



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
July 24, 2017 at 7:00 p.m.**

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

A pre-meeting will begin at 6:10 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

AGENDA:

1. MINUTES

- a. Consider approval of Minutes for the July 10, 2017 meeting.

2. PLATS

- a. Hillside on the Lake Phase II Final Plat

3. ZONING

- a. Consideration of the application of **Skorburg Company**, requesting approval of 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single- Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Dwelling Use, and 3) an Alley Waiver. This property is located on the north corner of East Centerville Road and South Country Club Road. (District 2) (File Z 17-23) (This item was postponed from the July 10, 2017 Plan Commission Meeting.)
- b. Consideration of the application of **Big Red Dog Engineering**, requesting approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on a property zoned Planned Development (PD) District 13-31 for Community Retail Uses. This property is located at 3401 South Garland Avenue. (District 5) (File Z 17-22)
- c. Consideration of the application of **Reeyaz Thanawalla**, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-10 (SF-10) District. This property is located at 5010 Bobtown Road. (District 3) (File Z 17-30)

4. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 07/24/2017

Item Title: Plan Commission Minutes - July 10, 2017

Summary:

Consider approval of Minutes for the July 10, 2017 meeting.

Attachments

Plan Commission Minutes - July 10, 2017

Garland, Texas
July 11, 2017

The Plan Commission of the City of Garland met in regular session on Monday, July 10, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De la Vega
Staff	Isaac Williams

CALL TO ORDER

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

MINUTES

Approval of Minutes for the regular meeting of June 26, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Dalton to **approve** the minutes of the June 26, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

ZONING

1. Consideration of the application of **Skorburg Company**, requesting approval of 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single- Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Dwelling Use, and 3) an Alley Waiver. This property is located on the north corner of East Centerville Road and South Country Club Road. (District 2) (File Z 17-23) (Staff requests postponement to the July 24, 2017 Plan Commission meeting.)

Motion was made by Commissioner Moore, seconded by Commissioner Dalton to postpone the request to the July 24, 2017 Plan Commission Meeting. **Motion carried: 7 Ayes, 0 Nays**

2. Consideration of the application of Balcones Urban, LLC, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-7 (SF-7) District for Single-Family Detached Dwelling Use. This property is located at 1855 Holford Road. (District 7) (File Z 17-31)

Representing the applicant Bill Dahlstrom, 2323 Ross Avenue, Ste. 600 Dallas, Texas, 75201 was available for questions.

Chairman Roberts inquired if a builder has been designated for the development of this site.

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to approve the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays.**

3. Consideration of the application of **Masterplan**, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for a Charter School on a property zoned Planned Development (PD) District 13-28 with Specific Use Provisions for a Charter School and Dormitory. This property is located at 4413 North Shiloh Road. (District 7) (File Z 17-32)

The applicant Karl Crawly, 900 Jackson Street, Dallas, Texas, 75202 provided additional information regarding the architecture and necessity of the proposed development.

Motion was made by Commissioner Hedrick, seconded by Commissioner Moore to approve the request per staff recommendation. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:08 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 07/24/2017

Item Title: Hillside on the Lake Phase II Final Plat

Summary:

Hillside on the Lake Phase II Final Plat

Attachments

Hillside on the Lake Phase II Final Plat Planning Report and Attachments

Planning Report

File No: P 17-14/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 24, 2017



GARLAND

TEXAS MADE HERE

FINAL PLAT

Hillside On The Lake, Phase II

LOCATION

North corner of Roan Road and Rowlett Road

ZONING

Planned Development (PD) District 11-31 for Single-Family Detached Dwellings

NUMBER OF LOTS

33 residential lots and 1 HOA lot

ACREAGE

6.374 acres

BACKGROUND

The applicant requests approval of a final plat. The proposed final plat is comprised of 33 residential lots and 1 HOA lot. The final plat is in full conformance with the Detail Plan and conditions tied to Planned Development (PD) 11-31 for Single-Family Detached Dwellings approved in November of 2011.

The proposed residential subdivision is being developed in 2 phases. The proposed final plat is to create the residential lots in Phase 2 only.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Josue De La Vega
Development Planner
972-205-2454

jdelaavega@garlandtx.gov

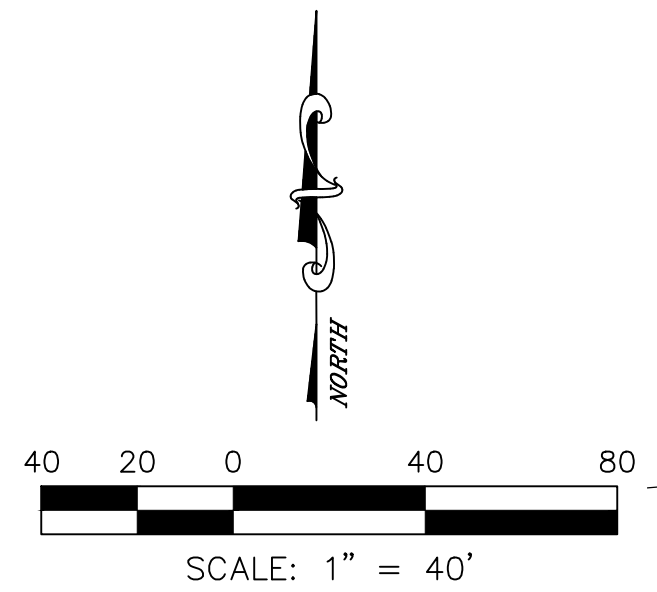
REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT P 17-14

 INDICATES AREA OF REQUEST



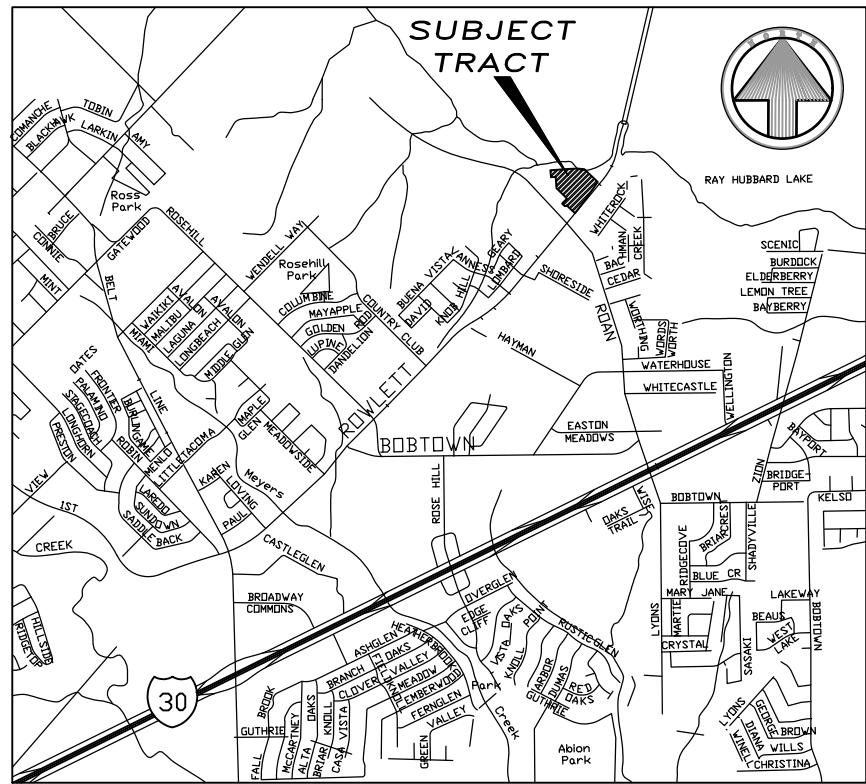
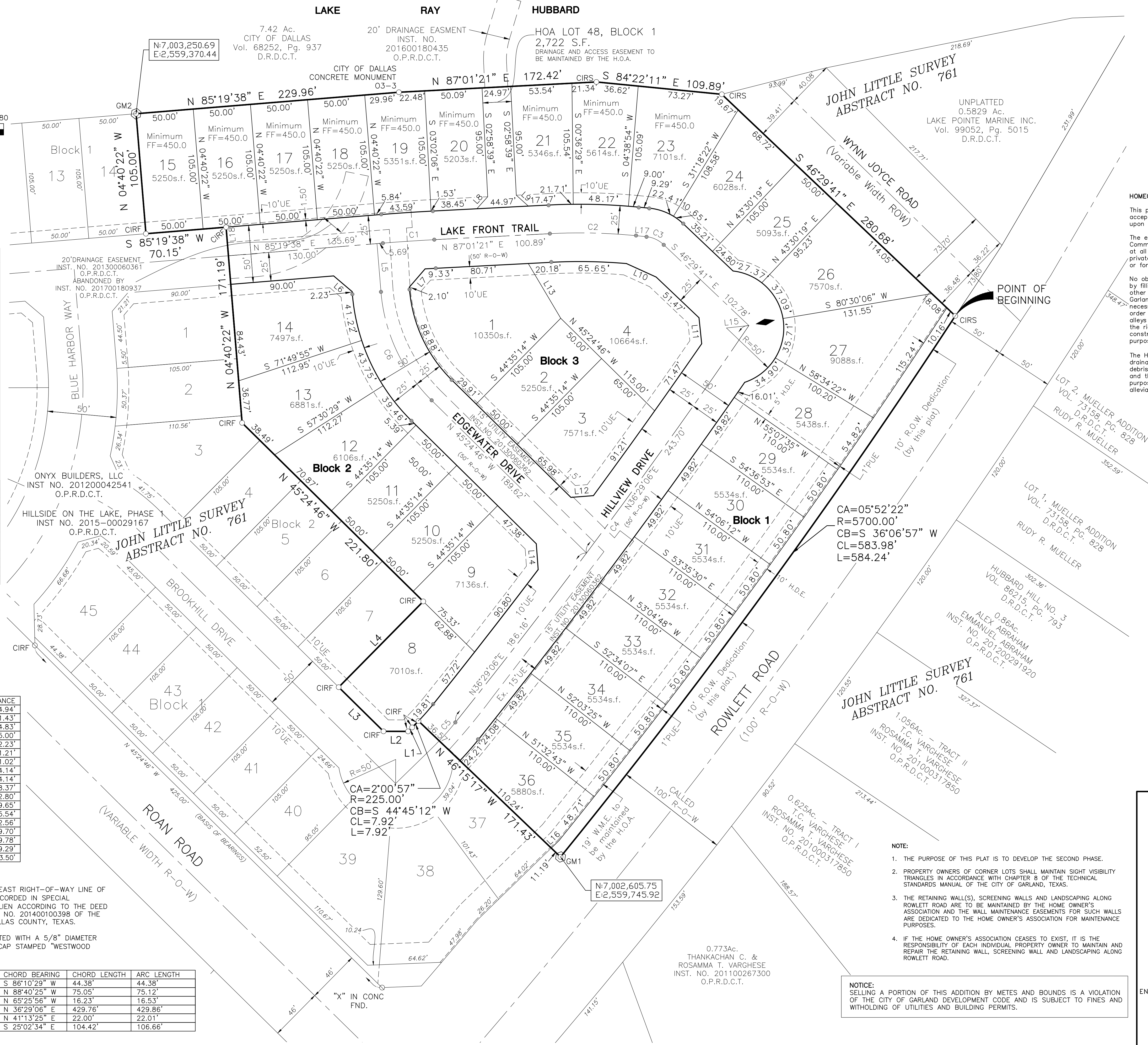
LOT AREA TABLE		
LOT	BLOCK	SQ. FT.
15	1	5250
16	1	5250
17	1	5250
18	1	5250
19	1	5351
20	1	5203
21	1	5346
22	1	5614
23	1	7101
24	1	6028
25	1	5093
26	1	7570
27	1	9088
28	1	5438
29	1	5534
30	1	5534
31	1	5534
32	1	5534
33	1	5534
34	1	5534
35	1	5534
36	1	5880
48-HOA	1	2722
LOT	BLOCK	SQ. FT.
8	2	7010
9	2	7136
10	2	5250
11	2	5250
12	2	6106
13	2	6881
14	2	7497
LOT	BLOCK	SQ. FT.
1	3	10350
2	3	5250
3	3	7571
4	3	10664

LINE	BEARING	DISTANCE
L1	S 45°45'40" W	4.94'
L2	N 89°49'33" W	21.43'
L3	N 45°24'46" W	54.83'
L4	N 44°35'14" E	105.00'
L5	N 04°40'22" W	42.23'
L6	N 49°40'22" W	21.21'
L7	N 40°50'52" E	21.02'
L8	N 42°01'21" E	14.14'
L9	S 47°58'39" E	14.14'
L10	S 65°29'52" E	28.37'
L11	S 05°57'52" E	22.80'
L12	N 85°29'50" E	19.65'
L13	N 30°41'34" W	55.54'
L14	S 04°09'49" E	22.56'
L15	N 83°55'11" E	19.70'
L16	S 45°45'40" W	9.78'
L17	S 84°22'11" E	9.29'
L18	N 04°40'22" W	13.50'

SURVEYOR'S NOTES

- BASIS OF BEARING IS THE NORTHEAST RIGHT-OF-WAY LINE OF ROAN ROAD. (N45°24'46"W) AS RECORDED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN ACCORDING TO THE DEED RECORDED IN COUNTY CLERK FILE NO. 201400100398 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
- ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1°41'43"	1500.00'	S 86°10'29" W	44.38'	44.38'
C2	8°36'28"	500.00'	N 88°40'25" W	75.05'	75.12'
C3	37°52'30"	25.00'	N 65°25'56" W	16.23'	16.53'
C4	4°26'01"	5555.00'	S 65°29'06" E	429.76'	429.86'
C5	5°02'37"	250.00'	N 41°13'25" E	22.00'	22.01'
C6	40°44'24"	150.00'	S 25°02'34" E	104.42'	106.66'



HOMEOWNER'S STATEMENT

This plat is approved by the City Planning Commission of the City of Garland and accepted by the owner, subject to the following conditions which shall be binding upon the owner, his heirs, grantees, successors, and assigns

The existing creek, creeks, or drainage channels, traversing along or across all the Common Areas within the limits of this addition, will remain as an open channel at all times. The City of Garland, will not be responsible for any damages to private property or persons that result from the flow of water along said creeks or for the control of erosion.

No obstruction to the natural flow of the storm water runoff shall be permitted by filling or by construction of any type of dam, fence, bridge, walkway or any other structure within the drainage channels 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 or alleys in or adjacent to the subdivisions, then in just event, the City shall have the right to enter upon the Common Areas at any point or points to erect, construct or maintain any drainage facility deemed necessary for drainage purposes.

The Homeowners' Association shall keep the natural drainage channels and/or drainage easements traversing or adjacent to this property clean and free of debris, silt and any other substance which would result in unsanitary conditions, and the City of Garland shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the property owner, to alleviate any undesirable conditions which may occur.

