



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
June 26, 2023 at 7:00 p.m.**

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

A pre-meeting will begin at 5:30 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.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

Public Comments

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. **BRILLE IS NOT AVAILABLE.**

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the June 12, 2023 meeting.

2. PLATS

- a.** P 23-19 TBCW Addition Replat
- b.** P 23-20 - JLB Garland Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **DDC, Inc. & Mohammad Naeem**, requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses. This property is located at 2675 East Brand Road. (District 1) (Z 21-07 – Detail Plan)
- b. Consideration of the application of **Homeyer Engineering**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Zoning)
- c. Consideration of the application of **Homeyer Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Detail Plan)
- d. Consideration of the application of **Manhard Consulting**, requesting approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Zoning)
- e. Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Detail Plan)
- f. Consideration of the application of **Petitt-ECD**, requesting approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Planned Development Amendment)

- g.** Consideration of the application of **Petitt-ECD**, requesting approval of a Detail Plan amendment for an Automotive Service Building. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Detail Plan)

4. MISCELLANEOUS

- a.** Consideration of the application of **Dos Banderas**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 614 Main Street. (District 2) (DD 23-02)

5. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 06/26/2023

Item Title: Plan Commission Minutes for June 12, 2023

Summary:

Consider approval of the Plan Commission Minutes for the June 12, 2023 meeting.

Attachments

Plan Commission Minutes for June 12, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, June 12, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Chairman Scott Roberts
Commissioner Wayne Dalton
1st Vice Chair Julius Jenkins
Commissioner Stephanie Paris
Plan Commissioner Georgie Cornelius
2nd Vice Chair Douglas Williams
Commissioner Michael Rose

Absent: Commissioner Rich Aubin

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Matthew Wolverton, Development Planner
Shawn Roten, Senior Assistant City Attorney
Elisa Morales, Secretary

CONSENT AGENDA

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

Motion was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 0 Nays, 2 Abstain** by Commissioner Jenkins and Commissioner Paris.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 22, 2023 meeting. **APPROVED**

2. PLATS

- a. P 23-18 – Centerville Plaza Shopping Center Replat

APPROVED

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Bohler Engineering TX, LLC.**, requesting approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Zoning)

APPROVED

The applicant, Mathias Haubert, 2600 Network Blvd., Suite 310, Frisco, TX, provided an overview of the request, and remained available for questions.

Commissioner Rose asked for a timeline of when the construction would begin if and when the development is approved.

The applicant explained that upon approval he believes the permit processing would begin soon after.

Commissioner Dalton asked for clarification on whether the existing building would be remodeled to make space for the clinic.

The applicant explained that the existing building would not be remodeled but instead additional square footage would be added to accommodate the clinic.

Commissioner Paris asked to confirm whether a Traffic Impact Study was required for the development.

The applicant confirmed that one was not required.

Chair Roberts asked staff to clarify if a deviation was required for the parking.

Staff clarified that a formal Planned Development deviation was not required.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris.
Motion carried: 7 Ayes, 0 Nays.

- b. Consideration of the application of **Bohler Engineering TX, LLC.**, requesting approval of a Detail Plan for a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Detail Plan) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris.
Motion carried: 7 Ayes, 0 Nays.

- c. Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Specific Use Provision) **DENIED**

The applicants, Jon Young, 2727 LBJ Freeway, Ste. 815, Dallas, TX., and Para Wacavey, 3713 Rexon Street, Frisco, TX., provided an overview of the request, and remained available for questions.

Commissioner Rose asked for clarification on a side road and whether that was owned by the developer or the adjacent school and whether the applicant has been in the area when the nearby schools are in session.

The applicant clarified that one of the roads is a shared access easement with the adjacent senior center. There is no shared access with the school. He also clarified that while the business hours are 8 a.m. to 8 p.m., the high traffic hours are after 5 p.m. and on the weekends when school is not in session.

Resident not speaking but in opposition:
Arbad Ismail, 2705 Crestmont Dr.

Resident speaking in opposition:

Issam Abdelkarim, 2110 Mapleview Dr., Garland, TX., shared his concerns regarding the traffic and environmental concerns.

Commissioner Rose asked for clarification regarding the entrance to the proposed development and whether the entrance was shared with the adjacent businesses. Chair Roberts clarified that there are two roads; one leads to the senior living center. Staff further clarified that one of the streets (to the east) would be a shared access that the development would have access to and the street to the west leads to the ILTexas school.

The Plan Commission took a recess from the open session at 7:46 p.m. and convened in Executive Session to discuss items concerning 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.

The Plan Commission returned to the open session at 7:51 p.m.

Commissioner Paris asked for clarification on the notification process on

behalf of the Planning Department and confirmation that a Traffic Impact Analysis was not required for this development.

Staff confirmed that all notifications were mailed out per state law and that the Transportation Department did not require a Traffic Impact Analysis for this development.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays and 1 Abstain** by Commissioner Dalton.

Commissioner Jenkins reiterated that the purpose of the Plan Commission is to evaluate the purpose of the proposed land use to determine whether it is the appropriate use of the land. Commissioner Jenkins noted that the current zoning for this site is Community Retail and that as such a number of things can be developed at this site by right that would not require the developer to come before the Plan Commission such as a temporary batch concrete crushing plant. Commissioner Jenkins shared that he currently is not in opposition of the applicant's request.

Chair Roberts shared that he read the 112-page Economic Development Strategic Plan and the study directly addressed the congregation in the amount of auto related use that the City has which includes car washes, auto repairs, auto sales, etc. The study advised the City to be aware of these uses and to be selective about development requests that the City approves. Chair Roberts further shared that he looked at a 2.5-mile radius of this current site and there are 12 car washes (six self-serve and six full-serve). Chair Roberts also noted that several years back the Plan Commission approved a car wash that residents were in opposition to at the time due to noise concerns and drainage problems; that development is now a tire shop. Chair Roberts suggested that not all car washes are viable and shared his position is currently to oppose the development.

Motion was made Commissioner Rose to **deny** the application per staff recommendation. Motion failed for lack of a second.

Motion was made by Commissioner Jenkins to **approve** the application as presented. Seconded by Commissioner Williams. Motion failed for lack of a majority vote.

Motion was made by Commissioner Rose to **deny** the application per staff recommendation. Motion failed for lack of a second.

Due to the lack of a majority vote, the Commission's recommendation will go to Council as a denial recommendation for this application.

- d. Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Plan for an Automated/Rollover Car Wash Use. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Plan) **DENIED**

Due to the lack of a majority vote, the Commission's recommendation will go to Council as a denial recommendation for this application.

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:57 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/26/2023

Item Title: P 23-19 TBCW Addition Replat

Summary:

P 23-19 TBCW Addition Replat

Attachments

P 23-19 TBCW Addition Replat Report & Attachments

Planning Report

File No: P 23-19 / District 1

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REPLAT

TBCW Addition

LOCATION

5200 and 5302 North Garland Avenue

ZONING

Planned Development (PD) District 13-02 and Planned Development (PD) District 22-63

NUMBER OF LOTS

2

ACREAGE

20.207

BACKGROUND

The purpose of this replat is to create two (2) lots for development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning and Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



5200 North Garland Avenue

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, WAL-MART REAL ESTATE BUSINESS TRUST, IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL, CONTAINING 20.207 ACRES OF LAND IN THE ONOFRE ALVARADO SURVEY, ABSTRACT 2, DALLAS COUNTY, TEXAS, BEING ALL OF THE RESIDUE OF A TRACT WHICH WAS CALLED 20.879 ACRES CONVEYED FROM WAL-MART STORES EAST, INC. TO WAL-MART REAL ESTATE BUSINESS TRUST, BY A SPECIAL WARRANTY DEED IN VOLUME 2001097, PAGE 1912, MAP RECORDS DALLAS COUNTY, TEXAS (M.R.D.C.T.), ALSO KNOWN AS LOT 2R, BLOCK 1, TBCW ADDITION REPLAT OF LOT 2, BLOCK 1, IN ADDITION TO THE CITY OF GARLAND, TEXAS AS RECORDED IN INSTRUMENT #201300236141, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS (O.P.R.D.C.T.), SAID 20.207 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 1/2" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "KH4" FOR SOUTHWEST CORNER, BEING THE MOST SOUTHERLY CORNER OF SAID LOT 2R AND MOST EASTERLY CORNER OF LOT 1, BLOCK 1, TBCW ADDITION, A SUBDIVISION OF RECORD IN VOLUME 2001172, PAGE 34, M.R.D.C.T., LYING IN THE NORTH LINE OF LOT 1, BLOCK 2, FIREWHEEL HOTEL ADDITION, A SUBDIVISION OF RECORD IN INSTRUMENT #2007020455, O.P.R.D.C.T.;

THENCE N45°02'16"W, 474.44 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 1, TBCW ADDITION TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE S44°54'16"W, 47.92 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER;

THENCE N45°25'02"W, 409.34 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE S44°32'55"W, 103.91 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER;

THENCE N45°25'02"W, 92.52 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR MOST WESTERLY CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 2R AND THE SOUTHWEST CORNER OF SAID LOT 1, TBCW ADDITION TO A CUT "X" IN CONCRETE SET, LYING IN THE SOUTH RIGHT OF WAY (R-O-W) LINE OF NORTH GARLAND AVENUE (A CALLED 100' R-O-W);

THENCE N44°34'57"E, 300.71 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND NORTH GARLAND AVENUE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER;

THENCE S45°25'03"E, 1.00 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE N44°34'57"E, 95.00 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE N45°25'03"W, 100.00 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER;

THENCE N44°34'57"E, 165.19 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE FOUND FOR EXTERIOR CORNER, BEING AN EXTERIOR CORNER OF SAID LOT 2R AND MOST WESTERLY CORNER OF LOT 2R1, BLOCK 1, TBCW ADDITION REPLAT OF LOT 2;

THENCE DEPARTING NORTH GARLAND AVENUE, S45°31°0"E, 150.04 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 2R1 TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE N44°27'42"E, 191.18 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE FOUND FOR INTERIOR CORNER;

THENCE N45°32'18"W, 174.64 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER, LYING THE SOUTH R-O-W LINE OF NORTH GARLAND AVENUE;

THENCE N45°38'24"E, 58.88 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND NORTH GARLAND AVENUE TO A CUT "X" IN CONCRETE SET FOR INTERIOR CORNER;

THENCE N45°31'36"E, 1.00 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND NORTH GARLAND AVENUE TO A CUT "X" IN CONCRETE SET FOR EXTERIOR CORNER;

THENCE N45°38'24"E, 34.81 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND NORTH GARLAND AVENUE TO A CUT "X" IN CONCRETE FOUND FOR A NORTHEAST CORNER, BEING A NORTHEAST CORNER OF SAID LOT 2R AND MOST WESTERLY CORNER OF LOT 2, BLOCK 1, BAYLOR NORTH GARLAND FAMILY HEALTH CENTER (BNHFHC), BY AN INSTRUMENT OF RECORD IN VOLUME 2004194, PAGE 62, O.P.R.D.C.T.;

THENCE DEPARTING NORTH GARLAND AVENUE, S45°25°14"E, 424.93 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 2, BNHFHC TO A UNCAPPIED 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID LOT 2R AND MOST SOUTHERLY CORNER OF SAID LOT 2, BNHFHC;

THENCE N44°33'37"E, ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 2, BNHFHC, AT 151.76 FEET PASS A 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RLG IN" FOR MOST EASTERLY CORNER OF SAID LOT 2, BNHFHC AND MOST SOUTHERLY CORNER OF A TRACT WHICH WAS CALLED LOT 3, BLOCK 1, TBCW ADDITION, A SUBDIVISION OF RECORD IN INSTRUMENT #2000015338, O.P.R.D.C.T., AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 3 FOR A DISTANCE IN ALL OF 381.31 FEET TO A UNCAPPIED 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER, BEING A NORTHEAST CORNER OF SAID LOT 2R AND ANGLE POINT IN SAID LOT 4R, BLOCK 1, TBCW ADDITION;

THENCE S29°27'33"W, 61.84 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND SAID LOT 4R TO A 1/2" IRON ROD FOUND WITH TAN PLASTIC CAP STAMPED "CPH EN" FOR INTERIOR CORNER;

THENCE S44°58'25"E, 438.58 FEET CONTINUING ALONG SAID COMMON LINE TO A UNCAPPIED 1/2" IRON ROD FOUND FOR INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID LOT 2R AND MOST SOUTHERLY CORNER OF SAID LOT 4R;

THENCE N45°01°11"E, 265.98 FEET CONTINUING ALONG SAID COMMON LINE TO A CUT "X" IN CONCRETE FOUND FOR A NORTHEAST CORNER, BEING A NORTHEAST CORNER OF SAID LOT 2R AND MOST EASTERLY CORNER OF SAID LOT 4R, LYING IN THE WEST R-O-W LINE OF STATE HIGHWAY 100 (SH 190);

THENCE S45°15'16"E, 100.18 FEET ALONG THE COMMON LINE OF SAID LOT 2R AND SH 190 TO A 1/2" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "WPLS 3880" FOR SOUTHEAST CORNER, BEING THE MOST EASTERLY CORNER OF SAID LOT 2R AND MOST NORTHERLY CORNER OF LOT 2, BLOCK 1, FIREWHEEL HOTEL ADDITION;

THENCE DEPARTING SH 190, S44°57'44"W, 1265.56 FEET ALONG THE COMMON LINE OF SAID LOT 2R, SAID LOT 2, FIREWHEEL HOTEL ADDITION, A LOT WHICH WAS CALLED LOT 1R, BLOCK 1, FIREWHEEL HOTEL ADDITION AMENDING PLAT, BY AN INSTRUMENT OF RECORD IN 201700164703, M.R.D.C.T. AND LOT 1, BLOCK 2, FIREWHEEL HOTEL ADDITION TO THE PLACE OF BEGINNING, CONTAINING 20.207 ACRES (880,216.59 SQ. FT.), MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT WAL-MART REAL ESTATE BUSINESS TRUST, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TBCW ADDITION REPLAT OF LOT 2R, BLOCK 1, IN 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 HEREON FOR THE PURPOSE 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 BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF GARLAND, AND ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE, AND KEEP REASONED ALL OR ANY PART OF A BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ANY UTILITY; (2) THE RIGHT TO INGRESS OR EGRESS TO OR FROM AND UPON SUCH EASEMENT 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 LINES 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 ADDITION AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN 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), CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT OR ANY IMPROVEMENTS THEREIN.

THIS PLAT SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS, MY HAND AT _____, ARKANSAS, THIS THE ____ DAY OF _____, 2023.

BY: WAL-MART REAL ESTATE BUSINESS TRUST

AUTHORIZED SIGNATURE _____

PRINT NAME, TITLE _____

STATE OF ARKANSAS
COUNTY OF BENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ARKANSAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE POSSEDES THE SAME FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

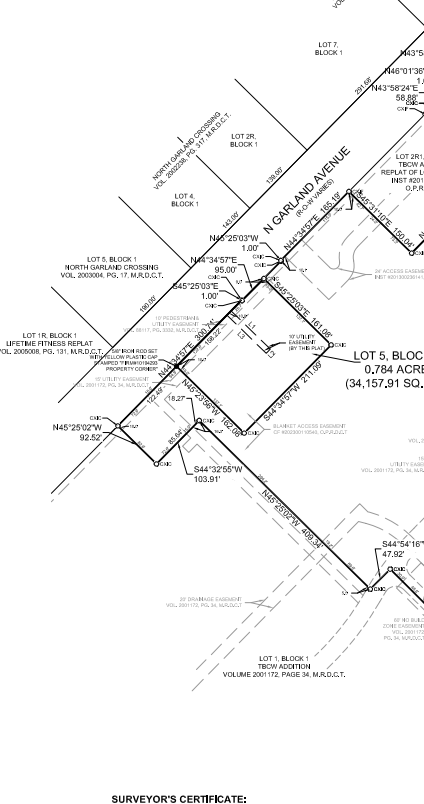
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF ARKANSAS

- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND WERE OBTAINED USING VRSRKT NETWORK.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS REPLAT IS TO CREATE A TWO LOT SUBDIVISION.
 - PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

LEGEND

CHC	CUT "X" SET IN CONCRETE
CMF	CUT "X" FOUND IN CONCRETE
(CH)	CONTROLLING MONUMENT
M.P.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS



SURVEYOR'S CERTIFICATE:

KNOW ALL BY THESE PRESENTS:

THAT I, BRETT READ, 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 ENGINEERS AND LAND SURVEYORS, TEXAS GOVERNMENT CODE, CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. 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 DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED PLAT.

DATED THIS ____ DAY OF _____, 2023.

PRELIMINARY
FOR THE PURPOSE

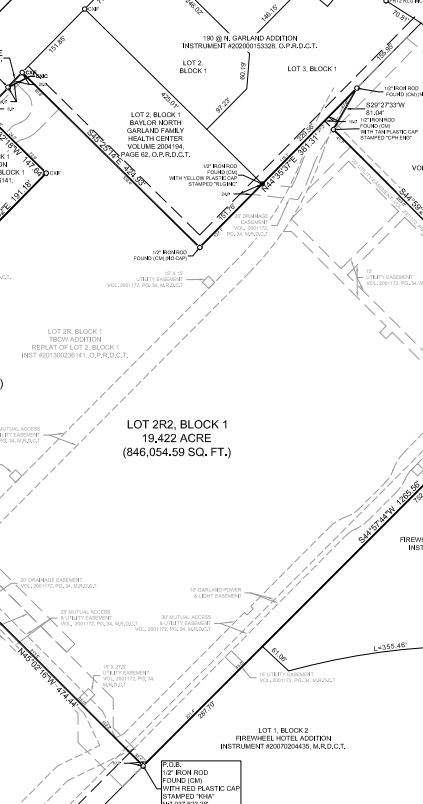
BRETT READ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

NOTARY PUBLIC, STATE OF TEXAS

- NOTES:**
- COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND WERE OBTAINED USING VRSRKT NETWORK.
 - SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - THE PURPOSE OF THIS REPLAT IS TO CREATE A TWO LOT SUBDIVISION.
 - PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

LEGEND

CHC	CUT "X" SET IN CONCRETE
CMF	CUT "X" FOUND IN CONCRETE
(CH)	CONTROLLING MONUMENT
M.P.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS



SURVEYOR'S CERTIFICATE:

KNOW ALL BY THESE PRESENTS:

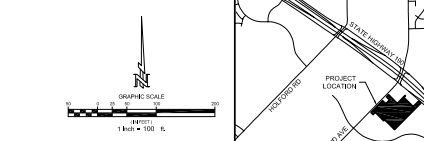
THAT I, BRETT READ, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TEXAS GOVERNMENT CODE, CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. 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 DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED PLAT.

DATED THIS ____ DAY OF _____, 2023.

PRELIMINARY
FOR THE PURPOSE

BRETT READ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

NOTARY PUBLIC, STATE OF TEXAS



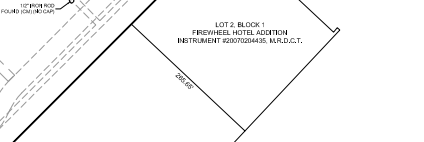
VICINITY MAP (1" = 200')

LINE NO.	BEARING	LENGTH
L1	S45°48'05"E	93.34'
L2	S44°54'57"W	15.00'
L3	S45°48'05"W	93.34'



VICINITY MAP (1" = 200')

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L1	S45°48'05"E	93.34'
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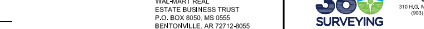
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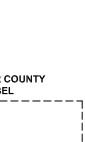
VICINITY MAP (1" = 200')

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VICINITY MAP (1" = 200')

STATE OF TEXAS
COUNTY OF DALLAS



GARLAND

Plan Commission

2. b.

