



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 10, 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 6:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

AGENDA:

- 1. MINUTES**
 - a. Plan Commission Minutes - June 26, 2017
- 2. 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) (Staff requests postponement to the July 24, 2017 Plan Commission meeting.)
- b. 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)
- c. 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)

3. **ADJOURN**

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 07/10/2017

Item Title: Plan Commission Minutes - June 26, 2017

Summary:

Plan Commission Minutes - June 26, 2017

Attachments

Plan Commission Minutes - June 26, 2017 Attachment

Garland, Texas
July 5, 2017

The Plan Commission of the City of Garland met in regular session on Monday, June 26, 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	Stan Luckie
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 Moore gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

Approval of Minutes for the regular meeting of June 12, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Hedrick to **approve** the minutes of the June 12, 2017 meeting. **Motion carried: 8 Ayes, 0 Nays.**

PLATS

Platinum Storage Locus Grove Addition Final Plat

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** the request. **Motion carried: 8 Ayes, 0 Nays**

Striker Marquis Addition Final Plat

Applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to **approve** the request. **Motion carried: 8 Ayes, 0 Nay**

ZONING

1. Consideration of the application of **Emersons Commercial Management, LLC** requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Light Commercial (LC) District. This property is located at 3178 Lavon Drive, Suite 101. (District 1) (File Z 17-29)

The applicant Sebastian Iwiji, 4141 Catawaba Avenue, Carrollton, Texas, provided a brief overview of the request and additional information regarding security, means to reduce noise levels, and alcohol served on site.

Commissioner Dalton raised concerns regarding potential noise levels.

Commissioner Luckie raised concerns regarding the designated parking areas, noise levels and potential development of nearby vacant land.

Motion was made by Commissioner Luckie to deny the applicant's request. Motion failed due to lack of a second.

Commissioner Moore requested the applicant provide additional information regarding parking and to verify the hours of operation.

Chairman Roberts questioned the allocation of parking.

Commissioner Hedrick commented on the allocation of parking.

The applicant confirmed that parking spaces are not physically limited to the reception facility use and the parking agreement with the property owner is an open parking agreement.

Motion was made by Commissioner Moore, seconded by Commissioner Ott to close the public hearing and **approve** the application with reaffirmation in the SUP Conditions of the City's Noise Ordinance. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Luckie.

MISCELLANEOUS

1. Consideration and possible recommendation on the IH-30 Corridor Catalyst Area Plan.

Staff, (Nathanial Barnett), provided a brief overview regarding the IH-30 Corridor Catalyst Area Plan.

Dallas Cothrum, 900 Jackson, #640, Dallas, Texas, provided information detailing the IH-30 Corridor Catalyst Area Plan.

Commissioner Moore questioned how we proceed with the IH-30 Corridor Catalyst Area Plan and stay current with development.

Commissioner Dalton expressed approval of the proposed IH-30 Corridor Catalyst Area Plan.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to close the public hearing and **forward** the IH-30 Corridor Catalyst Area Plan on to the City Council for approval. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:46 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 07/10/2017

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) (Staff requests postponement to the July 24, 2017 Plan Commission meeting.)

Attachments

Z 17-23 Skorburg Company Attachment

Planning Report

File No: Z 17-23/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 10, 2017



GARLAND

TEXAS MADE HERE

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

Staff requests postponement to the July 24, 2017 Plan Commission meeting to allow the applicant additional time to address technical comments.



GARLAND

Plan Commission

2.b.

Meeting Date: 07/10/2017

Item Title: Z 17-31 Balcones Urban, LLC (District 7)

Summary:

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)

Attachments

Z 17-31 Balcones Urban, LLC Planning Report and Attachments

Planning Report

File No: Z 17-31/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 10, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District.

LOCATION

Northeast of the northeast intersection of Holford Road and Arapaho Road

APPLICANT

Balcones Urban, LLC

OWNER

Horst Reetz

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-7 (SF-7) District for the development of a single-family detached dwelling community.

The subject site contains approximately 7.05 acres of a larger 21.04-acre tract. The Change in Zoning request will encompass the 7.05 acres, while the remaining acreage will continue as Agricultural (AG) District zoning. There are no imminent development plans for the 13.99 acres remaining as Agricultural zoning.

SITE DATA

The subject site will have primary frontage from Holford Road. However, the 2015 Garland Thoroughfare Plan reflects an extension of Mapleridge Drive as a two-lane minor collector through the subject site. The expected Mapleridge Drive alignment will create a transition from the adjacent Spring Creek Forest Preserve to the residential development.

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. A 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-7 (SF-7) 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-7 (SF-7) District and the surrounding residential development.

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 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. Large tract homesteads are inconsistent with the established residential development pattern of the surrounding area. Comparatively, the Single-Family-7 (SF-7) District requires a minimum of 7,000 square feet, a minimum dwelling size of 1,500 square feet and setbacks to accommodate more a more dense development type. Residential properties surrounding the subject site have developed on lot sizes between 7,000 and 10,000 square feet similar to the development proposed. Single-Family-7 (SF-7) zoning standards are consistent with the surrounding residential development.

3. 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.
4. The intent of the request is for development of single-family residential uses in the area. The request is 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 Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential and park uses. To the southwest, properties are developed with single-family residential uses within the Planned Development (PD) District 86-35. Property north and east of the site is zoned Agricultural (AG) District and developed as park and open space land dedicated to the Spring Creek

Forest Preserve. Immediately to the south is undeveloped property and a City of Garland Fire Station all zoned Agriculture (AG) District. Nearby there are existing residential developments; therefore, the request would not introduce any new uses 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-7 (SF-7) 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-7 (SF-7) 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

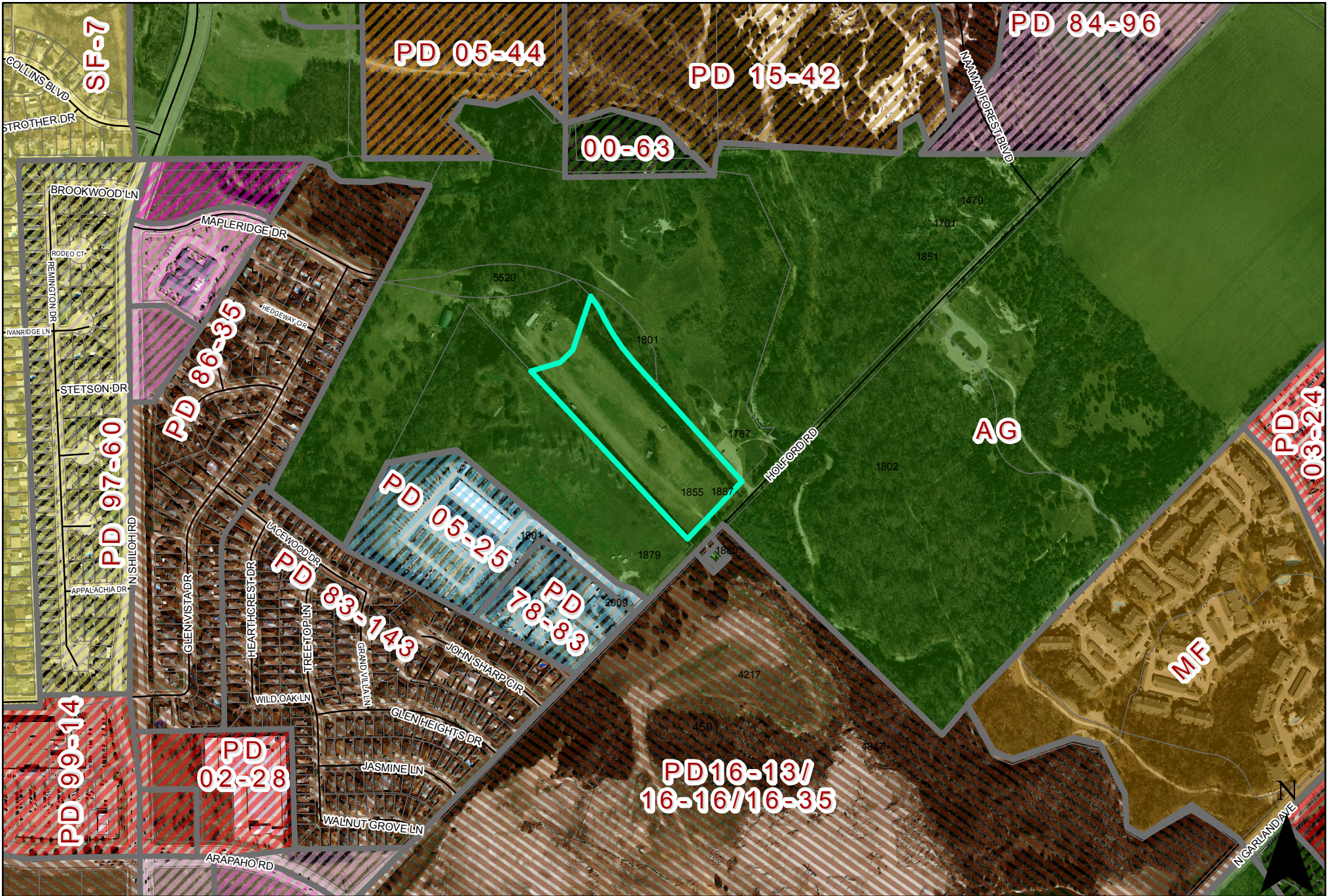
CITY COUNCIL DATE: August 1, 2017

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet

1 inch = 543 feet

ZONING MAP Z 17-31



INDICATES AREA
OF REQUEST

Z 17-31



Looking north to the subject site from Holford Road.



