



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 24, 2018 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 5:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the September 10, 2018 Plan Commission meeting minutes.

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. PUBLIC HEARING PLATS

- a. P 18-26 Newman Addition, Lots 1R and 2R, Block 1 Replat
- b. P 18-28 Rexico No. 2 Addition Lots 1, 2 & 3, Block 1 Final Plat

3. ZONING

- a. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Community Retail Use. This property is located at 617 North Jupiter Road. (District 6) (File Z 18-34)
- b. Consider the application of **Via Bayou Inc.**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins; 3) a Detail Plan for Recreational Vehicle Park and 4) a Variance of the Garland Development Code to Section 4.34 regarding perimeter landscaping buffer, Section 4.35 regarding parking area landscaping, and Section 4.39 regarding perimeter screening. This property is located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road. (District 3) (File Z 18-36)

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 09/24/2018

Item Title: Plan Commission Minutes - September 10, 2018

Summary:

Consider approval of the September 10, 2018 Plan Commission meeting minutes.

Attachments

Plan Commission Minutes - September 10, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, September 10, 2018, at 7:00 p.m. in the Work Session Room at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie

CALL TO ORDER

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

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 Hedrick to **approve** the Consent Agenda as presented, seconded by Commissioner Ott, to approve item 1a. **Motion carried: 7 ayes, 0 Nays.**

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of August 27, 2018.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) Amendments to Planned Development (PD) 03-53, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway.

(District 1) (File Z 18-33) (The applicant requests postponement to the October 8, 2018 Plan Commission meeting.)

Motion was made by Commissioner Hedrick, seconded by Commissioner O'Hara to **postpone** the request to the October 8, 2018 Plan Commission meeting. **Motion carried: 7 Ayes, 0 Nays.**

MISCELLANEOUS

3a. APPROVED Election of Officers

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:04 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 09/24/2018

Item Title: P 18-26 Newman Addition, Lots 1R and 2R, Block 1 Replat

Summary:

P 18-26 Newman Addition, Lots 1R and 2R, Block 1 Replat

Attachments

P 18-26 Newman Addition, Lots 1R and 2R, Block 1 Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-26/District 2

Agenda Item:

Meeting: Plan Commission

Date: September 24, 2018

REPLAT

Newman Addition, Lots 1R and 2R, Block 1

LOCATION

1106, 1108, 1110 and 1112 Clinton Street

ZONING

Two-Family (2F) District

NUMBER OF LOTS

2

ACREAGE

0.501

BACKGROUND

The proposed Replat is comprised of Lot 1R and 2R, Block 1. The purpose of this Replat is to create two (2) platted lot to build duplexes. This site is currently undeveloped.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

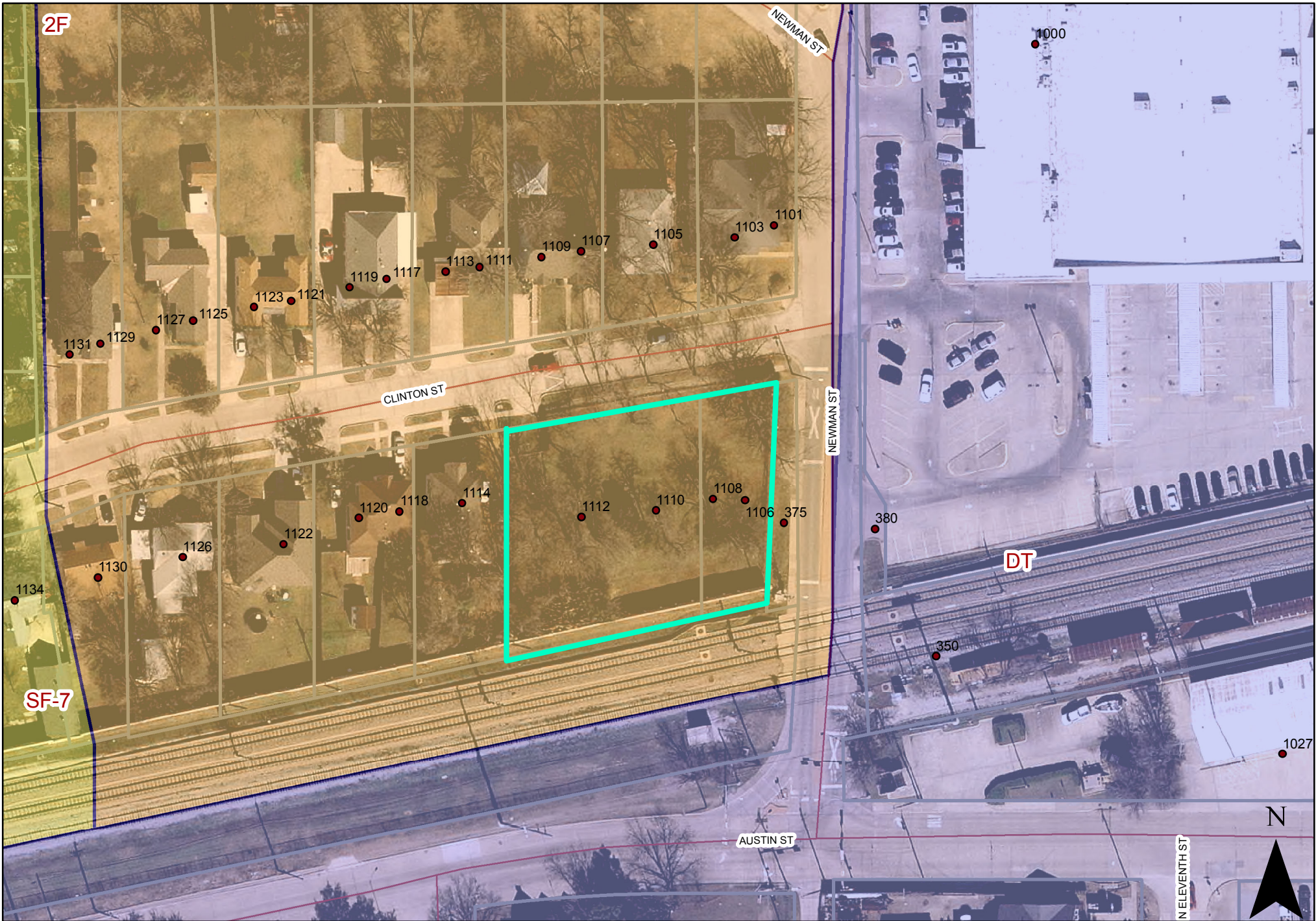
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

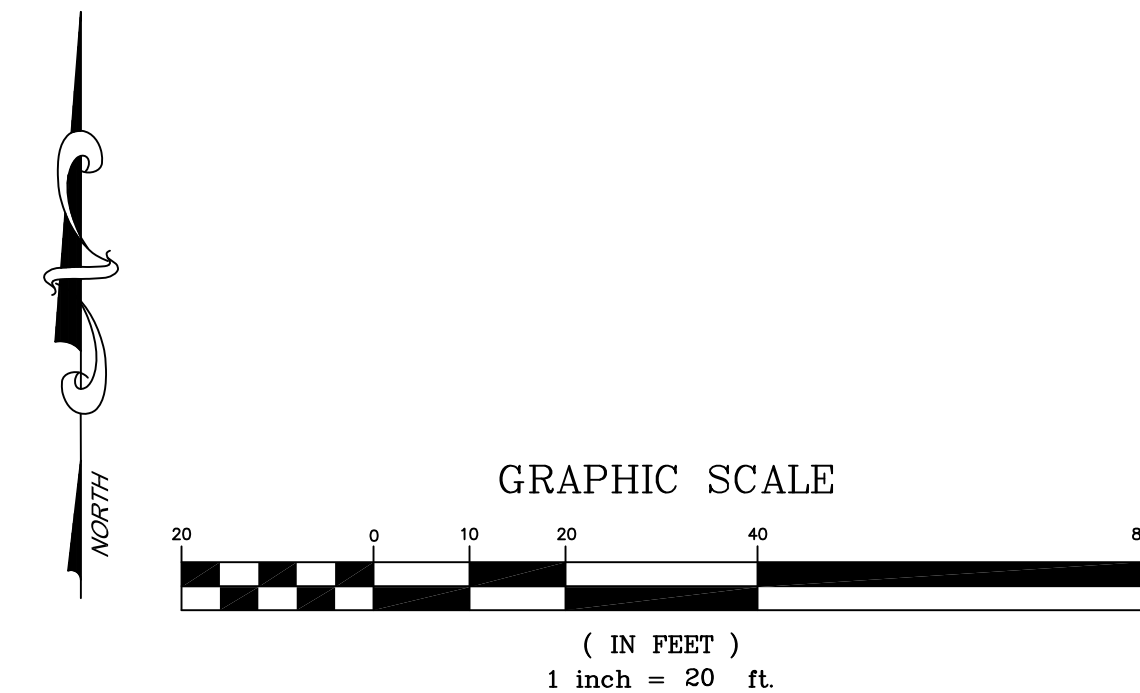
Nabiha Ahmed
Development Planner
Planning & Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 25 50 Feet 1 inch = 78 feet	PLAT MAP P 18-26	 INDICATES AREA OF REQUEST
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1. IRF – Iron Rod Found
2. IRS – Iron Rod Set with red plastic cap stamped "PEISER & MANKIN SURV."
3. Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983 (NAD83/2011) EPOCH 2013, North Central Zone (4202) using City of Garland Geodetic Control (2002 datum) monuments:
 - GPS 131: 2" brass disk stamped "131", located in C/L median nose of W. Avenue B and S. First Street, elevation = 530.06'
 - GPS 062: 2" brass disk stamped "62", located on located on Walnut Street, east of Sylvan Avenue, approximately 62' east of the projection of the easterly most driveway to the Garland U.S. Post Office, elevation = 551.80'
4. D.R.D.C.T. – Deed Records, Dallas County, Texas
5. O.P.R.D.C.T. – Official Public Records, Dallas County, Texas
6. Purpose: To create two lots from the remainder of three platted lots.
7. VOL. PG. – Volume, Page
8. INST. NO. – Instrument Number
9. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of The City of Garland, Texas.
10. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
11. DMS – 3–inch Disk Monument Set stamped City of Garland, Subdivision Monument, Newman Addition–2018, Do Not Disturb.

STATE OF TEXAS }
COUNTY OF DALLAS }

Notary Public in and for the State of Texas

OWNER	ENGINEER
DANIEL SALINAS SALINAS INVESTMENT, INC. 4034 GREENSBORO CIRCLE GARLAND, TX 75041 469-855-5803	VASQUEZ CONTACT: 1919 S. S SUITE 440 GARLAND, 972-278-

STATE OF TEXAS
COUNTY OF DALLAS

BEING that certain 0.501 acre tract of land situated in the J. Crumpacker Survey, Abstract No. 328, City of Garland, Dallas County, Texas, and being a portion of Lots 1, 2, and 3, Block 1 of the Second Revision of Newman Addition, an Addition to the City of Garland, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 21, Page 13, Map Records, Dallas County, Texas, same being all that certain tract of land to Salinas Investment, Inc., from Joan L. Pickard, by General Warranty Deed recorded in Instrument Number 201700322835, Official Public Records, Dallas County, Texas, and being more fully described my metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found for the northwest corner of said Lot 3, same being the northeast corner of that tract of land conveyed to JKBS, LTD., a Texas Limited Partnership, by deed recorded in Instrument Number 200900293214, Official Public Records of Dallas County, Texas, same being the northeast corner of Lot 4, said Block 1, Newman Addition, and being along the south line of Clinton Street (50 foot-right-of-way);

THENCE North 80 deg. 33 min. 44 sec. East, along the South line of said Clinton Street, and the north line of said Lot 3, Lot 2, and Lot 1, a distance of 169.57 feet to a 1/2 inch iron rod with red cap stamped "Dal-Tech" found for the northeast corner of the herein described tract, same being the Northwest corner of a tract of land conveyed to Dallas Area Rapid Transit, a Regional Transportation Authority, by deed recorded in Volume 99230, Page 5743, said Deed Records;

THENCE South 02 deg. 35 min. 03 sec. West, along West line of said Dallas Area Rapid Transit tract, a distance of 130.85 feet to a 3 inch disk monument set stamped "City of Garland, Subdivision Monument, Newman Addition-2018, Do Not Disturb" (hereinafter referred to as disk monument set) for the southeast corner of the herein described tract, same being the southwest corner of said Dallas Area Rapid Transit tract, and being the northeast corner of a tract of land conveyed to the City of Garland, by dedication deed recorded in Volume 2000129, Page 4176, said Deed Records;

THENCE South 78 deg. 09 min. 19 sec. West, along the North line of said City of Garland tract, and through the interior of said Lot 1, Lot 2, and Lot 3, same being the south line of said Salinas Investment tract, a distance of 163.82 feet to a disk monument set for the southwest corner of the herein described tract, same being the northwest corner of said City of Garland tract, same being in the west line of said Lot 3, same being in the east line of aforesaid Lot 4;

THENCE North 00 deg. 26 min. 15 sec. West, along the common line of said Lot 3, and said Lot 4, a distance of 136.54 feet to the POINT OF BEGINNING and containing 21,814 square feet or 0.501 acre of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS

That Salinas Investment, Inc., the owner of the property described in this plat acting by and through its duly authorized agents, does hereby add this plat, designating the property as **NEWMAN ADDITION, LOTS 1R AND 2R, BLOCK 1**, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, and shall be used by, the public for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed thereon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to and from and upon the such easements for the purpose of installing, maintaining, repairing, reconstructing, or otherwise improving the same. The owner of the property shall be responsible for its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Dallas County, _____, this the _____ day of 2018.

Salinas Investment, Inc.

By: Daniel Salinas, President

SURVEYOR'S CERTIFICATION

I, Timothy R. Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and from other reliable sources, and that I am a duly Licensed Professional Land Surveyor within the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further certify that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Code of Ordinances. The map and accompanying field notes comprising field data accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY - NOT TO BE RECORDED FOR ANY REASON
R. Markin FOR REVIEW ONLY

Timothy R. Mankin
R.P.L.S. No. 6122

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this ____ day of 2018.

Notary Public for and in the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2018 by the City Planning Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

The approval of the plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

REPLAT

NEWMAN ADDITION
LOTS 1R AND 2R, BLOCK 1

A REPLAT OF LOTS 1, 2 AND 3, BLOCK 1 OF
NEWMAN ADDITION

JOEL CRUMPACKER SURVEY, ABSTRACT NO. 328
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NUMBER 171017-2

THIS PLAT FILED IN INSTRUMENT NO. _____

JOB NO.: 17-1115		PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 04/19/2018		www.peisersurveying.com		
REV: 7/26/2018				
SCALE: 1" = 20'				
FIELD: P.H.				
DRAWN: N.T.K.				
CHECKED: T.R.M.		tmarkin@peisersurveying.com FIRM No. 100999-00		
		Member Since 1977		



GARLAND

Plan Commission

2.b.

Meeting Date: 09/24/2018

Item Title: P 18-28 Rexico No. 2 Addition Lots 1, 2 & 3, Block 1 Final Plat

Summary:

P 18-28 Rexico No. 2 Addition Lots 1, 2 & 3, Block 1 Final Plat

Attachments

P 18-28 Rexico No. 2 Addition Lots 1, 2 & 3, Block 1 Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-28/District 3

Agenda Item:

Meeting: Plan Commission

Date: September 24, 2018

FINAL PLAT

Rexico No. 2 Addition, Lots 1, 2 and 3, Block 1

LOCATION

5150 Locust Grove Road

ZONING

Single-Family-10 (SF-10) District

NUMBER OF LOTS

3

ACREAGE

5.2037

BACKGROUND

The proposed Final Plat is comprised of Lots 1, 2 and 3, Block 1. The purpose of this Final Plat is to create three (3) platted lots to build one (1) single-family home. There is an existing single-family home on proposed Lot 1.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

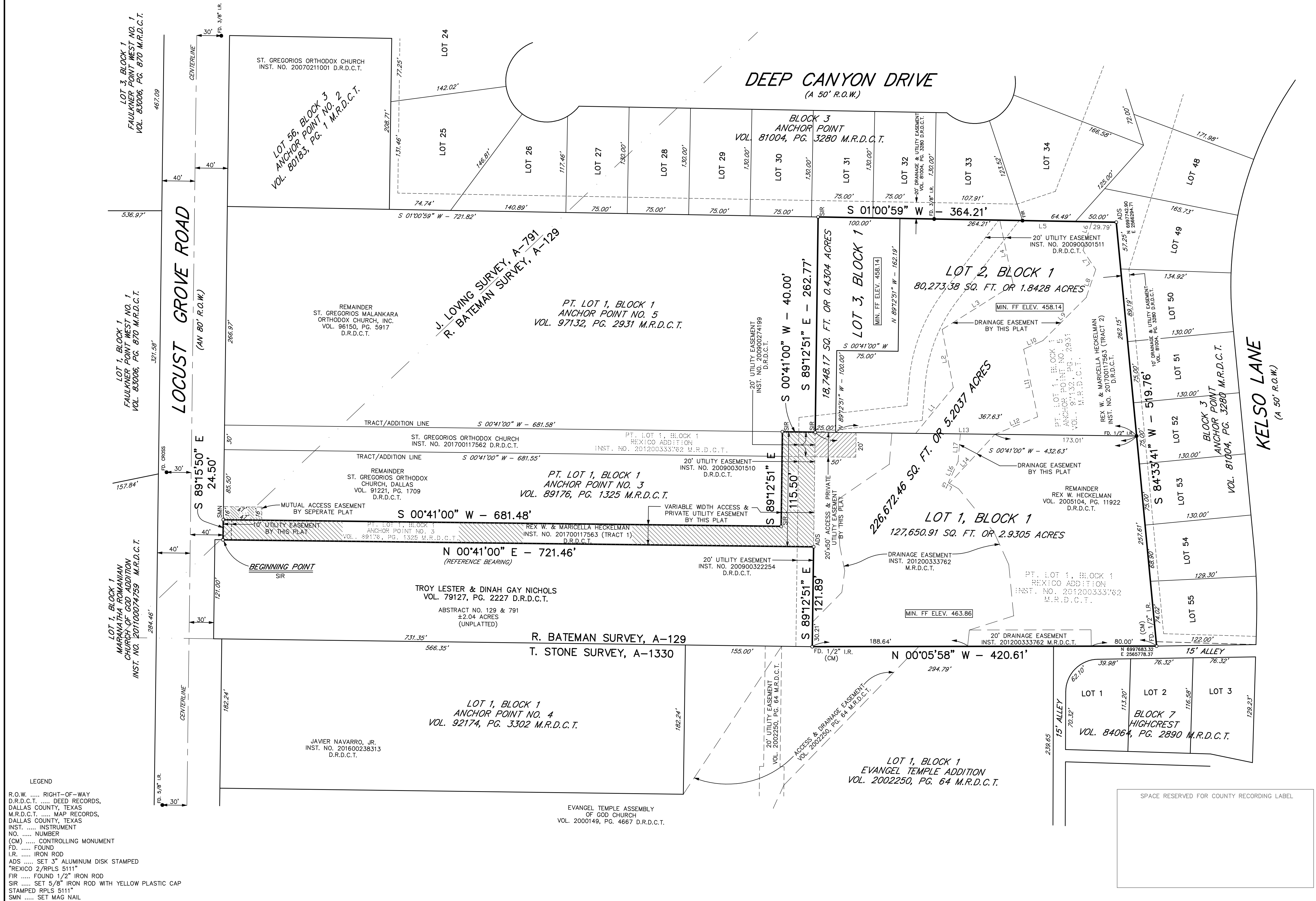
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



LINE	EASEMENT	LINE	TABLE
LINE	BEARING	LENGTH	
L1	S 50°39'37" E	72.36'	
L2	N 79°14'41" E	72.22'	
L3	S 32°07'13" E	102.43'	
L4	N 78°12'42" E	80.60'	
L5	S 01°00'59" W	112.53'	
L6	N 72°49'41" W	36.63'	
L7	S 55°58'05" W	27.99'	
L8	N 71°00'48" W	36.21'	
L9	N 44°53'41" W	74.61'	
L10	N 23°57'07" W	25.95'	
L11	S 78°16'33" W	84.14'	
L12	N 22°16'58" W	56.41'	
L13	N 00°41'00" E	96.82'	
L14	N 47°02'23" W	81.73'	
L15	N 30°43'40" E	1.44'	
L16	S 65°14'57" E	28.31'	
L17	S 85°10'30" E	33.99'	

COORDINATES SHOWN HEREON ARE NAD83 TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) MONUMENTS 65 AND 69;

GPS 65- N=6998832.14	GPS 69- N=6998915.13
E=2564459.28	E=2566761.41
Z=487.50	Z=477.16

- NOTES**
1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM PARTS OF 3 EXISTING LOTS.
 2. REFERENCE BEARING FOR THE WEST LINE OF LOT 3, BLOCK OF ANCHOR POINT NO. 3, N 87°41'00" E, PER PLAT RECORDED IN VOLUME 89176, PAGE 1325 M.D.C.T.
 3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
 4. MINIMUM FINISH FLOOR ELEVATIONS ESTABLISHED BY FLOOD STUDY PERFORMED BY NATHAN D. MAIER CONSULTING ENGINEERS, PROJECT NO. 11-11-058, DATED JULY 10, 2012. WSE + 2'.
 5. DRAINAGE EASEMENT CREATED USING THE TOP OF BANK WHICH IS ABOVE THE WSE ESTABLISHED BY FLOOD STUDY PERFORMED BY NATHAN D. MAIER CONSULTING ENGINEERS, PROJECT NO. 11-11-058, DATED JULY 10, 2012, AND OFFSETTING 10' HORIZONTALLY.

FINAL PLAT
REXICO NO. 2 ADDITION

LOTS 1, 2 & 3, BLOCK 1

A REPLAT OF PART OF LOT 1, BLOCK 1 OF REXICO ADDITION, PART OF LOT 1, BLOCK 1 OF ANCHOR POINT NO. 3 AND PART OF LOT 1, BLOCK 1 OF ANCHOR POINT 5, SITUATED IN THE R. BATEMAN SURVEY, ABSTRACT NO. 129 AND THE J. LOVING SURVEY, ABSTRACT NO. 791, CITY OF GARLAND, DALLAS COUNTY,

CASE NO. 161013-2

OWNER/DEVELOPER

REX W. HECKELMAN
5150 LOCUST GROVE F
GARLAND, TEXAS 7504
PH. 972-896-7792

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, REX W. HECKELMAN and MARICELLA HECKELMAN, are the owners of part of Lot 1, Block 1 of REXICO ADDITION, part of Lot 1, Block 1 of ANCHOR POINT NO. 3 and part of Lot 1, Block 1 of ANCHOR POINT NO. 5, additions to the City of Garland, Texas, recorded in Instrument Number 201200339732, Volume 89176, Page 1325 and Volume 97132, Page 2931, respectively, of the Map Records of Dallas County, Texas, and being situated in the R. BATEMAN SURVEY, ABSTRACT NO. 129 and the J. LOVING SURVEY, ABSTRACT NO. 791, and parts of those same tracts of land described in General Warranty Deed to Rex W. Heckelman, recorded in Volume 2005104, Page 11922 and Warranty Deed to Rex W. Heckelman and Maricella Heckelman, recorded in Instrument No. 201700117563 of the Deed Records of Dallas County, Texas, and said composite tract being more particularly described as follows;

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the south R.O.W. line of Locust Grove Road (an 80' R.O.W.), said point being the northwest corner of Lot 1, Block 1 of the above mentioned Anchor Point No. 3 addition;

THENCE S 89°15'50" E, 24.50' along the south line of Locust Grove Road to a mag nail set for corner;

THENCE S 00°41'00" W, 681.48', over and across said said Lot 1, Block 1 of Anchor Point No. 3 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE S 89°12'51" E, over and across said Lot 1, Block 1 of Anchor Point No. 3 addition, at 85.50' passing the east line of said Lot 1, Block 1 of Anchor Point No. 3 addition, and continuing over and across the above mentioned Lot 1, Block 1 of Rexico Addition, a total distance of 115.50' to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the east line of said Rexico Addition;

THENCE S 00°41'00" W, 40.00' along the east line of said Rexico Addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner;

THENCE S 89°12'51" E, 282.77' over and across the above mentioned Lot 1, Block 1 of Anchor Point No. 5 addition to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5111" set for corner in the east line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the northernmost west line of Block 3 of Anchor Point, an addition to the City of Garland, Texas, recorded in Volume 81004, Page 3280 of the Map Records of Dallas County, Texas;

THENCE S 01°00'59" W, 364.21' along the east line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the northernmost west line of Block 3 of said Anchor Point addition to a 3" aluminum disk stamped "REXICO 2/RPLS 5111" set at the southeast corner Lot 1, Block 1 of said Anchor Point No. 5 addition;

THENCE S 84°33'41" W, along the south line of Lot 1, Block 1 of said Anchor Point No. 5 addition and the westernmost north line of Block 3 of said Anchor Point addition, at 282.15' passing a 1/2" iron rod found at the southeast corner of Lot 1, Block 1 of said Rexico Addition, and continuing along the south line of Lot 1, Block 1 of Rexico Addition and the westernmost north line of Block 3 of said Anchor Point addition, a total distance of 519.76' to a 1/2" iron rod found at the southwest corner of Lot 1, Block 1 of Rexico Addition;

THENCE N 00°05'58" W, 420.61' along the west line of said Lot 1, Block 1 of Rexico Addition to a 1/2" iron rod found at the westernmost north corner of Rexico Addition;

THENCE S 89°12'51" E, 121.89' along the westernmost north line of Rexico Addition to a 3" aluminum disk stamped "REXICO 2/RPLS 5111" set at the southwest corner of Lot 1, Block 1 of the aforementioned Anchor Point No. 3 addition;

THENCE N 00°41'00" E, 721.46' along the west line of Lot 1, Block 1 of said Anchor Point No. 3 addition to the Point of Beginning and containing 226,672.46 square feet or 5.2037 acres of land

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That REX W. HECKELMAN and MARICELLA HECKELMAN, the owners of the property described in this plat, do hereby adopt this plat, designating the property as **REXICO NO. 2 ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

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

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2018.

