.

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 95-34; 2) an amended Concept Plan; and 3) a Detail Plan for a Grocery/Supermarket (>5,000sf), on property zoned Planned Development (PD) 95-34 for Community Retail (CR) District Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Conditions
- iii. Concept Plan
- iv. Detail Plan
- v. Elevations
- vi. Landscape Plan
- vii. Signage Plan
- viii. Approved Concept Plan
- ix. Photos

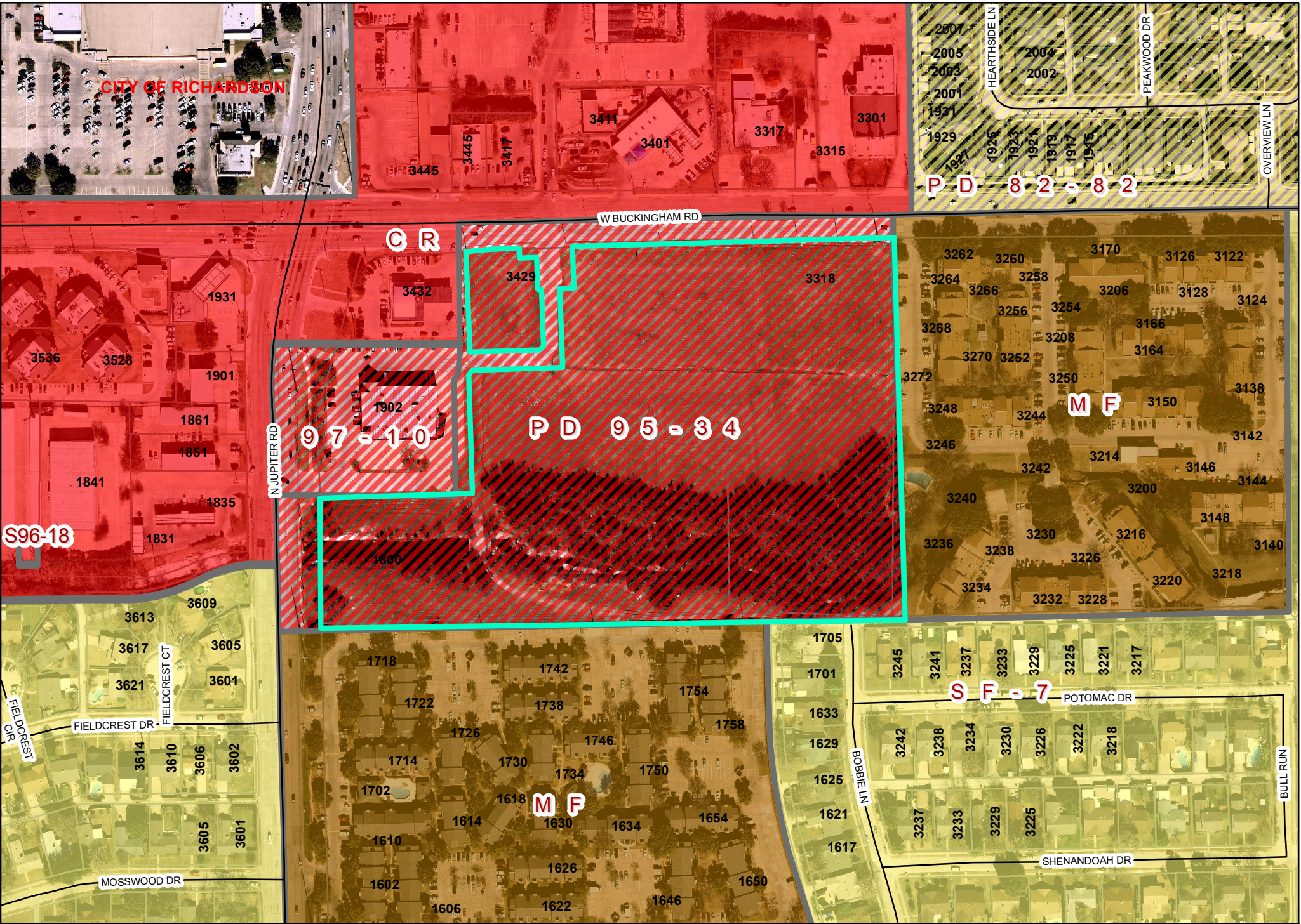
CITY COUNCIL DATE: October 17, 2017

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning and Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 232 feet

