



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
August 26, 2019 at 7:00 p.m.**

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

A pre-meeting will begin at 6:40 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 Minutes for the August 12, 2019 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **BGE, Inc.**, requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development). This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)
- b. Consideration of the application of **Firewheel Master Partnership Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan. This property is located at 270 Town Center Boulevard. (District 1) (File Z 19-19)
- c. Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Uses, and 2) an amended Detail Plan for Dwelling, Single-Family Attached (Townhouse). This property is located east of Lavon Drive, between Foster Road and Crist Road. (District 1) (File Z 19-23) **(This case has been withdrawn by the applicant.)**

3. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 08/26/2019

Item Title: Plan Commission Minutes for August 12, 2019 meeting

Summary:

Consider approval of Minutes for the August 12, 2019 meeting.

Attachments

Plan Commission Minutes for August 12, 2019

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, August 12, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

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

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 Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to **approve** item 1a and 2a. **Motion carried: 8 Ayes, 0 Nays.** Commissioner O'Hara did not vote due to his absence from the July 22, 2019 meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of July 22, 2019.

PLATS

2a. APPROVED** P 19-19 Riverset Phase 1 Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

3a. APPROVED Consideration of the application of **K1 Concept, LLC**, requesting approval of a Specific Use Provision for Used Goods, Retail Sales (Indoors) on a property zoned

Community Retail (CR) District. This property is located at 1725 South First Street. (District 2) (File Z 19-08)

The applicant, Amir Zandevakili, 1725 South First Street, Garland, TX 75040, provided a brief overview of the request.

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:09 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 08/26/2019

Item Title: Z 19-18 BGE, Inc. (District 1)

Summary:

Consideration of the application of **BGE, Inc.**, requesting approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development). This property is located at 270 Town Center Boulevard and 3800 Lavon Drive. (District 1) (File Z 19-18)

Attachments

Z 9-18 BGE, Inc Report and Attachments

Planning Report

File No: Z 19-18/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 26, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Concept Plan for Commercial and Retail Uses on a property zoned Planned Development (PD) District 03-53 for Community Retail Uses (Town Center styled Regional Shopping Mall and Complementary Peripheral Development).

LOCATION

270 Town Center Boulevard and 3800 Lavon Drive

APPLICANT

BGE, Inc.

OWNER

Firewheel Master Partnership, Ltd.

BACKGROUND

In 2003 City Council approved Planned Development (PD) 02-25 with a Concept Plan for the development of a mixed use town center regional shopping mall and complementary peripheral development. Consecutively, in 2003, City Council approved Planned Development (PD) 03-53 District which carried forward the Concept Plan elements in a Detail Plan. With these PD approvals, the town center site was assigned individual development tracts.

The Development Design Intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design, landscaping, and signage.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. An area north of the Core development, along Firewheel Parkway, has been developed with multi-family use and townhouses. Tract 2, located east of the Core development and east of Firewheel Parkway was recently approved for multi-family use, townhouses, and retail uses. Tract D which is located north of Town Center Drive and east of Lavon Drive has developed with in-line shops, restaurant, and retail uses. Tract C, which is the subject of this application, has been partially developed with two drive-through restaurants.

The applicant has brought forward a proposal only for Tract C (the application designates the property as Tract 6) of PD 03-53, excluding the existing drive-through restaurant sites. Tract C is currently a single parcel development. The proposal is to establish separate parcels within Tract C for future development.

The site is also zoned Planned Development (PD) 12-36 District which was specific to the regulation of freestanding signs. This application proposes no changes to PD 12-36.

SITE DATA

The subject property has an area of 11.0 acres with approximately 528 lineal feet of frontage along State Highway 78 (Lavon Drive); 450 feet along President George Bush Highway (State Highway 190); 720.55 feet along Horseshoe Drive; and 663 feet along Town Center Drive. The site would be accessed from President George Bush Turnpike (State Highway 190), Horseshoe Drive, and Town Center Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 03-53 establishes retail, office, and multi-family residential uses as the land uses permitted on the subject property. The ultimate development is intended as an integral part of the greater town center planned development. Furthermore, it requires the approval of a Detail Plan through a public hearing process prior to the issuance of development permits.

CONSIDERATIONS

1. This Tract was approved in Planned Development (PD) District 03-53 with a Detail Plan that depicts an in-line shopping center and two pad sites. The approval of Planned Development (PD) 10-06 District allowed development of the drive-through restaurant (In-N-Out Burger) at the northwest corner of the Tract. Additionally, Planned Development (PD) 14-25 District was approved for development of the drive-through restaurant (Panera Bread) also near the northwest corner of the Tract.
2. The proposed Concept Plan modifies the previous plan and proposes six (6) lots designated for retail, restaurant, parking, and hotel uses. The Detail Plan for the hotel is being processed simultaneously with this Concept Plan request. The hotel Detail Plan is included with zoning application case Z 19-19.
3. Further, the Concept Plan shows traffic pedestrian and vehicular circulation.
Vehicular circulation. An internal circulation drive provides future access to each of these lots. Access driveways from the surrounding streets are also shown: right-turn in-only from Lavon Drive; right-turn in and right-turn out onto Town Center Drive; and two access points for all directions onto Horseshoe Drive. There are no access driveways to or from the President George Bush Turnpike access road.
Pedestrian circulation. Sidewalks are shown on the Concept Plan along the surrounding streets with the exception of President George Bush Turnpike frontage. A future Detail Plan will be required to consider the requirements of the City's Highway 190 easement which has been implemented along the highway. That easement includes sidewalk and landscaping and, where implemented, has established a viable pedestrian route from parcel to parcel along the highway frontage road.
4. The development proposes no changes to the existing Planned Development use or development standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This

development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are part of the President George Bush Turnpike right-of-way and are improved with highway purposes; further south are properties zoned and improved with commercial and retail uses. The property to the west is zoned Agriculture (AG) District and is unimproved. Also to the west and north are properties zoned and developed with drive-through restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The Concept Plan intended for this site is compatible with the nearby development.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: September 17, 2019