Rex W. Heckelman, Owner

Maricella Heckelman, Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Rex W. Heckelman and Maricella Heckelman, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 2018 by the Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

SURVEYOR'S AFFIRMATION

I, Scott Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

Scott Davis
Texas Registered Professional Land Surveyor No. 5111



STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____

FINAL PLAT
REXICO NO. 2 ADDITION
LOTS 1, 2 & 3, BLOCK 1

A REPLAT OF PART OF LOT 1, BLOCK 1 OF REXICO ADDITION, PART OF LOT 1, BLOCK 1 OF ANCHOR POINT NO. 3 AND PART OF LOT 1, BLOCK 1 OF ANCHOR POINT 5, SITUATED IN THE R. BATEMAN SURVEY, ABSTRACT NO. 129 AND THE J. LOVING SURVEY, ABSTRACT NO. 791, CITY OF GARLAND, DALLAS COUNTY,

CASE NO. 161013-2

OWNER/DEVELOPER
REX W. HECKELMAN
5150 LOCUST GROVE RD.
GARLAND, TEXAS 75043
PH. 972-896-7792

SHEET 2 OF 2

REVISED 04/12/18
REVISED 03/14/18

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dslc@bcbglobal.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 7/11/17

JOB NO. 16120

FIRM REG. NO. 10009600



GARLAND

Plan Commission

3.a.

Meeting Date: 09/24/2018

Item Title: Z 18-34 Spiars Engineering, Inc. (District 6)

Summary:

Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Community Retail Use. This property is located at 617 North Jupiter Road. (District 6) (File Z 18-34)

Attachments

Z 18-34 Spiars Engineering, Inc Report and Attachments



Planning Report

File No: Z 18-34/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 24, 2018

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 89-30 for Community Retail Use.

LOCATION

617 North Jupiter Road

APPLICANT

Spiars Engineering, Inc.

OWNER

Brixxmor Holdings 12 SPE, LLC

BACKGROUND

The subject property (overall site), an 11.487-acre lot, is developed with a shopping center, a restaurant, a general office and a retail store (Exhibit C). The applicant proposes to lease a 0.470-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.470 acres. The lease area has approximately 143.65 feet of linear street frontage along North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 89-30 for Community Retail Use. Planned Development (PD) District 89-30 allowed Truck Rental in association with a hardware store located north of the lease area. There is an existing shaved ice kiosk on the proposed site which the applicant intends to remove in order to develop a restaurant with a drive-through (coffee shop). The Restaurant, Drive-Through requires a Specific Use Provision.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to lease a 0.470-acre area that is currently developed with an ice kiosk and a part of the parking lot of the subject property. The applicant would develop the lease area with a 450 square-foot, one-story coffee shop with a drive-through. The improvements in the lease area would include a patio with railing to define the patio area and buffer the seating area from on-site traffic as well as curbs between drive-through lane and on-site parking/vehicular traffic (Exhibit C). The Restaurant, Drive-Through would operate Monday through Sunday from 5:30 a.m. through 8:00 p.m.
2. The Garland Development Code (GDC) establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Five (5) parking spaces located within the lease area would serve the proposed 450-square foot Restaurant, Drive-Through.

3. Given the extent and size of the proposed improvements on the lease area, the GDC screening and landscape standards, under this Specific Use Provision request, are not applicable to the development.
4. The design of the building (Exhibit D is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

The building design complies with the aforementioned design requirements.

5. A Specific Use Provision for Restaurant, Drive-Through for thirty (30) years is requested by the applicant.

COMPREHENSIVE PLAN

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property shopping center is a church zoned Single-Family-7 (SF-7) District. The properties to the east across Jupiter Road are zoned Community Retail (CR) District and are developed with a shopping center and a restaurant. The property to the south across Walnut Street is zoned Community Retail (CR) District; these properties are developed as retail and other commercial uses. The properties immediately to the west of the lease area are zoned within Planned Development (PD) District 89-30 for Community Retail Use; these properties are developed as a shopping center. Immediately to the west of the subject property shopping center are properties zoned Community Retail (CR); these properties are developed with a church, restaurant and retail uses.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

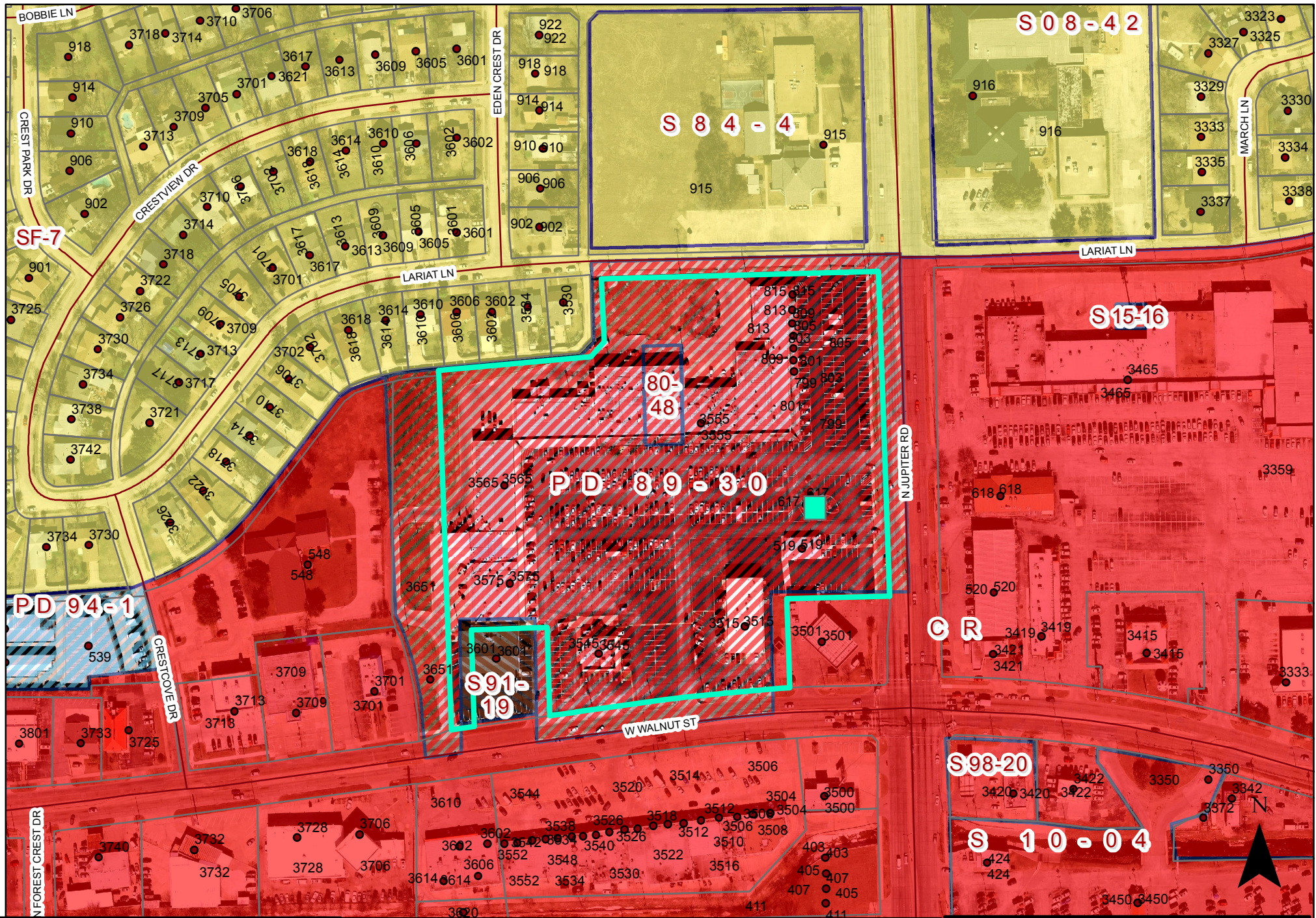
CITY COUNCIL DATE: October 16, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 18-34



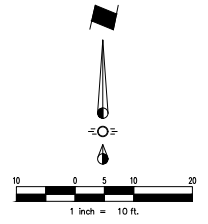
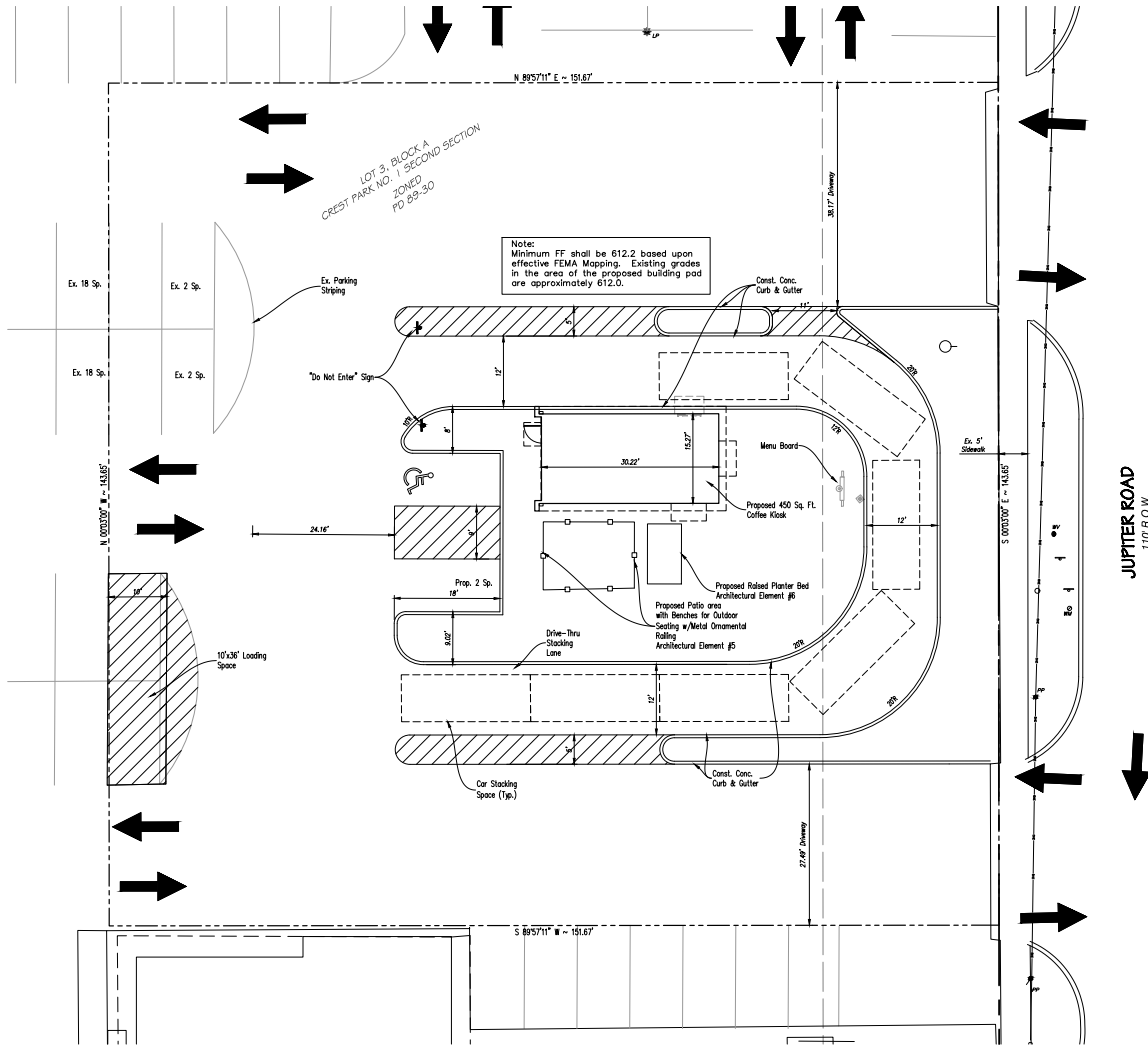
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-34

617 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development:** Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit D (development plans). In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of thirty (30) years.
 - B. Site Layout:** Restaurant, Drive-Through operation shall be limited to the 0.470-acre lease area, in accordance with the site layout in Exhibit C.
 - C. Parking:** At least five (5) parking spaces shall be provided within the lease area to serve the Restaurant, Drive-Through.



SYNOPSIS	
Zoning	PD 89-30
Existing Use	Retail
Proposed Use	Drive-Thru Restaurant
Total Lot Area	11,487 Ac./500,381 Sq. Ft.
Existing Building Area	92,519 Sq. Ft.
Proposed Building Area	450 Sq. Ft.
Total Building Area	92,969 Sq. Ft.
Floor Area Ratio	0.186:1
Building Height	1-Story
Impervious Area	171,215 Sq. Ft.
Parking Required	5 Spaces
Parking Provided	6 Spaces



RAISED PLANTER SAMPLE

(Planter shall be similar in nature-exact product to be confirmed at time of permit. Plantings shall be seasonal flowers and greenery and maintained by the user)



METAL RAILING SAMPLE

(Railing shall be similar in nature-exact product to be confirmed at time of permit.)



PATIO FURNISHING SAMPLE

(Furnishings shall be similar in nature-exact product to be confirmed at time of permit.)

LEGEND	
	Prop. Curb & Gutter
	Ex. Striping
	Prop. Striping
	Metal Ornamental Railing

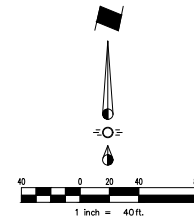
Case No. Z 18-34/180517-2
SHEET 1 OF 2
SITE PLAN

SCOOTERS COFFEE

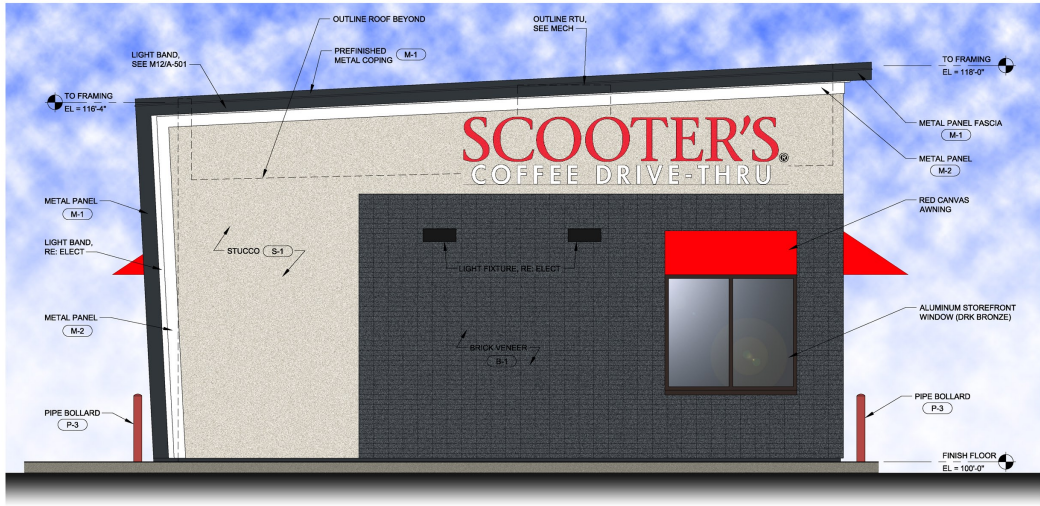
LOT 3, BLOCK A
CREST PARK NO. 1 SECOND SECTION
11.487 Acres

SITUATED IN THE
W. BARNES SURVEY, ABSTRACT NO. 78
IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS

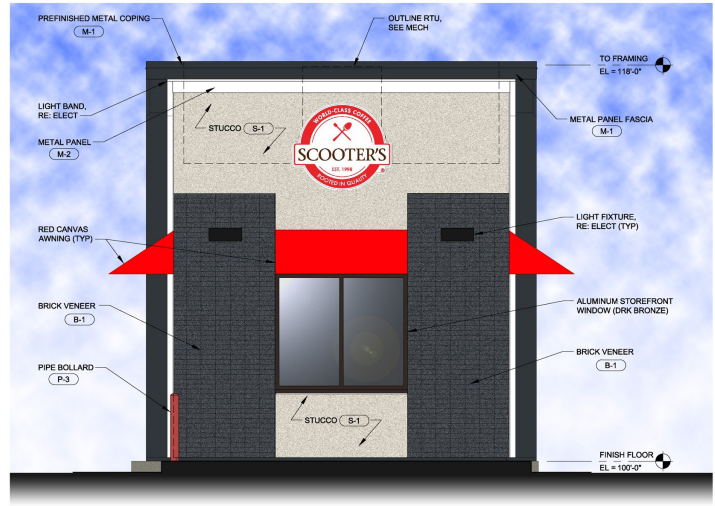
OWNER	APPLICANT	ENGINEER / SURVEYOR
Brimor Holdings 12 SPE, LLC 1525 Parady Ave., Suite 350 Carlsbad, CA 92008 Telephone: (858) 202-1107 Contact: Matthew Berger	ARC Holdings, LLC 8601 Park Lane, #221 Dallas, TX 75231 Telephone: (402) 658-4581 Contact: Adam Cockerill	Sparks Engineering, Inc. 765 Custer Road, Suite 100 Piano, TX 75075 Telephone: (972) 422-0077 FIRE No. P-2121 Contact: David Bond



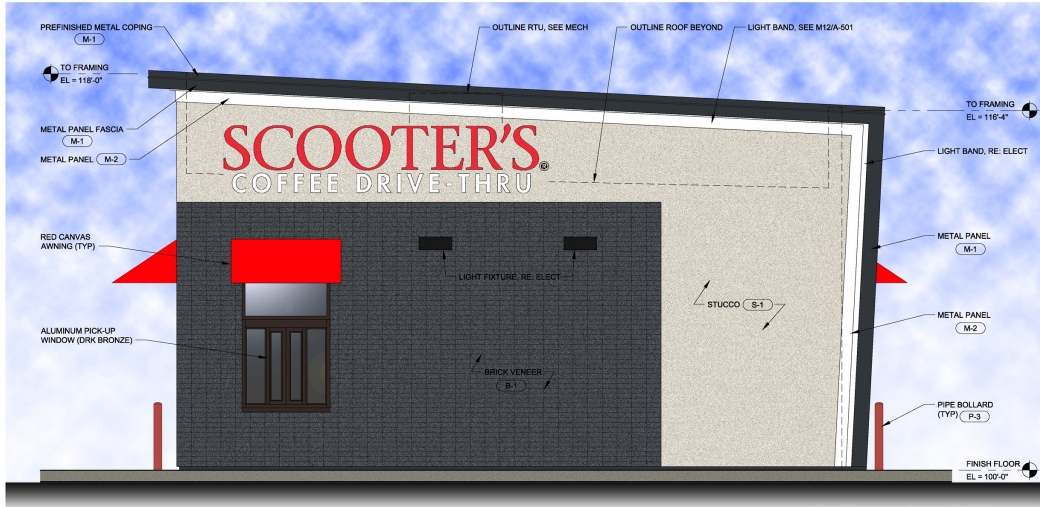
OWNER	APPLICANT	ENGINEER / SURVEYOR
Brixmor Holdings 12 SPE, LLC 1525 Faraday Ave., Suite 350 Carlsbad, CA 92008 Telephone: (858) 202-1107 Contact: Matthew Berger	ARC Holdings, LLC 8601 Park Lane, #221 Dallas, TX 75231 Telephone: (402) 658-4581 Contact: Adam Cockerill	Spars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121



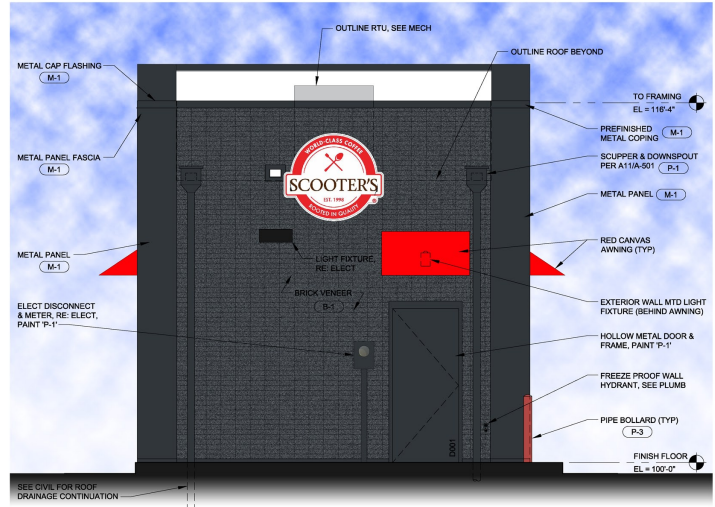
EXTERIOR ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - WEST
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

- ARCHITECTURAL DESIGN ELEMENTS
1. AWNINGS
 2. TRANSOM ABOVE D/T WINDOW
 3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
 4. BENCH FOR OUTDOOR SEATING
 5. VARIED ROOF HEIGHT
 6. RAISED PLANTER

EXTERIOR FINISH MATERIALS

TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS	TAG	MATERIAL / DESCRIPTION	MFR	STYLE / CAT NO	COLOR	REMARKS
(B-1)	BRICK VENEER	ENDICOTT	SMOOTH FACE	MANGANESE IRONSPOT		(P-1)	PAINT	SHERWIN WILLIAMS		SW 6992 INKWELL	SEMI-GLOSS
(S-1)	CEMENT STUCCO	SENERGY	SENTRY STUCCO ULTRA	3098 CRESCENT	FINE FINISH	(P-2)	PAINT	SHERWIN WILLIAMS		SW 7070 SITE WHITE	SEMI-GLOSS
(M-1)	METAL PANEL FASCIA	BERRIDGE	TBD	SW 6992 INKWELL	PREFINISHED	(P-3)	PAINT	SHERWIN WILLIAMS		SW 6607 TOMATO RED	SEMI-GLOSS
(M-2)	METAL PANEL FASCIA	BERRIDGE	TBD	WHITE	PREFINISHED						

EXTERIOR FINISH MATERIALS CALCULATION TABLE

SOUTH FACADE				EAST FACADE				NORTH FACADE				WEST FACADE			
MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE		MATERIAL	AREA	PERCENTAGE	
GROSS (MINUS DRS & WDWS)	456 SF	100%		GROSS (MINUS DRS & WDWS)	112 SF	100%		GROSS (MINUS DRS & WDWS)	447 SF	100%		GROSS (MINUS DRS & WDWS)	205 SF	100%	
BRICK VENEER (B-1)	231.5 SF	50.8%		BRICK VENEER (B-1)	112 SF	50.5%		BRICK VENEER (B-1)	220.5 SF	49.3%		BRICK VENEER (B-1)	197 SF	96.1%	
CEMENT STUCCO (S-1)	214.5 SF	47.0%		CEMENT STUCCO (S-1)	98 SF	44.1%		CEMENT STUCCO (S-1)	214.5 SF	48.0%		CEMENT STUCCO (S-1)	0 SF	0%	
RED CANVAS AWNING	10 SF	2.2%		RED CANVAS AWNING	12 SF	5.4%		RED CANVAS AWNING	12 SF	2.7%		RED CANVAS AWNING	8 SF	3.9%	



#	DATE	REVISIONS	SOURCE
1	08/22/18	DESIGNED BY: JDE	
2		DRAWN BY: JDE	
3		APPROVED BY: KAW	
4		SHEET NUMBER	

Z 18-34



Looking at the subject property from North Jupiter Road



Looking east of subject site from North Jupiter Road



Looking south of subject site from North Jupiter Road.