LEGEND

CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
CIRF	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
UE	UTILITY EASEMENT
HDE	DRAINAGE EASEMENT TO THE H.O.A.
PUE	PEDESTRIAN AND UTILITY EASEMENT
TUE	TEMPORARY UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
INDICATES NAME CHANGE	

GM =	City Of Garland Subdivision Monument= 5/8" Iron Pin With a 3-1/4" Aluminum Cap Stamped "Hillside On The Lake" found
GM1 =	$\frac{N\ 7,002,605.75}{E\ 2,559,745.92}$ (Grid) CONTROLLING MONUMENT
GM2 =	$\frac{N\ 7,003,250.69}{E\ 2,559,370.44}$ (Grid) CONTROLLING MONUMENT
State Plane Coordinates shown herein are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control (2002 Datum) Monuments No.s 87 and 88.	
87 =	$\frac{N\ 7,001,408.64}{E\ 2,558,734.77}$ (Grid) Elev.=496.74
88 =	$\frac{N\ 7,002,338.99}{E\ 2,559,590.70}$ (Grid) Elev.=501.24

FINAL PLAT
HILLSIDE ON THE LAKE,
PHASE II

OUT OF THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 170026-0
6.374 ACRES
33 RESIDENTIAL LOTS
1 H.O.A. LOT

OWNER: M/I HOMES OF DFW, LLC.
405 State Highway 121, Suite
A-210 Lewisville, Texas 75067
Phone:972-315-6440

ENGINEER/SURVEYOR:

Westwood

Phone: (214) 473-4640 2740 North Dallas Parkway, #280
Toll Free: (888) 937-5150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.

JUNE 28, 2017

SHEET 1 OF 2

0000735--FF.dwg

NOTE:

- THE PURPOSE OF THIS PLAT IS TO DEVELOP THE SECOND PHASE.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- THE RETAINING WALL(S), SCREENING WALLS AND LANDSCAPING ALONG ROWLETT ROAD ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND THE WALL MAINTENANCE EASEMENTS FOR SUCH WALLS ARE DEDICATED TO THE HOME OWNER'S ASSOCIATION FOR MAINTENANCE PURPOSES.
- IF THE HOME OWNER'S ASSOCIATION CEASES TO EXIST, IT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER TO MAINTAIN AND REPAIR THE RETAINING WALL, SCREENING WALL AND LANDSCAPING ALONG ROWLETT ROAD.

NOTICE:

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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.

STATE OF TEXAS
COUNTY OF DALLAS

OWNER’S CERTIFICATE

Whereas M/I HOMES OF DFW, LLC. is the owner of a 6.374 acre tract of land situated in the City of Garland, Dallas County, Texas, being a part of the John Little Survey, Abstract No. 761 and being part of a tract of land conveyed to M/I HOMES OF DFW, LLC by deed of record in Instrument No. 201400100398, of the Official Public Records, Dallas County, Texas, said 6.374 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” set for the most easterly northeast corner of said M/I HOMES OF DFW, LLC tract, same being at the intersection of the southwest right-of-way line of Wynn-Joyce Road (a variable width right-of-way) and the northwest right-of-way line of Rowlett Road (a called 100 foot right-of-way);

THENCE along the northwest right-of-way line of said Rowlett Road with a non-tangent curve to the right having a radius of 5,700.00 feet and an arc length of 584.24 feet (chord bears South 36 Degrees 06 Minutes 57 Seconds West, 583.98 feet) to a 5/8 inch iron rod with a 3–1/4” aluminum disc stamped “Hillside on the Lake” found for the southeast corner of Hillside on the Lake, Phase 1, an addition to the City of Garland, as shown by plat of record in Instrument No. 201500029167 of said Official Public Records, same being the south corner of the herein described 6.374 acre tract;

THENCE along the northeast line of said Hillside on the Lake, Phase 1, the following courses and distances:

North 46 Degrees 15 Minutes 17 Seconds West, a distance of 171.43 feet to a found 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS”;

Along a non-tangent curve to the right having a radius of 225.00 feet and an arc length of 7.92 feet (chord bears South 44 Degrees 45 Minutes 12 Seconds West, 7.92 feet) to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

South 45 Degrees 45 Minutes 40 Seconds West, a distance of 4.94 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 89 Degrees 49 Minutes 33 Seconds West, a distance of 21.43 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 45 Degrees 24 Minutes 46 Seconds West, a distance of 54.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 44 Degrees 35 Minutes 14 Seconds East, a distance of 105.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 45 Degrees 24 Minutes 46 Seconds West, a distance of 221.80 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 04 Degrees 40 Minutes 22 Seconds West, a distance of 171.19 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

South 85 Degrees 19 Minutes 38 Seconds West, a distance of 70.15 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” found for corner;

North 04 Degrees 40 Minutes 22 Seconds West, a distance of 105.00 feet to 5/8 inch iron rod with a 3–1/4” aluminum disc stamped “Hillside on the Lake” found for the northeast corner of Lot 14 Block 1, of said Hillside Estates, Phase 1, same being on the north line of said M/I HOMES OF DFW, LLC. tract and the common south line of a 7.42 acre tract of land conveyed to the City of Dallas (Lake Ray Hubbard) by deed of record in Volume 68252, Page 937, Deed Records, Dallas County, Texas;

THENCE along the north line of said M/I HOMES OF DFW, LLC. tract and the common south line of said 7.42 acre tract, the following courses and distances:

North 85 Degrees 19 Minutes 38 Seconds East, a distance of 229.96 feet to a City of Dallas concrete monument found for corner;

North 87 Degrees 01 Minutes 21 Seconds East, a distance of 172.42 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” set for corner;

South 84 Degrees 22 Minutes 11 Seconds East, a distance of 109.89 feet to a 5/8 inch iron rod with yellow plastic cap stamped “WESTWOOD PS” set for corner in the southwest right-of-way line of Wynn-Joyce Road for the most northerly northeast corner of said M/I HOMES OF DFW, LLC tract;

THENCE South 46 Degrees 29 Minutes 41 Seconds East with said southwest right-of-way line, a distance of 280.68 feet to the POINT OF BEGINNING and containing 277,667 square feet or 6.374 acres of land more or less.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

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

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

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

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

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2017.

M/I HOMES OF DFW, LLC.
a Delaware Limited Liability Company

BY: _____
Robert J. Romo
Vice President of Land

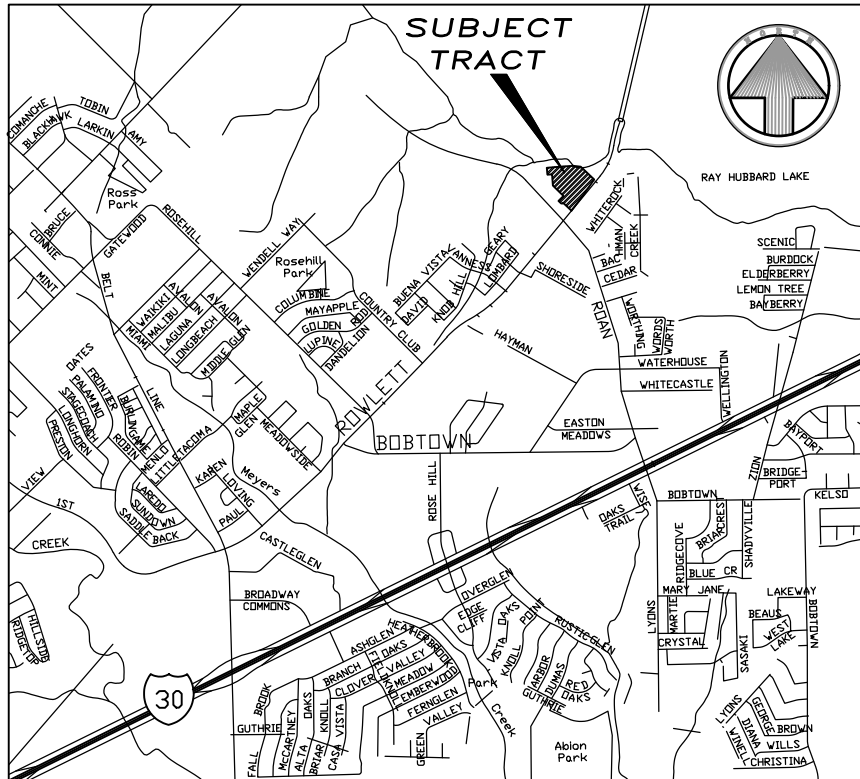
THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT J. ROMO whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said M/I HOMES OF DFW, LLC. and that he executed the same as the act of such partnership for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this_____ day of _____, 2017.

Notary Public in and for the State of Texas

NOTICE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.



VICINITY MAP
N.T.S.

SURVEYOR’S AFFIRMATION

I, Jason B. Armstrong, Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed as described hereon 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 _____, 2017.

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

THE STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED for the City of Garland, this _____ day of _____ 2017, by the City Plan Commission for the City of Garland, Texas.

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

Chairman, City Plan Commission

Director of Planning Department

FINAL PLAT
**HILLSIDE ON THE LAKE,
PHASE II**
OUT OF THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 170026–0
6.374 ACRES
33 RESIDENTIAL LOTS
1 H.O.A. LOT

OWNER: M/I HOMES OF DFW, LLC.
405 State Highway 121, Suite
A-210 Lewisville, Texas 75067
Phone: 972–315–6440

ENGINEER/SURVEYOR:

Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, #280
Toll Free (888) 937-6150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
JUNE 28, 2017

SHEET 2 OF 2



GARLAND

Plan Commission

3.a.

Meeting Date: 07/24/2017

Item Title: Z 17-23 Skorburg Company (District 2)

Summary:

Consideration of the application of **Skorburg Company**, requesting approval of 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single- Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Dwelling Use, and 3) an Alley Waiver. This property is located on the north corner of East Centerville Road and South Country Club Road. (District 2) (File Z 17-23) (This item was postponed from the July 10, 2017 Plan Commission Meeting.)

Attachments

Z 17-23 Skorburg Company Planning Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-23/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 24, 2017

REQUEST

Approval of a 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use, and 3) an Alley Waiver.

LOCATION

This property is located on the north corner of East Centerville Road and South Country Club Road.

APPLICANT

Skorburg Company

OWNER

Amlop Development LLC

BACKGROUND

In 2004 City Council approved Planned Development (PD) District 04-09 with a Detail Plan (Exhibit E) to allow the development of a single-family detached subdivision on 39.3 acres that included the subject property. Subsequently, most of the 39.3 acres developed in accordance with the approved Detail Plan and the specific conditions in Planned Development (PD) District 04-09, with exception of the subject property which has remained undeveloped.

In April 2017, City Council approved Planned Development (PD) District 17-11, with conditions, for Single-Family-5 (SF-5) Uses to allow single-family detached dwelling development.

The applicant proposes to amend Planned Development (PD) District 17-11, establish a Detail Plan, and allow development without alleys for the development of single-family detached dwellings on smaller lots.

SITE DATA

The subject property consists of approximately 11.721 acres. The site has approximately 565 linear feet of frontage along East Centerville Road and approximately 735 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 17-11 limits the permitted land uses on the subject property for Dwelling, Single-Family Detached in accordance with conditions.

CONSIDERATIONS

1. The applicant proposes an amendment to the existing Planned Development (PD) District 17-11 and a Detail Plan for development of a single-family residential community. The existing PD 17-11 allows development, except as specified by conditions, in accord with the regulations in the Single-Family-5 (SF-5) District as set forth in the Garland Development Code (GDC). The table below provides a side by side comparison between the zoning requirements in Planned Development (PD) District 17-11 and the proposed

Planned Development (PD) District:

	Existing Planned Development (PD) District 17-11	Proposed Planned Development (PD) District 17-23
Min. Lot Area	6,000 square feet	6,000 square feet; except 5,500 square feet on the following: Lots 7, Lot 17, and Lot 18
Min. Front Setback	20'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Front Setback Corner Lots	20' each street frontage where adjacent lot frontage is a front yard (resulting in the same setback from the street on adjacent lots)	15' front yard on the south side of Lot 26
Min. Side Setback Adjacent To Street	15'	15'
Min. Rear Setback Adjacent To Street	25'/15' curvil. or staggered or cul-de-sac	20'/15' curvil. or staggered or cul-de-sac
Min. Side Setback	5' each side	5' each side
Min. Rear Setback	10'	10'
Min. Dwelling Unit Area	1,800 sf: 30% or more of the dwelling units shall be greater than 2,000 sf	1,800 sf: 30% or more of the dwelling units shall be greater than 2,000 sf
Min. Lot Width	55' internal lots and 60' corner lots	55' internal lots and 60' corner lots; except 50' on Lot 17 and Lot 7
Min. Lot Depth	100'	100'
Max. Lot Coverage	60%	75%
Max. Height	35'	35'
Masonry Percentage	Street facing elevations shall be a minimum of 90% masonry	Street facing elevations shall be a minimum 90% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.

- The proposed development will comply with the applicable Screening and Landscape Standards in the GDC including the required perimeter screening between residential development and thoroughfares which the applicant intends to meet with the placement of a perimeter ornamental screening fence, high level screening shrubs, and large canopy trees (along the outside of the fence) contained within a ten (10) foot wide landscape buffer dedicated to the Homeowners Association.

In addition to the required landscaping, the applicant proposes to screen the exposed above ground gas line at the corner of Country Club Road and Centerville Road. The sidewalk would be relocated to meander around the pipe toward the northeast and low screening grasses would be installed along the street side of the pipe.

3. Access to the proposed Dwelling, Single-Family Detached community would be from two entrances, one from Country Club Road which is the existing entrance to the already developed subdivision to the north, and the other entrance would be from East Centerville Road. These entrances would be constructed with the first phase of the development.
4. Along with the Detail Plan the applicant requests an Alley Waiver from the Plan Commission. The inclusion of the development standard modifications result in a subdivision layout that may be feasible without alleys. However, lots 16 and 17, with or without alleys, may not be feasible as discussed in Consideration 6 below. Nevertheless, alleys provide important features in residential developments as they fulfill the role of service areas with space reserved for utilities, drainage ways, trash cans, vehicle storage and repair, and as the back-of-house for the home offering areas to keep unsightly activities out of public view. Developments resulting with alleys at the back of the homes present with the front yard as a private yet prominent contribution to the public realm. It should be noted that the existing adjacent single-family neighborhood to the north has a combination of alleys and front-entry garages.

As a result of the Alley Waiver, the Detail Plan shows a site layout with street-facing garages. To mitigate the visual impact of street-facing garages, Section 4.84(C)(2) of the GDC requires one of the following designs for front entry properties:

- "J" drives;
- "Swing" drives; or
- Offset front entry with the garage door setback at least five feet behind the front building line.