PREPARED BY:

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Principal Development Planner
Planning & Community Development
(972) 205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 194 feet

ZONING MAP Z 19-18



INDICATES AREA
OF REQUEST

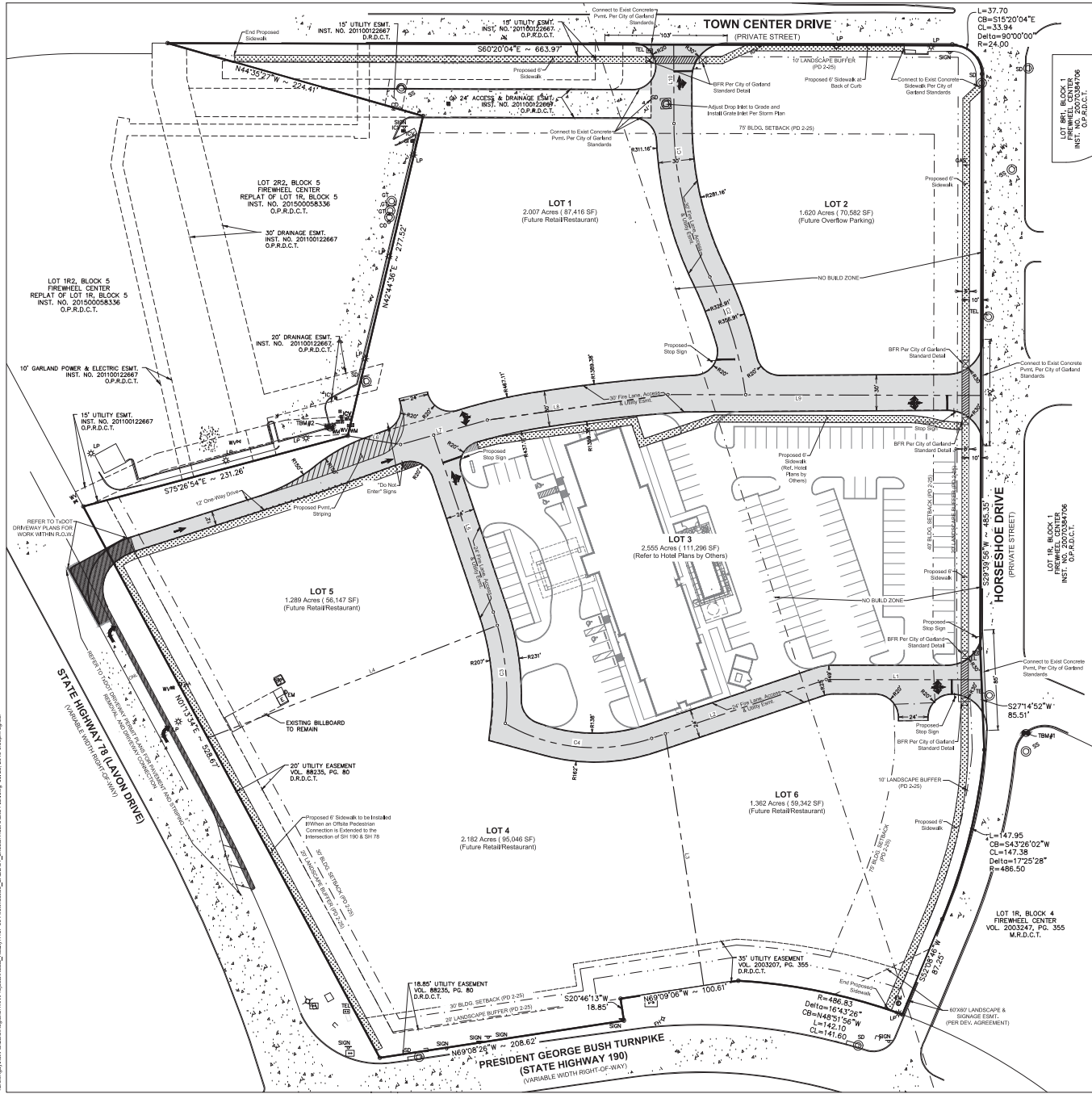
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-18

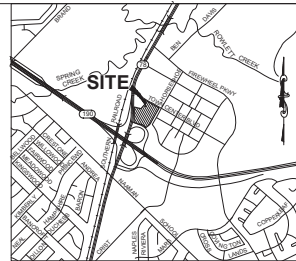
270 Town Center Boulevard and 3800 Lavon Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Concept Plan subject to the conditions contain herein.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) 03-53 District and Planned Development (PD) 02-25 District, and 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 labeled Exhibit C.
 - B. Detail Plan:** Future development shall require a Detail Plan with a Public Hearing.

BGE, Inc.
Surveyor of Public Improvements
Range of 18-20 Firewheel Rd., CADDDT, 1/2015-2016 Survey



- LEGEND**
- EXISTING CONCRETE PAVEMENT
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - EXISTING ELECTRIC METER
 - EXISTING FIRE HYDRANT AND WATER VALVE
 - EXISTING WATER METER
 - EXISTING TELEPHONE HAND HOLE
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING BURIED CABLE MARKER
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING WASTEWATER MANHOLE
 - EXISTING TELEPHONE MANHOLE
 - PROPOSED FIRE LANE
 - PROPOSED SIDEWALK
 - BARRIER FREE RAMP



VICINITY MAP
(NOT TO SCALE)

Line Table - Internal Lots		
Line #	Distance	Bearing
L1	131.29	S60°24'04"E
L2	195.96	S79°08'11"E
L3	215.36	S05°50'54"W
L4	202.48	S81°43'48"E
L5	107.71	S10°51'40"W
L6	45.16	S51°09'47"E
L7	75.52	S76°19'35"E
L8	154.17	S68°32'42"E
L9	284.44	N60°20'04"W
L10	66.68	S20°19'24"W

Curve Table - Internal Lots				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	134.30	266.16	S16°18'59"W	133.10
C2	154.30	341.81	N12°38'30"E	153.88
C3	95.30	219.00	N23°19'40"E	94.50
C4	125.07	193.00	S54°40'40"E	124.21

NOTES:
1. According to Flood Insurance Rate Maps (FIRM) Map No. 4813C0230K effective date 07/07/2014 prepared by the Federal Emergency Management Agency (FEMA) for Dallas County, Texas, the subject property is located within Zone X.

