



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION City of Garland - REMOTE MEETING - August 10, 2020 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, August 10, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_Zugmyyl7SQSkG07zZuMu-A

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

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

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

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

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

The Meeting ID is: 934 2765 1756

For participants (online and by phone) who wish to speak on an item on the agenda, you

must use the “raise hand” feature in order to be recognized.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for July 27, 2020 meeting.

2. PLATS

- a. P 20-20 Riverset Phase 2 Preliminary Plat

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.

3. ZONING

- a. Consideration of the application of **Eric L. Davis Engineering, Inc.**, requesting approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins, on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36. This property is located at 3926 Zion Road. (District 3) (Z 20-13)
- b. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; and 2) a Specific Use Provision for Car Wash, Automated/Rollover. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)
- c. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)
- d. Consideration of the application of **COSMAX NBT USA**, requesting approval of a Specific Use Provision to allow a High Risk Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (Z 20-18)

4. **MISCELLANEOUS**

- a. Trails and Bikeways Master Plan Update

5. **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: 08/10/2020

Item Title: Plan Commission Minutes for July 27, 2020

Summary:

Consider approval of Minutes for July 27, 2020 meeting.

Attachments

Plan Commission Minutes for July 27, 2020

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, July 27, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

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

STAFF PRESENT

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Williams. **Motion carried: 7 Ayes, 0 Nays**, Commissioner O'Hara did not vote due to his absence from the July 13, 2020 meeting.

MINUTES

1a. APPROVED** Consider approval of Minutes for the July 13, 2020 meeting.

2a. APPROVED** **P 20-19** Michel Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. POSTPONED Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27) (This item was postponed from the July 13, 2020 Plan Commission meeting as requested by the applicant.)

Nabiha Ahmed, Development Planner, presented the staff report.

Commissioner Rose inquired as to how the City would limit/control maintenance of an automotive facility that is facing IH 635.

Ms. Ahmed stated the vehicles would be repaired within the building with a staging area to the west of the facility.

Chairman Roberts asked the Planning Director if the Garland Development Code addresses mechanical repairs outside of the building.

Commissioner Rose inquired how the City controls what is established on Sub-District B.

Ms. Ahmed stated Sub-District B is bound by the current Planned Development (PD) for this property.

Mr. Guerin provided further explanation of the request and stated if the applicant intends to develop another maintenance facility on Sub-District B, it would require a Specific Use Provision (SUP) or an amendment to the Planned Development (PD).

Representing the owner, Jonathon Vinson, 2323 Ross Avenue, Suite 600, Dallas, TX 75201 provided a brief overview of the request. Mr. Vinson further stated the maintenance to be conducted would be preventative only and all repairs will take place within the facility/structure. No overnight parking would be allowed, as well as 18-wheeler parking or any parking unrelated to the use. No

spill-over parking would be allowed in Sub-District B. This use is strictly for Sub-District A.

Commissioner Edwards inquired as to the hours of operation at this facility.

Matt Merrill, 12215 Lyndon B. Johnson Freeway, Garland, TX stated the hours of operation would be approximately 7 a.m. to 7 p.m.

The applicant, Joe Fraccaro, 2201 West Royal, Irving, TX, stated TxDOT has not been directly contacted; however, the current plan would provide an elevated exchange ramp from South Garland Avenue to Interstate 635. The frontage would be elevated in relation to Interstate 635 and the new ramp would be developed where the U-Haul building is currently located.

Commissioner Dalton inquired to the possibility of the entrance ramp being removed, land locking the Sub-District B property.

Chairman Roberts inquired if the State would be acquiring the parking area(s) or the building.

Mr. Fraccaro indicated the State will be taking the existing building. The ramp has been redesigned and will cut through the current building. Sub-District A will be the new truck and repair facility.

There was discussion among the Chairman and applicants regarding the possibility of abandoning the existing ramp, creating an abandoned property.

Transportation Director Paul Luedtke provided additional information regarding the access roads along the proposed facility. The access road will go over Garland Avenue coming down to grade level and rising up again to cross over the railroad tracks.

There was discussion between staff, Chairman Roberts and the applicant regarding possible ramp restriction and the inaccessibility to the Sub-District B property.

Motion was made by Commissioner Dalton to close the public hearing and open for discussion, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

Commissioner Dalton inquired of staff regarding postponement of this case.

Mr. Guerin stated the application was received prior the September 1, 2019 and therefore does not fall under the constraints of the shot-clock guidelines.

Commissioner Rose spoke of concern regarding the response time from TxDOT and preferred to apply conditions to the request and spoke against postponing the request.

Commissioner Ott concurred with Commissioner Rose's comments, and further requested the applicant provide additional information regarding the intent for Sub-District B property, and for the Commission to apply restrictions and controls on Sub-District B property uses.

Commissioner Hallman spoke in support of the applicant's request.

Mr. Vinson stated additional uses on Sub-District B would be held to allowed uses within the Garland Development Code (GDC).

There was discussion between Chairman Roberts and Mr. Guerin regarding property access.

Motion was made by Commissioner Rose to **approve** the request per staff recommendation. Seconded by Commissioner Dalton. **Motion failed: 3 Ayes, 5 Nays** from Chairman Roberts and Commissioners Edwards, O'Hara, Williams and Ott.

Motion was made by Commissioner Ott to **reconsider** the request. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays**

Motion was made by Commissioner Dalton to **postpone** this case until the August 24, 2020 meeting, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED

Consideration of the application of **RaceTrac Petroleum, Inc.**, requesting approval of a Change of Zoning from Community Retail (CR) District with Specific Use Provision S 06-65 for Fuel Pumps, Retail, to Heavy Commercial (HC) District. This property is located at 4214 Forest Lane. (District 6) (Z 20-20)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked if the City has received any confirmation the applicant will agree to continue with the request at hand.

Mr. Guerin stated the applicant has requested to proceed with straight zoning removing the requirement of a Specific Use Provision (SUP) and expirations that are typically associated with SUP's. The applicant has confirmed their commitment and investment to the community.

Representing the applicant, Brad Williams, 2728 N Harwood St, Dallas, TX 75201, provided an overview of the request and provided additional information.

Commissioner Rose inquired as to the timeframe if approved to begin/complete the remodeling.

Mr. Williams stated the intent would be to submit within a matter of a couple of weeks for permits to begin the remodeling and finishing roughly around the beginning of next year.

The applicant, Andrew Malzer, 200 Galleria Pkwy SE, Atlanta, GA 30339, confirmed the timeline as stated by Mr. Williams.

Motion was made by Commissioner Williams to close the public hearing and **approve** the request per staff recommendation, seconded by Commissioner Edwards.
Motion carried: 8 Ayes, 0 Nays

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:24 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/10/2020

Item Title: P 20-20 Riverset Phase 2 Preliminary Plat

Summary:

P 20-20 Riverset Phase 2 Preliminary Plat

Attachments

P 20-20 Riverset Phase 2 Preliminary Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 20-20/District 6

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020

PRELIMINARY PLAT

Riverset Phase 2

LOCATION

1301 North Shiloh Road

ZONING

Planned Development (PD) District 17-37

NUMBER OF LOTS

276 (including ten (10) Homeowner Association open space common area lots)

ACREAGE

44.003

BACKGROUND

The applicant requests approval of a preliminary plat. The purpose of this plat is to create two hundred and sixty-six (266) residential lots and ten (10) HOA lots.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

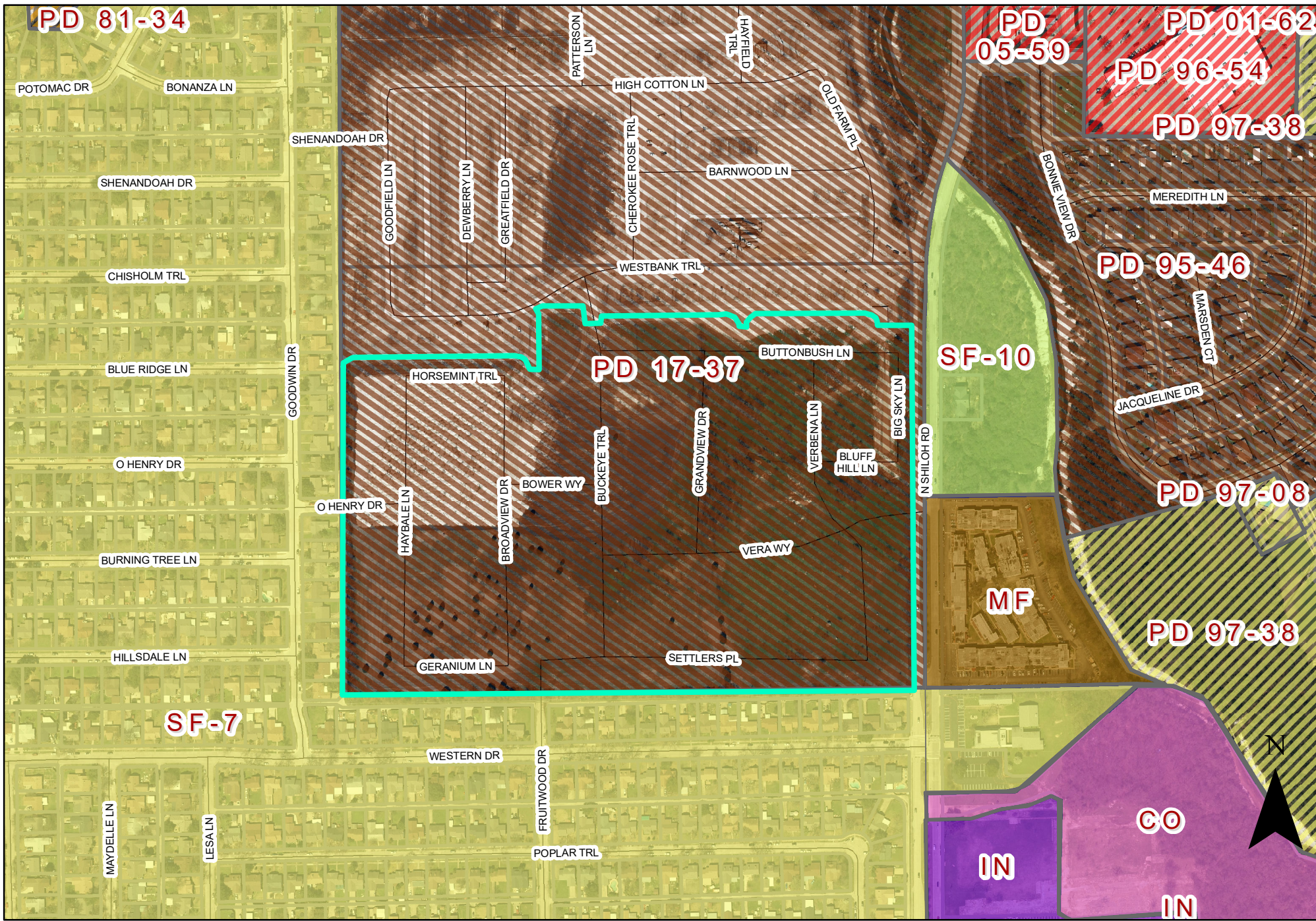
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

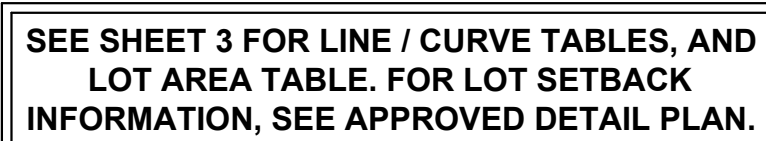
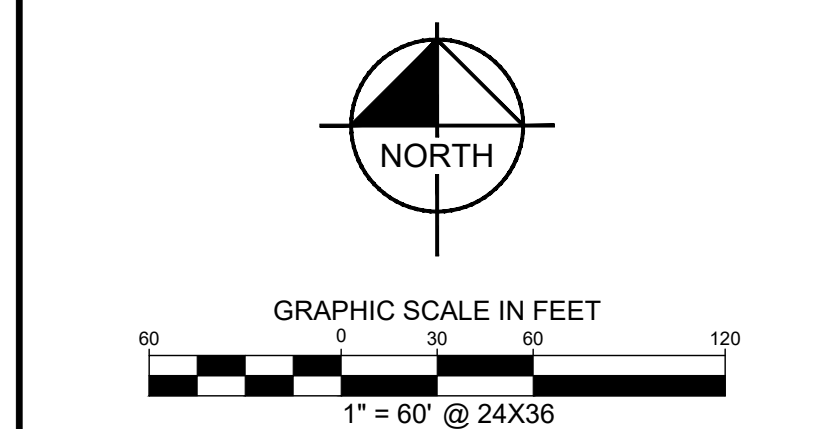
Will Guerin, AICP
Director of Planning



Plat Map P 20-20



INDICATES AREA OF REQUEST



LINE TYPE LEGEND

 BOUNDARY LINE
 EASEMENT LINE

LEGEND

O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
(0.00')	RECORD MEASUREMENT
ADS	ALUMINUM DISK SET - SEE NOTE #7
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
	RED "KHA" CAP, UNLESS OTHERWISE NOTED
IRSC	IRON ROD WITH RED "KHA" CAP SET
HOA	HOMEOWNER'S ASSOCIATION
V.W.R.E.	VARIABLE WIDTH RECREATIONAL EASEMENT
C.U.E.	CITY UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
G.P.&L.E.	GARLAND POWER & LIGHT EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
P.A.U.E.	PUBLIC ACCESS & UTILITY EASEMENT
R.E.	RECREATIONAL EASEMENT
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
R.O.W.	RIGHT OF WAY
	STREET NAME CHANGE

NOTES:

1. The surveyor relied solely upon the Title Commitment, GF. No. LT-1978-1978013737-DB, with an effective date of April 20, 2015 and an issue date of May 6, 2015, provided by Fidelity National Title Insurance Company. The surveyor did not perform a title abstract.
2. All coordinates and bearings shown hereon are tied to the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 using City of Garland Geodetic Control Measurements 350 and 251. All dimensions shown are horizontal distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985138670. Coordinates shown are grid coordinates.
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. 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.
5. All subdivision corners shall be monumented in accordance with Section 3.92 of the City of Garland Development Code, unless otherwise noted, and set after construction is completed and prior to reclamation.
6. All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
7. "ADS" indicates a 5/8" iron rod with a 3.25" aluminum disk, stamped "RIVERSET PH 2-2020" set in 6-inch PVC with hinged access coverlid.
8. Parking located within the right-of-way shall be maintained by the HOA according to the City of Garland Approved License Agreement.
9. Minimum Finished Floor Elevations are 2' above the 100 year water surface elevation from the approved Wyrick tract Downstream Assessment and Flood Study, dated September 2017.
10. The purpose of the Plat is to create 276 lots from unplatted property and dedicate easements for development.
11. The HOA shall maintain and fund common area, HOA lots, private easements, screen walls, driveway easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.
12. All HOA lots and common areas shall be covered by a Variable Width Recreational Easement.

PRELIMINARY PLAT
RIVERSET PHASE 2

266 RESIDENTIAL LOTS
10 COMMON AREA LOTS

44.003 ACRES SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200225-2

Kimley»»Horn

6160 Warren Pkwy., Suite 210 Tel. No. (972) 335-3580
 Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
" = 60'	JMH	KHA	AUG 2020	063770003	2 OF 4

OWNER:
WILBOW-RIVERSET, LLC
c/o WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUIT 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: Bryce T. Eckeberger, P.E.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.			
BLOCK 11 LOT 23	0.169	7,342	BLOCK 11 LOT 53	0.095	4,120	BLOCK 13 LOT 19	0.096	4,160	BLOCK 14 LOT 25X-HOA	0.117	5,094	BLOCK 15 LOT 30	0.104	4,520	BLOCK 16 LOT 25	0.096	4,200	BLOCK 18 LOT 4	0.095	4,120	BLOCK 19 LOT 13	0.051	2,200	BLOCK 20 LOT 7	0.104	4,520	BLOCK 20 LOT 37	0.073	3,200	BLOCK 20 LOT 38	0.051	2,200			
BLOCK 11 LOT 24	0.051	2,200	BLOCK 11 LOT 54	0.136	5,905	BLOCK 13 LOT 20	0.096	4,160	BLOCK 15 LOT 1	0.148	6,436	BLOCK 15 LOT 31	0.104	4,520	BLOCK 16 LOT 26	0.096	4,200	BLOCK 18 LOT 5	0.095	4,120	BLOCK 19 LOT 14	0.073	3,200	BLOCK 20 LOT 8	0.104	4,520	BLOCK 20 LOT 39	0.051	2,200	BLOCK 20 LOT 40	0.051	2,200			
BLOCK 11 LOT 25	0.051	2,200	BLOCK 12 LOT 1	0.110	4,791	BLOCK 13 LOT 21	0.096	4,160	BLOCK 15 LOT 2	0.127	5,520	BLOCK 15 LOT 32	0.104	4,520	BLOCK 16 LOT 27	0.096	4,200	BLOCK 18 LOT 6	0.095	4,120	BLOCK 19 LOT 15	0.073	3,200	BLOCK 20 LOT 9	0.104	4,520	BLOCK 20 LOT 41	0.074	3,231	BLOCK 20 LOT 42X-HOA	0.033	1,452			
BLOCK 11 LOT 26	0.073	3,200	BLOCK 12 LOT 2	0.095	4,120	BLOCK 13 LOT 22	0.096	4,160	BLOCK 15 LOT 3	0.127	5,520	BLOCK 15 LOT 33	0.104	4,522	BLOCK 16 LOT 28	0.096	4,200	BLOCK 18 LOT 7	0.095	4,120	BLOCK 19 LOT 16	0.051	2,200	BLOCK 20 LOT 10	0.104	4,520	ROW DEDICATION	13.100	570.64						
BLOCK 11 LOT 27	0.073	3,200	BLOCK 12 LOT 3	0.095	4,120	BLOCK 13 LOT 23	0.096	4,160	BLOCK 15 LOT 4	0.127	5,520	BLOCK 15 LOT 34	0.105	4,574	BLOCK 16 LOT 29	0.096	4,200	BLOCK 18 LOT 8	0.095	4,120	BLOCK 19 LOT 17	0.051	2,200	BLOCK 20 LOT 11	0.104	4,520									
BLOCK 11 LOT 28	0.051	2,200	BLOCK 12 LOT 4	0.095	4,120	BLOCK 13 LOT 24	0.102	4,422	BLOCK 15 LOT 5	0.127	5,520	BLOCK 15 LOT 35X-HOA	0.331	14,427	BLOCK 16 LOT 30	0.096	4,200	BLOCK 18 LOT 9	0.111	4,822	BLOCK 19 LOT 18	0.051	2,200	BLOCK 20 LOT 12	0.104	4,520									
BLOCK 11 LOT 29	0.051	2,200	BLOCK 12 LOT 5	0.101	4,379	BLOCK 14 LOT 1	0.155	6,746	BLOCK 15 LOT 6	0.127	5,519	BLOCK 16 LOT 1	0.107	4,641	BLOCK 16 LOT 31	0.096	4,200	BLOCK 18 LOT 10X-HOA	0.808	35,206	BLOCK 19 LOT 19	0.073	3,200	BLOCK 20 LOT 13	0.104	4,520									
BLOCK 11 LOT 30	0.073	3,200	BLOCK 12 LOT 6	0.101	4,379	BLOCK 14 LOT 2	0.104	4,520	BLOCK 15 LOT 7	0.123	5,375	BLOCK 16 LOT 2	0.096	4,200	BLOCK 16 LOT 32	0.112	4,885	BLOCK 18 LOT 11	0.127	5,520	BLOCK 19 LOT 20	0.073	3,200	BLOCK 20 LOT 14	0.104	4,520									
BLOCK 11 LOT 31	0.073	3,200	BLOCK 12 LOT 7	0.095	4,120	BLOCK 14 LOT 3	0.104	4,520	BLOCK 15 LOT 8	0.377	16,430	BLOCK 16 LOT 3	0.096	4,200	BLOCK 17 LOT 1	0.152	6,600	BLOCK 18 LOT 12	0.104	4,520	BLOCK 19 LOT 21	0.051	2,200	BLOCK 20 LOT 15	0.104	4,520									
BLOCK 11 LOT 32	0.051	2,200	BLOCK 12 LOT 8	0.095	4,120	BLOCK 14 LOT 4	0.104	4,520	BLOCK 15 LOT 9	0.163	7,122	BLOCK 16 LOT 4	0.096	4,200	BLOCK 17 LOT 2	0.147	6,400	BLOCK 18 LOT 13	0.104	4,520	BLOCK 19 LOT 22	0.051	2,200	BLOCK 20 LOT 16	0.104	4,520									
BLOCK 11 LOT 33	0.051	2,200	BLOCK 12 LOT 9	0.095	4,120	BLOCK 14 LOT 5	0.104	4,520	BLOCK 15 LOT 10	0.098	4,275	BLOCK 16 LOT 5	0.096	4,200	BLOCK 17 LOT 3	0.104	4,520	BLOCK 18 LOT 14	0.104	4,520	BLOCK 19 LOT 23	0.146	6,357	BLOCK 20 LOT 17	0.116	5,033									
BLOCK 11 LOT 34	0.146	6,357	BLOCK 12 LOT 10	0.110	4,791	BLOCK 14 LOT 6	0.104	4,520	BLOCK 15 LOT 11	0.099	4,320	BLOCK 16 LOT 6	0.096	4,200	BLOCK 17 LOT 4	0.104	4,520	BLOCK 18 LOT 15	0.104	4,520	BLOCK 19 LOT 24	0.146	6,357	BLOCK 20 LOT 18X-HOA	0.032	1,398									
BLOCK 11 LOT 35	0.146	6,357	BLOCK 13 LOT 1	0.141	6,158	BLOCK 14 LOT 7	0.104	4,520	BLOCK 15 LOT 12	0.099	4,320	BLOCK 16 LOT 7	0.096	4,200	BLOCK 17 LOT 5	0.104	4,520	BLOCK 18 LOT 16	0.104	4,520	BLOCK 19 LOT 25	0.049	2,139	BLOCK 20 LOT 19	0.073	3,200									
BLOCK 11 LOT 36	0.051	2,200	BLOCK 13 LOT 2	0.096	4,160	BLOCK 14 LOT 8	0.104	4,520	BLOCK 15 LOT 13	0.099	4,320	BLOCK 16 LOT 8	0.178	7,742	BLOCK 17 LOT 6	0.104	4,520	BLOCK 18 LOT 17	0.104	4,520	BLOCK 19 LOT 26	0.049	2,115	BLOCK 20 LOT 20	0.051	2,200									
BLOCK 11 LOT 37	0.051	2,200	BLOCK 13 LOT 3	0.096	4,160	BLOCK 14 LOT 9	0.104	4,520	BLOCK 15 LOT 14	0.099	4,320	BLOCK 16 LOT 9	0.164	7,150	BLOCK 17 LOT 7	0.104	4,520	BLOCK 18 LOT 18	0.104	4,520	BLOCK 19 LOT 27	0.213	9,261	BLOCK 20 LOT 21	0.051	2,200									
BLOCK 11 LOT 38	0.051	2,200	BLOCK 13 LOT 4	0.096	4,160	BLOCK 14 LOT 10	0.104	4,520	BLOCK 15 LOT 15	0.097	4,219	BLOCK 16 LOT 10	0.096	4,200	BLOCK 17 LOT 8	0.104	4,520	BLOCK 18 LOT 19	0.104	4,520	BLOCK 19 LOT 28	0.198	8,844	BLOCK 20 LOT 22	0.073	3,200									
BLOCK 11 LOT 39	0.073	3,200	BLOCK 13 LOT 5	0.096	4,160	BLOCK 14 LOT 11	0.104	4,520	BLOCK 15 LOT 16	0.180	7,861	BLOCK 16 LOT 11	0.096	4,200	BLOCK 17 LOT 9	0.100	4,375	BLOCK 18 LOT 20	0.104	4,520	BLOCK 19 LOT 29	0.102	4,422	BLOCK 20 LOT 23	0.073	3,200									
BLOCK 11 LOT 40	0.073	3,200	BLOCK 13 LOT 6	0.096	4,160	BLOCK 14 LOT 12	0.154	6,699	BLOCK 15 LOT 17	0.205	8,942	BLOCK 16 LOT 12	0.096	4,200	BLOCK 17 LOT 10	0.299	13,014	BLOCK 18 LOT 21	0.118	5,122	BLOCK 19 LOT 30	0.104	4,534	BLOCK 20 LOT 24	0.051	2,200									
BLOCK 11 LOT 41	0.051	2,200	BLOCK 13 LOT 7	0.096	4,160	BLOCK 14 LOT 13	0.150	6,548	BLOCK 15 LOT 18	0.118	5,136	BLOCK 16 LOT 13	0.096	4,200	BLOCK 17 LOT 11	0.179	7,797	BLOCK 19 LOT 1	0.137	5,950	BLOCK 19 LOT 31	0.104	4,534	BLOCK 20 LOT 25	0.051	2,200									
BLOCK 11 LOT 42	0.051	2,200	BLOCK 13 LOT 8	0.096	4,160	BLOCK 14 LOT 14	0.104	4,520	BLOCK 15 LOT 19	0.095	4,120	BLOCK 16 LOT 14	0.096	4,200	BLOCK 17 LOT 12	0.102	4,450	BLOCK 19 LOT 2	0.146	6,357	BLOCK 19 LOT 32	0.104	4,534	BLOCK 20 LOT 26	0.073	3,200									
BLOCK 11 LOT 43	0.073	3,200	BLOCK 13 LOT 9	0.096	4,160	BLOCK 14 LOT 15	0.104	4,520	BLOCK 15 LOT 20	0.095	4,120	BLOCK 16 LOT 15	0.105	4,571	BLOCK 17 LOT 13	0.104	4,520	BLOCK 19 LOT 3	0.051	2,200	BLOCK 19 LOT 33	0.104	4,534	BLOCK 20 LOT 27	0.073	3,200									
BLOCK 11 LOT 44	0.073	3,200	BLOCK 13 LOT 10	0.096	4,160	BLOCK 14 LOT 16	0.104	4,520	BLOCK 15 LOT 21	0.095	4,120	BLOCK 16 LOT 16	0.118	5,123	BLOCK 17 LOT 14	0.104	4,520	BLOCK 19 LOT 4	0.051	2,200	BLOCK 19 LOT 34	0.162	7,051	BLOCK 20 LOT 28	0.051	2,200									
BLOCK 11 LOT 45	0.051	2,200	BLOCK 13 LOT 11	0.096	4,160	BLOCK 14 LOT 17	0.104	4,520	BLOCK 15 LOT 22	0.101	4,379	BLOCK 16 LOT 17	0.096	4,200	BLOCK 17 LOT 15	0.104	4,520	BLOCK 19 LOT 5	0.051	2,200	BLOCK 19 LOT 35	0.137	5,961	BLOCK 20 LOT 29	0.051	2,200									
BLOCK 11 LOT 46	0.051	2,200	BLOCK 13 LOT 12	0.136	5,921	BLOCK 14 LOT 18	0.104	4,520	BLOCK 15 LOT 23	0.122	5,311	BLOCK 16 LOT 18	0.096	4,200	BLOCK 17 LOT 16	0.104	4,520	BLOCK 19 LOT 6	0.073	3,200	BLOCK 19 LOT 36X-HOA	1.297	56,503	BLOCK 20 LOT 30	0.073	3,200									
BLOCK 11 LOT 47	0.051	2,200	BLOCK 13 LOT 13	0.221	9,627	BLOCK 14 LOT 19	0.104	4,520	BLOCK 15 LOT 24	0.104	4,520	BLOCK 16 LOT 19	0.096	4,200	BLOCK 17 LOT 17	0.102	4,443	BLOCK 19 LOT 7	0.073	3,200	BLOCK 20 LOT 1X-HOA	0.408	17,772	BLOCK 20 LOT 31	0.073	3,200									
BLOCK 11 LOT 48	0.073	3,200	BLOCK 13 LOT 14	0.137	5,958	BLOCK 14 LOT 20	0.104	4,520	BLOCK 15 LOT 25	0.104	4,520	BLOCK 16 LOT 20	0.096	4,200	BLOCK 17 LOT 18	0.174	7,584	BLOCK 19 LOT 8	0.051	2,200	BLOCK 20 LOT 2	0.104	4,520	BLOCK 20 LOT 32	0.051	2,200									
BLOCK 11 LOT 49X-HOA	0.038	1,859	BLOCK 13 LOT 15	0.120	5,228	BLOCK 14 LOT 21	0.104	4,520	BLOCK 15 LOT 26	0.104	4,520	BLOCK 16 LOT 21	0.096	4,200	BLOCK 17 LOT 19X-HOA	0.158	6,861	BLOCK 19 LOT 9	0.051	2,200	BLOCK 20 LOT 3	0.104	4,520	BLOCK 20 LOT 33	0.073	3,200									
BLOCK 11 LOT 50X-HOA	1.102	48,018	BLOCK 13 LOT 16	0.108	4,693	BLOCK 14 LOT 22	0.104	4,520	BLOCK 15 LOT 27	0.104	4,520	BLOCK 16 LOT 22	0.096	4,200	BLOCK 18 LOT 1	0.110	4,791	BLOCK 19 LOT 10	0.084	3,652	BLOCK 20 LOT 4	0.104	4,520	BLOCK 20 LOT 34	0.073	3,200									
BLOCK 11 LOT 51	0.095	4,120	BLOCK 13 LOT 17	0.100	4,350	BLOCK 14 LOT 23	0.104	4,520	BLOCK 15 LOT 28	0.104	4,520	BLOCK 16 LOT 23	0.096	4,200	BLOCK 18 LOT 2	0.095	4,120	BLOCK 19 LOT 11	0.087	3,800	BLOCK 20 LOT 5	0.104	4,520	BLOCK 20 LOT 35	0.051	2,200									
BLOCK 11 LOT 52	0.095	4,120	BLOCK 13 LOT 18	0.096	4,185	BLOCK 14 LOT 24	0.154	6,696	BLOCK 15 LOT 29	0.104	4,520	BLOCK 16 LOT 24	0.096	4,200	BLOCK 18 LOT 3	0.095	4,120	BLOCK 19 LOT 12	0.051	2,200	BLOCK 20 LOT 6	0.104	4,520	BLOCK 20 LOT 36	0.073	3,200									

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°49'06"E	2.26'	L31	S45°59'47"E	14.10'	L61	N00°49'06"W	85.00'
L2	N89°10'54"E	30.00'	L32	N45°49'06"W	28.28'	L62	S45°23'18"E	14.14'
L3	N87°17'10"E	50.00'	L33	N45°23'18"W	21.21'	L63	N30°23'18"W	85.04'
L4	N89°10'54"E	20.00'	L34	S21°15'48"W	14.57'	L64	N00°49'06"W	15.52'
L5	N44°10'54"E	14.14'	L35	N69°15'13"W	13.44'	L65	S00°49'06"E	23.27'
L6	S45°49'06"E	28.28'	L36	N09°53'13"W	42.00'	L66	S30°23'18"E	101.84'
L7	S44°10'54"W	28.28'	L37	S80°06'47"W	95.68'	L67	S44°36'42"W	44.58'
L8	S44°10'54"W	14.14'	L38	N43°49'32"E	14.14'	L68	S45°59'47"E	21.15'
L9	N45°49'06"W	14.14'	L39	N01°10'28"W	135.00'	L69	N88°49'32"E	37.48'
L10	S45°49'06"E	14.14'	L40	S01°10'28"E	85.00'	L70	N01°10'50"W	20.99'
L11	N44°10'54"E	14.14'	L41	S43°49'32"W	14.14'	L71	N88°49'32"E	98.42'
L12	S44°10'54"W	14.14'	L42	S46°10'28"E	28.28'	L72	N00°23'18"W	20.00'
L13	S45°49'06"E	14.14'	L43	N44°00'13"E	13.92'	L73	N31°10'28"W	38.13'
L14	N45°49'06"W	14.14'	L44	S45°59'47"E	13.84'	L74	S56°49'32"W	20.00'
L15	S44°10'54"W	14.14'	L45	S44°00'13"W	14.19'	L75	S31°10'28"E	29.99'
L16	N45°49'06"W	14.14'	L46	N56°57'34"W	53.18'	L76	N88°49'32"E	124.14'
L17	S44°10'54"W	14.14'	L47	N01°10'28"W	28.29'	L77	N44°10'28"E	28.28'
L18	N45°49'06"W	14.14'	L48	N45°59'47"W	28.70'	L78	N01°58'09"W	6.27'
L19	S37°50'29"W	32.02'	L49	N44°00'13"E	14.38'	L79	S86°01'51"W	15.00'
L20	S00°49'06"E	29.60'	L50	S89°10'54"W	90.00'	L80	N01°58'09"W	3.65'
L21	N44°10'54"E	14.14'	L51	N89°10'54"E	14.00'	L81	S23°43'26"E	82.64'
L22	S42°21'28"W	13.71'	L52	N89°10'54"E	101.00'			
L23	N45°49'06"E	14.14'	L53	N44°00'13"E	28.37'			
L24	N89°36'42"E	34.95'	L54	S45°59'47"E	14.10'			
L25	S71°23'36"E	14.38'	L55	N45°49'06"W	14.14'			
L26	N89°36'42"E	28.59'	L56	S44°10'54"W	14.14'			
L27	N62°38'55"E	74.18'	L57	N45°49'06"W	14.14'			
L28	N17°38'55"E	14.14'	L58	S01°46'32"E	56.79'			
L29	S45°59'47"E	14.10'	L59	N00°49'06"W	50.00'			
L30	N44°00'13"E	14.22'	L60	S00°49'06"E	40.00'			

STATE OF TEXAS §

COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS WILBOW-RIVERSET, LLC, are the owners of that certain tract or parcel of land being situated in the Levi Turner Survey, Abstract No. 1487, City of Garland, Dallas County, Texas, and being a portion of a called 101.121-acre tract of land described in Special Warranty Deed with Vendor's Lien to Wilbow-Riverset, LLC, recorded in Instrument No. 201800015126, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southwest corner of said 101.121-acre tract, common to the southeast corner of Buckingham South No. 1 Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 70018, Page 1722, Deed Records, Dallas County, Texas, same being on the northerly line of Wood Bend Addition, an addition to the City of Garland according to the plat thereof recorded in Volume 79099, Page 1327, said Deed Records;

THENCE North 0°49'06" West, along the common line of said 101.121-acre tract and said Buckingham South No. 1, a distance of 1009.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of Riverset Phase 1, an addition to the City of Garland according to the plat thereof recorded in Instrument No. 201900225862, said Official Public Records, same being the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 44°10'54" East, 56.57 feet;

THENCE in a easterly direction, departing the easterly line of said Buckingham south No. 1 and along the southerly line of said Riverset Phase 1 the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 491.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

South 0°49'06" East, a distance of 2.26 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°10'54" East, a distance of 30.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 0°49'06" West, a distance of 137.75 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 13°47'16", a radius of 190.00 feet, a chord bearing and distance of North 7°42'44" West, 45.61 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 45.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 2°52'28", a radius of 375.00 feet, a chord bearing and distance of North 63°14'31" East, 18.81 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 18.81 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the left;

North 89°10'54" East, a distance of 125.27 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 9°23'36", a radius of 325.00 feet, a chord bearing and distance of South 7°24'37" East, 53.22 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 53.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 87°17'10" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 2°54'18", a radius of 375.00 feet, a chord bearing and distance of North 4°09'59" West, 19.01 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 19.01 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 6°22'23", a radius of 165.00 feet, a chord bearing and distance of North 85°59'43" East, 18.34 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 18.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 363.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 20.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of North 44°10'54" East, 56.57 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°10'54" East, a distance of 324.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 40.00 feet, a chord bearing and distance of South 45°49'06" East, 56.57 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 62.83 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the end of said curve to the right;

North 89°33'27" East, a distance of 79.60 feet to an aluminum disk stamped "RIVERSET PHASE 1-2017" found for the easternmost southeast corner of said Riverset Phase 1, same being on the easterly line of said 101.121-acre tract, same also being on the westerly right-of-way line of North Shiloh Road (variable width right-of-way);

THENCE South 0°23'18" East, along the common line of said 101.121-acre tract and said North Shiloh Road, a distance of 1116.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of said 101.121-acre tract, common to the northeast corner of said Wood Bend Addition;

THENCE South 88°49'32" West, departing the westerly right-of-way line of said North Shiloh Road and along the common line of said 101.121-acre tract and said Wood Bend Addition, a distance of 1709.26 feet to the POINT OF BEGINNING and containing 44.003 acres (1.916,760 sq. ft.) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That WILBOW-RIVERSET, LLC, the owners of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as RIVERSET PHASE 2, an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets, alleys, shown thereon and do 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 indicated. 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 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. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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.