Meeting Date: 06/26/2023

Item Title: P 23-20 JLB Garland Final Plat

Summary:

P 23-20 - JLB Garland Final Plat

Attachments

P 23-20 JLB Garland Final Plat Report & Attachments

Planning Report

File No: P 23-20 / District 3

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

JLB Garland

LOCATION

5026 Zion Road

ZONING

Planned Development (PD) District 22-31

NUMBER OF LOTS

1

ACREAGE

21.38

BACKGROUND

The applicant requests approval of a Final Plat for a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

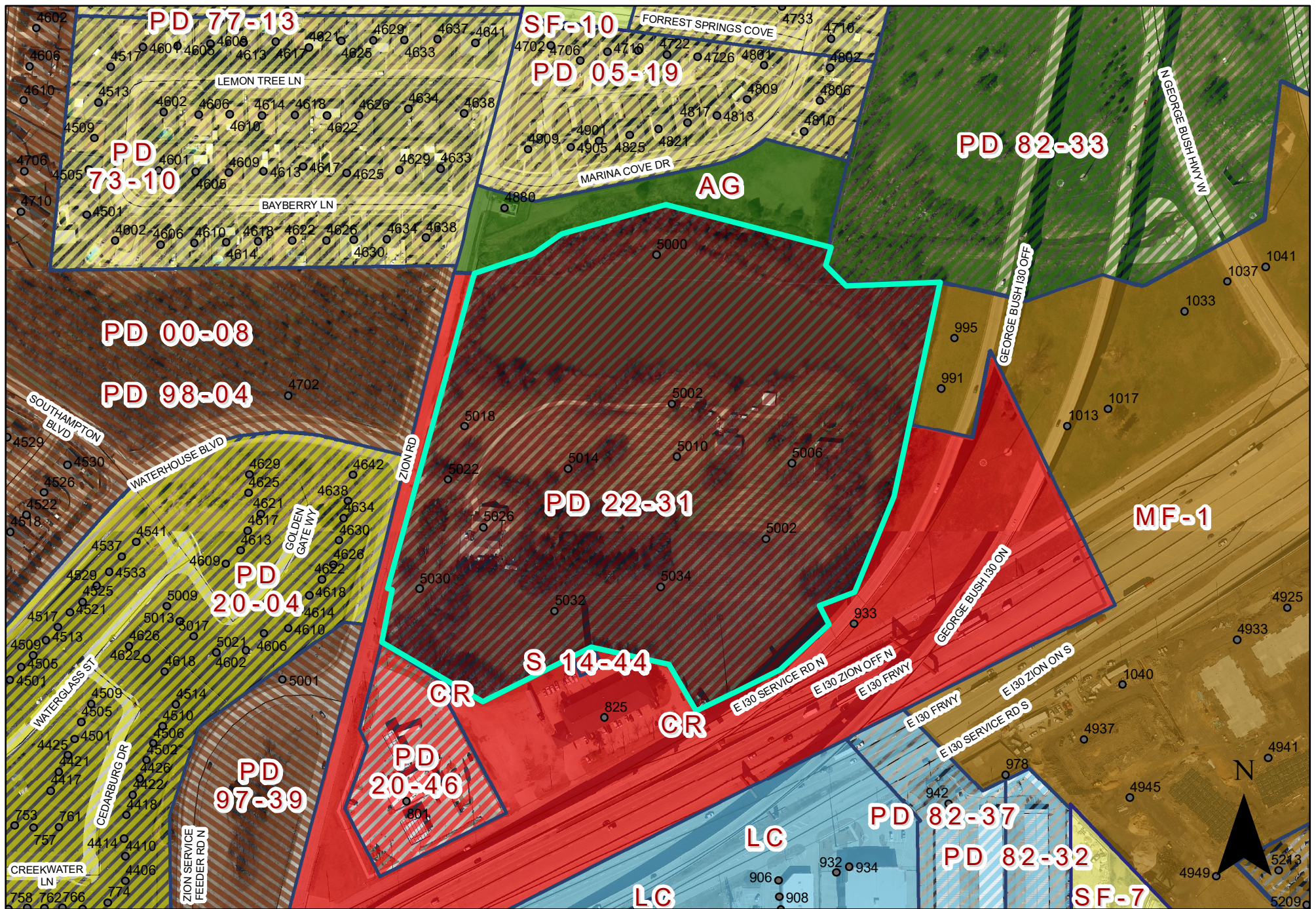
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

Nabiha Ahmed
Lead Development Planner
Planning and Development
972-205-2453
nahmed@garlandtx.gov

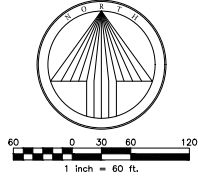
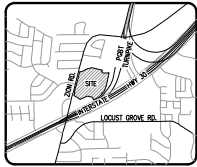
REVIEWED BY:

Will Guerin, AICP
Director of Planning



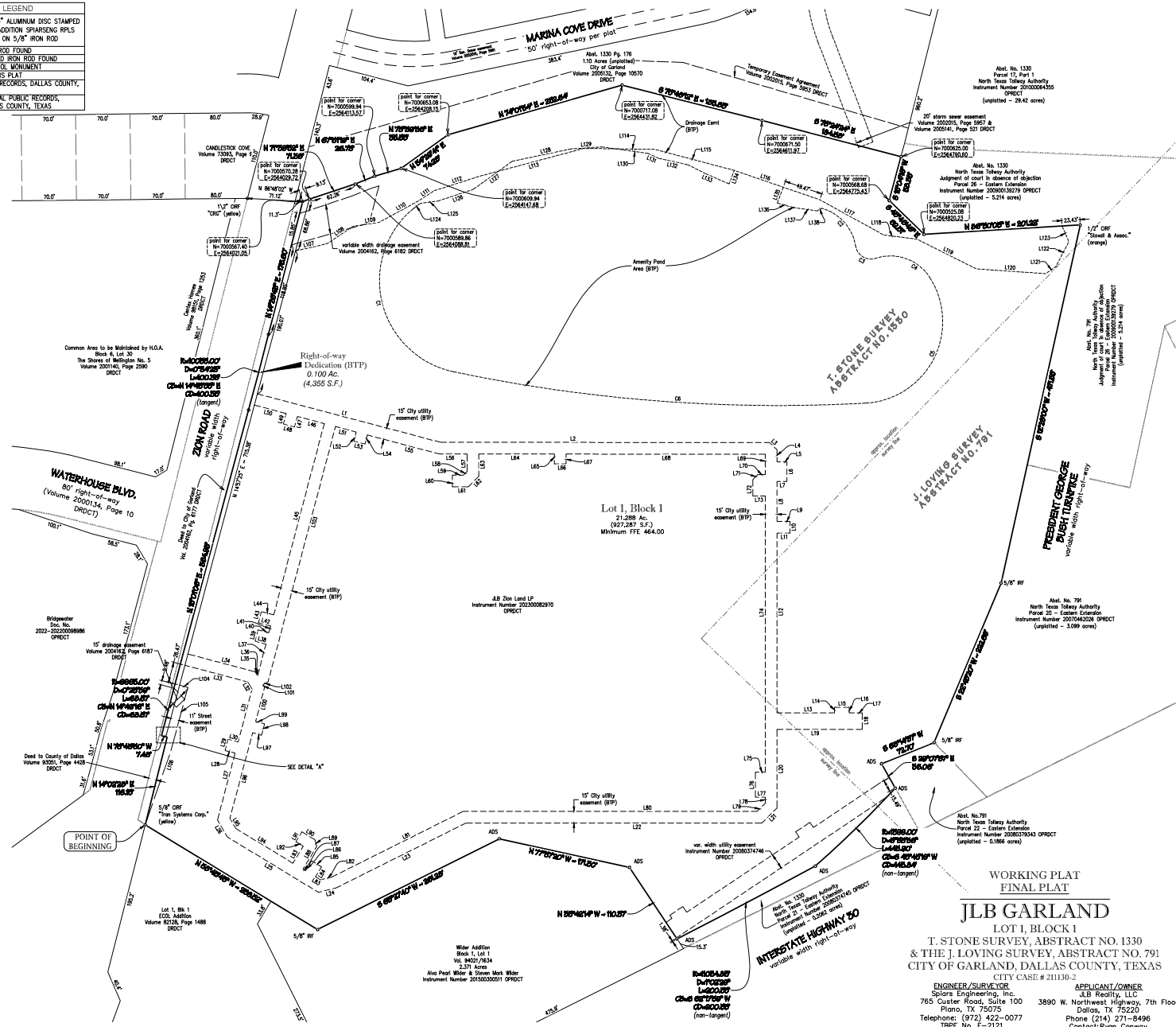
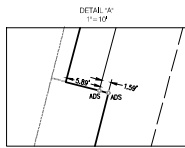
PLAT MAP P 23-20

5026 Zion Road



LEGEND	
3-1/4" ALUMINUM DISC STAMPED	
ADS	"LB ADDITION SPARSING RPLS 5252" ON 5/8" IRON ROD
IRF	IRON ROD FOUND
CRF	CURVED IRON ROD FOUND
CM	CONTROL MONUMENT
(BTP)	BY THIS PLAT
DRCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:
1. Basis of bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
 2. Coordinates shown hereon are derived from the Texas Aiterna RIKnet - Texas Coordinate System of 1983 (NAD83(2011)), North Central Zone (4202). No scale, no projection.
 3. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
 4. The purpose of this plat is to dedicate easements and propose new development.
 5. Floodplain Stationing/Elevations and Minimum Finished Floor Elevations are derived from a Drainage Study by Cardinal Strategies associated w/ City Case #211130-2, dated April 2023. Limits of Drainage Easement shown on this plat were determined based on the floodplain located in said drainage study.
 6. Minimum Finished Floor Elevation to be 2' above 100-yr WSEL in Amenity Pond, computed with these plans.



SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 - Plano, TX 75075 - (972) 422-0077
Toll Free F-3121 - TULSA, OK F-300-8189 - www.spiars.com

**WORKING PLAT
FINAL PLAT**
JLB GARLAND
LOT 1, BLOCK 1
T. STONE SURVEY, ABSTRACT NO. 1330
& THE J. LOVING SURVEY, ABSTRACT NO. 791
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 211130-2

ENGINEER/SURVEYOR:
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TPOE No. F-2121
Contact: Joe Lehman, P.E.

APPLICANT/OWNER:
JLB Realty, LLC
3890 W. Northwest Highway, 7th Floor
Dallas, TX 75220
Phone (214) 271-8496
Contact: Ryan Conway

Printed: 10/25/2021 09:50:11 AM JLB Zion Sparseng RPLS 5252 Set for corner 6/1/2023 11:59 AM



765-Garland Road, Suite 100 - Plano, TX 75075 - 972-428-8777
70961th F-3212 - TULF5th F-3008109 - www.spiars.com

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, JLB Zion Land LP, is the owner of a tract of land situated in the T. Stone Survey, Abstract No. 1330, and the J. Loving Survey, Abstract No. 791, City of Garland, Dallas County, Texas, being part of a tract conveyed to Nick A. Kokles, Jr., by deed recorded in Instrument Number 20080336511, Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "Tron Systems Corp." found on the east line of a Zion Road, a variable width public right-of-way, for the southeast corner of a tract conveyed to Dallas County for the right-of-way thereof, recorded in Volume 93051, Page 4428 Deed Records, Dallas County, Texas (DRDCT), for the north corner of Lot 1, Block 1, ECOL Addition, an addition recorded in Volume 82128, Page 1488 DRDCT, and for the northeast corner of the right-of-way dedication created by the above described plat:

THENCE N 14'02'28" E, 116.15 feet along the east line of said right-of-way deed to a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set for corner;

THENCE N 75°43'50" W, along the north line of said right-of-way deed, passing at 1.59 feet a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set for corner, continuing a total distance of 7.46 feet to a point for corner for the southeast corner of another right-of-way deed, to the City of Garland, recorded in Volume 2004162, Page 6177 DRDCT;

THENCE along the east line of said dedication, the following:

A non-tangent curve to the right having a central angle of 00°23'39", a radius of 9965.00 feet, a chord of N 14°49'16" E - 68.57 feet, an arc length of 68.57 feet;

N 15°01'06" E, 364.93 feet;

A tangent curve to the left having a central angle of 00°34'23", a radius of 10035.00 feet, a chord of N 14°43'59" E - 100.35 feet, an arc length of 100.35 feet;

And N 14°26'43" E, 176.60 feet to a point for corner for the southwest corner of a tract conveyed to the City of Garland, recorded in Volume 2005132, Page 10570 DRDCT, from which a 1/2" iron rod with yellow plastic cap stamped "CRG" found bears N 86°48'02" W, 71.12 feet;

THENCE along the south line thereof, the following:

N 71°39'52" E, 71.38 feet to a point for corner;

N 67°51'19" E, 26.73 feet to a point for corner;

N 73°39'36" E, 35.55 feet to a point for corner;

N 54°29'41" E, 74.28 feet to a point for corner;

N 74°01'54" E, 232.64 feet to a point for corner;

S 75°48'12" E, 185.83 feet to a point for corner;

And S 75°24'24" E, 184.58 feet to a point for corner on the west line of Parcel 26, as conveyed by a judgment of court in absence of objection, to the North Texas Tollway Authority, recorded in Instrument Number 200900139279 OPORDCT;

THENCE along the west line of said North Texas Tollway Authority Parcel 26, and of Parcel 20, recorded in Instrument Number 20070462026 OPORDCT, and of Parcel 22, recorded in Instrument Number 20080379343 OPORDCT, and of Parcel 21, recorded in Instrument Number 20080374745 OPORDCT, the following:

S 15°04'16" W, 58.33 feet to a point for corner;

S 45°46'49" E, 62.51 feet to a point for corner;

N 86°30'03" E, 201.22 feet to a 1/2" iron rod with orange plastic cap stamped "Stovall & Assoc." found;

S 12°28'00" W, 471.55 feet to a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set;

S 22°45'20" W, 222.69 feet to a 5/8" iron rod found;

S 68°14'37" W, 72.70 feet to a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set;

S 29°07'57" E, 36.06 feet to a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set;

A non-tangent curve to the right having a central angle of 05°53'36", a radius of 1399.00 feet, a chord of S 45°46'19" W - 143.84 feet, an arc length of 143.90 feet to a 5-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set;

And a non-tangent curve to the right having a central angle of 01°02'29", a radius of 11034.83 feet, a chord of S 62°17'59" W - 200.55 feet, an arc length of 200.55 feet to a 3-1/4" aluminum disc stamped "JLB ZION SPARSENG RPLS 5252" set on the east line of a tract conveyed to Alva Pearl Wilder and Steven Mark Wilder, recorded in Instrument Number 201500300511 OPORDCT;

THENCE along the common line thereof, the following:

N 33°42'14" W, 110.37 feet;

N 77°30'27" W, 171.30 feet;

S 63°27'40" W, 261.28 feet to a 5/8" iron rod found;

And N 58°43'43" W, passing the most westerly north corner thereof, being a point on the northeast line of the remainder of Lot 1, Block 1, ECOL Addition, and continuing along the northeast line thereof a total distance of 259.52 feet to the POINT OF BEGINNING with the subject tract containing 931,642 square feet or 21.386 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That JLB ZION LAND, LP, 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 JLB GARLAND ADDITION, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility, and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity of 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 area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in upon and across certain real property owned by grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, storm, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by or adjacent to the Street Easement. After any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to the property clean and free of debris, fill, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, fire clean-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, roadway or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that the City will become responsible for the maintenance of the City of Garland. It is the intent of this dedication that the drainage channels that may be occupied by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Garland shall have the right to remove any obstruction to the natural flow of stormwater at any point or points to avoid, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City of Garland, Texas shall not be responsible for the maintenance or operation of any Annuity Point area designated on this plat or for any damage or injury to property or persons that results from the flow of water along, into or out of those Annuity Point areas, or for the control of erosion. The construction, operation, and maintenance of any Annuity Point area designated on this plat is controlled by and subject to the applicable provisions of the Code of Ordinances of the City of Garland, as amended, or the Garland Development Code, as amended.

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

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

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

JLB ZION LAND, LP

A Texas Limited Partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

That I, Darren K. Brown, of Spiars Engineering, Inc., a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable sources of information, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 213, and the City of Garland Development Code. I further affirm that information shown hereon was either found or placed as described herein and is in substantial compliance with the City of Garland Development Code and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT

SHALL NOT BE RECORDED

FOR ANY PURPOSE

DARREN K. BROWN, RPLS No. 53852



darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

Notary Public, State of Texas

PLAN COMMISSION APPROVAL
Approved and accepted for the City of Garland this _____ day of _____, 2023 by the City Plan Commission of the City of Garland, Texas.
Chairman of the City Plan Commission
Planning Department Director
The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

Line Table		
Line #	Bearing	Distance
L1	S 75°11'0" E	244.15'
L2	S 89°51'0" E	422.70'
L3	S 44°58'30" E	13.38'
L4	S 00°00'0" E	15.45'
L5	N 00°00'0" E	13.00'
L6	S 00°00'0" E	25.38'
L7	N 80°00'0" W	13.00'
L8	S 00°00'0" E	91.45'
L9	N 00°00'0" E	16.85'
L10	S 00°00'0" E	16.00'
L11	N 89°00'0" W	16.85'
L12	S 00°00'0" E	230.37'
L13	N 80°00'0" W	73.87'
L14	N 00°00'0" W	7.50'
L15	N 80°00'0" W	18.00'
L16	S 00°00'0" E	7.50'
L17	S 90°00'0" E	16.85'
L18	S 00°00'0" E	16.85'
L19	S 00°00'0" E	16.85'
L20	S 00°00'0" E	16.85'
L21	S 45°00'0" W	27.45'
L22	N 80°00'0" W	380.70'
L23	S 83°27'40" W	108.66'
L24	S 76°16'17" W	23.03'
L25	N 58°43'43" W	137.18'
L26	N 30°11'0" W	25.09'
L27	N 14°48'50" E	88.93'
L28	N 75°11'0" W	13.00'
L29	N 14°48'50" E	15.00'
L30	S 75°11'0" E	13.00'
L31	N 14°48'50" E	15.00'
L32	S 75°11'0" E	13.00'
L33	S 14°47'24" W	12.00'
L34	N 14°47'24" E	12.00'
L35	S 75°11'0" E	13.00'
L36	S 89°51'0" E	35.48'
L37	S 00°00'0" E	22.49'
L38	S 75°11'0" E	6.50'
L39	N 80°00'0" W	14.30'
L40	N 75°11'0" E	14.50'

Line Table		
Line #	Bearing	Distance
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L8	N 75°11'0" W	13.00'
L9	N 14°48'50" E	15.00'
L10	S 75°11'0" E	13.00'
L11	N 14°48'50" E	15.00'
L12	S 75°11'0" E	13.00'
L13	S 14°47'24" W	12.00'
L14	N 14°47'24" E	12.00'
L15	S 75°11'0" E	13.00'
L16	S 89°51'0" E	35.48'
L17	S 00°00'0" E	22.49'
L18	S 75°11'0" E	6.50'
L19	N 80°00'0" W	14.30'
L20	N 75°11'0" E	14.50'

Line Table		
Line #	Bearing	Distance
L41	S 14°48'50" W	8.91'
L42	S 75°11'0" E	16.50'
L43	S 14°48'50" E	15.00'
L44	N 75°11'0" W	16.50'
L45	S 14°48'50" W	254.34'
L46	S 75°11'0" E	35.70'
L47	N 14°48'50" E	14.00'
L48	S 75°11'0" E	15.00'
L49	N 14°48'50" W	14.00'
L50	S 75°11'0" E	42.90'
L51	S 75°11'0" E	22.25'
L52	S 14°47'24" W	12.00'
L53	S 14°47'24" E	15.00'
L54	N 14°47'24" E	12.00'
L55	S 75°11'0" E	35.85'
L56	S 89°51'0" E	35.48'
L57	S 00°00'0" E	22.49'
L58	S 75°11'0" E	7.50'
L59	N 80°00'0" W	14.30'
L60	N 75°11'0" E	15.00'