**CONCEPT PLAN
FIREWHEEL TRACT 6
LOT 2R, BLOCK 5
FIREWHEEL CENTER
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2019**

DEVELOPER Reata Development 1100 NE Loop 410, Suite 400 San Antonio, TX 78209 Tel: 210-841-3280	ENGINEER & SURVEYOR BGE, Inc. 500 West 7th Street, Suite 1800 San Antonio, TX 78209 Tel: 817-887-6130 • www.bgeinc.com TSPE Registration No. F-10468
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CITY CASE NO. 181101-2 SHEET 1 OF 1

EXHIBIT C

Z 19-18



View of the subject property from Horseshoe and President George Bush Turnpike



View of properties located to the northeast of the subject property



View of properties located to the northwest of the subject property



View the subject property from the south looking north



GARLAND

Plan Commission

2.b.

Meeting Date: 08/26/2019

Item Title: Z 19-19 Firewheel Master Partnership Ltd (District 1)

Summary:

Consideration of the application of **Firewheel Master Partnership Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan. This property is located at 270 Town Center Boulevard. (District 1) (File Z 19-19)

Attachments

Z 19-19 Firewheel Master Partnership Ltd Report and Attachments

Planning Report

File No: Z 19-19/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 26, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 03-53, 2) a Specific Use Provision for a Limited Service Hotel, and 3) a Detail Plan.

LOCATION

270 Town Center Boulevard

APPLICANT

Masterplan

OWNER

Firewheel Master Partnership, Ltd.

BACKGROUND

In 2003 City Council approved Planned Development (PD) 02-25 with a Concept Plan for development of a mixed use Town Center regional shopping mall and complementary peripheral development. Consecutively, in 2003, City Council approved Planned Development (PD) 03-53 District carried forward the Concept Plan elements in a Detail Plan. With these PD approvals, the Town Center site was assigned individual development tracts.

The Development Design Intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design, landscaping, and signage.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. An area north of the Core development, along Firewheel Parkway, has been developed with multi-family use and townhouses. Tract 2, located east of the Core development and east of Firewheel Parkway was recently approved for multi-family use, townhouses, and retail uses. Tract D which is located north of Town Center Drive and east of Lavon Drive has developed with in-line shops, restaurant, and retail uses. Tract C, which is the subject of this application, has been partially developed with two drive-through restaurants.

This site is brought forward in conjunction with Planned Development (PD) District PD 19-18 which proposes a Concept Plan for Tract C of the Firewheel Town Center. Tract C is also referred to as Tract 6 in this application. The applicant's request is for the development of a Limited Service Hotel/Motel on Lot 3 of Tract 6.

The site is also zoned Planned Development (PD) 12-36 District which was specific to the regulation of freestanding signs. This application proposes no changes to PD 12-36.

SITE DATA

The subject property has an area of 2.55 acres with approximately 213 lineal feet of frontage along Horseshoe Drive. The site layout includes access to Horseshoe Drive with future circulation through Tract 6 to the surrounding street network.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 03-53 establishes retail, office, and multi-family residential uses as the land uses permitted on the subject property. The ultimate development is intended as an integral part of the greater Town Center planned development. Furthermore, it requires the approval of a Detail Plan through a public hearing process prior to the issuance of development permits.

CONSIDERATIONS

1. This proposal would to add Hotel/Motel, Limited Service Use to the regional uses already allowed. The Garland Development Code (GDC) definitions for hotel/motel uses are:

- HOTEL/MOTEL, FULL SERVICE: A facility for the overnight or temporary lodging of travelers for compensation. A full service hotel or motel has meeting facilities and on-site food service for guests.
- HOTEL/MOTEL, LIMITED SERVICE: A building(s) for the overnight or temporary lodging of travelers for compensation. A limited service hotel or motel may have on-site food preparation/service for guests.

The applicant brings forward the proposal for a limited service hotel/motel as an addition to lodging options with nearby shopping, restaurant, and entertainment options within the Town Center. Additionally, the use without a full service restaurant would better complement the adjacent restaurants and entertainment options of the Town Center, aligning with the Envision Garland goal of enhancing the mixed larger mixed use area.

2. The request satisfies the standards of the GDC for Hotel/Motel, Limited Service:

- Guest rooms (75 minimum required, 111 provided)
- Guest room size (275 square feet minimum, 326 square feet provided) with sleeping area, bathroom, and closet space (provided)
- A fitness center (required and provided)
- Kitchens are prohibited in guest rooms (prohibited)
- Leisure area (1,000 square feet minimum required, 1,074 square feet provided)
- A swimming pool (minimum 800 square feet of water surface area, (provided).
- Meeting room (700 square feet minimum, 1,156 square feet provided)
- Business center
- Pantry (small sundries shop).

3. Additionally, the applicant has brought forward a Detail Plan (Exhibit C) to develop the hotel consisting of a 49,286 square-foot five (5) story building. The GDC requires a minimum of seventy-five (75) rooms for a Hotel/Motel, Limited Service whereas this proposal will include 111 guest rooms. The proposal includes 129 parking spaces, consistent with the GDC's parking requirements.