Looking southeast at the site from Holford Road.



East side of Holford Road across from subject site



GARLAND

Plan Commission

2.c.

Meeting Date: 07/10/2017

Item Title: Z 17-32 Masterplan (District 7)

Summary:

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)

Attachments

Z 17-32 Masterplan Planning Report and Attachments

Planning Report

File No: Z 17-32/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 10, 2017



GARLAND

TEXAS MADE HERE

REQUEST

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 and Specific Use Provisions for a Charter School and a Dormitory.

LOCATION

4413 North Shiloh Road

APPLICANT

Masterplan

OWNER

International America Education Federation, Inc.

BACKGROUND

In 2013 City Council approved Planned Development (PD) District 13-28 along with a Concept Plan, a Detail Plan and Specific Use Provisions to allow the construction of a charter school campus consisting of one (1) school building and athletic fields on Lot 1 and one (1) dormitory building on Lot 2.

The applicant seeks approval of the request above to allow the addition of a new school building on Lot 1 of the existing charter school campus.

SITE DATA

The subject property has an area of approximately 18.17 acres with 280 lineal feet of frontage along Arapaho Road, 800 lineal feet of frontage along Shiloh Road and 815 lineal feet of frontage along Lawrence Drive. The site is accessed from Arapaho Road, Shiloh Road and Lawrence Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 13-28 limits the permitted land uses on Lot 1 to Community Retail Uses, including Charter School with approval of a Specific Use Provision, and on Lot 2 to Boarding School (dormitory only), also upon approval of a Specific Use Provision. Planned Development (PD) District 13-28 includes a Concept Plan and a Detail Plan for the entire charter school campus (Lot 1 and Lot 2) as well as a Specific Use Provision for the charter school on Lot 1 and a second Specific Use Provision for the dormitory on Lot 2.

CONSIDERATIONS

Amended Concept Plan:

1. The applicant proposes an amended Concept Plan (Exhibit C) to reflect the location of the new school building and illustrate how this addition fits into the overall plan of the charter school campus. Although the site of the new building was identified as an athletic field on the previously approved Concept Plan (Exhibit G), this area has remained simply as a grassy area.

Detail Plan:

2. The applicant proposes the construction of a 20,406 square-foot, one-story school building (Exhibit D). The proposed school building will provide space for new classrooms, office, storage as well as a multipurpose space for the JROTC program. Through a letter issued to the Transportation Department, the applicant has asserted that the student enrollment will remain the same regardless of this expansion.
3. According to the applicant, the architecture of the new school building is inspired by and closely resembles the Marine Barracks of Washington D.C. While there is not the space to fully replicate this landmark building, the architecture of the proposed new school building with its central walk, brickwork and arches as well as the false windows and tower façade will be reminiscent of this landmark as stated by the applicant.
4. The parking requirement is based on student enrollment; therefore, the parking requirement is not affected at this time. The current parking requirement on Lot 1 is 256 parking spaces and 298 parking spaces are provided. The applicant has indicated that thirty-three (33) parking spaces will be temporarily eliminated during the construction of the new school building and eight (8) parking spaces will be permanently eliminated. The applicant has indicated that the on-site traffic circulation will not be impacted during or after the construction of the new school building.
5. The landscape layout for the charter school campus was established with Planned Development (PD) District 13-28 and the landscape was installed with the construction of the main school building on Lot 1 and the dormitory on Lot 2. The proposed expansion does not require any additional landscaping; however, the applicant proposes additional vegetation around the new school building (Exhibit E).
6. With the exception of the façade articulation (see Consideration No. 8), the design of the new school building (Exhibit F) complies with all applicable building design standards of the Garland Development Code.

Deviations:

7. The Garland Development Code establishes a maximum building height of thirty-five (35) feet. The applicant is proposing a maximum building height of forty (40) feet for the new school building. The height increase is mostly to accommodate the tower which is an architectural feature (an appurtenance structure) rather than an occupied structure. It should be noted that with the approval of Planned Development (PD) District 13-28 City Council approved a condition to allow the main (existing) school building to have a maximum building height of forty-three (43) feet rather than the maximum of thirty (30) feet permitted by the previous Comprehensive Zoning Ordinance No. 4647.

Given that 1) the majority of the proposed school building will comply with the prescribed maximum building height of thirty-five (35) feet, 2) the tower is not an occupied space and 3) the nearest residential properties are located more than 300 feet from the location of the new school building, staff finds the request appropriate.

8. Modeled after the Marine Barracks in Washington DC, the architectural style of the building exhibits purposefully massive walls setoff by the pitched roofline and tower as viewed from the street. In contrast, the Garland Development Code stipulates that street-facing facades with a length greater than eighty (80) feet should be articulated; that is, thirty (30) percent of the street-facing wall needs to be depressed or extruded from the main façade plane. The intent of this articulation requirement is to avoid plain/unornamented facades highly visible from the street. The aforementioned

requirement would apply to the east elevation of the new school building which would face Shiloh Road.

The applicant asserts that such articulation would be contrary to the proposed building design and that the two toned brick that will be used on the building will provide visual appeal from Shiloh Road.

Staff concurs with the applicant. Additional articulation along the eastern elevation may compromise the design of the building. Furthermore, there are architectural elements including arches, decorative molding, ornamental window headers, ornamental façade trims and faux window arches on the east elevation that offer visual detail as well as appeal.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. Further expansion of the charter school within the boundaries of Planned Development (PD) District 13-28 will continue to provide a coherent transition from the residential development located south and west of the subject property to the shopping center development, gas station, bank and self-storage units established north of Arapaho Road.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The three tracts immediately to the north of the subject property are also under Planned Development (PD) District 13-28 but are not part of the charter school campus; these properties are undeveloped and Community Retail Uses are permitted. The properties further north, across Arapaho Road, are zoned Planned Development (PD) District 99-14, Planned Development (PD) District 02-28 and Planned Development (PD) District 14-09 for Community Retail Uses; these properties are developed self-storage units, a financial institution, a gas station, a shopping center containing a grocery store, retail sales/personal services and a restaurant.

The properties to the east are zoned Single Family-7 (SF-7) District, Planned Development (PD) District 84-73, Planned Development (PD) District 08-45 and Planned Development (PD) District 99-49--all three Planned Development (PD) Districts for Office Uses. These properties are developed with single family residences and a church building.

The properties to the south are zoned Multi-family (MF) District and Single Family-7 (SF-7) District; these properties are developed with an apartment complex and single family residences.

The properties to the west are zoned Single Family-7 (SF-7) District and developed with single family residences.

The amended Concept Plan and Detail Plan for the proposed charter school expansion continues to offer a site layout that provides a gradual and coherent transition from single family residences located west and south from the subject property to the Community Retail Uses developed immediately to the north of Arapaho. Furthermore, the proposed expansion does not include an increase in the student enrollment; hence, current levels of traffic volume should be maintained.

STAFF RECOMMENDATION

Approval of an amended Concept Plan and a Detail Plan for a Charter School as proposed by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