Looking west of subject site from North Jupiter Road



GARLAND

Plan Commission

3.b.

Meeting Date: 09/24/2018

Item Title: Z 18-36 Via Bayou Inc. (District 3)

Summary:

Consider the application of **Via Bayou Inc.**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins; 3) a Detail Plan for Recreational Vehicle Park and 4) a Variance of the Garland Development Code to Section 4.34 regarding perimeter landscaping buffer, Section 4.35 regarding parking area landscaping, and Section 4.39 regarding perimeter screening. This property is located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road. (District 3) (File Z 18-36)

Attachments

Z 18-36 Via Bayou Inc. Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-36/District 3

Agenda Item:

Meeting: Plan Commission

Date: October 8, 2018

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District to Planned Development (PD) District for Limited Light Commercial Uses (Recreational Vehicle Park only); 2) a Concept Plan for Recreational Vehicle Park with Recreational Vehicles and Cabins; 3) a Detail Plan for Recreational Vehicle Park and 4) a Variance of the Garland Development Code to Section 4.34 regarding perimeter landscaping buffer, Section 4.35 regarding parking area landscaping, and Section 4.39 regarding perimeter screening.

LOCATION

The property is located at 1233 I-30 Freeway; and 3926, 4004, and 4213 Zion Road.

APPLICANT

Via Bayou Inc.

OWNER

Via Bayou Inc.

BACKGROUND

The Garland Development Code allows the development of a Recreational Vehicle Park only within a Planned Development (PD) District and after approval of a Detail Plan. The applicant proposes a Planned Development (PD) District to build a Recreational Vehicle Park (Resort) with recreational vehicle sites, cabins, a leasing/office/manager building, clubhouse building and amenities on an undeveloped site. The submitted Concept Plan includes two phases: Phase 1 includes the RV Pad Sites, Leasing Building, Club House, and Amenities, and Phase 2 includes the future Cabins site area. In addition, the applicant has submitted a Detail Plan for the Phase 1 portion of the site. A future Detail Plan will be required for the Phase 2 Cabins site area.

SITE DATA

The subject property consists of approximately 13.82 acres, with frontage along the service road of I-30 and Zion Road. The subject property will be accessed from the service road of I-30 and Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Agricultural (AG) District, Single-Family-10 (SF-10) District, and Community Retail (CR) District. The Agricultural (AG) District, Single-Family-10 (SF-10) District and Community Retail (CR) District do not allow Recreational Vehicle Park use; additionally Recreational Vehicle Park Use does not include cabins. Therefore, a zoning change to a Planned Development (PD) District and approval of a Concept Plan and a Detail Plan are required.

CONSIDERATIONS

Concept Plan (Phase 1 and 2):

1. The applicant proposes a Planned Development (PD) with a Concept Plan (Exhibit C) to develop a Recreational Vehicle Park in two Phases. Phase 1 will include 183 recreational vehicle pad sites, a leasing center, and a club house with amenities. Phase 2 will consist

of cabin sites which is listed in the GDC as an accessory use to a Recreational Vehicle Park. This application includes a Detail Plan for the Phase 1 development. Phase 2 will require a future public hearing for a Detail Plan.

Detail Plan (Phase 1):

2. The Detail Plan (Exhibit E) will provide 183 recreational vehicle pads, a two-story leasing office building with a floor area of 4,424 square feet and a two-story club house with a floor area of 8,326 square feet. The Garland Development Code establishes a parking ratio of one (1) parking space for each pad plus 1 parking space for every eight (8) pads for guest/customer/employee parking, resulting in an overall parking requirement of 206 parking spaces. The proposed Detail Plan provides 207 parking spaces.
3. The proposed Recreational Vehicle Park is subject to Special Standards stipulated in the Garland Development Code. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. With the exception of the required setbacks and perimeter screening discussed below in considerations #7 and #8, the proposed Detail Plan complies with the Special Standards. In addition to the pads, the Recreational Vehicle Park will provide spaces for the following accessory uses:
 - Manager/caretaker residence
 - Self-service laundry facility
 - Guard/entry structure (gates)
 - Snack shop
 - Restroom/bathing facility

Furthermore, the following amenities will be provided:

- Swimming pool
 - Fitness center/exercise facility
 - Business center
 - Community center/club house
 - Dog park
 - Picnic/grilling area
4. With the exception of the required landscape buffers, the proposed landscape layout (Exhibit E) complies with the Screening and Landscape Standards in the Garland Development Code.
 5. The design of the building (Exhibit F) is required to comply with the following GDC development standards:

- All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
- At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned development standards.

6. Section 2.52(A)(34)(c)(ii) of the Garland Development Code establishes the following setbacks for structures and Recreational Vehicle pads:

- Front yard setback adjacent to a street: Thirty (30) feet
- Side and rear yard setbacks adjacent to a street: Twenty (20) feet
- No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of twenty (20) feet is required.

The applicant proposes a Planned Development (PD) condition to deviate from the aforementioned sections and establish the following setbacks:

- Front yard setback adjacent to a street: Five (5) feet (along service road of I-30)
- Side and rear yard setbacks adjacent to a street: Five (5) feet (along Zion Road)
- No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of five (5) feet is required (along the east property line).

7. Section 2.52(A)(34)(c)(iii) of the Garland Development Code states that perimeter fencing must be provided along all property lines of a Recreational Vehicle Park. The perimeter fencing must have a minimum height of six (6) feet with masonry columns on maximum fifty (50) foot centers and consists of one of the two following screening and landscaping methods:

- Masonry wall with one (1) large canopy tree for every twenty-five (25) linear feet of screening wall on the development's side; or
- Ornamental metal fence with a continuous row of evergreen high-level screening shrubs on the development's side along all portions of the fence that are not opaque masonry

The applicant proposes a Planned Development (PD) condition to allow an alternative perimeter fencing and landscaping method to the methods prescribed in the Garland Development Code. The fencing and landscape would consist of the following:

- Along the I-30 frontage, a portion of the south property line, and the north property line: An eight foot minimum and nine foot maximum board-on-board

wood fence with stone columns every fifty (50) feet. Additionally twenty-seven (27) large canopy trees are proposed inside the fence, along the I-30 frontage. Similarly, along the north property line a row of thirty (30) large canopy trees is proposed along the inside of the fence.

- Along Zion Road and a portion of the south property line: A four-foot tall wrought iron fence with stone columns every fifty (50) feet along the property line fronting Zion Road.

Variances:

8. Section 4.34 of the Garland Development Code stipulates a landscape buffer, twenty (20) feet in depth, adjacent to the service road of I-30 and a landscape buffer, ten (10) feet in depth, adjacent to Zion Road. The plant material in the twenty-foot wide landscape buffer should consist of one (1) large canopy tree plus seven (7) shrubs or ornamental grasses for every thirty (30) lineal feet, or fraction thereof, of the length of the buffer. For the ten-foot wide landscape buffer, the plant material should consist of one (1) large canopy tree for every thirty (30) lineal feet, or fraction thereof, of the length of the buffer. Additionally, for both the twenty-foot wide and ten-foot wide buffers, turf (grass) must provide a maximum of seventy-five (75) percent of coverage within the landscape buffers; the remaining twenty-five (25) percent of ground cover must be selected from a species listed in Table 4-5 in the Garland Development Code.

Based on the prescribed standards above, the buffer along I-30 should have twenty-seven (27) large canopy trees plus one hundred fifty-eight (158) shrubs or ornamental grasses. The buffer along Zion Road would require twenty-three (23) large canopy trees. Ground cover is also required in these buffers.

The applicant seeks approval of a variance to the aforementioned section to forego the landscape buffer and place the board on board fence on the property line along the I-30 frontage, with trees placed inside of the fence and ground cover and shrubs provide only at the site entrance to I-30. Similarly, along Zion Road the proposal is to place the wrought iron fence on the property line of Zion Road except only landscaping would be provided at the site entrance to Zion Road.

Additional large canopy trees and shrubs on the interior of the site, compensating for the reduced landscape buffers and number of plantings along the street frontages.

9. Section 4.35 of the Garland Development Code stipulates that parking areas be landscaped with large canopy trees at the ends of parking rows.

The Landscape Plan shows no trees at the end of parking rows in front of the club house.

10. Section 4.39 of the Garland Development Code stipulates that perimeter screening be provided between nonresidential development and single-family zoning districts. This proposal constitutes nonresidential development. Single-Family (SF-10) District zoning is adjacent to this property's northwest corner and extends approximately 115 feet along the south property line, though it is part of a remnant mostly consumed by the SH 190 right-of-way. Options for screening include a maximum six (6) foot tall, and maximum eight (8) foot tall masonry wall with one large canopy tree for every twenty-five (25) feet equally spaced along the property line. Alternatively a minimum five-foot tall ornamental metal fence with masonry columns spaced fifty-five (55) feet on center is required with a continuous row of evergreen high-level screening shrubs. The third option is a minimum six (6) foot tall earthen berm or series of berms with a living screen and large canopy trees every fifty (50) linear feet.

This proposal incorporates a four foot ornamental metal fence without trees or shrubs along the fence.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Parks and Open Space and Regional Centers for the subject property. Parks and Open Space consists of a variety of public parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Space should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

Regional Centers include a mix of uses, include retail, services, entertainment, and employment uses, as well as a residential component and public gathering or open space. They include compact, walkable site design; landscape plantings and street furniture; along with other elements of the public realm. Regional Centers incorporate pedestrian and transit as a part of internal circulation and provides amenities for their use such as bike racks, bus shelters and benches.

Additionally, the subject site falls under the I-30 Catalyst Area Plan. The land use map in that Plan identifies the site for Regional Center use as described in the Envision Garland Plan. Further the site is located within the Harbor Point Targeted Investment Area extending from the North George Bush Highway to Lake Ray Hubbard. The vision for land use in for infill with additional housing options, urban mixed-use character, shops, restaurants, and multiple plazas to encourage gathering and outdoor activities.

COMPATIBILITY OF REQUEST WITH SURROUNDING DEVELOPMENT

The properties to the east are zoned for Multi-Family uses and Single-Family uses; these properties are developed with an apartment complex and single-family dwellings. To the north the subject property fronts Lake Ray Hubbard. To the west of the subject property, across President George Bush Turnpike, the properties are zoned for Multi-Family, Single-Family, Agricultural and Community Retail uses; these properties are developed with single-family dwellings, apartment complexes and a hotel. To the south of the subject property, across I-30, the properties are zoned for Multi-Family, Agricultural and Community Retail uses; these properties are developed with apartment complexes.

Additionally, the subject property is located approximately 0.7 miles from Bass Pro Development. Its proximity to Bass Pro Development, along with its adjacency to Lake Ray Hubbard, makes the subject property desirable and fitting for the development of the proposed Recreational Vehicle Park.

STAFF RECOMMENDATION

Approval of the request, with conditions as outlined below.

Staff has worked with the City Attorney's Office to draft and propose particular PD Conditions (Exhibit B) for the Plan Commission to consider that address concerns related to time duration of stays, landscaping and property maintenance, and vehicle condition.

In addition, staff recommends the screening fencing along the adjacent property to the east and along the I-30 frontage, if the landscape variance is approved to allow fencing at that location, be constructed of a masonry or similar durable and aesthetic material.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

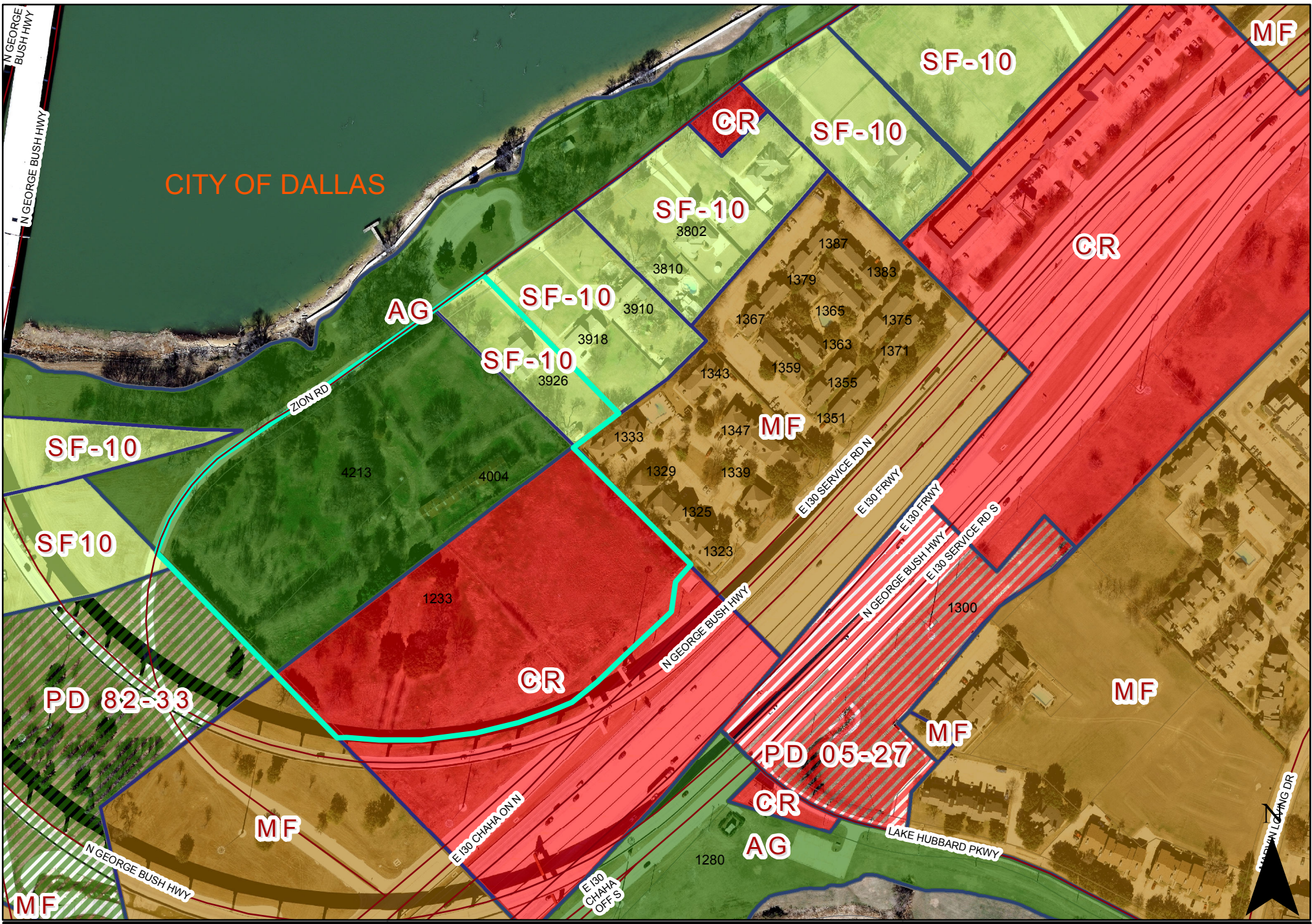
CITY COUNCIL DATE: October 16, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 254 feet

ZONING MAP Z 18-36

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-36

1233 I-30 FREEWAY; AND 3926, 4004, AND 4213 ZION ROAD

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Recreational Vehicle Park subject to conditions.
- 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 expressly provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District and Special Standards for Recreational Vehicle Park as set forth in Chapter 2 and Site Development Standards as set forth in Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Concept Plan:** Development shall be in general conformance with the Concept Plan attached hereto as Exhibit C and incorporated herein by reference. In the event of a conflict between the Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.
 - B. Detail Plan:** Development shall be in compliance with the Detail Plan attached hereto as Exhibit D and incorporated herein by reference. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations to the Concept Plan Exhibit C:**
 - A. Permitted Uses:** All uses are prohibited except as follows:
 - (1) Recreational Vehicle Park for Recreational Vehicles, leasing building with manager quarters, and club house building with amenities constructed during Phase I.

- (2) Recreational Vehicle Park for Cabins on Phase II, subject to approval of a Detail Plan with a public hearing.

VI. Specific Regulations:

A. Setbacks: The minimum setbacks shall be the following:

- (1) Front yard setback adjacent to a street: Five feet (along service road of I-30);
- (2) Side and rear yard setbacks adjacent to a street: Five feet (along Zion Road); and
- (3) No setback is required for yards not adjacent to a street, except where the yard is adjacent to a residential district a setback of five feet is required (along east property line).

B. Screening and landscaping: Screening and landscaping shall be in compliance with this PD Ordinance and the landscape plan attached hereto as Exhibit E and incorporated herein by reference.

C. Perimeter fencing and landscaping: Perimeter fencing and landscaping shall consist of the following:

- (1) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and four large canopy trees, both fence and trees located on the south side of the entrance, along the property line fronting the service road of I-30;
- (2) An eight-foot tall board-on-board wood fence with stone columns every fifty feet plus a four-foot tall wrought iron fence along the west property line;
- (3) A four-foot tall wrought iron fence along the property line fronting Zion Road; and
- (4) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and fifteen large canopy trees along the property line adjacent to the Multi-Family (MF) Residential zoned properties to the east and fifteen large canopy trees along the boundary line between Phase I and Phase II to the east;

EXHIBIT B

D. Landscape buffers: The landscape buffers shall be provided for as follows:

- (1) No landscape buffer on the north side of the entrance along the service road of I-30;
- (2) A landscape buffer with a minimum depth of five feet and containing no less than four large canopy trees on the south side of the entrance along the service road of I-30;
- (3) A five-foot wide landscape buffer with no vegetation along Zion Road; and
- (4) Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers.

E. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces in the park shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
- (2) Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits and the certificate of occupancy for the recreational vehicle park.

- (3) Screening and paving must be continuously maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits and the certificate of occupancy for the recreational vehicle park.

F. Elevations: Building elevations shall be in compliance with the elevations labeled Exhibit F.

G. Signage: Signage shall be limited to the monument signs shown in Exhibit E and shall be in conformity with the Garland Development Code.

H. License periods:

- (1) Users, licensees, guests, or occupants of the recreational vehicle park shall not occupy, rent, or use any structure, cabin, campsite, pad, vehicle, boat, trailer, or recreational vehicle located within the park for periods greater than either of the following:

- (a) 60 consecutive calendar days; or
- (b) one hundred eighty calendar days within a one year period.

In the event a user, licensee, guest, or occupant of the recreational vehicle park stays for a period of 60 consecutive days, such person shall not occupy, rent, or use any structure, cabin, campsite, pad, vehicle, boat, trailer, or recreational vehicle located within the park for a minimum of five days following the date he or she checked out of the park.

- (2) Motor vehicles, boats, trailers, recreational vehicles, or temporary structures shall not

EXHIBIT B

remain in the park for periods greater than the occupancy periods established by above subsection (H) (1).

- (3) Check-in and check-out days shall be included in the occupancy period calculation.
- (4) Access to and occupancy of cabins, structures, campsites, or pads shall be offered as a license only, creating no tenancy rights, and may only be licensed by the day or the week (subject to the occupancy periods in above subsection (1)).

I. Pad sites:

- (1) There shall be a maximum of 183 pad sites with a maximum allowable 183 recreational vehicles allowed within the park.
- (2) Recreational vehicle pull-through and back-in pad sites shall have full utility hookups and have minimum dimensions as shown on the Detail Plan, additionally each pad shall have an improved concrete surface.
- (3) Recreational vehicles containing plumbing facilities may only rent, lease, or occupy pad sites that have utility hookups for electric, water, and sewer.
- (4) Each pad site shall include improved parking space for at least one passenger motor vehicle.
- (5) Pad sites shall not have direct access to a public street outside the park.
- (6) Each pad site shall be supplied with an enclosed utility stand for utility services.
- (7) Each pad site shall be level, with a maximum of one-inch variation for every five feet, side-to-side and end-to-end.
- (8) Pad sites shall be constructed of reinforced concrete and designed according to the *City's Technical Standards* for streets or alleys in a residential subdivision.

EXHIBIT B

J. Water and wastewater systems:

- (1) Adequately sized circulating looped water lines approved by the City shall be installed and connected to the city system, at the owner's expense, for domestic use and fire protection.
- (2) Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall be installed and connected to the city sanitary sewer system at the owner's expense.

K. Driveways and interior roads:

- (1) General requirements. The park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or RV sites. All drives, parking areas, and internal streets shall be constructed of reinforced concrete and designed and constructed in accordance with the *City's Technical Standards*.
- (2) Lighting. Driveways, interior roadways, and pad sites shall be illuminated with uniform lighting units in conformance with a lighting plan submitted pursuant to Section 4.88 of the GDC and in compliance with the provisions of Chapter 4, Article 7 of the GDC.

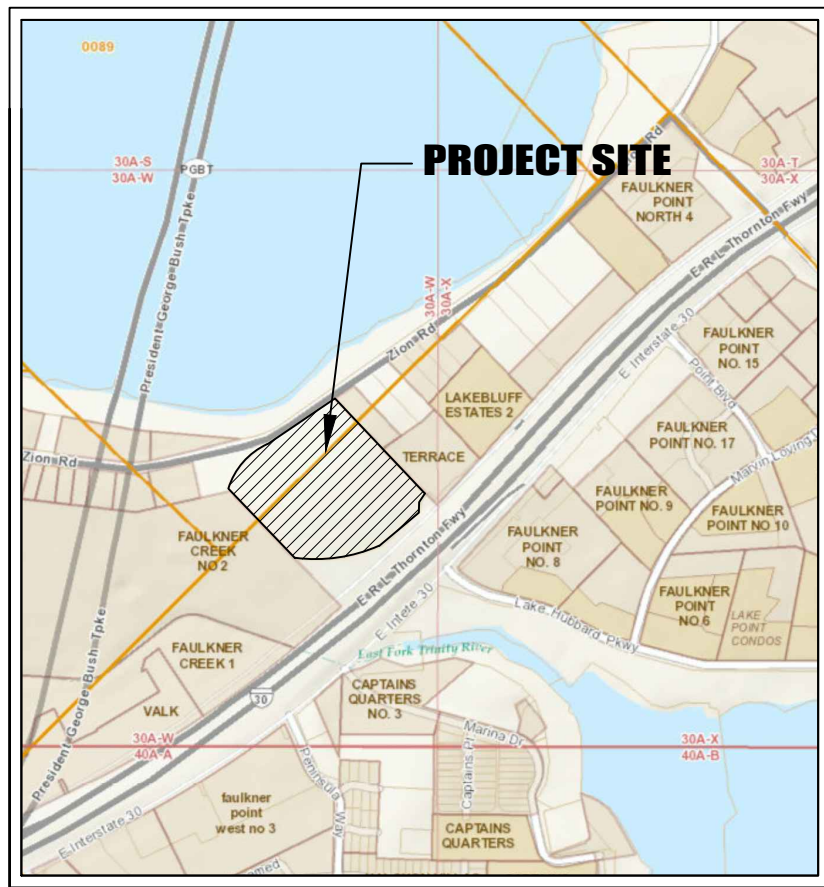
L. Office, caretaker dwelling, and parking areas:

- (1) The park shall have a designated administrative office on site, which shall be a permanent structure designed and constructed in compliance with Section 4.83 of the GDC.
- (2) The park may contain a permanent resident recreational vehicle park manager or caretaker dwelling on site.
- (3) In addition to the minimum parking requirements of each cabin and pad, for every four cabins and pads an additional improved parking space must be provided within the park.