4. The proposed building height is seventy-two (72) feet to the highest decorative feature. The existing PD is unclear regarding maximum building height, indicating 30-feet maximum "(office and hotel excepted)". The nearest residential uses are within the Town Center and are approximately one-quarter mile from the site. Additionally, the site location is within a regional Town Center and near a major highway.
5. The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes pedestrian lighting, benches and refuse containers, pedestrian path connections. The proposed amenities will complement the amenities already existing within the Town Center.
6. The site plan depicts the proposed building on the west side of the site with a field of parking between the building and Horseshoe Drive. The building is set off of, rather than at the face of Horseshoe Drive, due to a visibility reservation that is intended to allow a line of sight into the Town Center from the President George Bush Turnpike frontage road. The access to the front (west side) of the hotel is from internal streets that extend west from Horseshoe Drive. Consideration should be given to the orientation of the refuse container and its enclosure gates which orient the enclosure opening towards the internal street to the south. Orientation of the refuse container and its enclosure gates away from the street is a preferable alternative. Additionally, although not a Technical Standards requirement, consideration should be given to the adjacency of driveways at the corners at each end of the south side of the site.
7. The proposed landscaping (Exhibit D) incorporates perimeter, parking lot and amenity landscaping with trees within the parking lot areas, amenity area, and along the perimeter drives and Horseshoe Drive. The landscape plan, however, lacks one tree at the end of a parking row on the south side of the pool amenity. Additionally, consideration should be given to the lack of trees provided along the pedestrian sidewalk extending along the northeast side of the site. The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians including tree lined sidewalks.
8. The building (Exhibit E) responds to the existing Planned Development (PD) District and the nearby commercial development context. Larger buildings in the greater Town Center exhibit typical large box massing yet include over-sized cornice details, a variety of flat and textures, large colored surfaces, and elements that draw attention to the building entrances. The elevations of the proposed hotel complement the greater Town Center. While the existing zoning requires buildings have an appearance of one- and two-stories, the application asserts that the proposed elevations demonstrate two-story appearance as well as depth articulation at the second level.
9. The application proposes that the Specific Use Provision be effective for forty (40) years.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This

development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south are part of the President George Bush Turnpike right-of-way and are improved with highway purposes; further south are properties zoned and improved with commercial and retail uses. The property to the west is zoned Agriculture (AG) District and is unimproved. Also to the west and north are properties zoned and developed with drive-through restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The Concept Plan intended for this site is compatible with the nearby development.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

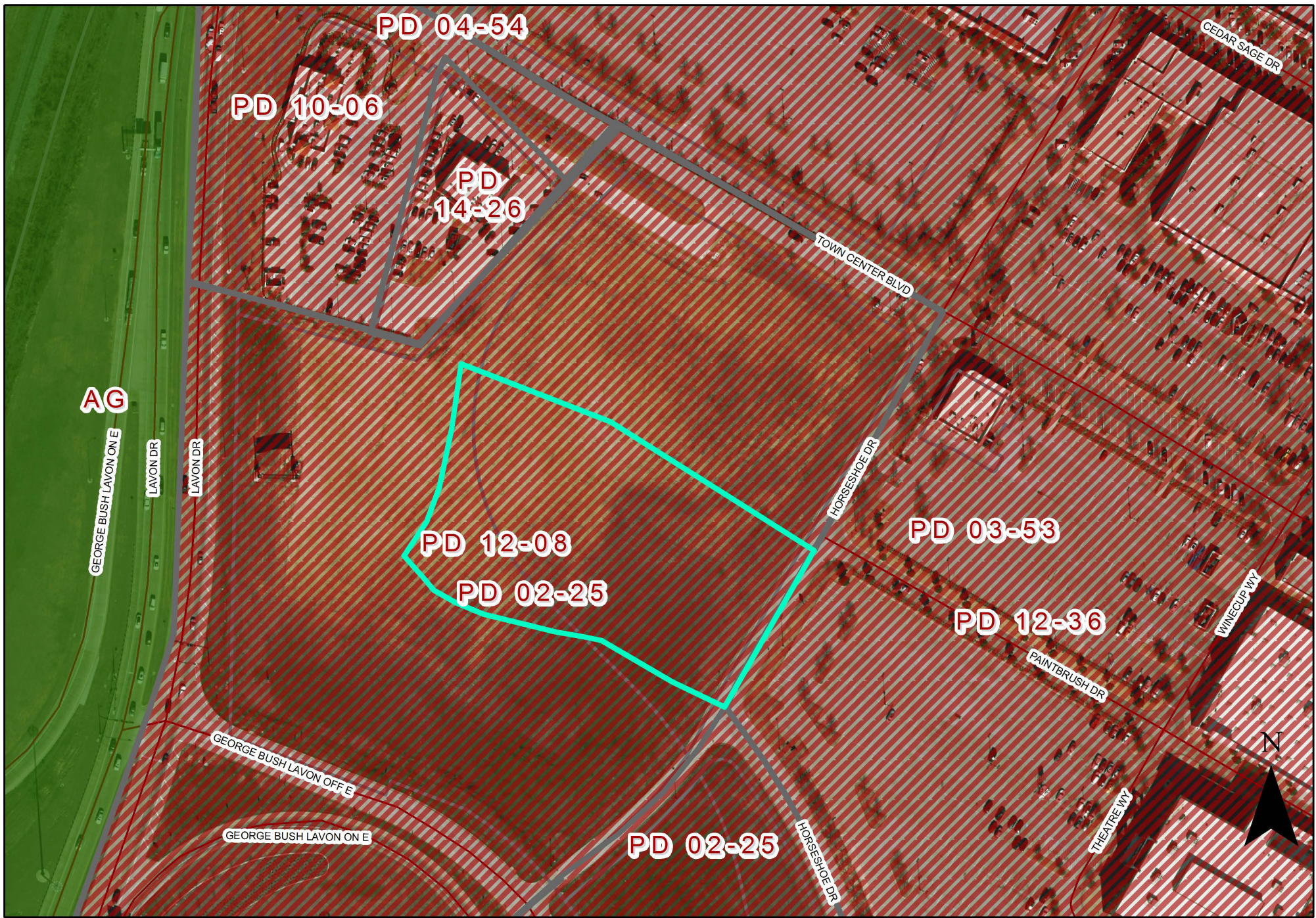
CITY COUNCIL DATE: September 17, 2019

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



0 100 200 Feet
1 inch = 158 feet

ZONING MAP Z 19-19



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-19

270 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to approve a Detail Plan for a Hotel/Motel, Limited Service Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, and Planned Development (PD) District 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except Hotel/Motel, Limited Service.
- B. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- C. Screening and Landscape: Screening and landscaping shall be in conformance with the layout reflected on Exhibit D.
- D. Maintenance Requirements:
- 1) Landscaping must be regularly 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 on or within the premises 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 dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly 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 (60) days after of the City sending notice,, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property .