The applicant proposes that the garages be allowed front facing and setback twenty feet from the property line. Front entry mitigation Planned Development (PD) conditions are proposed:

- Condition H. Front elevations would include a covered front porch with a minimum area of fifty (50) square feet and a minimum depth of five (5) feet.
- Condition I. Garage architectural elements on the garage would include two of the following:
 - sconce lighting
 - decorative banding or moldings
 - decorative overhangs above garage doors
 - window openings on garage doors
 - eyebrow soldier course over garage doors
 - decorative vent covers on gable above garage
- Condition J. Garages would include one of the following:
 - two-car garage with split single doors
 - garage arches
 - detailed garage door designs with decorative brackets
 - carriage garage door appearance
 - columns flanking garage doors

Previously approved Planned Development (PD) Districts for single-family detached subdivisions with front loading garages have included the above conditions or a similar condition to lessen the visual impact of the garages and ensure that the front façade of

dwelling units is well-designed. The GDC requires two enclosed parking spaces per dwelling unit; the application does not propose to eliminate the second enclosed parking space.

5. Section 4.84(C)(3)(e)(ii) of the GDC stipulates that each dwelling unit must be constructed with a roof overhang of not less than eighteen inches, as measured from the finished exterior building façade to the soffit.

The applicant proposes a Planned Development (PD) condition to forego the above design standard and allow a roof overhang of not less than twelve (12) inches, as measured from the finished exterior building façade to the soffit. This condition supports a steeper incline of the roof. A steeper roof results in a narrower overhang. The proposed development roof overhang standard is twelve (12) inches because the proportionality of the pitched roof results in a 12-inch overhang.

6. The Detail Plan proposes development in two (2) phases with a total of forty-six (46) single-family residential lots or forty-four (44) single-family residential lots depending upon the outcome of a flood analysis.

The first phase consists of forty-four (44) single-family lots and five (5) Home Owner Association (HOA) lots. The first phase HOA lots comprise of perimeter lots with an ornamental fence and landscape buffer, as well as an internal lot with a walking path, picnic tables and barbeque stations. The picnic area is intended as a gathering place where residents may continue the movie nights and concerts that the existing neighborhood to the north currently conducts on the Detail Plan site.

The second phase includes two proposed lots (lot 16 and 17 on the Detail Plan) that are not feasible due to the results of the Preliminary Flood Study, and therefore if the future flood analysis demonstrates these two lots are not feasible then the entirety of phase two would remain undeveloped and dedicated as an additional HOA open space lot. A condition is included to make more obvious the phased development approach.

In addition it is recommended that a condition be included that would require lot 16 and 17, if these lots become an HOA open space lot, to be landscaped and irrigated as well as maintained by the HOA.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Traditional Neighborhoods. Traditional Neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, between one (1) and six (6) dwelling units per acre, with single-family detached dwellings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of the undeveloped property that is immediately across South Country Club Road and zoned for Neighborhood Services Uses, most of the surrounding properties are zoned for Single-Family Uses and developed with single-family detached residential neighborhoods.

The proposed Planned Development (PD) District with Dwelling, Single Family Detached is compatible with the surrounding land uses. However, the proposal includes deviations from development standards that should be considered in evaluation of the proposal's compatibility with surrounding development. Most of the residential zoned properties

surrounding the subject property have a minimum lot area of 7,000 square feet and 10,000 square feet; whereas, the proposed Planned Development (PD) District would permit a minimum lot area of 6,000 square feet with three (3) lots having a minimum size of 5,500 square feet.

STAFF RECOMMENDATION

Approval of 1) a Planned Development amendment, 2) a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use, and 3) an Alley Waiver.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

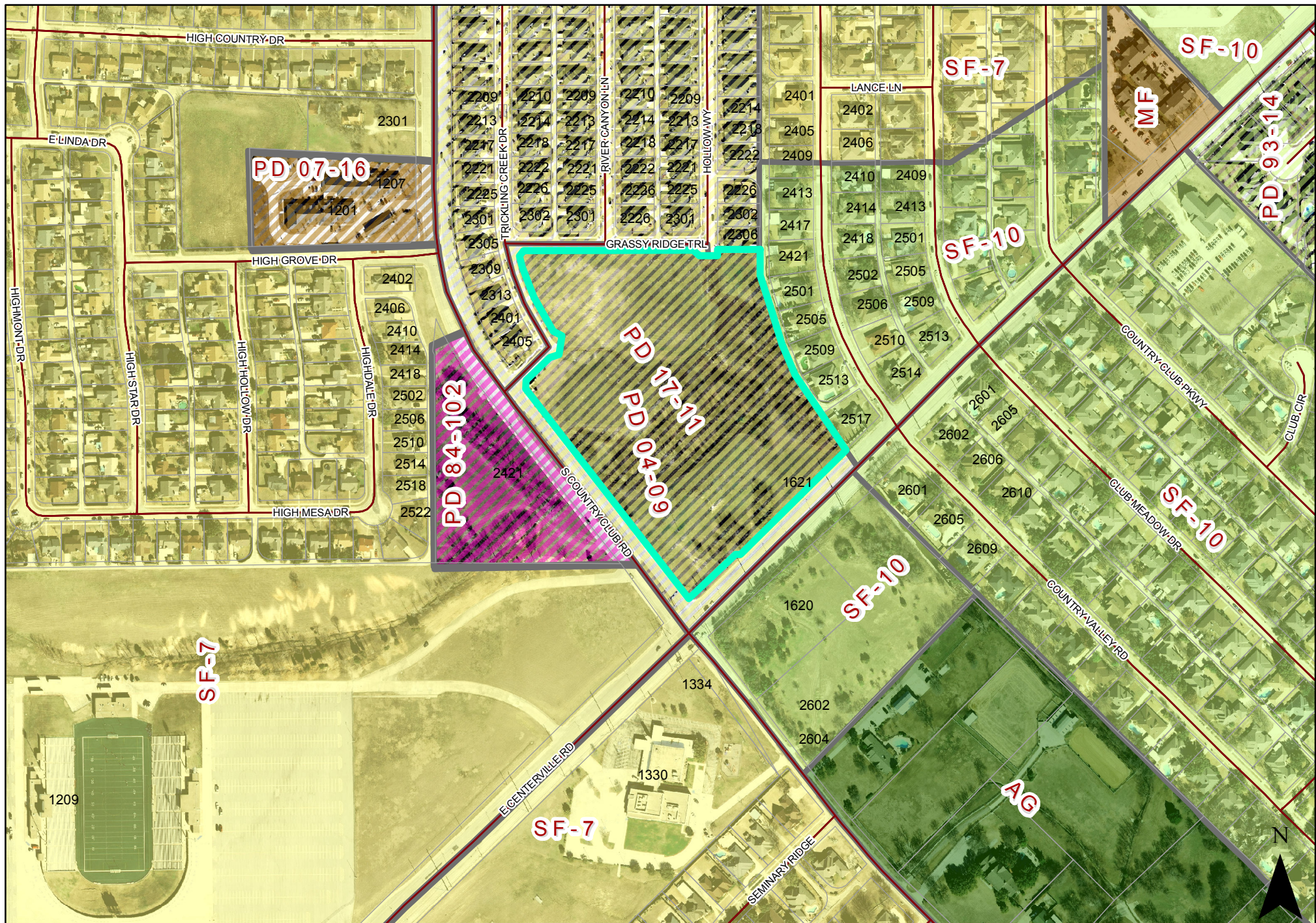
CITY COUNCIL DATE: August 15, 2017

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Director of Planning



0 200 400 Feet
1 inch = 337 feet

ZONING MAP Z 17-23

 INDICATES AREA OF INTEREST

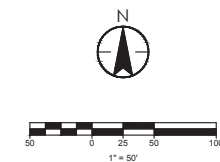
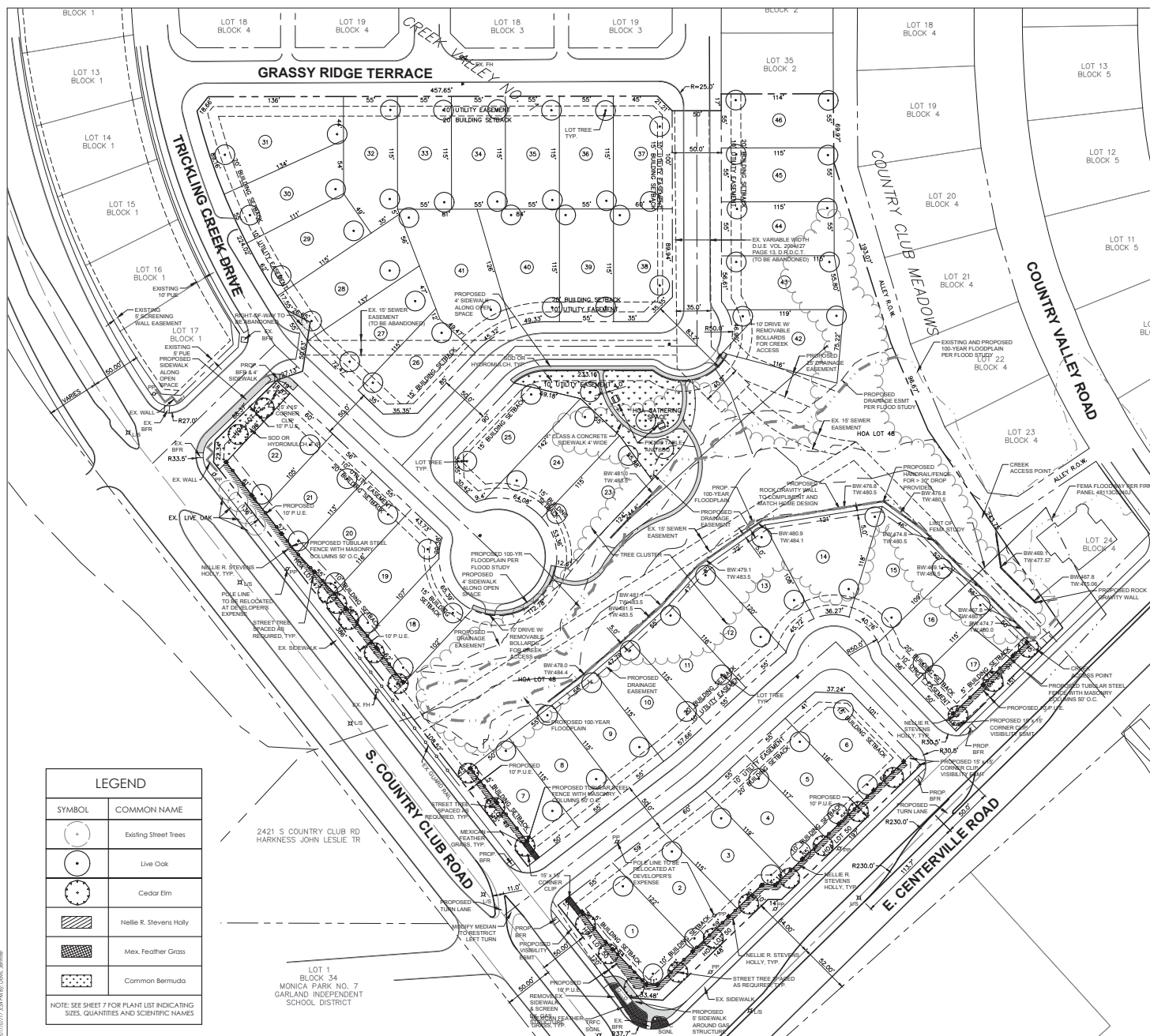
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-23

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 17-11 for Dwelling, Single-Family Detached Use are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family Detached is permitted.
- B. Minimum Lot Area: The minimum lot area is 6,000 square feet. A reduced minimum lot area of 5,500 square feet is allowed on Lot 7, Lot 17, and Lot 18.
- C. Minimum Lot Depth: The minimum lot depth is 100 feet.
- D. Minimum Lot Width: The minimum lot width is fifty-five (55) feet for all interior lots and sixty (60) feet for all corner lots, except the minimum lot width may be reduced up to five feet for a lot fronting onto the arc portion of a cul-de-sac or "eyebrow" street and the minimum lot width may be reduced up to five feet for a lot fronting on a curvilinear street. A reduced minimum lot width of fifty (50) feet will be allowed on Lot 17 and Lot 7.

- E. Dwelling Unit Area: The minimum dwelling unit area is 1,800 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- F. Garages/Alleys: Front entry garages shall be allowed. Alleys will not be required with this development. Offset front entry with the garage door set back at least five feet behind the front of building face will not be required. Garage setback of twenty feet from property line will be required. "J" and "Swing" drives will not be required.
- G. Masonry Requirement: All elevations facing a dedicated street shall be a minimum of ninety (90) percent masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- H. Additional Front Entry Mitigation: All front elevation shall contain a covered front porch with a minimum area of fifty (50) square feet with a minimum depth of five feet.
- I. Additional Front Entry Mitigation: Each garage shall incorporate at least two of the following architectural elements: sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, window/openings on garage doors, eyebrow soldiers course over garage doors, decorative vent covers on gable above garage.
- J. Additional Front Entry Mitigation: Each garage shall incorporate at least one of the following architectural elements: two-car garage with split single doors, garage arches, detailed garage door designs with decorative brackets, carriage garage door appearance, columns flanking garage doors.
- K. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve inches, as measured from the finished exterior building façade to the soffit.
- L. Lot Coverage: Building coverage shall not exceed seventy-five (75) percent of each platted lot.
- M. Key Lot Setback: A twenty (20) foot key lot side setback shall be reduced to fifteen (15) feet for Lot 26 along its southern boundary.

- N. Phase II. Phase II consists of Lot 16 and Lot 17. Phase II Reclamation: Lot 16 and Lot 17 in Phase II shall engage in a Floodway and Floodplain reclamation study that shall be submitted to and approved by FEMA. If reclamation is not successful in removing all Flood Plain and Floodway from Lot 16 and Lot 17, Lot 16 and Lot 17 are to become permanent green space owned and maintained by the Homeowners Association in perpetuity.
- O. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit D.
- P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.
- Q. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.



NOTES

Landscape Tabulations
Garland Development Code
Section 437 Residential Development Landscaping

Single-Family Detached	REQUIRED	PROVIDED
Required Trees	92	92

Two large canopy trees are required on all single-family detached and duplex residential lots and at least one of which must be located within the front yard.