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.

The City reserves the right to require minimum finished floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

All access and recreational easements dedicated by this plat shall be subject to the following: (1) the property owner, their successors, heirs and assigns, shall be responsible for the maintenance, condition, and upkeep of the easement areas in accordance with applicable state law, local ordinances, and any encumbrances, standards, and restrictions recorded in the Dallas County Real Property Records; (2) in the event the property owner fails to properly maintain the easement areas, the City may elect, but is not required, to enter upon, over, and under the easement area for the purpose of conducting maintenance activities; and (3) access to the easement areas by the public for recreational purposes is restricted to the same times and dates on which the members of the Home Owners Association have access under the Home Owner's Association rules, by-laws, or other governing documents.

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 _____, 20____.

By: WILBOW-RIVERSET, LLC

JENNIFER RABON, VICE PRESIDENT - DEVELOPMENT

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Jennifer Rabon, 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 _____, 20____.

Notary Public, State of _____

SURVEYORS STATEMENT

I, Michael B. Marx, 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 the 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 _____, 20____.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
michael.marx@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she 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 _____, 20____.

Notary Public, State of _____

PLAN COMMISSION

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 20____ BY THE CITY PLAN COMMISSION OF THE CITY OF GARLAND, TEXAS.

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.

CHAIRMAN OF THE CITY PLAN COMMISSION

PLANNING DIRECTOR

PRELIMINARY PLAT
RIVERSET PHASE 2

266 RESIDENTIAL LOTS
10 COMMON AREA LOTS

44.003 ACRES SITUATED IN THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 200225-2

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
-	JMH	KHA	AUG. 2020	063770003	4 OF 4

OWNER:
WILBOW-RIVERSET, LLC
c/o WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

DEVELOPER:
WILBOW CORPORATION, INC.
4131 N. CENTRAL EXPY. SUITE 990
DALLAS, TX 75204
CONTACT: JENNIFER RABON

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUIT 700
DALLAS, TX 45240
TEL: 972.770.1300
CONTACT: Bryce T. Eckeberger, P.E.



GARLAND

Plan Commission

3. a.

Meeting Date: 08/10/2020

Item Title: Z 20-13 Eric L. Davis Engineering, Inc. (District 3)

Summary:

Consideration of the application of **Eric L. Davis Engineering, Inc.**, requesting approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins, on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36. This property is located at 3926 Zion Road. (District 3) (Z 20-13)

Attachments

Z 20-13 Eric L. Davis Engineering, Inc Report and Attachments

Z 20-13 Eric L. Davis Engineering, Inc Report and Attachments

Planning Report

File No: Z 20-13/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36.

LOCATION

3926 Zion Road

APPLICANT

Eric L. Davis Engineering, Inc.

OWNER

Via Bayou, Inc.

BACKGROUND

The subject property is zoned Planned Development (PD) District 18-36 for Light (LC District) Commercial Uses (Recreational Vehicle Park Only). More specifically the site is limited to only Recreational Vehicle Park (RV Park) uses and with two phases:

- Phase 1 was approved for Recreational Vehicle Park for Recreational Vehicles, office building with manager/caretaker quarters, and a club house building with amenities.
- Phase 2 (the subject of this application) was approved for Recreational Vehicle Park for Cabins subject to a public hearing for a Detail Plan.

The applicant is requesting approval of a Detail Plan to allow development of Phase II of the Recreational Vehicle Park with eighteen (18) cabins.

PD 18-36 defines the various uses for the site as:

- Collectively the site is the "Recreational Park"
- Phase 1 is the "Recreational Vehicle Park for Recreational Vehicles"
- Phase 2 is the "Recreational Vehicle Park for Cabins"

SITE DATA

The subject property has an area of 1.01 acres with 122 lineal feet of frontage along Zion Road. Access to this site is proposed through the Phase 1 site, which provides access to both Zion Road and East I-30.

USE OF PROPERTY UNDER CURRENT ZONING

The Light Commercial (LC) District is the zoning district in which PD 18-36 is based. The LC District is intended to provide locations for commercial and service-related establishments. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts. Through the PD 18-36 restrictions, the only use on the property is for Recreational Park as indicated above. Further, PD 18-36 established specific development standards that deviated from the LC District. Any uses or development that would vary from the PD 18-36 Ordinance requires a public hearing.

CONSIDERATIONS

1. This proposal intends to develop Phase 2 of the Recreational Park with eighteen cabin sites, parking and drive aisles, and landscaped areas. Amenities, office, refuse containers, and similar common Recreational Park services are provided for and serve both phases of the Recreational Park as established in PD 18-36.
2. The Site Plan (Exhibit C) shows twenty-one (21) parking spaces and demonstrates compliance with the Garland Development Code (GDC) parking ratios for the proposed use. The project description proposes to potentially use vacant pad site areas for additional RV parking. The plans do not indicate any vacant areas designated for RV parking. Further, all areas of the site are designed for cabin sites, parking, or landscaped areas. A condition is proposed that would preclude RV parking in Phase 2, thus limiting Phase 2 for cabin use only.
3. The design of the building (Exhibit E) is required to comply with the following GDC development standards:
 - 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 elevations contain some architectural elements although full compliance is not provided. However, the plans note the cabins will comply with the Building Code requirements.

4. Recreational Vehicle Parks are subject to Special Standards stipulated in the GDC. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. The proposed Detail Plan complies with the Special Standards as approved in PD 18-36.

In addition to the RV Pads in Phase 1 and the Cabins in Phase 2, the Recreational Park will provide spaces for the following accessory uses as a unified development (for both phases):

- 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

The Recreational Park provides these amenities in Phase 1 as approved in PD 18-36.

5. The proposed landscaping complies with the requirements of PD 18-36. More specifically landscaping is provided in the parking areas, along the site perimeter, and in a five (5) foot wide landscape buffer along Zion Road. (Exhibit D)

Along Zion Road, behind the landscape buffer a ten (10) foot high retaining wall will be installed, consistent with Phase 1 to the west and resulting in the cabin site having a view towards the lake and horizon beyond. The buffer will include large canopy trees and ground cover as well as a six (6) foot high ornamental metal fence with stone columns.

Along the east and south property lines a required five (5) setback will be maintained, although the plans show the buildings setback ten (10) feet from the property line. Along these property lines, an eight (8) foot high board on board solid cedar fence with masonry columns and high level screening shrubs are proposed.

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 Turnpike to Lake Ray Hubbard. The vision for land use is 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 ZONING AND LAND USES

The properties to the east are zoned for single-family uses; the adjacent property is unimproved and further east are existing single-family dwellings. To the north across Zion Road is a public park area zoned Agricultural (AG) District which fronts Lake Ray Hubbard. To the west of the subject property is the Phase 1 Recreational Vehicle Park which is under construction. To the south and southeast of the subject property is a property zoned for Multi-Family uses and developed with an apartment complex.

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 Cabins.

STAFF RECOMMENDATION

Approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. In addition, as mentioned in Consideration 2, a condition is proposed that would preclude additional RV parking in Phase 2 and limit Phase 2 to Cabin use only.

ADDITIONAL INFORMATION

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

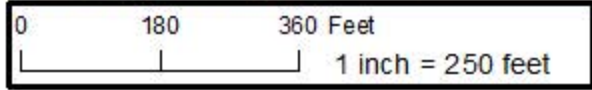
CITY COUNCIL DATE: September 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-13

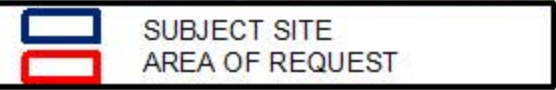


EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-13

3926 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is for Phase II (Cabins) 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 and Planned Development (PD) District 18-36, 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 18-36 and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance. To the extent of any conflict between this ordinance and the Garland Development Code, the more restrictive provision shall control.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; and incorporated herein by reference. To the extent of any conflict between the approved Detail Plan and the Specific Regulations below, the more restrictive provision shall control.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except as follows:
- (1) Recreational Vehicle Park for Cabins on Phase 2. Cabins are the only type of use allowed on Phase 2. Recreational Vehicle parking is not allowed on Phase 2.
 - (2) Collectively, the Recreational Park for Recreational Vehicles (Phase 1 located west of the Phase 2 site) and the Recreational Vehicle Park for Cabins (Phase 2) may be referred to as the "Recreational Park".
- VI. Specific Regulations:**

- A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- B. Setbacks: The minimum setbacks shall be the following:
 - (1) Front yard setbacks adjacent to a street: Five feet (along Zion Road); and
 - (2) 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).
- C. Screening and landscaping: Screening and landscaping shall be in compliance with this ordinance and the landscape plan attached hereto as Exhibit D and incorporated herein by reference.
- D. Perimeter fencing and landscaping: Perimeter fencing and landscaping shall be installed and continually maintained and shall consist of the following:
 - (1) A six-foot tall wrought iron fence along the property line fronting Zion Road; and
 - (2) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and high level screening shrubs along the property line adjacent to the Single-Family (SF) Residential and Multi-Family (MF) Residential zoned properties to the east and south.
- E. Landscape buffers: The landscape buffers shall be provided and continually maintained as follows:
 - (1) A landscape buffer with a minimum depth of five feet and containing no less than five large canopy trees is required on the south side of Zion Road;
 - (2) Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers described in subsection D(2) above.
- F. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this 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 landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational 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 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 and in no event later than 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, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

Screening and paving must be installed and continuously maintained in compliance with this 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, approval, consents and the certificate of occupancy for the Recreational Park.

G. Building Elevations: Building elevations shall be constructed and thereafter continuously maintained be in compliance with the descriptions, depictions, and elevations labeled Exhibit E.

H. Length of stay limitation:

(1) Nothing contained in this ordinance is intended or may be construed to authorize the use of the property as a permanent residence for any person. Users of the Recreational Park including licensees, guests, or other occupants of the Recreational Park shall not occupy, rent, or use any portion of the Recreational Park for periods greater than either of the following:

(a) Sixty (60) consecutive calendar days; or

(b) One hundred eighty (180) calendar days within a one-year period.

In the event a person stays for a period of 60 consecutive days, such person shall not occupy, rent, or use any portion of the Recreational Park for a minimum of five days following the date the person checked out of the park.

(2) Motor vehicles, boats, trailers, or temporary structures shall not remain in the Recreational 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 the Recreational Park 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 subsection (1)).

I. Cabin sites:

(1) There shall be a maximum of 18 cabin sites as shown on Exhibit C.

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 Recreational Park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or cabin 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 cabin sites shall be illuminated with uniform lighting units in conformance with a lighting plan submitted pursuant to Section 4.88 of the Garland Development Code and in compliance with the provisions of Chapter 4, Article 7 of the Garland Development Code.

L. Vehicles:

- (1) The Cabin Pads located in Phase 2 shall be for cabins only. Recreational Vehicle parking in Phase 2 is prohibited.
- (2) All vehicles on-site must be registered and in operable condition.



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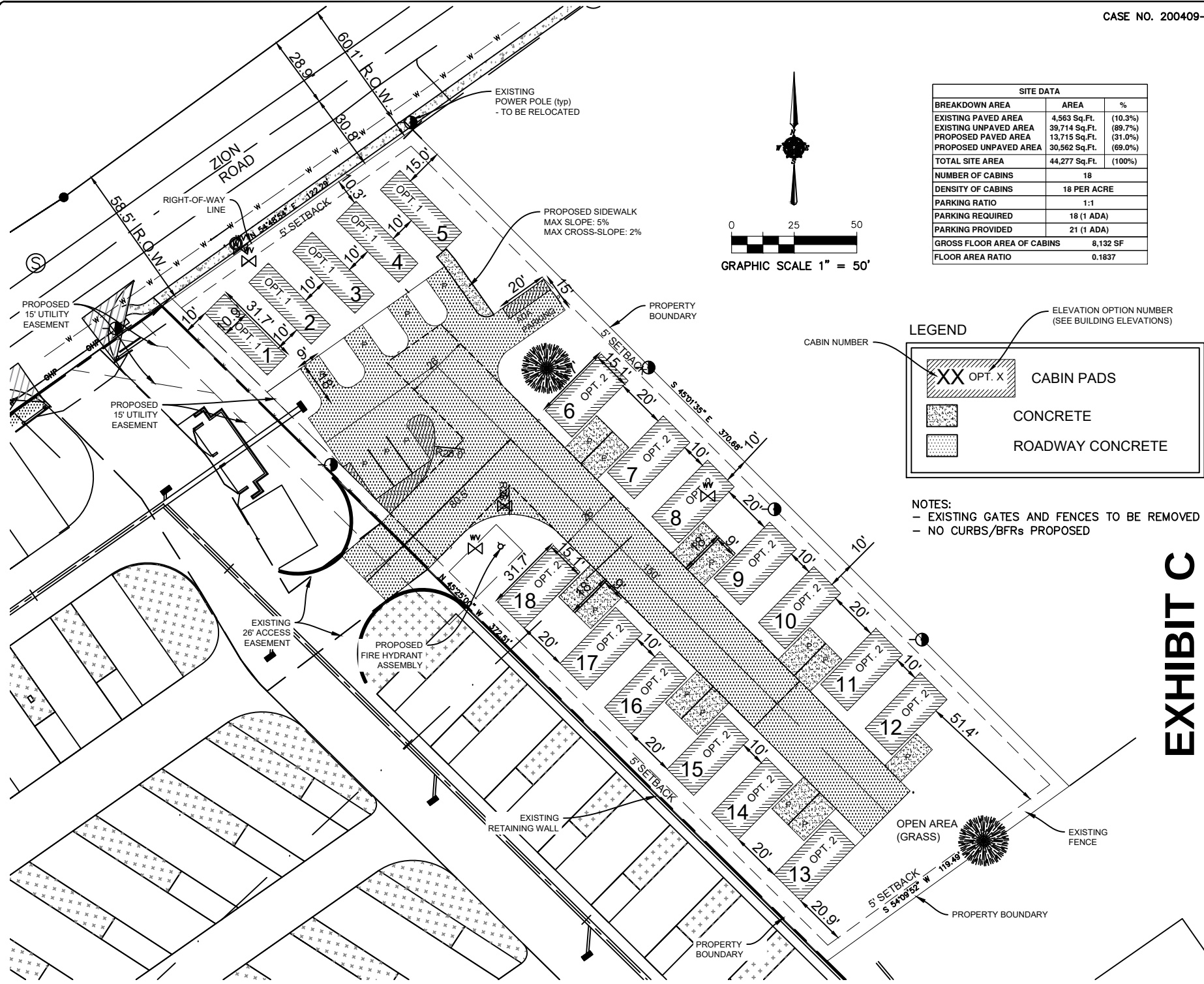
LAKESHORE RV PARK
 PHASE II
 SITE PLAN
 ENGINEERED FOR
 VIA BAYOU, INC.

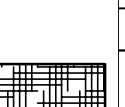
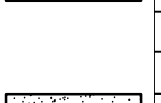
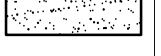
BUILDER: VIA BAYOU, INC.
 PLAN: SITE PLAN
 ELD JOB NO.: 2073
 DRAWN BY: JPH
 ADDRESS: 1233 INTERSTATE 30
 LOT: 1 BLOCK: 1
 FIRM REGISTRATION #: 3987
 CITY: GARLAND, TX

SCALE: 1"=50'

SHEET 01

EXHIBIT C

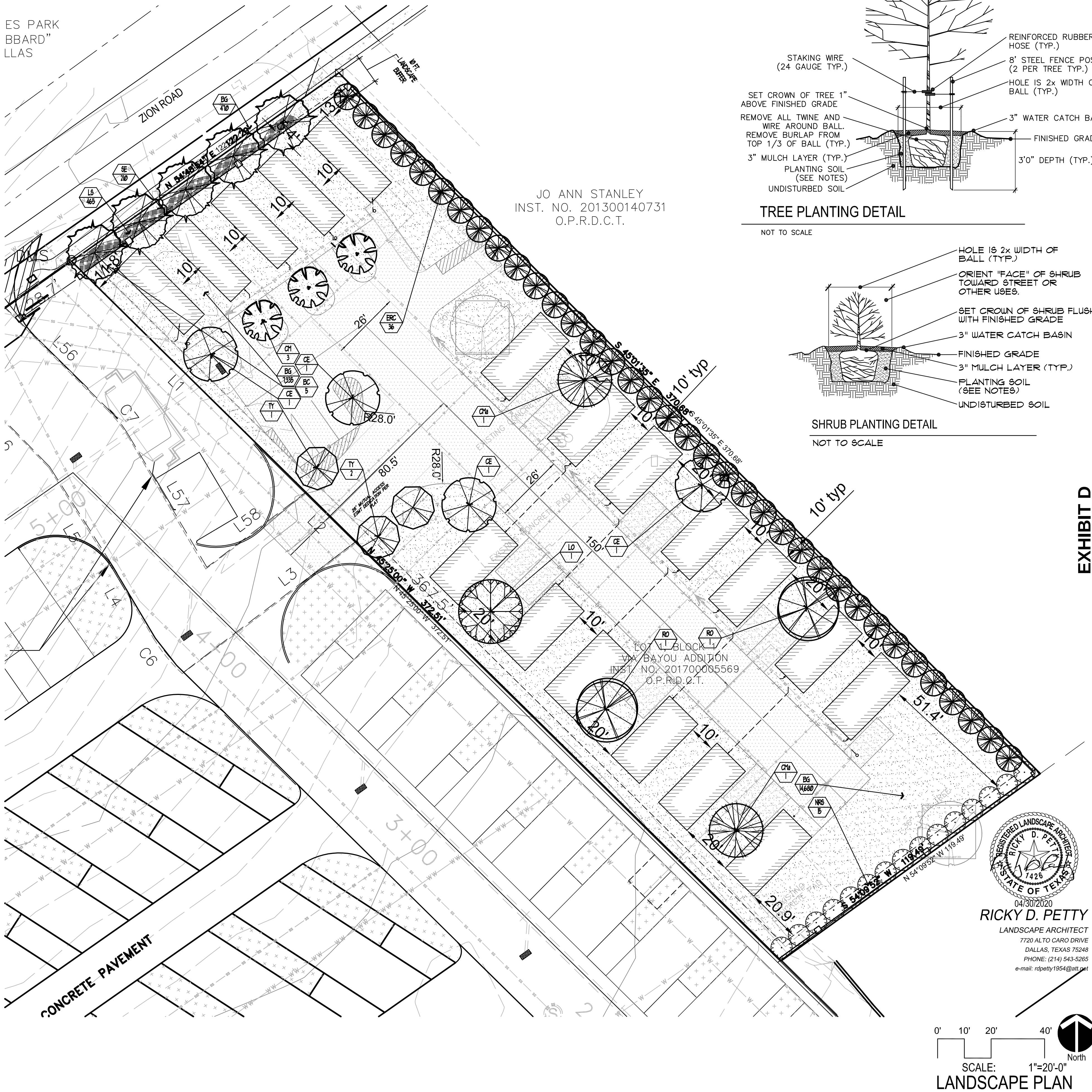


	PLANT SCHEDULE					
SYMBOL	ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees						
	BC	Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	CE	Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	Cma	Acer saccharum var. caddo	Caddo Maple	2 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	LO	Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	RO	Quercus shumardii	Shumard's Red Oak	2 Ea.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees						
	CM	Lagerstroemia indica 'Watermelon Red'	Crapemyrtle - Watermelon Red	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane, Min., Well Branched
	TY	Ilex vomitoria	Tree Yaupon Holly	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane. Min., Well Branched, Berried
Screening Plants						
	ERC	Juniperus virginiana 'Stag'	Eastern Red Cedar 'Stag'	26 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 10 Ft. O.C.
	NRS	Ilex 'Nellie R. Steven'	Nellie R. Stevens Holly	15 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.
Groundcover						
	LS	Liriope spicata	Creeping Liriope	465 EA.	4" Pots	Container, Full, 3-12" Long Bibbs minimum, Plant 12" O.C.
Lawn Grasses						
	BG	Cynodon dactylon	Bermuda Grass	22,485 Sq. Ft.	Hydromulch	Apply at rate of 4 lbs. per 1,000 sq. ft. with tackifier

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
Total Landscape Area		
Landscape Area: 10% of Site (44,277.2 Sq. Ft.)	4,427.8 Sq. Ft.	23,015 Sq. Ft.
Landscape Buffer		
Zion Road	5 Ft. Width	5 Ft. Width
1 Canopy Tree per 30 Ln. Ft. (122.29 Ln. Ft.)	4 Ea.	5 Ea.
East and South	5 Ft. Width	5 Ft. Width
Screening Plants	Yes	Yes with Eastern Red Cedar and Nellie R. Stevens Holly
Parking Area Landscape		
1 Canopy Tree within 65 ft. of every parking space	Yes	Yes
1 Canopy Tree per 10 Parking Spaces (21 Ea.)	3	9
Screening		
Zion Road: 6 Ft. Ht. Metal Picket Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes
East and South: 8 Ft. Ht. Board on Board Solid Cedar Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes

PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Stake tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.



REVISED: 6/8/2020 - CITY COMMENTS

04/30/2020

ERIC L. DAVIS ENGINEERING, INC.

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F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@aldengineering.com

LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

PLAN: LANDSCAPE PLAN	BUILDER: VIA BAYOU, INC.
ELD JOB NO.: 2073	ADDITION: LAKESHORE RV RESORT
DRAWN BY: RDP	ADDRESS: 1233 INTERSTATE 30
CHECKED BY: RDP	LOT: 1 BLOCK: 1
	CITY: GARLAND, TX

SCALE: 1"=20'

SHEET L2



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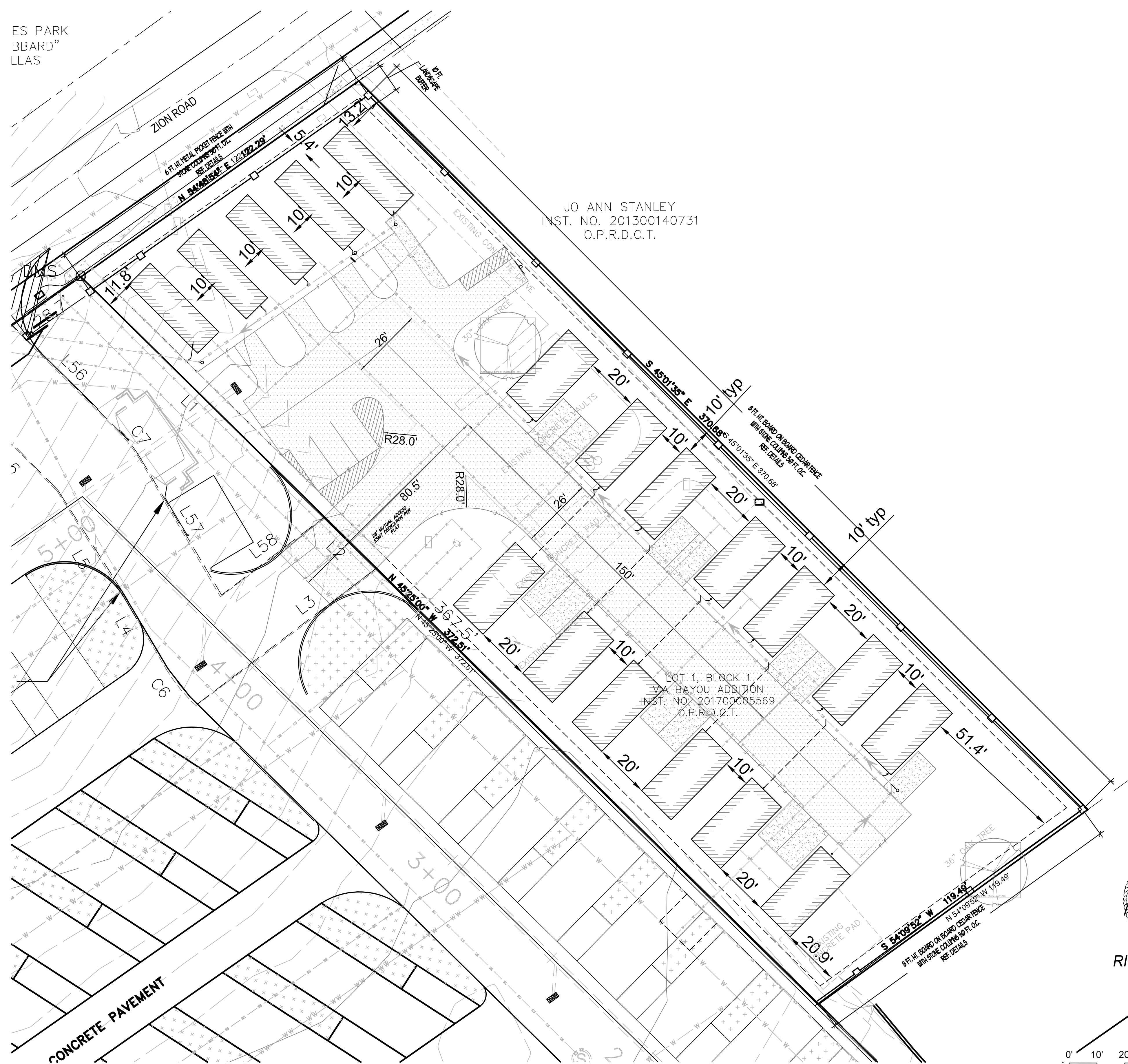
EXHIBIT D

LAKESHORE RV PARK
PHASE II
TREES PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

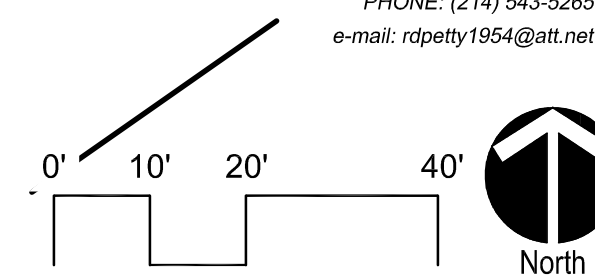
BUILDER: VIA BAYOU, INC.	PLAN: SCREENING FENCE PLAN
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L3



04/30/2020
RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-5265
e-mail: rdpetty1954@att.net