Line Table		
Line #	Bearing	Distance
L61	N 80°00'0" W	20.61'
L62	S 45°00'0" E	18.97'
L63	N 00°00'0" E	26.70'
L64	S 89°51'0" E	87.53'
L65	S 00°00'0" E	12.50'
L66	N 80°00'0" W	15.00'
L67	N 00°00'0" E	12.01'
L68	S 89°51'0" E	256.34'
L69	S 00°00'0" E	26.30'
L70	N 80°00'0" W	9.81'
L71	S 45°00'0" E	9.04'
L72	S 00°00'0" W	21.31'
L73	S 89°51'0" E	16.00'
L74	S 00°00'0" E	350.13'
L75	N 80°00'0" W	12.70'
L76	S 00°00'0" E	31.80'
L77	N 80°00'0" W	12.70'
L78	S 00°00'0" E	7.50'
L79	S 45°00'0" E	15.00'
L80	N 80°00'0" W	378.00'

Line Table		
Line #	Bearing	Distance
L81	S 63°27'40" W	188.71'
L82	S 76°16'17" W	15.14'
L83	N 58°43'43" W	7.29'
L84	N 31°06'17" E	15.00'
L85	N 58°43'43" W	15.00'
L86	S 31°06'17" E	15.00'
L87	N 58°43'43" W	4.05'
L88	N 31°06'17" E	34.17'
L89	N 13°43'43" W	6.06'
L90	N 58°43'43" W	16.61'
L91	S 31°06'17" E	15.00'
L92	S 58°43'43" W	11.00'
L93	S 31°06'17" W	25.50'
L94	N 58°43'43" W	85.82'
L95	N 30°11'0" W	15.06'
L96	N 58°43'43" W	113.82'
L97	S 75°11'0" E	12.00'
L98	N 14°48'50" E	12.00'
L99	N 75°11'0" W	12.00'
L100	N 14°48'50" E	45.27'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Dist.
C1	268.12'	119.89'	128°30'34"	N 13°52'58" W 216.15'
C2	68.96'	60.13'	65°42'21"	S 42°02'24" E 85.24'
C3	34.62'	20.00'	89°10'23"	S 58°42'20" E 30.46'
C4	79.08'	60.00'	75°51'04"	S 70°32'04" E 75.48'
C5	239.18'	120.00'	119°50'35"	S 27°02'37" W 18.50'
C6	530.99'	200.00'	119°52'36"	N 83°39'16" W 531.48'

Line Table		
Line #	Bearing	Distance
L101	N 30°11'0" W	4.09'
L102	N 59°48'50" E	7.63'
L103	N 14°48'50" E	339.34'
L104	S 75°02'35" E	11.00'
L105	S 14°47'24" W	84.75'
L106	S 19°41'11" W	100.42'
L107	N 76°52'56" E	41.98'
L108	N 50°57'57" E	39.33'
L109	N 81°01'14" E	34.61'
L110	N 61°22'28" E	57.80'
L111	S 57°06'40" E	24.31'
L112	N 72°28'00" E	63.10'
L113	N 75°04'58" E	136.88'
L114	S 89°13'13" E	90.87'
L115	S 75°09'58" E	106.00'
L116	S 71°00'16" E	116.03'
L117	S 61°06'41" E	83.89'
L118	S 62°54'32" E	43.91'
L119	S 63°24'16" E	85.98'
L120	S 86°50'00" E	88.47'

Line Table		
Line #	Bearing	Distance
L121	N 54°20'16" E	16.34'
L122	N 27°10'01" E	35.78'
L123	N 23°40'28" W	21.67'
L124	N 53°52'36" E	16.96'
L125	N 81°38'59" E	23.84'
L126	N 71°47'33" E	47.13'
L127	N 54°10'05" E	61.75'
L128	N 78°06'36" E	77.06'
L129	N 68°17'21" E	40.01'
L130	S 81°56'04" E	59.75'
L131	S 65°31'15" E	15.29'
L132	S 77°39'31" E	38.33'
L133	S 66°19'30" E	33.03'
L134	N 21°10'07" E	18.68'
L135	S 21°10'07" W	21.82'
L136	S 74°41'43" E	21.55'
L137	S 84°72'12" E	31.11'
L138	N 59°30'07" E	6.63'



Plan Commission

3. a.

Meeting Date: 06/26/2023

Item Title: Z 21-07 DDC, Inc. & Mohammad Naeem - Detail Plan (District 1)

Summary:

Consideration of the application of **DDC, Inc. & Mohammad Naeem**, requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses. This property is located at 2675 East Brand Road. (District 1) (Z 21-07 – Detail Plan)

Attachments

Z 21-07 DDC, Inc. & Mohammad Naeem - Detail Plan (District 1)

Z 21-07 DDC, Inc. & Mohammad Naeem Responses

Planning Report

File No: Z 21-07/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses.

LOCATION

2675 East Brand Road

APPLICANT

DDC, Inc.

OWNER

Preserve at Hern, LLC.

BACKGROUND

In 2016, the City Council approved a Planned Development (PD) District and Concept Plan for a maximum of twelve (12) single-family detached homes. A Detail Plan was required prior to development of the property. The applicant has brought forward a Detail Plan for twelve (12) single-family homes.

SITE DATA

The overall subject property contains approximately 28.62 acres and the developable area is 5.8 acres. The site has approximately 1.076 linear feet of frontage along East Brand Road with two (2) access points.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 16-23 for Single-Family -10 (SF-10) Uses. A Concept Plan was approved for twelve (12) single-family detached lots with a minimum lot size of 10,000 square feet for each lot size.

The Single-Family Residential districts are 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.

CONSIDERATIONS

1. The applicant proposes a Detail Plan for twelve (12) single-family detached lots on an undeveloped property. The overall property is 28.62 acres; however, the applicant intends to develop on 5.8 acres. The remaining portion of the property is mainly floodplain and easements.
2. No deviations have been requested on the lot development standards. The site plan (Exhibit C) complies with the standards in the Single-Family-10 (SF-10) District.

3. The landscape plan (Exhibit D) complies with the applicable screening and landscaping standards per the GDC.
4. Parking
The site plan (Exhibit C) complies with the required enclosed garages spaces per the GDC.
5. Garage
The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:
 - Rear entry;
 - "J" drives, for front entry properties;
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

6. Building Design
The building elevations complies with the articulation and architectural elements requirements per the GDC.

Signage

7. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

8. The applicant seeks an Alley Waiver for all lots from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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). The proposed net density is 2.06 dwelling unit per acre. The proposed use is compatible to the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is the City of Richardson. The properties to the east, across East Brand Road, are zoned Planned Development (PD) District 99-59 for single-family detached homes. The property immediately to the south is zoned Agricultural (AG) District; it is currently unimproved. The property to the west is zoned Planned Development (PD) District 98-61 for single-family homes and portion of the vacant land is in the City of Richardson.

STAFF RECOMMENDATION

Approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

City of Richardson



0 270 540 Feet
1 inch = 406 feet

ZONING MAP Z 21-07

 INDICATES AREA OF REQUEST

2675 East Brand Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-07

2675 East Brand Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for twelve (12) single-family detached lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-10 (SF-10) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-10 (SF-10) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

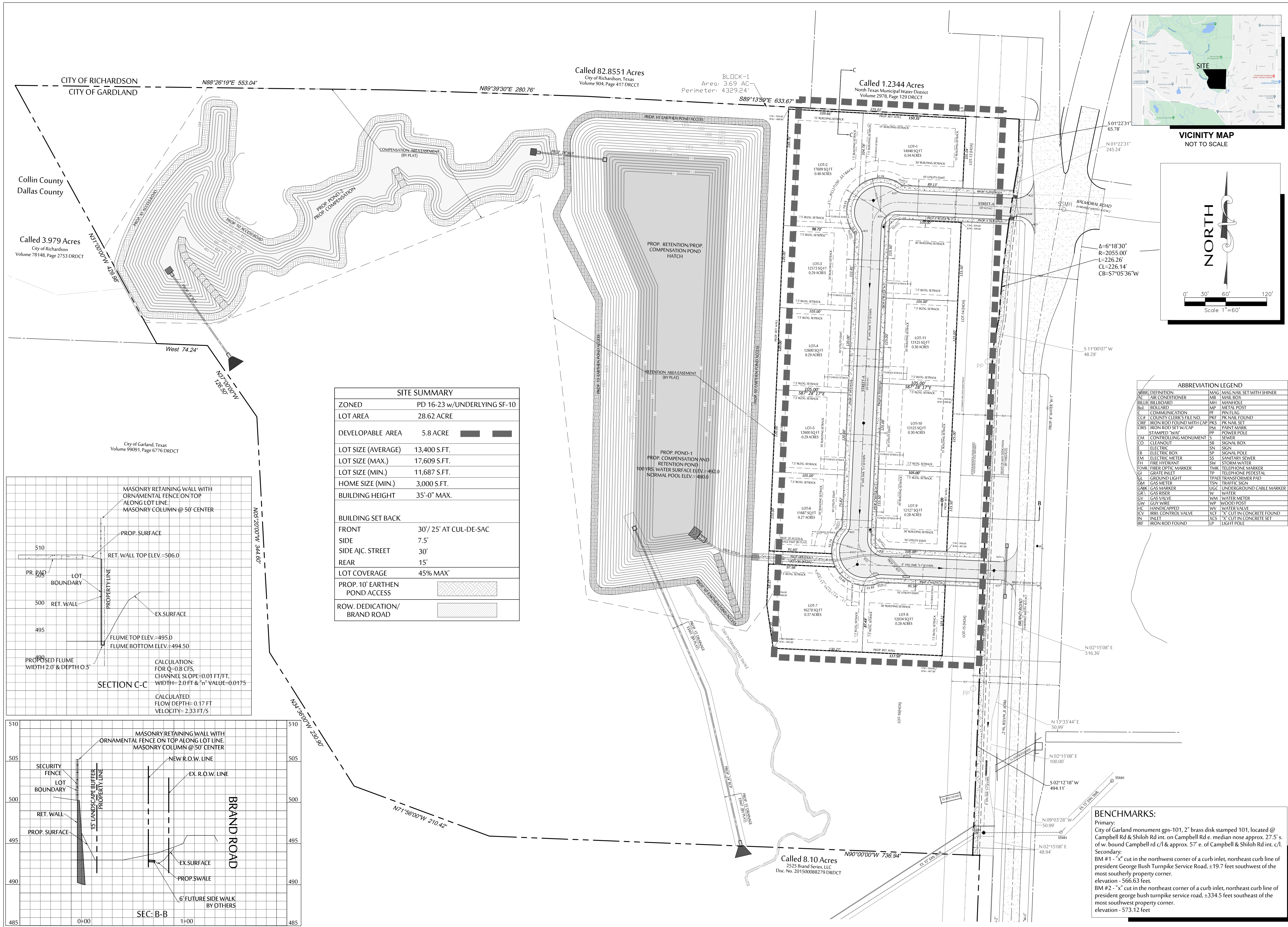
- A. Permitted Uses: Only Dwelling, Single-Family Detached units are permitted.
- B. Maximum Number of Lots: A total of twelve (12) single-family detached units shall be permitted.
- C. Minimum Lot Area: The minimum lot area shall be 10,000 square feet as reflected in Exhibit C.
- D. Minimum Dwelling Size: The minimum dwelling size shall be 3,000 square feet.
- E. Alleys: Alleys shall not be required for this development.
- F. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set

forth in Exhibit D.

- G. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.
- H. Signage: All signs shall meet the Garland Development Code requirements.
- I. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- J. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration 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; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- K. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.
- L. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack

of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.

- M. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.



7		
6	05/31/23	CITY 5TH SUBMITTAL
5	04/26/23	CITY 4TH SUBMITTAL
4	12/12/22	CITY 3RD SUBMITTAL
3	10/12/22	CITY 2ND SUBMITTAL
2	02/19/22	CITY 1ST SUBMITTAL
1	12/10/20	CITY SUBMITTAL
NO.	DATE	SUBMITTAL TYPE

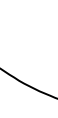
SITE PLAN

HEARN PLACE SUBDIVISION

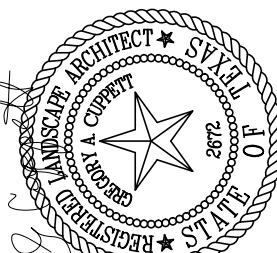
LOT 1-12, BLOCK-E8, BRAND ROAD

28.62 ACRES IN THE FERRIS SURVEY, ABSTRACT NO.

CITY OF GARDLAND, DALLAS COUNTY, TEXAS.


 S.I. ABED 05/31/23
 THESE CONSTRUCTION PLANS WERE PREPARED
 UNDER THE RESPONSIBLE SUPERVISION OF S.I.
 ABED, REGISTERED PROFESSIONAL ENGINEER, NO.
 97531
 THIS DOCUMENT WAS AUTHORIZED BY S.I. ABED P.E.
 #97531

SCALE:		1" = 70'	
DRAWN:		CHECKED BY:	
S.A.		S.I.ABED	
PROJECT #		020021.00	
SHEET NO:		C-02-B	



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG GUINETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2073 ON 01/12/21, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 1.30(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL DRAWING, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO WAIVE ANY RIGHTS OR CLAIMS OF INTELLECTUAL PROPERTY OR OTHER RIGHTS THAT MAY BE ASSERTED INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL DRAWING. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

PRESERVE OF HEARN PLACE
2675 EAST BRAND ROAD
GARLAND, TEXAS

Sheet No.

L-1



EXHIBIT D

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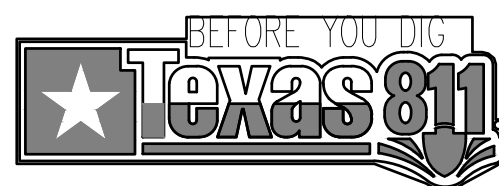
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PRESERVE OF HEARN PLACE
2675 EAST BRAND ROAD
GABI AND TEXAS

Sheet No.

L-2

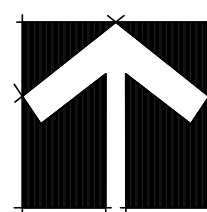
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECAST, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANTS. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

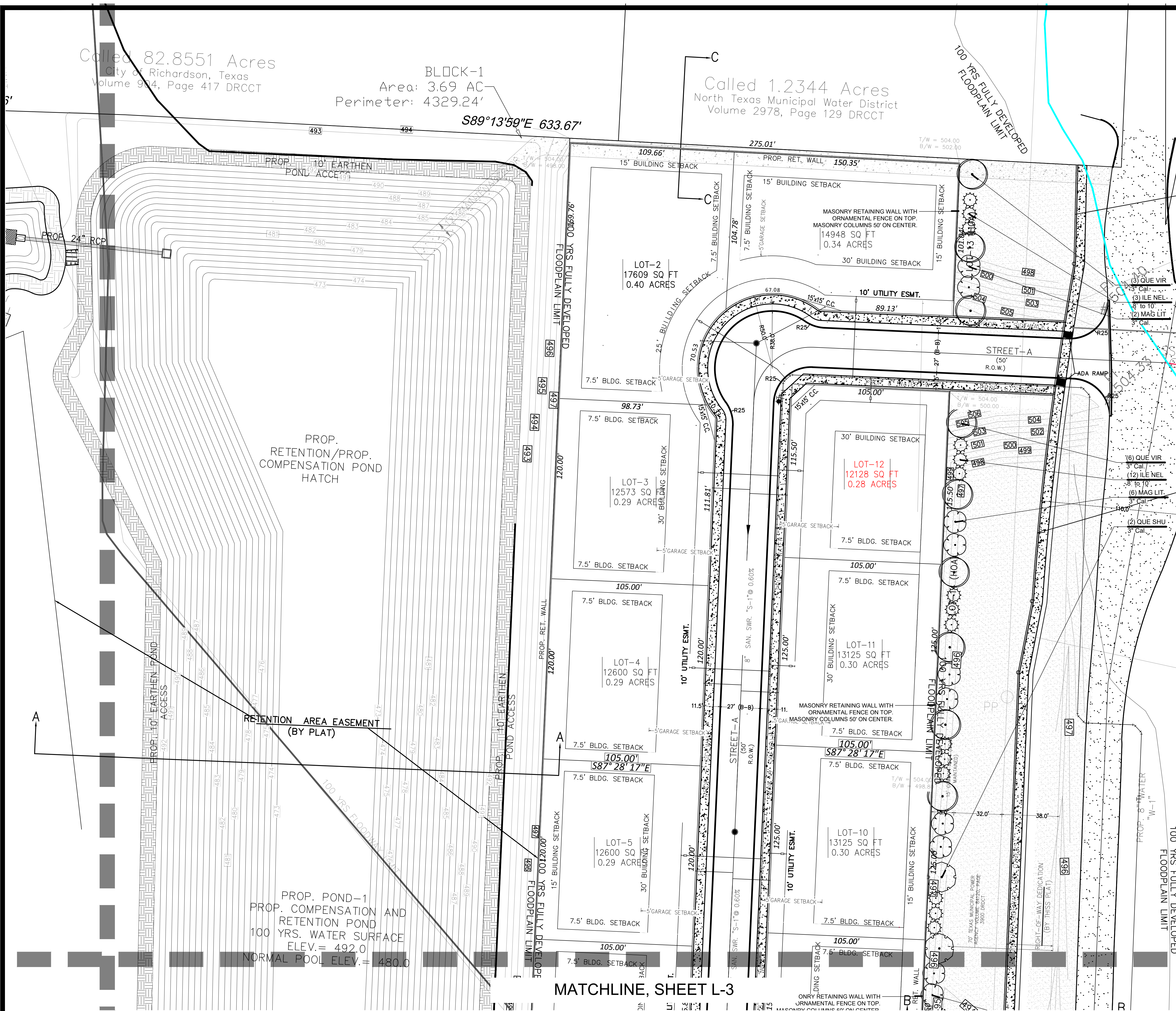


BEFORE
YOU DIG



MATCH LINE A

LANDSCAPE PLAN

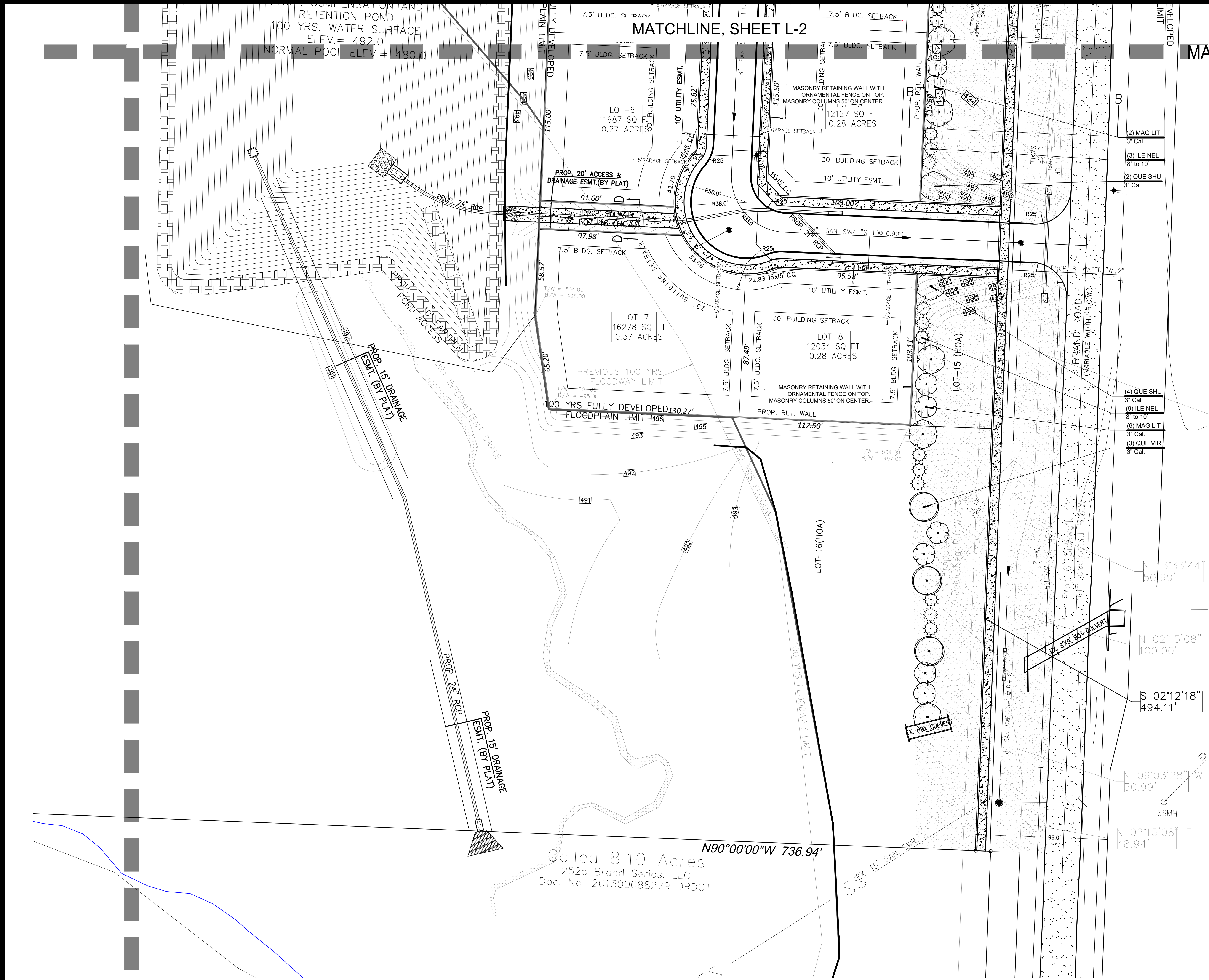


MATCHLINE, SHEET L-3

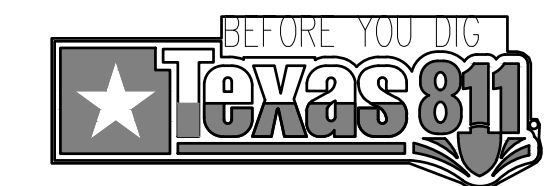
ONLY RETAINING WALL WITH
ORNAMENTAL FENCE ON TOP.
COLUMNS 50' ON CENTER.