E. Building Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit E.

F. Building Height: The maximum building height shall be seventy-two (72) feet.

G. Number of Guest Rooms: The Hotel/Motel, Limited

service shall have a minimum of one-hundred and eleven guest rooms.

- H. Signs: All signs shall be in conformance with the Planned Development (PD) District 03-53.

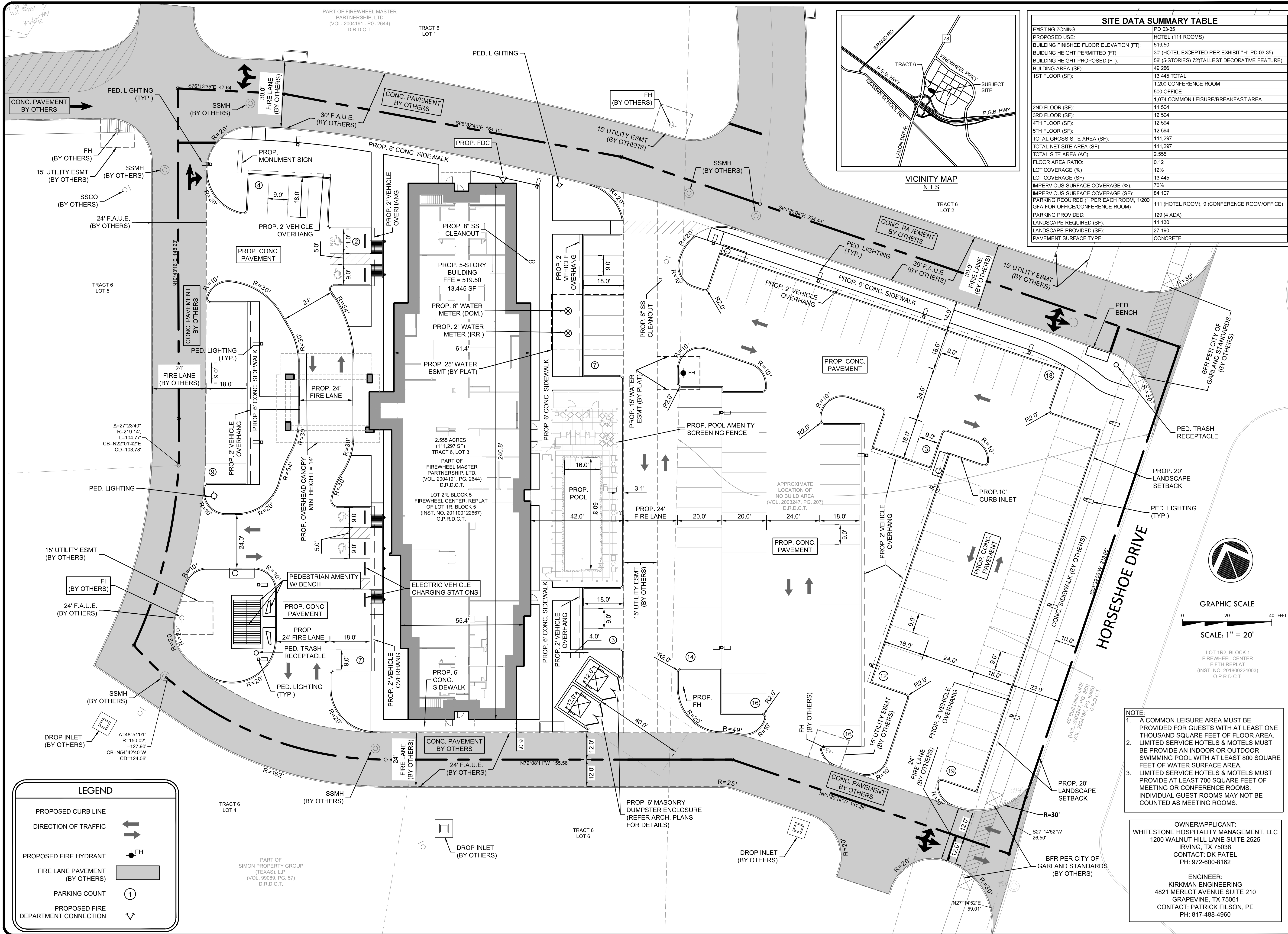
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-19

270 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Hotel/Motel, Limited Service.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District and Planned Development (PD) 02-25 District, Chapter 2 and Chapter 4 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Hotel/Motel, Limited Service shall be in effect for a period of forty (40) years.

FILE PATH: K:\J000\WSH18004_GeneralDrawings\03_SITE PLAN\03 - Production\WSH18004_Site Plan.dwg
PLOT DATE: 08/16/2019
PLOT BY: JBN
PLOT DATE: 08/16/2019



SITE DATA SUMMARY TABLE	
EXISTING ZONING:	PD 03-35
PROPOSED USE:	HOTEL (111 ROOMS)
BUILDING FINISHED FLOOR ELEVATION (FT):	519.50
BUILDING HEIGHT PERMITTED (FT):	30' (HOTEL EXCEPTED PER EXHIBIT "H" PD 03-35)
BUILDING HEIGHT PROPOSED (FT):	58' (5-STORIES) 72'(TALLEST DECORATIVE FEATURE)
BUILDING AREA (SF):	49,286
1ST FLOOR (SF):	13,445 TOTAL
	1,200 CONFERENCE ROOM
	500 OFFICE
	1,074 COMMON LEISURE/BREAKFAST AREA
2ND FLOOR (SF):	11,504
3RD FLOOR (SF):	12,594
4TH FLOOR (SF):	12,594
5TH FLOOR (SF):	12,594
TOTAL GROSS SITE AREA (SF):	111,297
TOTAL NET SITE AREA (SF):	111,297
TOTAL SITE AREA (AC):	2.555
FLOOR AREA RATIO:	0.12
LOT COVERAGE (%):	12%
LOT COVERAGE (SF):	13,445
IMPERVIOUS SURFACE COVERAGE (%):	76%
IMPERVIOUS SURFACE COVERAGE (SF):	84,107
PARKING REQUIRED (1 PER EACH ROOM, 1/200 GFA FOR OFFICE/CONFERENCE ROOM)	111 (HOTEL ROOM), 9 (CONFERENCE ROOM/OFFICE)
PARKING PROVIDED:	129 (4 ADA)
LANDSCAPE REQUIRED (SF):	11,130
LANDSCAPE PROVIDED (SF):	27,190
PAVEMENT SURFACE TYPE:	CONCRETE