SCALE: 1"=20'-0"
SCREENING FENCE
PLAN



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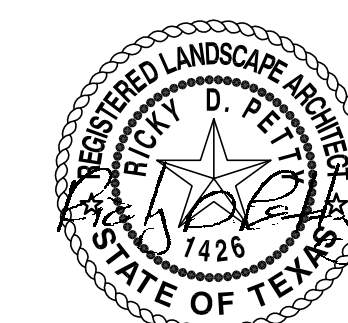
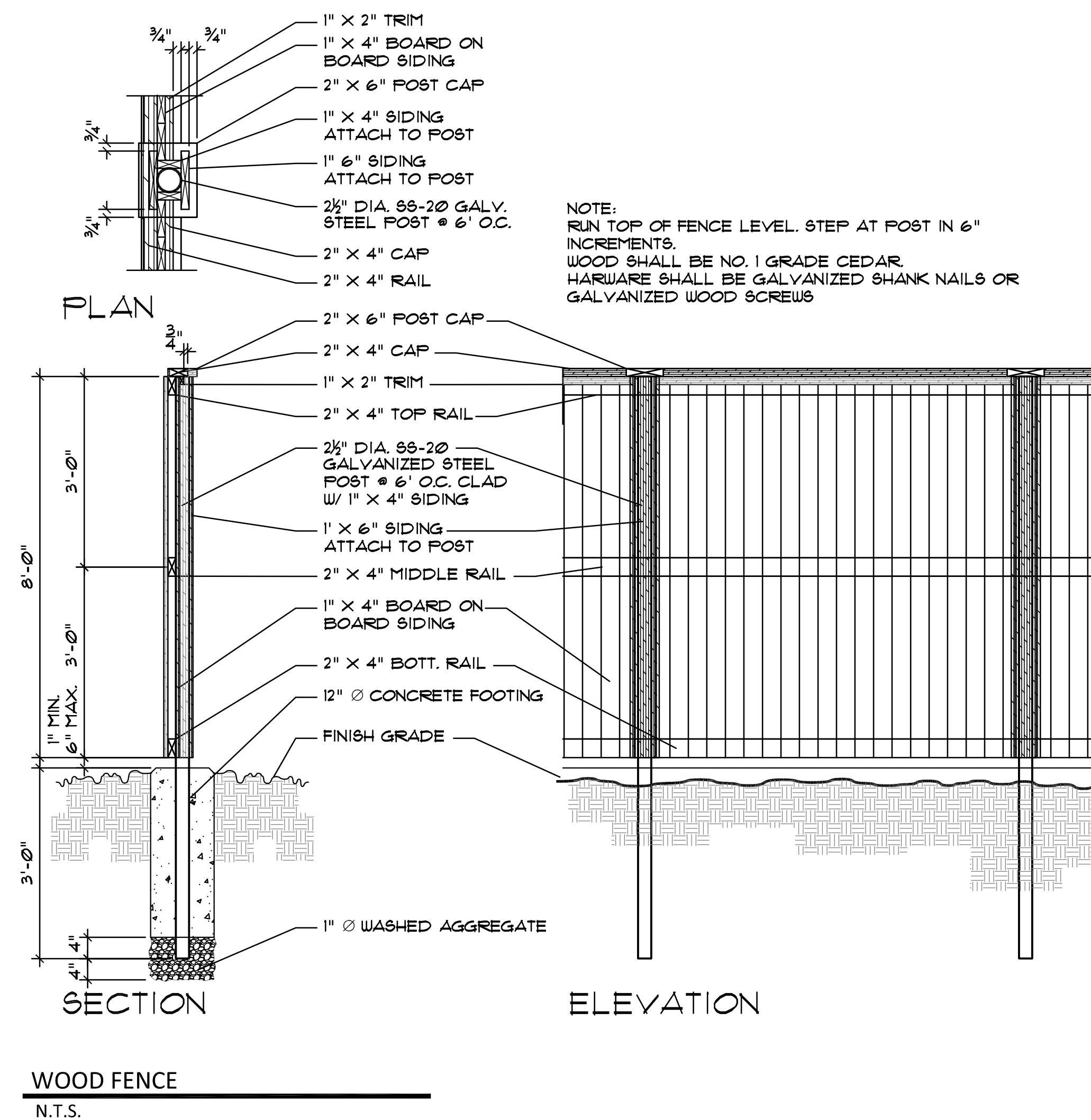
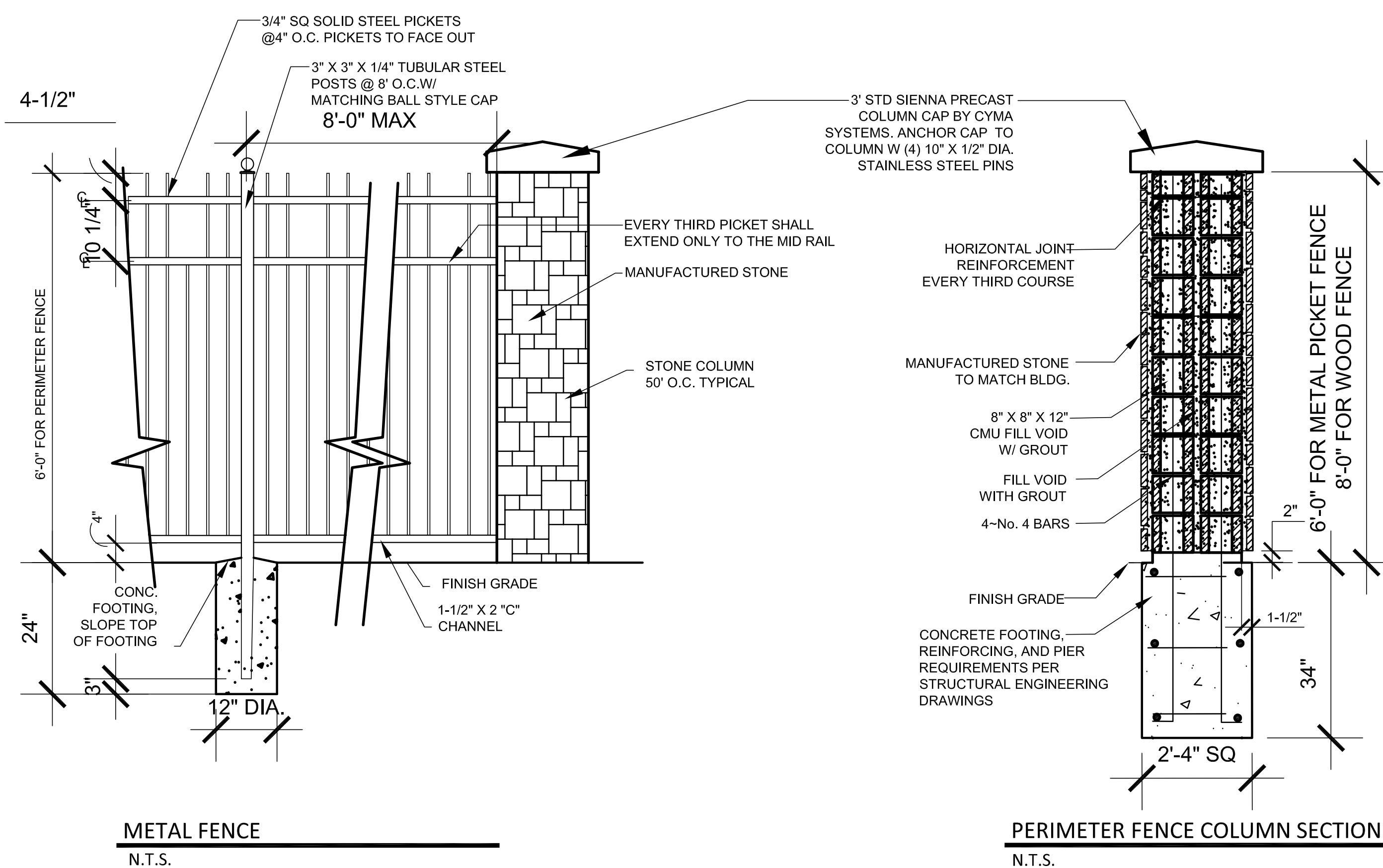
LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

EXHIBIT D

BUILDER: VIA BAYOU, INC.	PLAN: FENCE DETAILS
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L4



RICKY D. PETTY
LANDSCAPE ARCHITECT
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PHONE: (214) 543-5265
e-mail: rdpetty1954@att.net

FENCE DETAILS



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LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

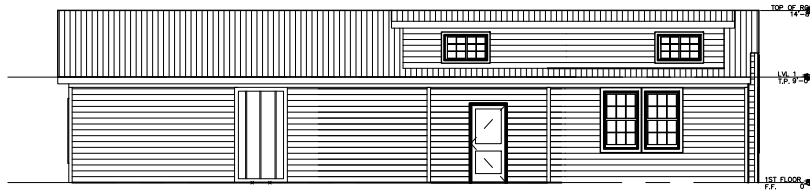
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SHEET 01

EXHIBIT E

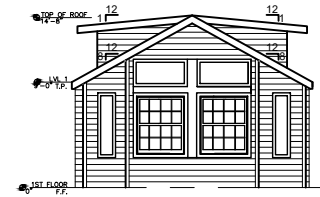
OPTION 1

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



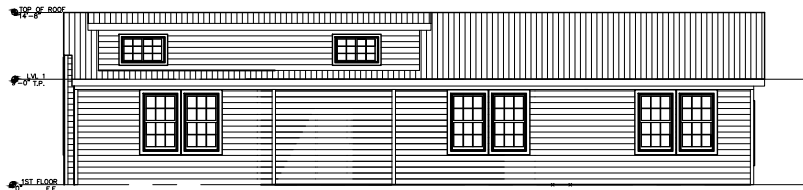
WEST ELEVATION

SCALE = 1"= 5'



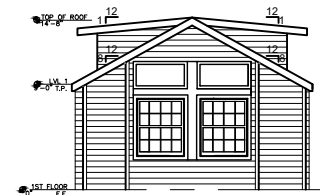
FRONT ELEVATION

SCALE = 1"= 5'



EAST ELEVATION

SCALE = 1"= 5'

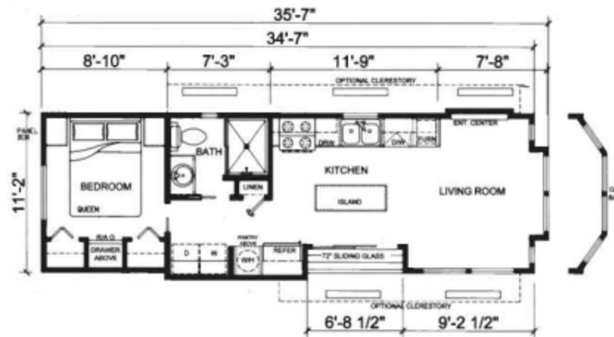


SOUTH ELEVATION

SCALE = 1"= 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



FLOOR PLAN

SCALE = N.T.S. 390 SF



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE



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LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

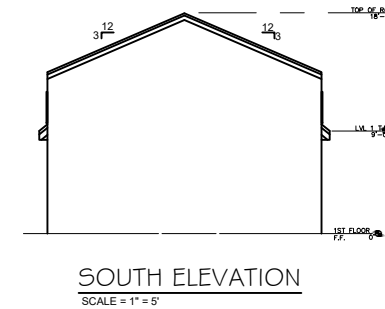
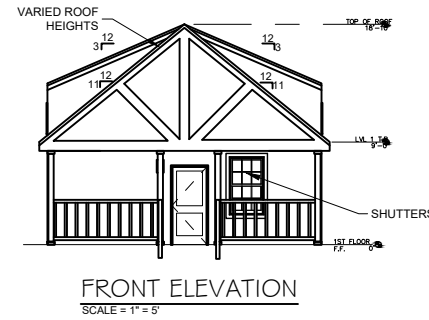
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SHEET 01

EXHIBIT E

OPTION 2

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.

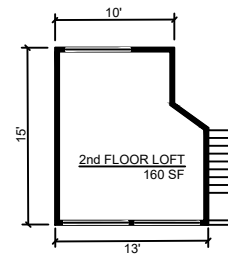
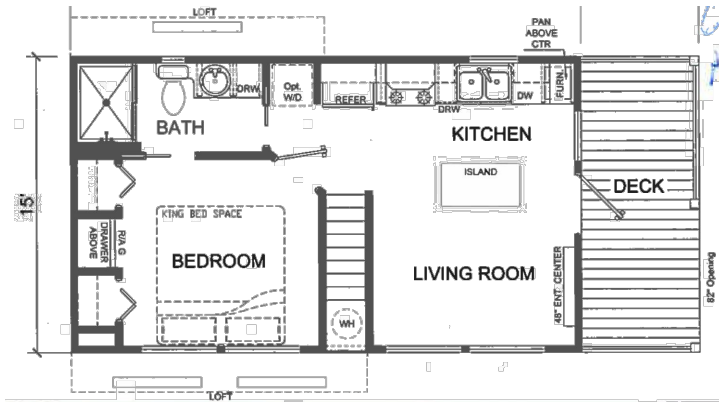


IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

Z 20-13



View of property east of subject site.



View of Zion Road Frontages looking west towards the subject site on the left beyond the fence.



View of Zion Road with subject site on the right.



View of park located north of the subject site.

Planning Report

File No: Z 20-13/District 3

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36.

LOCATION

3926 Zion Road

APPLICANT

Eric L. Davis Engineering, Inc.

OWNER

Via Bayou, Inc.

BACKGROUND

The subject property is zoned Planned Development (PD) District 18-36 for Light (LC District) Commercial Uses (Recreational Vehicle Park Only). More specifically the site is limited to only Recreational Vehicle Park (RV Park) uses and with two phases:

- Phase 1 was approved for Recreational Vehicle Park for Recreational Vehicles, office building with manager/caretaker quarters, and a club house building with amenities.
- Phase 2 (the subject of this application) was approved for Recreational Vehicle Park for Cabins subject to a public hearing for a Detail Plan.

The applicant is requesting approval of a Detail Plan to allow development of Phase II of the Recreational Vehicle Park with eighteen (18) cabins.

PD 18-36 defines the various uses for the site as:

- Collectively the site is the "Recreational Park"
- Phase 1 is the "Recreational Vehicle Park for Recreational Vehicles"
- Phase 2 is the "Recreational Vehicle Park for Cabins"

SITE DATA

The subject property has an area of 1.01 acres with 122 lineal feet of frontage along Zion Road. Access to this site is proposed through the Phase 1 site, which provides access to both Zion Road and East I-30.

USE OF PROPERTY UNDER CURRENT ZONING

The Light Commercial (LC) District is the zoning district in which PD 18-36 is based. The LC District is intended to provide locations for commercial and service-related establishments. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts. Through the PD 18-36 restrictions, the only use on the property is for Recreational Park as indicated above. Further, PD 18-36 established specific development standards that deviated from the LC District. Any uses or development that would vary from the PD 18-36 Ordinance requires a public hearing.

CONSIDERATIONS

1. This proposal intends to develop Phase 2 of the Recreational Park with eighteen cabin sites, parking and drive aisles, and landscaped areas. Amenities, office, refuse containers, and similar common Recreational Park services are provided for and serve both phases of the Recreational Park as established in PD 18-36.
2. The Site Plan (Exhibit C) shows twenty-one (21) parking spaces and demonstrates compliance with the Garland Development Code (GDC) parking ratios for the proposed use. The project description proposes to potentially use vacant pad site areas for additional RV parking. The plans do not indicate any vacant areas designated for RV parking. Further, all areas of the site are designed for cabin sites, parking, or landscaped areas. A condition is proposed that would preclude RV parking in Phase 2, thus limiting Phase 2 for cabin use only.
3. The design of the building (Exhibit E) is required to comply with the following GDC development standards:
 - 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 elevations contain some architectural elements although full compliance is not provided. However, the plans note the cabins will comply with the Building Code requirements.

4. Recreational Vehicle Parks are subject to Special Standards stipulated in the GDC. The Special Standards include but are not limited to thoroughfare access, site development elements, accessory uses, and amenities. The proposed Detail Plan complies with the Special Standards as approved in PD 18-36.

In addition to the RV Pads in Phase 1 and the Cabins in Phase 2, the Recreational Park will provide spaces for the following accessory uses as a unified development (for both phases):

- 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

The Recreational Park provides these amenities in Phase 1 as approved in PD 18-36.

5. The proposed landscaping complies with the requirements of PD 18-36. More specifically landscaping is provided in the parking areas, along the site perimeter, and in a five (5) foot wide landscape buffer along Zion Road. (Exhibit D)

Along Zion Road, behind the landscape buffer a ten (10) foot high retaining wall will be installed, consistent with Phase 1 to the west and resulting in the cabin site having a view towards the lake and horizon beyond. The buffer will include large canopy trees and ground cover as well as a six (6) foot high ornamental metal fence with stone columns.

Along the east and south property lines a required five (5) setback will be maintained, although the plans show the buildings setback ten (10) feet from the property line. Along these property lines, an eight (8) foot high board on board solid cedar fence with masonry columns and high level screening shrubs are proposed.

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 Turnpike to Lake Ray Hubbard. The vision for land use is 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 ZONING AND LAND USES

The properties to the east are zoned for single-family uses; the adjacent property is unimproved and further east are existing single-family dwellings. To the north across Zion Road is a public park area zoned Agricultural (AG) District which fronts Lake Ray Hubbard. To the west of the subject property is the Phase 1 Recreational Vehicle Park which is under construction. To the south and southeast of the subject property is a property zoned for Multi-Family uses and developed with an apartment complex.

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 Cabins.

STAFF RECOMMENDATION

Approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. In addition, as mentioned in Consideration 2, a condition is proposed that would preclude additional RV parking in Phase 2 and limit Phase 2 to Cabin use only.

ADDITIONAL INFORMATION

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

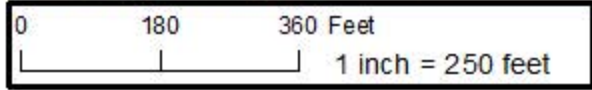
CITY COUNCIL DATE: September 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-13

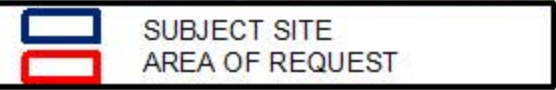


EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-13

3926 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is for Phase II (Cabins) 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 and Planned Development (PD) District 18-36, 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 18-36 and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance. To the extent of any conflict between this ordinance and the Garland Development Code, the more restrictive provision shall control.
- IV. Development Plan:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; and incorporated herein by reference. To the extent of any conflict between the approved Detail Plan and the Specific Regulations below, the more restrictive provision shall control.
- V. Specific Regulations:**
- A. Permitted Uses: All uses are prohibited except as follows:
- (1) Recreational Vehicle Park for Cabins on Phase 2. Cabins are the only type of use allowed on Phase 2. Recreational Vehicle parking is not allowed on Phase 2.
 - (2) Collectively, the Recreational Park for Recreational Vehicles (Phase 1 located west of the Phase 2 site) and the Recreational Vehicle Park for Cabins (Phase 2) may be referred to as the "Recreational Park".
- VI. Specific Regulations:**

- A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- B. Setbacks: The minimum setbacks shall be the following:
 - (1) Front yard setbacks adjacent to a street: Five feet (along Zion Road); and
 - (2) 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).
- C. Screening and landscaping: Screening and landscaping shall be in compliance with this ordinance and the landscape plan attached hereto as Exhibit D and incorporated herein by reference.
- D. Perimeter fencing and landscaping: Perimeter fencing and landscaping shall be installed and continually maintained and shall consist of the following:
 - (1) A six-foot tall wrought iron fence along the property line fronting Zion Road; and
 - (2) An eight-foot tall board-on-board wood fence with stone columns every fifty feet and high level screening shrubs along the property line adjacent to the Single-Family (SF) Residential and Multi-Family (MF) Residential zoned properties to the east and south.
- E. Landscape buffers: The landscape buffers shall be provided and continually maintained as follows:
 - (1) A landscape buffer with a minimum depth of five feet and containing no less than five large canopy trees is required on the south side of Zion Road;
 - (2) Turf (grass) shall be allowed to provide 100 percent of coverage within the landscape buffers described in subsection D(2) above.
- F. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this 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 landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces in the Recreational 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 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 and in no event later than 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, approvals, consents and the certificate of occupancy for the recreational vehicle park. See Section 4 of the granting ordinance.

Screening and paving must be installed and continuously maintained in compliance with this 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, approval, consents and the certificate of occupancy for the Recreational Park.

G. Building Elevations: Building elevations shall be constructed and thereafter continuously maintained be in compliance with the descriptions, depictions, and elevations labeled Exhibit E.

H. Length of stay limitation:

(1) Nothing contained in this ordinance is intended or may be construed to authorize the use of the property as a permanent residence for any person. Users of the Recreational Park including licensees, guests, or other occupants of the Recreational Park shall not occupy, rent, or use any portion of the Recreational Park for periods greater than either of the following:

(a) Sixty (60) consecutive calendar days; or

(b) One hundred eighty (180) calendar days within a one-year period.

In the event a person stays for a period of 60 consecutive days, such person shall not occupy, rent, or use any portion of the Recreational Park for a minimum of five days following the date the person checked out of the park.

(2) Motor vehicles, boats, trailers, or temporary structures shall not remain in the Recreational 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 the Recreational Park 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 subsection (1)).

I. Cabin sites:

(1) There shall be a maximum of 18 cabin sites as shown on Exhibit C.

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 Recreational Park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or cabin 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 cabin sites shall be illuminated with uniform lighting units in conformance with a lighting plan submitted pursuant to Section 4.88 of the Garland Development Code and in compliance with the provisions of Chapter 4, Article 7 of the Garland Development Code.

L. Vehicles:

- (1) The Cabin Pads located in Phase 2 shall be for cabins only. Recreational Vehicle parking in Phase 2 is prohibited.
- (2) All vehicles on-site must be registered and in operable condition.



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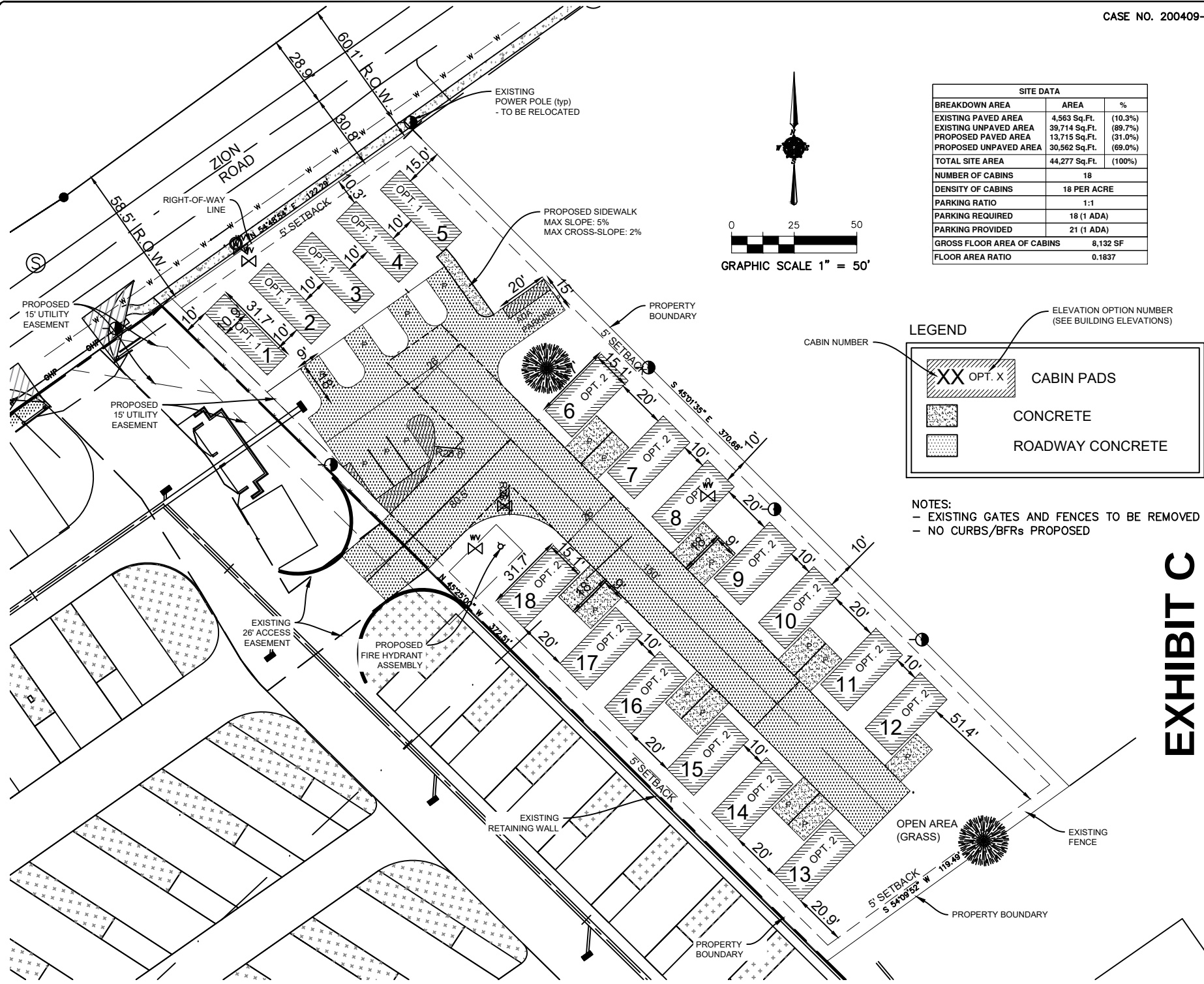
LAKESHORE RV PARK
 PHASE II
 SITE PLAN
 ENGINEERED FOR
 VIA BAYOU, INC.

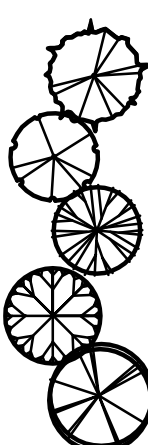
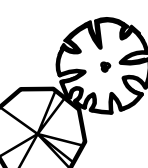
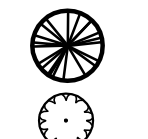
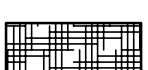
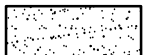
BUILDER: VIA BAYOU, INC.
 PLAN: SITE PLAN
 ELD JOB NO.: 2073
 DRAWN BY: JPH
 ADDRESS: 1233 INTERSTATE 30
 LOT: 1 BLOCK: 1
 CITY: GARLAND, TX
 FIRM REGISTRATION #: 3987

SCALE: 1"=50'

SHEET 01

EXHIBIT C

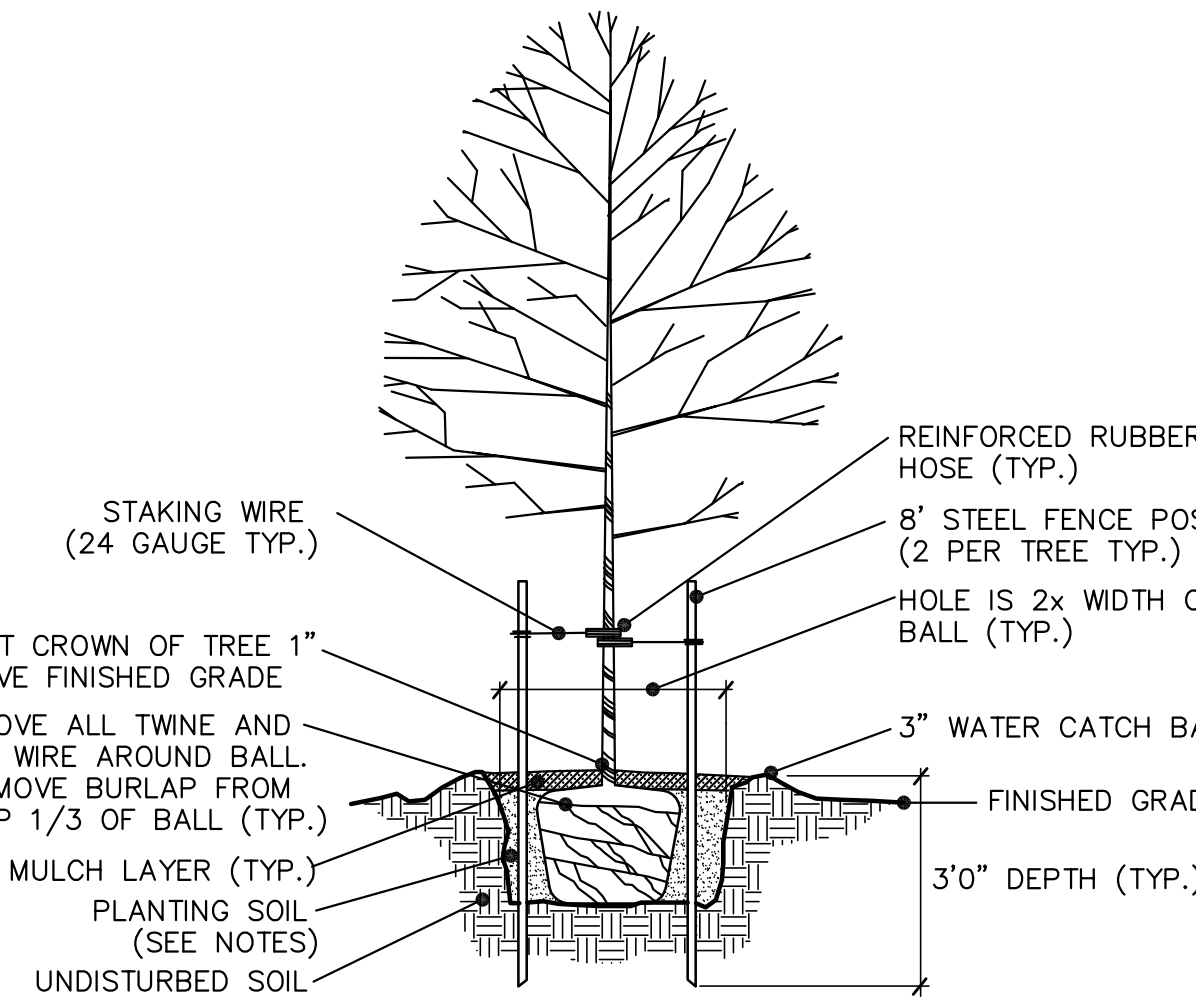
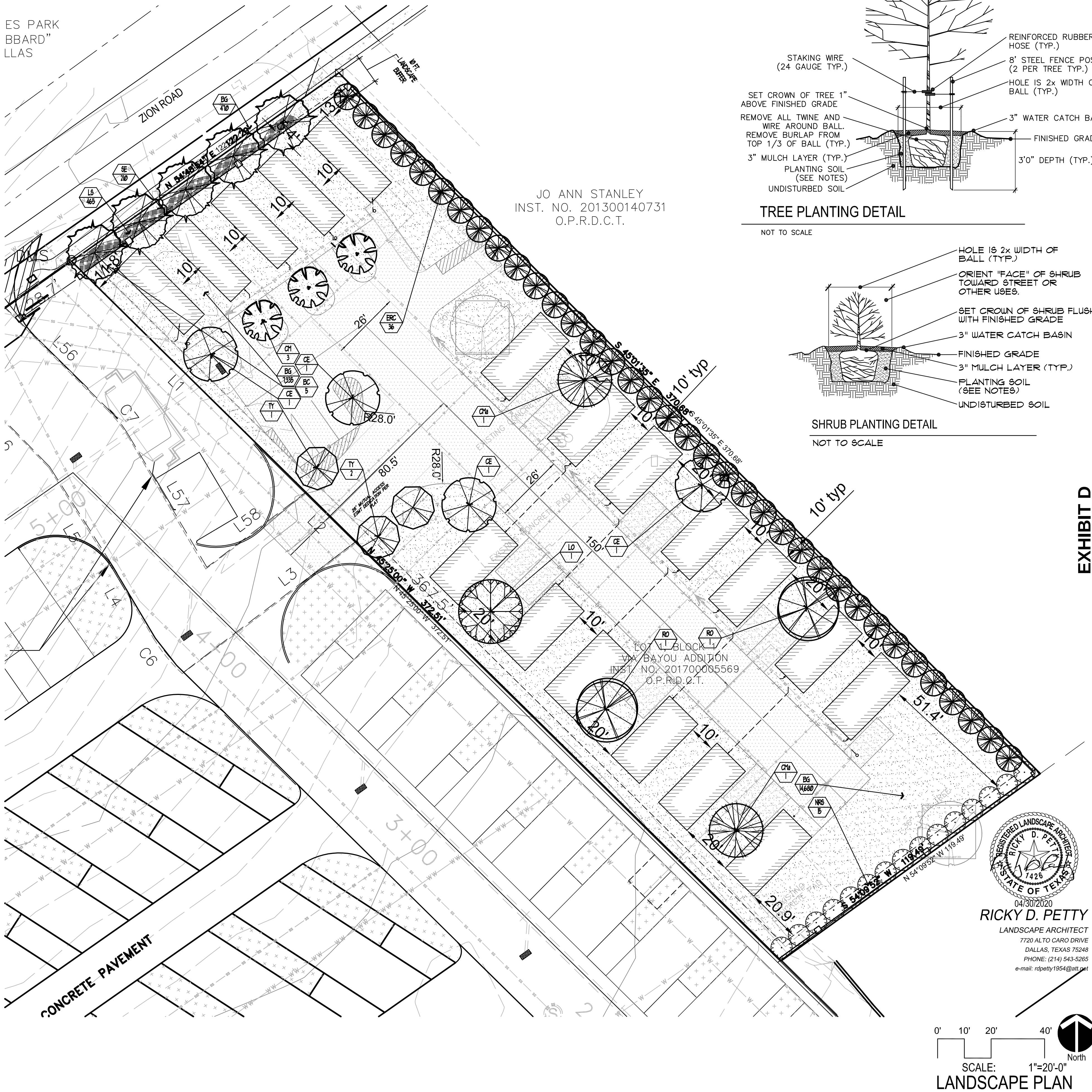


PLANT SCHEDULE						
SYMBOL	ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
	Shade Trees					
	BC	Taxodium distichum	Bald Cypress	5 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	CE	Ulmus crassifolia	Cedar Elm	4 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	Cma	Acer saccharum var. caddo	Caddo Maple	2 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	LO	Quercus virginiana	Live Oak	1 EA.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	RO	Quercus shumardii	Shumard's Red Oak	2 Ea.	#65, 3" cal. Min., 14' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
	Ornamental Trees					
	CM	Lagerstroemia indica 'Watermelon Red'	Crapemyrtle - Watermelon Red	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane, Min., Well Branched
	TY	Ilex vomitoria	Tree Yaupon Holly	3 EA.	#15, 6 Ft. min. Ht., 3 Ft. min. spread	Container, Multi-trunk, 3 to 5 canes, 1" cal. Cane. Min., Well Branched, Berried
	Screening Plants					
	ERC	Juniperus virginiana 'Stag'	Eastern Red Cedar 'Stag'	26 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 10 Ft. O.C.
	NRS	Ilex 'Nellie R. Steven'	Nellie R. Stevens Holly	15 EA.	#15, 48" min. Ht., 36" min. spread	Container, Well branched full to ground, Speciman, Plant 8 Ft. O.C.
	Groundcover					
	LS	Liriope spicata	Creeping Liriope	465 EA.	4" Pots	Container, Full, 3-12" Long Bibbs minimum, Plant 12" O.C.
	Lawn Grasses					
	BG	Cynodon dactylon	Bermuda Grass	22,485 Sq. Ft.	Hydromulch	Apply at rate of 4 lbs. per 1,000 sq. ft. with tackifier

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
Total Landscape Area		
Landscape Area: 10% of Site (44,277.2 Sq. Ft.)	4,427.8 Sq. Ft.	23,015 Sq. Ft.
Landscape Buffer		
Zion Road	5 Ft. Width	5 Ft. Width
1 Canopy Tree per 30 Ln. Ft. (122.29 Ln. Ft.)	4 Ea.	5 Ea.
East and South	5 Ft. Width	5 Ft. Width
Screening Plants	Yes	Yes with Eastern Red Cedar and Nellie R. Stevens Holly
Parking Area Landscape		
1 Canopy Tree within 65 ft. of every parking space	Yes	Yes
1 Canopy Tree per 10 Parking Spaces (21 Ea.)	3	9
Screening		
Zion Road: 6 Ft. Ht. Metal Picket Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes
East and South: 8 Ft. Ht. Board on Board Solid Cedar Fence w/ Stone Columns at 50 Ft. O. C.	Yes	Yes

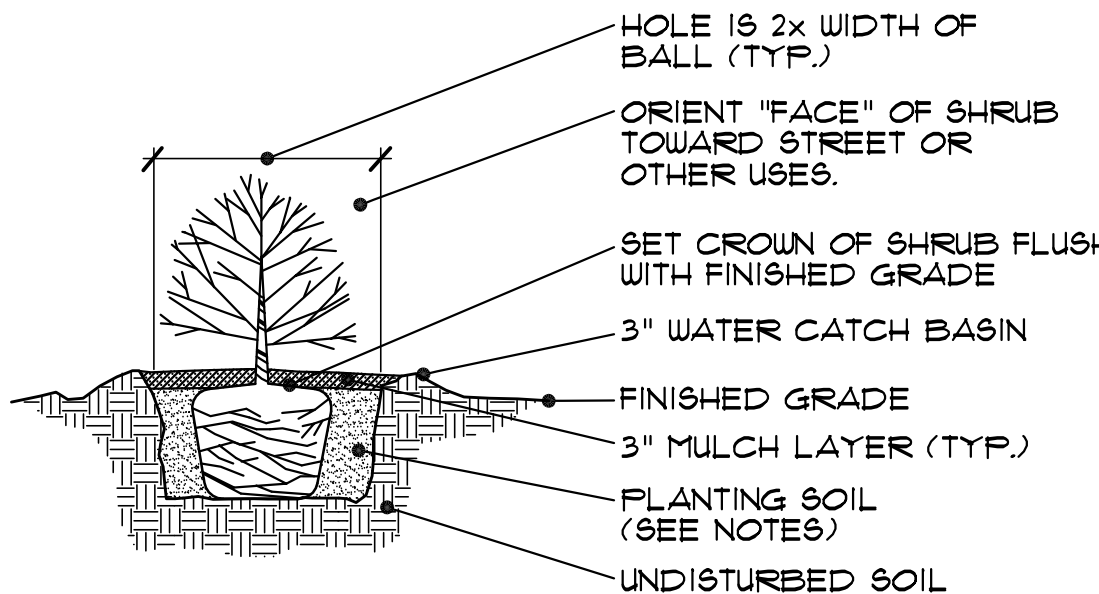
PLANTING NOTES:

- Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
- Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
- Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
- Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
- Coordinate with other trades and subcontractors as required to accomplish the planting operation.
- Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
- Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
- Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
- Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
- Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
- Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
- Stake tree(s) immediately upon installation and within same day as planted.
- Mulch planting beds and tree pits with shredded hardwood mulch.
- Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
- All landscape areas to be watered by an automatic landscape irrigation system.



TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

EXHIBIT D

REVISED: 6/8/2020 - CITY COMMENTS

04/30/2020

ERIC L. DAVIS ENGINEERING, INC.

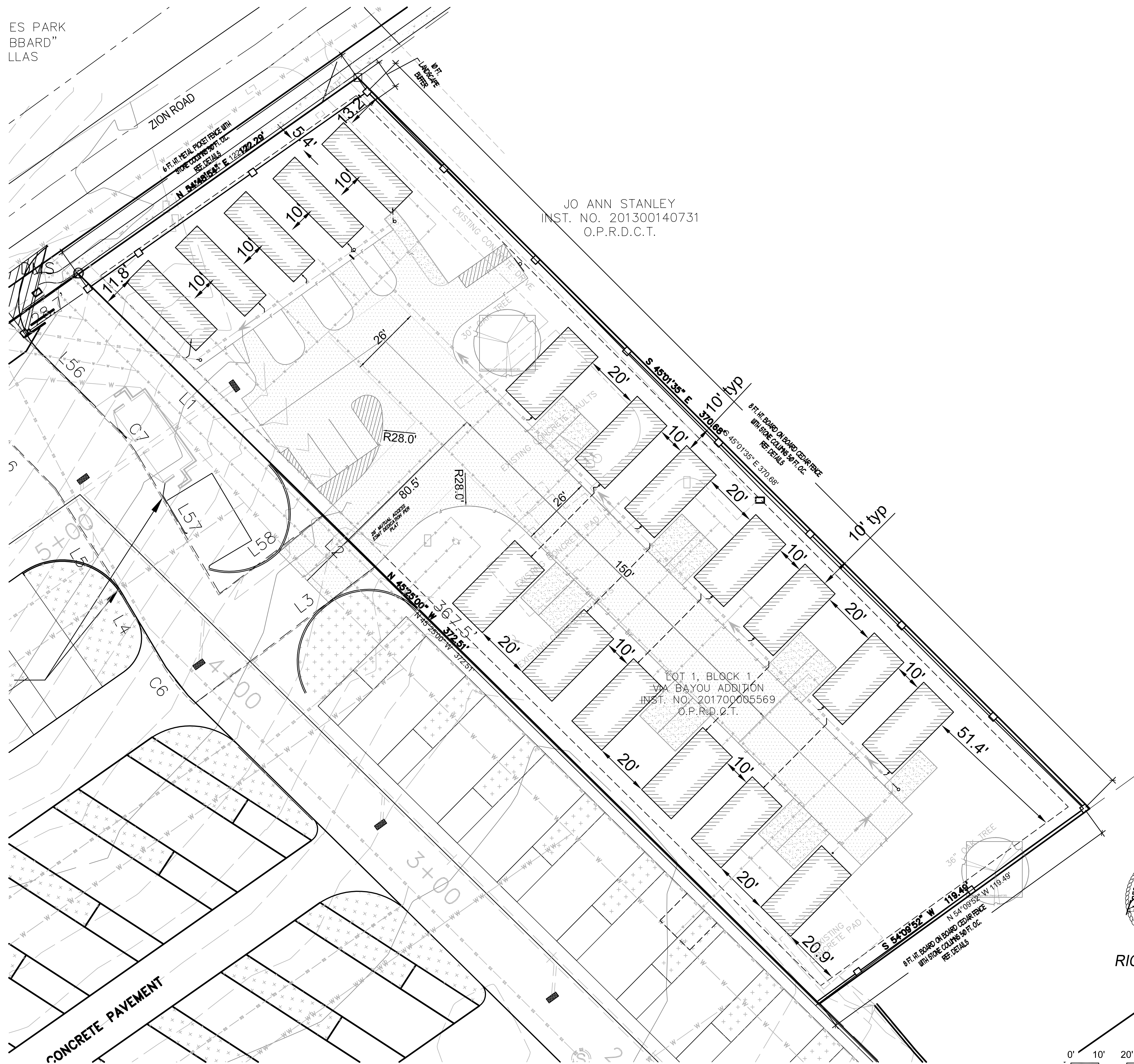
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LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

PLAN: LANDSCAPE PLAN	BUILDER: VIA BAYOU, INC.
ELD JOB NO.: 2073	ADDITION: LAKESHORE RV RESORT
DRAWN BY: RDP	ADDRESS: 1233 INTERSTATE 30
CHECKED BY: RDP	LOT: 1 BLOCK: 1
	CITY: GARLAND, TX

SCALE: 1"=20'

SHEET L2



0'10'20'40'

SCALE: 1"=20'-0"

SCREENING FENCE PLAN

North

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 543-3265
e-mail: rdpetty1954@att.net

EXHIBIT D

BUILDER: VIA BAYOU, INC.	PLAN: SCREENING FENCE PLAN
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L3

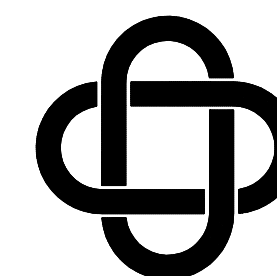
LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

ERIC L. DAVIS ENGINEERING, INC.

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04/30/2020

04/30/2020



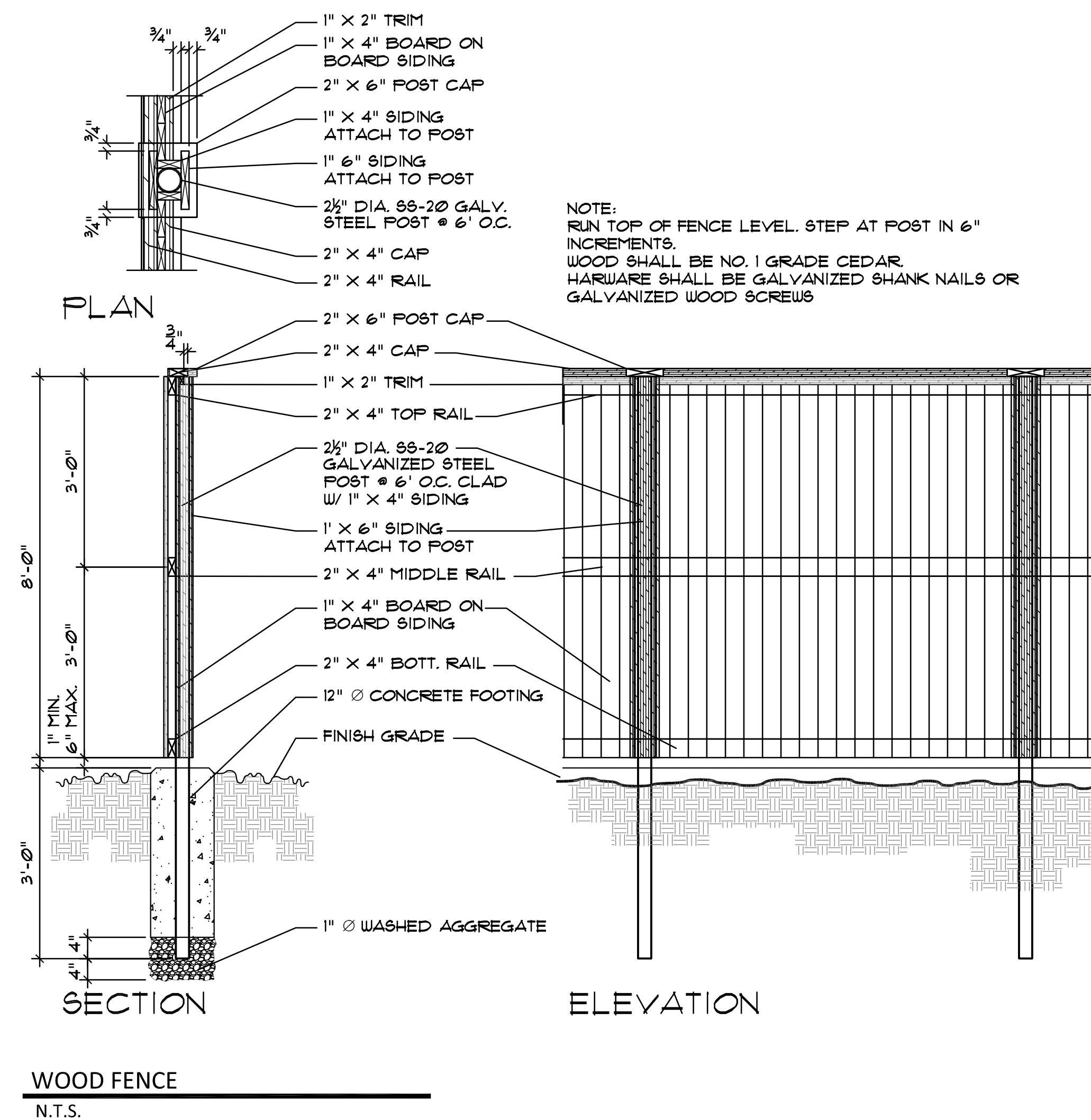
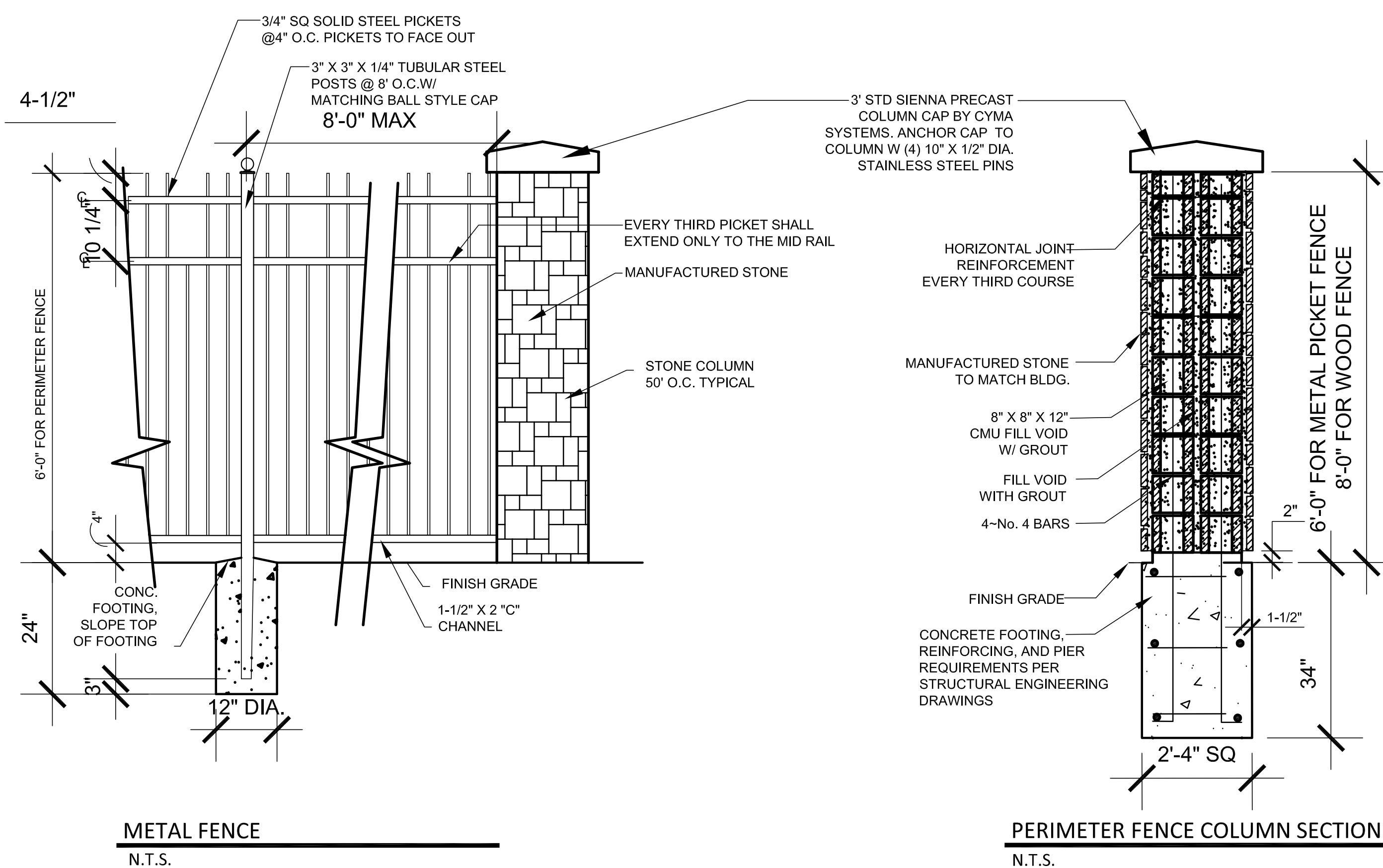
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E-Mail ericdavis@eldengineering.com

LAKESHORE RV PARK
PHASE II
TREE PRESERVATION PLAN
ENGINEERED FOR:
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: FENCE DETAILS
ADDITION: LAKESHORE RV RESORT	ELD JOB NO.: 2073
ADDRESS: 1233 INTERSTATE 30	DRAWN BY: RDP
LOT: 1 BLOCK: 1	CHECKED BY: RDP
CITY: GARLAND, TX	

SCALE: 1"=20'

SHEET L4



04/30/2020
RICKY D. PETRI
 LANDSCAPE ARCHITECT
 7720 ALTO CARO LANE
 DALLAS, TEXAS 75247
 PHONE: (214) 544-1100
 e-mail: rdpetri1954@aol.com

FENCE DETAILS

EXHIBIT D



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LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

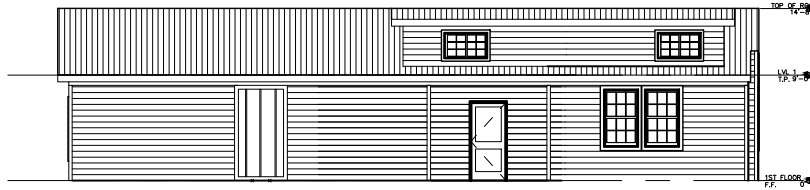
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SHEET 01

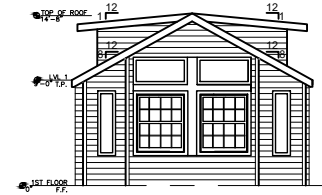
EXHIBIT E

OPTION 1

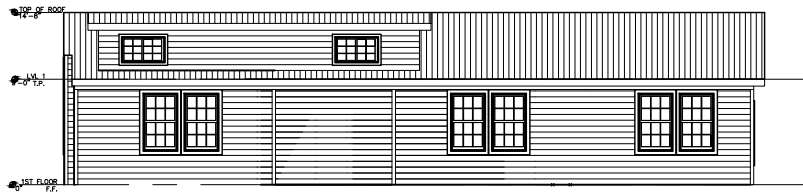
BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



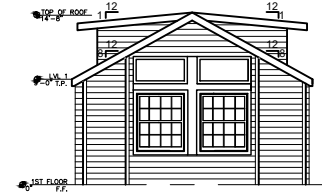
WEST ELEVATION
SCALE = 1"= 5'



FRONT ELEVATION
SCALE = 1"= 5'



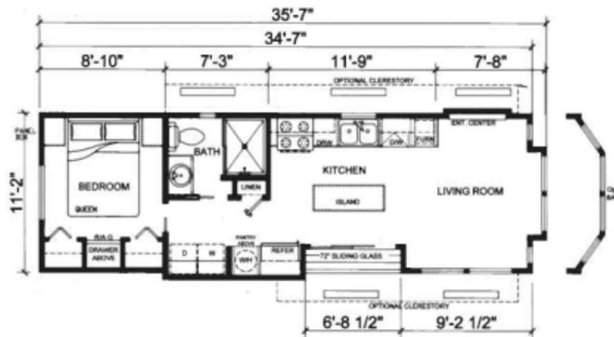
EAST ELEVATION
SCALE = 1"= 5'



SOUTH ELEVATION
SCALE = 1"= 5'

NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
2. PLUMBING AND HVAC PLANS ARE TO BE HANDLED BY THE CONTRACTOR. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENT.



FLOOR PLAN
SCALE = N.T.S. 390 SF



IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE



ERIC L. DAVIS ENGINEERING, INC.
F-3987
120 East Main Street
Forney, Texas 75126
972/564-0592 Fax 972/564-6523
E-Mail ericdavis@eldengineering.com

LAKESHORE RV PARK
PHASE II
SITE PLAN
ENGINEERED FOR
VIA BAYOU, INC.

BUILDER: VIA BAYOU, INC.	PLAN: SITE PLAN
ADDRESS: 1233 INTERSTATE 30	ELD JOB NO.: 2073
LOT: 1 BLOCK: 1	DRAWN BY: JPH
CITY: GARLAND, TX	FIRM REGISTRATION #: 3987

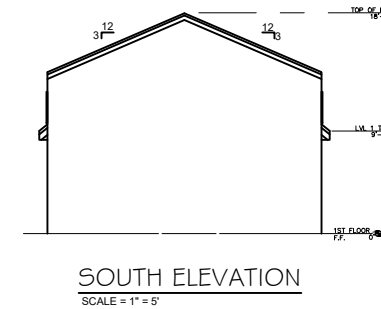
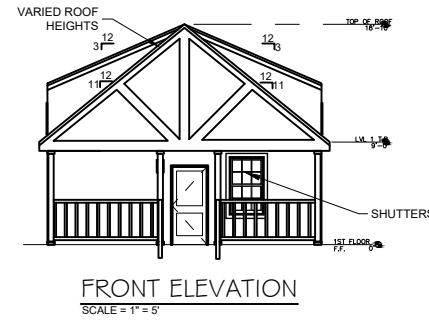
SCALE: 1"=50'

SHEET 01

EXHIBIT E

OPTION 2

BUILDING ELEVATIONS AND ISOMETRIC COLOR RENDERING



NOTES:

1. ALL BUILDINGS WILL COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
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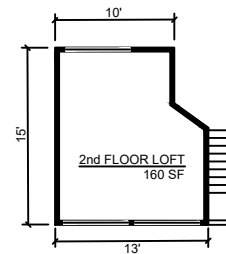
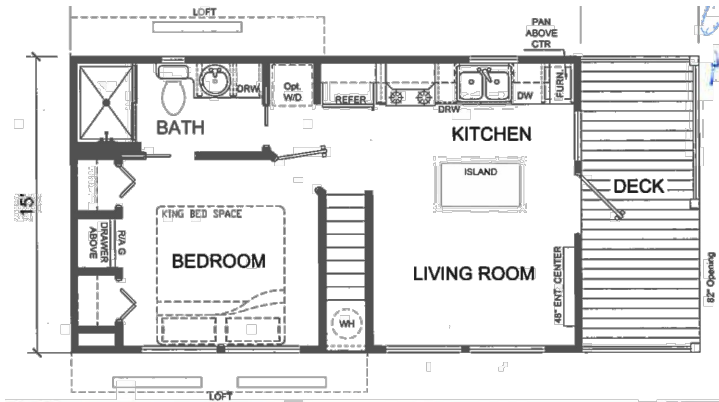


IMAGE SCANNED FROM PLATINUM COTTAGES BROCHURE

Z 20-13



View of property east of subject site.



View of Zion Road Frontages looking west towards the subject site on the left beyond the fence.



View of Zion Road with subject site on the right.



View of park located north of the subject site.



GARLAND

Plan Commission

3. b.

Meeting Date: 08/10/2020

Item Title: Z 20-16 Kimley-Horn and Associates, Inc. - Zoning (District 1)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; and 2) a Specific Use Provision for Car Wash, Automated/Rollover. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

Attachments

Z 20-16 Kimley-Horn and Associates, Inc. (Zoning) Report and Attachments

Planning Report

File No: Z 20-16/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

LOCATION

5243 Naaman Forest Boulevard

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

Oliver Dewey Mayer Foundation, Bank of Texas Trustee

BACKGROUND

The site is part of a larger commercial center consisting of seven developable properties zoned Planned Development (PD) District 12-56 for Shopping Center Uses which requires Detail Plan approval through a public hearing process. PD 12-56 was approved with a Concept Plan for the overall commercial center. Several of the properties have been developed including a bank, sporting goods store, and two drive-through restaurants. The remaining undeveloped properties consist of two lots east of the bank fronting onto Naaman Forest Boulevard, and a property at the south side of the site which is designated for a library on the approved Concept Plan.

The applicant is proposing a Car Wash, Automated/Rollover and Automobile Repair on a parcel with frontage on Naaman Forest Boulevard abutting the bank property.

SITE DATA

The proposed Detail Plan portion of the site is approximately 1.8 acres with 325 feet of frontage along Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 12-56 which allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR

District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to develop the vacant lot for Car Wash, Automated/Rollover and Automobile Repair, Minor Uses. Automobile Repair, Minor Use and Car Wash, Automated/Rollover are not allowed in PD 12-56. The GDC allows Automobile Repair, Minor in the Community Retail (CR) District, while Car Wash, Automated/Rollover requires a Specific Use Provision (SUP). The request is for an amendment to Planned Development (PD) District 12-56, a Specific Use Provision for the Car Wash use, and a Detail Plan for proposed development.

CONSIDERATIONS

1. The applicant proposes the development of one building consisting of 9,146 square-feet for a Car Wash, Automated/Rollover and an Automobile Repair, Minor Use. The business would operate Monday through Sunday from 8:00 a.m. to 8:00 p.m.
2. Forty-three (43) parking spaces are required per the GDC. The applicant requests a deviation to provide thirty-one (31) parking spaces, which includes the removal of the 1,472 square-foot equipment room from the Car Wash gross floor area. A parking study was provided by Kimley-Horn & Associates, Inc., which displays that based on effective building square footage and the proposed operations, thirty-one (31) parking spaces are sufficient for the development.
3. The refuse enclosure is located along the western portion the property, which has minimal visibility from the right of way. The refuse enclosure is not located entirely behind the building as per the GDC; however, the site context limits placement of the refuse as the site is proximate to the adjacent lots within the larger commercial development. Additionally, the refuse container is placed in a logical manner for refuse services in a corridor where other refuse containers would be serviced on nearby properties.
4. The proposal meets the setback requirements of the Garland Development Code (GDC). The Community Retail (CR) District requires a front setback of thirty (30) feet. However, PD 12-56 shows a 60-foot front building setback along Naaman Forest Boulevard. While the main Car Wash and Auto Repair building conform to this 60-foot setback, the proposed canopies for the vacuums and vacuum equipment enclosures would be placed a minimum of 30 feet from the Naaman Forest Boulevard right-of-way.
5. The auto repair bay doors do not directly face Naaman Forest Boulevard, though they may be visible from the west of the property. The proposed development is on a curved street, from which any placement of drive-through repair and drive-through car wash bays would have some visibility. The GDC supports exceptions for drive-through bays placed on corner lots and through lots. The proposed bays are positioned on the site in a manner that minimizes the visibility of the bays from the street. Additionally, other activity areas including existing and proposed landscaping, vacuum canopies, parking, and drive aisles are located between the bays and the street further minimizing the visibility of the bays.
6. The GDC Section 2.52, Special Standards Minor Automobile Repair uses further limit potential negative impacts from such uses. The applicant has agreed to additional conditions that would enhance compliance with the following standards: to prohibit overnight storage of vehicles waiting repair, and not to keep a wrecker on the site.

7. The car wash mechanical design includes noise-reducing equipment. The application specifies a turbine vacuum producer, exhaust silencer, with the wash tunnel equipment that is contained within the footprint of the building envelope. Therefore, the noise generated due to the car wash activity will be minimized. There are no abutting or nearby residential dwellings that might be impacted by adverse noise.
8. The design of the building complies with the applicable building design regulations of GDC.
9. The proposed landscaping plan (Exhibit D) complies with the landscaping requirements of the GDC.
10. Signage will be subject to the regulations set forth in Planned Development (PD) District 12-56 and the Garland Development Code.
11. The applicant is requesting approval of the Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Development Districts based in the Community Retail (CR) District. The site to the north is zoned Planned Development (PD) 01-16 District for Commercial Retail and developed with a Sam's Club. The property to the south is zoned Planned Development (PD) 12-56 for Community Retail and developed with an Academy Sports+Outdoors. The property to the west is zoned Planned Development (PD) 05-63 District for Community Retail and developed with a Comerica Bank. The property to the east is zoned Planned Development (PD) District 12-56 for Community Retail and is currently undeveloped.

STAFF RECOMMENDATION

Approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) A Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

ADDITIONAL INFORMATION

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

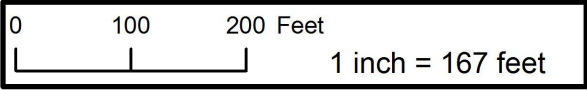
CITY COUNCIL DATE: September 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Z 20-16 Zoning Map



INDICATES AREA
OF REQUEST

EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-16

5243 Naaman Forest Boulevard

- I. **Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow development of Car Wash, Automated/Rollover and Automobile Repair, Minor Uses.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Planned Development (PD) District 12-56 and 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:**

Detail Plan: Development is to be in general conformance with the approved site plan, landscape and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. **Specific Conditions:**
 - A. Permitted Land Uses: Land Uses are permitted as in Planned Development (PD) District 12-56 and with the addition of Car Wash, Automated/Rollover (by SUP only) and Automobile Repair, Minor Uses.
 - B. The Minor Automobile Repair use shall not include any overnight storage of automobiles waiting repair.
 - C. There shall be no wrecker kept on site.
 - D. Site Layout: The Car Wash, Automated/Rollover and Automobile Repair, Minor Uses operation shall be in conformance with the site layout as shown on Exhibit C.

- E. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- F. The refuse enclosure shall be located as shown on Exhibit C and D.
- G. Parking shall be provided as shown on Exhibit C.
- H. Elevations: Elevations shall be provided as shown on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-16

5243 Naaman Forest Boulevard

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 12-56, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 12-56 and 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.
- VII. Specific Use Provision:**
- A. SUP Time Period: Time Period: The Specific Use Provision shall be in effect for a period of thirty (30) years.

Z 20-16



View of the subject property.



View of the property west of the site on Naaman Forest Boulevard.



View of the property northwest of the site on Naaman Forest Boulevard.



View of the property northeast of the site on Naaman Forest Boulevard.

July 23, 2020

Kira Wauwie, AICP
City of Garland
Planning Department

RE: *The Bubble Zone*
 File No. Z 20-16
 Case No. 200402-01
 Response to City Review Comments – Parking Compliance

Dear Ms. Wauwie:

This letter is intended to add detail for the site's request for alternate compliance on the parking regulations. Normally this would have been supported by observations of comparable car wash and oil change businesses. However, with the COVID-19 pandemic limitations in place, existing operations are not typical, so no observation was attempted.

Car Wash

There is no data for car washes in ITE's *Parking Generation Manual, 5th Edition*, the usual source for national parking observation data. A research report on queueing at car washes was attainedⁱ, but it did not address either conventional parking or vacuum bay demand.

The city's car wash parking requirement is 1 space per 200 SF, covering all the varieties of car wash such as manual, automated (this site) or full-service. This makes general sense as parking spaces are needed before and after the car wash activity, for waiting and then for after-wash vacuuming and detailing. As the car wash area expands, presumably increasing the number of cars that can be washed at the same time, the number of supporting parking spaces will expand in proportion. Many cities define parking requirements as spaces per wash bay, rather than using overall building size.

For the automated car wash, the large amount of building space needed results in an unrealistic amount of parking being required. As noted, the car wash parts of the site can be defined as the tunnel, office, and the equipment room:

Car Wash Tunnel SF:	3,298
Car Wash Office SF:	311
Car Wash Equipment Room SF	1,472
Total:	5,081 SQ. FT.

The tunnel area is the part that defines the effective car wash area. This area is actually needed for vehicles to pass through and be cleaned. If the tunnel area expands, it means more vehicles are being served, and thus it makes sense that more parking would be required. This is the intention of the parking requirement that is based on size of the service area.

The car wash equipment room is immaterial to the number of cars attracted to the site. The equipment room could be half the size, or twice the size, and it would not change the number of vehicles able to go through the tunnel. It makes sense that the equipment room should not be counted for car wash area, so the resulting car wash parking requirement would be:

Car Wash Tunnel SF:	3,298
Car Wash Office SF:	311
Total Effective Area:	3,609 SQ. FT.
Parking Requirement (1/200 SF)	19 spaces

A simple arithmetical check shows that the proposed 18 spaces would satisfy the likely parking demand generated by the car wash operation. The automated car wash can process 70 vehicles per hour at its peak. The waiting time before the car wash is accommodated within the large stacking area. After the wash, each car has a potential need to use the parking spots for vacuuming or other cleaning by the owner. A good average assumption for time per vehicle after the wash would be 10 minutes. Some vehicles stay longer, but many vehicles also depart without stopping at all.

With 70 vehicles each using 10 minutes of parking time, that is a maximum demand of 700 parking minutes per hour.

On the supply side, the 18 spaces offer 1,080 parking-minutes in the same hour. Even deducting several spaces for employees, 15 usable spaces would result in 900 parking-minutes being available, comfortably more than the supply needed to accommodate 70 vehicles per hour.

Oil Change

The City's requirement for Auto Repair, Minor is 1 space per 400 SF plus 2 spaces per garage bay. The requirement for the additional parking per bay was installed in 2019, making the Auto Repair, Minor requirement match the Auto Repair, Major category. These additional spaces per bay are intended to address vehicle storage for longer periods, since many auto repair operations grow to provide more services over time. As repairs get more extensive, vehicles per bay increase.

The auto repair operation on this site is limited to oil changes and other small routine or periodic services that go well with the car wash operation. There is no need for overnight parking, and an enforceable code restriction could be added to the site conditions to clarify the allowable functions. The basic parking requirement of 1 space per 400 SF is appropriate for the very limited type of auto repair services which will be offered on the site.

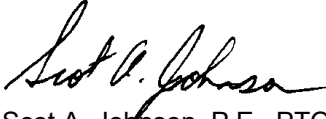
Summary

The above sections show how the proposed parking rates are appropriate for the car wash and oil change operations. The resulting parking requirement for the site would be:

Car Wash Effective SF:	3,609 SF	
Parking Requirement (1/200 SF)		19 spaces
Oil Change Effective SF:	4,065 SF	
Parking Requirement (1/400 SF, no additional per bay)		11 spaces
Total Parking Required:		30 spaces
Total Parking Provided:		31 spaces

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.



Scot A. Johnson, P.E., PTOE

ⁱ <http://www.mikeontraffic.com/drive-through-lane-storage/>



GARLAND

Plan Commission

3. c.