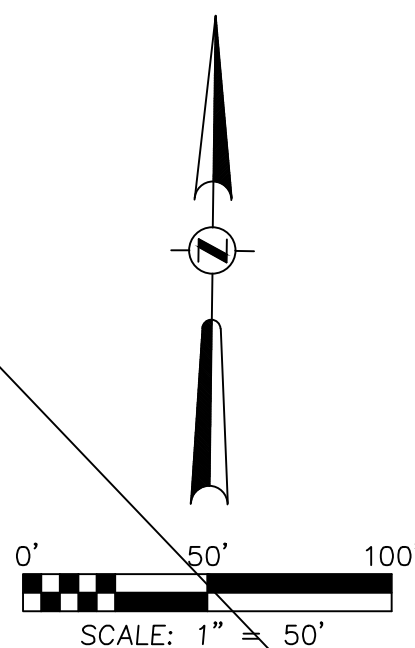
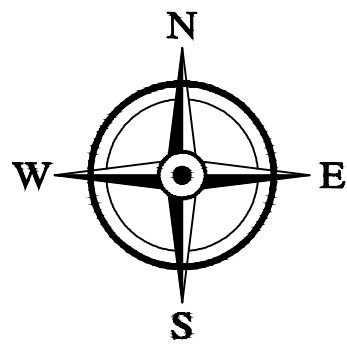
M. Vehicles:

- (1) Vehicles on site must be registered and in operable condition.

CONCEPT PLAN
EXHIBIT C



VICINITY MAP
NOT TO SCALE



LEGEND

- ① DRAINAGE INLET MANHOLE
- NEW RETAINING WALL
- NEW CONCRETE PAVEMENT
- LANDSCAPE BUFFER
- FLOOD PLAIN (DFIRM 2014) 100-YEAR
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- 6" (MIN.) RIPRAP
- EXISTING CHAIN LINKED FENCE
- GI-1 PROPOSED GRATE INLET
- PROPERTY LINE
- 8'-9" CEDAR FENCE
- 4'-0" IRON FENCE
- T.O.C. TOP OF CURB ELEVATION
- EXISTING SAN. SEWER MANHOLE
- EXISTING ELEC. MANHOLE
- FIRE HYDRANT

10J., 10 M & 10 N.
LIMITED OR LACK OF
ACCESS TO ROAD OR HIGHWAY
CC# 20080344086
CC# 20080344088
CC# 20080390275
R.P.D.C.T.
(SEE NOTE #5)

10J.
SAVE & EXCEPT
AREA
VOLUME 2805, PAGE
580
CO# 20080344086
R.P.D.C.T.

NOTES:
1. ANY FENCE/SCREENING WALL ADJACENT TO R.O.W.
MUST BE BUILT TO CITY STANDARDS OR BETTER.

SITE DATA (PHASE 1)		
BREAKDOWN AREA		
		%
EXISTING PAVED AREA	7,851 Sq.Ft.	(1.4%)
EXISTING UNPAVED AREA	550,374 Sq.Ft.	(98.6%)
PROPOSED PAVED AREA	413,322 Sq.Ft.	(74.0%)
PROPOSED UNPAVED AREA	144,903 Sq.Ft.	(26.0%)
TOTAL SITE AREA	558,225 Sq.Ft.	(100%)

NUMBER OF RV PAD SITES	183
DENSITY OF RV PAD SITES	14 PER ACRE
GROSS FLOOR AREA OF ACTIVITY FACILITY	8,326 SF
GROSS FLOOR AREA OF LEASING OFFICE	4,424 SF
TOTAL NUMBER OF PARKING SPOTS	383

SITE DATA (PHASE 2)	
BREAKDOWN AREA	
NUMBER OF RV PAD SITES	183
DENSITY OF RV PAD SITES	14 PER ACRE
TOTAL SITE AREA	44,256 Sq.Ft. (100%)

558,225 SQ.FT.
12.8151 ACRES

CN-180710-2

OWNER:
HOUSTON EAST RV RESORT
310 E. INTERSTATE 30, SUITE 320
GARLAND, TX 75043

OWNER'S CONTACT:
CRAIG TURNER
PHONE: (972) 879-4255
EMAIL: CRAIG@CTURNERS.COM

REVISIONS	
Date	Description

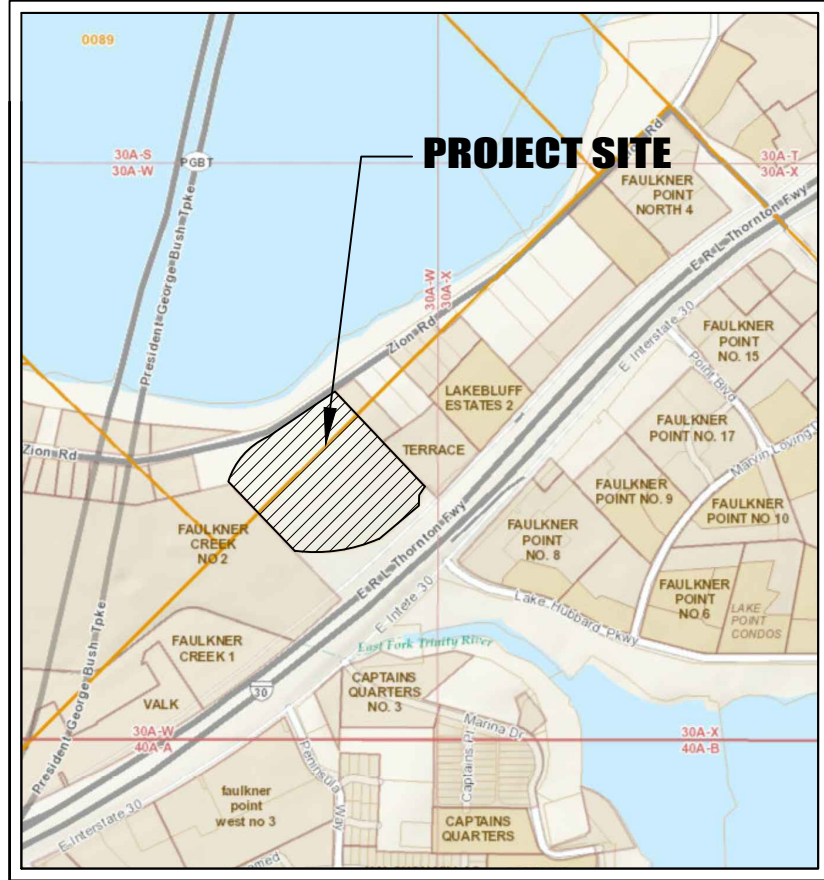
Project Name & Address:
NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

Sheet Title:
SITE LAYOUT PLAN

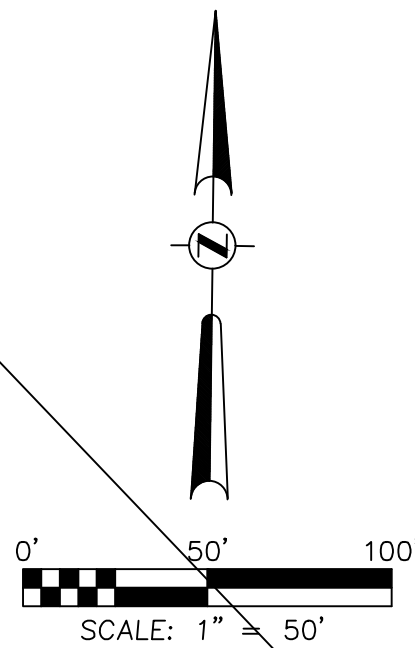
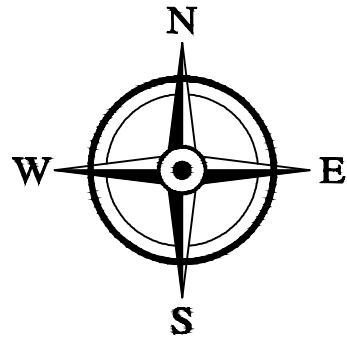
Date: AUGUST 20, 2018

Scale: 1" = 50'	Sheet No.: SP - 1
OKM Project No.: 18-101	
Owner's Project No.: N/A	

DETAILED PLAN
EXHIBIT DD



VICINITY MAP
NOT TO SCALE



LEGEND

- ① DRAINAGE INLET MANHOLE
- NEW RETAINING WALL
- NEW CONCRETE PAVEMENT
- LANDSCAPE BUFFER
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OWNER'S CONTACT:
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REVISIONS	
Date	Description

Project Name & Address:
NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

Sheet Title:
SITE LAYOUT PLAN

Date: AUGUST 20, 2018

Scale: 1" = 50'	Sheet No.: SP - 1
OKM Project No.: 18-101	
Owner's Project No.: N/A	

PROPERTY LINE

BERMUDA TURF GRASS

TERRANCE SUBDIVISION
PT. LOT 1, BLOCK 1

CRAIG TURNER
PHONE: (972) 979-4255
EMAIL: CRAIG@CTURNERUNS.COM

6/25/2016

REVISIONS		
	Date	Description

Project Name & Address:

NEW CABINS & RV RESORT
1233 & 1301 E INTERSTATE 30
GARLAND, TX 75043

Sheet Title:

OVERALL LANDSCAPE PLAN

Date:

AUGUST 22, 2018

Scale:

1" = 50'

Sheet No.:

L-1

SEE SHEET L-2 FOR NOTES, PLANT LIST, PLANTING, ETC.

- SECTION 02910 - SOIL PREPARATION
PART 1 - GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS
A. MATERIALS
1. COMPOST:
1.1 COTTON BUR COMPOST
1.2 SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1 A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
3.1 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 - EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL:
1.1 INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2 INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3 ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
2.1 BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
2.2 ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
2.3 TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4 RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5 TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEEDS AREAS:
3.1 LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2 ADD 1/2 INCH COMPOST TO ALL AREAS.
3.3 FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTORS IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

- SECTION 02915 - LANDSCAPE PLANTING
PART 1 - GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARDS FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GRADING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTY:
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

Key	Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Trees-Large Canopy						
T-1	Cedar Elm	<i>Ulmus crassifolia</i>	Yes	65 gal	62	4" cal min, 7' min height
T-2	Allee Elm	<i>Ulmus parvifolia 'Emer II'</i>	Yes	65 gal	8	3" cal min, 7' min height
T-3	Maple, Caddo	<i>Acer saccharum 'Caddo'</i>	Adapted	65 gal	3	3" cal min, 7' min height
T-4	Bald Cypress	<i>Taxodium distichum</i>	Yes	65 gal	13	3" cal min, 7' min height
T-5	Live Oak	<i>Quercus virginiana</i>	Yes	65 gal	20	3" cal min, 7' min height
T-6	High Rise Live Oak	<i>Quercus virginianan 'High Rise'</i>	Adapted	65 gal	40	3" cal min, 7' min height
T-7	Burr Oak	<i>Quercus macrocarpa</i>	Native	65 gal	2	3" cal min, 7' min height
T-8	Red Oak	<i>Quercus shumardii</i>	Native	65 gal	3	3" cal min, 7' min height
T-9	Texas Ash	<i>Fraxinus texensis</i>	Native	65 gal	5	3" cal min, 7' min height
T-10	Chinkapin Oak	<i>Quercus muhlenbergii</i>	Native	65 gal	5	3" cal min, 7' min height
T-11	Cathedral Live Oak	<i>Quercus virginiana "SLDN"</i>	Yes	65 gal	32	3" cal min, 7' min height
				Total	199	
Trees-Small Ornamental						
U-1	Yaupon Holly	<i>Ilex vomitoria</i>	Yes	30 gal	7	1 1/2" cal min, 5' min height
U-2	Possumhaw Holly	<i>Ilex decidua</i>	Yes	15 gal	7	1 1/2" cal min, 5' min height
U-3	Oklahoma Texas Redbud	<i>Cercis Canadensis var texensis 'Oklahoma</i>	Yes	30 gal	4	1 1/2" cal min, 5' min height
Trees -High Level Screening						
H-1	Cherry Laurel	<i>Prunus caroliniana</i>	Adapted	30 gal	15	3" cal min, 8' min height
Shrubs						
S-1	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Yes	5 gal	33	1' min height at planting
S-2	Softleaf Yucca	<i>Yucca recurvifolia</i>	Adapted	5 gal	31	2' min height at planting
S-3	Winter Gem Boxwood	<i>Buxus microphylla japonica 'Winter Gem'</i>	Yes	1 gal	21	1' min height at planting
S-4	Burford Holly	<i>Ilex cornuta 'Dwarf Burford'</i>	Yes	5 gal	136	1' min height at planting
S-5	Pittosporum Green	<i>Pittosporum tobira</i>	Yes	1 gal	19	1' min height at planting
S-6	Abelia	<i>Abelia grandiflora</i>	Yes	1 gal	15	1' min height at planting
S-7	Dwarf Burford Holly	<i>Ilex cornuta 'Dwarf Burford'</i>	Yes	5 gal	18	1' min height at planting
Ground Cover and Turf Grasses						
G-1	Bermuda Grass	<i>Cynodon dactylon</i>	Adapted	SF	90840	
Annuals, Perennials & Ornamental Grasses						
P-1	Salvia greggii 'coral'	<i>Salvia greggii</i>	Yes	1 gal	35	
P-2	Pavonia	<i>Pavonia lasiopetala</i>	Yes	1 gal	19	
P-3	Mexican Feather Grass	<i>Nasella tenuissima</i>	Yes	1 gal	167	1' min height at planting
P-4	Autumn Fern	<i>Dryopteris erythrosora</i>	Yes	1 gal	15	
P-5	Berkeley Sedge	<i>Carex divulsa</i>	Yes	1 gal	197	6" min height at planting
P-6	Gayfeather	<i>Liatris mucronata</i>		Seed	150 SF	
P-7	Meadow Sage 'Maynight'	<i>Salvia nemorosa</i>		Seed	176 SF	
P-8	Weeping Love Grass	<i>Eragrostis curvula (Schrad.) Nees</i>		Seed	185 SF	
P-9	Blanket Flower	<i>Gaillardia × grandiflora</i>		Seed	227 SF	
P-10	Gulf Muhly	<i>Muhlenbergia capillaris</i>	Yes	5 gal	27	
P-11	Green Mountain Boxwood	<i>Buxus x 'Green Mountain'</i>	Yes	5 gal	55	

PLANT LIST

- PART 3 - EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME FOR PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTINGS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. 1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL, A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM AND SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH MINIMUM OF 3 OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING:
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE GROWN OF THE BALL WILL BE AT FINISHED GRADE
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH MINIMUM 3 LAYER OF SPECIFIED MULCH, SOD PLANTING.
E. SOD PLANTING:
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FORM CONNECTION TO THE SOIL.
F. SEED PLANTING:
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY

END OF SECTION 02915

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF GARLAND PLANNING
MAIN STREET MUNICIPAL BUILDING
800 MAIN STREET
GARLAND, TEXAS 75040
972-205-2445

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Project Information:

CURRENT ZONING : AGRICULTURE + COMMUNITY RETAIL

PROPOSED ZONING : PD DISTRICT

PROPOSED USE : RV PARK

Landscaping Requirements

GARLAND DEVELOPMENT CODE
ARTICLE 3: SCREENING & LANDSCAPING
ARTICLE 4: TREE PRESERVATION & MITIGATION

A. TOTAL AREA PROVIDED: 113,381 SF

B. LANDSCAPE BUFFERS
1) ON I-30 THOROUGHFARE - PROVIDED: 5' WIDTH

2) ON WEST SIDE OF THE PROPERTY - NO SETBACK PROVIDED

3) ON ZION ROAD - PROVIDED: 5' WIDTH WITH GRASS

4) ON EAST SIDE (ADJACENT TO RESIDENTIAL PROPERTY) PROVIDED: 5' WIDTH

C. LANDSCAPE BUFFER TREES & SHRUBS
1) ON I-30 - TREES PROVIDED: 5 Large Canopy Trees
SHRUBS PROVIDED: 45

2) ON ON EAST SIDE (ADJACENT TO RESIDENTIAL PROPERTY- TREES PROVIDED: 30 Large Canopy Trees

D. PARKING AREA LANDSCAPING
1) PROVIDED: 1 OR MORE TREES IN EACH PARKING LOT ISLAND
2) PROVIDED: 1 LARGE CANOPY TREE IN ALL THE PARKING SPACES

E. SCREENING PROVIDED
1) ADJACENT TO RESIDENTIAL DEVELOPMENT - PROVIDED: END OF PROP. 8'-9" HIGH BOARD ON BOARD SOLID WOOD FENCE. BEGINNING OF PROP. 4' IRON FENCE (W/ STONE COLUMNS @ 50' O.C.) AND CATHEDRAL LIVE OAK TREES

2) I-30 - PROVIDED: 8'-9" HIGH BOARD ON BOARD SOLID CEDAR WOOD FENCE W/ STONE COLUMNS @ 50' O.C. AND TREES

3) WEST PROPERTY LINE - PROVIDED: END OF PROP. 4' HIGH FENCE AND BEGINNING OF PROP. 8'-9" HIGH BOARD ON BOARD SOLID CEDAR WOOD FENCE W/ STONE COLUMNS @ 50' O.C.

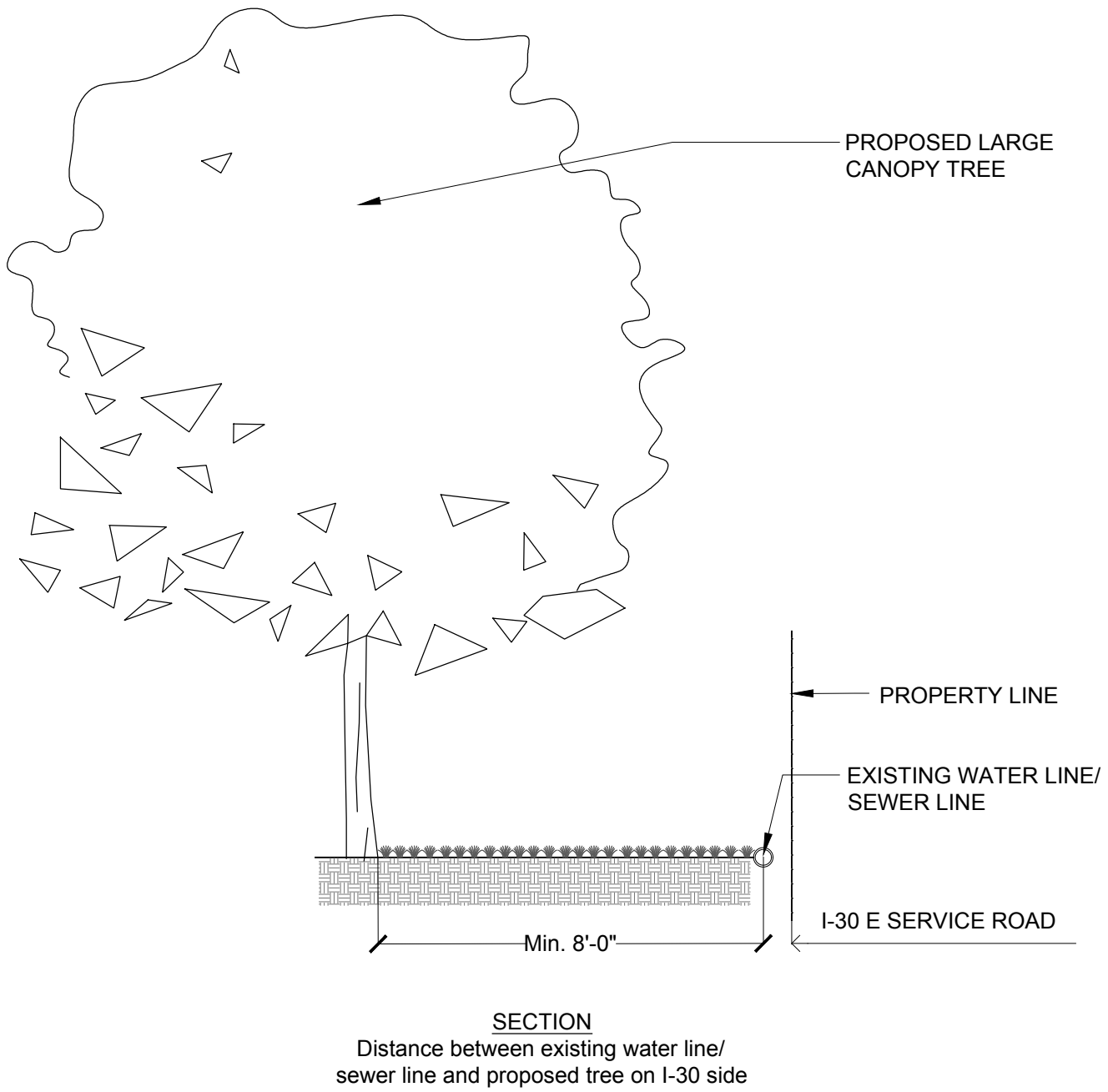
4) ZION ROAD - PROVIDED: 4' HIGH IRON FENCE W/ STONE COLUMNS EVERY 50'

E. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY

F. TREE PRESERVATION & MITIGATION
NO EXISTING TREES ARE ON SITE

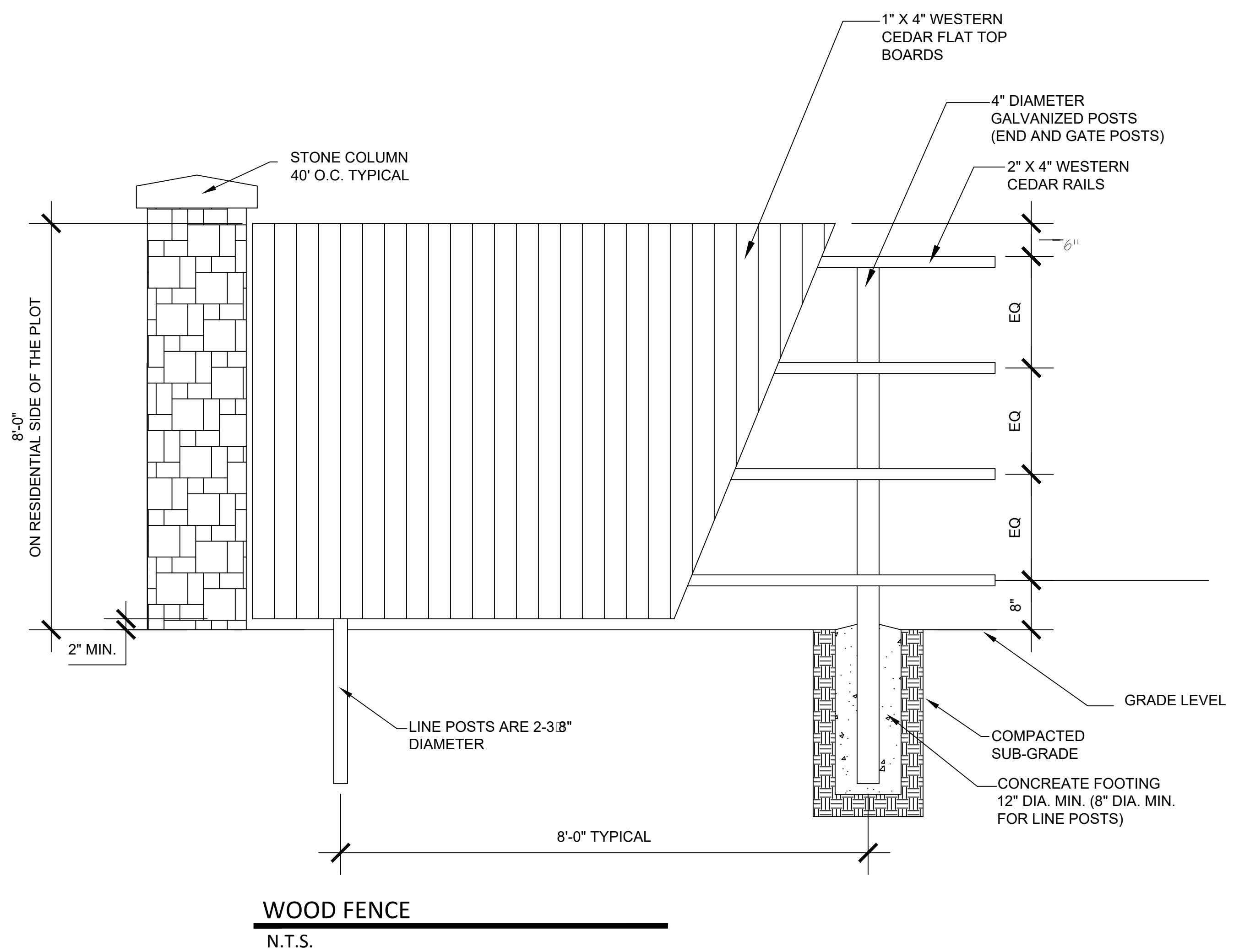
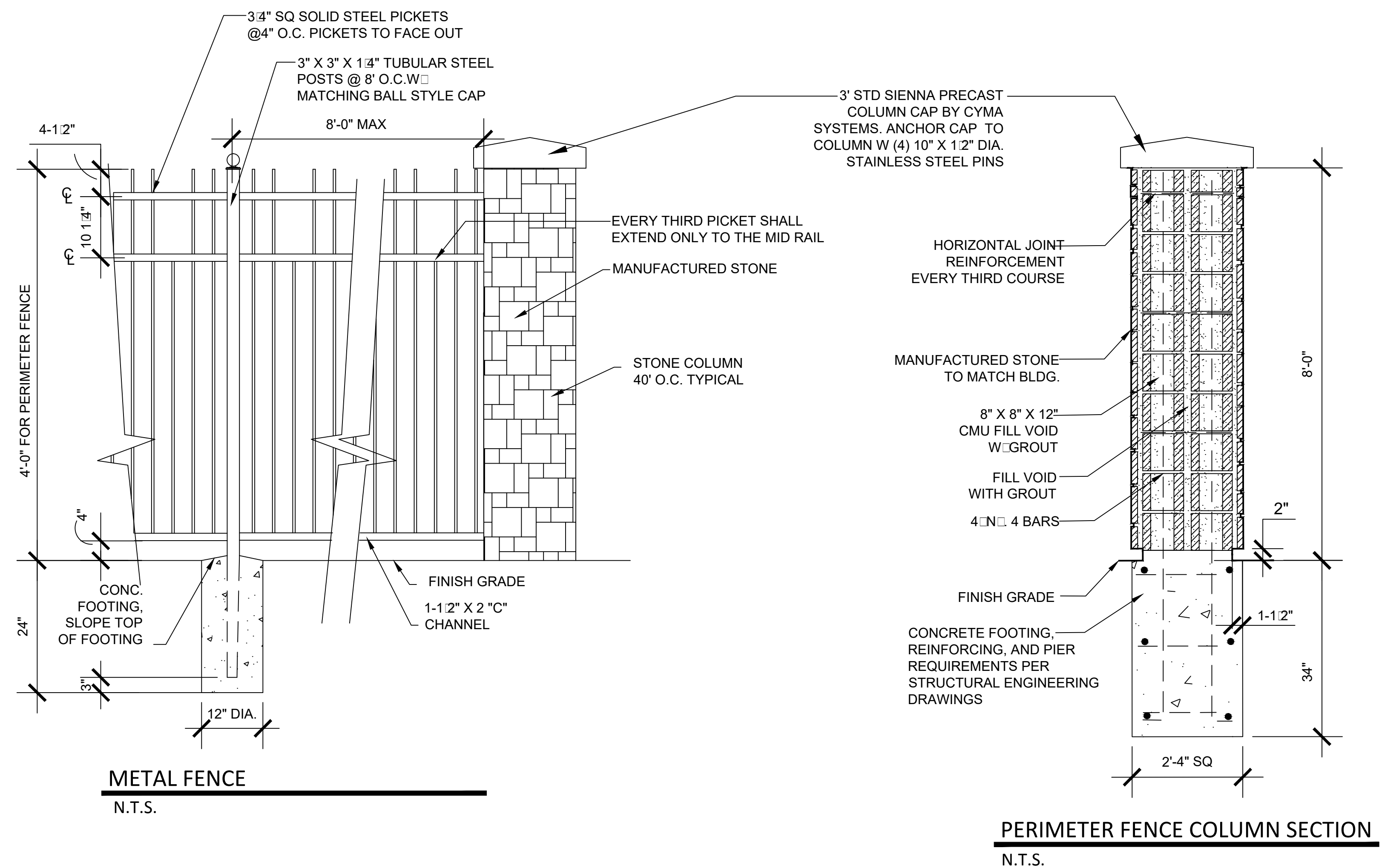
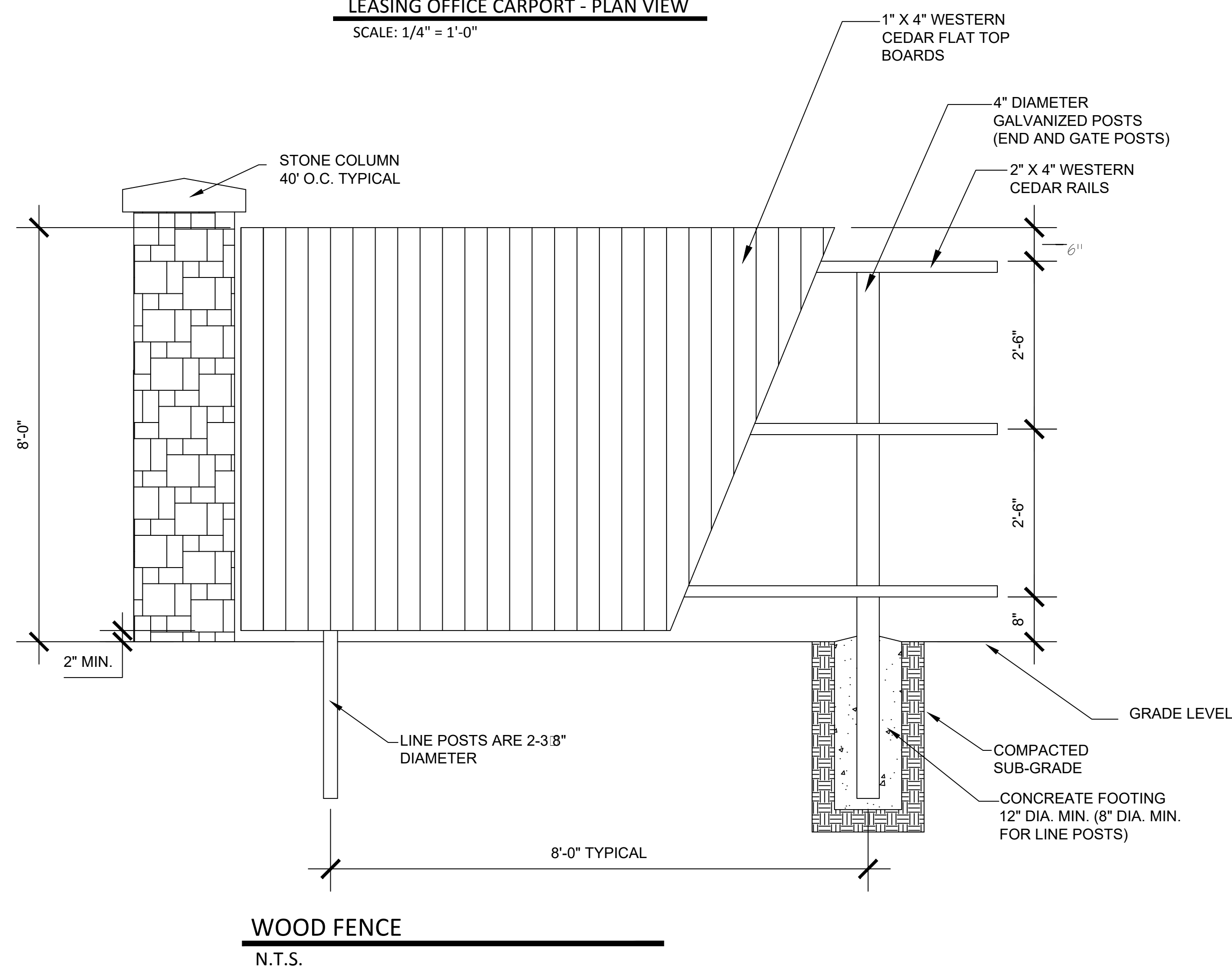
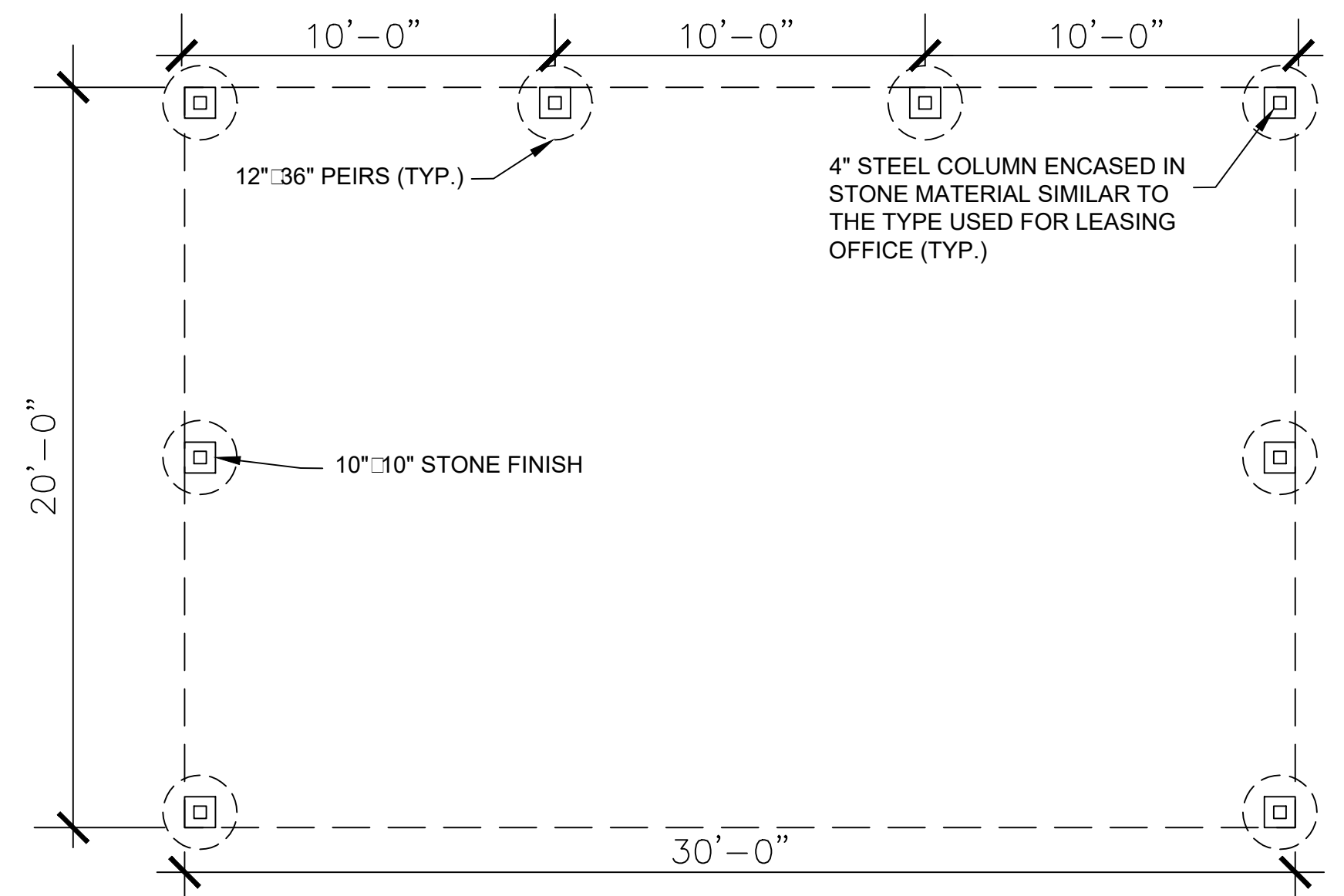
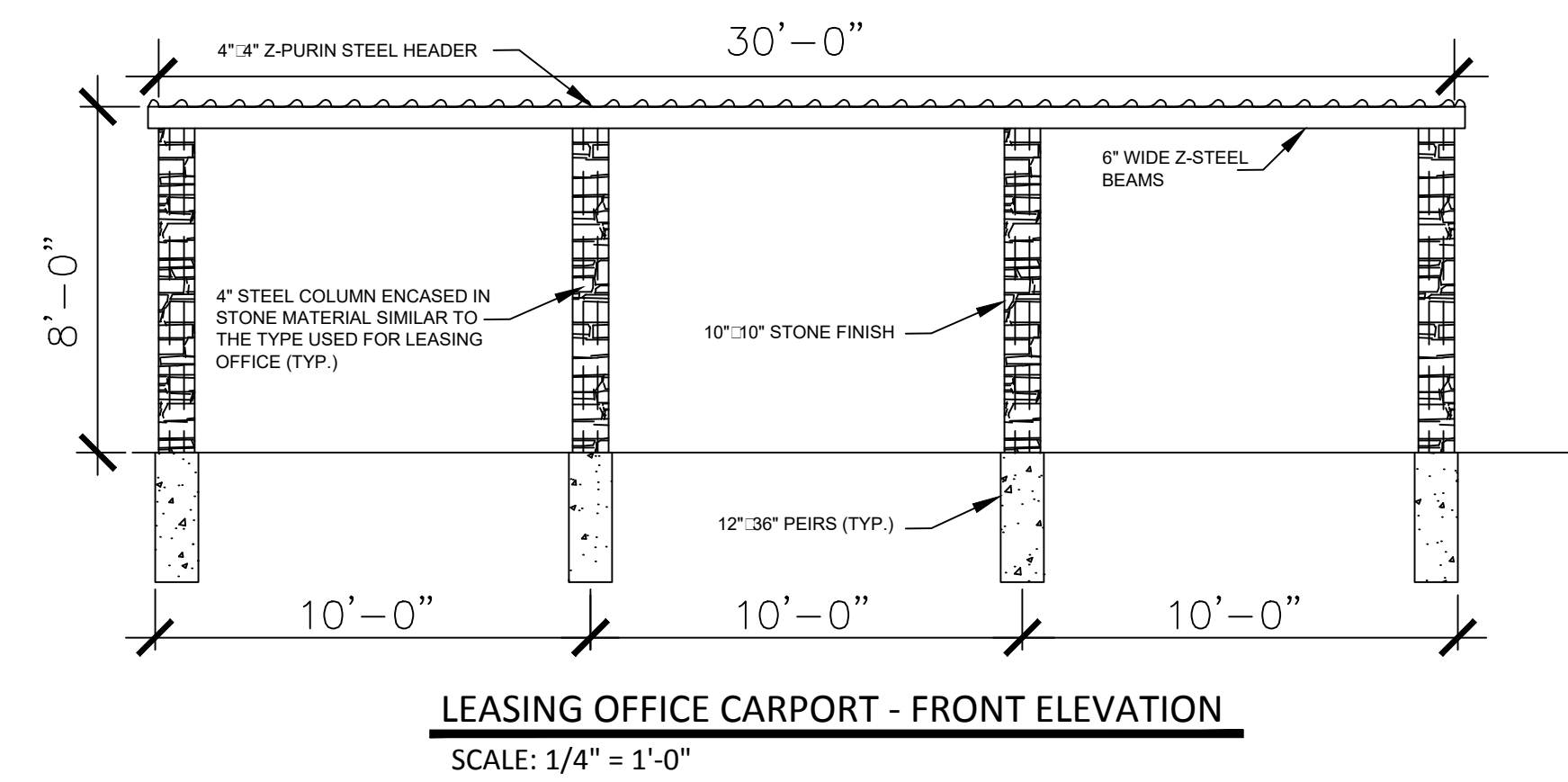
Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE FREEZE AND MOISTURE SENSORS.



OWNER: HOUSTON EAST RV RESORT 310 E. INTERSTATE 30, SUITE 320 GARLAND, TX 75043 OWNER'S CONTACT: CRAIG TURNER PHONE: (972) 979-4255 EMAIL: CRAIG@CTURNERUNS.COM													
LANDSCAPE CONSULTANT: DEEPA DESIGNSCAPE Landscape Design & Build Deepa Koshailey 972-639-6745 Frisco TX 75035 6/25/2016													
REVISIONS													
	<table><thead><tr><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	Date	Description										
Date	Description												
Project Name & Address: NEW CABINS & RV RESORT 1233 & 1301 E INTERSTATE 30 GARLAND, TX 75043													
Sheet Title: NOTES, PLANT LIST, SECTION													
Date: AUGUST 22, 2018													
Scale: NTS	Sheet No.: L - 6												

EXHIBIT E



DEEPA DESIGNSCAPE
Deepa H Koshaley
Landscape Designer
 Add , TX 75244
 C N : 214-241-9169
 d d @

DEVELOPMENT & CONSULTANT

SOLUTIONS

PLANS & PERMIT

SUBMITTAL AND REPRESENTATION

10840 SWITZER AVE. SUITE 102
DALLAS, TX 75238

O: 214-241-9169 F: 972-432-4391

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"T r d
r d d r r
C r F d , R r d
L d Ar." #2080

LAKE SHORE RV RESORT

BUILDING LOT, ADDRESS:
1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

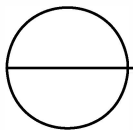
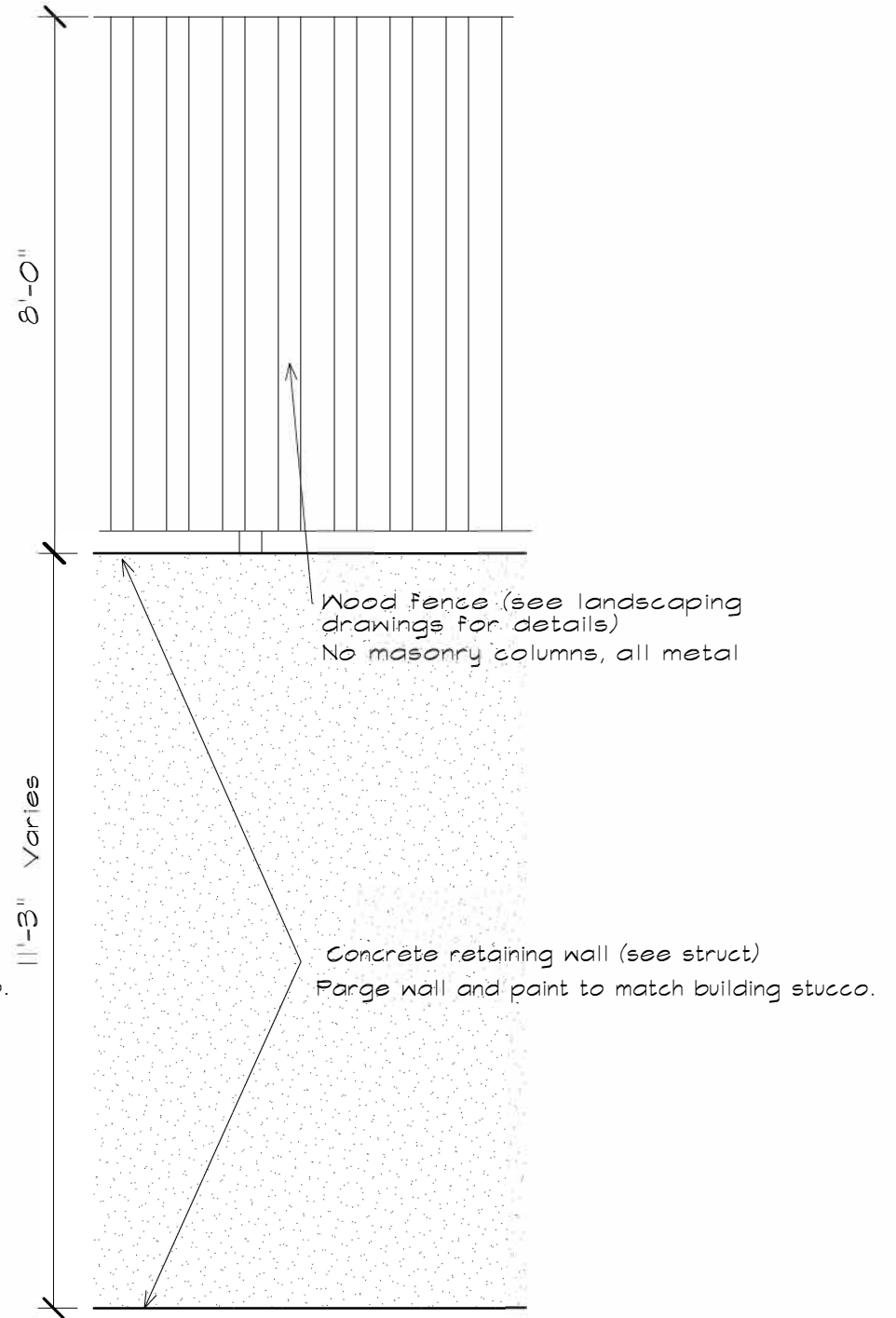
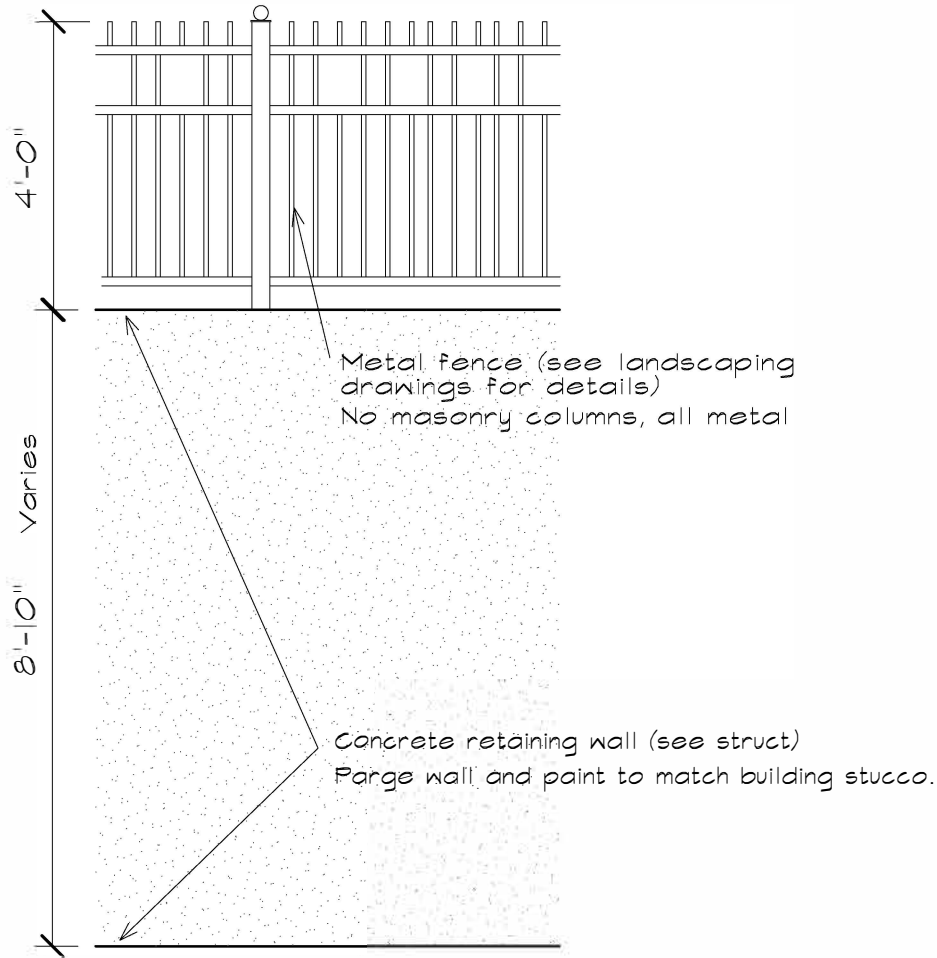
VIA BAYOU INC.