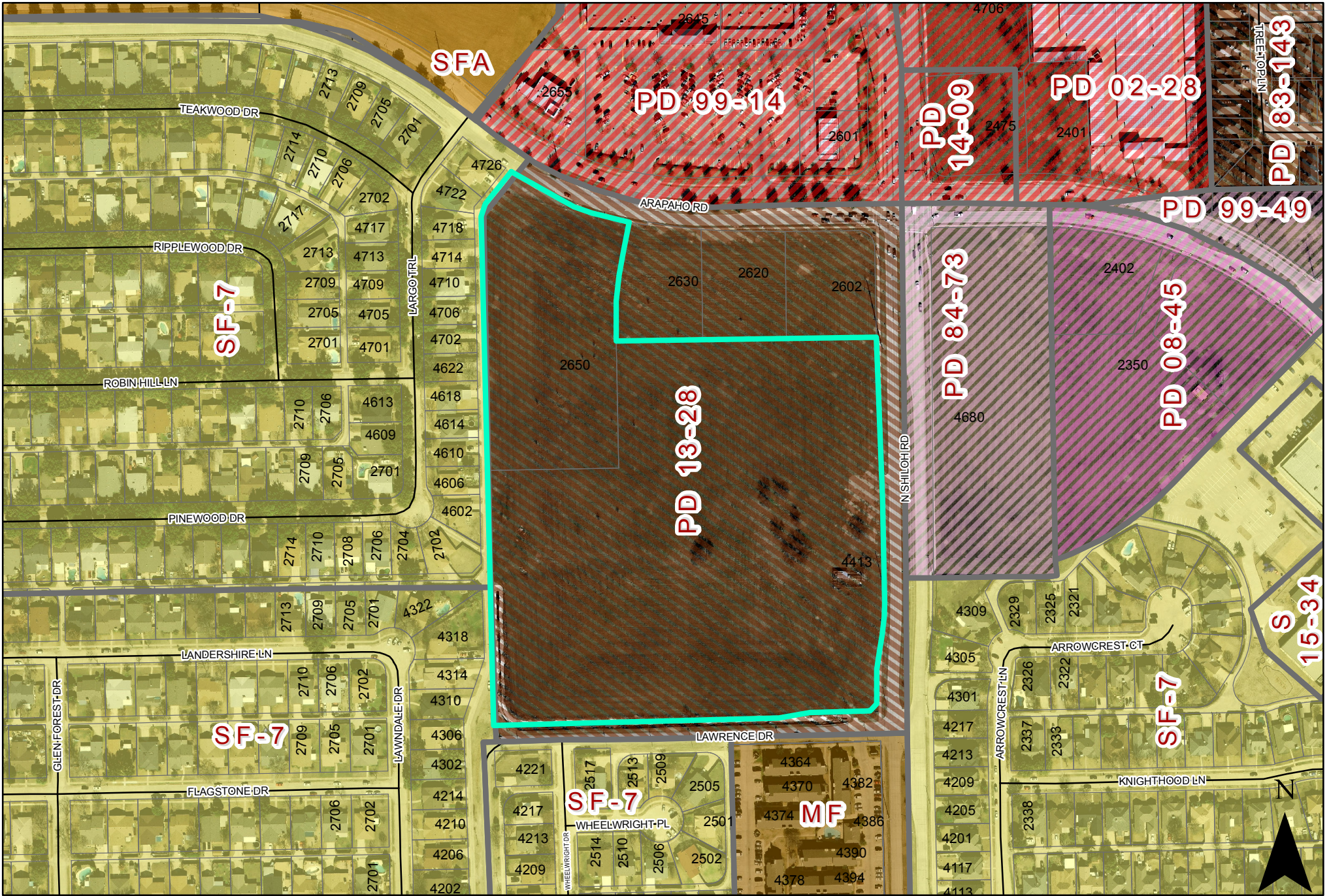
CITY COUNCIL DATE: August 1, 2017

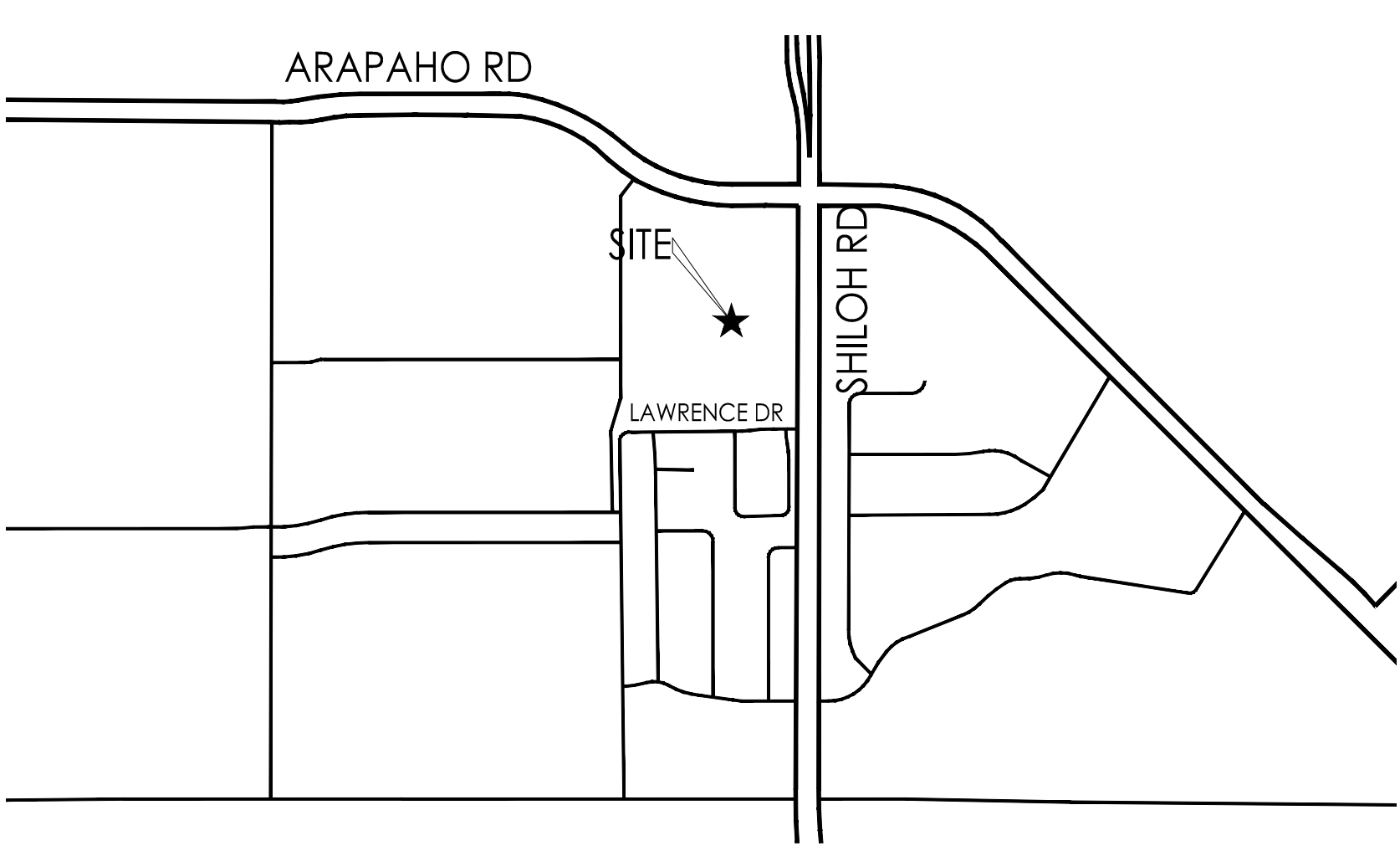
PREPARED BY:

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jdelavega@garlandtx.gov

REVIEWED BY:

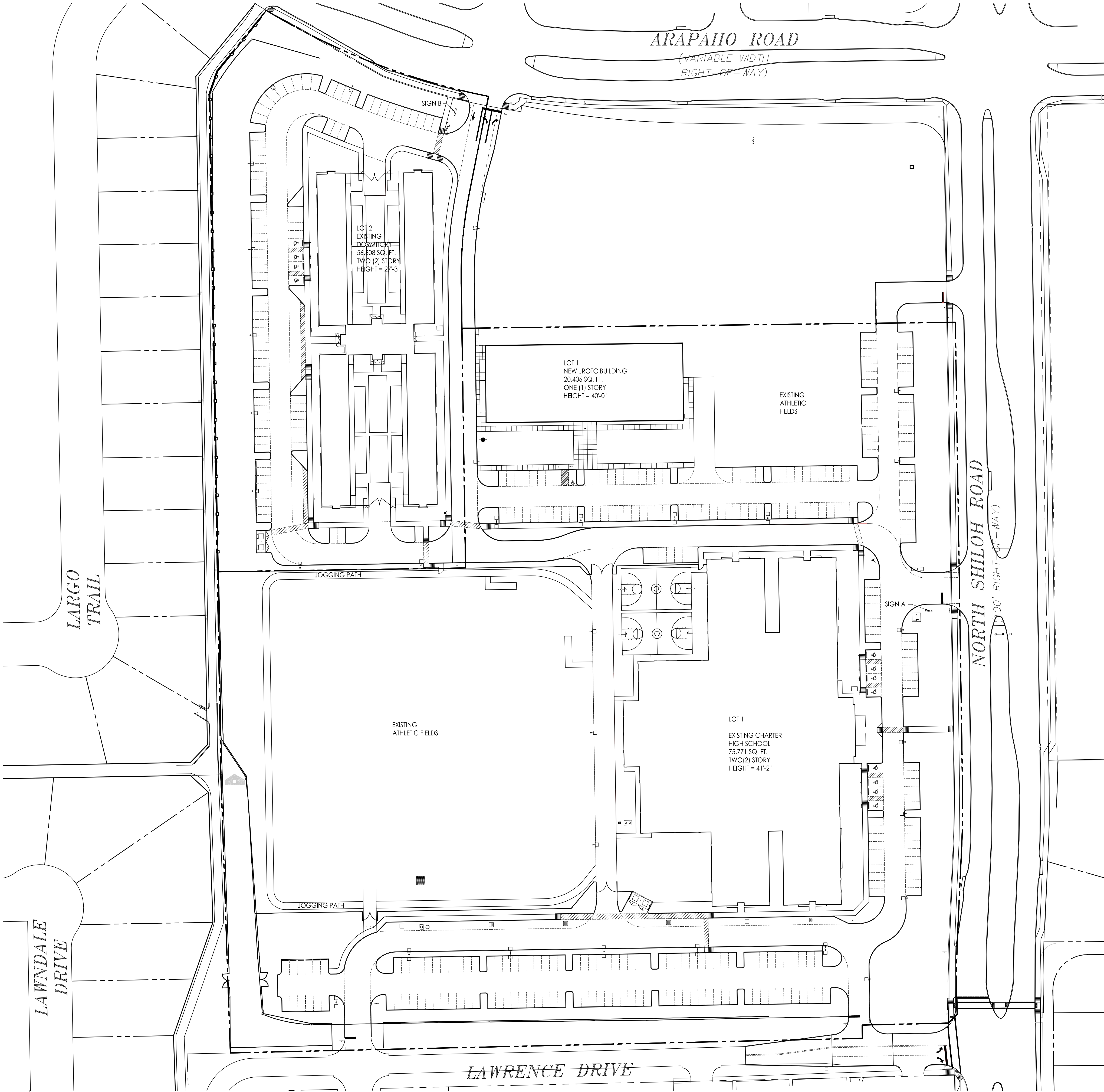
Will Guerin, AICP
Director of Planning





EXISTING ZONING:
PLANNED DEVELOPMENT (PD) FOR
DORMITORY AND SHOPPING
CENTER USES WITH CONCEPT PLAN.
ZONING FILE 13-28

SITE DATA TABLE		
LOT	USE	AREA
1.	CHARTER SCHOOL	14.181 AC
2.	DORMITORY	3.989 AC
	TOTAL	18.17 AC



INTERNATIONAL
LEADERSHIP OF TEXAS

DESIGN TEAM
OWNER:
**INTERNATIONAL LEADERSHIP
OF TEXAS**
1820 N.GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078

PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST.,
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE

SEAL

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DATE: 06.27.2017
SCALE:
JOB NO. MA17007
DRAWN: AM/AF
APPD: KM
ACAD #
CONCEPT PLAN

Z 13-28
CASE # 170309-1

DRAWING NO. REV. NO.

A1.00

Site Plan
plan



LEGAL DESCRIPTION
BEING A 21.603 TRACT OF LAND LOCATED IN THE F. MOSS
SURVEY, ABSTRACT NO.941, IN THE CITY OF GARLAND, DALLAS
COUNTY, TEXAS

SITE DATA - LOT 1, SCHOOL			
ELEMENT	REQUIRED	CURRENT	PROPOSED JROTC BUILDING
LOT AREA	N/A	617,739.17 SQ. FT.	N/A
BUILDING S.F.	N/A	75,771 SQ. FT.	20,406 SQ. FT.
PARKING	1 PER 3 STUDENTS 768 STUDENTS / 3=256 SPACES REQUIRED	298 PARKING SPACES CURRENT	290 PARKING SPACES PROVIDED
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT ALLOWED: 30'	41'-2"	40'-0" (JROTC BUILDING)
LOT COVERAGE	LOT COVERAGE ALLOWED: 40% = 123,547 S.F.	LOT COVERAGE PROVIDED 12.3% (75,771 S.F.)	LOT COVERAGE PROVIDED 15.6% (96,177 S.F.)
OCCUPANCY CLASSIFICATION	N/A	E - CHARTER SCHOOL	E - CHARTER SCHOOL
F.A.R.	N/A	0.33	N/A

ADJACENT PROPERTY OWNER INFORMATION

- 1

BLOCK 15
ARAPAHO EAST
VOL. 73004, PG. 263
MRDCT
- 2

BLOCK 1
APOLLO ESTATES NO. 1
VOL. 77234, PG. 2487
MRDCT
- 3

LOT 39, BLOCK 3
CAMELOT NO. 16
VOL. 81029, PG. 448
MRDCT
- 4

LOT 39, BLOCK 3
CAMELOT NO. 16
VOL. 82151, PG. 591
MRDCT
- 5

BLOCK 1
CAMELOT NO. 19
VOL. 92093, PG. 4740
MRDCT
- 6

BLOCK 1
SHILOH/ARAPAHO ADDITION
VOL. 99205, PG. 2252
MRDCT

INTERNATIONAL LEADERSHIP OF TEXAS
GARLAND, TEXAS

DESIGN TEAM
OWNER:
INTERNATIONAL LEADERSHIP OF TEXAS
1820 N.GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078

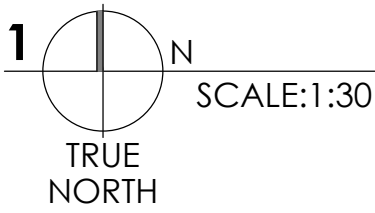
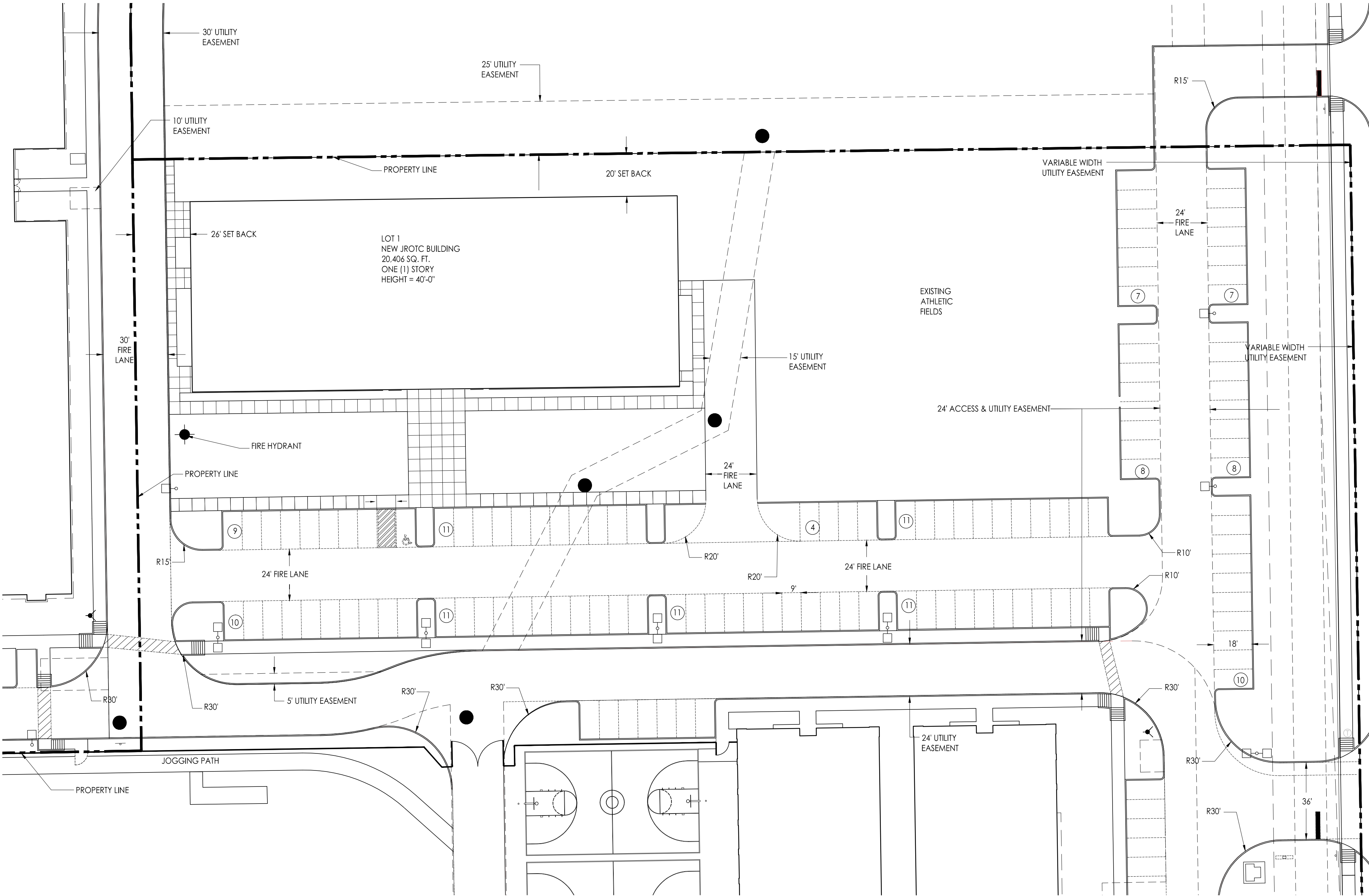
PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145

ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500

CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST,
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE



Site Plan
plan

SEAL

Copyright © 2017
DATE: 06.21.2017
SCALE: MA17007
JOB NO.: AM/AF
DRAWN: KM
APPD:
ACAD #
DETAIL PLAN

Z 13-28
CASE # 170309-1

DRAWING NO. REV. NO.