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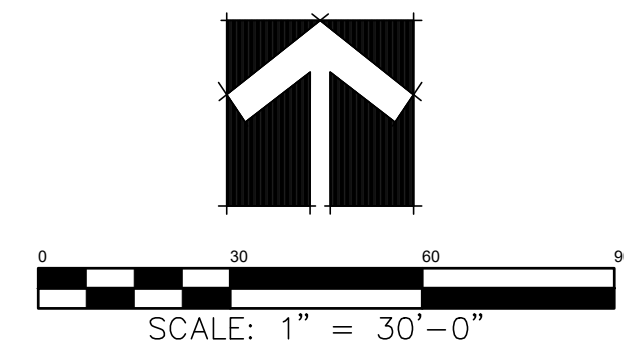
EXHIBIT D



MATCH LINE A



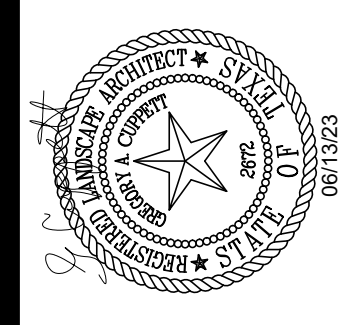
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1-800-344-8377
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1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



LANDSCAPE PLAN

Date JUN 13, 2023
Drawn By GAC
Checked By GAC
Revisions

FAIN - CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
P.L.L.C.
P.L.L.C.
P.L.L.C.



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PRESERVE OF HEARN PLACE
2675 EAST BRAND ROAD
GARLAND, TEXAS

Sheet No.
L-3

Z 21-07



View of the subject property from East Brand Road



Looking east of the subject property from East Brand Road

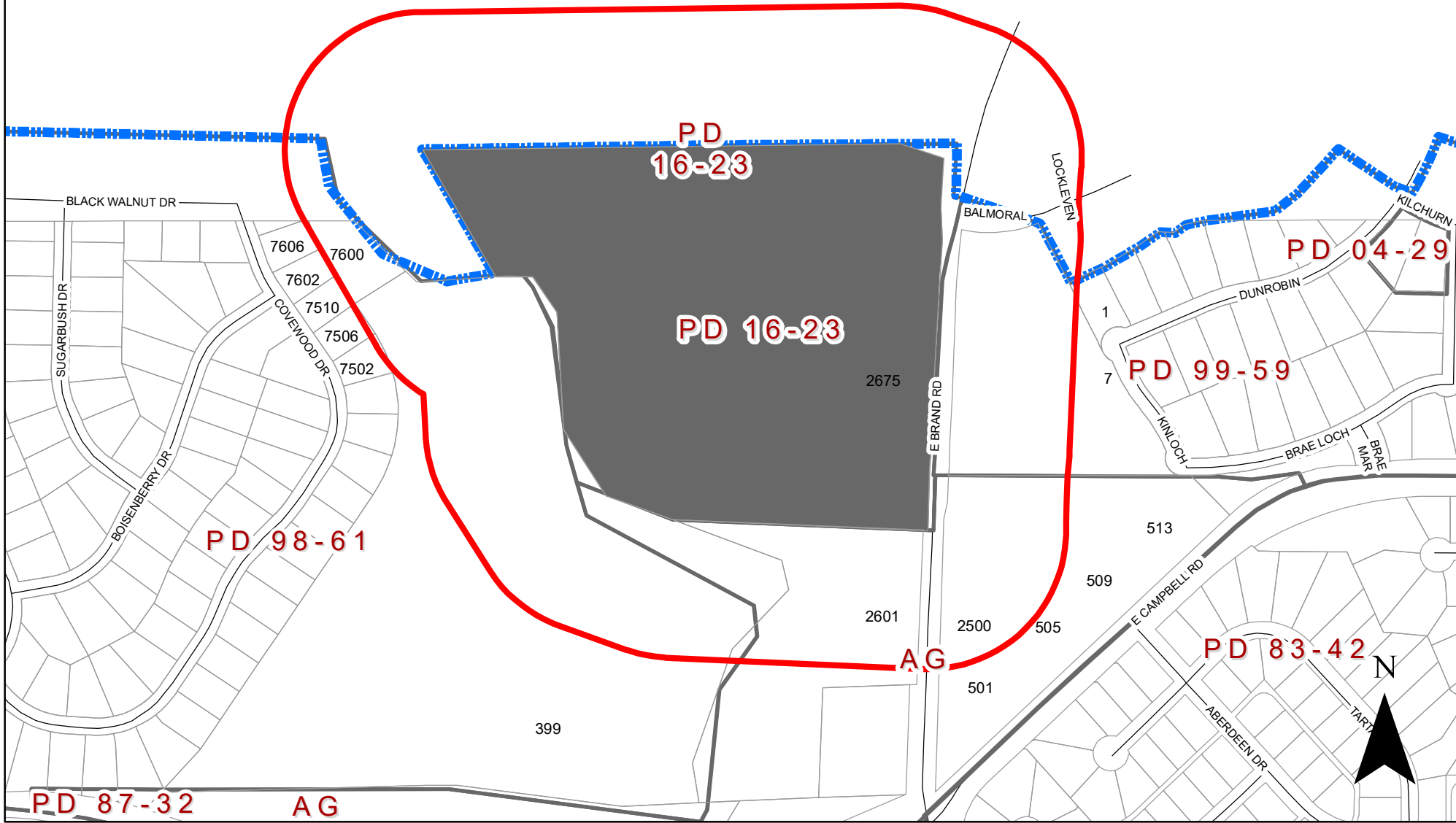


Looking south of the subject property



Looking north of the subject property

City of Richardson



ZONING MAP Z 21-07

2675 East Brand Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

To date we have not received any responses for this case.



Plan Commission

3. b.

Meeting Date: 06/26/2023

Item Title: Z 21-41 Homeyer Engineering - Zoning (District 3)

Summary:

Consideration of the application of **Homeyer Engineering**, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Zoning)

Attachments

Z 21-41 Homeyer Engineering - Zoning (District 3)

Z 21-41 Homeyer Engineering Responses

Planning Report

File No: Z 21-41/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

1306 and 1314 Rowlett Road

APPLICANT

Homeyer Engineering

OWNER

Rowlett Homes and Investments, LLC.

BACKGROUND

The applicant proposes to construct twenty (20) townhouses and four (4) HOA open space lots. The subject property is developed with two (2) single-family homes, which will be demolished.

The applicant initially submitted a straight zoning request for townhouses. It was presented to Plan Commission on September 15, 2021 and the recommendation was denial. The applicant has withdrawn that application and submitted a Detail Plan for townhouses.

It should be noted that the initial straight-zoning proposal was intended for twenty-seven (27) townhouse lots. However, the lot count reduced to twenty (20) after incorporating necessary infrastructure.

SITE DATA

The subject property contains approximately 1.72 acres and has approximately 281 linear feet of frontage along Rowlett Road and 278 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family-7 (SF-7) District and Agricultural (AG) District.

The Single-Family Residential districts are 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 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of twenty (20) townhouses and four (4) HOA lots. This proposed development will consist of twelve (12) rear-loaded lots and eight (8) front-loaded lots. In addition, the applicant is proposing 11.6 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant requests to deviate from some of the required SFA District development standards. The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed (Minimum)	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,650 SF	The minimum lot area is being reduced due to the proposed right-of-way dedication along Rowlett Road.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The reduced lot depth is necessary due to the right-of-way dedication.
Screening	This proposed development requires either a masonry wall or an ornamental fence with masonry columns and landscaping along Rowlett Road and South Country Club Road.	The applicant proposes a five (5)-foot ornamental fence with masonry columns along with large canopy trees and screening shrubs along Rowlett Road and South Country Club Road. However, the fence and landscaping is located within the private lots but will be maintained by the HOA.	The deviation is needed to maintain the proposed lot depth.
Alleys	Alleys are required	Alley not provided for 8 lots	The applicant is proposing a combination of front-loaded and rear-loaded

			lots.
--	--	--	-------

Screening and Landscaping

3. Per the GDC, a screening wall or fencing is required along a thoroughfare Type "D" or greater. Rowlett Road and South Country Club Road are both considered to be greater than Type "D"; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is proposed along South Country Club Road and Rowlett Road. The GDC requires the fence and vegetation to be within a five (5)-foot landscape buffer. However, the fencing and the landscaping is located within the private townhouse lots. The applicant contends the fence and landscaping along Rowlett Road and South Country Club Road will be maintained by the HOA.

The landscape plan meets all other landscaping and screening requirements per the GDC.

4. Amenities

Common open space area is included with the proposed development in accordance with the GDC. Amenities are not required for this development due to there being fewer than twenty-five (25) townhouses. However, the applicant proposes several picnic tables within the common areas.

5. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garage

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

7. Building Design

The building elevations complies with the building height, articulation and architectural elements requirements per the GDC.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The applicant seeks a partial Alley Waiver for eight (8) lots from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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).

Densities in the area vary. The neighborhood immediately to the east and south is approximately 3.8 units per acre. The patio home/zero lot line neighborhood to the north is approximately 6.8 units per acre. The multi-family complex further to the west is approximately 12 units per acre. The applicant proposes a maximum density of 11.6 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. The properties to the north, across Rowlett Road, are zoned Planned Development (PD) District 85-22 for Patio Homes, and Agricultural (AG) District; these are residential homes. The properties to the east and south are zoned Planned Development (PD) District 99-31 for single-family use; these properties are residential homes. Further to the south along South Country Club Road is a church. The properties to the west, across South Country Club Road, are zoned Single-Family-7 (SF-7) District; these properties are residential homes as well. Further to the west along Rowlett Road are Agricultural (AG) District zoned properties developed with single-family homes and mobile homes, as well as an apartment complex zoned Multi-Family (MF-1) District.

It should be noted that the proposed site plan provides open space lots along the southeastern boundary, and a proposed street and sidewalk, which provide buffering from the existing neighborhood. Along the northeastern boundary of the proposed development are townhouse backyards; however, there is an existing alley providing additional buffering for the existing single-family homes to the northeast. Lots "X1" and "X2" are open space amenity areas. The applicant intends to preserve as many existing trees as possible along the property boundaries.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

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

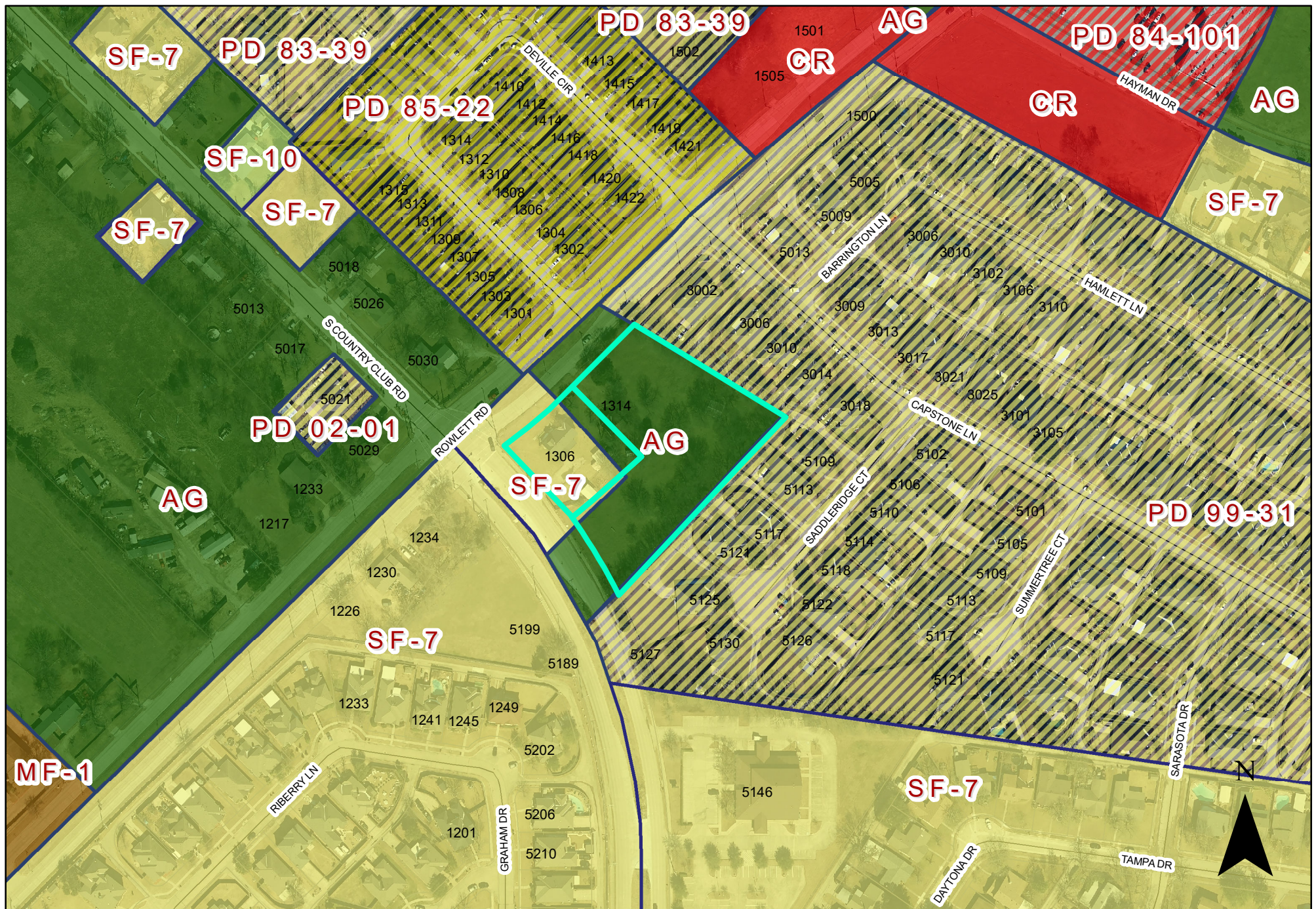
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 130 260 Feet
1 inch = 203 feet

ZONING MAP Z 21-41

 INDICATES AREA OF REQUEST

1306 & 1314 Rowlett Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-41

1306 and 1314 Rowlett Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for twenty (20) Single-Family Attached (Townhouse) and four (4) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-Attached (SFA) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-Attached(SFA) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Site Plan and Landscape Plan set forth in Exhibit C, Exhibit D, and Exhibit E; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family-Attached (SFA) units are permitted.
- B. Maximum Number of Lots: A total of twenty (20) single-family attached units shall be permitted.
- C. Minimum Lot Area: The minimum lot area shall be 1,650 square feet and as reflected in Exhibit C.
- D. Minimum Lot Depth: The minimum lot depth shall be sixty (60) feet and the lot depth is measured between the lot lines.
- E. Minimum Dwelling Size: The minimum dwelling size shall be 1,400 square feet.

- F. Alleys: Alleys shall not be required for eight (8) single-family attached lots as reflected in Exhibit C.
- G. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan set forth in Exhibit D.
- H. Open Space and Amenities: Open Space and Amenities shall be provided as shown in Exhibit D.
- I. Signage: All signs shall meet the Garland Development Code requirements.
- J. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- K. Homeowners Association: A Homeowners Association shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws and/or declaration 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; shall obligate the association, through assessment of homeowners, to maintain all open space areas; and other provisions as deemed appropriate to secure a sound and stable association.
- L. Maintenance of Open/Common Space and Landscaped Areas, Entry Features, Access Easements, and Amenities in HOA Lots: Pursuant to the declaration for the Homeowner's Association, the Homeowners Association shall be obligated to repair and maintain all common areas of the community (including open/common space, landscaped areas, entry features, access easements, and amenities in HOA lots) and the bylaws and/or declaration for the association shall authorize the association to pay for the cost thereof through the assessment of homeowners within the community.

The landscaping and fencing along Rowlett Road and South Country Club Road located within private townhouse lots shall be maintained by the Homeowner's Association.

- M. Required Assessments and Reserves: The declaration for the Homeowner's Association shall provide that each homeowner owning a real property interest in a residential lot within the community land shall be obligated to pay assessments to the Homeowners Association to pay for the operation and common expenses of the association, including, without limitation, the repair and maintenance of association common areas, including repairing, maintaining or replacing the association screening walls and perimeter fences. If the Homeowners Association fails to perform the above-described maintenance due to lack of funds, the Homeowners Association shall assess members on a pro rata basis for the cost of performing such maintenance and shall thereafter promptly and diligently perform the maintenance required. To help ensure that funds will be available to perform such maintenance, the Homeowners Association shall establish and maintain a reserve fund for the periodic maintenance, repair and replacement of association improvements, which shall include adequate reserves for the expected future costs to repair, maintain and replace association screening walls and perimeter fences.
- N. City's Right to Enforce: The declaration for the Homeowner's Association shall contain a provision stating that if the Homeowner's Association fails to maintain an association screening wall or perimeter fence in good repair, then the City may send written notice to the Homeowner's Association demanding the proper repair and maintenance of such screening wall or perimeter fence. If the Homeowner's Association has not repaired or replaced such screening wall or perimeter fence within 120 days after the date of the City's written notice to the Homeowner's Association, the City shall have the right, but not the obligation, to exercise all access easements and other rights of the Homeowners Association to repair and/or replace, as necessary, such screening wall or perimeter fence and to charge all reasonable costs incurred therefor to the Homeowners Association. The Homeowner's Association shall promptly pay such costs to the City upon completion of the repairs and/or replacement upon written demand by the City. If the reserves required by these conditions and the declaration are not sufficient to fully reimburse the City, the

Homeowner's Association shall assess its members for the funds necessary to fully reimburse the City and to re-establish its required reserves. Such provision in the declaration for the Homeowner's Association shall further state that such provision may not be amended or modified without the prior written consent of the City.