ZONING MAP Z 17-18

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-18

I. Statement of Purpose: The purpose of this Planned Development is to approve an amended Planned Development (PD) District 95-34, an amended Concept Plan and a Detail Plan for a Grocery/Supermarket (>5,000 sf) on property zoned Planned Development (PD) 95-34 for Community Retail District Uses.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, and Planned Development (PD) District 95-34 are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply. Approval of a Detail Plan is required prior to any development on any of the tracts reflected on the Concept Plan.

V. Specific Regulations to the Detail Plan:

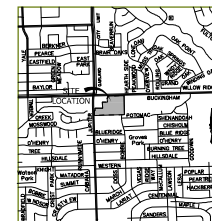
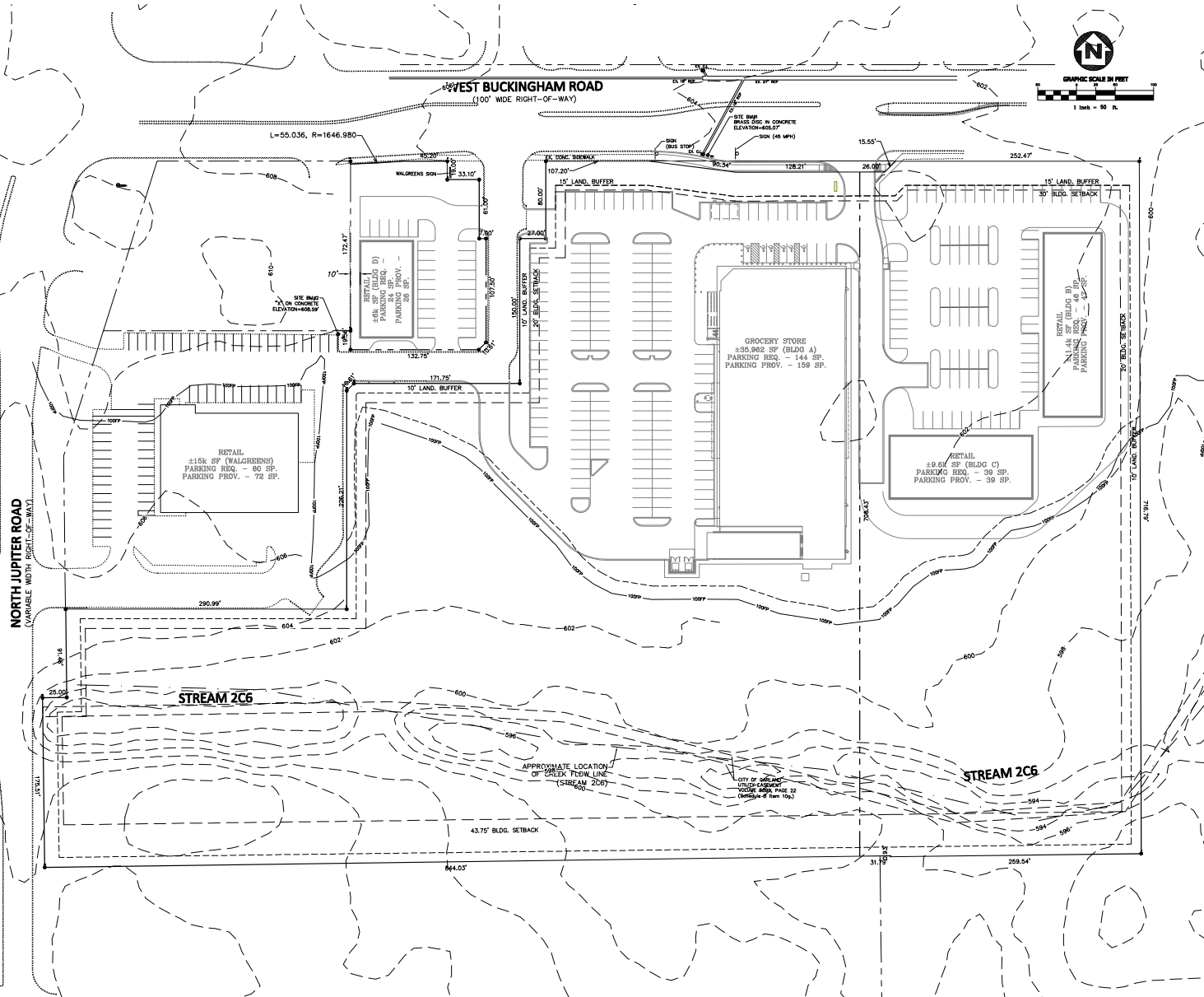
A. Permitted Uses: All uses are prohibited except Community Retail (CR) District uses.