310 EAST INTERSTATE 30,
STE 320
GARLAND, TX 75043

[illegible]

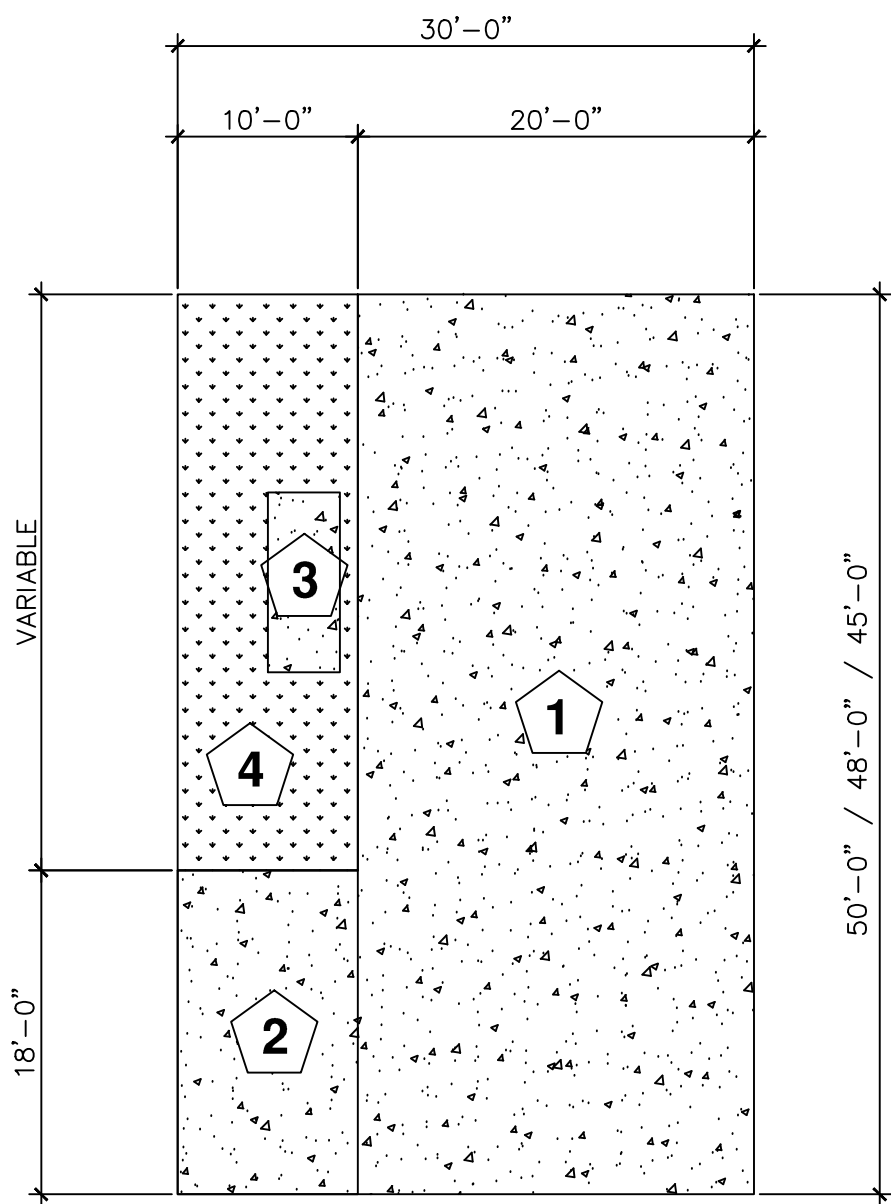
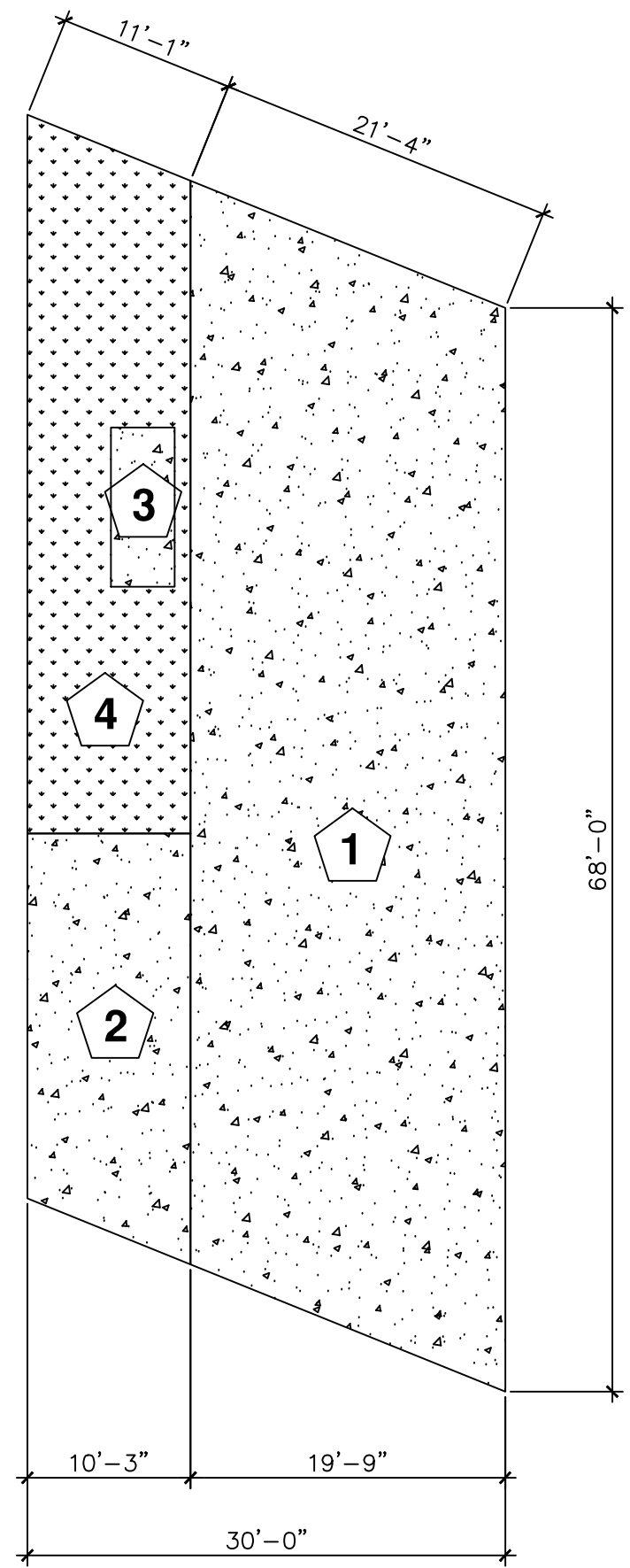
LANDSCAPE WALL DETAILS L-6 of 6

EXHIBIT E



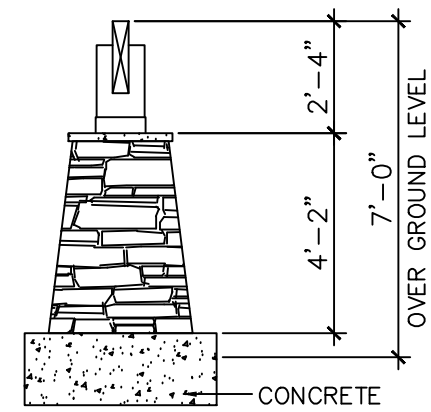
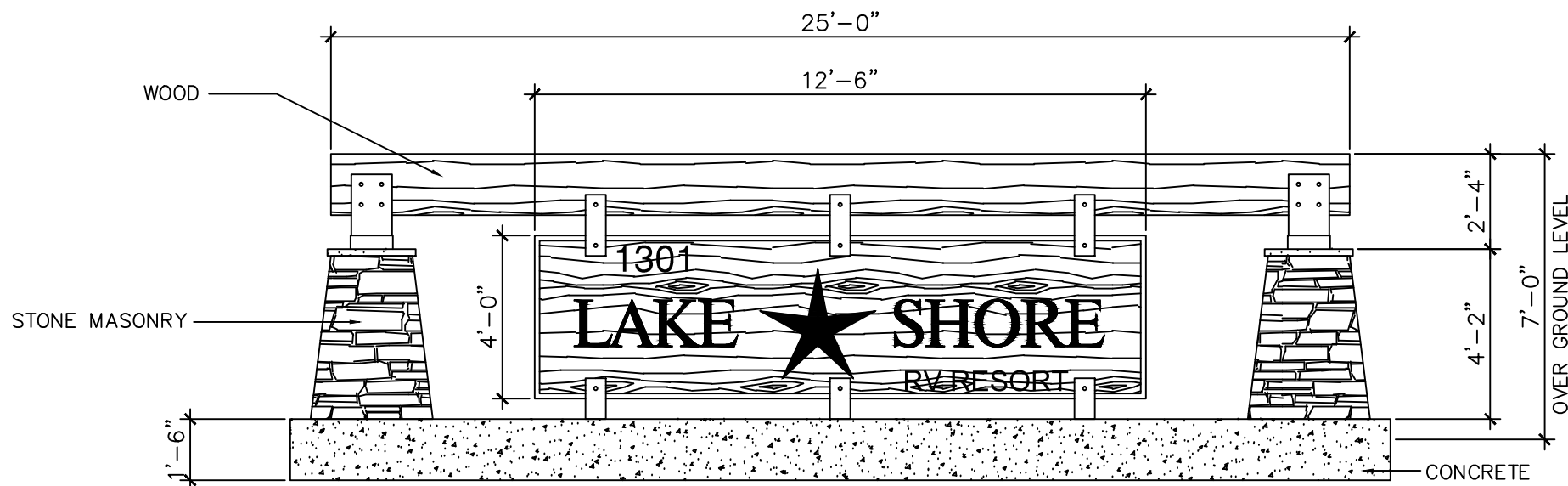
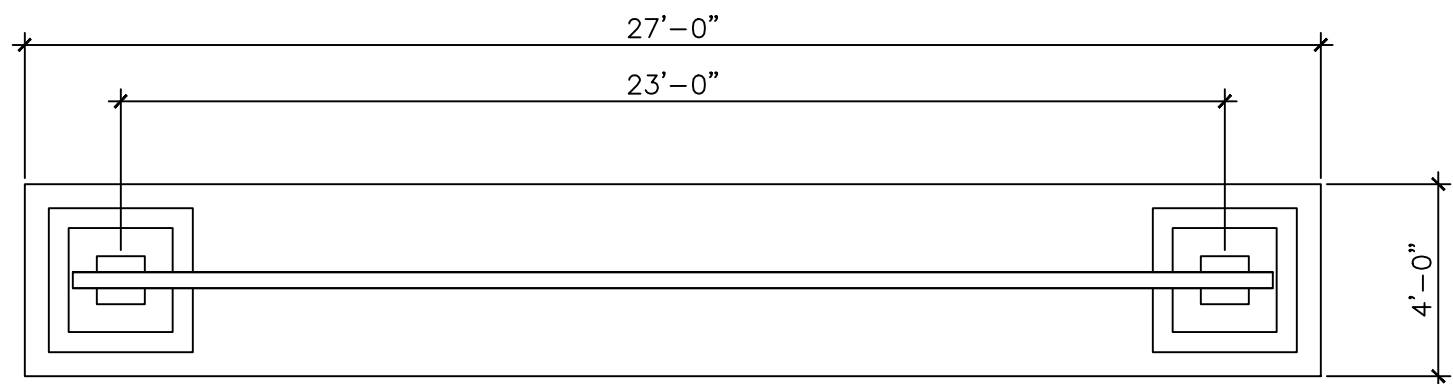
RETAINING WALLS ELEVATIONS

3/8" = 1'-0"



- 1 CONCRETE PAVEMENT RV PAD
- 2 CONCRETE PAVEMENT PARKING SPACE
- 3 UTILITIES CONCRETE PAD
- 4 LANDSCAPE AREA

TYPICAL RV PAD SCALE 3/32" = 1'-0" 3



PLAN VIEW

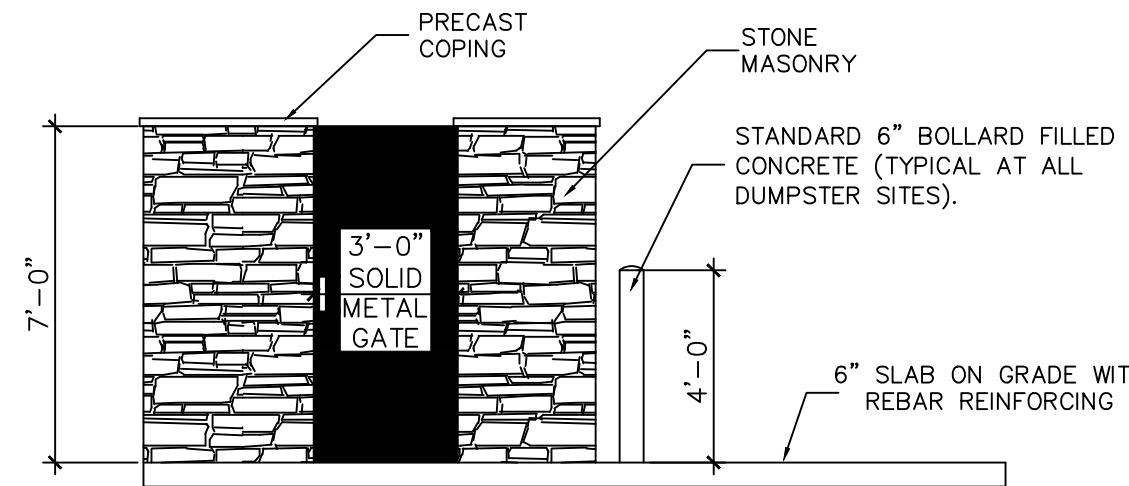
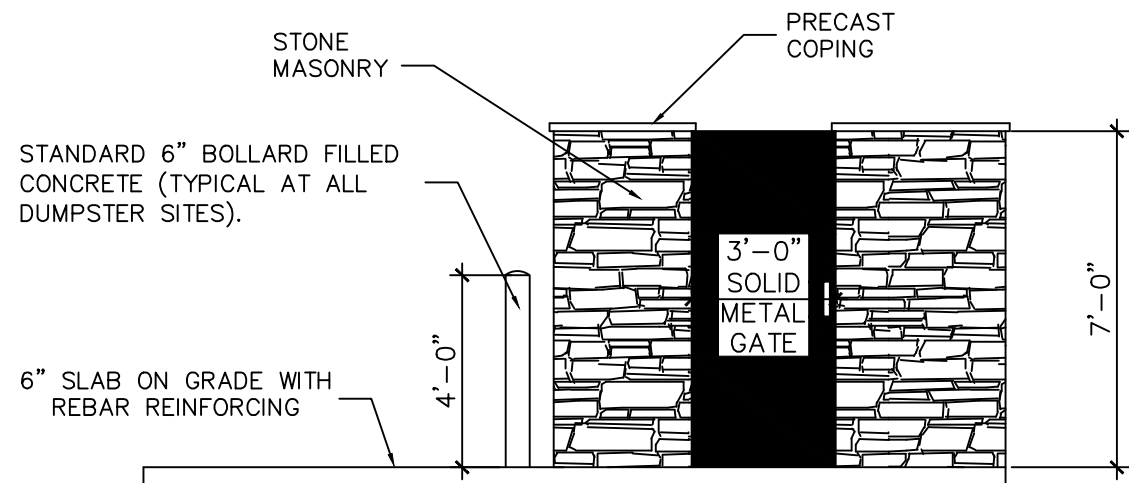
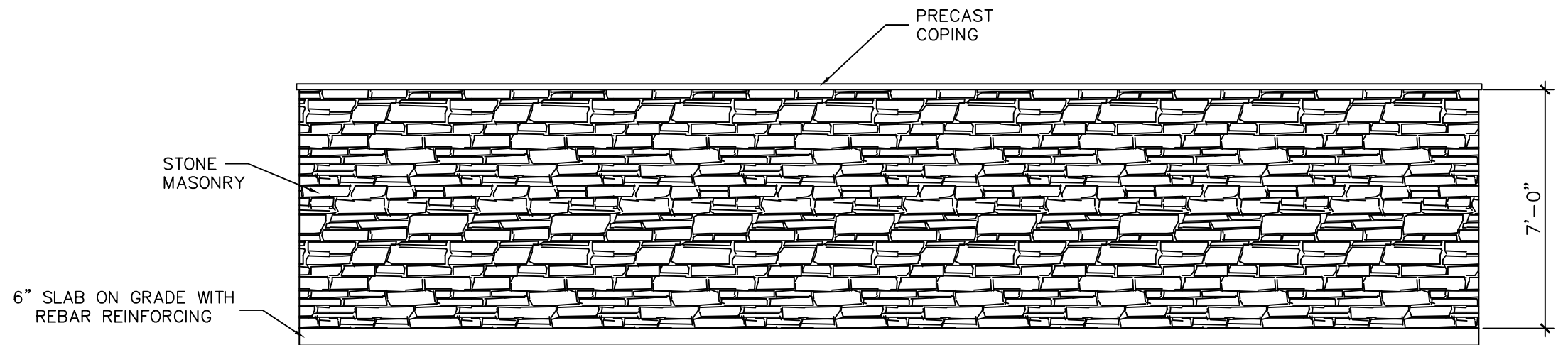
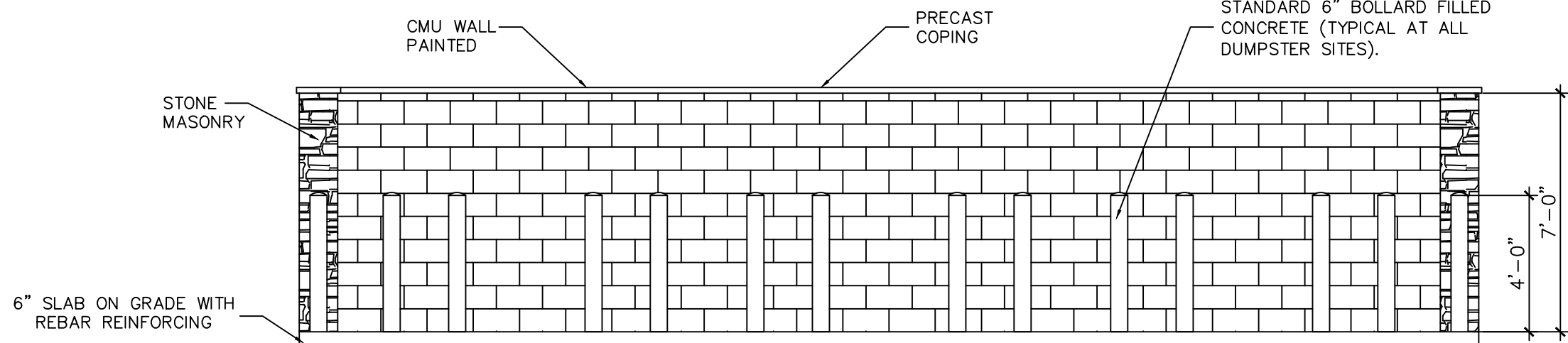
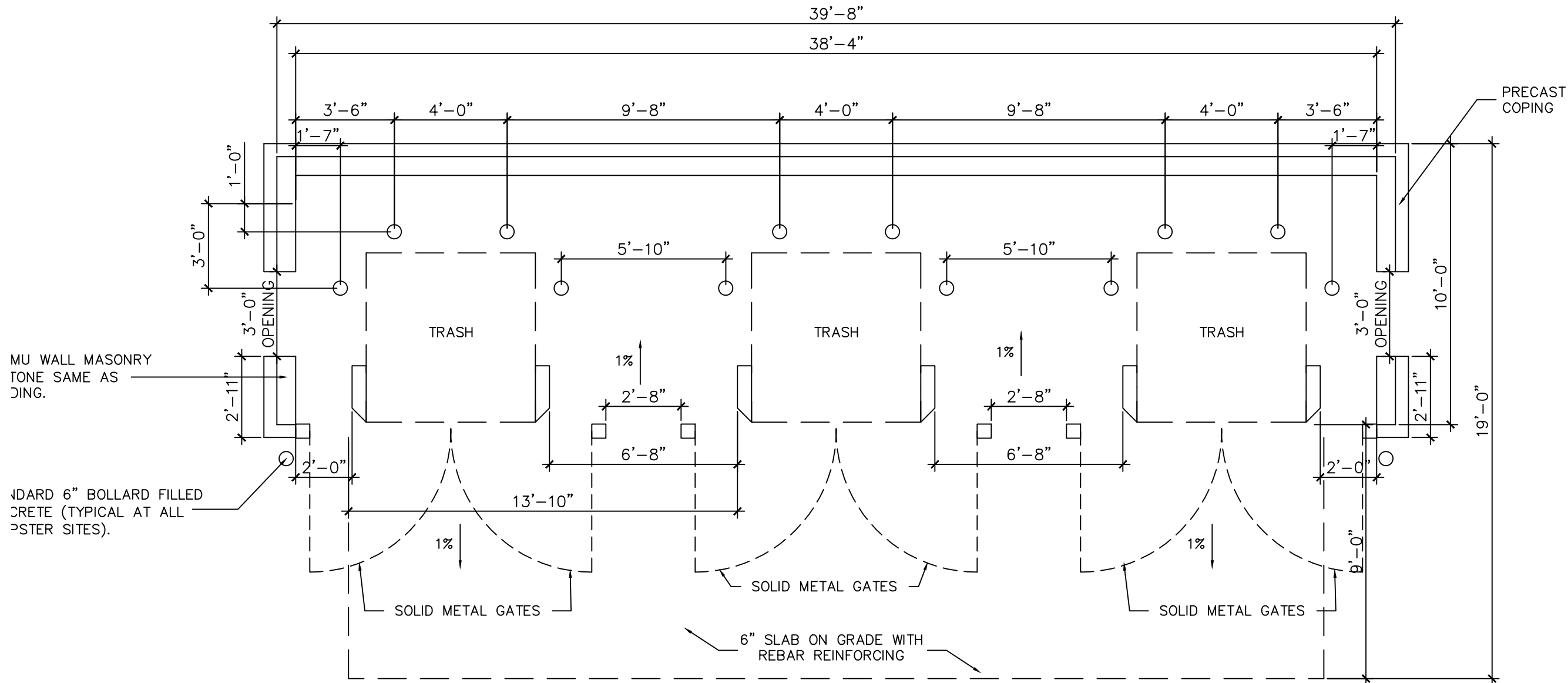
ELEVATION

SIDE VIEW

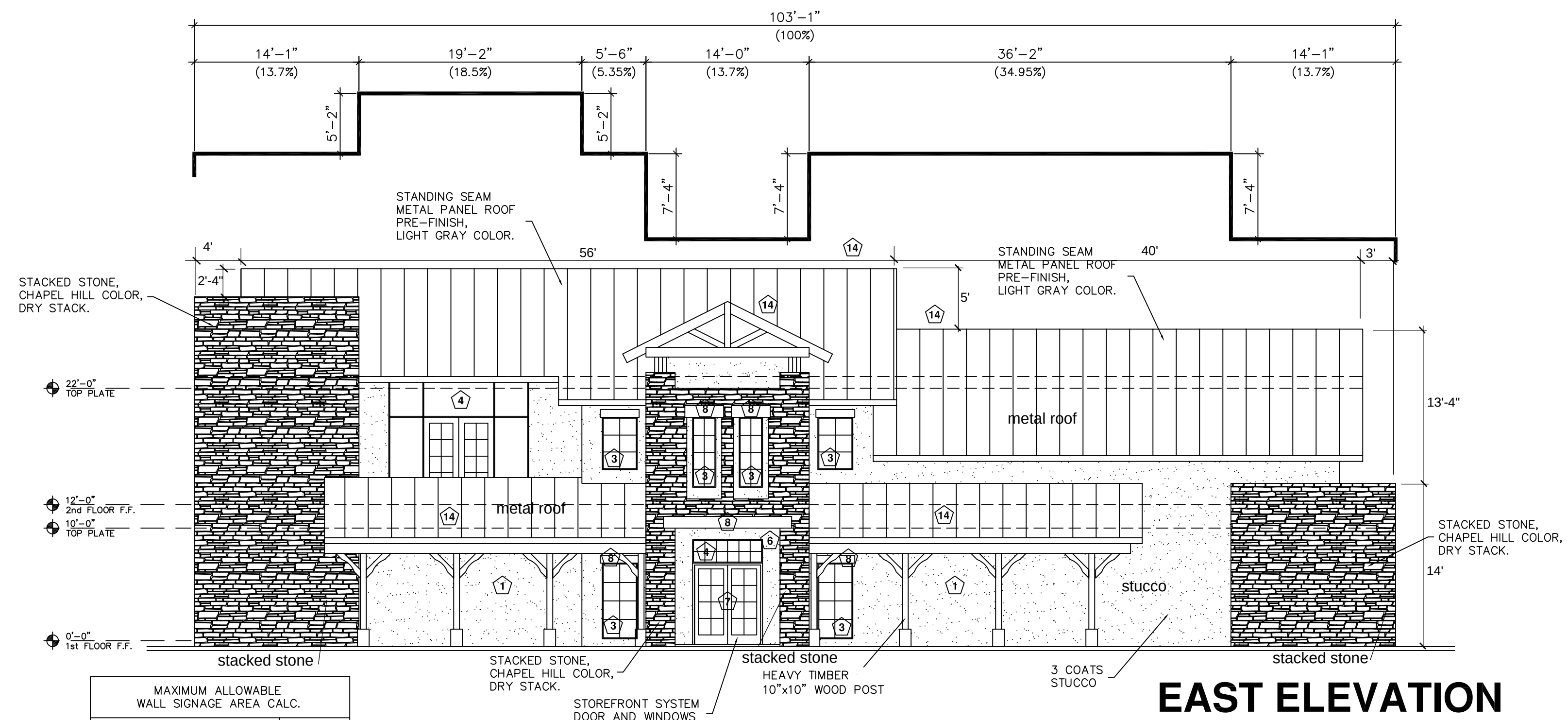
216 SQ.FT.