Z 21-41



View of the subject property from Rowlett Road



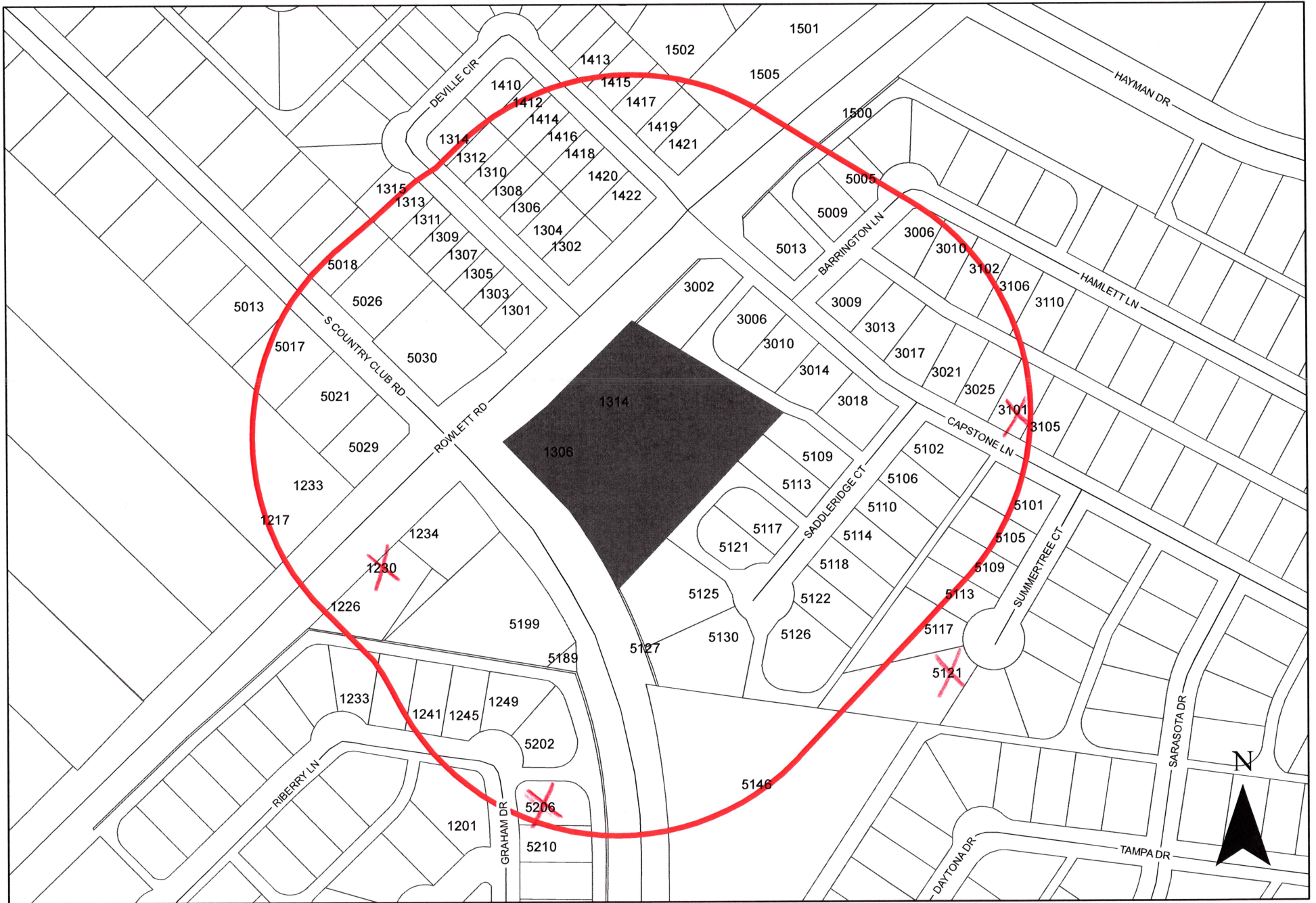
Looking west of the subject property



Looking south of the subject property



Looking north of the subject property



0 130 260 Feet 1 inch = 203 feet	ZONING MAP Z 21-41	 INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA
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1306 & 1314 Rowlett Road

From:
To:
Subject:
Date:

jamal.taha
Planning Group
Comment for case Z21-41
Friday, June 16, 2023 4:14:19 PM

Comment Form Case Z 21-41

Z 21-41 Homeyer Engineering. The applicant proposes twenty (20) townhouses and open space. A previous request for straight-zoning for townhouses was withdrawn; however, the applicant has submitted a Detail Plan for a townhouse development. The site is located at 1306 and 1314 Rowlett Road. (District 3)

Z 21-41 Homeyer Engineering. El solicitante propone veinte (20) casas adosadas y espacios abiertos. Se retiró una solicitud anterior de zonificación directa para casas adosadas; sin embargo, el solicitante ha presentado un plan detallado para el desarrollo de una casa adosada. El sitio está ubicado en 1306 y 1314 Rowlett Road. (Distrito 3)

Z 21-41 Homeyer Engineering. Người nộp đơn đề xuất hai mươi (20) căn nhà phố và không gian mở. Yêu cầu trước đây về phân vùng thẳng cho nhà phố đã bị thu hồi; tuy nhiên, người nộp đơn đã nộp Kế hoạch chi tiết cho việc phát triển nhà phố. Địa điểm tọa lạc tại 1306 và 1314 Rowlett Road. (Quận 3)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu đề
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Jamal Taha Owner of property
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

3101 Capstone Ln
City, State / Estado de la Ciudad / Thành bang

Garland TX 75043
Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

6-16-23
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Sent from Yahoo Mail for iPhone

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Comment Form

Case Z 21-41

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shirley Alaniz homeowner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1230 Rowlett Road

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Shirley Alaniz

6/21/23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-41

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

There is already too much traffic on
this corner and site of many accidents.

Totally Against !!

Comment Form

Case Z 21-41

Z 21-41 Homeyer Engineering. The applicant proposes twenty (20) townhouses and open space. A previous request for straight-zoning for townhouses was withdrawn; however, the applicant has submitted a Detail Plan for a townhouse development. The site is located at 1306 and 1314 Rowlett Road. (District 3)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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CHARLES ORIAKU (Property Owner)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5121 Summertree Ct. Garland TX 75043

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Charles Oriaku

Signature / Firma / Chữ ký

06/16/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26, 2023	July 18, 2023	Nabiha Ahmed

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**Cheryl
Reynolds**
6/20/2023
11:11:33 PM

Against

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

Against

**Cheryl
Reynolds**
6/20/2023
11:11:19 PM

Against

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

Against

**Cheryl
Reynolds**
6/20/2023
11:11:04 PM

Against

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

Against

**Cheryl
Reynolds**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26, 2023	July 18, 2023	Nabiha Ahmed

6/20/2023
11:10:53 PM

1225 Mayapple Dr.
Garland
Texas
United States
75043

Jcan2@tx.rr.com
9725671928

Outside the Notification Area

**Cheryl
Reynolds**
6/20/2023
11:10:51 PM

Against
1225 Mayapple Dr.
Garland
Texas
United States
75043

Jcan2@tx.rr.com
9725671928

Outside the Notification Area

Tammy Leos
6/19/2023
2:36:28 PM

Against
5206 Graham dr
Garland
Texas
United States
75043

rubenandtammy@verizon.net
2143356892

Tammy Leos
6/19/2023
2:36:24 PM

Against
5206 Graham dr
Garland
Texas
United States
75043

rubenandtammy@verizon.net
2143356892

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26,2023	July 18, 2023	Nabiha Ahmed

Tammy Leos

Against

6/19/2023
2:36:21 PM

5206 Graham dr

rubenandtammy@verizon.net

Garland

2143356892

Texas

United States

75043

Z 21-41 Homeyer Engineering. The applicant proposes twenty (20) townhouses and open space. A previous request for straight-zoning for townhouses was withdrawn; however, the applicant has submitted a Detail Plan for a townhouse development. The site is located at 1306 and 1314 Rowlett Road. (District 3)

Cheryl Reynolds

Against

6/20/2023
11:11:33 PM

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

Against

Cheryl Reynolds

Against

6/20/2023
11:11:19 PM

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

Against

Cheryl Reynolds

Against

6/20/2023
11:11:04 PM

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Outside the Notification Area

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26, 2023	July 18, 2023	Nabiha Ahmed

Texas
United States
75043

Against

**Cheryl
Reynolds**
6/20/2023
11:10:53 PM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9725671928

Outside the Notification Area

**Cheryl
Reynolds**
6/20/2023
11:10:51 PM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9725671928

Outside the Notification Area

Tammy Leos

Against

6/19/2023
2:36:28 PM

5206 Graham dr

Garland
Texas
United States
75043

rubenandtammy@verizon.net

2143356892

Tammy Leos

Against

6/19/2023
2:36:24 PM

5206 Graham dr

rubenandtammy@verizon.net

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26,2023	July 18, 2023	Nabiha Ahmed

Garland
Texas
United States
75043

2143356892

Tammy Leos

Against

6/19/2023
2:36:21 PM

5206 Graham dr

rubenandtammy@verizon.net

Garland
Texas
United States
75043

2143356892



Plan Commission

3. c.

Meeting Date: 06/26/2023

Item Title: Z 21-41 Homeyer Engineering - Detail Plan (District 3)

Summary:

Consideration of the application of **Homeyer Engineering**, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 1306 & 1314 Rowlett Road. (District 3) (Z 21-41 – Detail Plan)

Attachments

Z 21-41 Homeyer Engineering - Detail Plan (District 3)

Z 21-41 Homeyer Engineering Responses

Planning Report

File No: Z 21-41/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

LOCATION

1306 and 1314 Rowlett Road

APPLICANT

Homeyer Engineering

OWNER

Rowlett Homes and Investments, LLC.

BACKGROUND

The applicant proposes to construct twenty (20) townhouses and four (4) HOA open space lots. The subject property is developed with two (2) single-family homes, which will be demolished.

The applicant initially submitted a straight zoning request for townhouses. It was presented to Plan Commission on September 15, 2021 and the recommendation was denial. The applicant has withdrawn that application and submitted a Detail Plan for townhouses.

It should be noted that the initial straight-zoning proposal was intended for twenty-seven (27) townhouse lots. However, the lot count reduced to twenty (20) after incorporating necessary infrastructure.

SITE DATA

The subject property contains approximately 1.72 acres and has approximately 281 linear feet of frontage along Rowlett Road and 278 linear feet of frontage along South Country Club Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Single-Family-7 (SF-7) District and Agricultural (AG) District.

The Single-Family Residential districts are 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 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. Land that has been newly annexed into the City is initially zoned Agricultural until it is zoned another more permanent zoning classification in the future. Single-family uses on large lots are appropriate in this district.

CONSIDERATIONS

Detail Plan

1. The applicant proposes a Detail Plan for a development of twenty (20) townhouses and four (4) HOA lots. This proposed development will consist of twelve (12) rear-loaded lots and eight (8) front-loaded lots. In addition, the applicant is proposing 11.6 units per acre, therefore meeting the SFA GDC requirement.
2. The applicant requests to deviate from some of the required SFA District development standards. The table below indicates the deviations proposed. It should be noted that the proposal will meet the minimum dwelling size requirement (1,400 sf) per the GDC.

Development Standards	Required	Proposed (Minimum)	Applicant's Justification
Lot Area	Minimum 2,000 SF	Minimum 1,650 SF	The minimum lot area is being reduced due to the proposed right-of-way dedication along Rowlett Road.
Lot Depth	Minimum 90 feet	Minimum 60 feet	The reduced lot depth is necessary due to the right-of-way dedication.
Screening	This proposed development requires either a masonry wall or an ornamental fence with masonry columns and landscaping along Rowlett Road and South Country Club Road.	The applicant proposes a five (5)-foot ornamental fence with masonry columns along with large canopy trees and screening shrubs along Rowlett Road and South Country Club Road. However, the fence and landscaping is located within the private lots but will be maintained by the HOA.	The deviation is needed to maintain the proposed lot depth.
Alleys	Alleys are required	Alley not provided for 8 lots	The applicant is proposing a combination of front-loaded and rear-loaded

			lots.
--	--	--	-------

Screening and Landscaping

3. Per the GDC, a screening wall or fencing is required along a thoroughfare Type "D" or greater. Rowlett Road and South Country Club Road are both considered to be greater than Type "D"; therefore, a five (5)-foot ornamental fence with masonry columns and applicable vegetation is proposed along South Country Club Road and Rowlett Road. The GDC requires the fence and vegetation to be within a five (5)-foot landscape buffer. However, the fencing and the landscaping is located within the private townhouse lots. The applicant contends the fence and landscaping along Rowlett Road and South Country Club Road will be maintained by the HOA.

The landscape plan meets all other landscaping and screening requirements per the GDC.

4. Amenities

Common open space area is included with the proposed development in accordance with the GDC. Amenities are not required for this development due to there being fewer than twenty-five (25) townhouses. However, the applicant proposes several picnic tables within the common areas.

5. Parking

The site plan (Exhibit C) complies with the required enclosed garages spaces and guest parking per the GDC.

6. Garage

The GDC requires the face of a garage door to be at least twenty (20) feet from the street or alley right-of-way line that the garage door faces (twenty-four feet if facing an interior lot/property line), and must have at least one of the following designs, as depicted in Illustrations 4-9 through 4-13:

- Rear entry;
- "J" drives, for front entry properties;
- "Swing" drives, for side entry properties; or
- Offset front entry with the garage door set back at least five feet behind the front building face.

The site plan (Exhibit C) reflects front-entry garages with an offset.

7. Building Design

The building elevations complies with the building height, articulation and architectural elements requirements per the GDC.

Signage

8. The applicant has not requested any deviation on signage; it will comply with the standards in the GDC.

Alley Waiver

9. The applicant seeks a partial Alley Waiver for eight (8) lots from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends 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).

Densities in the area vary. The neighborhood immediately to the east and south is approximately 3.8 units per acre. The patio home/zero lot line neighborhood to the north is approximately 6.8 units per acre. The multi-family complex further to the west is approximately 12 units per acre. The applicant proposes a maximum density of 11.6 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with residential uses. The properties to the north, across Rowlett Road, are zoned Planned Development (PD) District 85-22 for Patio Homes, and Agricultural (AG) District; these are residential homes. The properties to the east and south are zoned Planned Development (PD) District 99-31 for single-family use; these properties are residential homes. Further to the south along South Country Club Road is a church. The properties to the west, across South Country Club Road, are zoned Single-Family-7 (SF-7) District; these properties are residential homes as well. Further to the west along Rowlett Road are Agricultural (AG) District zoned properties developed with single-family homes and mobile homes, as well as an apartment complex zoned Multi-Family (MF-1) District.

It should be noted that the proposed site plan provides open space lots along the southeastern boundary, and a proposed street and sidewalk, which provide buffering from the existing neighborhood. Along the northeastern boundary of the proposed development are townhouse backyards; however, there is an existing alley providing additional buffering for the existing single-family homes to the northeast. Lots "X1" and "X2" are open space amenity areas. The applicant intends to preserve as many existing trees as possible along the property boundaries.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family Attached (SFA) development.

ADDITIONAL INFORMATION

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

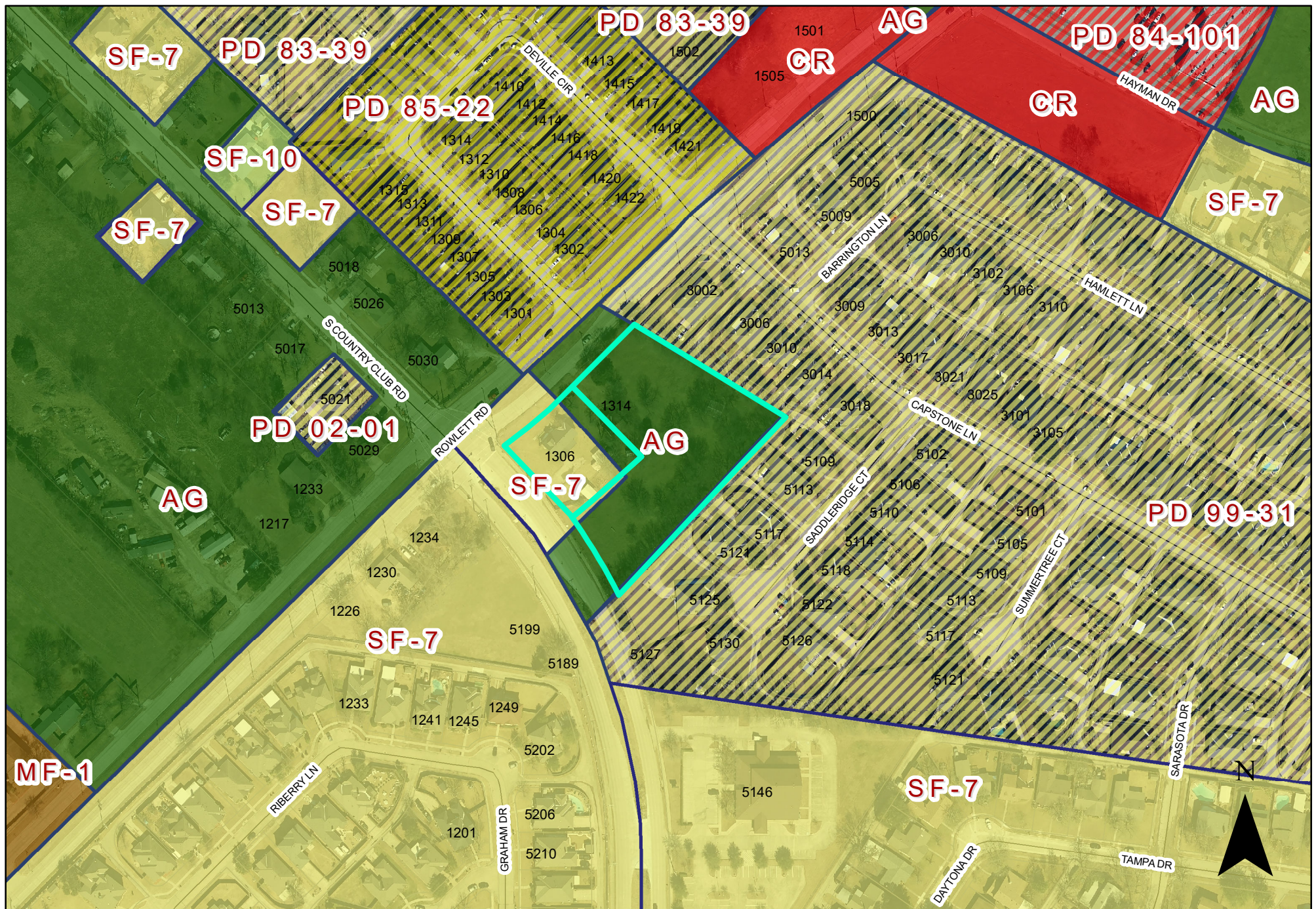
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