B. Building Elevations: The building elevations shall be in general conformance with Exhibit E.

C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit F.

D. Signs: Monument signs shall be allowed as shown on Exhibit G. All other signs shall be in accordance with the Garland Development Code.

EXHIBIT C



VICINITY MAP
NOT TO SCALE

OWNER: REALEINS PROPERTIES, LTD
ADDRESS: 6350 LBJ FREEWAY #250
DALLAS, TEXAS 75240
CONTACT: CHERYL POLLMAN

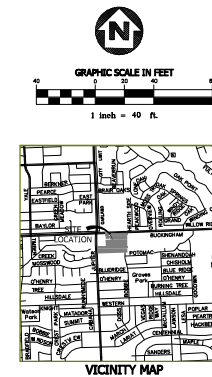
LEGEND	
TOTAL SITE = 15.08 ACRES	
EXISTING BUILDINGS	
WALGREENS	15,000 SF
PARKING REQUIRED:	60 SPACES
PARKING PROVIDED:	72 SPACES
PROPOSED BUILDINGS	
GROCERY STORE	35,962 SF
RETAIL B	11,400 SF
RETAIL C	9,600 SF
RETAIL D	8,000 SF
TOTAL SQ FT (SF)	62,962 SF
PARKING REQUIRED:	253 SPACES
PARKING PROVIDED:	271 SPACES
BUILDING COVERAGE:	25% MAX.

CONCEPT PLAN
PROPOSED PLANNED DEVELOPMENT
RETAIL CENTER
JUPITER ROAD AT
W. BUCKINGHAM RD
GARLAND, TEXAS



660 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.336.1131
Fax: 817.336.1114

FILE NO. Z17-18
CASE NO. 170112-3



	GARLAND TEXAS MADE HERE	
		
W. BUCKINGHAM RD GARLAND, TX 75042 DETAIL PLAN		
DESIGNED: PRE DRAWN: PRE CHECKED: CHW	DATE: 201-09-18	PRE-SUBMITTAL CASE NO: 170112-3
		SHEET: 1 of 2

REALEINS PROPERTIES, LTD
Contact: Cheryl Pollman
Address: 6350 LBJ Freeway, Suite 250
Dallas, Texas 75240
Phone: 214-632-3404
Email: pollmanc@gmail.com

MATCH LINE (SHEET 1)

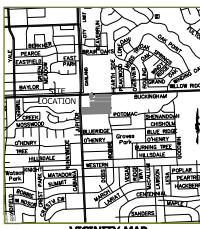
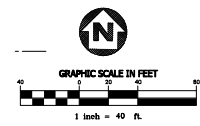
OUTPARCEL 1
4.79 ACRES
MIN. FFE = 604.00