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960



WHITESTONE HOSPITALITY
MANAGEMENT, LLC
Contact: DK Patel, President & CDO
1200 Walnut Hill Lane, Suite #2525
Irving, Texas 75038
Phone: 972-600-8162



EXHIBIT C

JOB NUMBER: WSH18004
DESIGNED BY: JBN
DRAWN BY: JBN
CHECKED BY: PCF
ISSUE DATE: 08/16/2019
REV:

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E. # 108577
DATE: 08/16/2019
Kirkman Engineering, LLC
Texas Firm No: 15874

FIREWHEEL
HAMPTON INN
270 TOWN
CENTER BLVD
GARLAND,
TEXAS 75040
CASE No. 181002-2

SITE
PLAN

SHEET:
SP1.0

product dimensions:

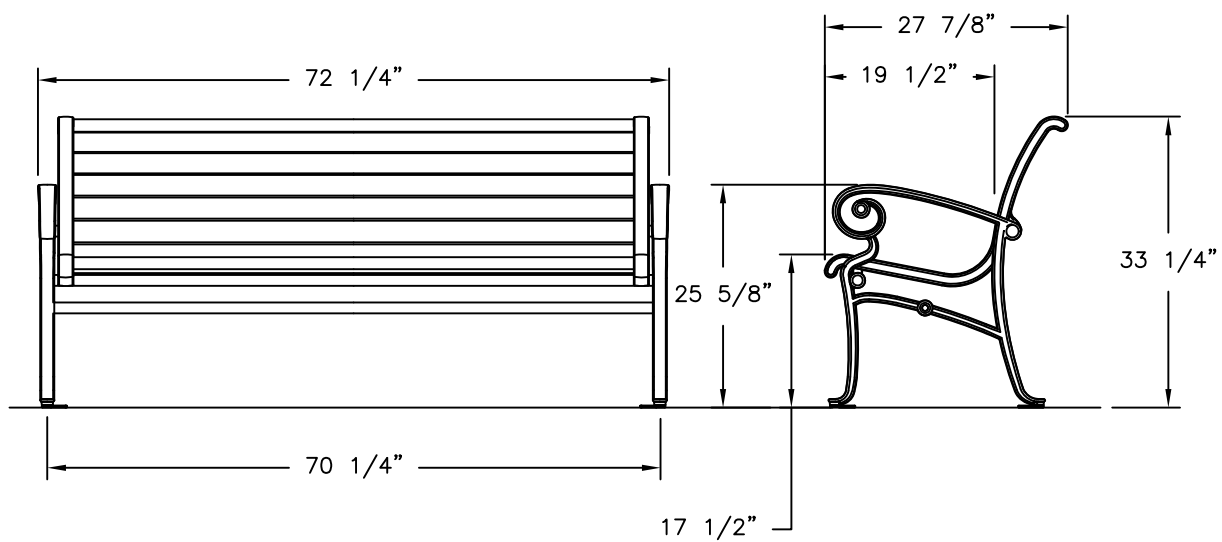


EXHIBIT D

Plaza Trash Can - 32 Gallon



Elegant trash can for patios, gardens or walkways. Recommended for hotels and shopping centers.

- Glossy, premium powder-coated finish is weather resistant and long lasting.
- Durable, heavy-duty steel bar construction.
- Reusable rigid plastic liner. Easy to empty and clean.
- Flat metal lid with 13" opening.
- Use recommended [Clear](#) and [Black Liners](#).

[More Images](#)

MODEL NO.	DESCRIPTION	CAPACITY (GAL.)	SIZE DIAM. x H	WT. (LBS.)	PRICE EACH		ADD TO CART	
					1	3+		
H-3022	Plaza	32	30 x 35"	188	\$885	\$820	1	ADD

DROP SHIPS IN 1 DAY FROM WI ASSEMBLED VIA MOTOR FREIGHT

[Additional Info](#)

[Email Page](#)

[Shopping Lists](#)

[Request a Catalog](#)

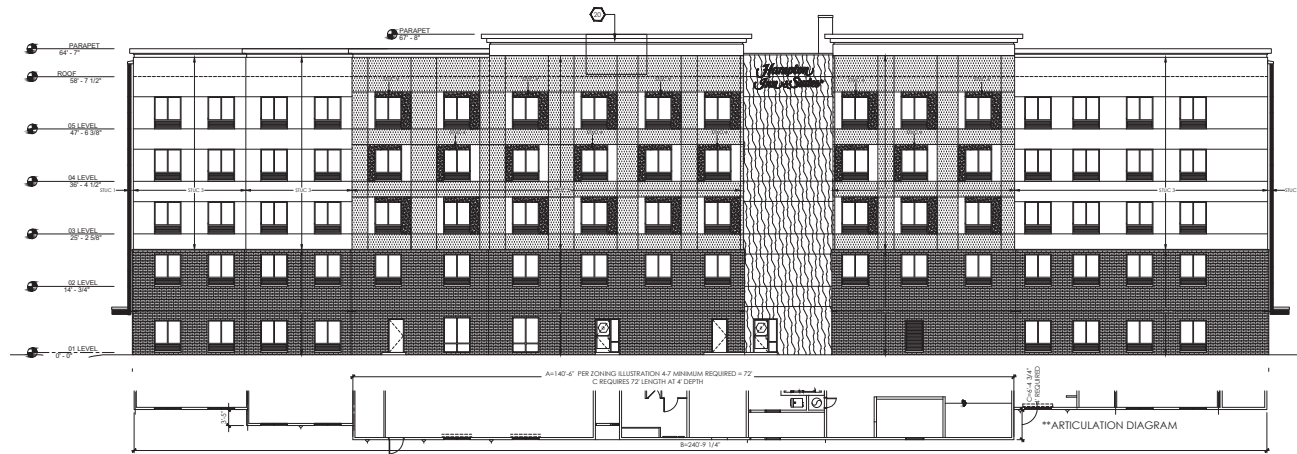
DIMENSIONS:

- Steel Flat Bars: 3/16 x 1 1/2"

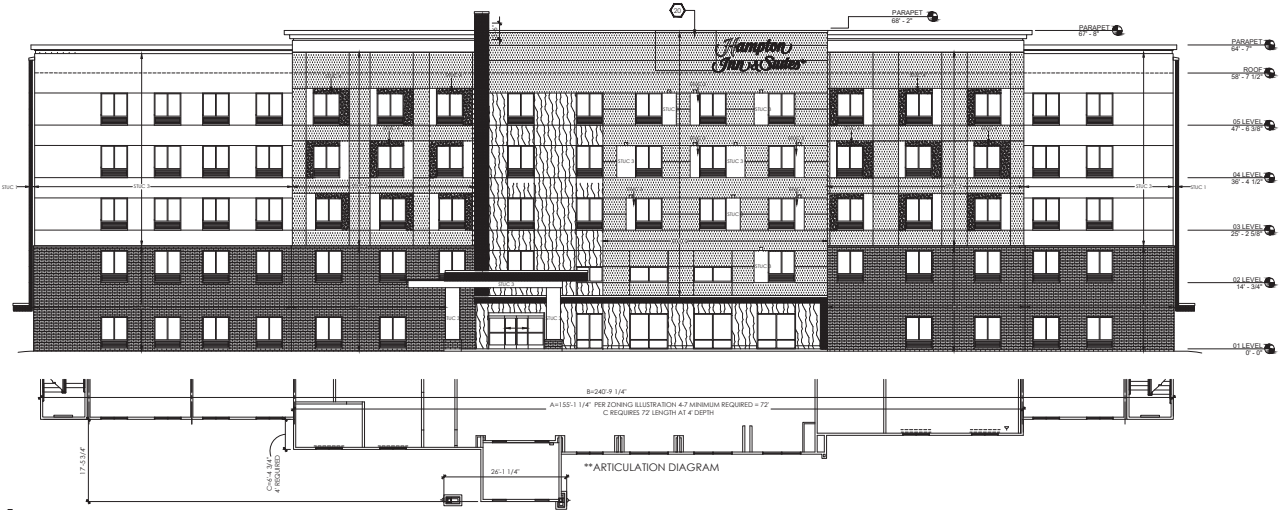
Ships Via Motor Freight

Availability: [Drop Ship](#)
Unit Weight: 188 lbs.

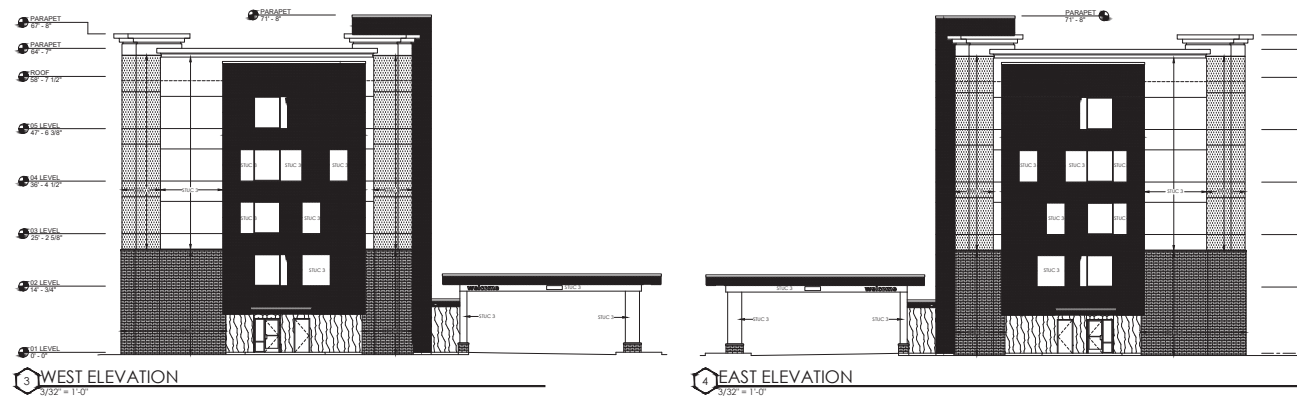
Country of Origin: USA



1 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

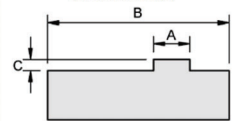


3 WEST ELEVATION
3/32" = 1'-0"

4 EAST ELEVATION
3/32" = 1'-0"

HEIGHT ARTICULATIONS CAN NOT MEET COMPLIANCE DUE TO HEIGHT RESTRICTIONS.

Horizontal Building Articulation:
Buildings Greater Than 80 Feet in Width
(plan view shown is example)



- A - Minimum of one horizontal articulation is required that is at least 30% of the building's total street-facing length
- B - Building's total street-facing length = greater than 80'
- C - Depth articulation of at least four feet (4') shall be required for at least thirty percent (30%) of building facade length (i.e., a 90' frontage requires at least 27' of the frontage to be at least 4' in depth)

Illustration 4.7 cont'd.