Meeting Date: 08/10/2020

Item Title: Z 20-16 Kimley-Horn and Associates, Inc. - Detail Plan (District 1)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

Attachments

Z 20-16 Kimley-Horn and Associates, Inc. Detail Plan Report and Attachments

Planning Report

File No: Z 20-16/District 1

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

LOCATION

5243 Naaman Forest Boulevard

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

Oliver Dewey Mayer Foundation, Bank of Texas Trustee

BACKGROUND

The site is part of a larger commercial center consisting of seven developable properties zoned Planned Development (PD) District 12-56 for Shopping Center Uses which requires Detail Plan approval through a public hearing process. PD 12-56 was approved with a Concept Plan for the overall commercial center. Several of the properties have been developed including a bank, sporting goods store, and two drive-through restaurants. The remaining undeveloped properties consist of two lots east of the bank fronting onto Naaman Forest Boulevard, and a property at the south side of the site which is designated for a library on the approved Concept Plan.

The applicant is proposing a Car Wash, Automated/Rollover and Automobile Repair on a parcel with frontage on Naaman Forest Boulevard abutting the bank property.

SITE DATA

The proposed Detail Plan portion of the site is approximately 1.8 acres with 325 feet of frontage along Naaman Forest Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 12-56 which allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR

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CONSIDERATIONS

1. The applicant proposes the development of one building consisting of 9,146 square-feet for a Car Wash, Automated/Rollover and an Automobile Repair, Minor Use. The business would operate Monday through Sunday from 8:00 a.m. to 8:00 p.m.
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8. The design of the building complies with the applicable building design regulations of GDC.
9. The proposed landscaping plan (Exhibit D) complies with the landscaping requirements of the GDC.
10. Signage will be subject to the regulations set forth in Planned Development (PD) District 12-56 and the Garland Development Code.
11. The applicant is requesting approval of the Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with Planned Development Districts based in the Community Retail (CR) District. The site to the north is zoned Planned Development (PD) 01-16 District for Commercial Retail and developed with a Sam's Club. The property to the south is zoned Planned Development (PD) 12-56 for Community Retail and developed with an Academy Sports+Outdoors. The property to the west is zoned Planned Development (PD) 05-63 District for Community Retail and developed with a Comerica Bank. The property to the east is zoned Planned Development (PD) District 12-56 for Community Retail and is currently undeveloped.

STAFF RECOMMENDATION

Approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; 2) a Specific Use Provision for Car Wash, Automated/Rollover; and 3) A Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56.

ADDITIONAL INFORMATION

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

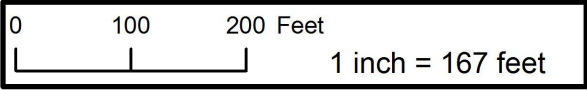
CITY COUNCIL DATE: September 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Z 20-16 Zoning Map

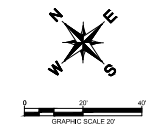
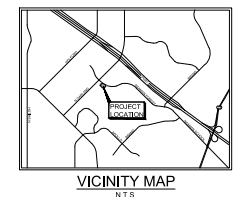
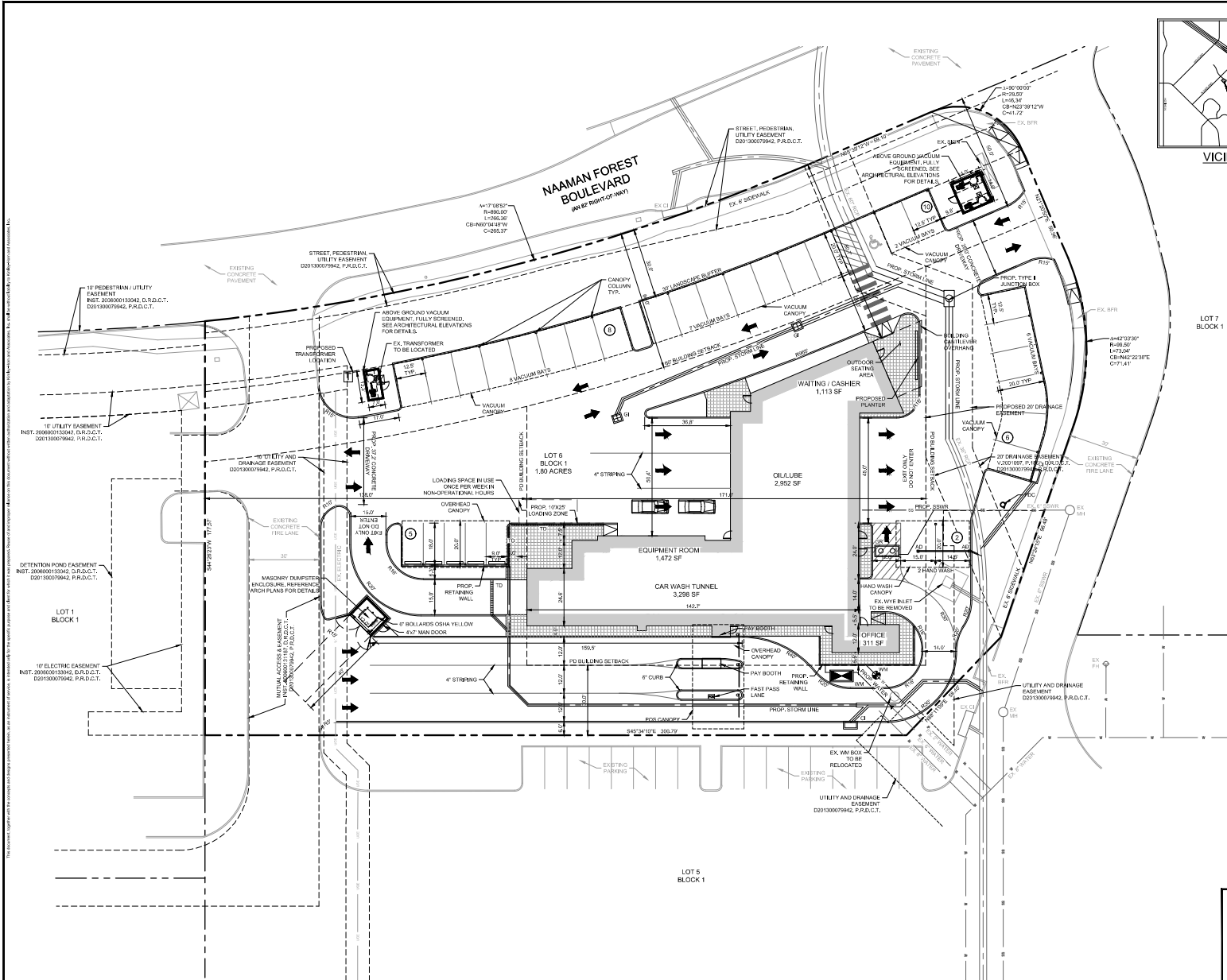


INDICATES AREA
OF REQUEST

(EXHIBIT C)

This document is a preliminary drawing and is not to be used for construction. It is the responsibility of the user to verify the accuracy of the information contained herein. The user agrees to hold the author harmless for any and all consequences arising from the use of this document. The author agrees to hold the user harmless for any and all consequences arising from the use of this document. The user agrees to hold the author harmless for any and all consequences arising from the use of this document.

DATE: 07/15/2020
DRAWN BY: JTL
CHECKED BY: JTL
DATE: 07/15/2020
DRAWN BY: JTL
CHECKED BY: JTL



LEGEND	
	PROPOSED BUILDING
	BARRIER FREE RAMP (BFR)
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	WATER METER (and VAULT)
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	SANITARY SEWER MANHOLE
	TRANSFORMER PAD
	CURB INLET
	GRATE INLET
	JUNCTION BOX OR WYE INLET
	CULVERT SEPARATOR
	RETAINING WALL
	TYPICAL
	SANITARY SEWER EASEMENT
	WATER EASEMENT
	DRAINAGE EASEMENT
	BARRIER FREE RAMP
	SEWER MAIN
	BUILDING LINE/STACK
	CURB INLET
	WYE INLET
	TRENCH DRAIN
	AREA DRAIN
	MANHOLE
	EXISTING
	PROPOSED

SITE DATA TABLE	
ZONING	PD 20-36-CH
LOT AREA (SF / AC)	78,488 SF / 1.80 ACRES
BUILDING AREA BY USE (SF)	CAR WASH: 5,061 SF AUTO REPAIR, MINOR: 4,065 SF + 3 REPAIR BAYS
BUILDING HEIGHT PERMITTED	35 FT
BUILDING HEIGHT PROVIDED	<35 FT
NUMBER OF STORIES	1 STORY
FINISHED FLOOR ELEVATIONS	533.1
FAR	0.12
MAXIMUM LOT COVERAGE	40%
BUILDING COVERAGE	12%
IMPERVIOUS SURFACE (SF / %)	61,595 SF / 78.6%
PARKING REQUIRED BY USE	CAR WASH: 1 SP / 200 GFA + 26 SP AUTO REPAIR, MINOR: 1 SP / 400 GFA OF WAITING/CASHER + 2 SP / REPAIR BAY = 17 SP
TOTAL PARKING REQUIRED	43 SPACES
TOTAL PARKING PROVIDED	31 SPACES (SEE REQUESTED ALT. COMPLIANCE)
LOADING SPACES REQUIRED	1 SPACE (10'X25')
LOADING SPACES PROVIDED	1 SPACE (10'X25')
OPEN SPACE REQUIRED	7,823 SF
OPEN SPACE PROVIDED	18,298 SF

SITE PLAN
THE BUBBLE ZONE
BLOCK 1, LOT 6
Being ±1.80 Acres Out Of The
Mayor Foundation Addition No. 2
City of Garland, Dallas County, Texas
City Project No. 200402-1
Submitted June 15, 2020

Owner/Applicant: Developer:
Berk of Texas LLC
4001 Copper Mountain Lane
Richardson, Texas 75082
Contact: Travis Kestner
Phone: 214-334-8500
Email: travis@berkcorp.com

Engineer:
Kimley-Horn and Associates, Inc.
13455 Royal Rd.
Two Dallas Office Tower, Ste. 700
Dallas, Texas 75240
Contact: Nathan Zorn
Phone: 972-750-1204
Email: Nathan.Zorn@kimley-horn.com

DATE: _____

REVISIONS: _____

NO. _____

Kimley-Horn

13455 ROYAL ROAD, TWO DALLAS OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-750-1204
WWW.KIMLEY-HORN.COM TX-0428
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

THE BUBBLE ZONE

THE BUBBLE ZONE

THE BUBBLE ZONE

SITE PLAN

SHEET NUMBER

SP

The site plan illustrates the proposed development along Naaman Forest Boulevard. The building footprint includes an Equipment Room (1,472 SF), a Car Wash Tunnel (3,298 SF), an Office (311 SF), and an Oil/Lube area (2,952 SF). A waiting/cashier area (1,113 SF) is located near the entrance. The plan also shows a 13 x 44' structure, a 5' wide landscape bed, and a 5.5' wide grass area. Landscaping is detailed with various plant species (e.g., S0, S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100) and a 30' Landscape Buffer. Utility easements for pedestrian, utility, and drainage are shown, along with existing and proposed concrete pavement and fire lanes. The plan also indicates existing parking and a 5' wide landscape bed. The overall site area is 54,924 SF (300,717 SF).



Canopy Trees

	Shumard Oak
	Cedar Elm
	Extinct be name

CR Red Crap

DB	Dwarf Burford Holly
AB	Abelia
PM	Pink Muhly
BS	Blackeyed Susan
GL	Glaiz Linope
RY	Red Yucca
NGL	New Gold Lantana
BA	Red Barberry
DIH	Dwarf Indian Hawthorn
TX	Texas Sage

Solid Sod Bermuda Grass

Decomposed Granite

4 inch depth washed gravel on weed barrier

1. The project will have an underground automatic irrigation system to water all new plantings.
2. Install 4" layer of shredded hardwood mulch to all planting beds.
3. Install 4" steel edging between all shrub beds and grass areas.
4. Shrub beds to have 1 inch of prepared planting mix (70% topsoil, 10% composted amendment, 10% washed sand).
5. Shredded hardwood mulch must be contain long strands along with some shaved fine material obtained from a local source.
6. Install 4 inches of clean topsoil in all areas of the site disturbed by construction activities. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter content of 3 percent minimum and a pH level of 5.2 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil make-up and organic percent (R.O.C.).
7. Hydromulch or solid soil on all areas disturbed by construction activities as shown on plan and to extend completely to property line and adjacent R.O.C.

[illegible]

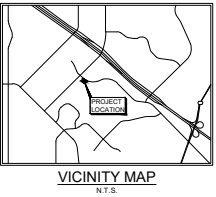
(EXHIBIT D)

PLANT LIST

CANOPY TREES				
6	CO	Chinquapin Oak	Quercus muhlenbergia	3" cal. B&B 11' ht. 5' spread
13	SO	Shumard Oak	Quercus shumardi	3" cal. B&B 11' ht. 5' spread
4	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 11' ht. 5' spread
2		Texas Sabal Palm	Sabal mexicana	11-15' ht. clear trunk
ORNMANTAL TREES				
6	CR	Red Crapemyrtle	Lagerstroemia indica 'Dynamite'	30 gal. 8' ht. 3 trunk 3" cal. min.
5	RB	Redbud	Cercis canadensis	30 gal. 8' ht. 2" cal. min.
SHRUBS & GROUNDCOVERS				
131	DB	Dwarf Burford Holly	Ilex chinensis burfordi 'Nana'	7 gal. 36" oc. 24" ht. at time of planting
28	AB	Abelia	Abelia x grandiflora	5 gal. 36" oc
32	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc
27	BS	Blackeyed Susan	Rudbeckia 'goldstrum'	1 gal. 24" oc
22	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc
26	RY	Red Yucca	Heperaloe parviflora	5 gal. 36" oc
27	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 18" oc
6	BA	Red Barberry	Berberis thunbergii 'atropurpurea'	1 gal. 30" oc
21	TX	Texas Sage	Leucophyllum frutescens 'silverado'	5 gal. 36" oc
130	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc
5	SP	Spiraea	Spiraea 'Anthony Waterer'	5 gal. 36" oc
40	DY	Dwarf Yucca	Ilex vomitoria 'nana'	5 gal. 36" oc
4	KR	Kayakout Rose	Rosa 'Rhapsody'	5 gal. 36" oc
4	WD	Dwf. Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'	5 gal. 36" oc
11	BI	Butterfly Iris	Dietes bicolor	3 gal. 36" oc
3	BM	Big Muhly	Muhlenbergia lindheimeri	5 gal. 36" oc
10	BD	Blackfoot Daisy	Melampodium leucanthum	1 gal. 24" oc
41	NR	Nellie R. Stevens Holly	Ilex 'Nellie R. Stevens'	container 6 R. ht. at time of planting 36" oc
48 sf		Seasonal Color		To be selected by owner at time of planting

City of Garland, Texas
LANDSCAPE CALCULATIONS

Total Lot Area	78,294.46 SF	Required	Provided
Landscape Area 10%		7,829 SF	18,298 SF (23%)
Landscape Buffer 30' Width (4,815 SF buffer area)			
1 Shade tree or 3 Orn. trees per 30 LF			
Naaman Forest Blvd 321 LF		11 Canopy	11 Canopy
		75 Shrubs	86 Shrubs
75% turf max. (2,673 SF total planted area)		2,005 SF max.	1,980 SF turf
Parking Area 22,126 Total Parking area			
5% Landscape Area min.		1,106 SF	1,531 SF
Parking Spaces 32 spaces			
1 tree per 10 spaces		4 Canopy	6 Canopy
1 tree within 65 ft. of a space			3 Ornamental



Integration studio
Landscape Architecture • Sustainable Site Planning • Natural Resource Policy
John F. Murphy, ASLA
2000 Owen Ross Way
Garland, TX 75040
Phone: (214) 244-0000
www.integrationstudio.com
817.488.2822 • Text
817.488.2822 • Email
www.jfmurphy.com

No.	Type	Size
100	Hackberry	12"
101	Hackberry	12"
102	Hackberry	10"
103	Hackberry	6"
104	Hackberry	6"
105	Hackberry	6"
106	Hackberry	9"
107	Hackberry	9"

Total inches removed 70"
Mitigation required 70" x 25 = 17.5"
Mitigation provided
3 - 3" Shumard Oak
2 - 3" Cedar Elm
1 - 3" Chinquapin Oak
18" total mitigation



Tree Stake Solutions
TREE STAKE SOLUTIONS LLC
8075 FM 521 ROAD
ROCKWELL, TX 75087
PHONE: (817) 775-4400
FAX: (817) 775-4402
www.treestakesolutions.com

1 CANOPY TREE PLANTING
SCALE NONE

2 MULTI-TRUNK PLANTING
SCALE NONE

3 SHRUB PLANTING
SCALE NONE

4 GROUND COVER PLANTING
SCALE NONE

SITE PLAN
THE BUBBLE ZONE
BLOCK 1, LOT 6
Being ±1.80 Acres Out Of The
Mayor Foundation Addition No. 2
City of Garland, Dallas County, Texas
City Project No. 200402-01
Submitted July 30, 2020

Owner/Applicant: Developer:
Siskin Zone Realty
4801 Copper Mountain Lane
Richardson, Texas 75082
Contact: Teak Kasker
Phone: (214) 344-0000
Email: teak@kasker.com

Engineer:
Integration Studio and Associates, Inc.
13451 North Rd.
Richardson, Texas 75082
Contact: Teak Kasker
Phone: (214) 344-0000
Email: teak@kasker.com

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Kimley-Horn
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DALLAS, TEXAS 75240
PHONE: (214) 344-0000
WWW.KIMLEY-HORN.COM, TX 75082
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THE BUBBLE ZONE

LANDSCAPE DETAILS

TEXAS

GARLAND

REVISIONS

DATE

SHEET NUMBER
L-2

Vertical Building Articulation

one vertical articulation required that is 20% of buildings street facing façade width
Street facing façade is 168.5', 20% of which is 33.7' articulation, not possible, exceed building's max height
Building has 3 tower elements with sloped roofs, and 3 different flat roof heights.

Horizontal Building Articulation

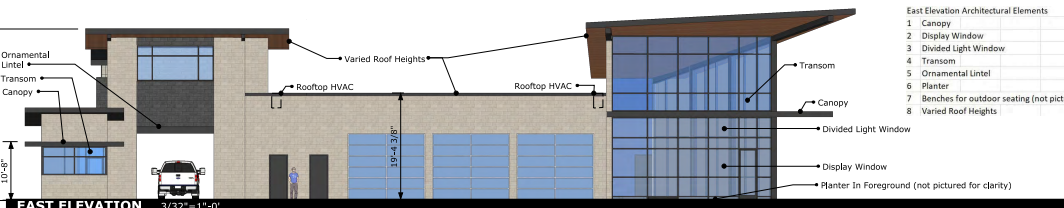
B (Building Length) 148'-2"
A (articulation length) 60'-6"
C (depth of articulation) 85'-7"

articulation in 40% of building length
articulation depth is 58% of building length

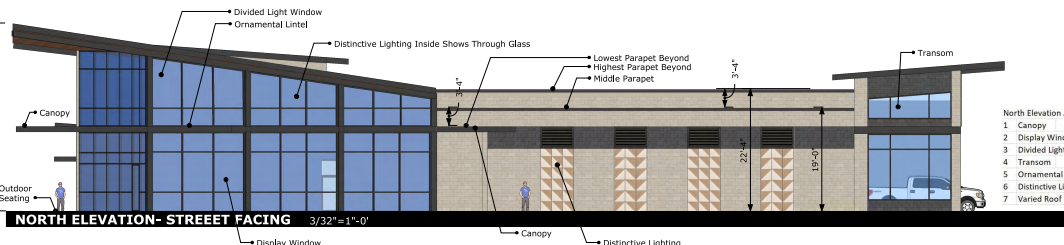
Note: Signage not in contract. Signage will be submitted to The City of Garland for review and permit prior to installation.



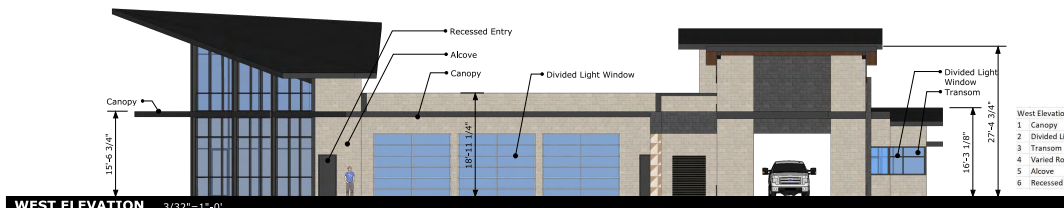
- South Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Varied Roof Heights
 6. Alcove
 7. Ornamental Lintel
 8. Distinctive Lighting Feature



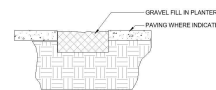
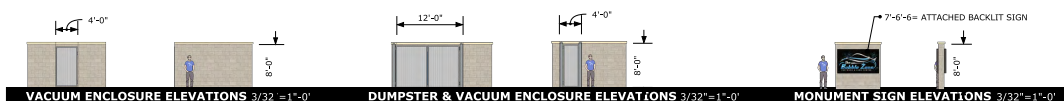
- East Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Ornamental Lintel
 6. Planter
 7. Benches for outdoor seating (not pictured for clarity)
 8. Varied Roof Heights



- North Elevation Architectural Elements
1. Canopy
 2. Display Window
 3. Divided Light Window
 4. Transom
 5. Ornamental Lintel
 6. Distinctive Lighting Features
 7. Varied Roof Heights



- West Elevation Architectural Elements
1. Canopy
 2. Divided Light Window
 3. Transom
 4. Varied Roof Heights
 5. Alcove
 6. Recessed Entry



PLANTER SECTION



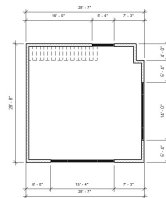
RETAINING WALL MATERIAL



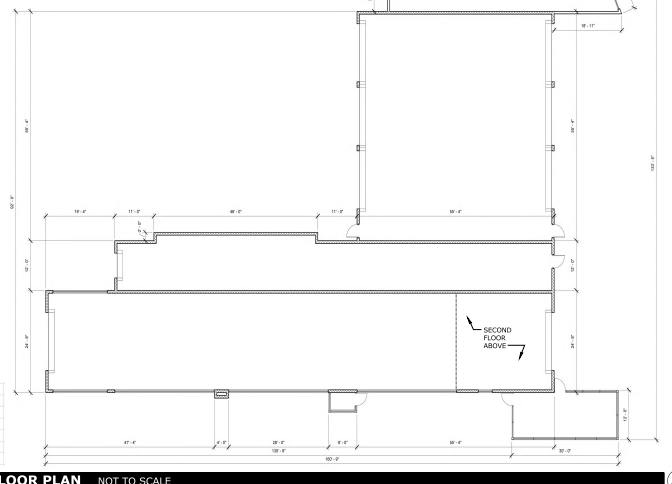
PATIO SEATING CONCEPTUAL EXAMPLE



VICINITY MAP



SECOND FLOOR PLAN



FLOOR PLAN NOT TO SCALE



3D VIEW NOT TO SCALE



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION
972-724-4440
972-691-7731 FAX
APDG.US

CONNECTION & PLUS DESIGN GROUP 2020

Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
BANK OF TEXAS TR CO NA
PO BOX 24128
OKLAHOMA CITY, OK 73124
TERRY L. ADAMANTZ
972-589-8999

A NEW FACILITY FOR:
THE BUBBLE ZONE
CAR WASH & LUBE CENTER
5243 NAAMAN FOREST BLVD
GARLAND, TX

CASE #: 200402-1
Existing Zoning: CR
Proposed Zoning: CR
Date: 06/05/20

ELEVATIONS

A3.1

Z 20-16



View of the subject property.



View of the property west of the site on Naaman Forest Boulevard.



View of the property northwest of the site on Naaman Forest Boulevard.



View of the property northeast of the site on Naaman Forest Boulevard.



GARLAND

Plan Commission

3. d.

Meeting Date: 08/10/2020

Item Title: Z 20-18 COSMAX NBT USA (District 6)

Summary:

Consideration of the application of **COSMAX NBT USA**, requesting approval of a Specific Use Provision to allow a High Risk Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (Z 20-18)

Attachments

Z 20-18 COSMAX NBT USA Report and Attachments

Planning Report

File No: Z 20-18/District 6

Agenda Item:

Meeting: Plan Commission

Date: August 10, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

LOCATION

3350 Marquis Drive

APPLICANT

COSMAX NBT USA

OWNER

COSMAX NBT USA

BACKGROUND

The subject property is an approximately 18.76-acre site containing existing buildings that are currently occupied and operated by Cosmax NBT USA, consisting of general warehouse, food/dietary supplement manufacturing, and general office operations.

The applicant is proposing to store and bottle ethyl alcohol-based hand sanitizer in an existing building.

SITE DATA

The subject site is developed with an approximately 6,000 square-foot manufacturing building and 2,400 square-foot staging area. The site contains approximately 18.76 acres with approximately 1,000 lineal feet along Marquis Drive, which is used for access to and from the property. The area of the proposed Specific Use Provision will be confined to 0.63 acres on the eastern portion of the overall site area.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District which provides for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions. The site also has an existing Specific Use Provision [S 17-48] for Food Processing and Storage.

The applicant is proposing to store and bottle ethyl alcohol-based hand sanitizer in an existing building.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to operate a High Risk Use within an existing manufacturing facility and staging area. The storage and bottling of the ethyl alcohol-based hand sanitizer would take place inside the manufacturing facility, while the loading and distribution of products will take place in the staging area.
2. Parking is in compliance with the Garland Development Code (GDC). Additional parking is not required for the High Risk Use.
3. New canopies are proposed to extend over existing loading areas on the subject site. The design of the building complies with the applicable building design regulations of GDC.
4. Full landscaping and screening compliance is not triggered by this request. Changes to the site's landscaping are not proposed with this application.
5. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes. The subject property is required to have an annual inspection by the Fire Department.
7. The applicant is requesting approval of the Specific Use Provision for a period of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District. The property to the north is undeveloped and zoned Industrial (IN) District. The property to the west is developed with a manufacturing company, and to the northeast is developed with manufacturing companies.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a High Risk Use. The proposed operation will continue to be reviewed by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

ADDITIONAL INFORMATION

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

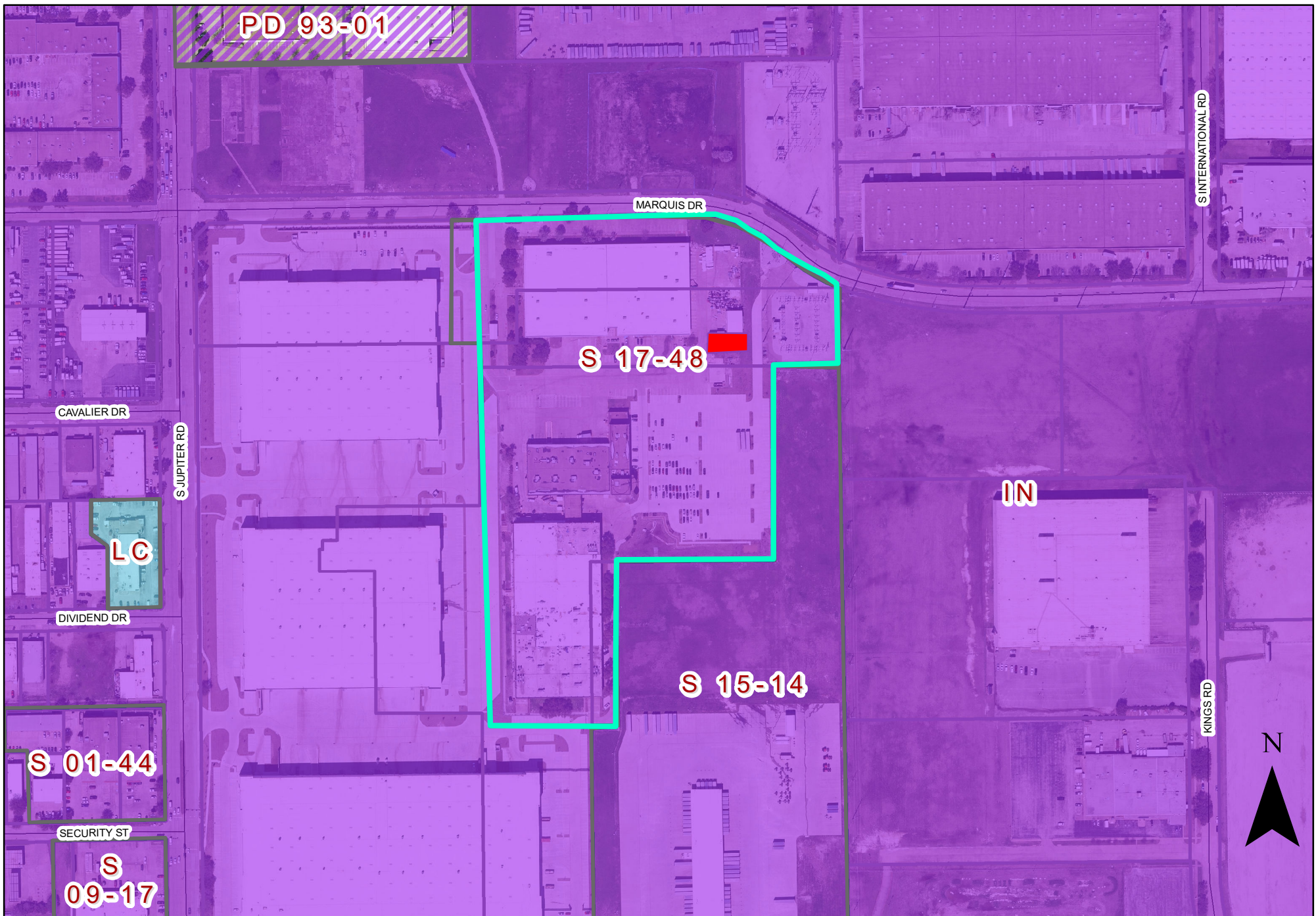
CITY COUNCIL DATE: September 1, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 220 440 Feet 1 inch = 333 feet	Zoning File Z 20-18	 SUBJECT SITE AREA OF REQUEST
--	------------------------------	---

EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

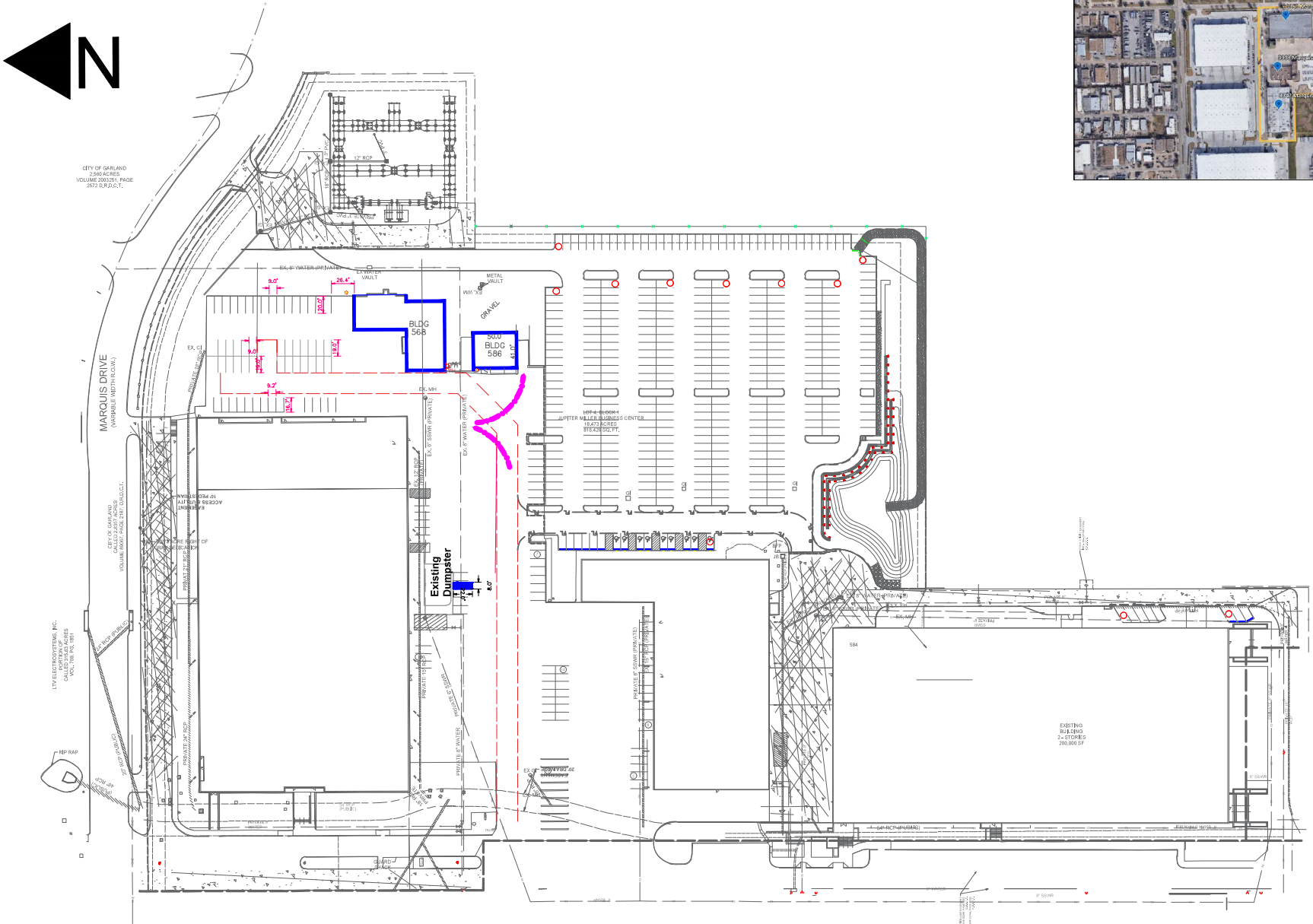
ZONING FILE Z 20-18

3350 Marquis Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- 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 Industrial (IN) 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:** Development is to be in general conformance with the approved site plan and elevations labeled Exhibits C, D and E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A. The High Risk Use authorized by this Specific Use Provision shall consist of Staged Cosmax Hand Sanitizer 72% Ethanol and is limited in each pump room to the amount required for one continuous 24-hour period. No other product or any greater volume of such product may be stored on the subject property without an amendment to this Specific Use Provision. All operations conducted under this Specific Use Provision shall comply fully with all applicable local, State, and Federal laws and regulations, including permitting and inspections requirements. The operator of the permitted premises shall, on no less than an annual basis, provide access to the Garland Fire Department for purpose of inspection to determine compliance. The operator of the permitted premises shall keep and maintain documentation of the most recent annual

inspection(s) on the premises; this documentation must be produced to the City of Garland upon request.