A1.01



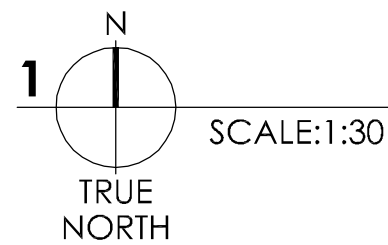
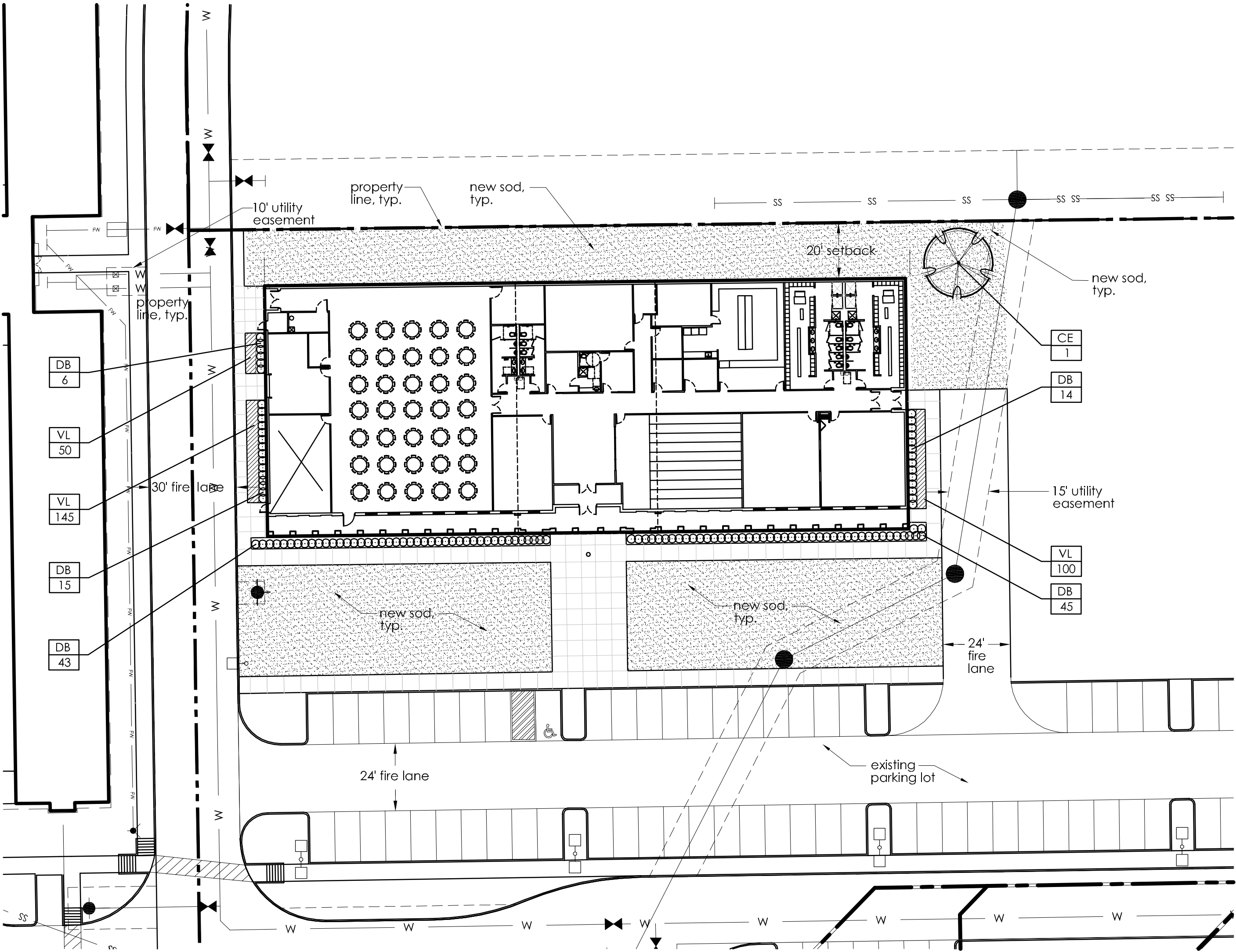
SITE AREA
626,219 S.F. (14.376 ACRES)

Parking
TOTAL PARKING PROVIDED: 304 SPACES
STANDARD: 296
HANDICAPPED: 8 SPACES
PARKING RATIO: 304/75.5 = 4.03 SPACES/1000 S.F.

TOTAL BICYCLE PARKING REQUIRED: 0
TOTAL BICYCLE PARKING PROVIDED: 12

HARD SURFACE/PAVED AREA: 187,836 S.F.
PERCENTAGE OF TOTAL SITE: 30.0%

LANDSCAPE & BALL FIELDS: 362,678 S.F.
PERCENTAGE OF TOTAL SITE: 58.0%



Landscape Plan
plan

INTERNATIONAL
LEADERSHIP OF TEXAS

DESIGN TEAM
OWNER:
**INTERNATIONAL LEADERSHIP
OF TEXAS**
1820 N. GLENVILLE DR.
SUITE 100
RICHARDSON, TX. 75081
P: 972.479.9078
PROJECT MANAGER:
BUILDING SOLUTIONS
9401 LBJ FREEWAY,
SUITE 410
DALLAS, TX. 75243
P: 214.221.9145
ARCHITECT:
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX. 75040
P: 972.272.2500
CIVIL ENGINEER:
RLK ENGINEERING, INC.
111 WEST MAIN ST.
ALLEN, TX. 75013
P: 972.359.1833

LANDSCAPE ARCHITECT:
COOPER DESIGN WORKS
PO Box 492
Rockwall, Texas 75087
972-412-9519 P
214-212-2488 C