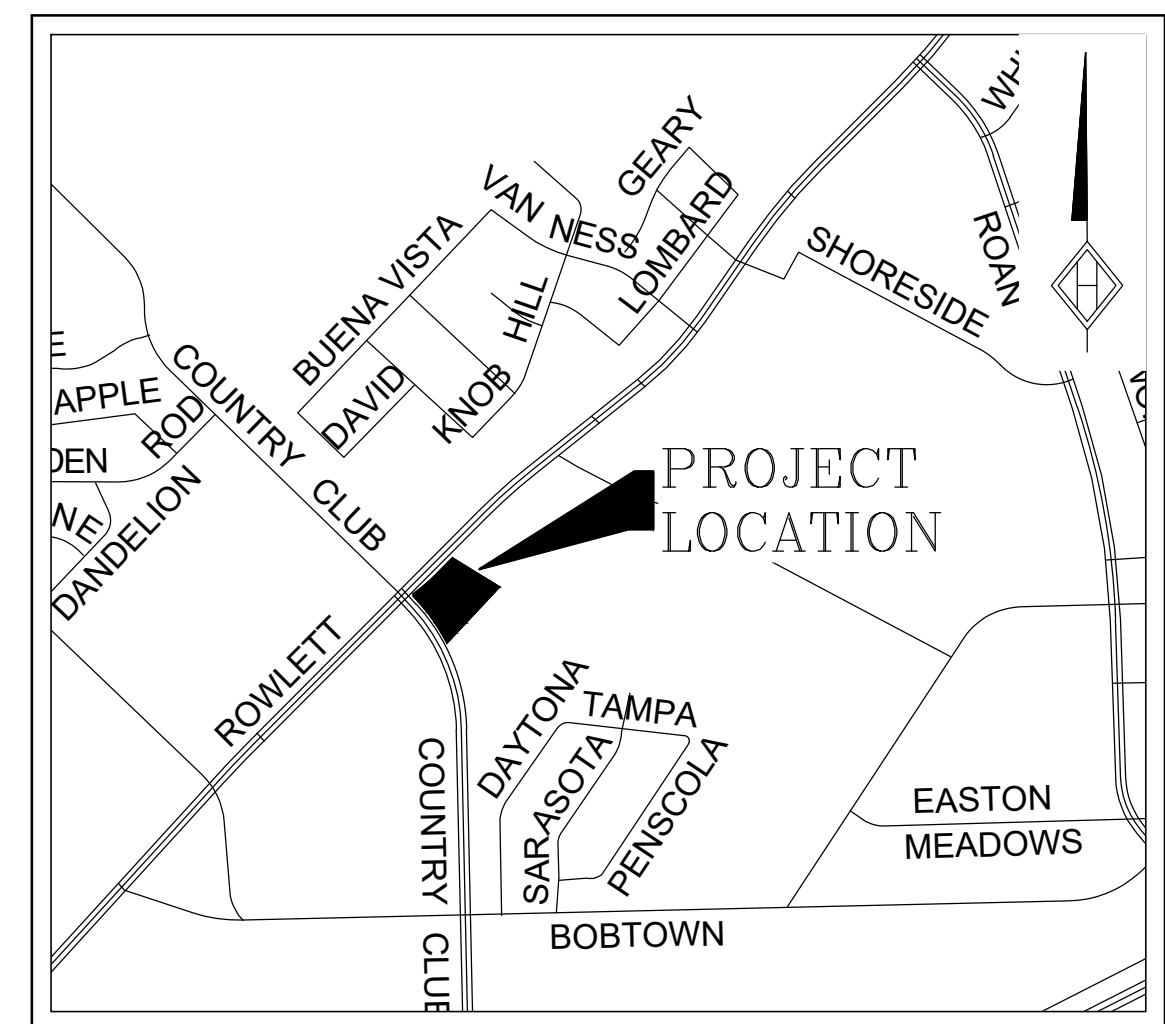
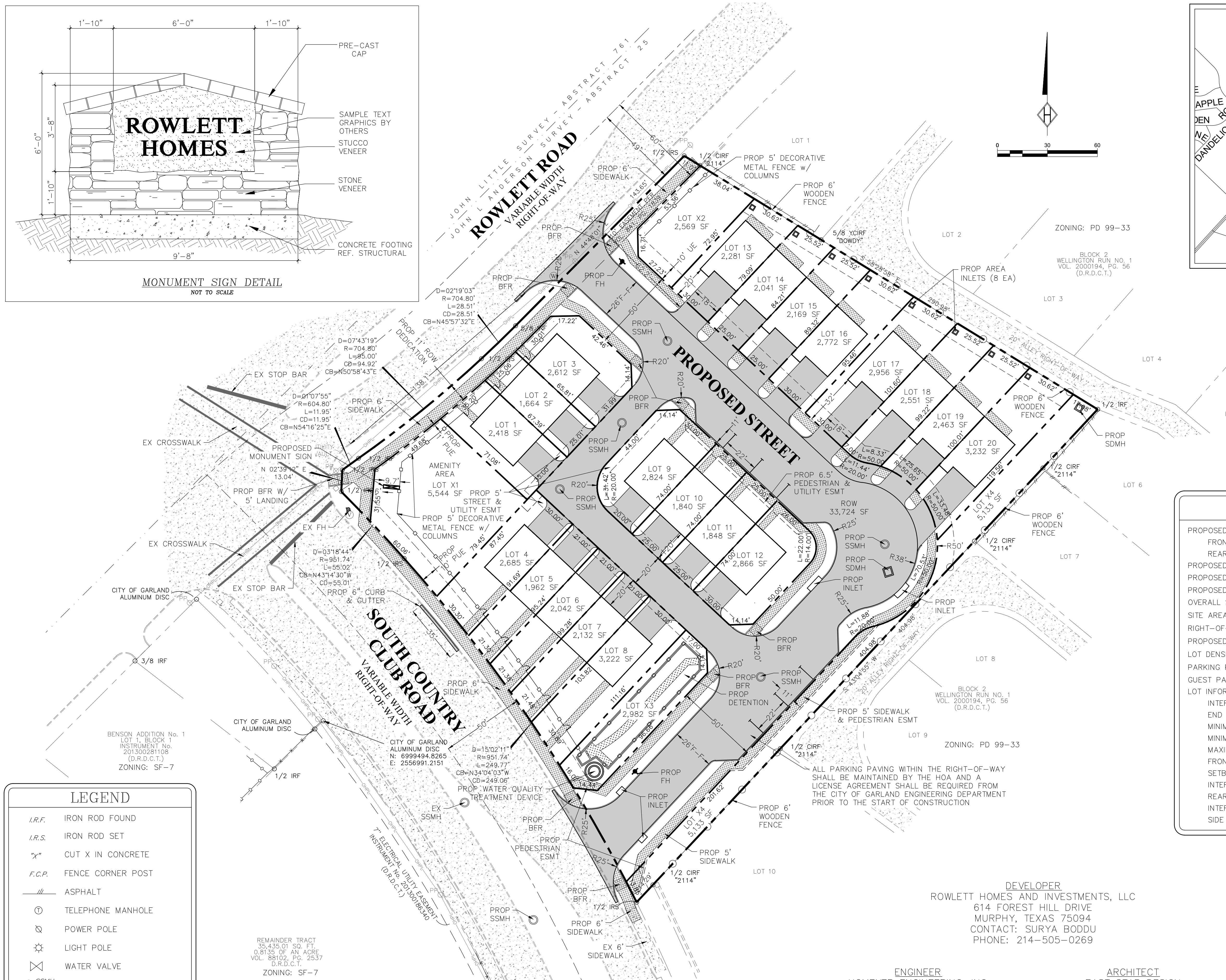
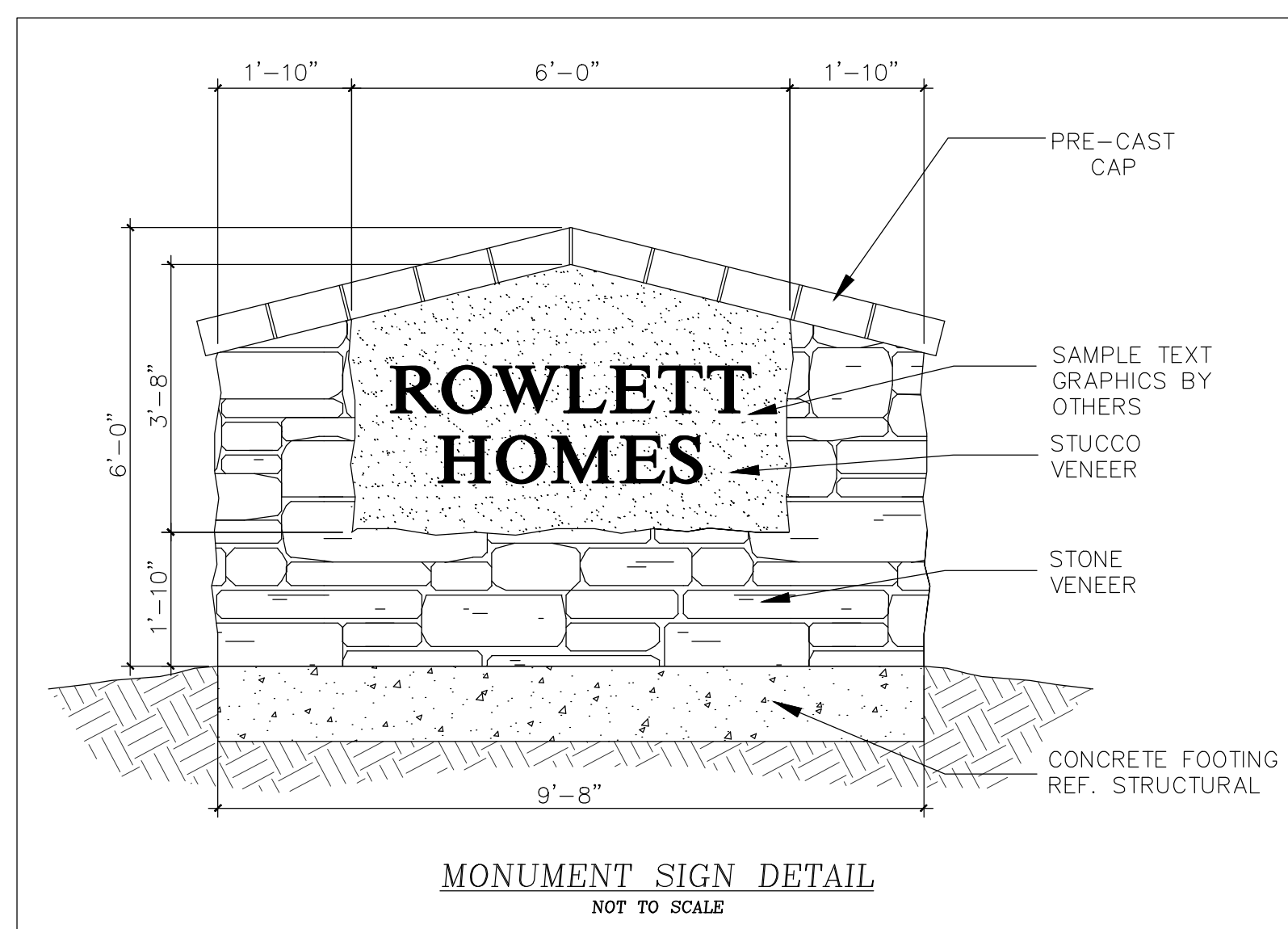
0 130 260 Feet
1 inch = 203 feet

ZONING MAP Z 21-41

 INDICATES AREA OF REQUEST

1306 & 1314 Rowlett Road

EXHIBIT C



Vicinity Map 1"=1000'



SITE INFORMATION

PROPOSED TOWNHOMES: 20 UNITS
FRONT LOADED LOTS: 8
REAR LOADED LOTS: 12
PROPOSED HOA LOTS: 4
PROPOSED BUILDING HEIGHT: 2 STORIES (33'-5")
PROPOSED TOWNHOME AREA: 1,800 SF EACH
OVERALL SITE AREA: 98,543 SF (2.26 ACRES)
SITE AREA: 74,987 SF (1.72 ACRES)
RIGHT-OF-WAY DEDICATION AREA: 23,556 SF (0.54 ACRES)
PROPOSED LANDSCAPE AREA: 19,049 SF (25.4%)
LOT DENSITY: 8.84 LOTS/ACRE
PARKING PROVIDED: 4 SPACES PER UNIT (2 INTERIOR/2 EXTERIOR)
GUEST PARKING PROVIDED: 8 SPACES
LOT INFORMATION:
INTERIOR LOT WIDTH: 20 FEET
END CAP LOT WIDTH: 30 FEET
MINIMUM LOT DEPTH: 60 FT
MINIMUM LOT AREA: 1,650 SF
MAXIMUM LOT COVERAGE: 75%
FRONT YARD SETBACK: 10 FT
SETBACK FOR GARAGE: 20 FT
INTERIOR REAR YARD SETBACK: 5 FT
REAR YARD SETBACK ADJACENT TO STREET: 10 FT
INTERIOR SIDE YARD SETBACK: 5 FT
SIDE YARD SETBACK ADJACENT TO STREET: 10 FT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 06/05/2023

CASE NUMBER 210401-2

GARLAND TOWNHOMES
1306 & 1314 ROWLETT ROAD
2.26 ACRES
CITY OF GARLAND
DALLAS COUNTY, TEXAS

PRELIMINARY SITE PLAN

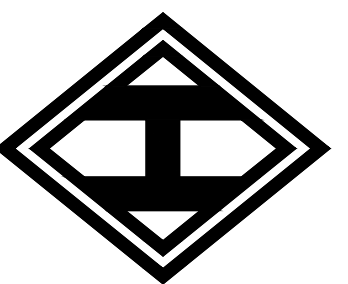
DRAWN: SRH

DATE: 07/20/2021

HEI #: 21-0604

SHEET NO:
C1

HOMMEYER
ENGINEERING, INC.
TBPELS FIRM REGISTRATION NO. F-88444
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75050
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



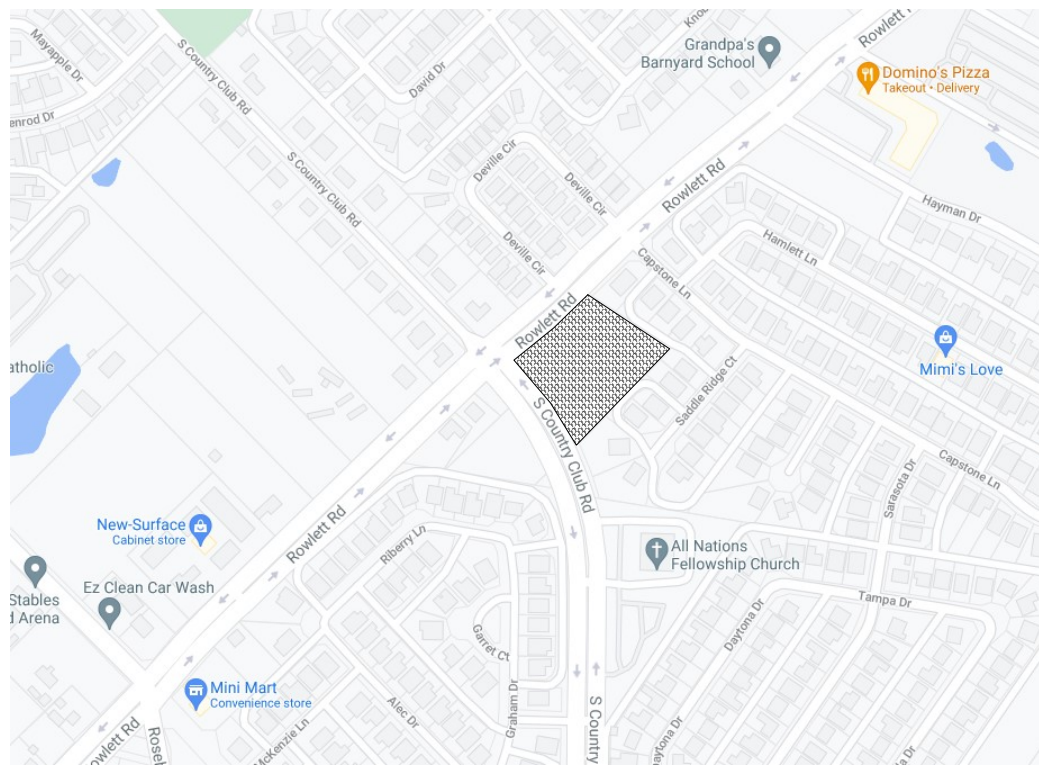
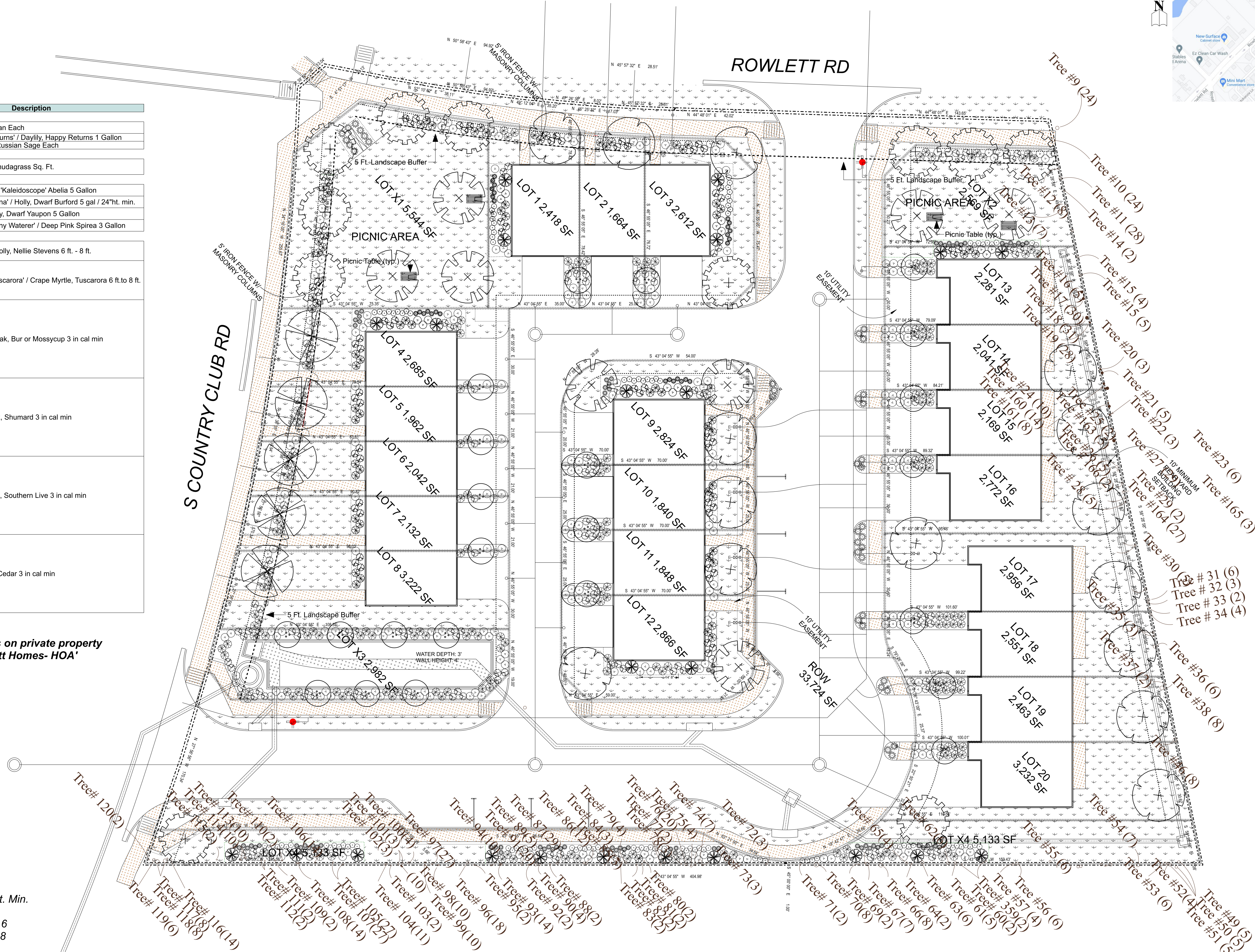
Landscape		
Quantity	Symbol	Description
Annuals-Perennials		
28		Dietes vegeta / Iris, African Each
137		Hemerocallis 'Happy Returns' / Daylily, Happy Returns 1 Gallon
147		Perovskia atriplicifolia / Russian Sage Each
Ground Cover-Vines		
34409		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
272		Abelia x 'Kaleidoscope' / 'Kaleidoscope' Abelia 5 Gallon
4		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 5 gal / 24"ht. min.
315		Ilex vomitoria nana / Holly, Dwarf Yaupon 5 Gallon
268		Spirea x bumalda 'Anthony Waterer' / Deep Pink Spirea 3 Gallon
Trees		
23		Ilex x 'Nellie Stevens' / Holly, Nellie Stevens 6 ft. - 8 ft.
23		Lagerstroemia indica 'Tuscarora' / Crape Myrtle, Tuscarora 6 ft.to 8 ft.
8		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
11		Quercus shumardii / Oak, Shumard 3 in cal min
5		Quercus virginiana / Oak, Southern Live 3 in cal min
15		Ulmus crassifolia / Elm, Cedar 3 in cal min