CORNER OF PROPERTY
N 7027452.4589
E 2527441.2649

15' LAND BUFFER
30' BLDG. SETBACK

70' BLDG. SETBACK
15' LAND BUFFER
TO LAND BUFFER
TO LAND BUFFER

REALINS PROPERTIES, LTD.
DOCUMENT NUMBER
20110011905



SITE LEGEND	
(A)	4" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25-FOOT BETWEEN MESSAGES. SEE DETAIL SHEET.
(B)	PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND 1'-0" WIDE WHITE STRIPES PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.
(C)	TYPICAL CRESS DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE & LOCATION.
(D)	ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
(E)	STOP SIGN & STOP BAR. SEE DETAIL SHEET.
(F)	SOLID ARROW PAVEMENT MARKINGS, TYPICAL. SEE DETAIL SHEET.
(G)	12"x24" DUMPSTER LOCATION.
(H)	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
(I)	12" CONCRETE BOLLARDS (TRUCK DOCK & DUMPSTER LOCATIONS)
(J)	6" CONCRETE BOLLARDS
(K)	12" CONCRETE BOLLARDS (TRUCK DOCK & DUMPSTER LOCATIONS)
(L)	FUTURE POTENTIAL ELECTRIC VEHICLE CHARGING STATIONS (X3)
(M)	BICYCLE RACK
(N)	CART CORTAL LOCATION

REVISIONS		
NO.	DATE	DESCRIPTION

IMPERVIOUS AREA SUMMARY (IN ACRES)		
PROJECT AREA		9.69 AC.
IMPERVIOUS AREA BEFORE PROJECT		0.00 AC.
IMPERVIOUS AREA AT COMPLETION		3.01 AC.
PERVIOUS AREA AT COMPLETION		6.68 AC.

SITE DATA	
DETAIL PLAN LOT AREA	9.69 AC. 422,217 S.F. 39,229 S.M.
CONCEPT PLAN LOT AREA	9.39 AC. 234,724 S.F. 21,807 S.M.
GROSS BUILDING AREA (INTERIOR)	35,962 S.F.
PARKING SPACES REQUIRED (1/250 S.F.)	144 SPACES
PARKING SPACES PROVIDED	159 SPACES
ACCESSIBLE PARKING (RES./PROVIDED)	6 / 6

LEGEND	
MODERATE DUTY CONCRETE PAVEMENT (PARKING AREAS)	
HEAVY DUTY CONCRETE*	
OFF-SITE PAVEMENT (PER CITY STDS.)	
STANDARD DUTY CONCRETE PAVEMENT (BUILDING AREAS, REF. ARCH PLANS)	
ARCHITECTURAL SIDEWALK (REF. ARCH PLANS)	
SIDEWALK	
CURBED PAVING EDGE	
PROPOSED PARKING SPACES (579/47)	
PARKING LOT LIGHTING	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
NOTES: TO PRESERVE THE PAINTING/STRIPING WITHIN PARKING AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED. *CLASS "C" CONCRETE FOR FIRE LANE AND DUMPSTER PAVING MIN. 6" THICK.	

ENGINEER:



Contact: Chris Biggers, P.E.
Phone: 817-335-1121
Email: cbiggers@dunaway-assoc.com

OWNER:

REALINS PROPERTIES, LTD
Contact: Cheryl Pollman
Address: 6350 LBJ Freeway, Suite 250
Dallas, Texas 75240
Phone: 214-632-3404
Email: pollmanc@gmail.com

GARLAND
TEXAS MADE HERE

DUNAWAY
ASSOCIATES, P.C.