Landscape Tabulations
Garland Development Code
Section 440 Perimeter Screening between Residential Development & Thoroughfares

Throughfare Screening	REQUIRED	PROVIDED
Landscape Buffer	yes	yes

All shrubs, trees, and the fence must be located within a minimum five-foot wide landscape buffer, dedicated to a required Homeowners Association for maintenance, on the street side of the screening fence

Thoroughfare Screening	REQUIRED	PROVIDED
Option 2 - Ornamental Metal Fence with Trees	25 (1, 210, 15/50)	25

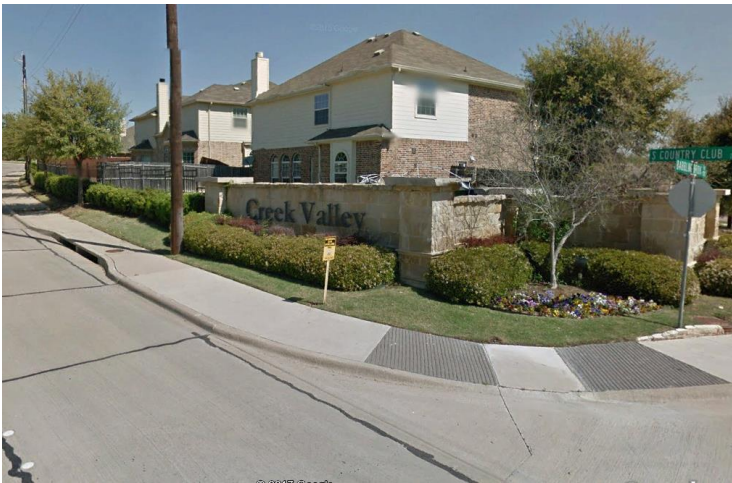
Z 17-23



South portion of site viewed from Country Club Road



Looking south from Trickling Creek Drive and Grassy Ridge Drive



Creek Valley development to north of the site, at Country Club Road and Trickling Creek Drive



Looking north along Centerville Road, subject site on the left



GARLAND

Plan Commission

3.b.

Meeting Date: 07/24/2017

Item Title: Z 17-22 Big Red Dog Engineering (District 5)

Summary:

Consideration of the application of **Big Red Dog Engineering**, requesting approval of 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on a property zoned Planned Development (PD) District 13-31 for Community Retail Uses. This property is located at 3401 South Garland Avenue. (District 5) (File Z 17-22)

Attachments

Z 17-22 Big Red Dog Engineering Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-22/District 5

Agenda Item:

Meeting: Plan Commission

Date: July 24, 2017

REQUEST

Approval of a 1) an amendment to Planned Development (PD) District 13-31; 2) an amendment to a Concept Plan; 3) a Detail Plan; and 4) a Specific Use Provision for a Car Wash, (Automated/Rollover) Use on property zoned Planned Development (PD) District 13-31 for Community Retail Uses

LOCATION

3401 S. Garland Avenue

APPLICANT

Big Red Dog Engineering

OWNER

FWLB Skillman LP

BACKGROUND

The applicant is seeking approval of a Specific Use Provision to develop an unimproved property for a Car Wash, (Automated/Rollover) and Retail Use. The site is unimproved and is a portion of a larger property to the south which is improved with a RaceTrac convenience store with fuel pumps. In 2012 the property to the south was zoned Planned Development (PD) District 31-31 and approved for a Specific Use Provision for the RaceTrac convenience store and fuel pumps. Planned Development (PD) District 13-31 resulted in enhanced landscaping and a City of Garland entry feature at the intersection of South Shiloh Road and South Garland Avenue. The landscape buffers along the abutting major streets are required to be thirty (30) feet with a tapered width towards the north of the property per the PD. Shumard Red Oak trees and Crape Myrtle trees were specifically required along the street frontages of the site. The applicant intends to develop the site in compliance with all existing development standard requirements with two buildings. One building will be used for Retail use and the other for the Car Wash, (Automated/Rollover).

SITE DATA

The subject property is approximately 2.33 acres with approximately 262 feet of frontage along South Garland Avenue and 134 feet of frontage along South Shiloh Road; the site provides a single point of access from each street. Both of these access points are shared with the RaceTrac, as intended with the Planned Development (PD) District 31-31.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-31 within which Community Retail (CR) District uses are allowed with the exception of Minor Automobile Repair; Indoor Equipment Leasing; Office Equipment Sales, Repair, And Maintenance; Tire Dealer With No Outside Storage; Temporary Used Goods Or Products Collection Point; and Wrecker Service, which are specifically not permitted. The following uses are permitted in addition to the Community Retail (CR) District uses: Indoor Commercial Amusement; and Full Service Hotel/Motel. The following uses require a Specific Use Provision: Outdoor Commercial Amusement and Limited Service Hotel/Motel.

The proposed Retail use is allowed in Planned Development (PD) District 13-31. The CR District allows carwash (full service) with a Specific Use Provision. The applicant has submitted an application for a Specific Use Provision.

CONSIDERATIONS

1. **Site Design:** The applicant requests approval of a Specific Use Provision to develop the existing unimproved site into a Car Wash, (Automated/ Rollover) the car wash will include an office space for its operations. The 5,454 square foot car wash building with office is sited on the north-central portion of the property. The three-lane car wash entrance drive is shown on the eastern portion of the site, parallel to South Garland Avenue. The car wash building entrance is approximately one-hundred twenty (120) feet west of South Garland Avenue and screened with landscaping. The exit of the car wash is at the west side of the car wash building, approximately one-hundred ninety (190) feet from South Shiloh Road.

The site is also proposed for development with a retail building. That building is located on the west side of the site, west of the car wash and when built it will largely obstruct views of the car wash from South Shiloh Road. Until the retail building is constructed, landscaping will provide screening of the car wash.

The plans demonstrate that the car wash and the retail building are independent developments supported with their own required amounts of parking and other required improvements such as landscaping.

2. **Landscape and Screening:** The existing Planned Development (PD) District 13-31 requires a landscape buffer along both Shiloh Road and Garland Avenue to be decreased from the thirty (30) foot in width tapering to a variable width buffer. The proposed landscape plan shows a minimum thirty (30) foot wide buffer along South Garland Avenue planted with nine (9) large canopy trees and sixty-three shrubs. The South Shiloh Road buffer is also a minimum thirty (30) feet in width and is shown with fifteen (15) small ornamental trees and thirty-five (35) shrubs. Small ornamental trees were used in response to overhead utility lines which preclude the placement of large canopy trees; this allowance is in conformance with the GDC landscape provisions. Both street buffers also are proposed with grass ground cover. The landscape plan satisfies and exceeds the minimum zoning requirements. The plan exceeds the minimum landscaped area of ten (10) percent with the provision of a thirty-four (34) percent landscaped area.
3. **Bay Door Orientation and Screening:** The car wash building is sited on the north central portion of the property. The car wash entrance is approximately one hundred twenty (120) feet west of South Garland Avenue and screened with landscaping. The exit of the car wash building is at the west side of the building approximately one hundred ninety (190) feet from South Shiloh Road. The west end of the car wash will be screened from South Shiloh Road by landscaping; in addition construction of the proposed Retail building will result in a greater degree of screening as that building will provide visual screening of the exit from the South Shiloh Road. GDC Section 2.52 Special Standards for Certain Uses requires that automated car wash bay doors face away from streets; however for a through lot, such as with this application, with approval the bay doors may face onto the street. The project design is limited in the placement of a long, narrow carwash building, such that any placement of the car wash bay doors would be visible from the street. To the greatest extent appropriate for the proposed improvements, the design places the building at the center of the property, taking advantage of distance, landscaping, and a future building to screen the car wash bay doors from the adjacent streets.

The applicant has proposed further screening elements for future development to the north. The property to the north is the former Hypermart retail property. In order to reduce impacts from the car wash on that property, screening hedges are proposed at the exit of the car wash.

4. **Building Elevations:** Both proposed buildings meet the building architectural requirements of the GDC including articulation, materials, and elements.

Each external building elevation contains a 100 percent masonry façade consisting of brick and stone. The applicant utilizes variations in masonry color and material textures to complete a more complimentary site aesthetic.

The building masonry materials will consist of brick, stone with two materials. On the retail building brick will be placed in a diagonal pattern below a corner tower element which will not only provide a decorative element but it will also emphasize the corner tower. In addition, the retail building will have two separate soldier rows along its length, breaking the vertical building into three parts. Metal awnings are shown on the retail building above each store front and the tower is proposed with a standing seam metal roof.

The car wash building will be composed of the same masonry materials, metal roofing and other architectural components to match the retail building. In addition, the building features roof vents which are annotated on the elevation plans as dormers with architectural louvers. The fronts of these louvers are blue in color. Accessory to the car wash are proposed canopies which will provide shade for the car wash's vacuum and drying areas. These canopies have blue color accent on the canopy support poles and on the canopy roofs.

The elevation plans and landscape plans reflect the incorporation of approved architectural design elements including: awnings/canopies, display windows, divided light windows, distinctive lighting (which will match the RaceTrac), benches, varied roof heights, and gable windows) as set forth in Chapter 4, Article 6 of the GDC.

5. **Parking:** The Planned Development (PD) District 13-31 project area includes three uses, each with individual parking requirements: Convenience Store with Fuel Pumps, Retail, and Car Wash, (Automated/Rollover). PD 13-31 established parking at a rate of one space per 200 square feet of gross floor area for the 6,248 square foot Convenience Store with Fuel Pumps, which has been developed with fifty (50) parking spaces. The new development for the Car Wash, (Automated/Rollover) and Retail will comply with Chapter 2, Section 2.52 of the GDC. The 4,052 square foot Retail building is proposed with seventeen (17) parking spaces satisfying the GDC requirement of one space per 250 square feet of gross floor area. The 5,454 square foot Car Wash, (Automated/Rollover) is shown on the plans with twenty-eight (28) parking spaces, also satisfying the GDC requirement of one space per 250 square feet of gross floor area. Specifically, twenty-one (21) vacuum stations are provided in front (south) of the car wash building, in addition to four (4) car detail and waiting parking spaces and three (3) standard parking spaces which are located east of the car wash building.
6. Any signage will be subject to the regulations set forth in Chapter 4, Article 5 of the Garland Development Code.
7. The applicant requests approval of the Specific Use Provision for a period of twenty (20) years.

COMPREHENSIVE PLAN

Envision Garland 2030 Comprehensive Plan

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. The Employment Centers Building Block provides concentrated options for high-quality, business environments within the city. Employment Centers support major employers and suppliers, along with providing services and amenities for employees. Located throughout Garland, Employment Centers enhance the livability of residents by providing accessible employment opportunities. The Employment Center Building Block:

- Expands opportunities for emerging technology and industry within the city
- May be developed as mixed-use
- Proximity of employment and residential areas offers reduction of commute times and distances

Strategies for employment centers include:

Distinctive Community Design

Plan for concentrated clusters of commercial activities that include major employers, business support services, and employee services.

Redevelopment and Revitalization

Provide support to business and industry to facilitate expansion and redevelopment of commercial and industrial sites.

Strategic Investment

Work aggressively to attract jobs and employers to Garland through a comprehensive economic development strategy that expands the business and industrial base and attracts growth industries.

Increased Mobility Options

Continue to invest in roads, highways, rail, and transit to further connect Garland to the North Texas region.

Business Center Designation

Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business 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, including compatible residential uses that support the business employment sector.

Catalyst Areas

In addition to the above plan recommendations, the site is situated within two Catalyst Areas.

South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community. The strategy for this area is to diversify large infill sites to

transform the area into a viable employment and training center, taking advantage of regional transit access. The development focus is redevelopment and revitalization. In this plan, the site is identified for targeted investment. The *Garland and Kingsley Target Investment Area* focuses development opportunity on re-use of the Hypermart with suggestions for recreational facility, employment/education, or medical center. The size and flexibility of space offers widely varying potential land uses. The vacant auto dealership (the car wash/retail site and the RaceTrac) were envisioned for assemblage of land to create a large land mass as an opportunity for a larger unified development. The key assets of this area include potential for adaptive reuse, assemblage, and recognition of the importance of the area as the IH 635 access and gateway into Garland.

This area is anticipated to be studied and strategized further as part of a future South Garland Avenue Catalyst Area Plan.

Centerville Marketplace Revitalization Strategy. The Centerville Marketplace Revitalization Strategy overlays this site and the plan encourages redevelopment of underutilized properties to increase density and quality. The focus of this area is redevelopment and revitalization. In this Catalyst Area residential development potential is recognized but in a small scale and intended to attract workforce renters and buyers. Professional and smaller-format office users would benefit from new residential design and take advantage of IH-635 access. The key assets of this area include IH-635, proximity to major employment concentrations, and ample vacant/underutilized parcels. The accompanying *Target Investment Area* establishes a strategy for reuse, re-positioning, and redeveloping vacant commercial space and land. Specifically the site is included as part of the Hypermart Site / Live Work Center, as Catalyst Site No. 4. The Strategy encourages business park development and commercial spaces that would be modest in scale, and primarily the type that would support the daytime workforce population.

The proposed car wash and retail building will offer support services for employment and residential uses in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of employment, support services, and residential development. There are properties, such as the vacant Hypermart to the north, that present reinvestment opportunities. The proposed use is complementary and compatible with the adjacent RaceTrac convenience store/gas station and will provide similar support services to the surrounding area. The retail building is compatible to the surrounding developments.

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

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Car Wash, (Automated/Rollover) for a period of twenty (20) years.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: August 15, 2017

PREPARED BY:

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REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 329 feet

ZONING MAP Z 17-22

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-22

3401 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Car Wash, (Automated/Rollover) and Retail Use on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, and Planned Development (PD) District 13-31 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Concept Plan: Development shall be in general accordance with the Concept Plan identified as Exhibit C.
- B. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit D. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Regulations:**
- A. Permitted Uses: Uses permitted shall be those permitted by Planned Development (PD) District 13-31 and a Car Wash, (Automated/Rollover) shall be allowed with a Specific Use Provision.
- B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E.
- C. Building Elevations: The building elevations shall be in general conformance with Exhibit F.

SPECIFIC USE PROVISION CONDITIONS

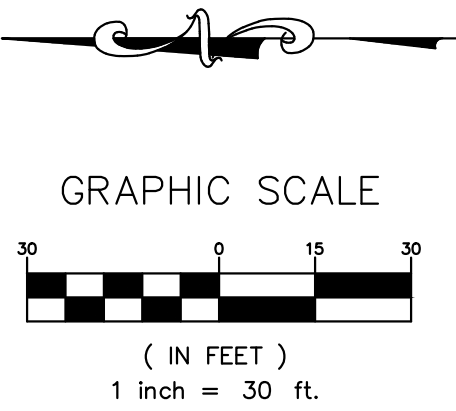
ZONING FILE Z 17-22

3401 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- D. Time Period: The Specific Use Provision shall be in effect for a time period of twenty (20) years.
- E. Site Plan: Development shall be in conformance with the approved site plan (Exhibit D).
- F. Landscape Plan: Development shall be in conformance with the approved landscape plan (Exhibit E).
- G. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit F).