All common landscape areas on private property will be maintained by 'Rowlett Homes- HOA'

Landscape Buffer - 1 Tree per 50 Ft. Min.
Rowlett Rd - 288 Ft.
Trees Required - 6
Trees Provided - 8

S Country Club Rd - 305 Ft.
Trees Required - 7
Trees Provided - 9

Common Area - 16921 Sq. Ft. - 1 tree per 2500 Sq. Ft.
Trees Required - 7 Trees
Trees Provided - 7 Trees



VICINITY MAP
not to scale

LANDSCAPE PLAN

TOWNHOMES
1036 & 1014 Rowlett Rd.
Garland, TX

REVISIONS:
None

DATE:
12-6-2021

JOB NUMBER:
210731

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
L - 1



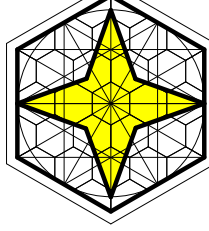
Case No. 210401-2



1 Front Elevation
1/4" = 1'-0"

- BR-1 BR-1
BRICK STACK BOND
COLOR #1
- BR-2 BR-2
BRICK STACK BOND
COLOR #2
- BR-3 BR-3
BRICK RUNNING BOND
COLOR #3
- FCB-1 FCB-1
FIBER CEMENT BOARD
6" LAP SIDING
JAMES HARDIE OR EQ.
- FCB-2 FCB-2
FIBER CEMENT BOARD
VERTICAL SIDING
JAMES HARDIE OR EQ.
- FCB-3 FCB-3
FIBER CEMENT BOARD
4" LAP SIDING
JAMES HARDIE OR EQ.
- P-1 P-1
PAINT
TRIM COLOR
- R-1 R-1
ROOFING
COMPOSITION SHINGLE
ARCHITECTURAL
GAF TIMBERLINE HDZ
HIGH DEFINITION SHINGLES

Material Legend
1/4" = 1'-0"

Owner: Rowlett Homes & Investment, LLC Surya Boddur 214-505-0269 GarlandRH@gmail.com	Engineer:	Architect:  EAST STAR DESIGN P.O. BOX 53 FORNEY, TX 75126 USA (972) 200-7340 www.EastStarDesign.com Architect@EastStarDesign.com TX Firm Reg. # BR 1785																					
Townhomes (Alley) 1306 & 1314 Rowlett Rd Garland, TX																							
Front Elevation																							
Revisions: <table><thead><tr><th>No.</th><th>Description</th><th>Date</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Description	Date																			Seal: NOT FOR CONSTRUCTION THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL Greg Guerin Architect TX License # 22011	Project number: 21024 Date: 5/9/2023 10:26:08 PM Drawn by: GG Checked by: - A14 Scale 1/4" = 1'-0"
No.	Description	Date																					



1 Rear Alley Elevation
1/4" = 1'-0"

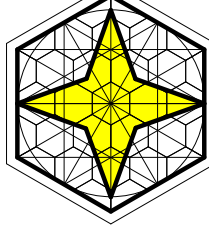
GDC Section 4.84 Residential Design

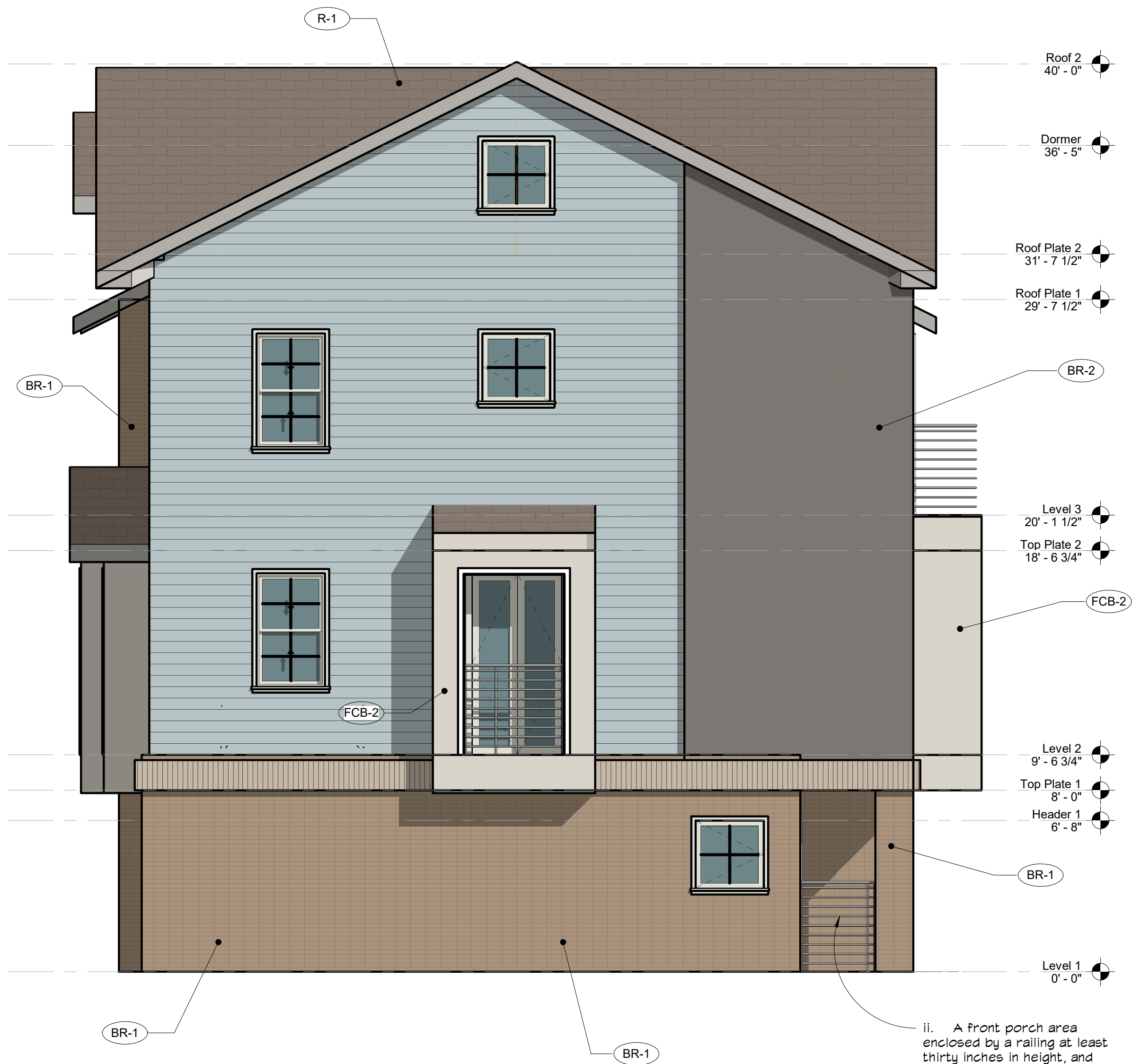
MINIMUM OF (3) ARCHITECTURAL ELEMENTS

- Multiple pane windows featuring either divided light or simulated divided light;
 - A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
 - Gable(s) with window(s);
 - Dormer(s);
 - Bay windows with a minimum projection of twenty-four inches;
 - Minimum 8:12 roof pitch;
 - Split garage doors with a separate door for each vehicle bay; or
 - Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.
- (d) Walls & Windows. Windows and doors must comprise at least twenty-five percent of the wall area of the front building face of a dwelling.
- (e) Roof Design.
- A roof pitch of at least 6:12 is required for each dwelling unit.
 - Each dwelling unit must be constructed with a roof overhang of not less than eighteen inches, as measured from the finished exterior building facade to the soffit.

- BR-1 BR-1
BRICK STACK BOND
COLOR #1
- BR-2 BR-2
BRICK STACK BOND
COLOR #2
- BR-3 BR-3
BRICK RUNNING BOND
COLOR #3
- FCB-1 FCB-1
FIBER CEMENT BOARD
6" LAP SIDING
JAMES HARDIE OR EQ.
- FCB-2 FCB-2
FIBER CEMENT BOARD
VERTICAL SIDING
JAMES HARDIE OR EQ.
- FCB-3 FCB-3
FIBER CEMENT BOARD
4" LAP SIDING
JAMES HARDIE OR EQ.
- P-1 P-1
PAINT
TRIM COLOR
- R-1 R-1
ROOFING
COMPOSITION SHINGLE
ARCHITECTURAL
GAF TIMBERLINE HDZ
HIGH DEFINITION SHINGLES

Material Legend
1/4" = 1'-0"

Owner: Rowlett Homes & Investment, LLC Surya Boddu 214-505-0269 GarlandRHI@gmail.com	Engineer:	Architect:  EAST STAR DESIGN P.O. BOX 53 FORNEY, TX 75126 USA (972) 200-7340 www.EastStarDesign.com Architect@EastStarDesign.com TX Firm Reg. # BR 1785																					
Townhomes (Alley) 1306 & 1314 Rowlett Rd Garland, TX																							
Rear Alley Elevation																							
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No.	Description	Date																					



④ Left Elevation
1/4" = 1'-0"

ii. A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
iii. Gable(s) with window(s);



③ Right Elevation
1/4" = 1'-0"

- BR-1 BR-1 BRICK STACK BOND COLOR #1
- BR-2 BR-2 BRICK STACK BOND COLOR #2
- BR-3 BR-2 BRICK RUNNING BOND COLOR #3
- FCB-1 FCB-1 FIBER CEMENT BOARD 8" LAP SIDING JAMES HARDIE OR EQ.
- FCB-2 FCB-2 FIBER CEMENT BOARD VERTICAL SIDING JAMES HARDIE OR EQ.
- FCB-3 FCB-2 FIBER CEMENT BOARD 4" LAP SIDING JAMES HARDIE OR EQ.
- P-1 P-1 PAINT TRIM COLOR
- R-1 R-1 ROOFING COMPOSITION SHINGLE ARCHITECTURAL GAF TIMBERLINE HDZ HIGH DEFINITION SHINGLES

Material Legend
1/4" = 1'-0"

Owner: Rowlett Homes & Investment, LLC Surya Boddur 214-505-0269 GarlandRH@gmail.com	Engineer:	Architect: EAST STAR DESIGN P.O. BOX 53 FORNEY, TX 75126 USA (972) 200-7340 www.EastStarDesign.com Architect@EastStarDesign.com TX Firm Reg. # BR 1785																								
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Side Elevations																										
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No.	Description	Date																								



1 Front Elevation
1/4" = 1'-0"

GDC Section 4.84 Residential Design

MINIMUM OF (3) ARCHITECTURAL ELEMENTS

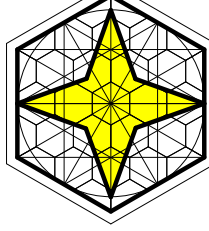
- Multiple pane windows featuring either divided light or simulated divided light;
- A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- Gable(s) with window(s);
- Dormer(s);
- Bay windows with a minimum projection of twenty-four inches;
- Minimum 8:12 roof pitch;
- Split garage doors with a separate door for each vehicle bay; or
- Front covered porch with at least forty square feet of usable space, and a minimum depth of five feet.

- (d) Walls & Windows. Windows and doors must comprise at least twenty-five percent of the wall area of the front building face of a dwelling.
- (e) Roof Design.
- A roof pitch of at least 8:12 is required for each dwelling unit.
 - Each dwelling unit must be constructed with a roof overhang of not less than eighteen inches, as measured from the finished exterior building facade to the soffit.

- A front porch area enclosed by a railing at least thirty inches in height, and containing decorative columns at least six inches in diameter;
- Gable(s) with window(s);

- BR-1 BR-1
BRICK STACK BOND
COLOR #1
- BR-2 BR-2
BRICK STACK BOND
COLOR #2
- BR-3 BR-2
BRICK RUNNING BOND
COLOR #3
- FCB-1 FCB-1
FIBER CEMENT BOARD
6" LAP SIDING
JAMES HARDIE OR EQ.
- FCB-2 FCB-2
FIBER CEMENT BOARD
VERTICAL SIDING
JAMES HARDIE OR EQ.
- FCB-3 FCB-2
FIBER CEMENT BOARD
4" LAP SIDING
JAMES HARDIE OR EQ.
- P-1 P-1
PAINT
TRIM COLOR
- R-1 R-1
ROOFING
COMPOSITION SHINGLE
ARCHITECTURAL
GAF TIMBERLINE HDZ
HIGH DEFINITION SHINGLES

Material Legend
1/4" = 1'-0"

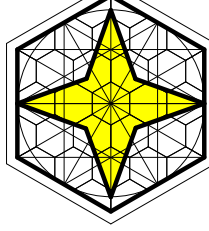
Owner: Rowlett Homes & Investment, LLC Surya Boddu 214-505-0269 GarlandRHI@gmail.com	Engineer: 	Architect:  EAST STAR DESIGN P.O. BOX 53 FORNEY, TX 75126 USA (972) 200-7340 www.EastStarDesign.com Architect@EastStarDesign.com TX Firm Reg. # BR 1785																		
Townhomes 1306 & 1314 Rowlett Rd Garland, TX																				
Front Elevation																				
Revisions: <table><thead><tr><th>No.</th><th>Description</th><th>Date</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	No.	Description	Date																Seal: NOT FOR CONSTRUCTION THIS DOCUMENT MAY NOT BE USED FOR CONSTRUCTION, PERMITTING, OR REGULATORY APPROVAL Greg Guerin Architect TX License # 22011	Project number: 21024 Date: 4/24/2023 9:18:01 PM Drawn by: GG Checked by: - A14 Scale 1/4" = 1'-0"
No.	Description	Date																		

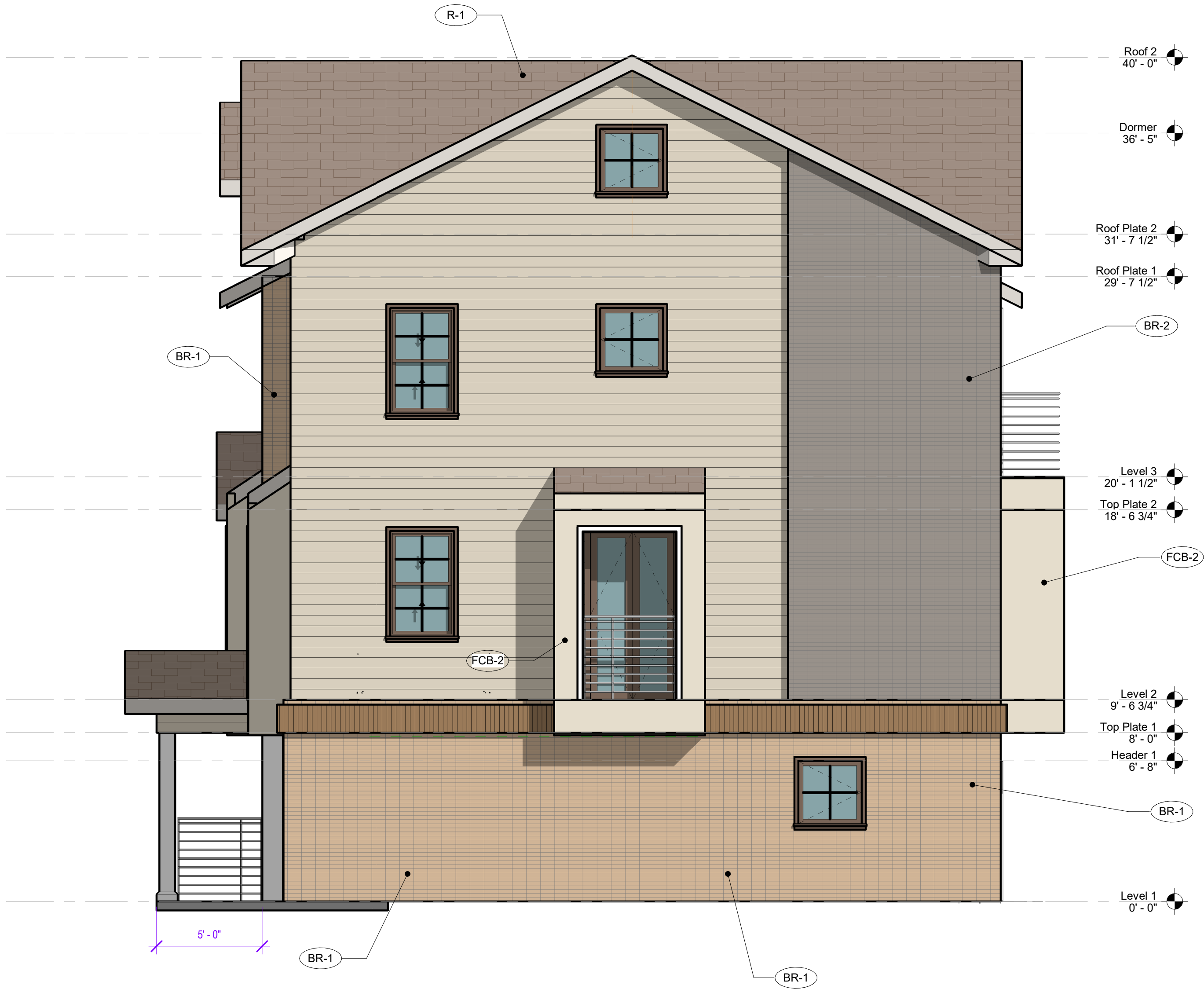


1 Rear Elevation
1/4" = 1'-0"

- BR-1 BR-1
BRICK STACK BOND
COLOR #1
- BR-2 BR-2
BRICK STACK BOND
COLOR #2
- BR-3 BR-3
BRICK RUNNING BOND
COLOR #3
- FCB-1 FCB-1
FIBER CEMENT BOARD
6" LAP SIDING
JAMES HARDIE OR EQ.
- FCB-2 FCB-2
FIBER CEMENT BOARD
VERTICAL SIDING
JAMES HARDIE OR EQ.
- FCB-3 FCB-3
FIBER CEMENT BOARD
4" LAP SIDING
JAMES HARDIE OR EQ.
- P-1 P-1
PAINT
TRIM COLOR
- R-1 R-1
ROOFING
COMPOSITION SHINGLE
ARCHITECTURAL
GAF TIMBERLINE HDZ
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Material Legend
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No.	Description	Date																								



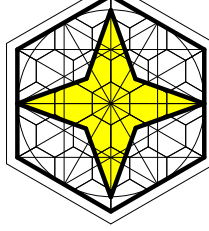
④ Left Elevation
1/4" = 1'-0"



③ Right Elevation
1/4" = 1'-0"