- B. The rolling fire door shall remain closed between Material Staging Room 1 and Material Staging Room 2 at all times, while the pumps are operating.
- C. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.



CITY OF GARLAND
2,560 ACRES
VOLUME 200351 PAGE
2573 S.R.D.C.T.

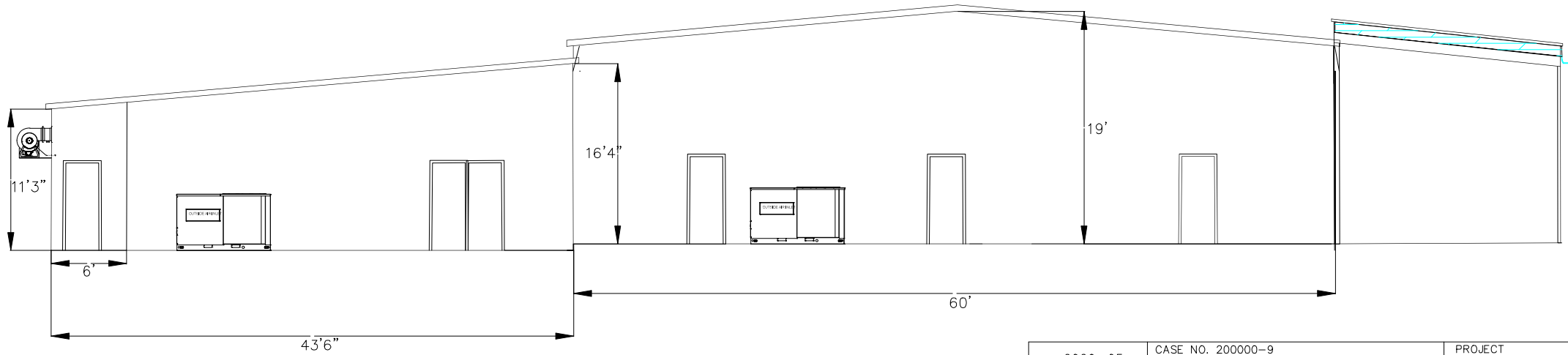
SYMBOL	DESCRIPTION
	Fire Lane
	Truck Backing up Route

2020. 06.		CASE NO. 200000-9					PROJECT	
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE	
UNIT DATE	SCALE	AVINASH					Overall Site Plan	

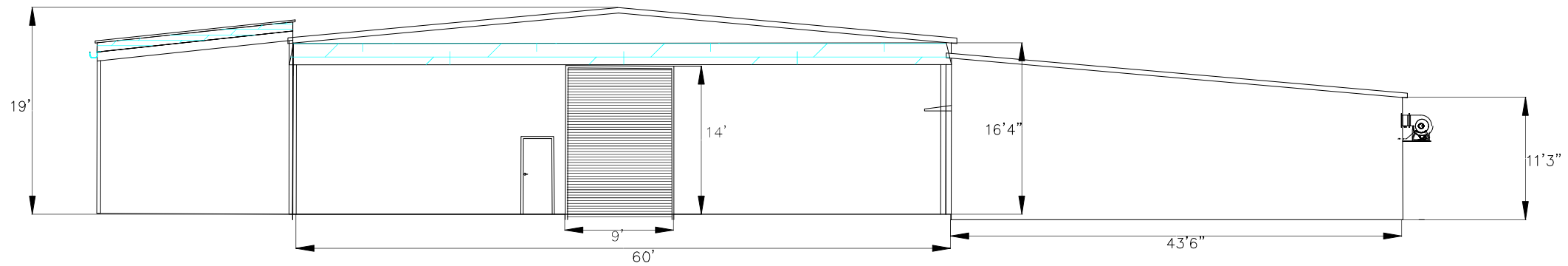
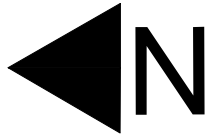


Case# 200000-9

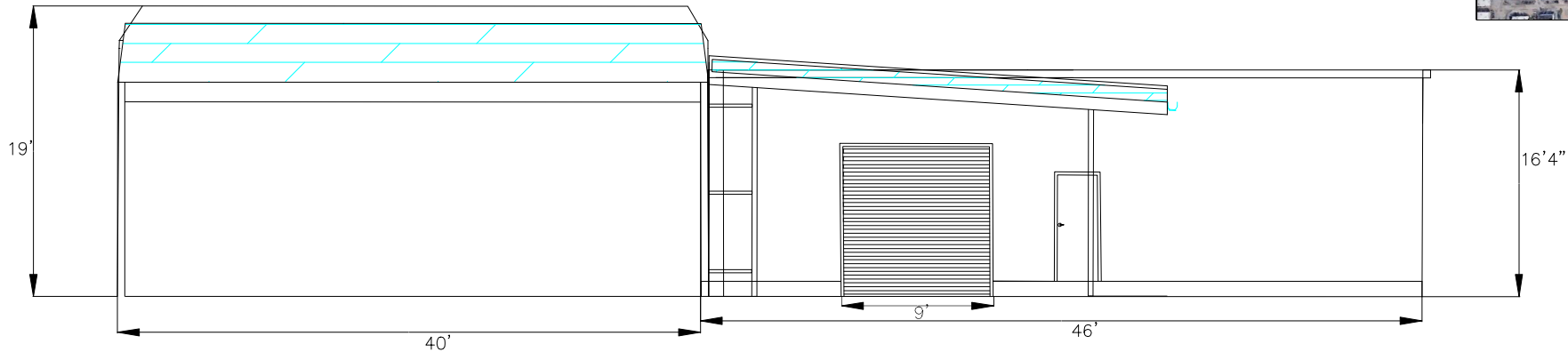
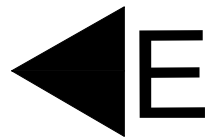
N ▶

7

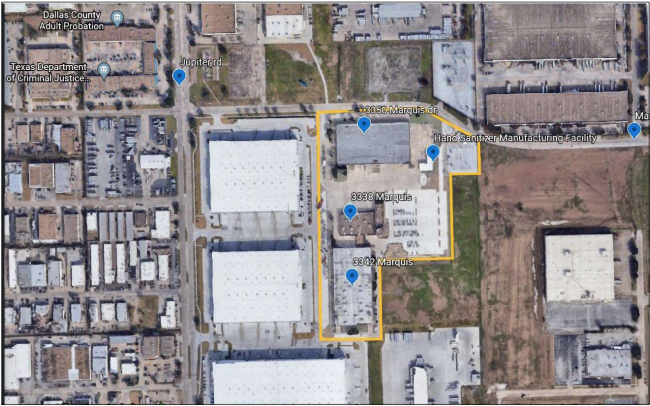
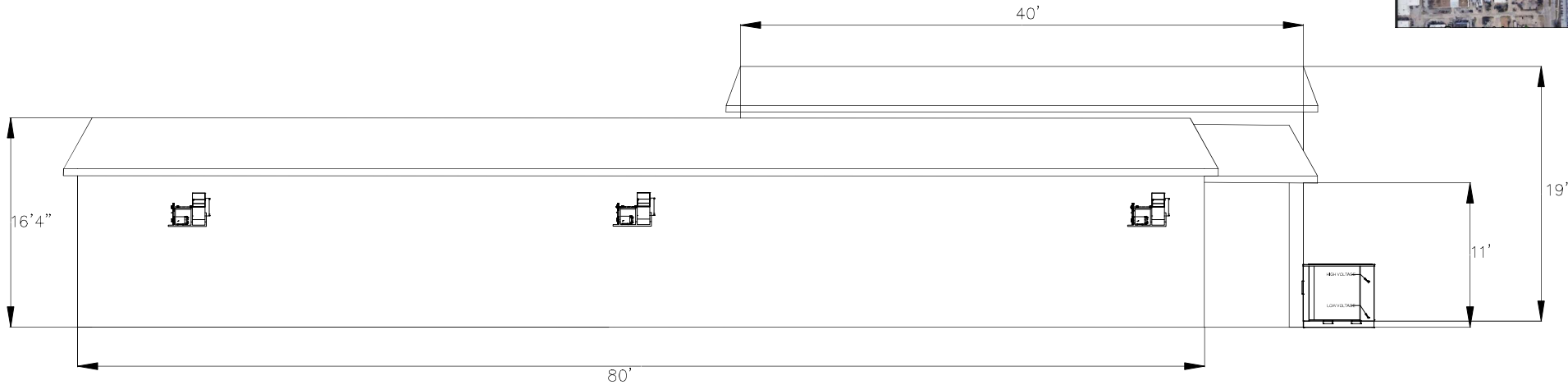
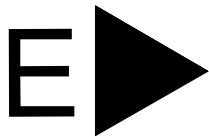
(EXHIBIT D)



2020. 05.		CASE NO. 200000-9					PROJECT	
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE	
UNIT DATE	SCALE	AVINASH					Building West Elevation	
ft	1:588							

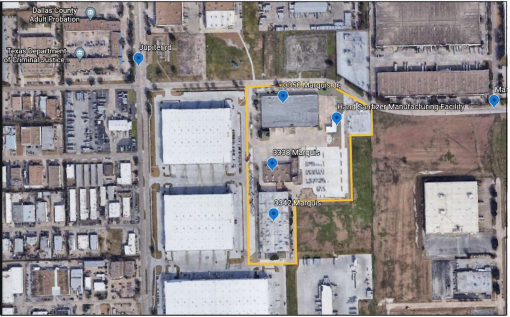
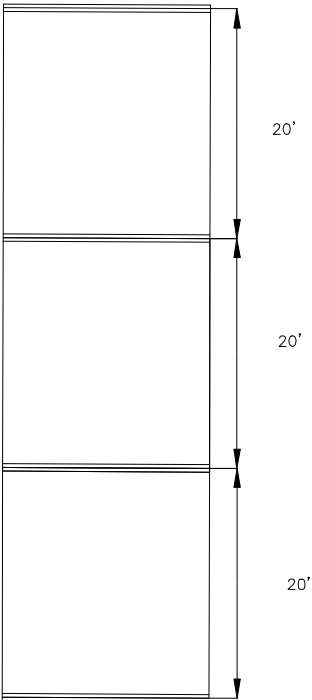
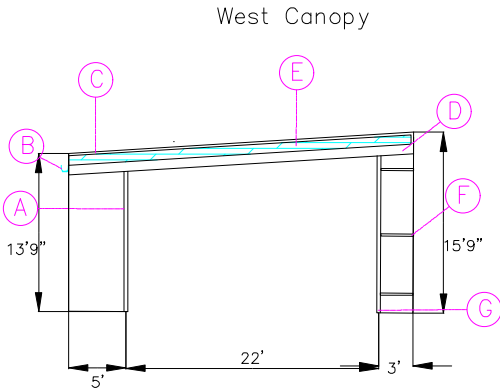
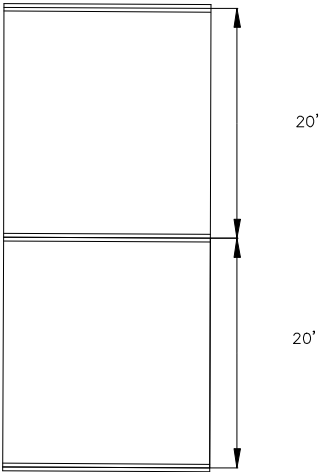
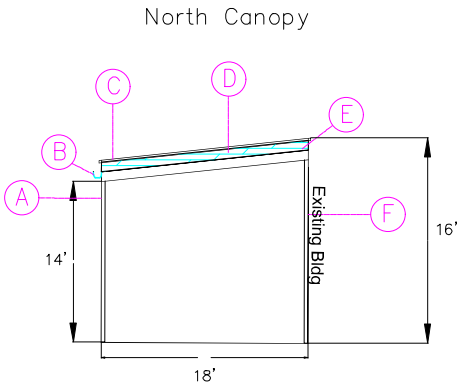


2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVINASH					Building North Elevation
ft	1:588						

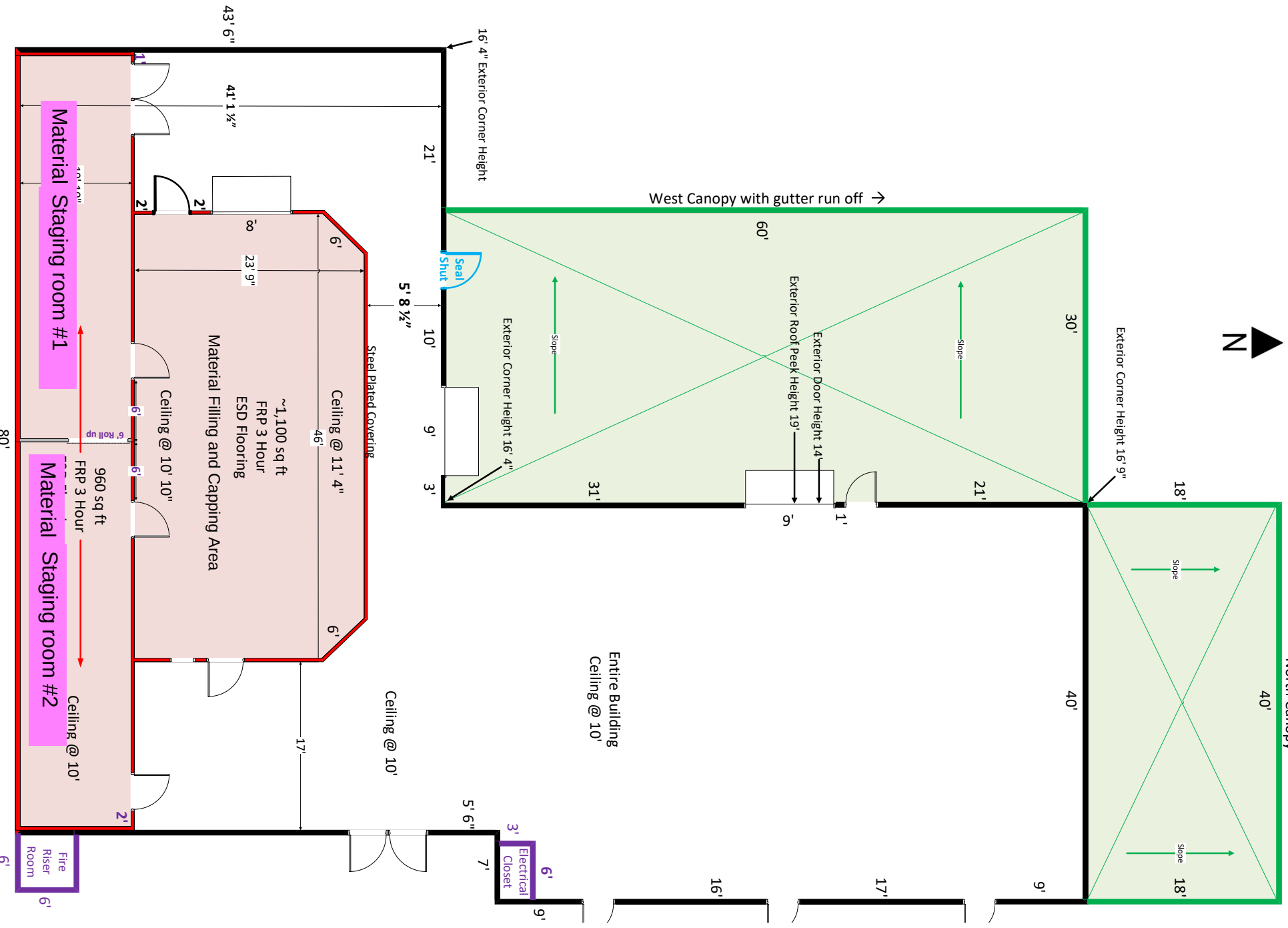


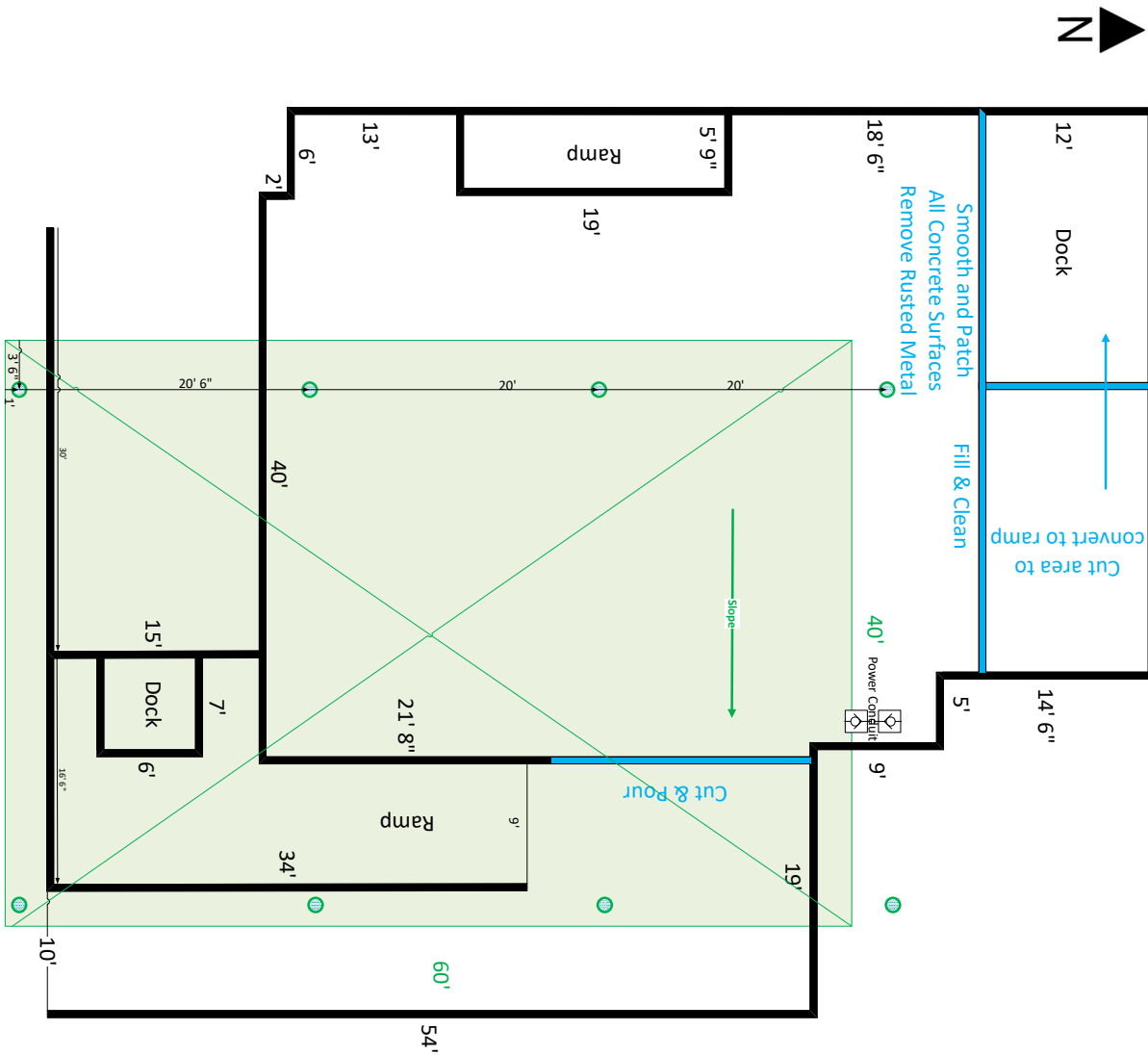
2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVINASH					Building South Elevation
ft	1:588						

Notes	
Legend	Description
A	4" sq. tube $\frac{3}{16}$ "
B	Gutter
C	R-Panel
D	2 x 10" Purlins welded together
E	Z Purlins
F	4" Square Tube



2020. 05.		CASE NO. 200000-9					PROJECT
TRIGONOMETRY		DRAWING BY	DESIGN BY	CHECKED BY(1st)	CHECKED BY(2nd)	APPROVED BY	NAME OF ARTICLE
UNIT DATE	SCALE	AVNASH					North and West Canopy Elevation
ft	1:588						





Z 20-18



View of the subject property.



View of the property north of the site on Marquis Drive.



View of the property west of the site on Marquis Drive.



View of the property northeast of the site on Marquis Drive.



GARLAND

Plan Commission

4. a.

Meeting Date: 08/10/2020

Item Title: Trails and Bikeways Master Plan Update

Summary:

Trails and Bikeways Master Plan Update

Attachments

Trails and Bikeways Master Plan Report and Attachment



Plan Commission

REPORT ITEM

DATE: Aug. 10, 2020
ITEM NO: 4a

TRAILS AND BIKEWAYS MASTER PLAN UPDATE

The City of Garland is underway with developing a Trails and Bikeways Master Plan. The City has contracted with Halff Associates Inc. to provide planning services resulting in a final master plan document that aims to guide the development of network recommendations, context sensitive design guidelines, and implementation recommendations for trails and bikeways facilities. The scope of the master plan analysis includes off-road and on-road pathways, bike lanes, trails, and other facilities that will connect users to key destinations within Garland and provide connections to adjacent communities.

This effort is divided into five tasks:

1. Assess Existing Conditions
2. Engage the Community
3. Determine System Needs
4. Develop Recommendations
5. Refine and Prioritize Actions

This item is to update the Plan Commission of the current status of the planning process and present the latest draft recommendations provided to date. Current planning efforts are in Task 4 and Task 5 with an anticipated completion date in November 2020.

SUBMITTED BY: Ziad Kharrat, Special Projects Administrator
REVIEWED BY: Andy Hesser, Managing Director

Plan Commission

Trails & Bikeways Master Plan Briefing



GARLAND

August 10, 2020



HALFF®

Agenda

- Background & Process Recap
- Plan Goals & Objectives
- Draft Recommendations
- Prioritization
- Next Steps



Background & Process Recap

Trails & Bikeways Master Plan

Plan Purpose & Background

Purpose

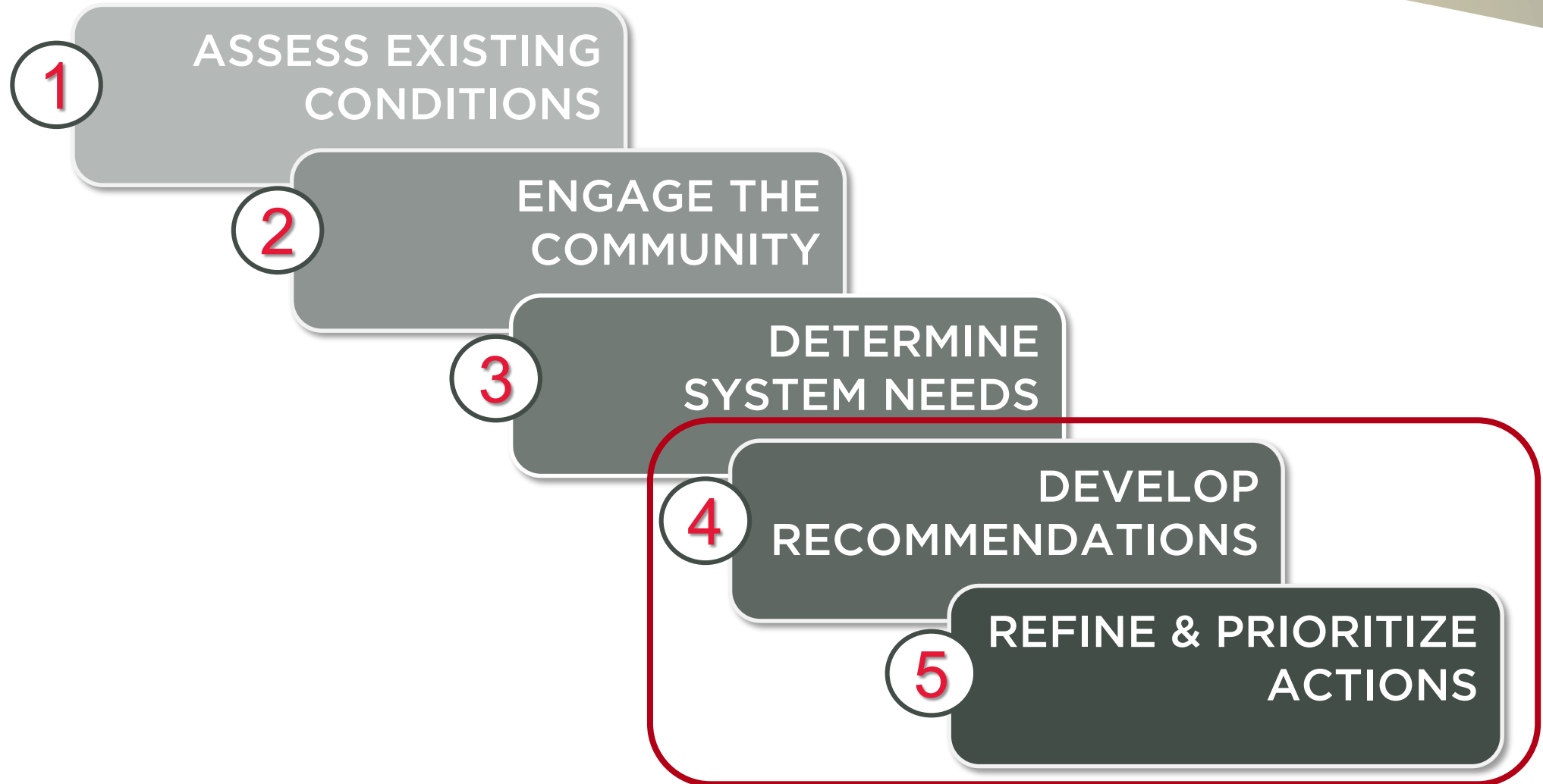
Develop a master plan to guide the development of **on and off-street facility recommendations**, guidance for **design standards and policies**, and **prioritized implementation recommendations** for the trails and bikeways system in Garland.

Anticipated Timeframe

June 2019 – September 2020



Planning Process



Community Engagement

- Citizen Steering Committee
- Stakeholder Visioning Sessions
- Public Open Houses
- Community Survey
- Online Interactive Mapping
- Elected & Appointed Officials Briefings



TRAILS & BIKEWAYS OPEN HOUSE



Please join us at an open house for the City of Garland Trails and Bikeways Master Plan.

Meeting 1:
Tuesday, Oct. 29
6-8 p.m.

Location: Audubon Recreation
Center, 342 W. Oates Rd.

Meeting 2:
Wednesday, Oct. 30
6-8 p.m.

Location: Central Library,
625 Austin St.

Provide input on your priorities for cycling, walking, and using trails in Garland.

A brief presentation will be held at 6:15 PM both nights, followed by open house stations. The content of both meetings will be the same.

For more information, contact the City of Garland Parks and Recreation Department at (972) 205-2750.

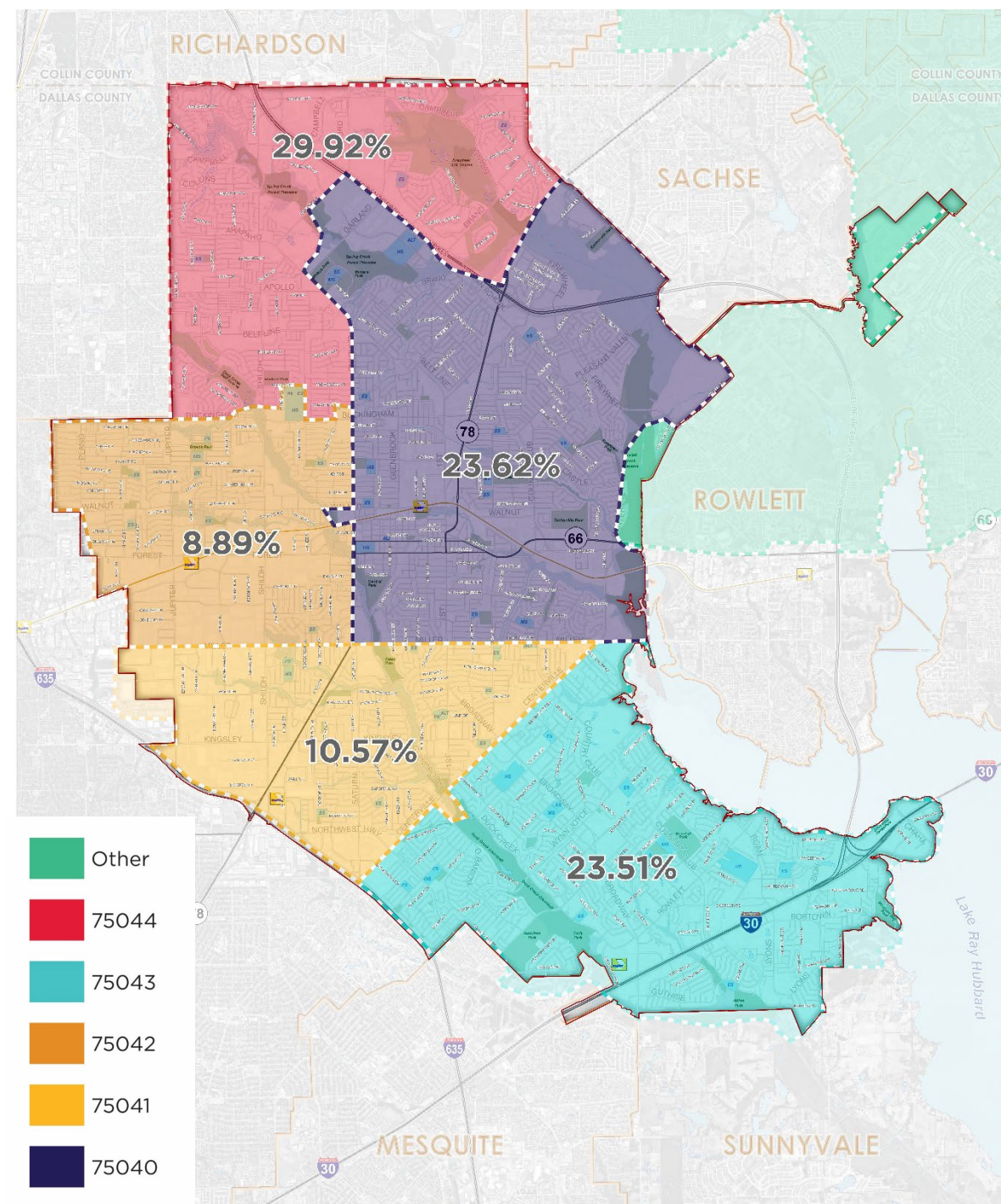


Online Survey

An online survey was available to Garland residents from **late October 2019 to mid-May 2020**.

The survey received **1,097 responses**.

The City advertised the survey through various outlets such as City newsletters, the City website, public meetings, and social media outlets including Nextdoor and Facebook.