FILE NAME: 1501_11_15_2015 CONCEPT PLANNING
LAST MODIFIED BY: SETH SQUAWEL
DATE: 11/15/2015 10:58:23 PM
PLOT DATE: 11/15/2015 10:58:23 PM
PLOT STYLE: 24x36 2015 FALL C7B

PARKING SUMMARY					
LOT	USE	BUILDING SIZE	PARKING RATIO	REQUIRED SPACES	PROVIDED SPACES
1	CONVENIENCE STORE	6,248	1 PER 200 S.F.	32	50
2	CAR WASH	5,454	1 PER 200 S.F.	28	28
3	RETAIL	4,052	1 PER 250 S.F.	17	17
TOTAL				77	95



SOUTH GARLAND AVENUE
(STATE HIGHWAY 78)
(A VARIABLE WIDTH R.O.W.)
(SPEED LIMIT 45 MPH)

LOT 1
6,248 S.F.
RACETRAC
4.2 ACRES

LOT 2
CAR WASH
5454 SF

LOT 2
RETAIL
4052 SF

SOUTH SHILOH ROAD
(A 100 FOOT R.O.W.)
(MAINTAINED BY CITY OF GARLAND)
(SPEED LIMIT 40MPH)

- BENCHMARK INFO:**
- CITY OF GARLAND DISK GPS 204
2" BRASS DISK STAMPED 204, LOCATED ON INLET TOP @ THE SW CORNER OF KINGSLET RD AND SHILOH RD APPROX 90' W OF SHILOH RD CL & APPROX 30' S OF KINGLSE RD CL
N:7007567.88444
E:2531544.21104
ELEV=580.90
 - CITY OF GARLAND DISK GPS 205
2" BRASS DISK STAMPED 205, LOCATED ON INLET TOP IN FRONT OF 2805 SHILOH RD APPROX 37' W OF SHILOH RD AND APPROX 57.2' S OF SHILOH RD AND HUSKEY ST INTERSECTION CL.
N:7008551.50452
E:2531572.63041
ELEV=576.18

NOT FOR CONSTRUCTION

214-307-4767

ENGINEERING & CONSULTING
4825 GRANT STREET, SUITE 1250
DALLAS, TEXAS 75206

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
JENNIFER M. HAYNES
P.E.# 90167
ON
7/13/2017

GARLAND CAR WASH
3401 SOUTH GARLAND AVE
GARLAND, DALLAS COUNTY, TEXAS

CONCEPT PLAN

EXHIBIT D

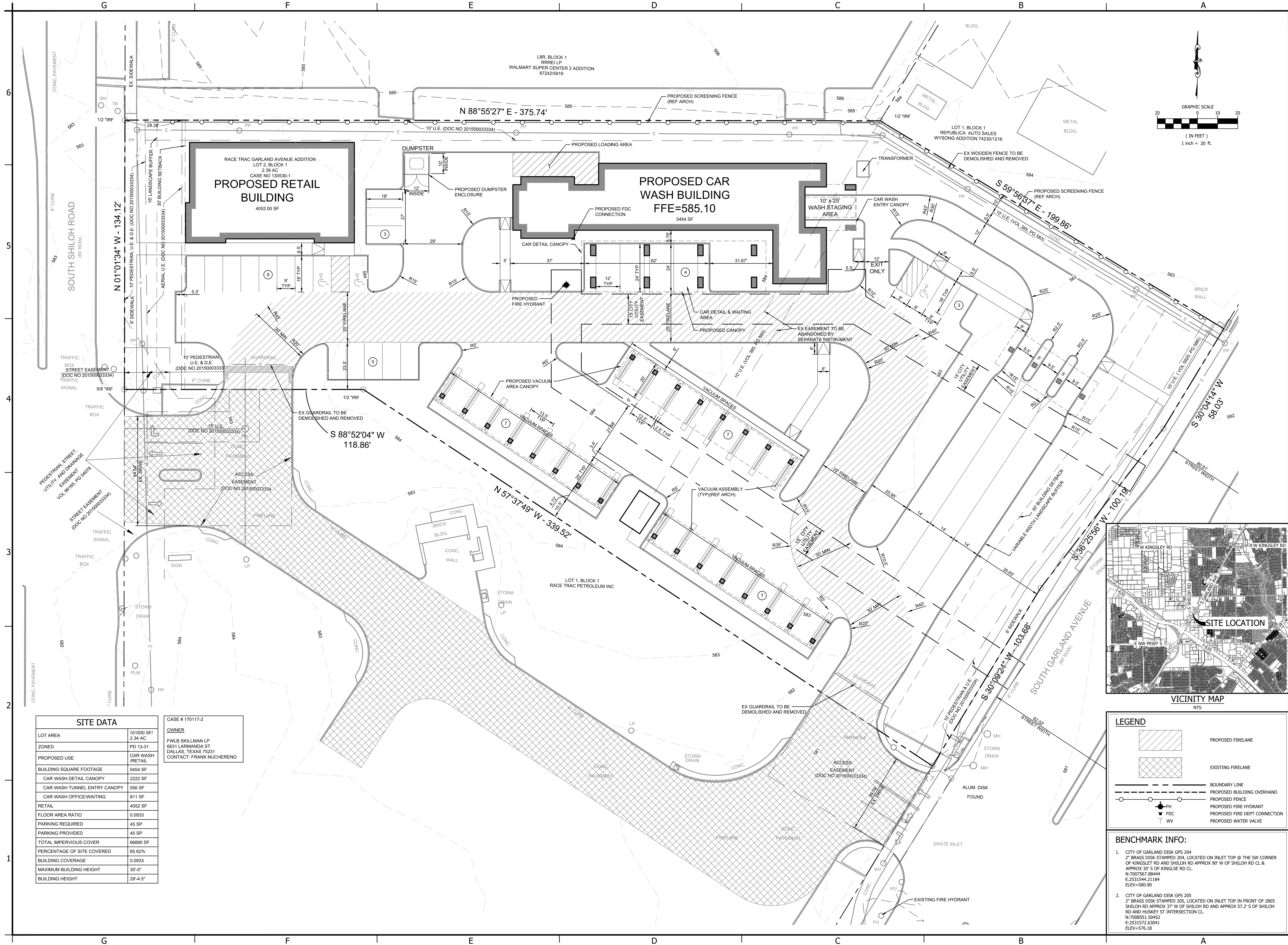
PROJECT:

SHEET
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VALUE OF 6

PLAT NO. 130530-01

FILE NAME: C:\P\170117-2 GARLAND CAR WASH PLAN-SCHMATIC.DWG
LAST MODIFIED BY: SETH SQUAWLE
DATE: 07/13/2017 1:23:42 PM
PLOT DATE: 07/13/2017 1:23:42 PM
PLOT STYLE: 24x36-2015-PLT.CTB

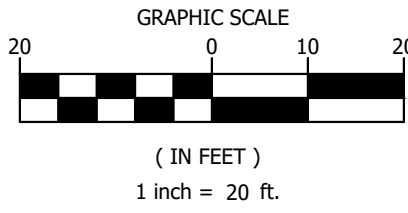
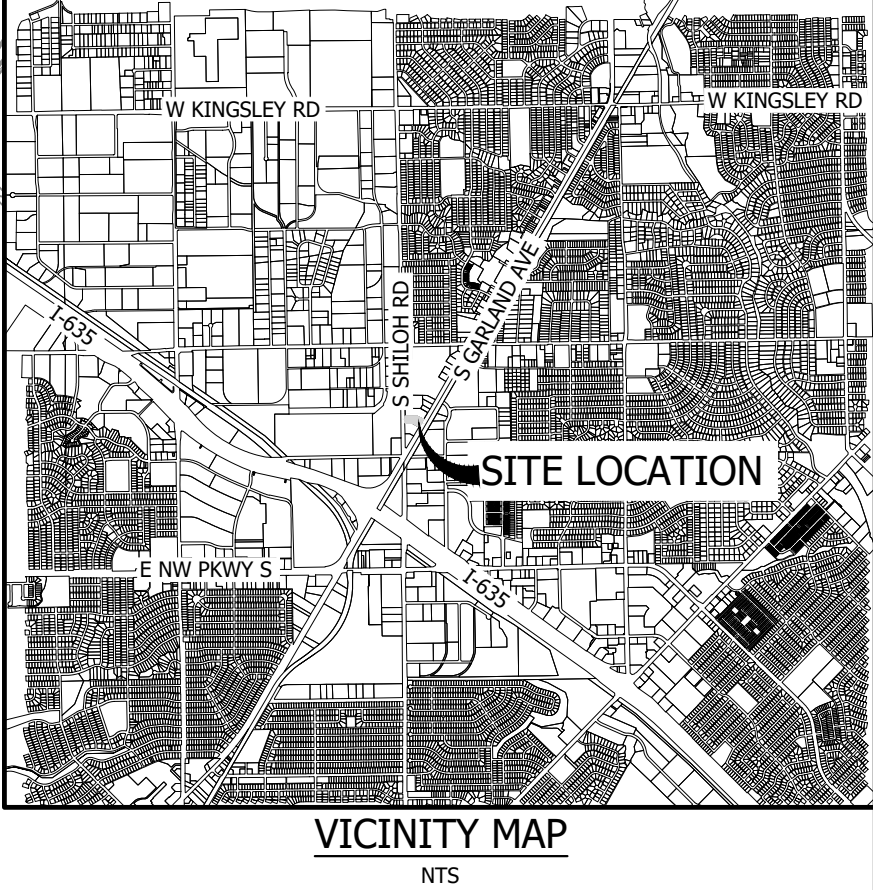


SITE DATA	
LOT AREA	101930 SF/ 2.34 AC
ZONED	PD 13-31
PROPOSED USE	CAR WASH / RETAIL
BUILDING SQUARE FOOTAGE	5454 SF
CAR WASH DETAIL CANOPY	2222 SF
CAR WASH TUNNEL ENTRY CANOPY	556 SF
CAR WASH OFFICE/WAITING	811 SF
RETAIL	4052 SF
FLOOR AREA RATIO	0.0933
PARKING REQUIRED	45 SP
PARKING PROVIDED	45 SP
TOTAL IMPERVIOUS COVER	66890 SF
PERCENTAGE OF SITE COVERED	65.62%
BUILDING COVERAGE	0.0933
MAXIMUM BUILDING HEIGHT	35'-0"
BUILDING HEIGHT	29'-4.5"

CASE # 170117-2	
OWNER	
FWLB SKILLMAN LP	
6631 LARAMANDA ST	
DALLAS, TEXAS 75231	
CONTACT: FRANK NUCHERENO	

LEGEND	
	PROPOSED FIRELANE
	EXISTING FIRELANE
	BOUNDARY LINE
	PROPOSED BUILDING OVERHAND
	PROPOSED FENCE
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPT CONNECTION
	PROPOSED WATER VALVE

BENCHMARK INFO:	
1.	CITY OF GARLAND DISK GPS 204 2" BRASS DISK STAMPED 204, LOCATED ON INLET TOP @ THE SW CORNER OF KINGSLEY RD AND SHILOH RD APPROX 90' W OF SHILOH RD CL & APPROX 30' S OF KINGSLSE RD CL N:7007567.88444 E:2531544.21104 ELEV=580.90
2.	CITY OF GARLAND DISK GPS 205 2" BRASS DISK STAMPED 205, LOCATED ON INLET TOP IN FRONT OF 2805 SHILOH RD APPROX 37' W OF SHILOH RD AND APPROX 57.2' S OF SHILOH RD AND HUSKEY ST INTERSECTION CL. N:7008551.50452 E:2531572.63041 ELEV=576.18



NOT FOR CONSTRUCTION

ENGINEERING & CONSULTING
4825 GARLAND AVE SUITE 1250
DALLAS, TEXAS 75236

WWW.BIGREDDOG.COM
214-307-4767

PRELIMINARY
NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
JENNIFER M. HAYNES
P.E.# 90167
ON
7/13/2017

PROJECT:
SCHEMATIC ENGINEERING PLANS
GARLAND CAR WASH
3401 SOUTH GARLAND AVE
GARLAND, DALLAS COUNTY, TEXAS

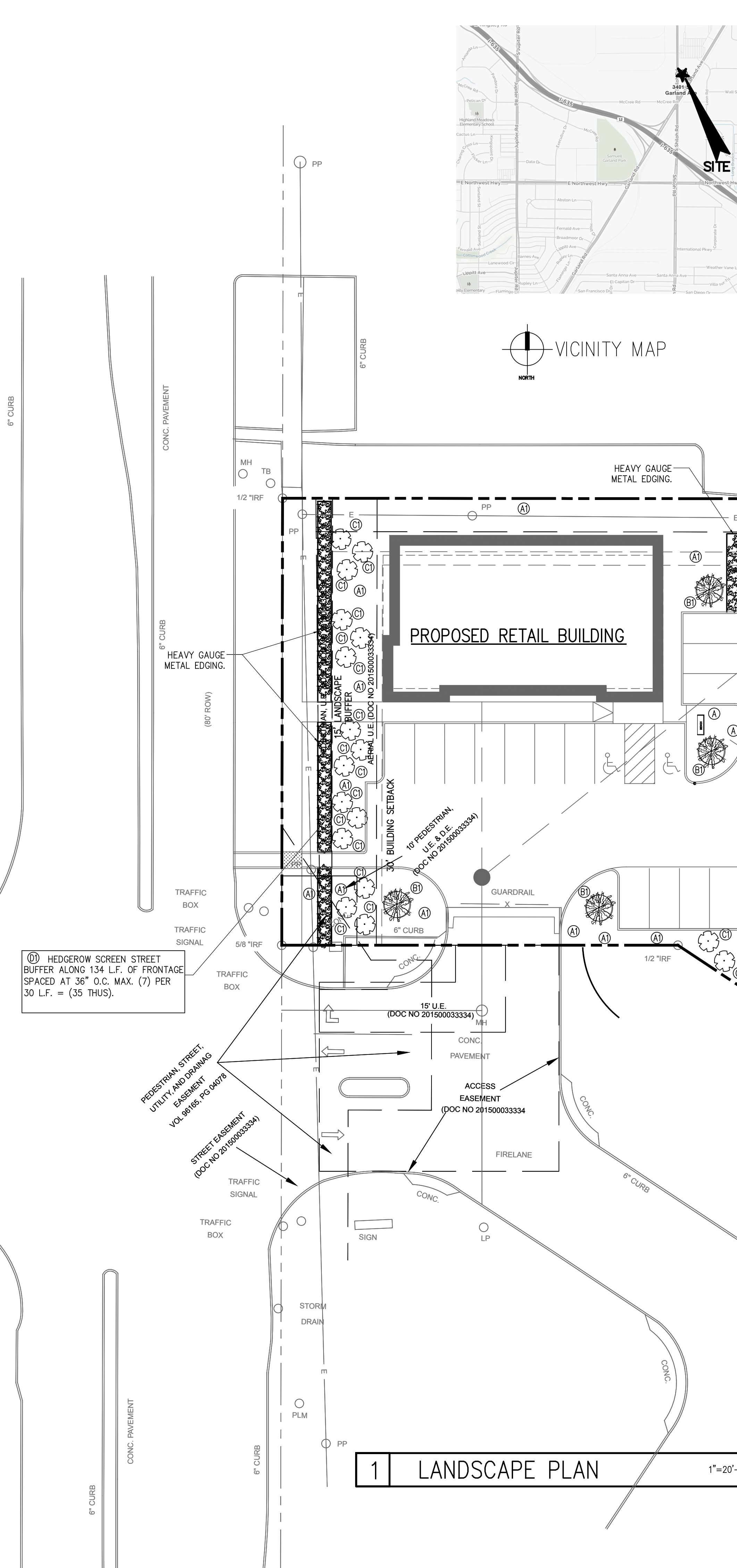
SHEET
C1.0
1 OF 3
PLAT NO. 130530-01

EXHIBIT D
DETAIL PLAN

SHEET TITLE:
CITY CASE NO 170117-2

The Texas Board of Architectural Examiners, P.O. Box 13337 North, Texas has jurisdiction over companies regarding the submission of permits registered as architects in Texas under the Architectural Registration Act, Article 2406, V.C.S. These 510.20.0000

All drawings and other material prepared by the architect shall be the property of the architect and shall not be reproduced, copied, or otherwise used without the written consent of the architect.



IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF GARLAND AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE:
PROVIDE DOUBLE CHECK VALVE AND SEPARATE METER. REFER TO SHEET A-1.0 FOR DETAIL.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE.

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/AS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

LANDSCAPE LEGEND	
	NEW LARGE CANOPY TREE
	NEW NON CANOPY TREE
	LARGE SHRUB
	MEDIUM HERBACEOUS SHRUB
	SHRUB XEROPHYTIC OR SUCCULENT
	PERENNIAL OR ORNAMENTAL GRASS
	PLANT SPECIFICATION KEY SYMBOL

- IRRIGATION NOTES:
1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY OF GARLAND BUILDING REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
 2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
 3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.
 4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
 5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
 7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENTS, OR STRUCTURES.
 8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
 9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.
B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
 10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
 11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTIES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

DEVELOPER:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:
GARLAND AVENUE CAR WASH

3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

ARTICULATED DESIGN
LANDSCAPE ARCHITECTURE
12600 EAST 12TH STREET AUSTIN, TX 78702
contact: SARA PIERCE 512.924.0458 sara@articulateddesign.com

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

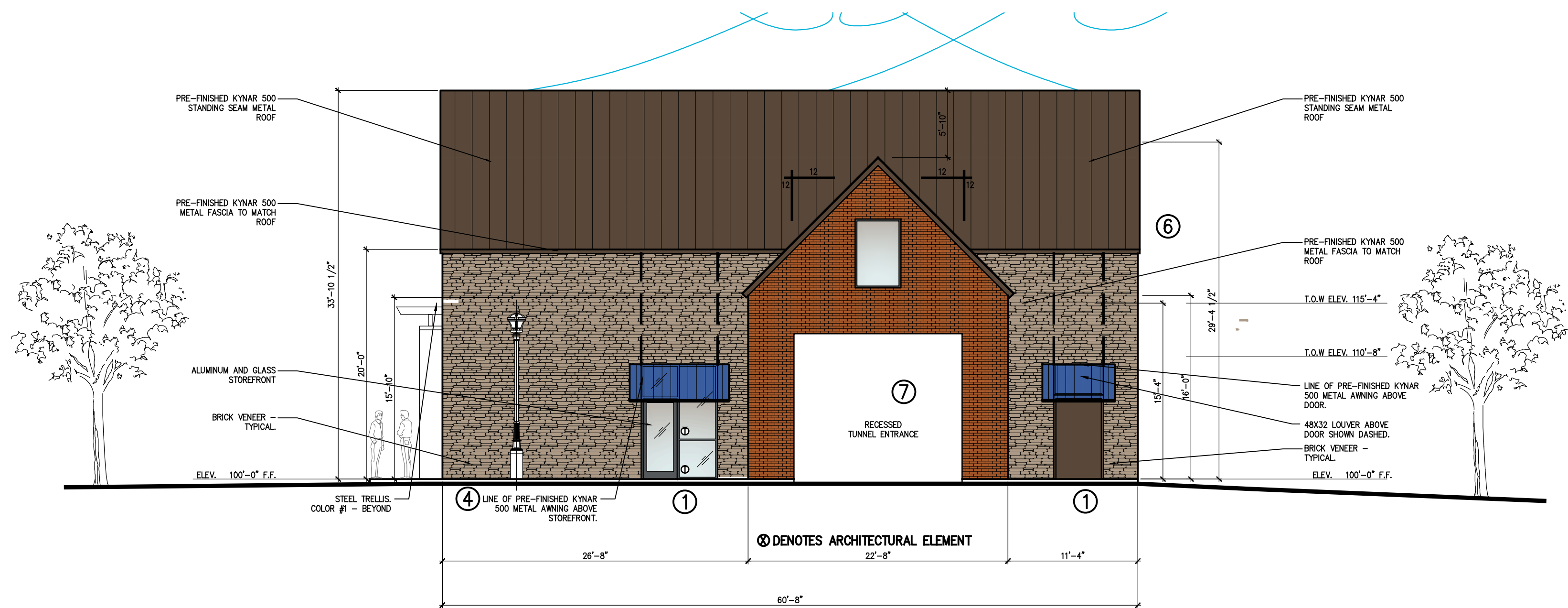
SHEET:
L-1.0
2 OF (2) L SHEETS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

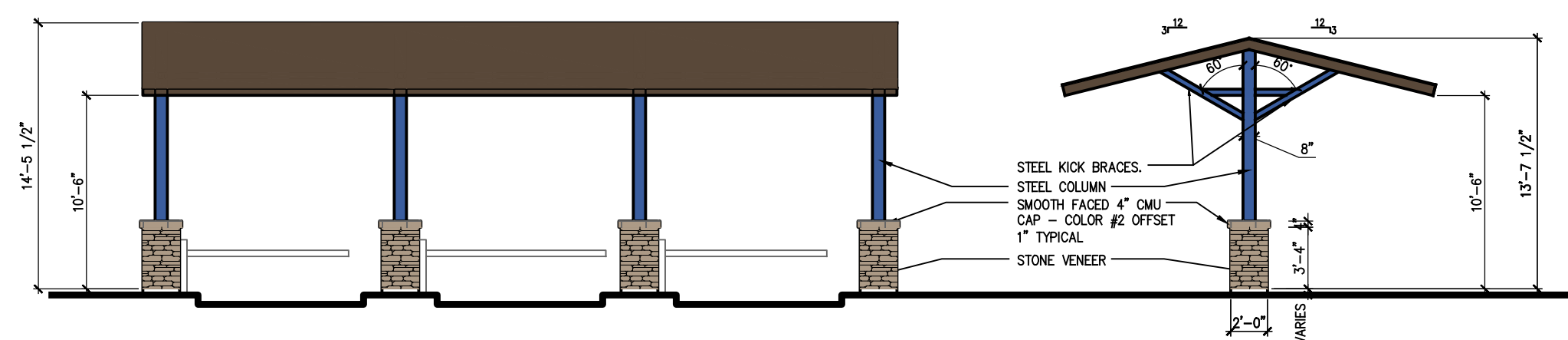
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1 SOUTH ELEVATION – GARLAND ROAD 1/8" = 1'-0"



2 EAST ELEVATION – GARLAND ROAD 1/8" = 1'-0"



CAR WASH P.O.S. VIEW AT APPROACH

CAR WASH P.O.S.

3 P.O.S. CANOPY 1/8" = 1'-0"



VICINITY MAP

EXTERIOR WALL MATERIAL LIST:

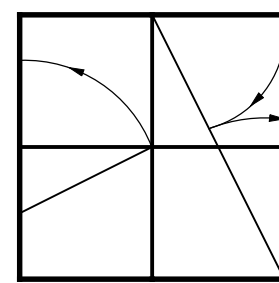
BRICK VENEER	'BORAL'	COLOR: OLD GUIGNARD	RUNNING BOND
MORTAR	'ARGOS'	COLOR: LITE BUFF	
STONE VENEER	'BORAL'	COLOR: ASPEN COUNTRY LEDGESTONE	DRystack APPLICATION
CAST STONE CAP	DALLAS CAST STONE	COLOR: CREAM	SMOOTH TEXTURE
STANDING SEAM METAL ROOF	'MBCI' 'LOKSEAM'	COLOR: MIDNIGHT BRONZE	18" PANEL
GLASS	'PPG'	COLOR: SOLARBAN 70XL LOW E	INSULATED GLASS
ALUMINUM STOREFRONT	'VISTAWALL'	COLOR: CLEAR ANODIZED ALUMINUM	
METAL LOUVRE	'GRANGER'	COLOR: KYNAR 500 TO MATCH MBCI HARBOR BLUE	

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/AWNING PROVIDED
WEST (LEFT)	722	563	679 (94%)	4	21
SOUTH (GARLAND)	2505	1915	2352 (94%)	2	40
EAST (GARLAND)	979	783	912 (93%)	-	67
NORTH (REAR)	2364	1891	2324 (98%)	-	40

ARCHITECTURAL ELEMENTS:

- 1) AWNINGS OR CANOPIES
- 2) DISPLAY WINDOWS
- 3) DIVIDED LIGHT WINDOWS
- 4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC)
- 5) BENCHES
- 6) VARIED ROOF
- 7) CABLE WINDOWS



EURYTHMIC DESIGN GROUP ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2

OWNER INFORMATION:
FRANK NUCHERENO
6631 LARMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com

APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

4 07.14.17
THIRD SUBMITTAL

1 04.17.17
FIRST SUBMITTAL

2 06.07.17
SECOND SUBMITTAL

3 07.05.17 3rd SUBMITTAL

#1701

REGISTERED ARCHITECT
V. G. JARRARD
A.I.A.
11571
OF TEXAS

DEVELOPER:
FRANK NUCHERENO
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CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:

GARLAND AVENUE CAR WASH

3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

EXHIBIT F

EURYTHMIC DESIGN GROUP ARCHITECTS
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tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:
FA-1.2

3 OF SHEETS

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/ AWNING PROVIDED
WEST (LEFT)	722	563	679 (94%)	4	21
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ARCHITECTURAL ELEMENTS:

- | | |
|--|------------------|
| 1) AWNINGS OR CANOPIES | 5) BENCHES |
| 2) DISPLAY WINDOWS | 6) VARIED ROOF |
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| 4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC) | |



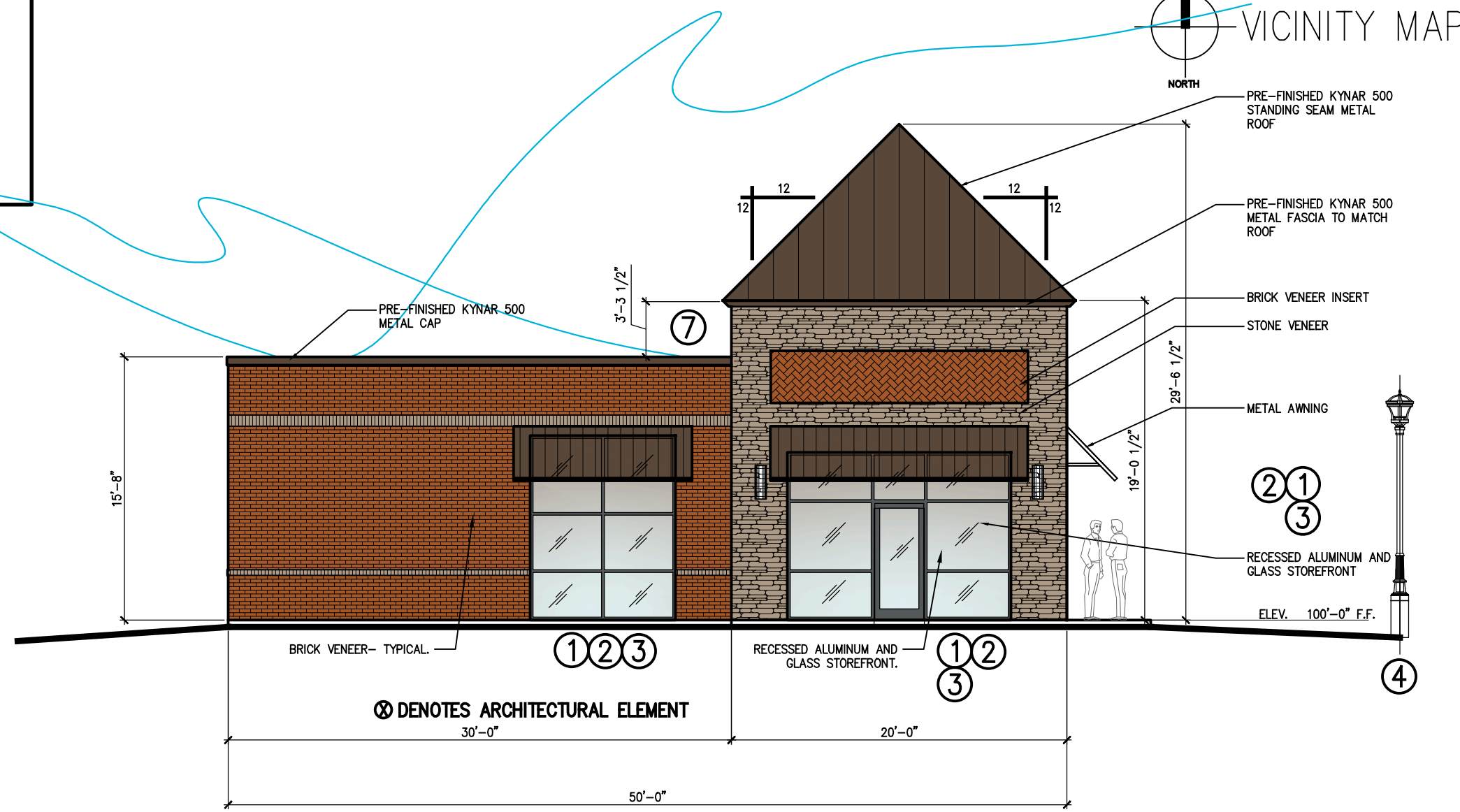
GARLAND CAR WASH
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LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SOP CASE NUMBER: 170117-2
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214.683.9450 nucherenoland@gmail.com
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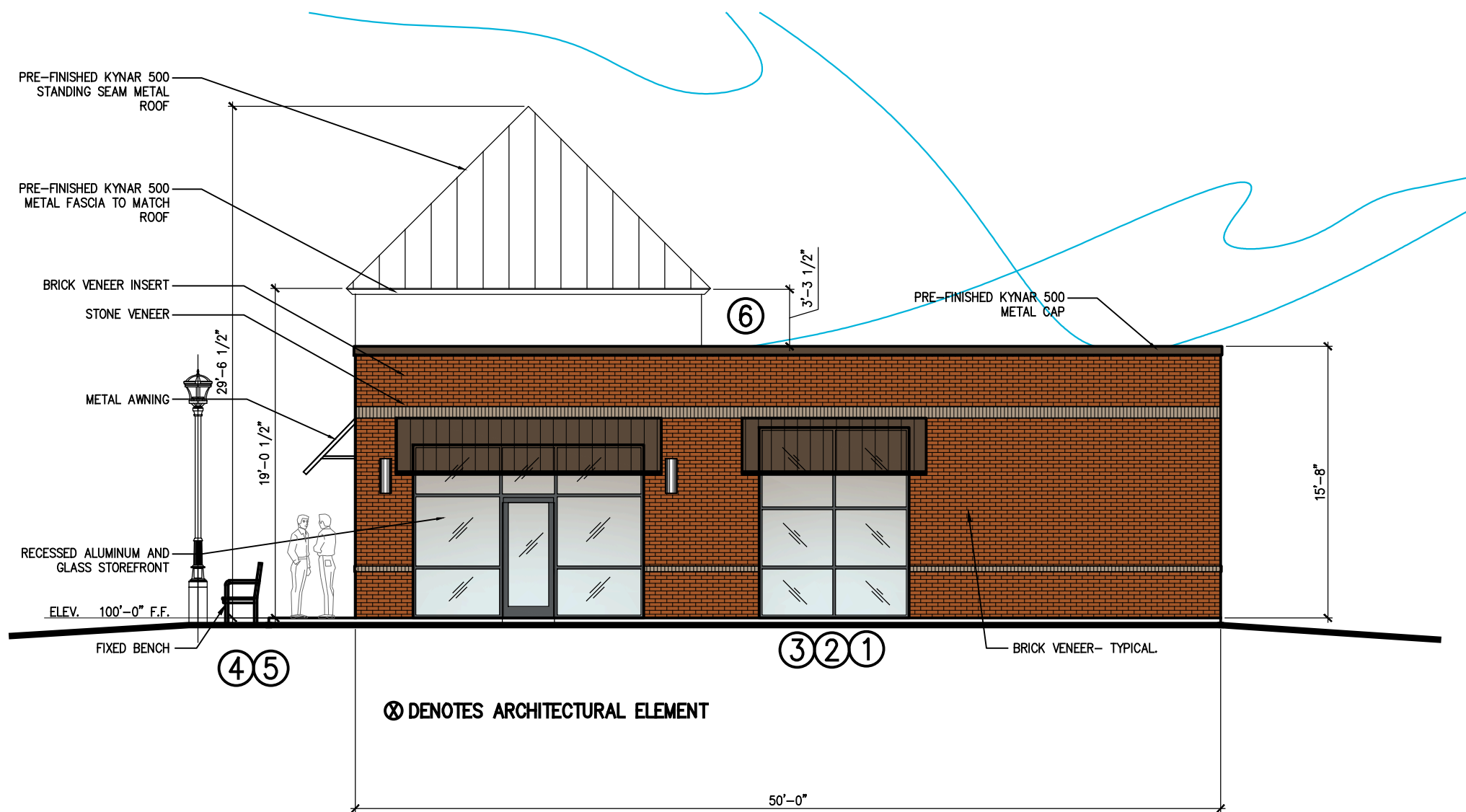
EXTERIOR WALL MATERIAL LIST:						
BRICK VENEER	'BORAL'	COLOR: OLD GUIGNARD	RUNNING BOND			
MORTAR	'ARGOS'	COLOR: LITE BUFF				
STONE VENEER	'BORAL'	COLOR: ASPEN COUNTRY LEDGESTONE	DRYSTACK APPLICATION			
CAST STONE CAP	DALLAS CAST STONE	COLOR: CREAM	SMOOTH TEXTURE			
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METAL LOUVRE	'GRANGER'	COLOR: KYNAR 500 TO MATCH MBCI HARBOR BLUE				
WALL MATERIAL CALCULATIONS IN SQUARE FEET:						
FACADE	NET TOTAL	MASONRY REQ'D 80%	BRICK/STONE PROVIDED	CAST STONE PROVIDED	METAL LOUVER/ AWNING PROVIDED	STEEL TRELLIS PROVIDED
WEST (SHILOH)	743	564	663 (89%)	-	80	-
SOUTH (FRONT)	1073	858	932 (87%)	1	141	-
EAST (GARLAND)	673	538	593 (88%)	-	80	-
NORTH (REAR)	1187	950	1187 (100%)	-	-	-
ARCHITECTURAL ELEMENTS:						
1) AWNINGS OR CANOPIES	5) BENCHES					
2) DISPLAY WINDOWS	6) VARIED ROOF					
3) DIVIDED LIGHT WINDOWS						
4) DISTINCTIVE LIGHT FIXTURES (MATCH RACETRAC)						