ELEV.	AREAS	MAT. %	MATERIALS
Total	4,504 SF		BRICK STUCCO NICHIHA
EAST	4,504 SF	724 SF 3,545 SF	235 SF
WEST	4,504 SF	724 SF 3,545 SF	235 SF
SOUTH	12,869 SF	3,751 SF 7,950 SF	1,168 SF
NORTH	13,067 SF	2,798 SF 9,199 SF	1,070 SF
		100 % 21 % 70 % 9 %	

NOTE: MATERIAL QUANTITIES ARE PROVIDED TO DEMONSTRATE COMPLIANCE WITH CITY ORDINANCE. THESE NUMBERS ARE NOT TO BE USED FOR ESTIMATION OR TAKE-OFF.

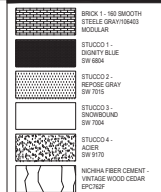
PRE SUBMITTAL CASE # - 181002-2

- KEY NOTES
1. ROOF EQUIPMENT SEE DETAIL 3.04.03
 2. CONTROL JAMB
 3. SIGNAGE - COORDINATE ELECTRICAL REQUIREMENTS AS NEEDED - REFER TO SIGNAGE SIGNAGE BELOW GC TO PROVIDE BLOCKING AS NECESSARY PER SIGNAGE MANUFACTURER
 4. LOCAL STUCCO SYSTEM
 5. PRE-FINISH ALUMINUM WINDOWS AND LOUVERS
 6. THERMALLY BROKEN FRAME, KYNAR 300 FINISH ALUMINUM EXTERIOR, THERMALLY BROKEN FRAME, KYNAR 300 FINISH
 7. PRE-FINISH METAL LOUVERS AT DOOR VENTS, KYNAR 300 FINISH
 8. AUTOMATIC SLIDING DOORS
 9. EXTERIOR WALL SCIENCE
 10. ISOLATED KOLUUM METAL DOOR AND FRAME
 11. CLEARANCE SIGN
 12. SLOPE DRIVE 48 MAX / 14 RECOMMENDED TO DRAIN OUT FROM UNDER CANOPY
 13. PROVIDE EXTERIOR LOUVERS TO MATCH LOOK OF PTAC-BASED WINDOWS. PROVIDE INSULATED PANEL BEHIND LOUVER AT NON-PTAC LOCATIONS
 14. QUIET LAUNDRY THRU WALL VENT FOR OPTIONAL LAUNDRY IF USED
 15. HARD SURFACE BASE MATERIAL (AMORPHOUS)
 16. FLAT ROOF ABOVE SIGNAGE AREA
 17. WELCOME SIGNAGE - REFER TO GLOBAL EXTERIOR SIGNAGE SPECIFICATIONS FOR ADDITIONAL INFORMATION
 18. RECESSED LED CAN LIGHT EQUIVALENT TO INTERLIN MODEL, ORMA R SS-EM06-W-SS WITH EXTENDED STAINLESS STEEL HOUSING SCREENS
 19. RECESSED LED STRIP LIGHT EQUIVALENT TO ACCLAIM MODEL, FLEX PEX WITH FUSION, TRACK RATED AT 3000K AND 1.5 INCH
 20. CITY SHOWN ASKED FOR REFERENCE - GC TO INQUIRE CITY SIGNAGE HIGH PROFILE - NOTIFY ARCHITECT OF ANY CONFLICTS WITH SCREENING

BUILDING SIGNAGE

1. ALL SIGNAGE INDICATED FOR ILLUSTRATIVE PURPOSES ONLY. LOCATION, SIZE, ETC. TO BE DETERMINED ON AN INDIVIDUAL PROJECT BASIS.
2. MINIMUM 3" FLUORESCENT BACKBOARD REQUIRED AT SIGN LOCATIONS. AREA SHOULD COVER ENTIRE LENGTH AND HEIGHT OF FACE OR SPACE AVAILABLE FOR SIGN.
3. ELECTRICAL AND FINAL CONNECTION BY CONTRACTOR. ELECTRICAL REQUIREMENTS MAY BE OBTAINED FROM SIGN COMPANY. TYPICAL LUMEN REQUIREMENT: 1000 LUMENS PER SQUARE FOOT.
4. BACKWARDS - VEHICLES ARE NOT ALLOWED. PERMANENT ACCESS DOORS ARE LOCATED TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO FURNISH AND CONNECT PRIMARY ELECTRICAL SERVICE INSIDE SIGNARY WALL.
5. GUESTROOMS OR PUBLIC SPACES WITH SIGNAGE ON EXTERIOR WALLS MUST HAVE ELECTRICAL PENETRATIONS AND/OR REMOTE TRANSFORMERS COORDINATED AND/OR INSTALLED PRIOR TO DURING UP THE WALL. PENETRATION LAYOUT MAY BE OBTAINED FROM SIGN COMPANY.

COLOR & FINISH LEGEND



GENERAL NOTES

1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, SOLAR FLUES, ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS
2. DO NOT EXPOSE STRUCTURAL BARS WITHOUT WRAPPING A VERTICAL ELEMENT (E.G. BUILDING OFFSET, PLASTER, ETC.)

SHEET NUMBER

A200



TYPE-SX
DESIGN AND
DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
PROJECT MANAGER
jones.lulu@type-sx.com
682-999-8154

1200 BEN DAVIS ROAD
GARLAND, TX 75040

T6_1907

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
05-24-2019

ISSUED FOR
SUP

REVISIONS

SHEET NAME

EXTERIOR ELEVATIONS



Z 19-19



View of the subject property from Horseshoe and President George Bush Turnpike



View of properties located to the northeast of the subject property



View of properties located to the northwest of the subject property



View the subject property from the south looking north



GARLAND

Plan Commission

2.c.

Meeting Date: 08/26/2019

Item Title: Z 19-23 Hidden Oaks Lot Venture Ltd. (District 1)

Summary:

Consideration of the application of **Hidden Oaks Lot Venture Ltd.**, requesting approval of 1) an amendment to Planned Development (PD) District 18-07 for Single-Family Attached (Townhouse) Uses, and 2) an amended Detail Plan for Dwelling, Single-Family Attached (Townhouse). This property is located east of Lavon Drive, between Foster Road and Crist Road. (District 1) (File Z 19-23) **(This case has been withdrawn by the applicant.)**