MONUMENT SIGN AREA = 50 SQ.FT.

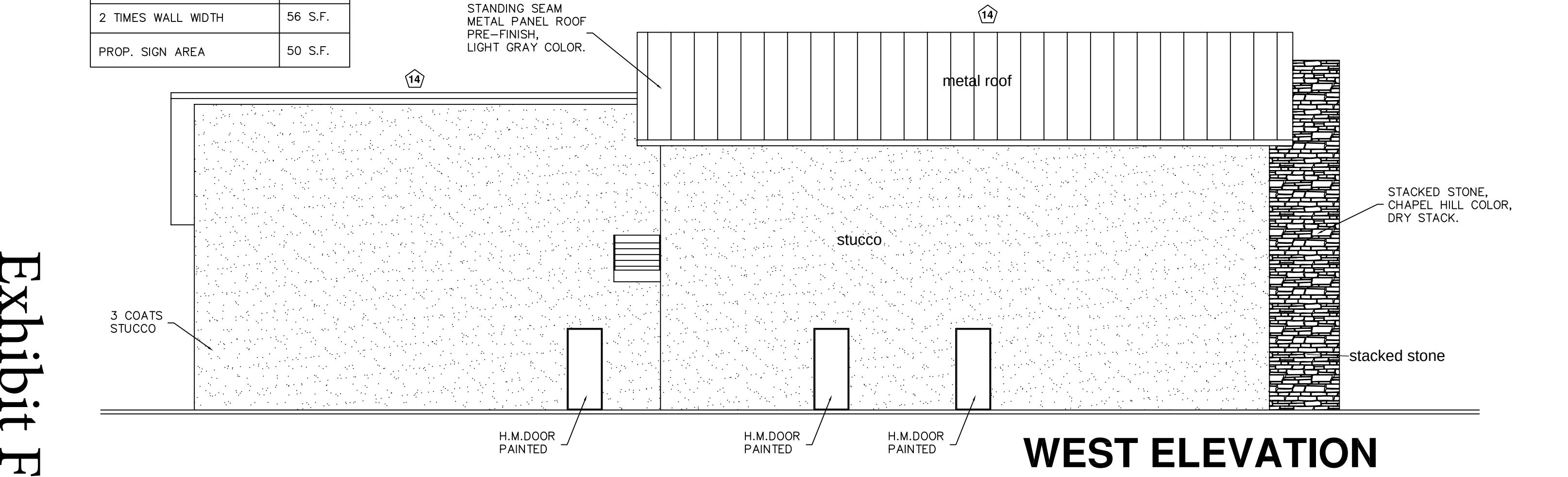
MONUMENT SIGN SCALE 1/4" = 1'-0" 2



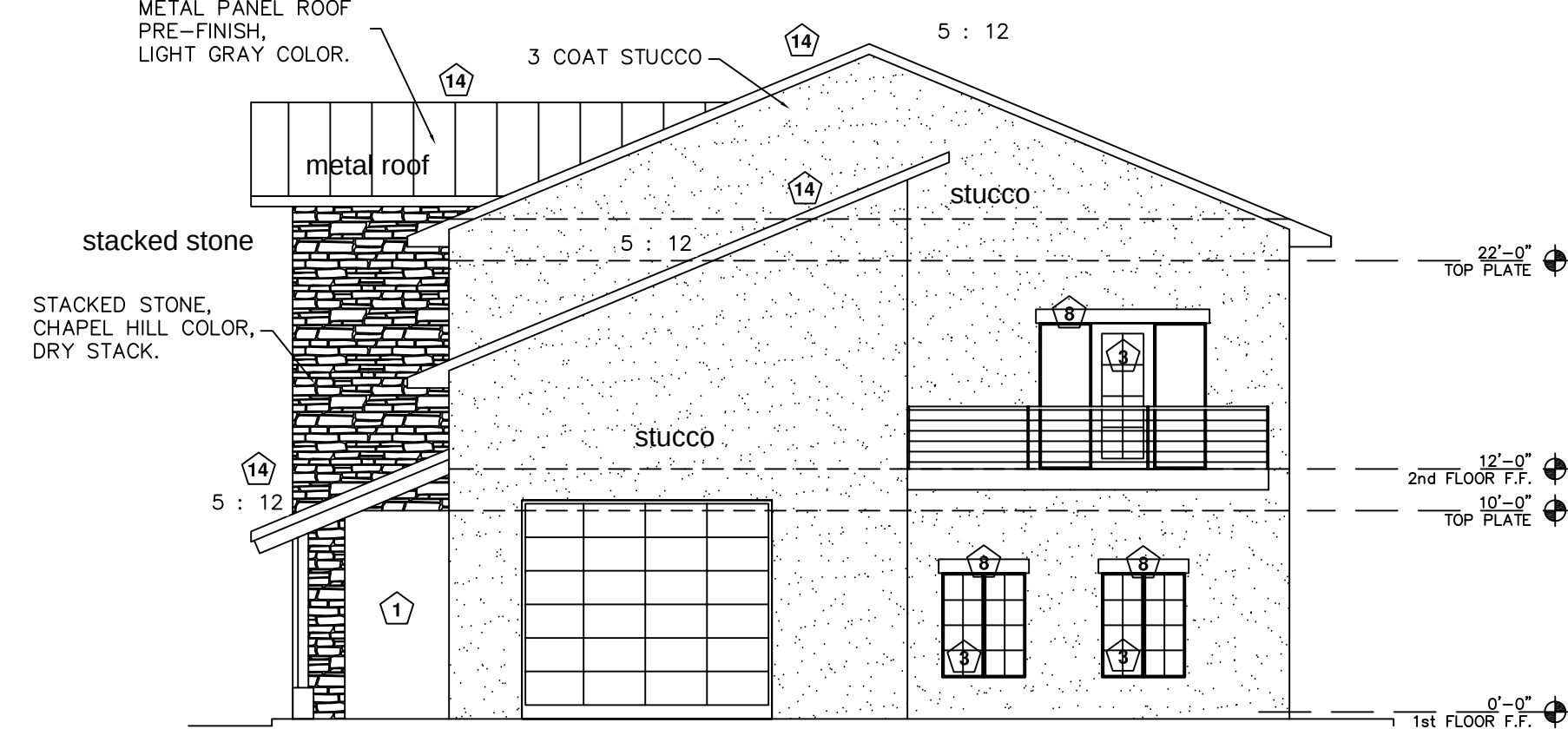
DUMPSTER ENCLOSURE SCALE 1/4" = 1'-0" 1



EAST ELEVATION

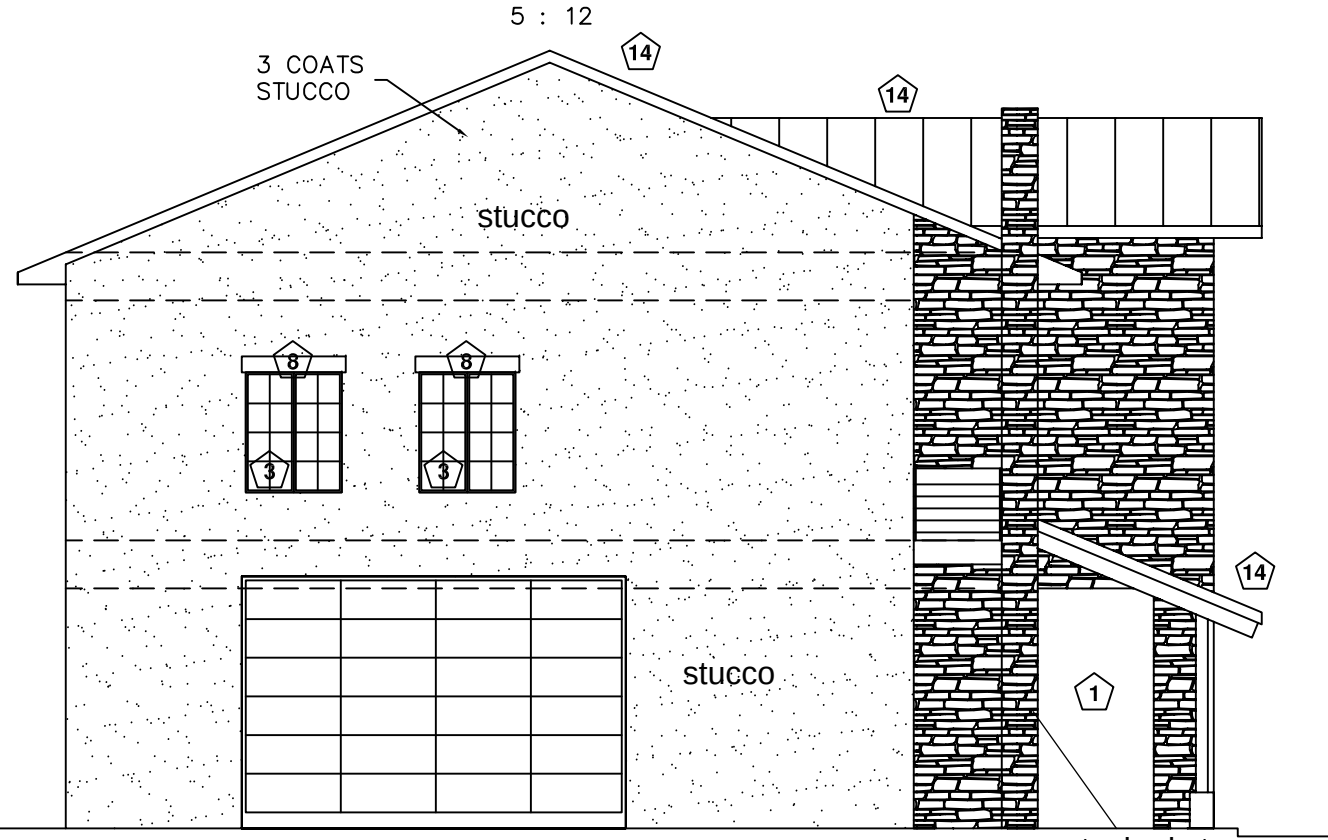


WEST ELEVATION



NORTH ELEVATION

MATERIAL	WEST	EAST	NORTH	SOUTH
TOTAL FACADE AREA	2,233 SQ.FT.	2,121 SQ.FT.	1,105 SQ.FT.	994 SQ.FT.
DOOR AND WINDOWS	63 SQ.FT.	271 SQ.FT.	222 SQ.FT.	208 SQ.FT.
TOTAL FACADE AREA - DOOR AND WINDOWS	2,170 SQ.FT.	1,850 SQ.FT.	883 SQ.FT.	786 SQ.FT.
STACKED STONE, CHAPEL HILL COLOR, DRY STACK.	0 SQ.FT.	847 SQ.FT. 46%	0 SQ.FT.	0 SQ.FT.
3 COATS STUCCO	2,170 SQ.FT. 100%	1,003 SQ.FT. 54%	883 SQ.FT. 100%	786 SQ.FT. 100%



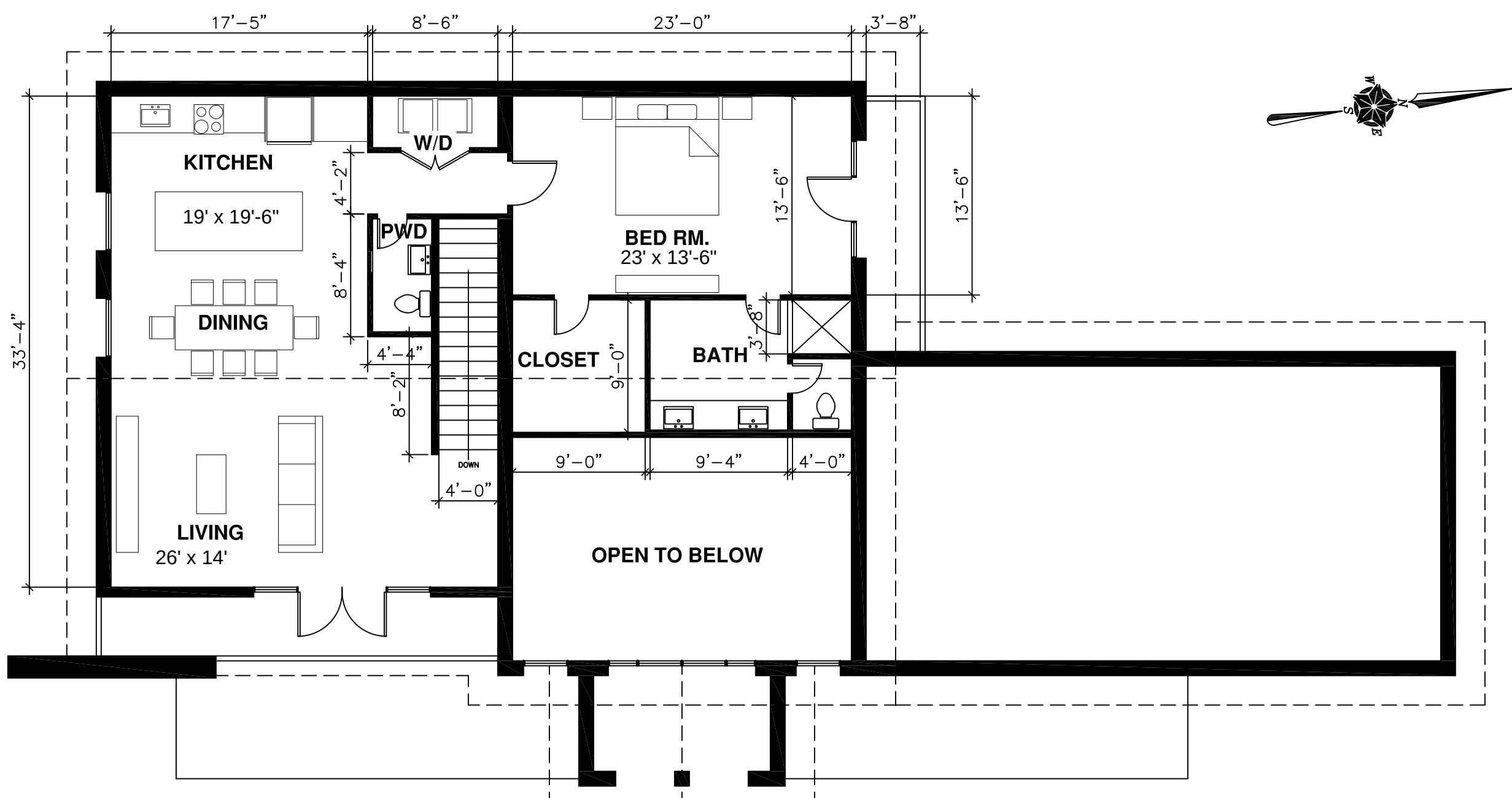
SOUTH ELEVATION

ARCHITECTURAL ELEMENTS

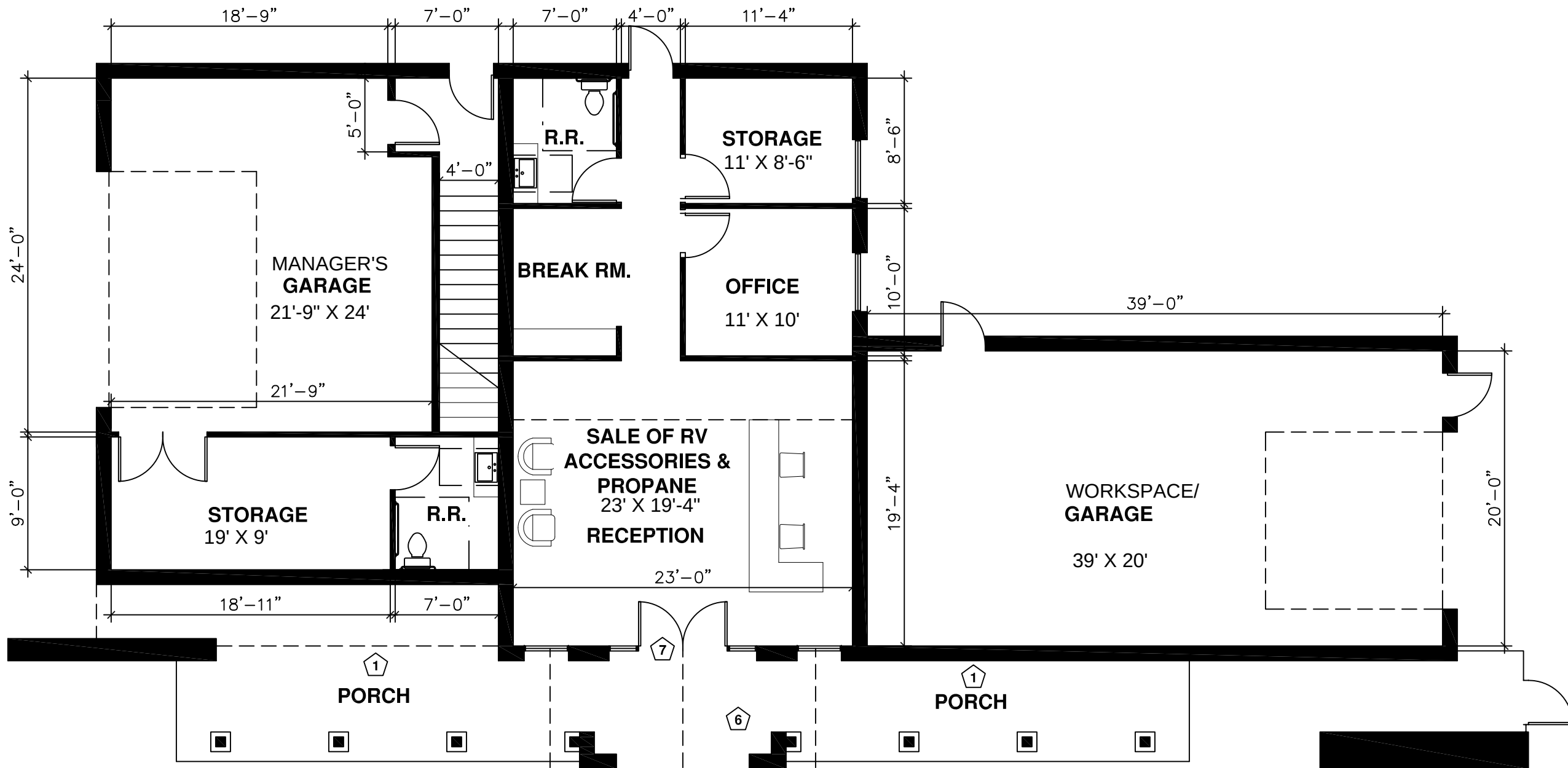
1. AWNING OR CANOPIES
2. DISPLAY WINDOWS
3. DIVIDED LIGHT WINDOWS
4. TRANSOMS
5. SHUTTERS
6. ALCOVES / PORTICOS
7. RECESSED ENTRIES
8. ORNAMENTAL WINDOW HEADERS / LINTELS
9. QUOINS
10. DISTINCTIVE LIGHTING FEATURES
11. PLANTERS OR FOUNTAINS
12. BENCHES FOR OUTDOOR SEATING
13. DORMERS
14. VARIED ROOF HEIGHTS



FRONT VIEW



2nd STORY FLOOR PLAN
1,569 SQ.FT.



1st STORY FLOOR PLAN
2,855 SQ.FT.

Leasing Office

1 st Floor	1,569
2 nd Floor	2,049
Total A/C	2,646
Garages	806
Total Sq. Ft	4,424
1 st Floor	
Leasing Office	1,789
Storage/Restroom	260
Workshop/Garage	806
Total 1 st Floor	2855
2 nd Floor	
Living	483
Dining/Kitchen	351
PWD/Util/Stairs	187
Bedroom Suite	548
Total 2 nd Floor	1569

No. REVISION/ISSUE DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS
1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

**PROPOSED
LEASING OFFICE
FLOOR PLAN +
ELEVATIONS**

DRAWN BY:

REVISED BY:

ISSUED FOR

SHEET No.

DATE
12.03.2016

4.0



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

DEVELOPMENT &
CONSULTANT

SOLUTIONS

PLANS & PERMIT
SUBMITTAL AND REPRESENTATION

10840 SWITZER AVE, SUITE 102
DALLAS, TX 75238
office: 214.241.9169 fax: 972.432.4391
www.plansandpermitsolutions.com

OWNER

VIA BAYOU INC.