ISSUE

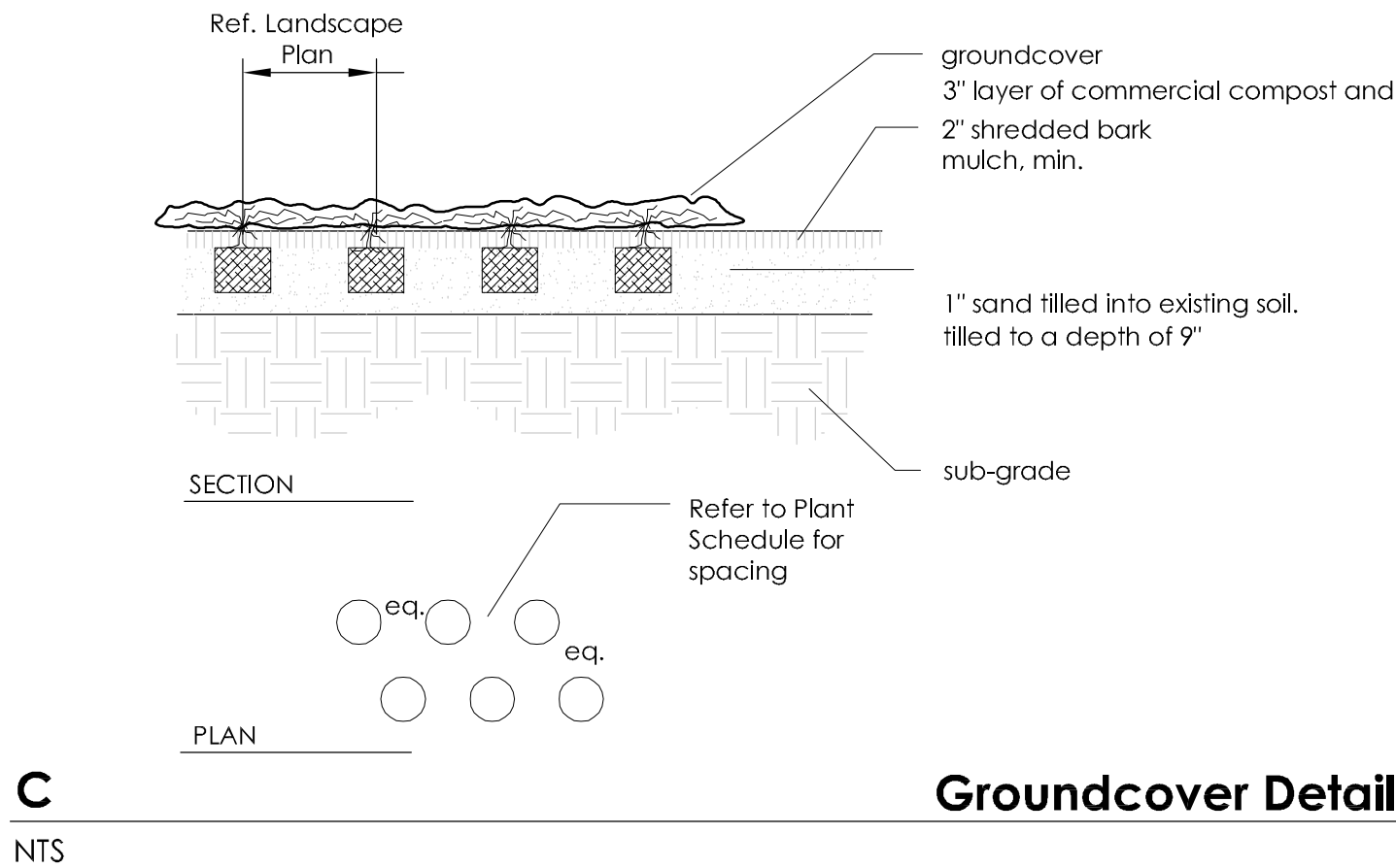
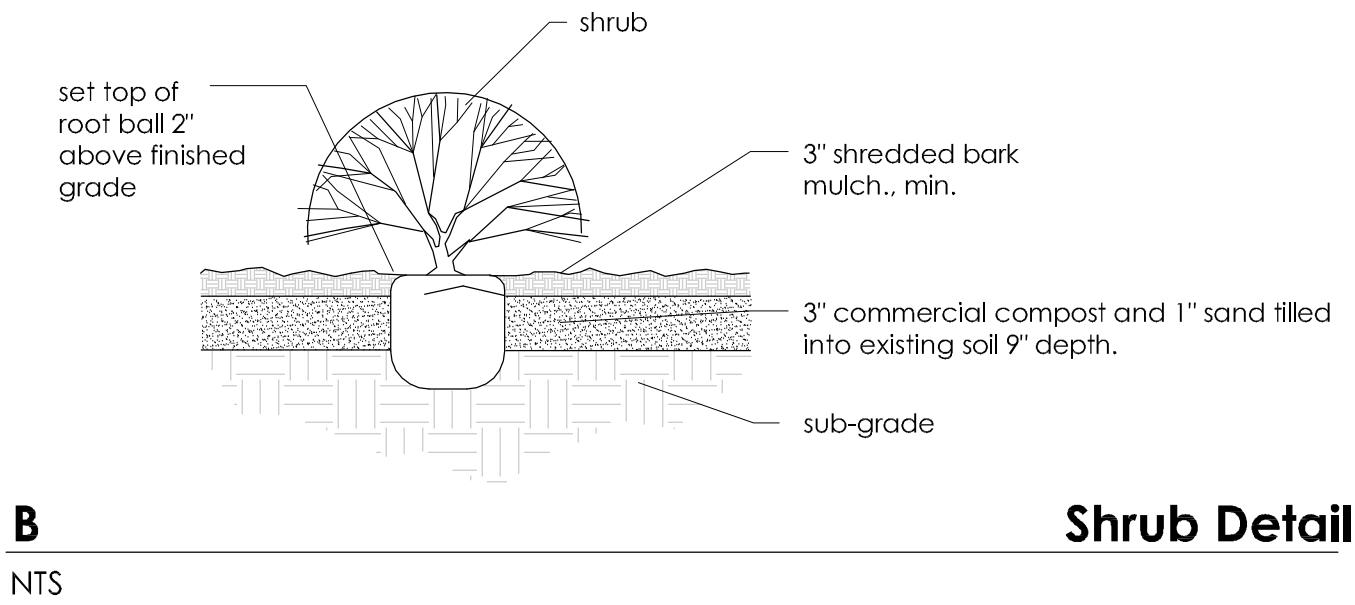
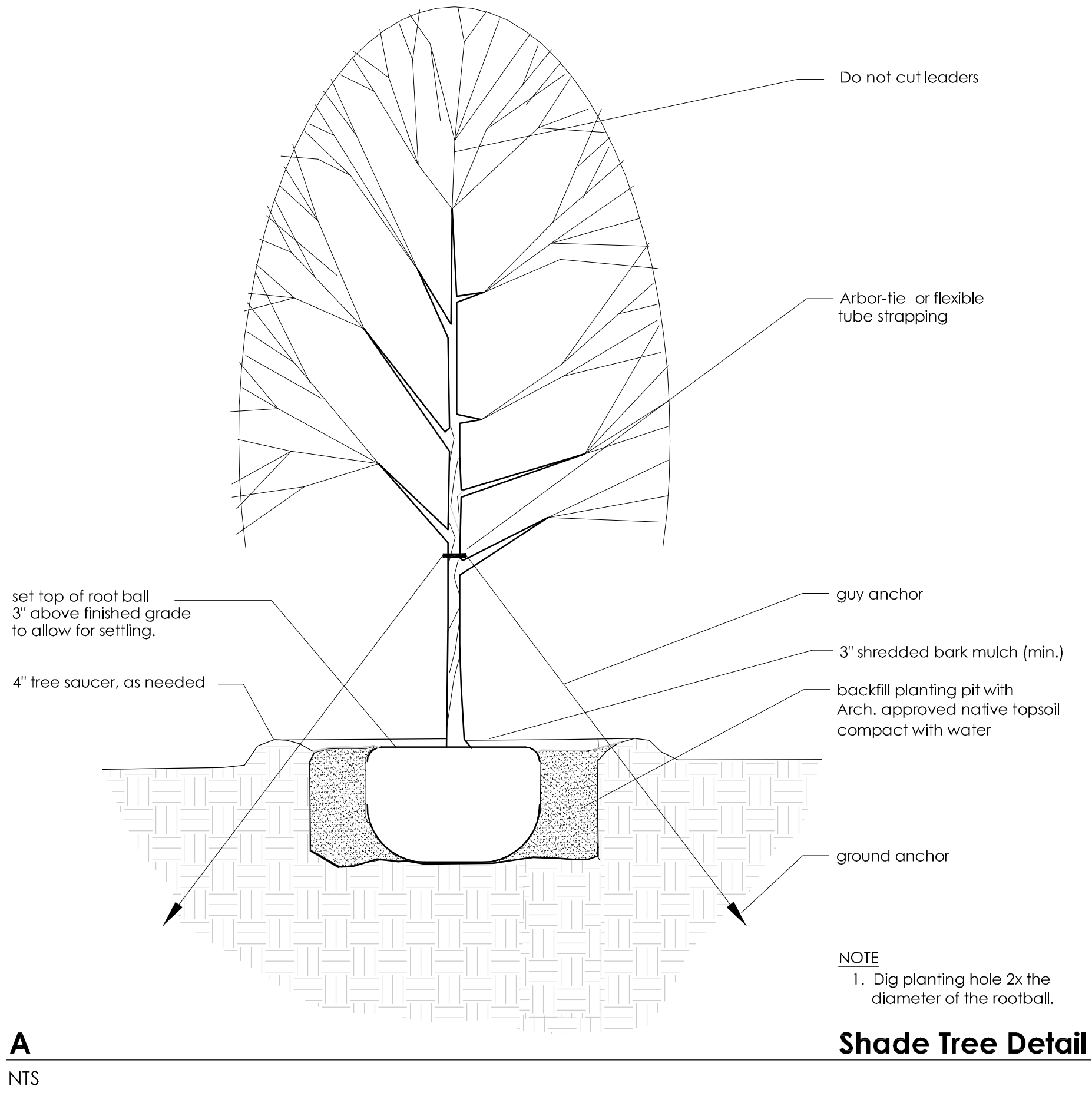
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and may not be used for
regulatory approval,
permit, or construction.

James A. Cooper
RLA 1287

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DATE:	06.20.2017
SCALE:	
JOB NO.	
DRAWN:	AT
APPD:	JC
ACAD #	
LANDSCAPE PLAN	

DRAWING NO.	REV. NO.
L1.00	



PLANT SCHEDULE

SHADE TREES				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
CE	1	Cedar Elm	Ulmus crassifolia	3" cal., 12'-14" ht. / 4'-5' spread, container grown straight trunk.
SHRUBS				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
DB	123	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	5 gal., 24"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.
GROUND COVER				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
VL	295	Variegated Liriope	Liriope Muscari 'Variegata'	1 gal., full & heavy, plant 12" o.c.
SOD				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
 FIELD VERIFY		Celebration Bermuda (Sod)	Cynodon dactylon	S.F., Solid Sod, Fine grade prior to installation

- Note:
- All required landscape areas shall be provided with an automatic underground irrigation system.
 - All landscape ordinance requirements are met by the existing landscape as implemented in previous phases. Reference record drawings from previous phases for further information.
 - Contractor to verify location of utilities prior to planting of trees.
 - 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.

INTERNATIONAL LEADERSHIP OF TEXAS

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James A. Cooper
RLA 1287

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DATE: 06.20.2017
SCALE:
JOB NO.
DRAWN: AT
APPD: JC
ACAD #
LANDSCAPE DETAILS

DRAWING NO. REV. NO.
L1.01

BUILDING MATERIAL CALCULATIONS

Material	East	Percent	South	Percent	West	Percent	North	Percent
BRICK (REFERENCE ELEVATIONS FOR COLOR)	2,668 S.F.	92.6%	2,449 S.F.	86.5%	2,748 S.F.	93.5%	3,483.8 S.F.	92.7%
STUCCO	212.6 S.F.	7.4%	378.9 S.F.	13.5%	187.2 S.F.	6.5%	271.7 S.F.	7.3%
WINDOWS/DOORS	54.5 S.F.	-	957 S.F.	-	182 S.F.	-	60 S.F.	-
TOTAL (EXCLUDING DOOR AND WINDOWS)	2,881 S.F.	-	2,828.5 S.F.	-	2,936 S.F.	-	3,755.5 S.F.	-

INTERNATIONAL LEADERSHIP OF TEXAS
GARLAND, TEXAS

DESIGN TEAM

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RICHARDSON, TX. 75081
P: 972.479.9078