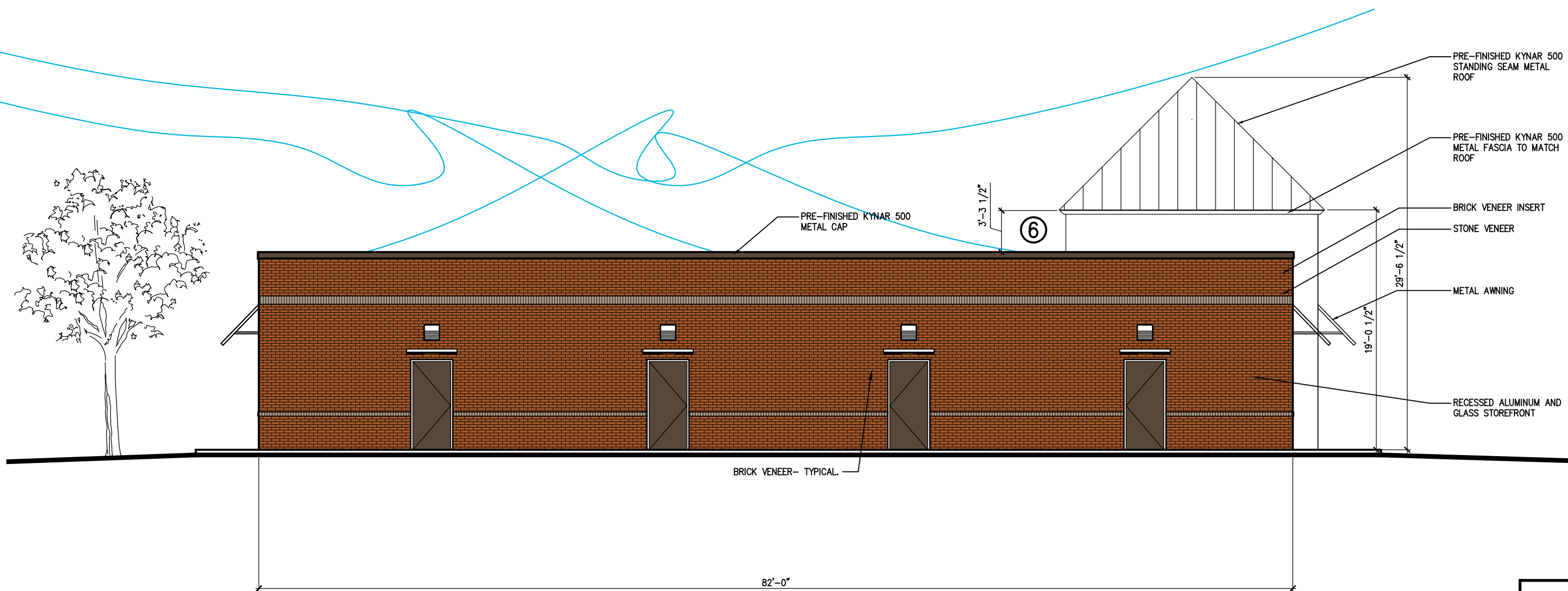
1 SOUTH ELEVATION 1/8" = 1'-0"



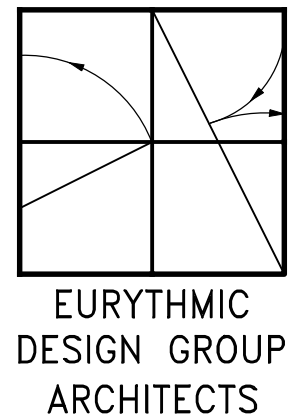
2 SHILOH ROAD WEST ELEVATION 1/8" = 1'-0"



3 EAST ELEVATION 1/8" = 1'-0"



4 NORTH ELEVATION 1/8" = 1'-0"



EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARWANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com



1 04.17.17
FIRST SUBMITTAL

2 06.07.17
SECOND SUBMITTAL

3 07.05.17 3rd SUBMITTAL

#1701

REGISTERED ARCHITECT
FRANK NUCHERENO
11571
OF TEXAS

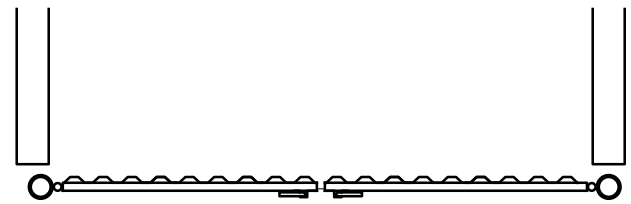
DEVELOPER:
FRANK NUCHERENO
6631 LARWANDA DALLAS, TEXAS 75231
CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:
GARLAND AVENUE CAR WASH

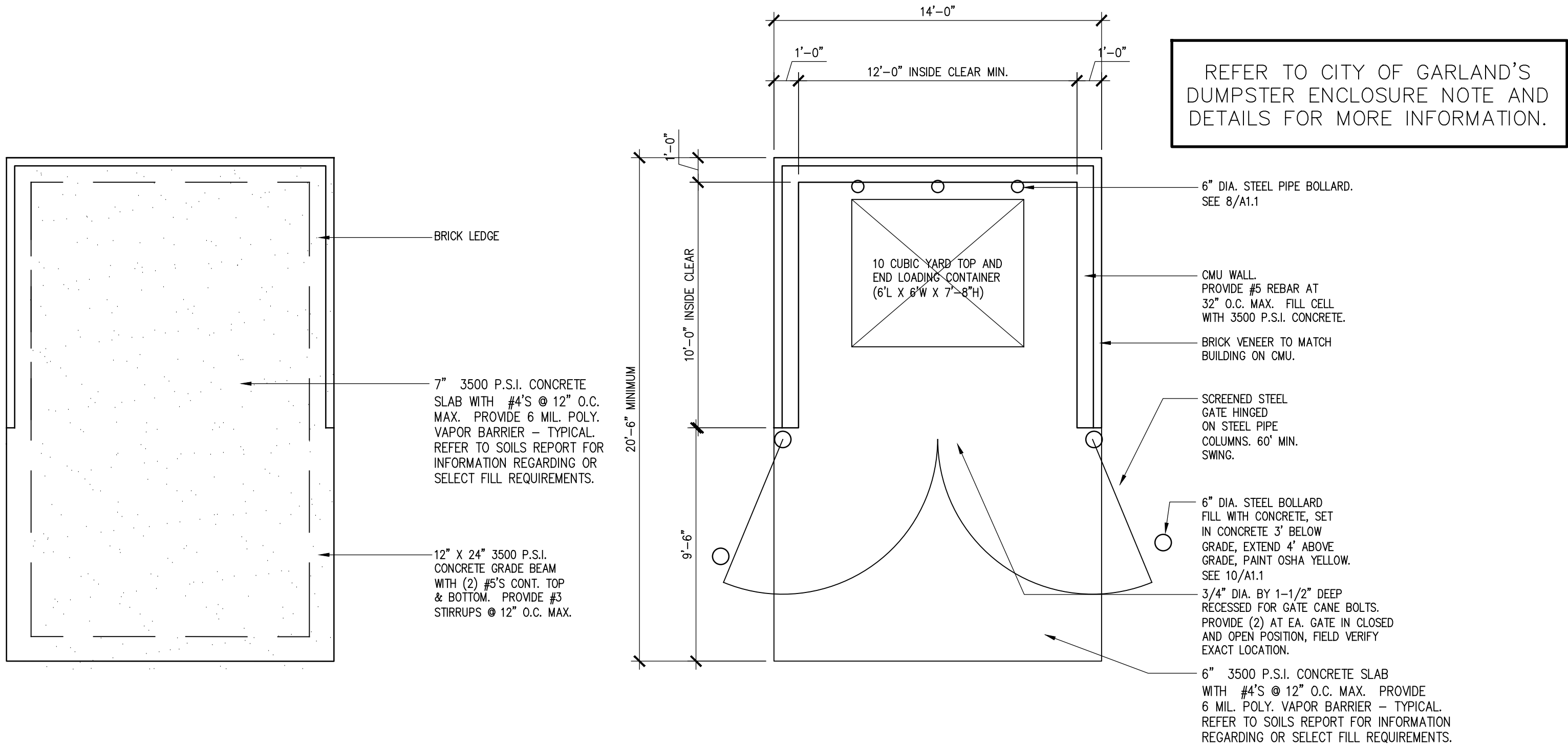
3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041
EXHIBIT F

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD A.I.A.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

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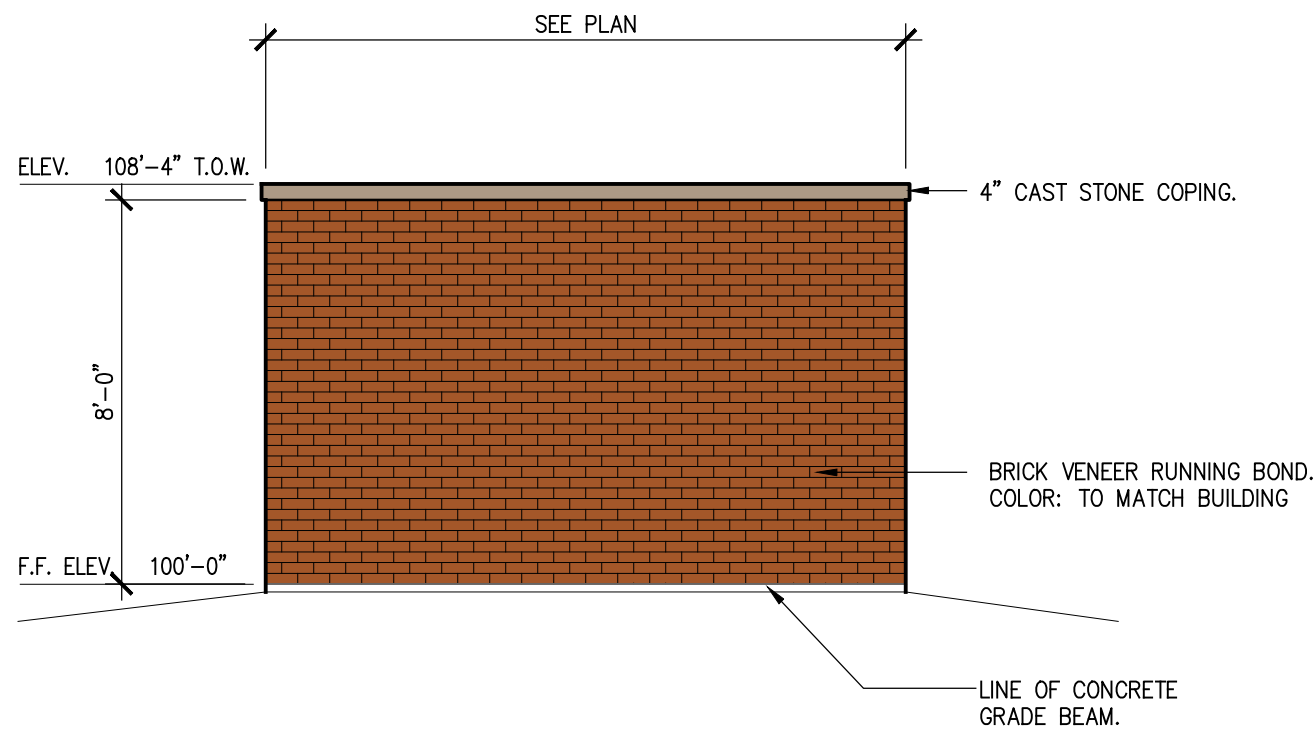
DUMPSTER GATE PLAN VIEW