310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

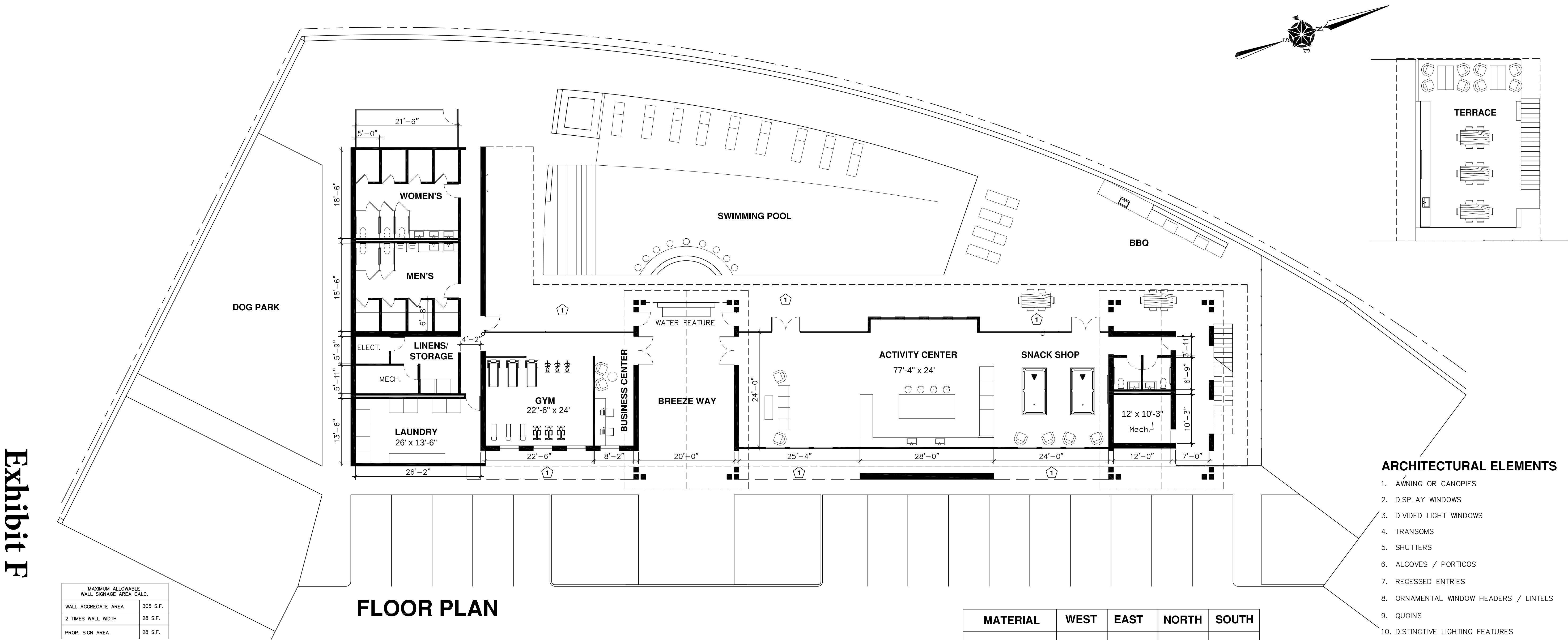
**PROPOSED
LEASING OFFICE
COLOR
ELEVATIONS**

DRAWN BY: REVISED BY:

ISSUED FOR SHEET No.

DATE **4.1**

4.06.2016



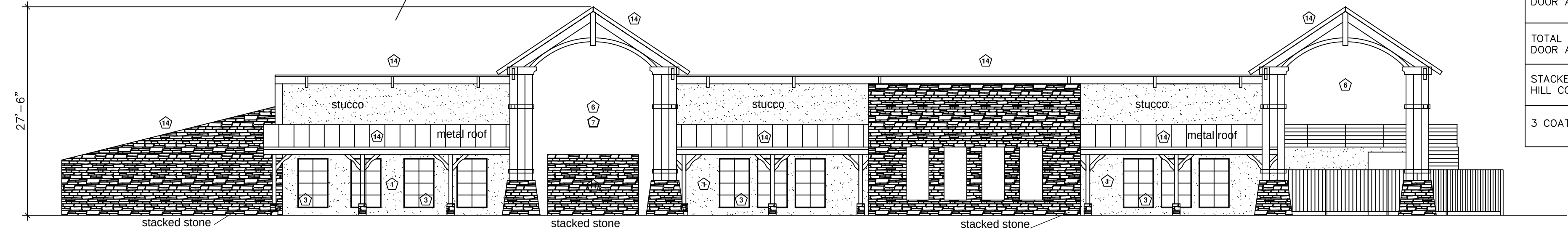
FLOOR PLAN

MAXIMUM ALLOWABLE WALL SIGNAGE AREA CALC.	
WALL AGGREGATE AREA	305 S.F.
2 TIMES WALL WIDTH	28 S.F.
PROP. SIGN AREA	28 S.F.

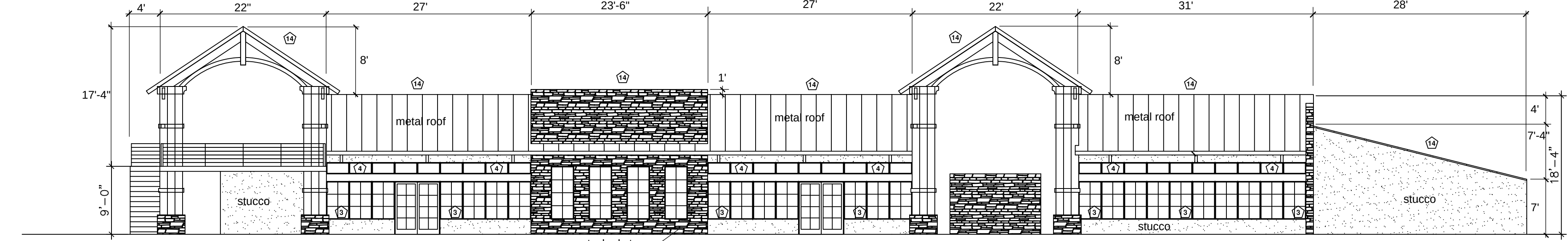
ARCHITECTURAL ELEMENTS

1. AWNING OR CANOPIES
2. DISPLAY WINDOWS
3. DIVIDED LIGHT WINDOWS
4. TRANSOMS
5. SHUTTERS
6. ALCOVES / PORTICOS
7. RECESSED ENTRIES
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9. QUOINS
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11. PLANTERS OR FOUNTAINS
12. BENCHES FOR OUTDOOR SEATING
13. DORMERS
14. VARIED ROOF HEIGHTS

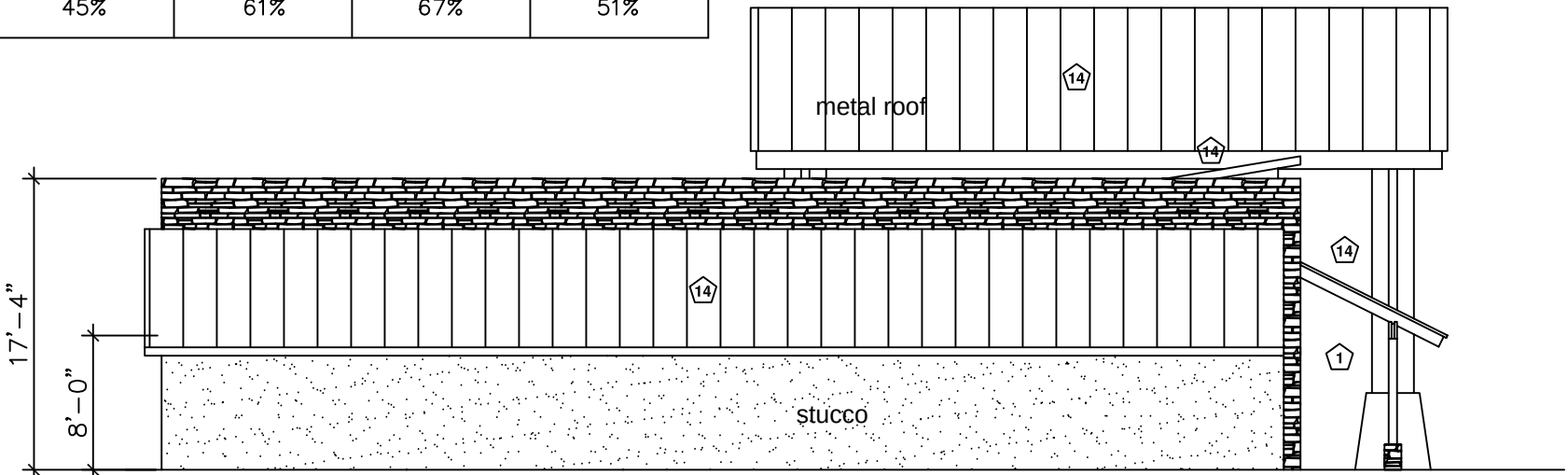
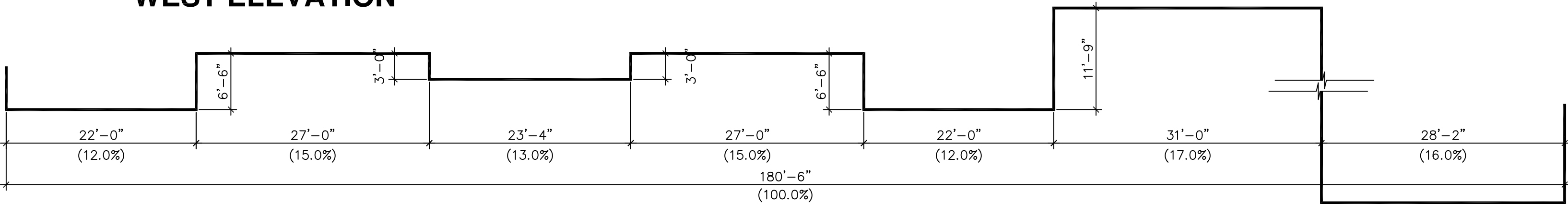
MATERIAL	WEST	EAST	NORTH	SOUTH
TOTAL FACADE AREA	1,569 SQ.FT.	2,265 SQ.FT.	670 SQ.FT.	563 SQ.FT.
DOOR AND WINDOWS	654 SQ.FT.	260 SQ.FT.	0 SQ.FT.	0 SQ.FT.
TOTAL FACADE AREA - DOOR AND WINDOWS	915 SQ.FT.	2,005 SQ.FT.	670 SQ.FT.	563 SQ.FT.
STACKED STONE, CHAPEL HILL COLOR, DRY STACK.	502 SQ.FT. 55%	790 SQ.FT. 39%	217 SQ.FT. 33%	280 SQ.FT. 49%
3 COATS STUCCO	413 SQ.FT. 45%	1,216 SQ.FT. 61%	453 SQ.FT. 67%	283 SQ.FT. 51%



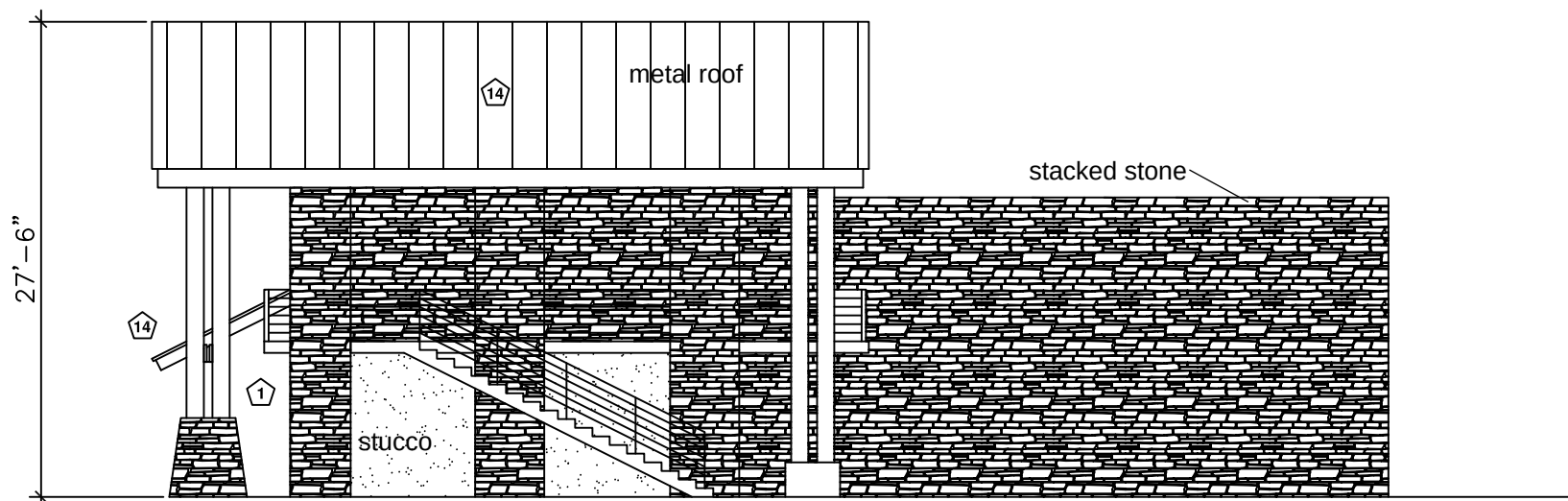
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Activity Building	
Activity	2,037
Mech/Restrooms (activity)	308
Gym	767
Laundry/Mechanical	684
Restrooms/Showers	1,046
Total	4,842

Future Second Floor Storage	3,484 Sq. Ft.
Total	8,326 Sq. Ft.

Exhibit E



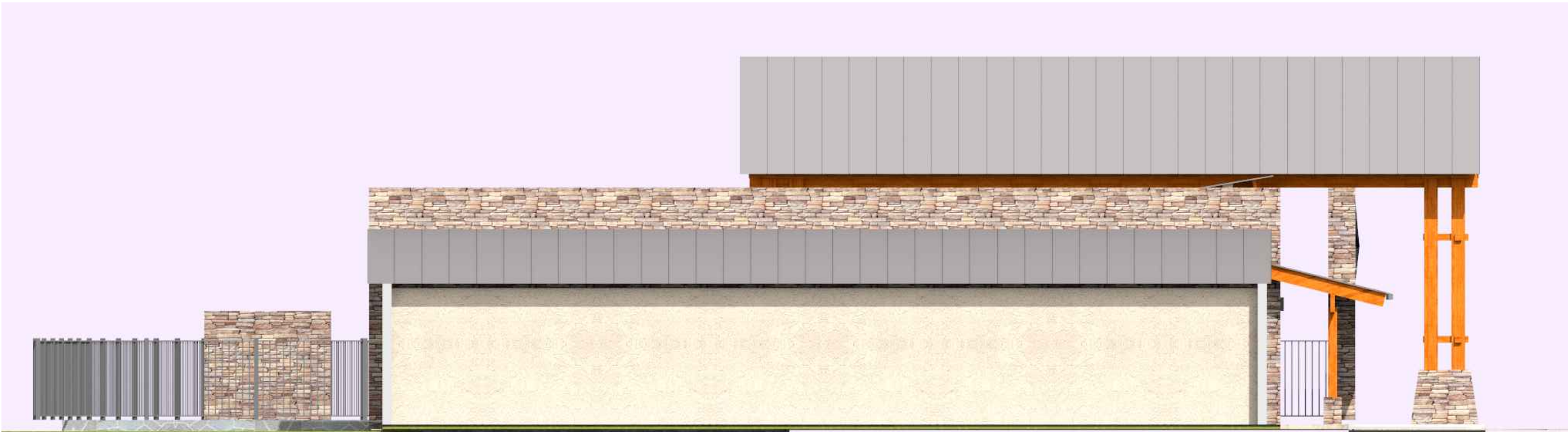
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

DEVELOPMENT &
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OWNER

VIA BAYOU INC.
310 EAST INTERSTATE 30, STE320
GARLAND, TX 75043

No.	REVISION/ISSUE	DATE

PROJECT NAME

**LAKE SHORE
RV RESORT**

ADDRESS

1233 I-30 FRONTAGE RD
GARLAND, TEXAS 75043

SHEET TITLE:

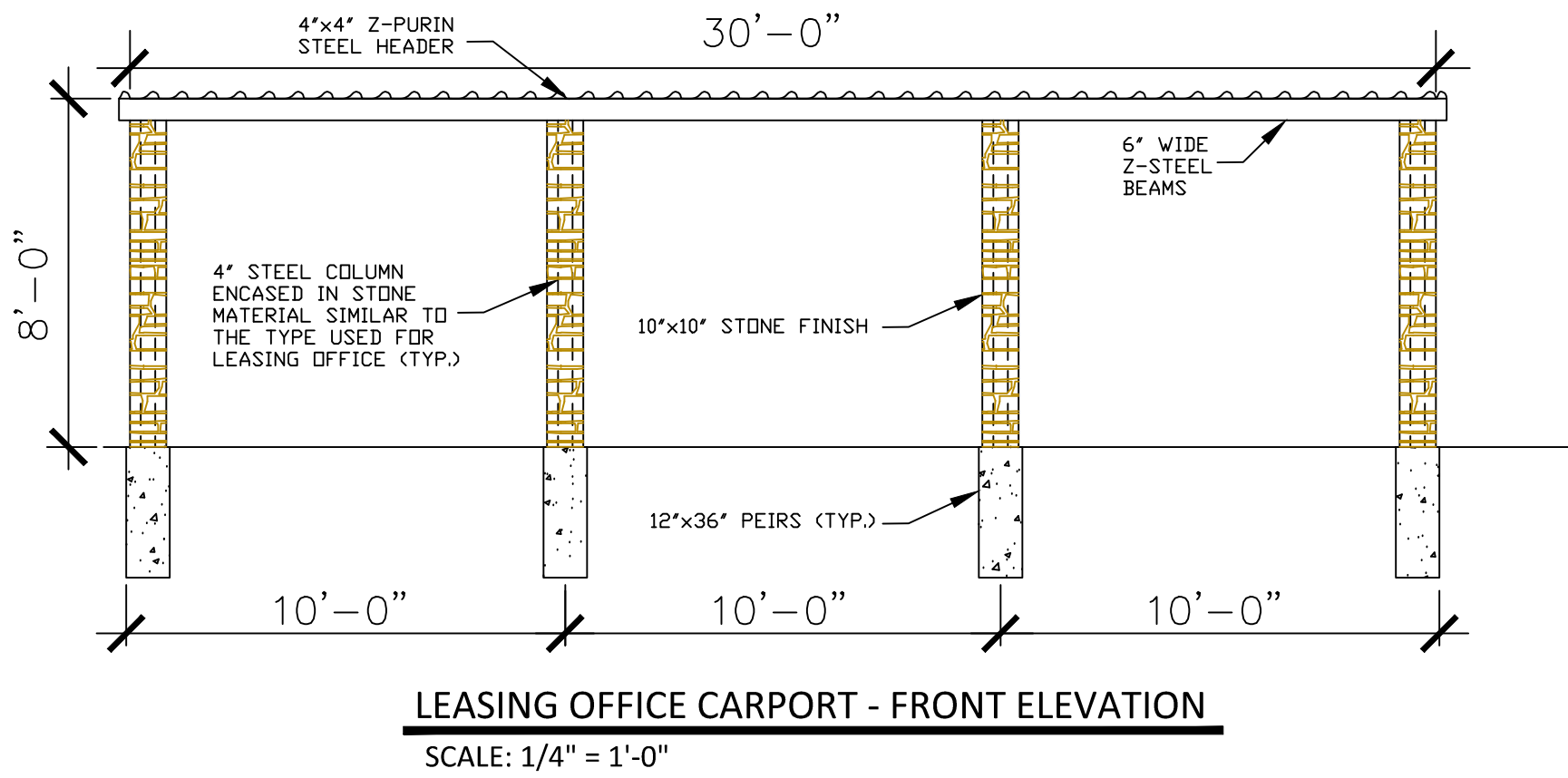
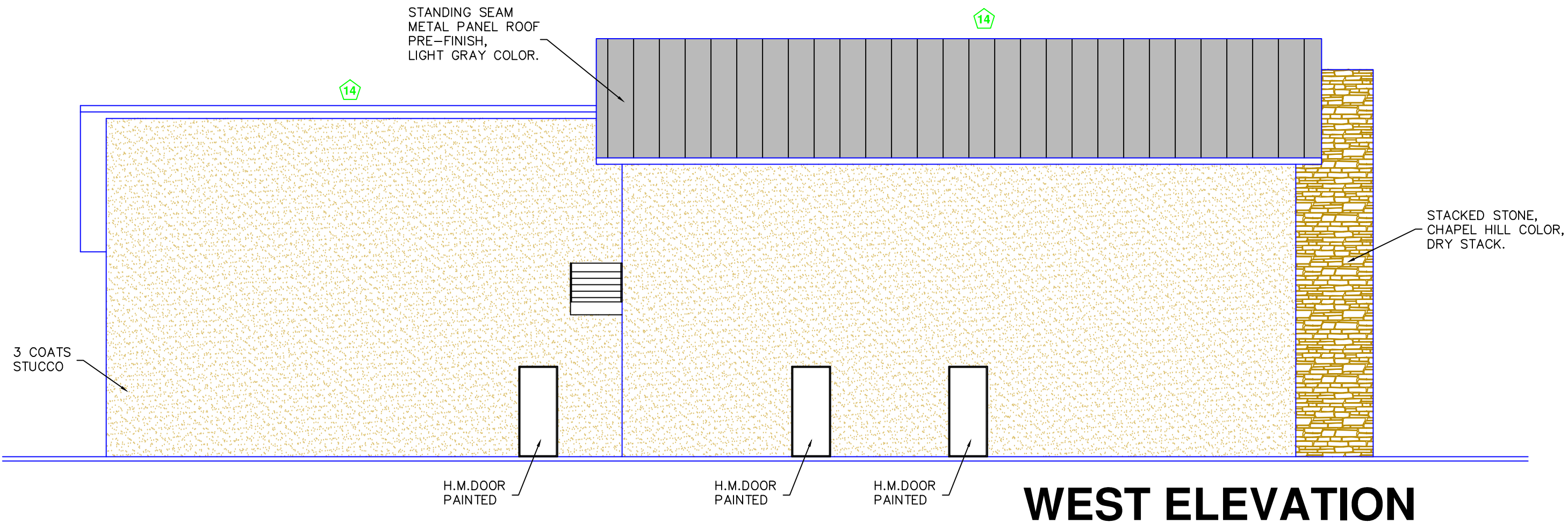
**PROPOSED
CLUB HOUSE
COLOR
ELEVATIONS**

DRAWN BY: REVISED BY:

ISSUED FOR SHEET No.

DATE
4.06.2016

5.1



Z 18-36



View of subject property from I-30.



View of I-30 from subject property



View of residential properties to the east of subject property



View of subject property from Zion Rd.



View of Lake Ray Hubbard and Zion Rd. from subject property.



GARLAND

Plan Commission

4.

Meeting Date: 09/24/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: September 24, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the October 8, 2018 Plan Commission meeting.

PLATS

1. P 18-30 Lavon Senior Villas Final Plat

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) an amendment to Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)

4. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)
5. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
6. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
7. Consideration of the application of **Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 85-50 for Shopping Center Uses to allow Dwelling, Multi-Family Use and 2) a Detail Plan for Dwelling, Multi-Family Use. This property is located at 2200 West Campbell Road. (District 7) (File Z 18-32)
8. Consider the application of **Cates-Clark & Associates, LLP**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, and 2) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33) (This application was postponed from the September 10, 2018 Plan Commission meeting.)
9. Consideration of the application of **Eco-Site, LLC.**, requesting approval of a Specific Use Provision for a Commercial Antenna on a property zoned Community Retail (CR) District. This property is located at 1921 North Plano Road. (District 6) (File Z 18-39)
10. Consideration of the application of **City of Garland**, requesting approval of a Change in Zoning from PD 77-08 for Community Retail Use, PD 83-12 for Community Retail Use, and 86-15 for Community Retail Use to Community Retail (CR) District and Single-Family SF-5 District. This property is located between Broadway Boulevard, Little Lane, and Robin Road and is known as “The Triangle”. (District 4) (File Z 18-40)
11. Consideration of the application of **Kimley-Horn & Associates, Inc.**, requesting approval of a Concept Plan for Multi-Family Use and Community Retail Use on a property zoned Planned Development (PD) District 12-41 for Mixed Use. This property is located at 6501 North George Bush Highway. (District 7) (File Z 18-41)