W. BUCKINGHAM RD | GARLAND, TX 75042

DETAIL PLAN

DESIGNED: HPM	PRE-SUBMITTAL CASE NO: 170112-3	SHEET: 2 OF 2
DRAWN: JBS	DATE: 2017-09-18	
CHECKED: CMB		

PAGE 2 OF 2
Pre-Submittal Case #170112-3
Issued: 09-06-2017



DUNAWAY

Contact: Chris Biggers, P.E.
Phone: 817-335-1121
Email: cbiggers@dunaway-assoc.com

OUTPARCEL 2
0.598 AC

WEST BUCKINGHAM ROAD

PROPOSED GROCERY STORE
BUILDING AREA 35,962 S F
PROTOTYPE 267 B 2 L
59 PROVIDED PARKING SPACES
SITE AREA 9.69 ACRES
BUILDING F.F.E. 605 00

SITE LANDSCAPE AREA
184,738 SF.

LANDSCAPE DATA

LANDSCAPE DATA	
Total Site Area	422,217 sf
Undisturbed Area	237,479 sf
Site Landscape Area	184,738 sf

	REQUIRED	PROVIDED
10% site to be landscaped 194,738 sq ft @ 10%.	19,474 sf	62,033 sf
15' landscape buffer adjacent public streets	12'	10'
One canopy tree for every 30' of frontage Buckingham 357' / 30' Buckner's area not disturbed	12 Canopy Trees	36 Ornamental Trees (Overhead Utility)
Seven shrubs for every 30' Buckingham 357' / 30' x 7	84 Shrubs	84 Shrubs
Buffer to have 25% groundcover in curbside fashion Buckingham 49,18 sq buffer area x 25%	1,229 sq ft Groundcover	2,339 sq ft Groundcover
Parking to have 5% landscape 64,024 sq parking area x 5%	3,201 sf	12,136 sf
One large tree at every corner parking island 8 corner parking islands	9 Large Trees	9 Large Trees
One large tree at the end of every parking aisle	yes	yes
One large tree within 65' of every parking space	yes	yes
"One large tree for every 100 spaces 1500 spaces / 10	16 Large Trees	16 Large Trees

*30% of Large trees may be substituted with Ornamental trees in clusters of 3 or more (11)

PLANT SCHEDULE

PLANT SCHEDULE									
PLANT	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER SIZE	HEIGHT	SPREAD	WATER	SOIL
	10	COCONUT PALM	JUNOS CRASSIPOLA	3"	68-GAL	12'-14"	5'-9"		
	10	ORANGE WAXY WATCHEE	LAURANTHUS A. NATIONE	3"	68-GAL	4'-6"	4'-6"		
	1	FLAT CROWN	WAXEA QUINQUEVIA	3"	68-GAL	10'-14"	8'-14"		
	11	WAX WAXEY	WAXEA QUINQUEVIA	3"	68-GAL	8'-10"	4'-6"		
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	WATER	SOIL	
	10	SWAMP BUTTERFLY	HEMIPHELIX BOEA THYRACIENSIS	3-GAL	14"-16"	12"-14"	3'-00"		
	28	MEANTHUS	MEANTHUS SENDER GRACILIS	3-GAL	10"-14"	12"-14"	3'-00"		
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	WATER	SOIL	
	ASIAN JASMINE	THECLOPODUM ARBUTUM	1-GAL	2'-0"	0'-0"	17'-00"			
	BRASSIA GRASS	CHODON DACTYLON	000-B BOD	NA	NA	NA	NA		
	DECOMPOSED BRASSIA	DECOMPOSED GRASS	4" THICK	NA	NA	NA	NA		
	720	GRANT LEEPS	LEEPS GRANT LEEPS	1-GAL	12"-14"	10"-14"	18'-00"		
	STEEL EDDING								
	ALL EXISTING TREE CANOPY TO REMAIN UNDISTURBED								



VICINITY MAP
NOT TO SCALE



W. BUCKINGHAM RD | GARLAND, TX 75042

LANDSCAPE PLAN

DESIGNED:	LPO	PROJECT NO.	SHEET
DRAWN:	JHM		
CHECKED:	LPO	DATE:	170112-3
			1 of 1

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:
Larry P. O'Flinn
L.A.#696
9/16/2017



TREE PROTECTION
Provide protective fencing around dripline of existing trees during site prep and construction.