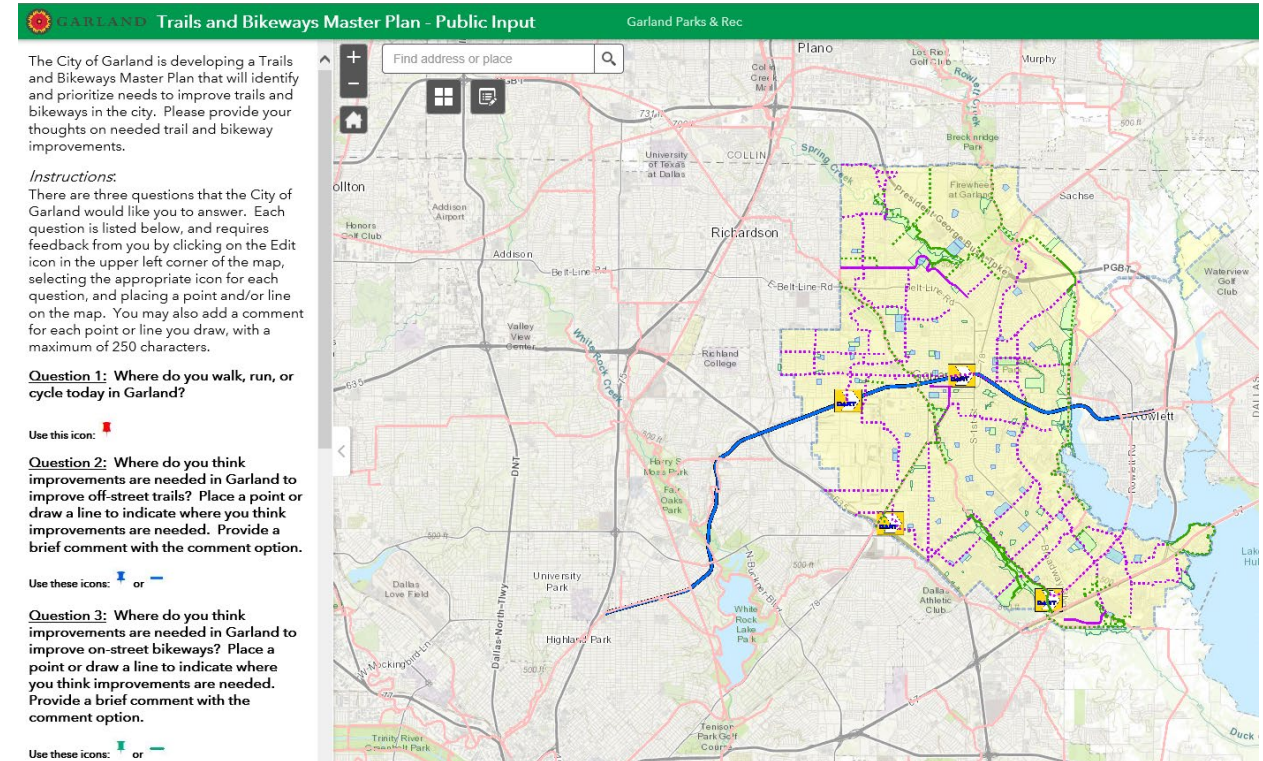


Interactive Mapping

To gain insight from the residents of Garland an **interactive mapping tool** was created to allow respondents to indicate areas in the city where they currently use pedestrian and bicycle facilities and areas that would benefit from improvements.

A link to this site was made available on the Garland Parks & Recreation website.

A total of **549** respondents commented on the interactive map.



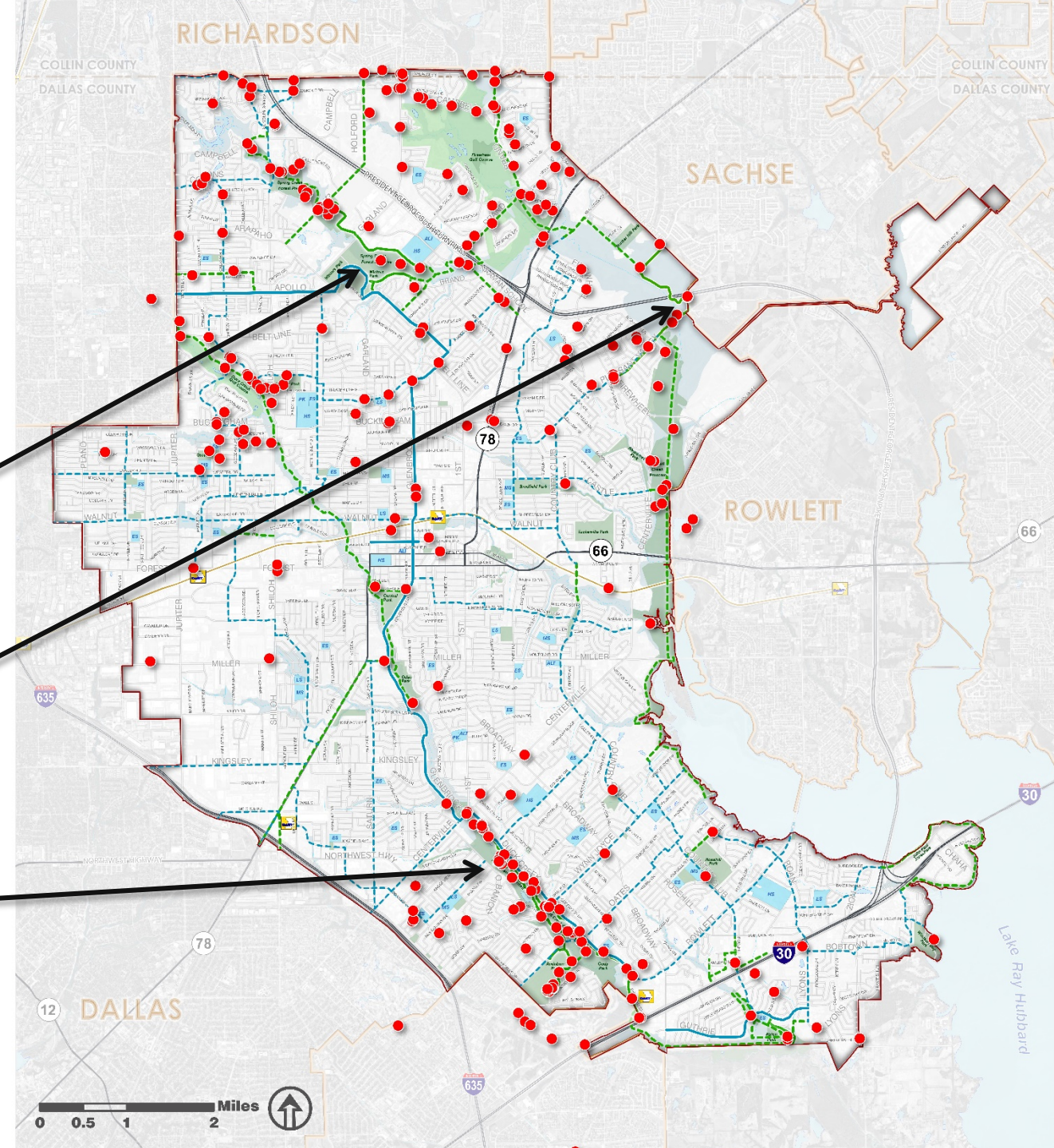
Interactive Mapping

Where do you walk, run, or cycle today in Garland?

"I walk the many natural surface trails at Spring Creek Preserve"

"Walking along new bridge"

"I regularly walk my dog here"



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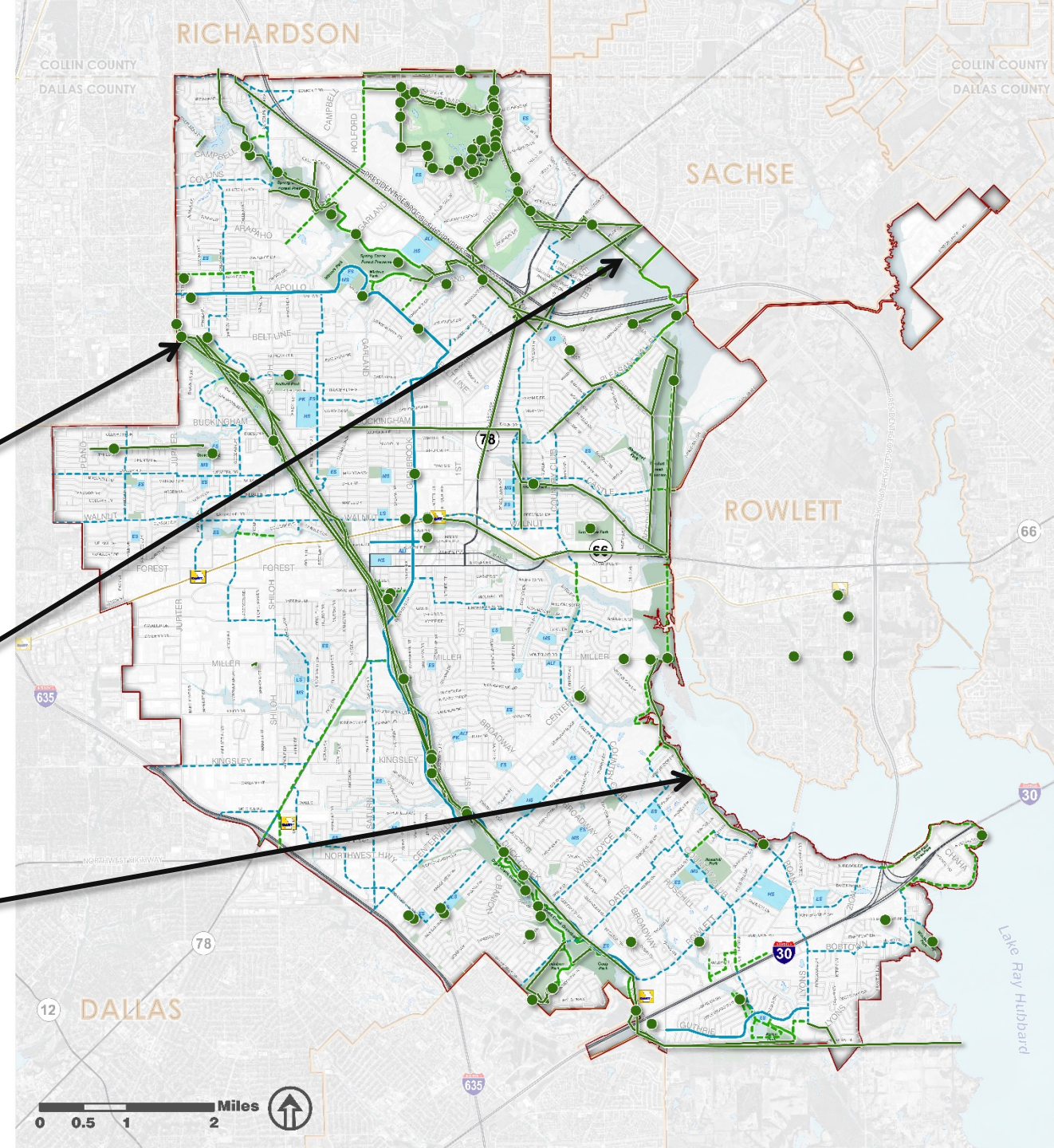
Interactive Mapping

Where do you think improvements are needed in Garland to improve off-street trails?

“Need Duck Creek Trail Connection to Richardson”

“Linking Firewheel”

“Path from Miller Rd to Rowlett Rd”



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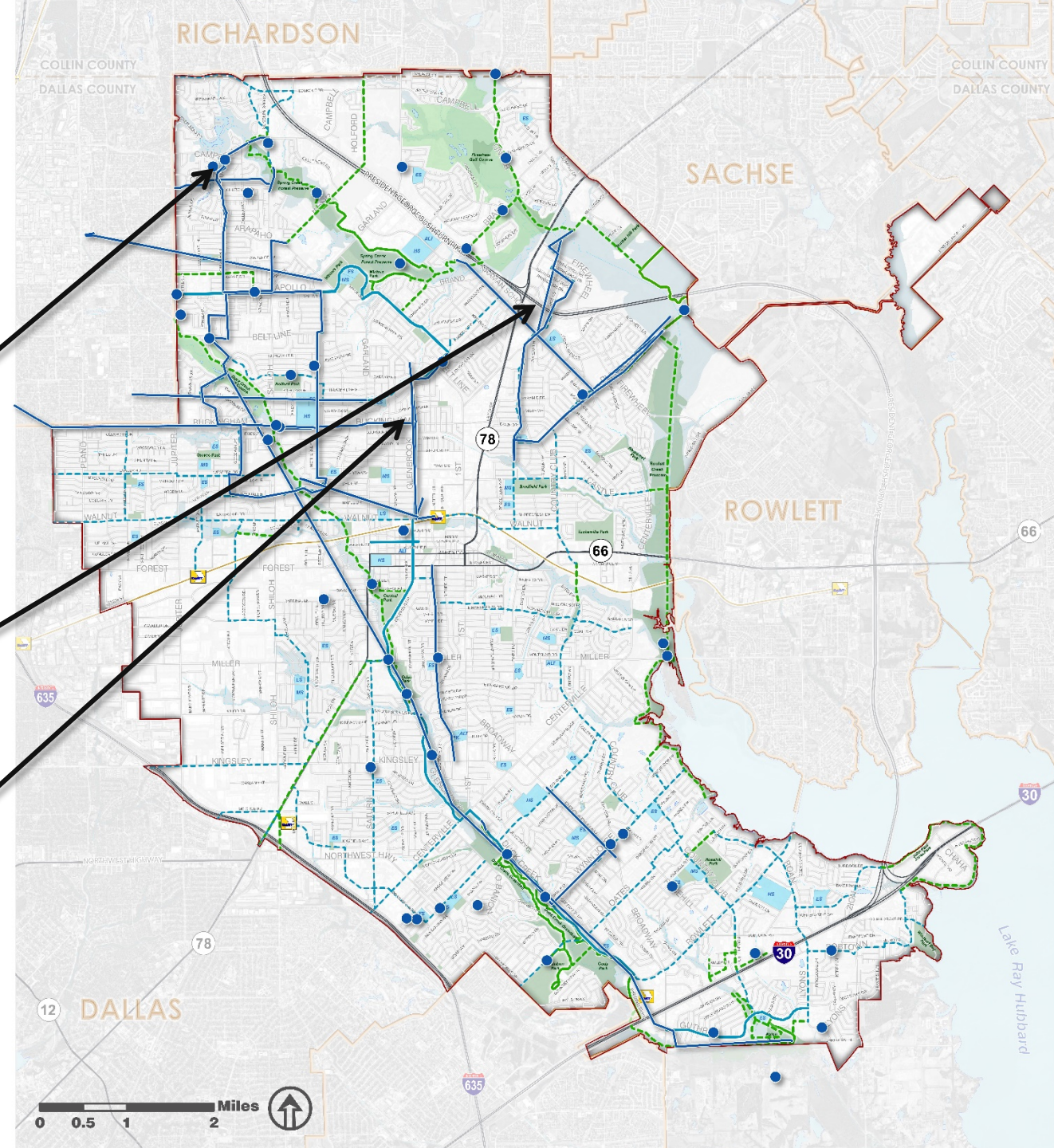
Interactive Mapping

Where do you think improvements are needed in Garland to improve on-street bikeways?

“Bike paths would help here”

“Connecting Namaan School Road to Firewheel Town Center”

“Commuter route from Garland to Richardson”



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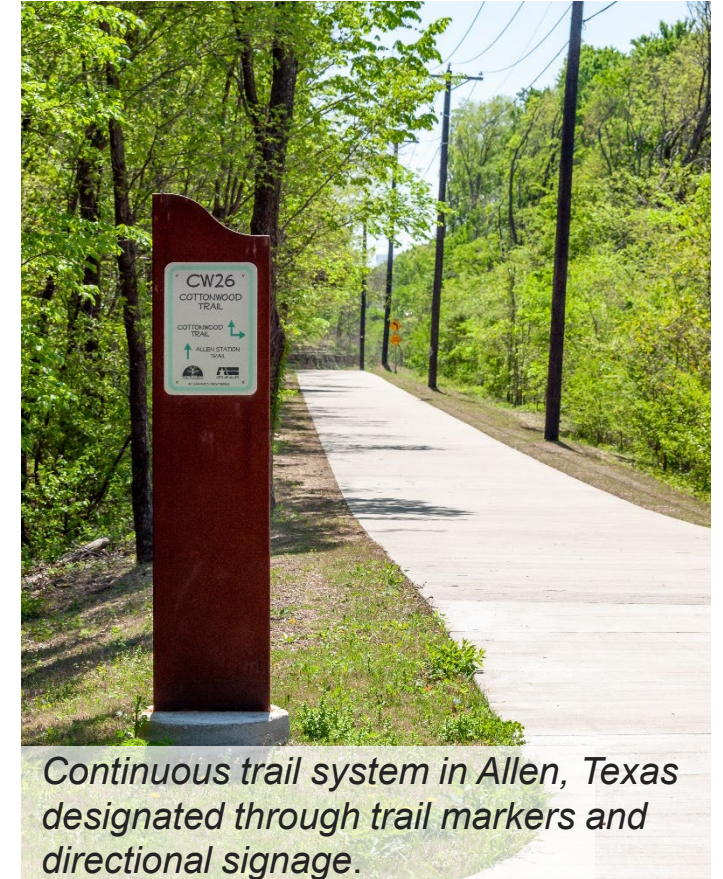
Plan Goals & Objectives

Trails & Bikeways Master Plan

Plan Goals and Objectives

Goal 1: CONNECTIVITY. Create a connected system of trails and bikeways to provide a viable active transportation mode.

- 1.1 Establish **regional connections** to surrounding cities.
- 1.2 Connect to **key destinations** such as neighborhoods, schools, parks, job centers, and transit centers.
- 1.3 Increase trail **level of service** to create a more accessible network.
- 1.4 Establish a hierarchy of trail types to **serve different users and functions**.
- 1.5 Identify **gaps in the system** and facilities to fill them.



Continuous trail system in Allen, Texas designated through trail markers and directional signage.

Plan Goals and Objectives

Goal 2: SAFETY. Ensure the trail and bikeway system is safe and comfortable for users of all abilities.

- 2.1 Address **areas of concern** of cyclists and pedestrians, particularly at intersections.
- 2.2 Improve **user comfort** throughout the trail and bikeway system.
- 2.3 Implement Crime Prevention Through Environmental Design (CPTED) strategies to ensure a **safe environment** for trail and bikeway users.
- 2.4 Address areas identified as **critical connections** and key barriers.
- 2.5 Consider **users of all abilities** when designing trails and bikeways.



Low stress bicycle facility accommodating a variety of users.

Plan Goals and Objectives

Goal 3: AWARENESS. Improve education and awareness of trail and bikeway users.

- 3.1 Initiate a bicycle safety awareness campaign that educates cyclists and motorists.
- 3.2 Implement **experimental projects** to test feasibility and public perception of bikeway facilities before making them permanent.
- 3.3 Create a **trail counter program** to determine heavily used trail and bikeway segments.
- 3.4 Implement **wayfinding signage** throughout the trail and bikeway network.
- 3.5 Implement **trailheads and trail amenities** at key points along the system.
- 3.6 Utilize exiting and future **advocacy groups** to spread awareness.



Developing a brand for parks and trails can be implemented through distinctive signage.

Plan Goals and Objectives

Goal 4: COORDINATION. Improve coordination amongst city departments and with outside agencies to achieve a connected trail and bikeway system.

- 4.1 Establish and maintain **partnerships** for trail and bikeways with surrounding cities, the county, TxDOT, NTTA, NCTCOG, and utility providers.
- 4.2 Update the **thoroughfare plan** to address bicycle and pedestrian accommodations.
- 4.3 Update **development standards** to require trails of a specified width are implements in new development.
- 4.4 Explore **innovative solutions** to implement trails and bikeways.
- 4.5 Incorporate bicycle and pedestrian accommodations as **roadways are reconstructed**.



Students using a pedestrian activated signal in Prosper, Texas.

Plan Goals and Objectives

Goal 5: SUSTAINABILITY. Design, construct, and maintain trails and bikeways in a sustainable manner.

- 5.1 Update design and maintenance standards to ensure quality trails are provided and maintained.
- 5.2 Establish a routine maintenance schedule to update on-street bicycle markings.
- 5.3 Develop trails that are context-sensitive to the natural environment.
- 5.4 Develop a program for mitigating litter along trails.



Plan Goals and Objectives

Goal 6: FUNDING. Pursue traditional and non-traditional sources of funding for trail and bikeway development.

- 6.1 Apply for **grant funding** where feasible.
- 6.2 Increase funding for active transportation through **partnerships**.
- 6.3 Seek **sponsorships** from corporations or non-profits.
- 6.4 Continue **major capital initiatives** for trail and bikeway development projects.



Parking, drinking fountain, and trash receptacle amenities found at a trailhead.

Draft Recommendations

Trails & Bikeways Master Plan

Feasibility Corridors

Purpose

Assess corridor to determine feasibility of trail implementation:

- Existing conditions
- Considerations for implementation
- Estimates of probable cost

Corridors

Corridor 1: Duck Creek Trail Extension

Corridor 2: Firewheel Trail

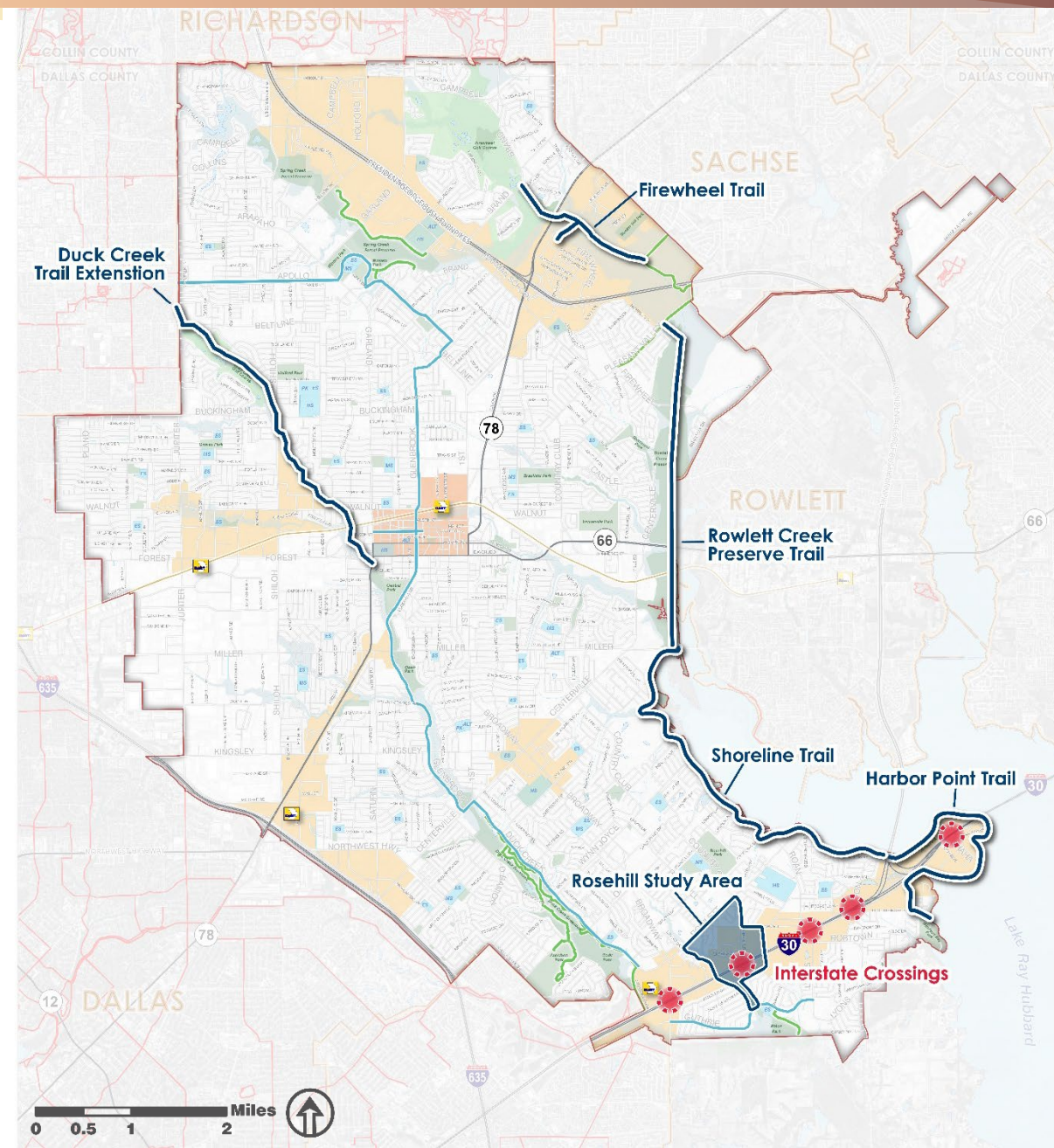
Corridor 3: Rowlett Creek Preserve Trail

Corridor 4: Shoreline Trail

Corridor 5: Harbor Point Trail

Corridor 6: Rosehill Area

Corridor 7: Interstate 30 Crossings



Proposed Facility Hierarchy

Trail Facilities

Spine Trails
Sidepaths

On-Street Bikeways

Bike Lanes
Shared-Use Lanes
(*Pavement Markings or
Signed Routes*)
Cycle Track

Pedestrian Facilities

Sidewalks
Enhanced Sidewalks

Proposed Facility Hierarchy

Trail Facilities

Spine Trails

Sidepaths

KEY FEATURES

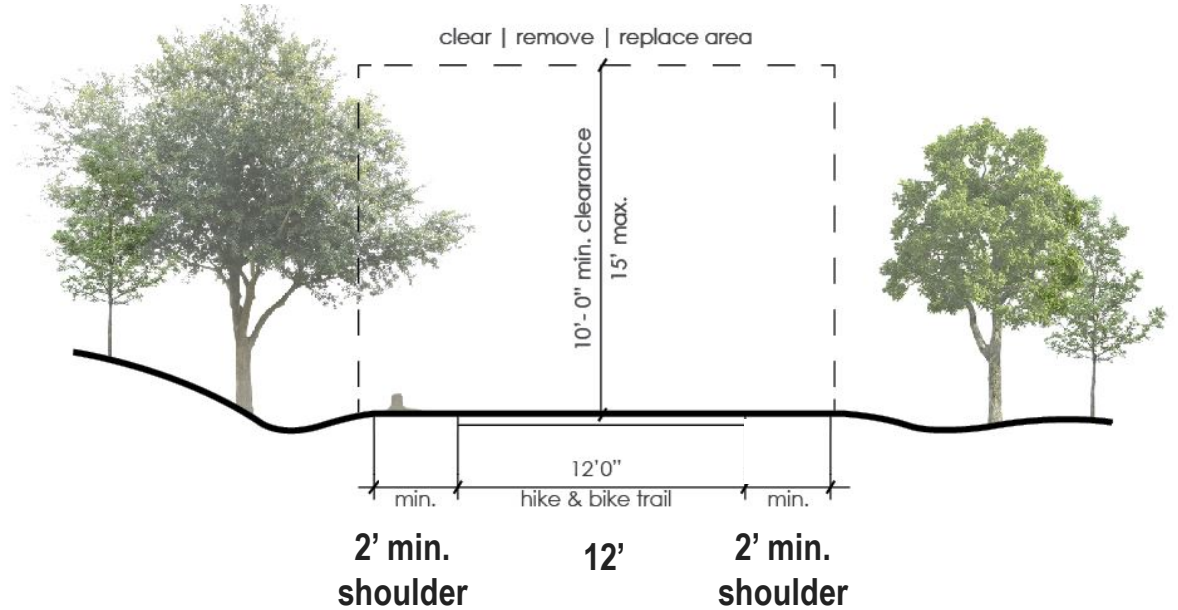
Corridors are located off-street

- Greenbelt corridors
- Utility easements
- Railroad corridors

Many corridors are on Regional Veloweb

Recommended 12' minimum in width

Shared-use (both cyclists and pedestrians)



Proposed Recommendations Hierarchy

Trail Facilities

Spine Trails

Sidepaths

KEY FEATURES

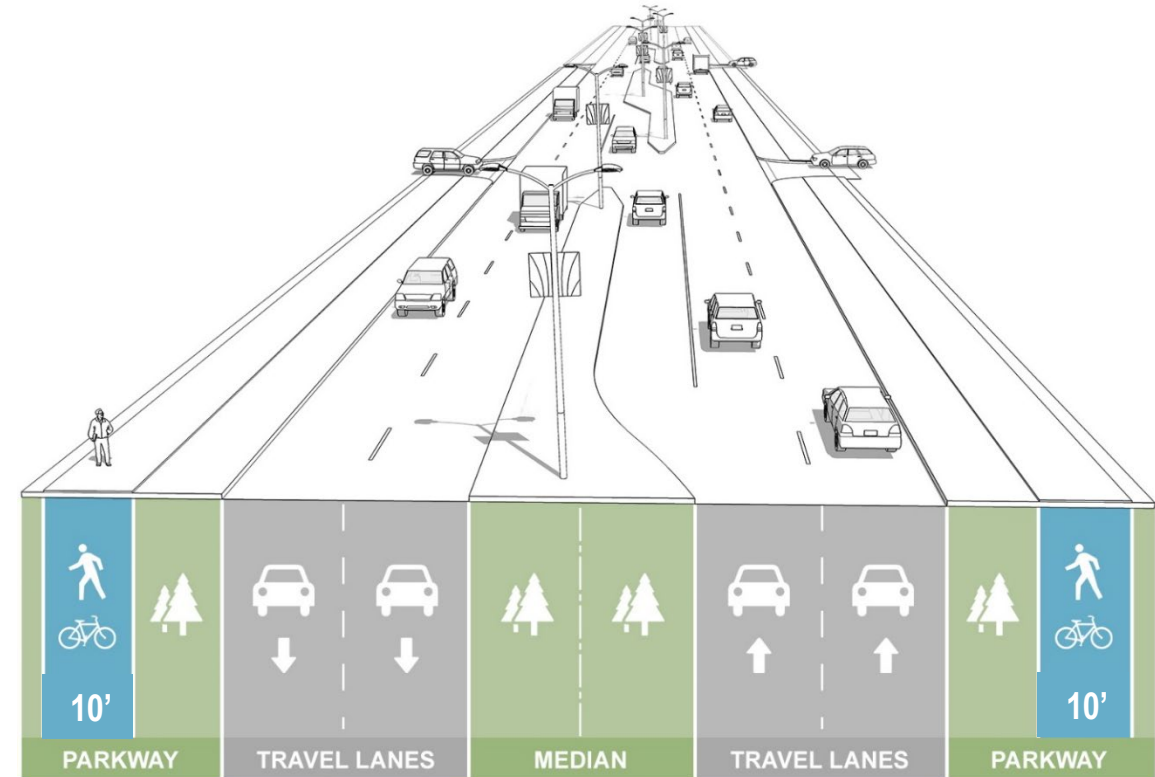
Corridors are located adjacent to roadways
(with buffer from vehicular lanes)

Recommended 10' minimum in width

Intended to connect to key destinations

Safety considerations for driveways and intersections

Shared-use (both cyclists and pedestrians)



Proposed Recommendations Hierarchy

On-Street Facilities

Bike Lane

Shared-Use Lane

Cycle Track

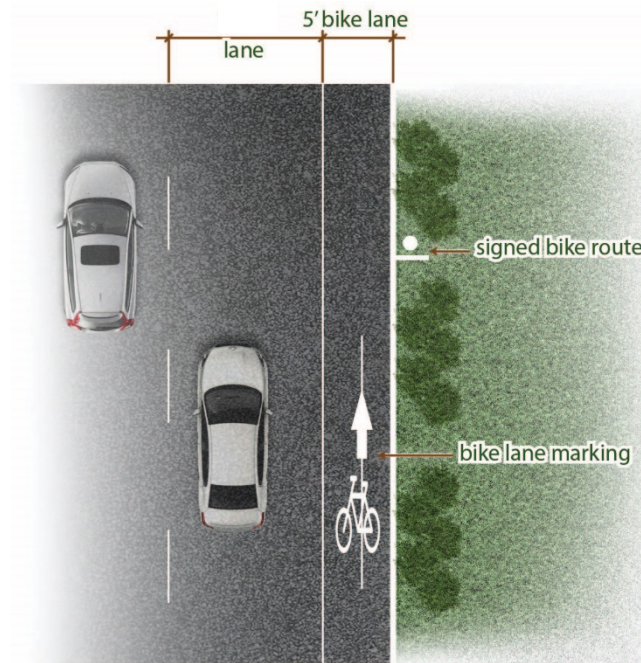
KEY FEATURES

Can be a standard or separated bike lane

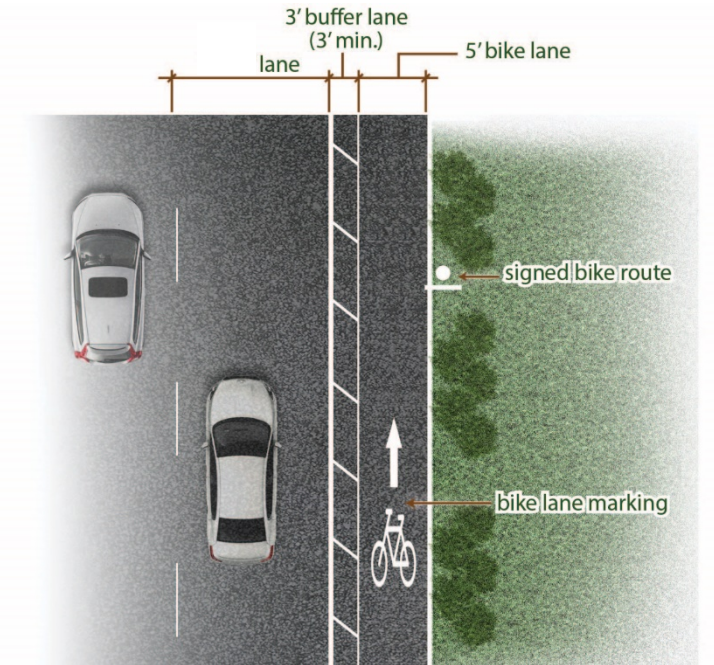
Minimum 4' in width, 5' preferred for user comfort (3' buffer for separated bike lane)