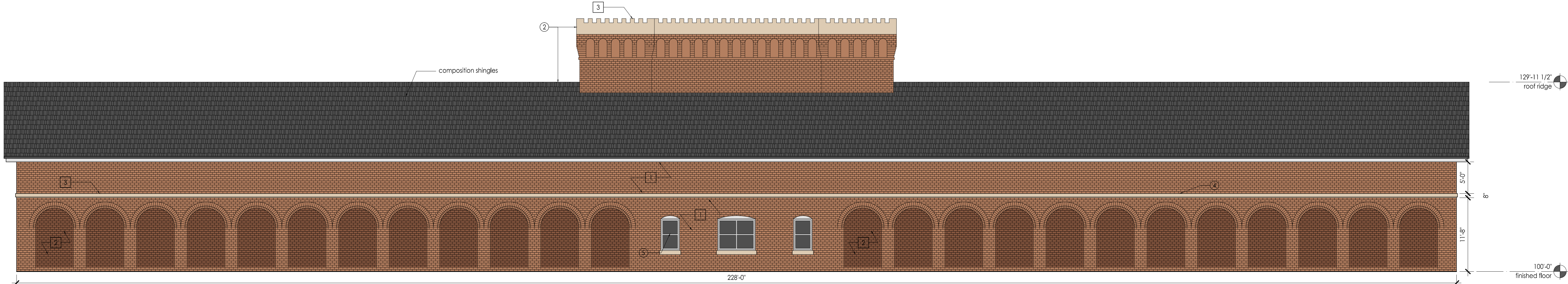
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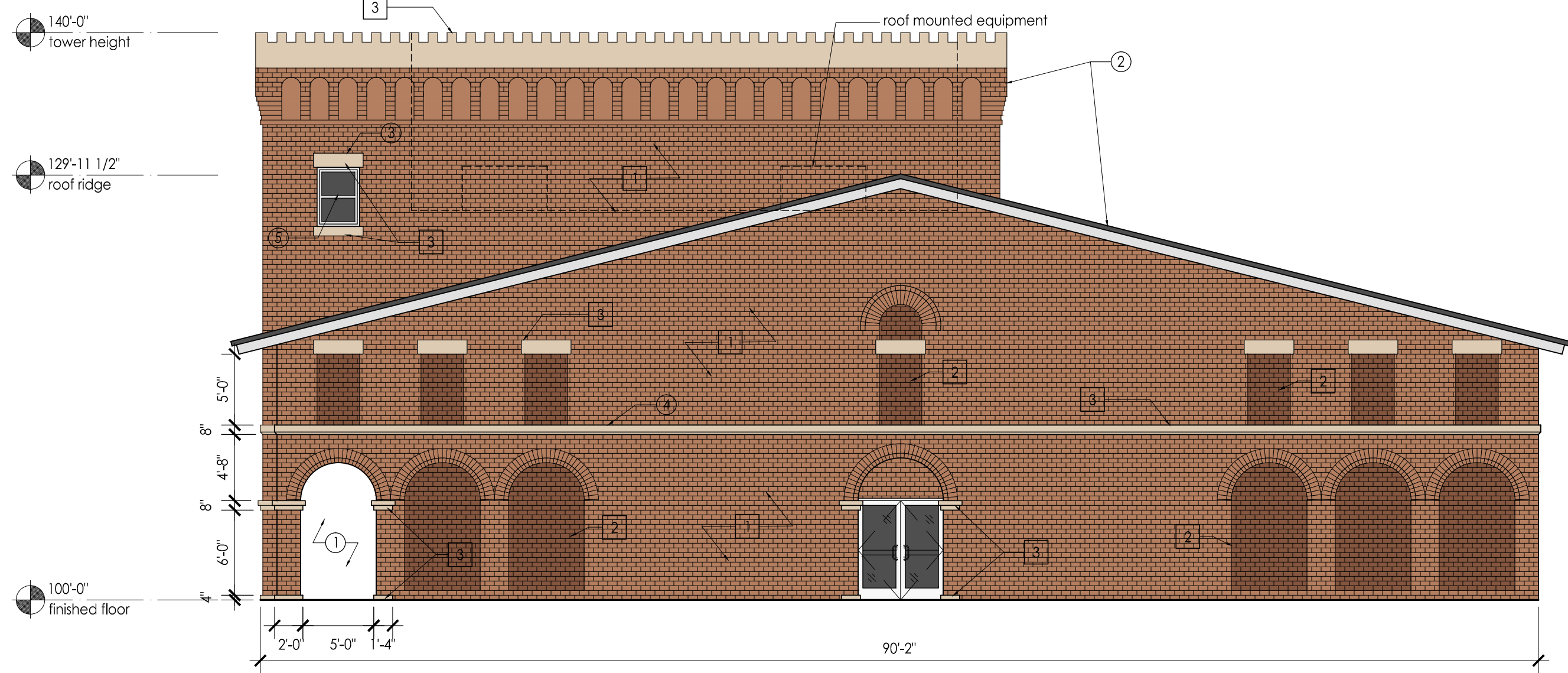


North Elevation
exterior elevation

4
SCALE:1/8"-1'-0"

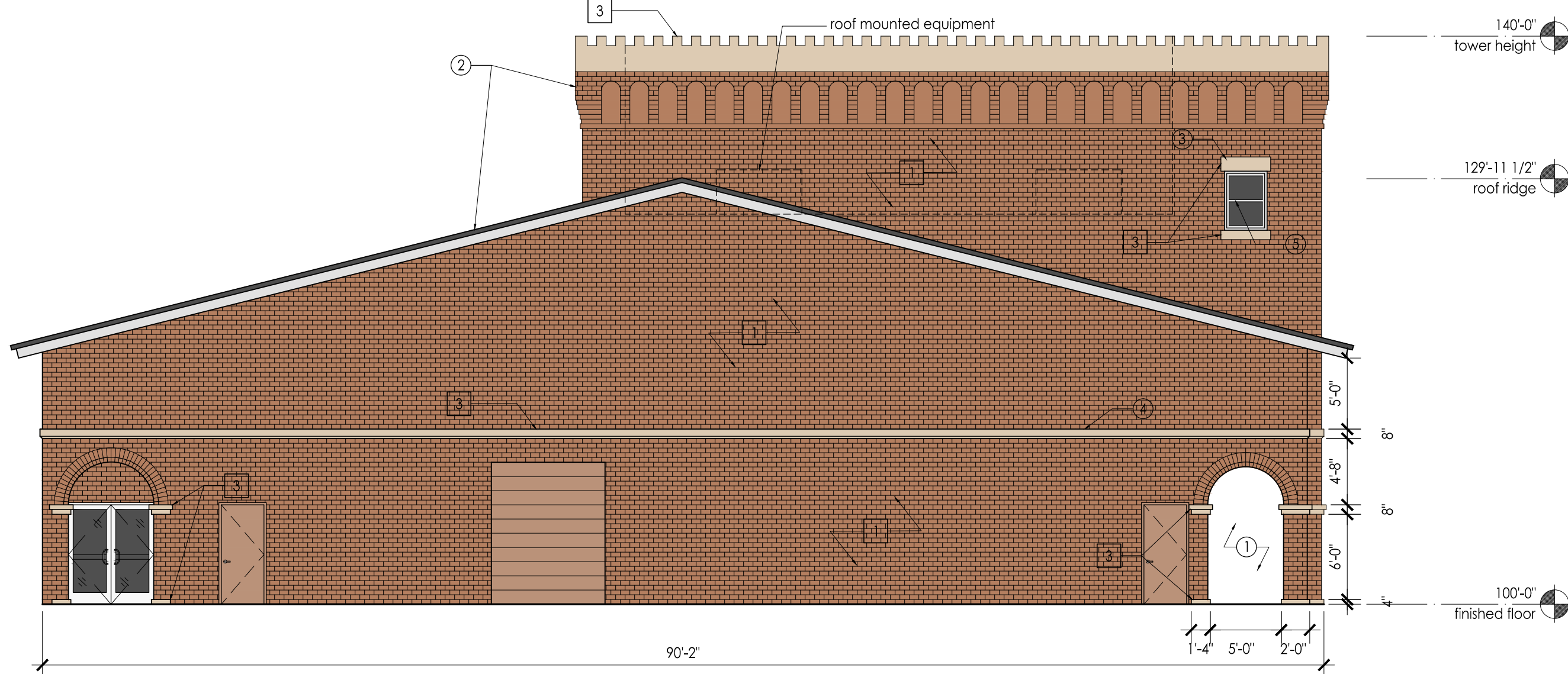
ARCHITECTURAL ELEMENTS	
①	ALCOVE/PORTICO
②	VARIED ROOF HEIGHTS
③	ORNAMENTAL WINDOW HEADERS
④	ORNAMENTAL FACADE TRIMS
⑤	DIVIDED LIGHT WINDOWS
⑥	RECESSED ENTRY

MATERIALS PROPOSED	
①	BRICK 1 - ACME MODULAR THINBRIK, VALLEY ROSE
②	BRICK 2 - ACME MODULAR THINBRIK, BROOKSHIRE
③	STUCCO



East Elevation
exterior elevation

3
SCALE:1/8"-1'-0"



West Elevation
exterior elevation

2
SCALE:1/8"-1'-0"



South Elevation
exterior elevation

1
SCALE:1/8"-1'-0"

SEAL

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DATE:	06.28.2017
SCALE:	
JOB NO.	MA17007
DRAWN:	AM/JV
APPD:	KM

ACAD #

EXTERIOR ELEVATIONS

Z 13-28
CASE # 170309-1

DRAWING NO. REV. NO.

A4.00

PROJECT DESCRIPTION
NEW CHARTER HIGH SCHOOL

CURRENT ZONING
OFFICE (O-1) AND
SHOPPING CENTER (SC)

PROPOSED ZONING
PLANNED DEVELOPMENT (PD) FOR DORMITORY
AND SHOPPING CENTER USES WITH CONCEPT
PLAN

DEVELOPER
THE CHARTER SCHOOL FUND II, LLC.
855 BROAD STREET, SUITE 300
BOISE, IDAHO, 83702
TEL: 208-908-5505
FAX: 208-439-4954
CONTACT: BRIAN HUFFAKER
bhuffaker@hcollc.com

OWNER
WILLIAM F. CALLEJO-BORGES, TRUSTEE
4314 NORTH CENTRAL EXPY.
DALLAS, TEXAS 75206.