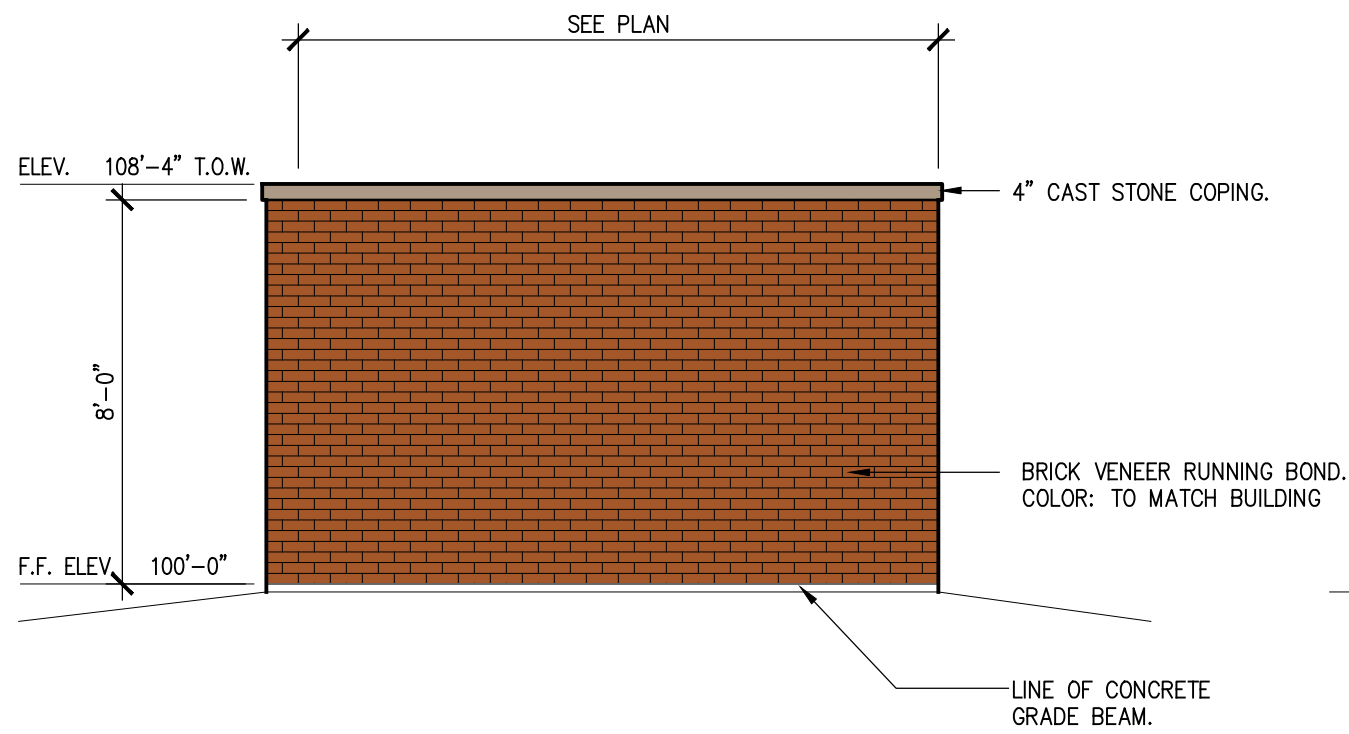
DUMPSTER PLAN VIEW



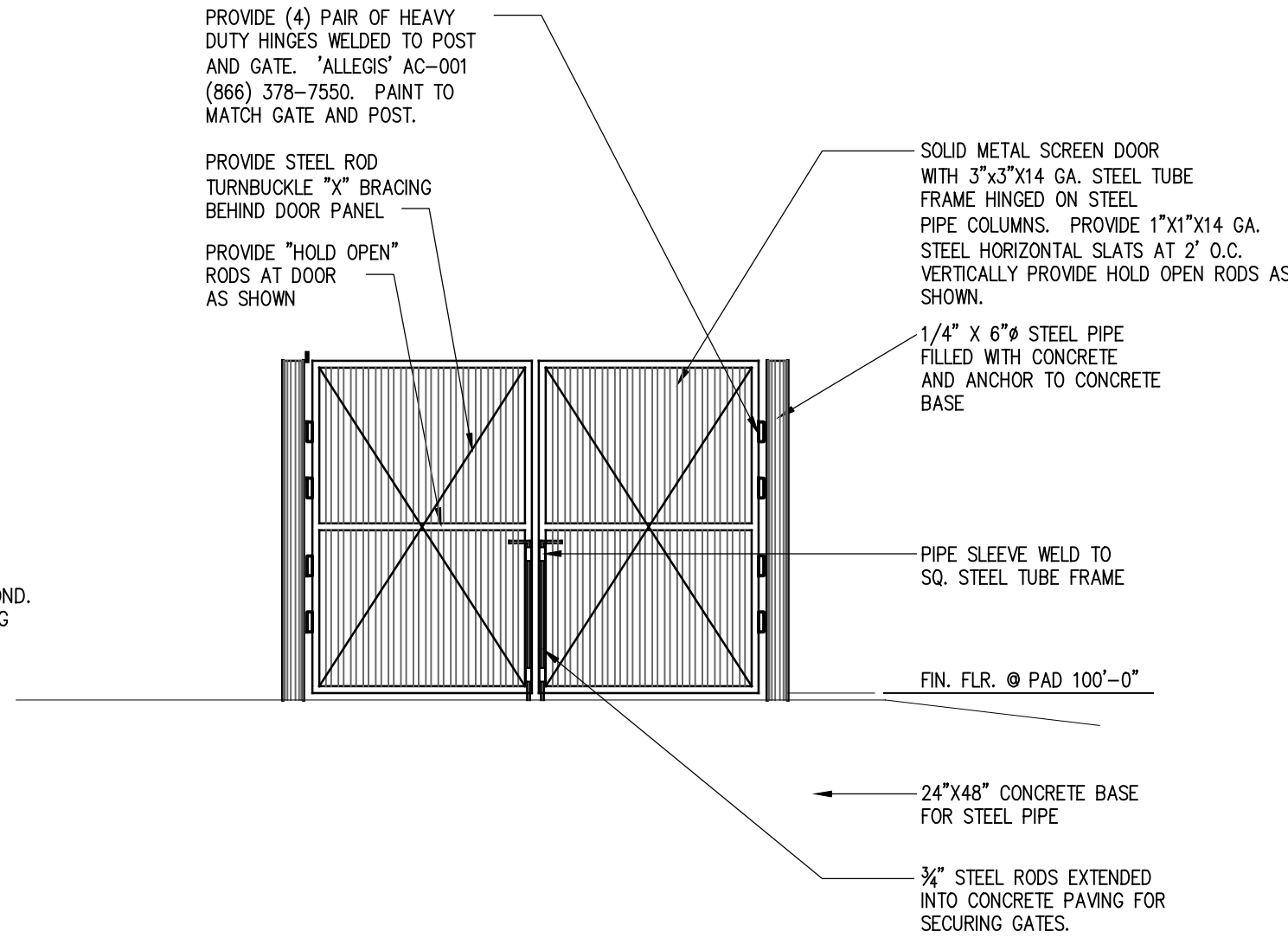
VICINITY MAP



DUMPSTER ELEVATION - REAR



DUMPSTER ELEVATION - SIDE



DUMPSTER GATE ELEVATION

1 DUMPSTER ENCLOSURE / VACUUM ENCLOSURE SIMILAR 1/4" = 1'-0"

GARLAND CAR WASH
3401 SOUTH GARLAND AVENUE AND SOUTH SHILOH ROAD
LOT 2 BLOCK 1 A REPLAT OF LOT 1, BLOCK 1 MYERS ADDITION
SUP CASE NUMBER: 170117-2
OWNER INFORMATION:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
214.683.9450 nucherenoland@gmail.com
APPLICANT INFORMATION:
BIG RED DOG ENGINEERING | CONSULTING
ONE ENERGY SQUARE
4925 GREENVILLE AVENUE SUITE 1250
DALLAS, TEXAS 75206
JENNIFER HAYNES, P.E.
214.307.4767 jennifer.haynes@bigreddog.com

4 07.14.17
THIRD SUBMITTAL

1 04.17.17
FIRST SUBMITTAL

2 06.07.17
SECOND SUBMITTAL

3 07.05.17 3rd SUBMITTAL

#1701

REGISTERED ARCHITECT
FRANK NUCHERENO
11571
OF TEXAS

DEVELOPER:
FRANK NUCHERENO
6631 LARAMANDA DALLAS, TEXAS 75231
CONTACT: FRANK NUCHERENO
214.683.9450 nucherenoland@gmail.com

NEW EXPRESS CARWASH FOR GARLAND AVENUE CAR WASH:

GARLAND AVENUE CAR WASH

EXHIBIT F

3401 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75041

EURYTHMIC DESIGN GROUP | ARCHITECTS

V. G. JARRARD A.I.A.

11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

ARCHITECTURE | ART | INTERIOR ARCHITECTURE | FURNITURE DESIGN

SHEET:

FA-3.0

8 OF SHEETS

Z 17-22



Looking at the subject property and RaceTrac to south



Looking at the subject property's north boundary (fence)



Car Dealership on South Shiloh Road west of the site



Looking east from South Shiloh Road to the property.



GARLAND

Plan Commission

3.c.

Meeting Date: 07/24/2017

Item Title: Z 17-30 Reeyaz Thanawalla (District 3)

Summary:

Consideration of the application of **Reeyaz Thanawalla**, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family-10 (SF-10) District. This property is located at 5010 Bobtown Road. (District 3) (File Z 17-30)

Attachments

Z 17-30 Reeyaz Thanawalla Planning Report and Attachments

Planning Report

File No: Z 17-30/District 3

Agenda Item:

Meeting: Plan Commission

Date: July 24, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District.

LOCATION

5010 Bobtown Road

APPLICANT

Reeyaz Thanawalla

OWNER

Jestin Uthup and Shiny Uthup

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for the development of a single-family detached dwelling community.

The properties immediately to the north of the subject site are currently zoned Single-Family 10 (SF-10). These properties, totaling approximately 2.48 acres, will ultimately be platted with the subject property to establish the site for the single-family development.

SITE DATA

The subject site contains approximately 5.45 acres and will have primary frontage from Bobtown Road. However, the applicant proposes to develop an extension of Blue Creek Drive through the development to Bobtown Road

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. The Agricultural (AG) District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland.

CONSIDERATIONS

Change in Zoning

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC

requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family-10 (SF-10) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-10 (SF-10) District and the surrounding residential development.
3. The Agricultural (AG) District requires a minimum lot size of 87,120 square feet for development with a minimum dwelling size of 1,100 square feet. Setbacks within the Agricultural (AG) Districts are much greater than the more urban residential districts and more reflective of a rural development pattern. Accordingly, residential development on agricultural land typically consists of homesteads on large tracts. Conversely, the Single-Family-10 (SF-10) District requires a minimum of 10,000 square feet, a minimum dwelling size of 1,900 square feet and setbacks to accommodate more a more dense development type.

Residential properties surrounding the subject site have developed on lot sizes between 0.15 acres and 5.15 acres. Large tract homesteads typically found on agricultural land represent a portion of the surrounding development; however, the current development pattern is indicative of urbanized residential growth. The proposed Change of Zoning to Single-Family-10 (SF-10) District supports the development pattern and is consistent with the surrounding residential development.

4. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.
5. The intent of the request is for development of single-family residential uses in the area. The single-family residential development is appropriate for this area and consistent with the Land Use Goals and Policies of Envision Garland 2030 Comprehensive Plan.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property Traditional Neighborhoods. Traditional Neighborhoods are currently found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre); Single-Family 10 (SF-10) District yields approximately 4.3 units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. Immediately to the north properties are developed with single-family residential uses within Agricultural (AG) and Single-Family-10 (SF-10) Districts. Property east of the site is zoned Planned Development 06-64 For Single-Family uses and developed as the Cypress Cove single-family

residential neighborhood. Property west of the site is zoned Single Family-7 (SF-7) District and developed as the Lake Crest Park single-family residential neighborhood. An approximately 5 acre lot to the adjacent south is developed with a communication antenna (SUP 92-18). Property further south is zoned Planned Development (PD) 85-18 for single-family uses. Due to the predominately residential nature of the surrounding area the request would not introduce any new uses or standards that may be incompatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District. Rezoning from Agricultural (AG) District is consistent with the intended transition from agricultural land to more urban land. Also while the Agricultural (AG) District is categorized as a residential district, the Single-Family-10 (SF-10) District supports a more flexible building and site design facilitating development that is more consistent with nearby zoning and development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Photos

CITY COUNCIL DATE: August 15, 2017

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Z 17-30



Looking west from Bobtown Road at subject site, adjacent vacant tract and residential development in the background.



Looking, south along Bobtown Road at subject site and adjacent residential development.



Looking east across Bobtown Road from subject site at adjacent residential development.



Looking north along Bobtown Road from subject site at adjacent residential development in the background



GARLAND

Plan Commission

4.

Meeting Date: 07/24/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: July 24, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the August 14, 2017 Plan Commission meeting.

PLATS

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

ZONING

1. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
2. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Erasmio Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)
4. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)

5. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
6. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
7. Consideration of the application of **Fasil Kagnew**, requesting approval of Specific Use Provision for an Elder Care - Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
8. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
9. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General and Reception Facility Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
10. Consideration of the application of **Mit Patel**, requesting approval of 1) a Change in Zoning to Planned Development (PD) District and 2) a Specific Use Provision for a Hotel/Motel, Limited Service zoned Industrial (IN) District. This property is located at 3625 Leon Road. (District 5) (File Z 17-34)
11. Consideration of the application of **City of Garland**, requesting approval of an amendment to Planned Development (PD) 15-20 District to allow Data Center as an allowed use in the Transition Zoning Framework. This property is located generally between SH 190, the City Limits and Holford Road. (District 1) (File Z 17-35)
12. Consideration of the application of **DPC Real Estate**, requesting approval of an amendment to Planned Development (PD) 95-96 District for Community Retail Use to add Freestanding Restaurant and Restaurant, Drive-Through as allowed uses. This property is located at 5345 North George Bush Highway. (District 1) (File Z 17-36)