May require a road diet to implement

Used for cyclists only



Standard Bike Lane



Separated Bike Lane

Proposed Recommendations Hierarchy

On-Street Facilities

Bike Lane

Shared-Use Lane

Cycle Track

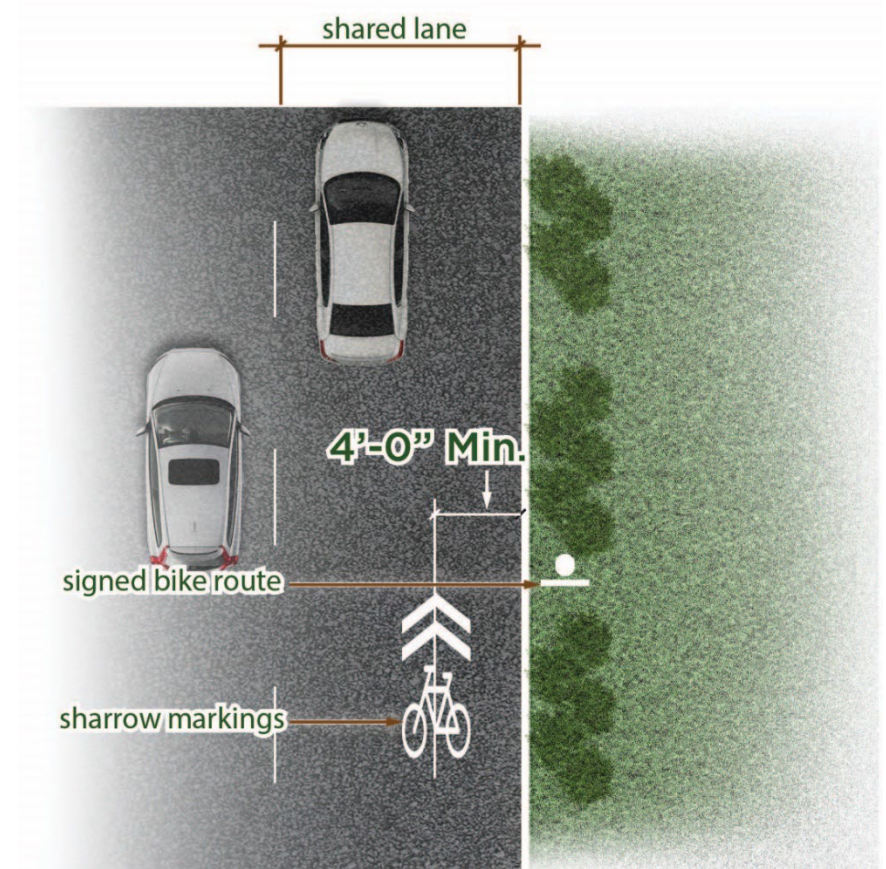
KEY FEATURES

Residential Streets: On-street bike route
signage

Collectors and Minor Thoroughfares:
Sharrow pavement markings with
accompanying signage

Roadway speeds generally shouldn't exceed
35 mph with relatively low volumes

Used for cyclists only



Proposed Recommendations Hierarchy

On-Street Facilities

Bike Lane

Shared-Use Lane

Cycle Track

KEY FEATURES

Separated bike lane with physical barrier,
can be one-way or two-way

Pavement color or texture often used to
distinguish cycle track

Raised medians or bollards can serve as a
separation from vehicular traffic

Used for cyclists only



Proposed Recommendations Hierarchy

Pedestrian Facilities Enhanced Sidewalks

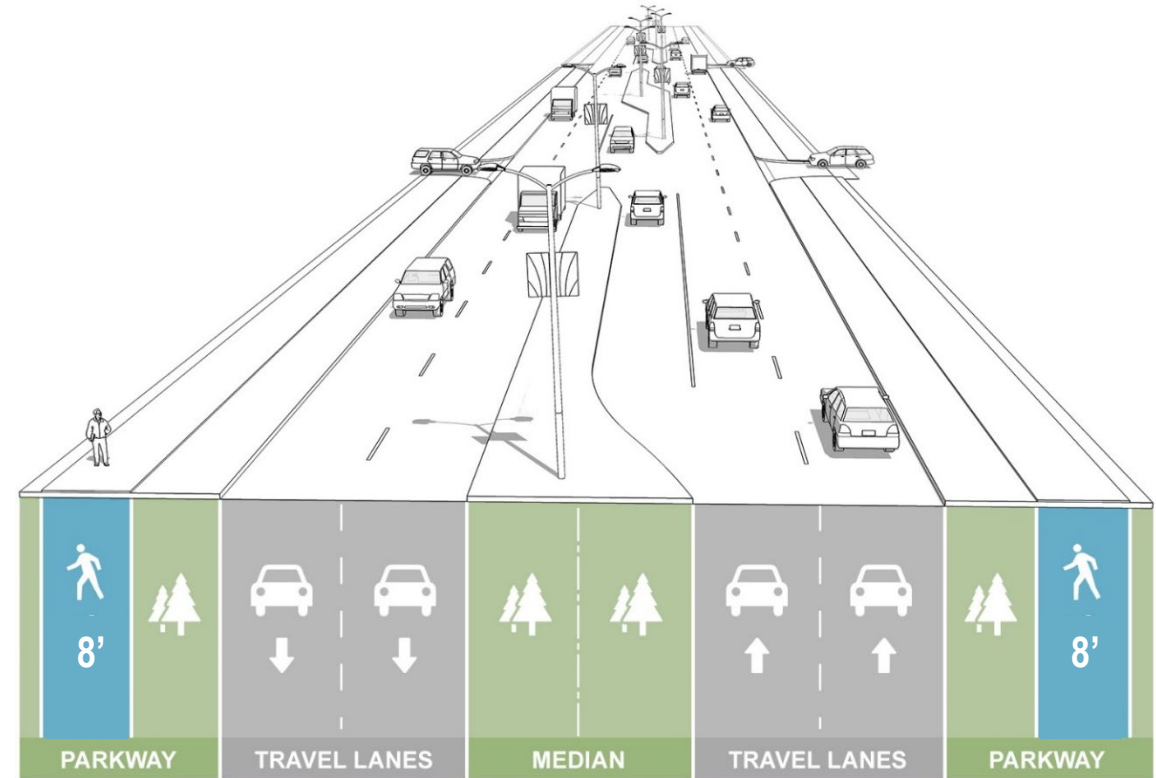
KEY FEATURES

Adjacent to roadways (preferred buffer from vehicular lanes)

Recommended 8' in width (wider than standard sidewalk)

Intended to improve pedestrian access in areas where major sidewalk gaps exist or where sidewalks are in poor condition

Recommended for pedestrians only



Recommendations Methodology

Public and Stakeholder Input

Citizen Steering Committee Meetings
Public Meetings
Online Survey
Interactive Mapping Site

Needs Assessment

Crash Data
Level of Traffic Stress
Barriers

Assessment of Individual Corridors

Feasibility Trail Corridors
Planned On-Street Corridors
Major Gaps

On-Street Facilities Assessment

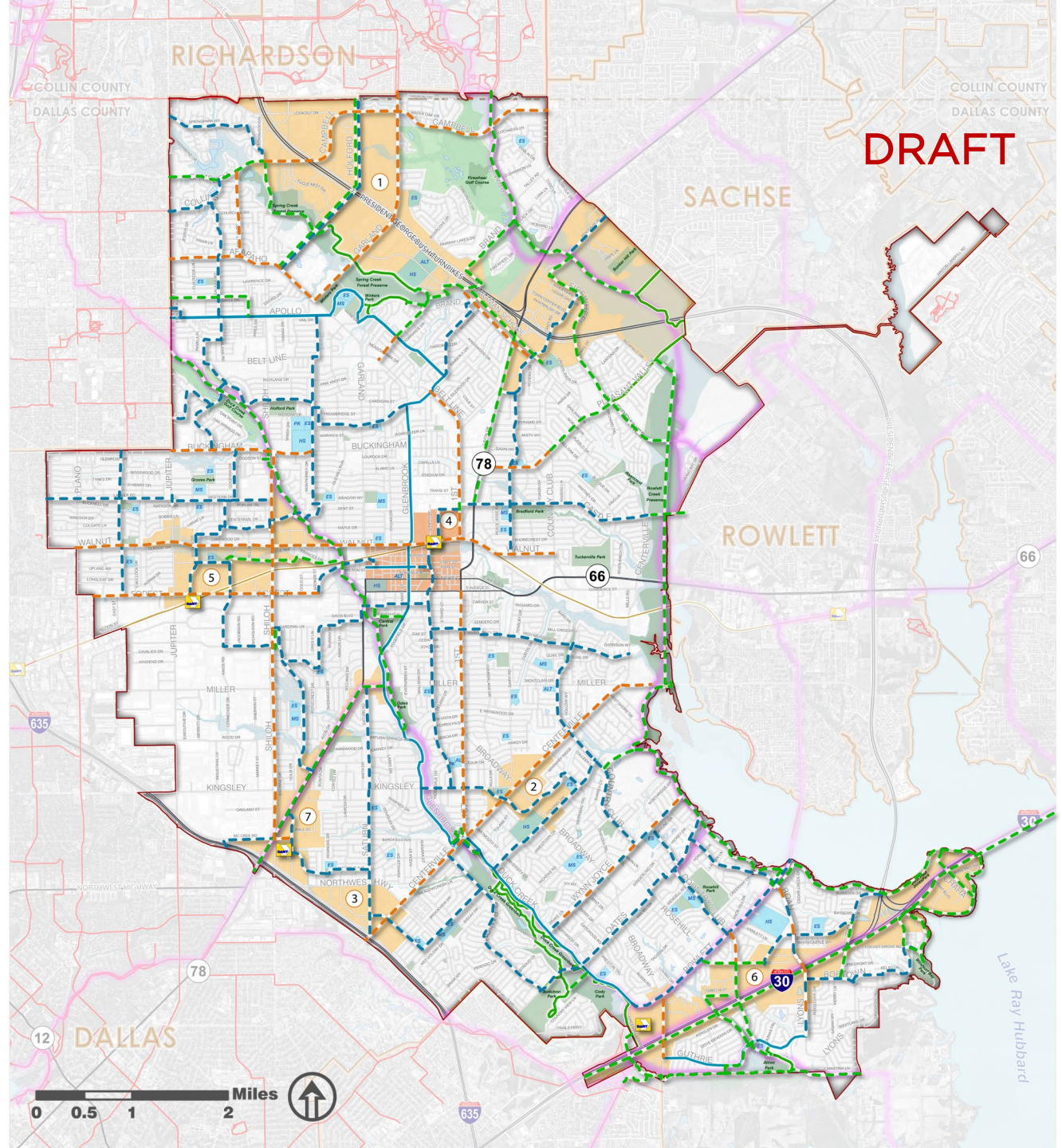
Speed Limit
Traffic Volume
Volume to Capacity Ratio
Thoroughfare Classification
Number of Lanes

Draft Recommendations

Combined Recommendations

- Existing Trails
- Proposed Trails
- Existing Bikeways
- Proposed Bikeways
- Proposed Enhanced Sidewalks
- Proposed Bikeway and Enhanced Sidewalk
- 2045 Regional Veloweb

- Downtown
- Catalyst Area

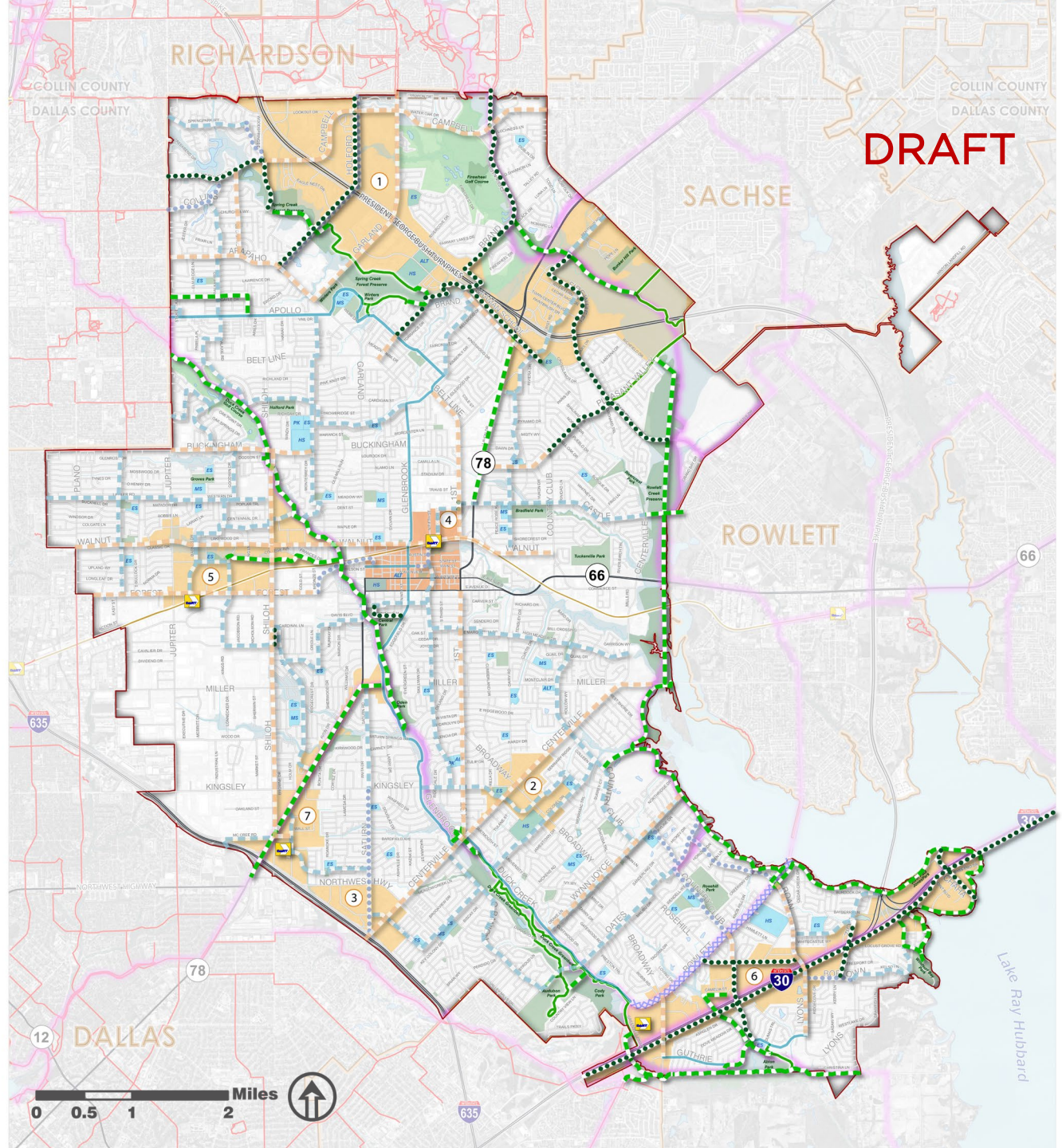


Draft Recommendations

Trail Facilities Recommendations

- Existing Trails
- Proposed Spine Trail
- Proposed Sidepath
- 2045 Regional Veloweb
- Downtown
- Catalyst Area

33.9 miles of proposed Spine Trail
21.5 miles of proposed Sidepath

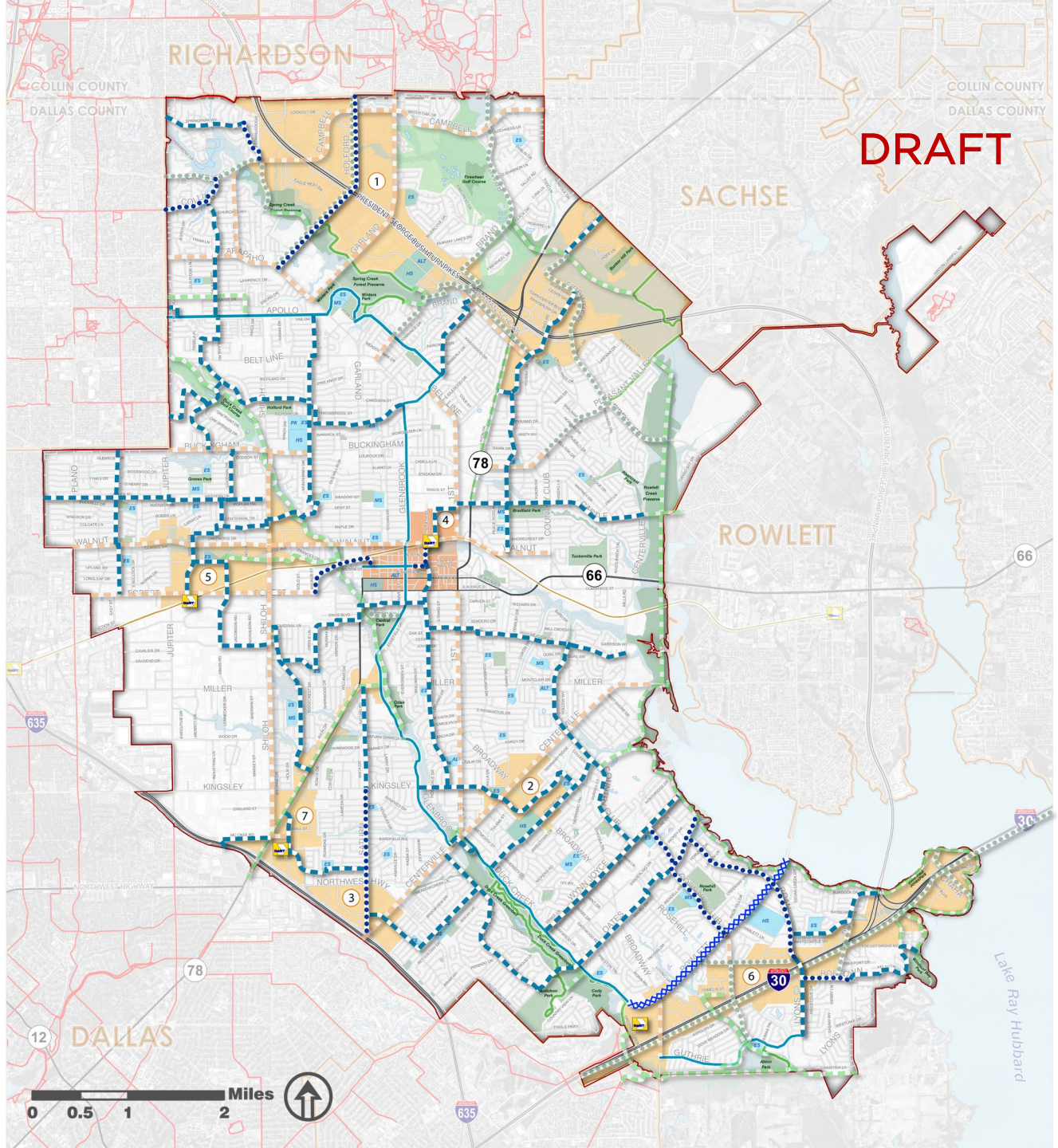


Draft Recommendations

Bikeways Recommendations

- Existing Bikeways
- Proposed Shared-Use Lane
- Proposed Bike Lane
- Proposed Cycle Track
- Downtown
- Catalyst Area

54.4 miles of proposed Shared-Use Lane
(includes both signed route and pavement markings)
10.3 miles of proposed Bike Lane
2.3 miles of proposed Cycle Track

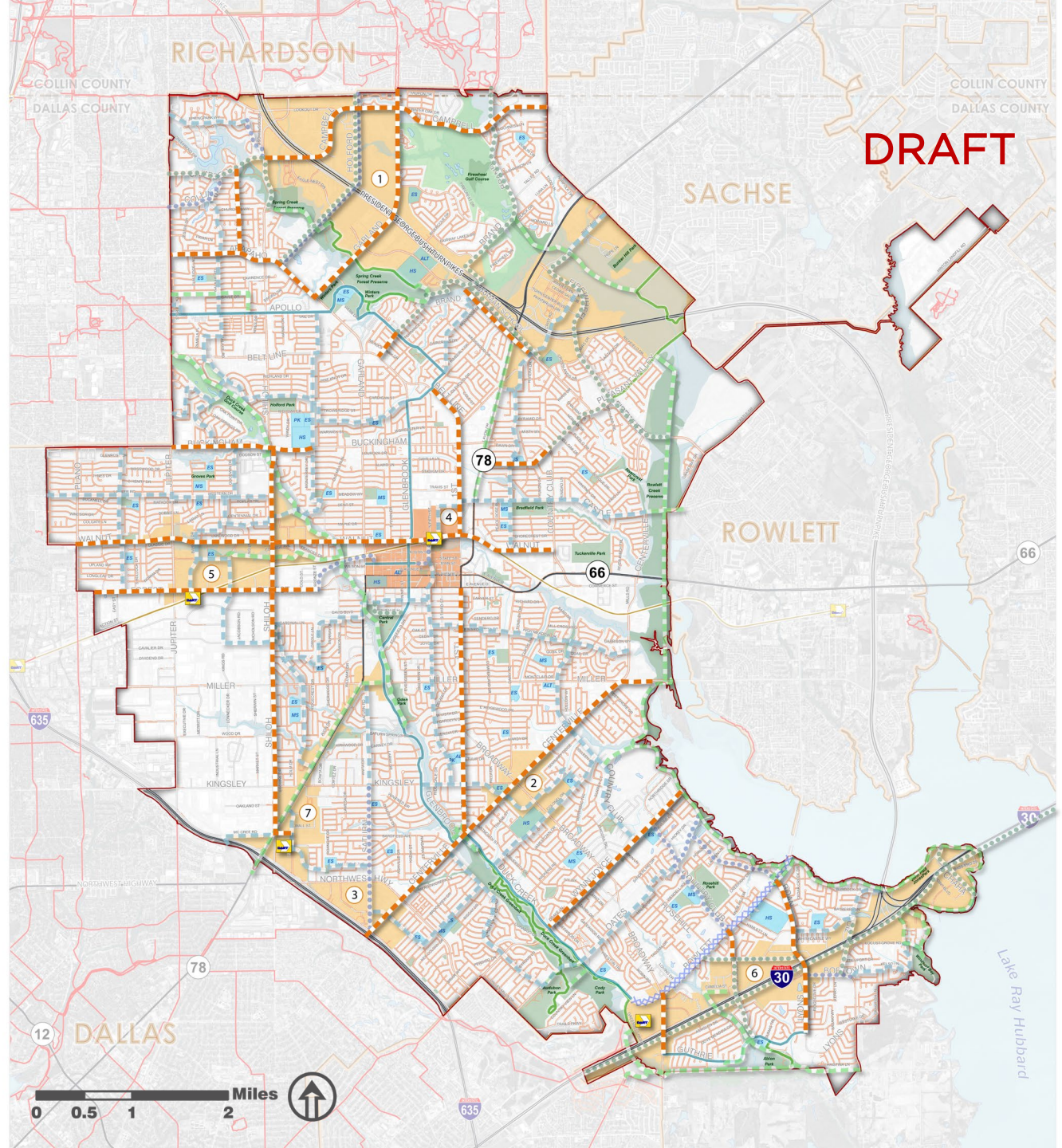


Draft Recommendations

Pedestrian Recommendations Map

- Existing Sidewalks
- Proposed Enhanced Sidewalks
- Downtown
- Catalyst Area

73.7 miles of proposed Enhanced Sidewalk
(includes both sides of roadway)



Recommendations Summary

DRAFT

Facility Type	Existing Mileage**	Proposed Mileage	Total Mileage
Spine Trail (12'+)	3.8	33.9	37.7
Sidepath (10'+)	0	21.5	21.5
Enhanced Sidewalk (8'+)*	7.8	73.7	81.5
Bike Lane	2.8	10.3	13.1
Shared Use Lane	11.4	54.4	65.8
Cycle Track	0	2.3	2.3
Totals	25.8	196.1	221.9

**Includes existing off-street trails that are 8'.*

***Doesn't include projects currently under construction or under design.*

Recommendations Summary

Level of Service (LOS) Results

2019 Population	239,684
2030 Population*	241,767
Current Trail LOS** - 2019	1 mile per 16,473 residents
Current Trail LOS** - 2030	1 mile per 16,616 residents
All Recommended Trail LOS** - 2030	1 mile per 2,615 residents

**Source: Envision Garland Comprehensive Plan*

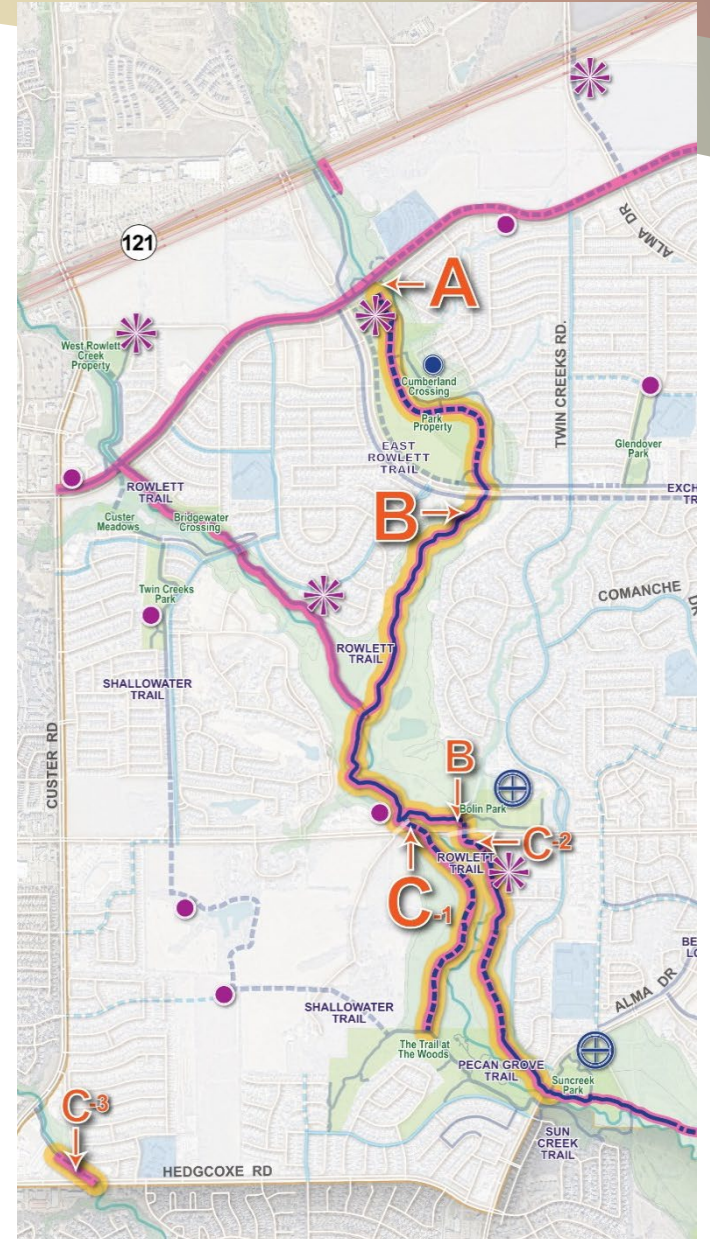
***LOS does not include soft-surface trails*

Prioritization

Trails & Bikeways Master Plan

Prioritization Criteria

- Used to rank proposed trail and bikeway corridors
- Will result in prioritized segments in the final master plan
- Separate criteria developed for off-street trails and on-street bikeways



Prioritization Criteria

OFF-STREET TRAILS

- Connects to key destinations
- Connects to the existing trail/bikeway network
- Creates an interjurisdictional connection
- Located on the designated Regional Veloweb
- Solves a safety issue or overcomes a barrier
- Fills a gap in the existing system
- Improves an existing trail
- Ease of implementation
- Amount of environmentally-sensitive areas disturbed
- Available funding



Prioritization Criteria

ON-STREET BIKEWAYS

- Connects to key destinations
- Connects to the existing trail/bikeway network
- Creates an interjurisdictional connection
- Solves a safety issue or overcomes a barrier
- Level of comfort (traffic volumes, speeds, pavement widths)
- Fills a gap in the existing system
- Improves existing facility
- Level of coordination needed with other entities
- Available funding



Next Steps

Trails & Bikeways Master Plan

Master Plan Report

- Chapter 1: Introduction
- Chapter 2: Community Context
- Chapter 3: Trail & Bikeway System Needs
- Chapter 4: Trail & Bikeway System Network
- Chapter 5: Trail & Bikeway Design Standards
- Chapter 6: Implementation

EXISTING TRAIL AND BIKEWAY SYSTEM

Figure 2.7 and Table 2.4 depict the existing off-street trails, on-street bikeways, and sidewalks in Garland. Currently, there are roughly 17 miles of off-street trails and approximately 14 miles of on-street bikeways. Additionally, there are over 1,110 miles of sidewalks located in the City. For the purpose of this inventory the following facility definitions are used:

- **Off-Street Trails:** Multi-use paths that accommodate a variety of users and are typically 8'-12' in width.
- **On-Street Bikeways:** Designated bicycle accommodations within a roadway such as bike lanes, shared-use lanes, and bicycle boulevards; bike lanes are typically a minimum width of 5'.
- **Sidewalks:** Pedestrian accommodations that range from 4'-6' in width and are located directly adjacent or separated from roadways and include pedestrian crosswalks.

Trails in Garland primarily exist within the City's parks and greenbelts. The longest continuous off-street trail is located within the Duck Creek Greenbelt. The Garland on-street bicycle network is primarily composed of the North-South Bikeway, which today connects Mesquite, Garland, and Richardson, primarily along Glenbrook Drive. It is important to note that the soft-surface mountain biking trails located in the Rowlett Creek Preserve are not included in the overall inventory since they are not multi-purpose and do not serve a commuting purpose. They do, however, serve as a unique amenity for the city and greater region.

The overall connectivity of the current trail and bikeway system is lacking, specifically in terms of providing connections to the eastern and western parts of the city. Generally, this system does not provide connections into neighborhoods or provide safe access across major thoroughfares, resulting in a lack of accessibility to key destinations via non-motorized routes.

As discussed in the Planning Guidance section of this chapter, the 2015 Non-Motorized Transportation Plan did establish a network of planned trails and bikeways for the city. This plan identified approximately 36.56 miles of additional off-street trails and 69.88 miles of additional on-street bikeways. These planned routes identify areas in the current trail and bikeway system that lack connectivity and attempt to fill the gaps. Additional routes will ultimately increase city-wide connectivity as there are more opportunities for users to comfortably and easily reach key destinations. The feasibility of these currently planned routes is discussed in Chapter 3.

Table 2.4, Existing Bike & Trail Inventory

Type	Total Length in Miles	Total Length in Linear Feet
Existing Off-Street Trails*	18.75	99,000
Planned Off-Street Trails	36.56	193,036.8
Existing On-Street Bikeways	14.27	75,345.6
Planned On-Street Bikeways	69.88	368,966.4

*This excludes the Rowlett Creek Preserve DORBA Trail

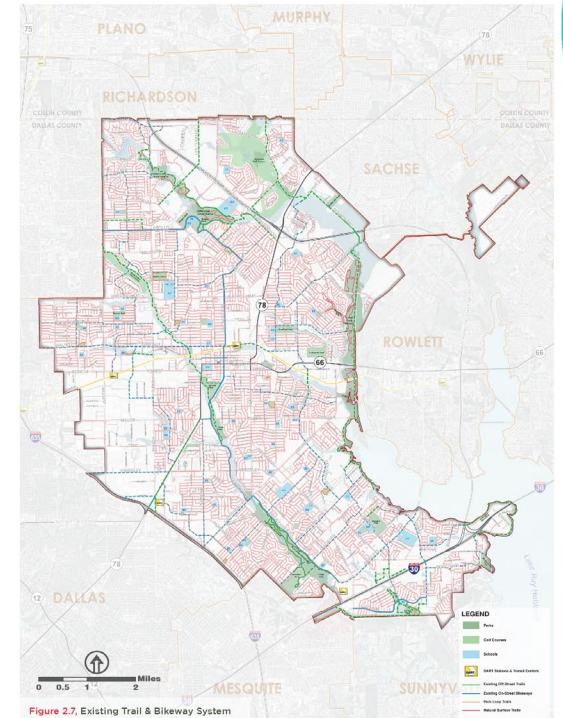


Figure 2.7, Existing Trail & Bikeway System

Next Steps

- Identify priority corridors
- Prepare estimates of probable costs
- Complete design standards
- Compile remaining report chapters
- Final public meeting – anticipated early September
- Master plan adoption

Contact Information

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