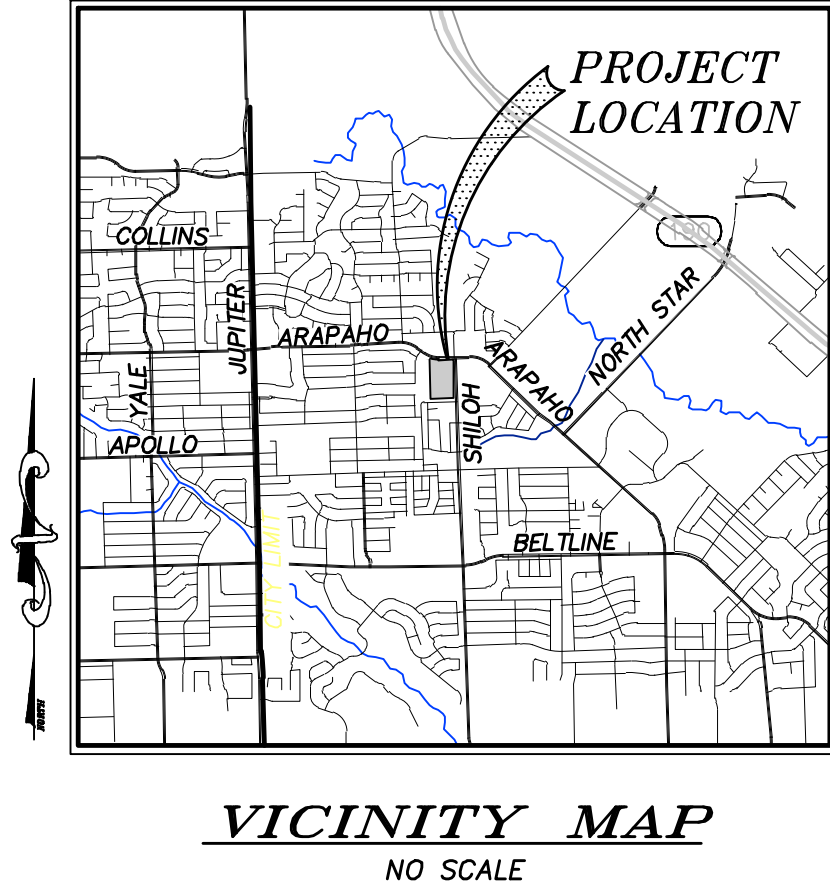
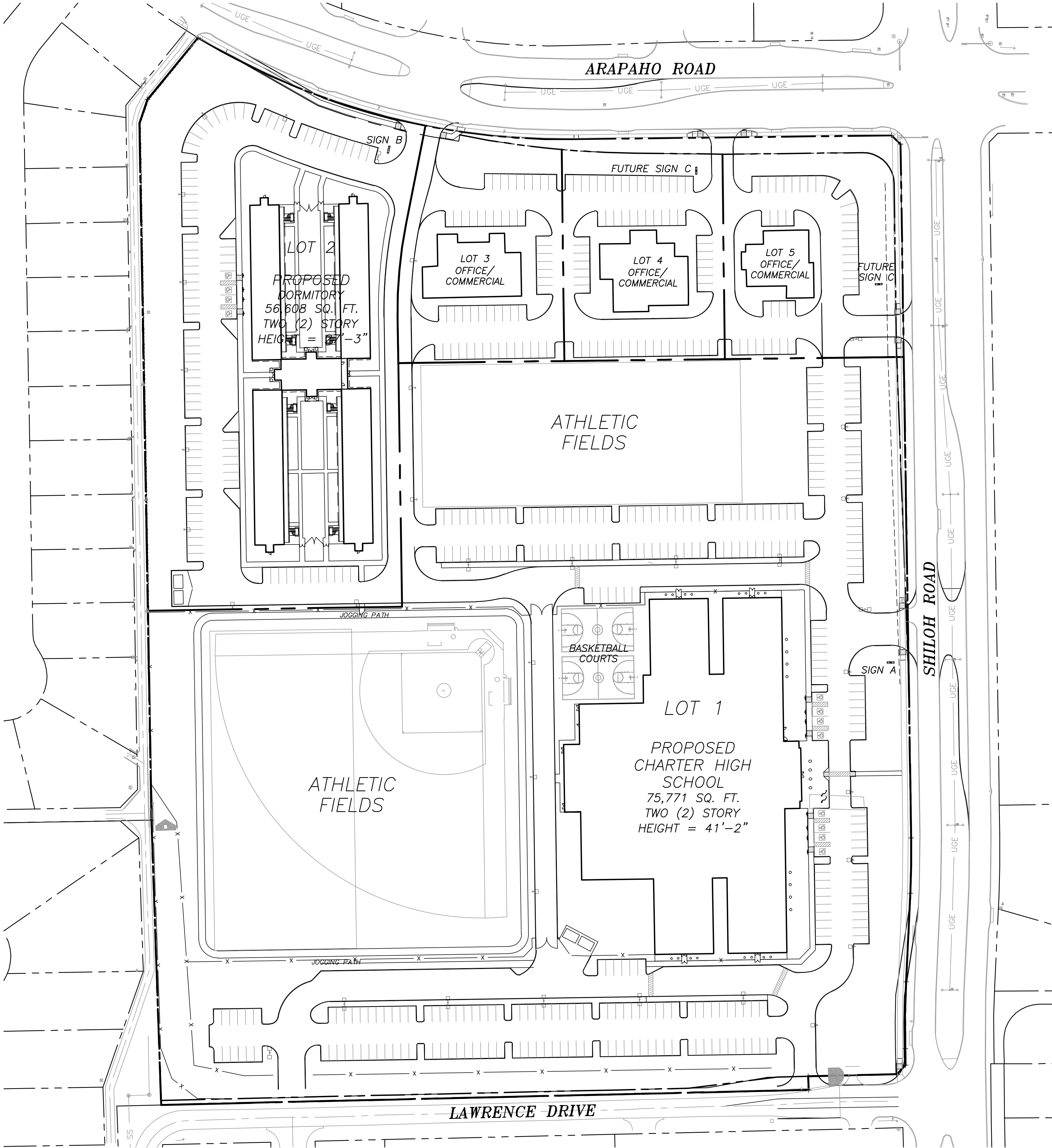
CIVIL ENGINEER /
LANDSCAPE ARCHITECT
MYCOSKIE MCINNIS ASSOCIATES
200 E. ABRAM
ARLINGTON, TEXAS 76010
TEL: 817-469-1671
FAX: 817-2748757
CONTACT: JACOB SUMPTER
jsumpster@mmatexas.com

ARCHITECT
BRS ARCHITECTS
1010 S. ALLANTE PLACE, STE. 100
BOISE, IDAHO 83709
CONTACT: DOUG RACINE, AIA
doug@brsarchitects.com

LEGAL DESCRIPTION
BEING A 21.603 ACRE TRACT OF
LAND LOCATED IN THE F. MOSS
SURVEY, ABSTRACT NO. 941, IN THE
CITY OF GARLAND, DALLAS COUNTY,
TEXAS.

SITE DATA TABLE

LOT	USE	AREA
1	CHARTER SCHOOL	14.181 AC
2	DORMITORY	3.989 AC
3	OFFICE/COMMERCIAL	1.014 AC
4	OFFICE/COMMERCIAL	0.969 AC
5	OFFICE/COMMERCIAL	1.019 AC
N/A	RIGHT-OF-WAY	0.431
TOTAL		21.603 AC



INTERNATIONAL LEADERSHIP OF
TEXAS – GARLAND HIGH SCHOOL
CONCEPT PLAN
GARLAND, TEXAS

PROJECT TITLE:
INTERNATIONAL LEADERSHIP OF
TEXAS HIGH SCHOOL

m m a
mycoskie mcinnis associates
civil engineering surveying landscape architecture planning
type registration number: f – 2759
200 east abram
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

PROJECT NUMBER: 2689-00-01
PROJECT MANAGER: J. SUMPTER
DRAWN BY: D. JOINER
CHECKED BY: C. MYCOSKIE
ISSUE DATE: 06/28/2013

REV. DATE DESCRIP. BY
SHEET CONTENT:
Z 13-28
CONCEPT PLAN

SHEET NO:
1
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Z 17-32



Looking at the site of new school building



Looking at the site of new building from Shiloh Rd.



Looking at the existing school building



Looking at properties across Shiloh from campus



Looking at properties across Arapaho from campus



Looking the existing charter school dormitory



GARLAND

Plan Commission

3.

Meeting Date: 07/10/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - July 24, 2017



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: July 10, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 24, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
Hillside on the Lake Phase II
J. M. Maldonado 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 **Big Red Dog Engineering**, requesting approval of a Specific Use Provision for a Car Wash, Automated/Rollover on a property zoned Planned Development (PD) 13-31 District for Community Retail Use. This property is located at 3401 S. Garland Avenue. (District 5) (File Z 17-22)
7. 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.)
8. 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)
9. 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)
10. 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)
11. 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)
12. 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)