EXHIBIT E

SUBJECT: LANDSCOPE PLAN/LOG
PLOTTED IN: PICTURE MAY
PLOTTED ON: MONDAY, SEPTEMBER 18, 2023
PLOTTED AT: 9:30:26 AM
PLOTTED WITH: HQ-XX-Orange Per AerialMap Pro

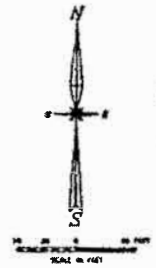
TUESDAY: DO SPRING CITY, TN
 LOTTERY IN: PERRAN, PA
 LOTTERY ON: Thursday, September 14, 2017
 LOTTERY AT: 11:00 AM
 LOTTERY WITH: 50000 Change For Accredited



DESIGNED: MM		PRE-SUBMITTAL CASE NO:	SHEET:
DRAWN: MUM		170112-3	1 OF 1
CHECKED: CHB	DATE: 2017-09-14		

EXHIBIT H

EXHIBIT C
ZONING FILE 95-34



LEGEND

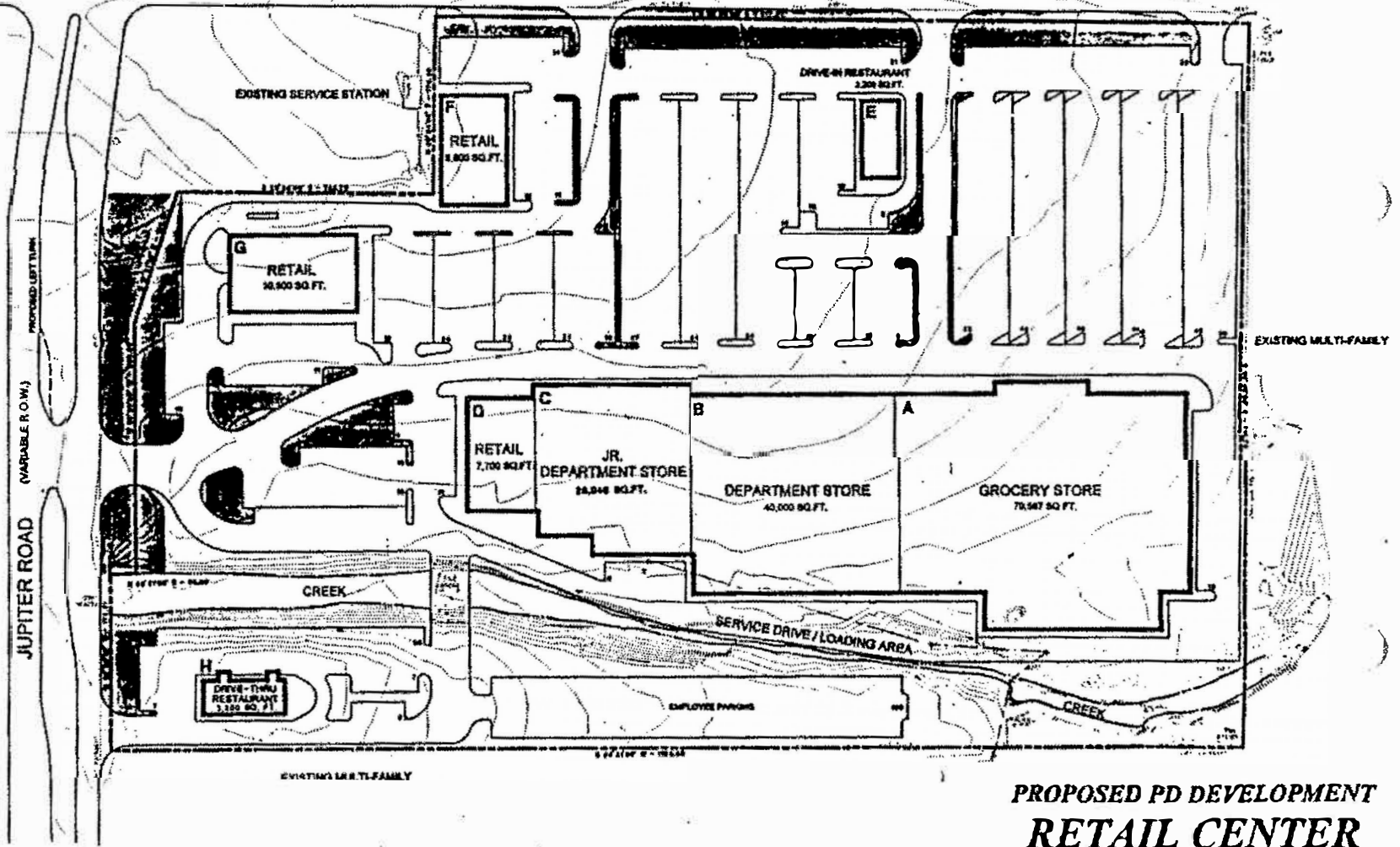
TOTAL SITE - 17.34 ACRES

- PROPOSED BUILDINGS**
- GROCERY STORE - 70,587 SQ. FT.
 - DEPARTMENT STORE - 40,000 SQ. FT.
 - JR. DEPT. STORE - 28,040 SQ. FT.
 - RETAIL - 27,000 SQ. FT.
 - DRIVE-IN RESTAURANT - 3,300 SQ. FT.
 - TOTAL SQUARE FEET - 170,907 SQ. FT.

PARKING REQUIRED: 888 SPACES
PARKING PROVIDED: 888 SPACES

BUILDING COVERAGE: 25% MAX.

LANDSCAPED AREAS



**PROPOSED PD DEVELOPMENT
RETAIL CENTER**

JUPITER ROAD @ BUCKINGHAM ROAD

GARLAND, TEXAS

OWNER:

HAROLD A. POLLMAN

2015 PRAIRIE DR. SUITE 100 GARLAND, TEXAS

Cartier-Burgess

Cartier & Burgess, Inc. 7700 Grand Drive Dallas Texas 75247-1991
714.630.4441 Home 714.630.4441 Fax 714.630.4442

AUGUST 10, 1995

Z 17-18



West side of site along Jupiter Road.



Looking southeast at the site from the northwest corner of the site at Buckingham Road.



Looking southwest towards the site from Buckingham Road.



GARLAND

Plan Commission

3.

Meeting Date: 09/25/2017

Item Title: Future Cases Memo - October 9, 2017

Summary:

ADJOURN

Attachments

Future Cases Memo - October 9, 2017



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: September 25, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 9, 2017 Plan Commission meeting.

PLATS

City Square Lofts Addition
Country Club Estates
Mansions at Spring Creek Addition
Restaurant Headquarters Addition

ZONING

1. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
2. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
4. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood

Office Use to add Grocery/Supermarket (>5,000 sf) Use; and 2) a Detail Plan for development of a Grocery/Supermarket (>5,000 sf). This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)

5. Consideration of the application of **Fasil Kagnew**, requesting approval of a Specific Use Provision for an Elder Care - Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
6. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
7. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General and Reception Facility Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
8. Consideration of the application of **Mit Patel**, requesting approval of 1) a Change in Zoning to Planned Development (PD) District and 2) a Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Industrial (IN) District. This property is located at 3625 Leon Road. (District 5) (File Z 17-34)
9. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)
10. Consideration of the application of **Hart, Gaugler and Associates**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 13-28 for Mixed Use. This property is located at 2630 Arapaho Road. (District 7) (File Z 17-40)
11. Consideration of the application of **Akram Alzoubi / Masterplan**, requesting approval of an amendment to Planned Development (PD) District 13-32 for Community Office Use to add Automobile Repair, Minor and Car Wash, Automated/Rollover and 2) a Specific Use Provision for Automobile Repair, Minor and a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at 6475 Broadway Boulevard. (District 4) (File Z 17-41)
12. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use and 2) a Detail Plan and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)