- BR-1 BR-1
BRICK STACK BOND
COLOR #1
- BR-2 BR-2
BRICK STACK BOND
COLOR #2
- BR-3 BR-2
BRICK RUNNING BOND
COLOR #3
- FCB-1 FCB-1
FIBER CEMENT BOARD
6" LAP SIDING
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- FCB-2 FCB-2
FIBER CEMENT BOARD
VERTICAL SIDING
JAMES HARDIE OR EQ.
- FCB-3 FCB-2
FIBER CEMENT BOARD
4" LAP SIDING
JAMES HARDIE OR EQ.
- P-1 P-1
PAINT
TRIM COLOR
- R-1 R-1
ROOFING
COMPOSITION SHINGLE
ARCHITECTURAL
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Material Legend
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No.	Description	Date																														

Z 21-41



View of the subject property from Rowlett Road



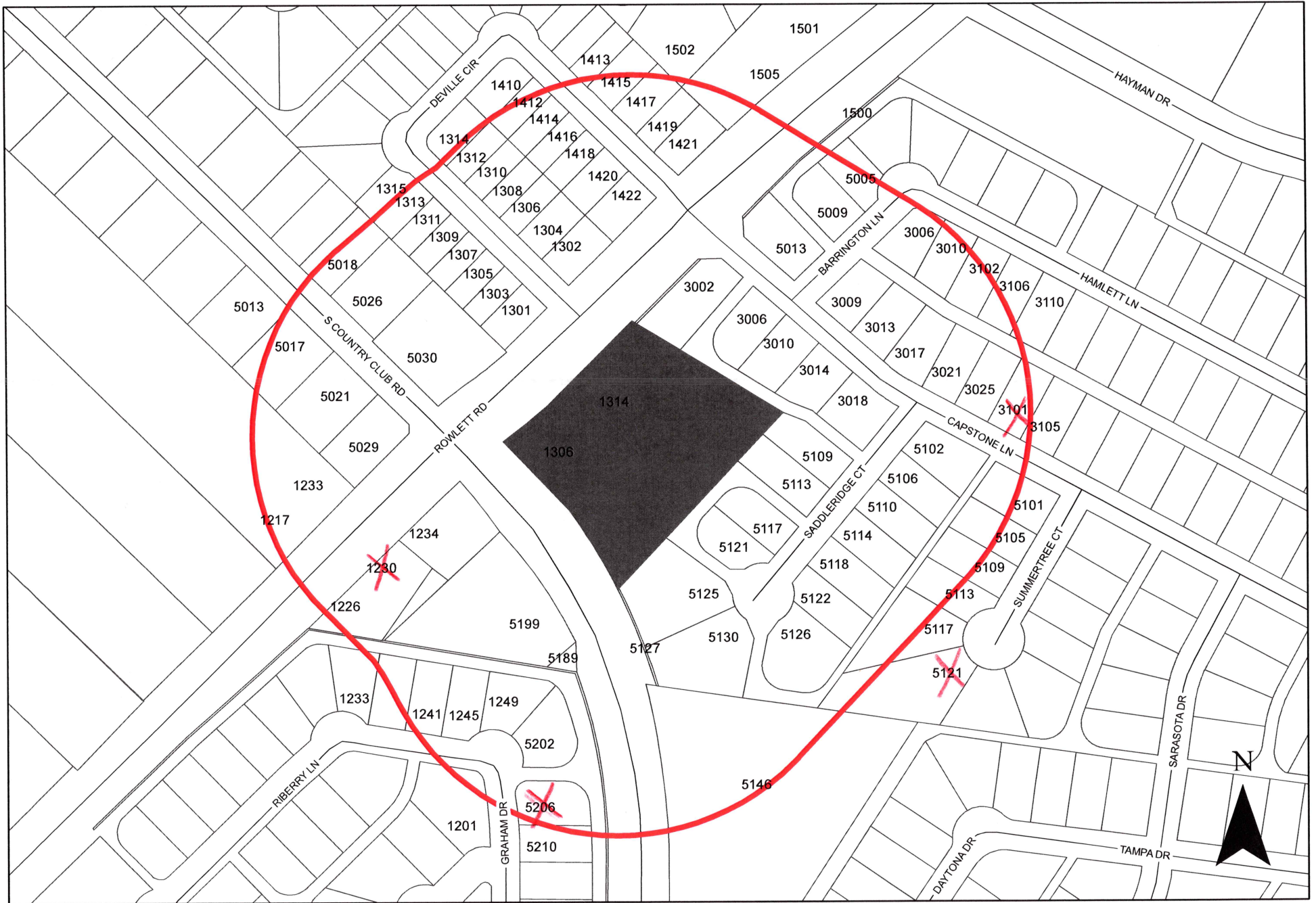
Looking west of the subject property



Looking south of the subject property



Looking north of the subject property



0 130 260 Feet 1 inch = 203 feet	ZONING MAP Z 21-41	 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA
---	-----------------------------	--

1306 & 1314 Rowlett Road

From:
To:
Subject:
Date:

jamal.taha
Planning Group
Comment for case Z21-41
Friday, June 16, 2023 4:14:19 PM

Comment Form Case Z 21-41

Z 21-41 Homeyer Engineering. The applicant proposes twenty (20) townhouses and open space. A previous request for straight-zoning for townhouses was withdrawn; however, the applicant has submitted a Detail Plan for a townhouse development. The site is located at 1306 and 1314 Rowlett Road. (District 3)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐ For / A Favor / Đúng

☒ Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiểu đề
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Jamal Taha Owner of property
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

3101 Capstone Ln
City, State / Estado de la Ciudad / Thành bang

Garland TX 75043
Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

6-16-23
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Sent from Yahoo Mail for iPhone

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Comment Form

Case Z 21-41

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☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Shirley Alaniz homeowner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1230 Rowlett Road

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Shirley Alaniz

6/21/23

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 21-41

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

There is already too much traffic on this corner and site of many accidents.

Totally Against !!

Comment Form

Case Z 21-41

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☐

For / A Favor / Đúng

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CHARLES ORIAKU (Property Owner)

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

5121 Summertree Ct. Garland TX 75043

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Chính

Charles Oriaku

Signature / Firma / Chữ ký

06/16/2023

Date / Fecha / Ngày

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Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26, 2023	July 18, 2023	Nabiha Ahmed

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**Cheryl
Reynolds**
6/20/2023
11:11:33 PM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9725671928

Outside the Notification Area

Against

**Cheryl
Reynolds**
6/20/2023
11:11:19 PM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9725671928

Outside the Notification Area

Against

**Cheryl
Reynolds**
6/20/2023
11:11:04 PM

Against

1225 Mayapple Dr.

Garland
Texas
United States
75043

Jcan2@tx.rr.com

9725671928

Outside the Notification Area

Against

**Cheryl
Reynolds**

Against

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26, 2023	July 18, 2023	Nabiha Ahmed

6/20/2023
11:10:53 PM

1225 Mayapple Dr.
Garland
Texas
United States
75043

Jcan2@tx.rr.com
9725671928

Outside the Notification Area

**Cheryl
Reynolds**
6/20/2023
11:10:51 PM

Against
1225 Mayapple Dr.
Garland
Texas
United States
75043

Jcan2@tx.rr.com
9725671928

Outside the Notification Area

Tammy Leos
6/19/2023
2:36:28 PM

Against
5206 Graham dr
Garland
Texas
United States
75043

rubenandtammy@verizon.net
2143356892

Tammy Leos
6/19/2023
2:36:24 PM

Against
5206 Graham dr
Garland
Texas
United States
75043

rubenandtammy@verizon.net
2143356892

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 21-41	June 26,2023	July 18, 2023	Nabiha Ahmed

Tammy Leos

Against

6/19/2023
2:36:21 PM

5206 Graham dr

rubenandtammy@verizon.net

Garland

2143356892

Texas

United States

75043

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Cheryl Reynolds

Against

6/20/2023
11:11:33 PM

1225 Mayapple Dr.

Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

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Against

Cheryl Reynolds

Against

6/20/2023
11:11:19 PM

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Jcan2@tx.rr.com

Garland

9725671928

Texas

United States

75043

Outside the Notification Area

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Cheryl Reynolds

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Outside the Notification Area

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Texas
United States
75043

Against

**Cheryl
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6/20/2023
11:10:53 PM

Against

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Garland
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United States
75043

2143356892

Tammy Leos

Against

6/19/2023
2:36:21 PM

5206 Graham dr

rubenandtammy@verizon.net

Garland
Texas
United States
75043

2143356892



GARLAND

Plan Commission

3. d.

Meeting Date: 06/26/2023

Item Title: Z 23-12 Manhard Consulting - Zoning (District 5)

Summary:

Consideration of the application of **Manhard Consulting**, requesting approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Zoning)

Attachments

Z 23-12 Manhard Consulting - Zoning (District 5)

Z 23-12 Manhard Consulting Responses

Planning Report

File No: Z 23-12/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

LOCATION

1214 & 1302 West Miller Road

APPLICANT

Manhard Consulting

OWNER

La Rosa Capital

BACKGROUND

The subject site is currently developed with a church at 1302 West Miller Road, while 1214 West Miller Road sits vacant. The existing church building will be converted into a clubhouse. The applicant proposes to develop a total of 63 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 2.29 acres with 300 lineal feet of frontage along West Miller Road. The site plan (Exhibit C) shows two (2) access points from West Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family-1 (MF-1) District and Community Retail (CR) District.

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

The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a

variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of two (2) conventional multi-family buildings with 63 units along West Miller Road.

The site plan (Exhibit C) shows compliance with various types of amenities including a leisure area with a swimming pool, picnic area, clubhouse, and barbeque grill.

2. Parking

The GDC requires 101 parking spaces for this proposal. The site layout shows 101 parking spaces.

3. Building Height

The GDC allows a maximum height of 50 feet for the Multi-Family-2 zoning. The site layout shows a maximum height of 30'-6" which complies with the GDC.

4. Density

The maximum density required per the GDC for a multi-family development in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The applicant requests density at twenty eight (28) dwelling units per acre, which complies with the density in the Multi-Family-2 (MF-2) District.

5. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,280 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a leasing office, lounge, and executive office rentals.
- **Swimming Pool:** The swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for the multi-family development. The applicant proposes a swimming pool with 1,200 square feet of surface water in the courtyard.
- **Leisure Areas:** The leisure area has a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a barbecue grill, arbor shaded area, and picnic table in the leisure area near the pool courtyard.

6. Dwelling unit/mix

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required efficiency:	500 square feet
Proposed:	530 square feet
Number of units:	6 units

Minimum dwelling unit size.

Required one- bedroom:	650 square feet
Proposed:	652, 691, 703, 771, and 802 square feet
Number of units:	39 units

Required two-bedroom:	800 square feet
Proposed:	1,028 and 1,101 square feet
Number of units:	18 units

7. Screening and Landscaping

The landscape plan (Exhibit D) meets the screening and landscaping standards per the GDC.

The applicant proposes a six (6)-foot ornamental fence around the perimeter of the site. This includes two gates that allow entrance into the site from West Miller Road.

8. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

9. Signage

No deviations were requested regarding signage.

10. Transportation

A Traffic Impact Analysis (TIA) was not required by the Transportation Department. The submission was reviewed and approved by the Transportation Department.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods

Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across West Miller Road, are zoned Multi-Family-1 (MF-1) District; these properties are developed with a Multi-Family development and a cemetery. The land to the west is zoned Community Retail (CR) District; these properties include a convenience store with fuel pumps, a retail store, and a church. The properties to the south

are zoned Multi-Family-1 (MF-1) District and Community Retail (CR) District; these properties are developed with a Multi-Family development. The properties to the East are zoned Community Retail (CR) District and Multi-Family -1 (MF-1) District; these properties contain a wand car wash, vacant restaurant, a medical/dental office and an apartment complex.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

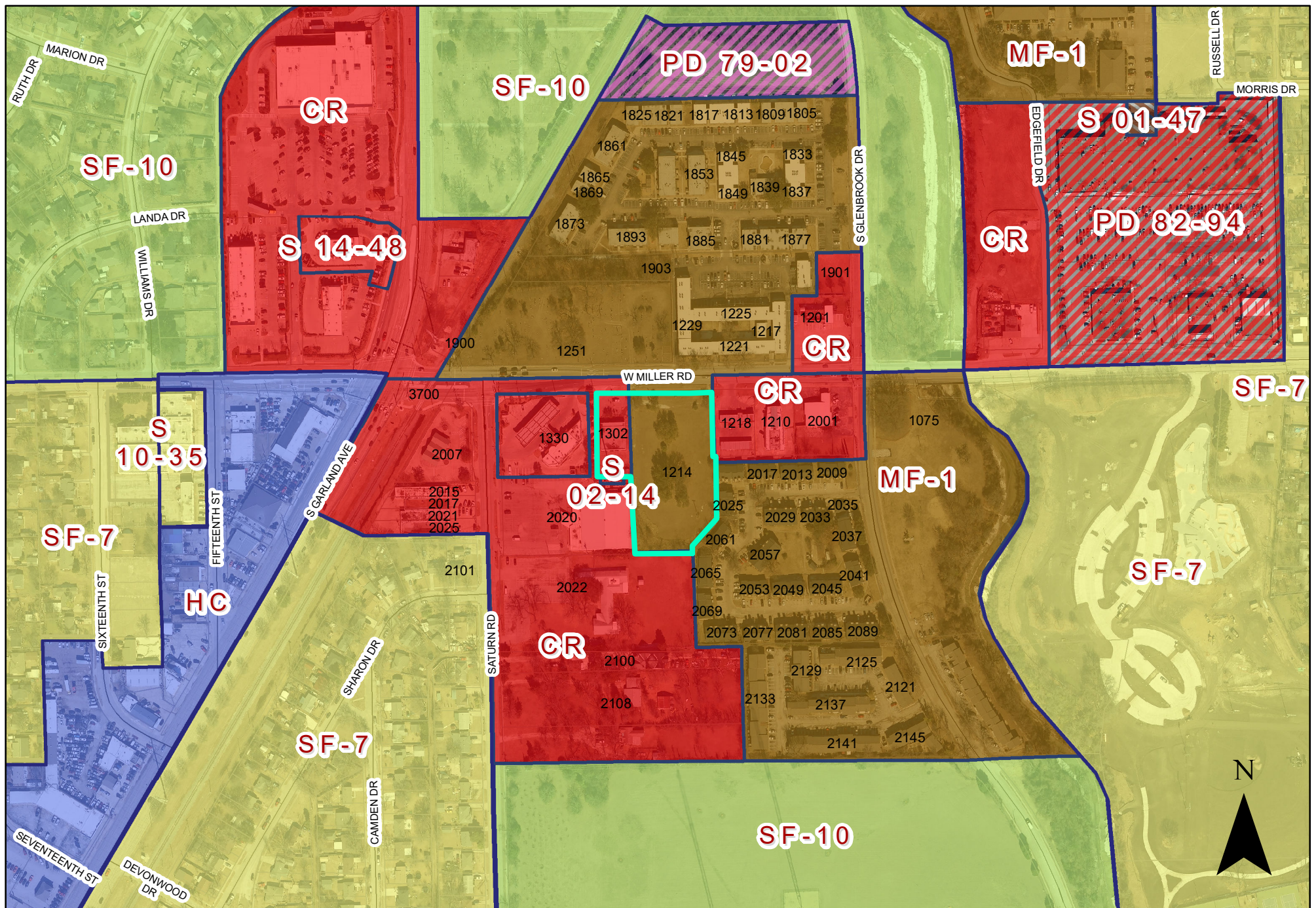
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 210 420 Feet
1 inch = 322 feet

ZONING MAP Z 23-12

INDICATES AREA OF REQUEST

1214 & 1302 West Miller Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-12

1214 & 1302 West Miller Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

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 Multi-Family-2 (MF-2) 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. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family-2 (MF-2) District.

B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Dwelling Units: A total of sixty-three (63) dwelling units shall be permitted.

D. Amenities: Amenities shall be provided as shown on the Exhibits C and D.

E. Landscape Plan: Screening and landscaping shall be in

general conformance with the landscape plan labeled Exhibit D.

1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

- F. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- G. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 23-12



View of the subject site looking South from W Miller Road. The Church is visible on the right side of the screen.



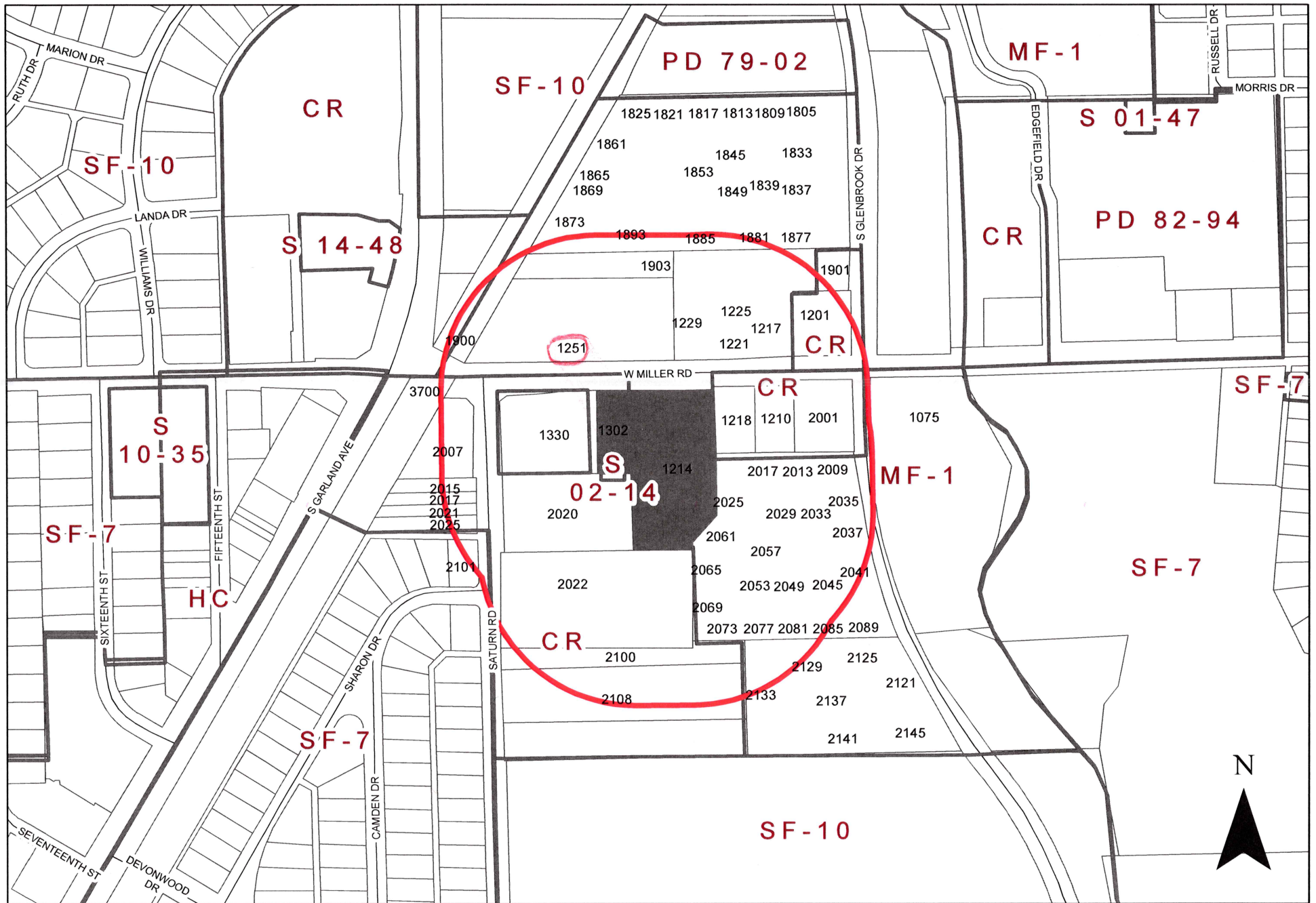
View from the subject site looking North toward W Miller Road. The Cemetery and Multi-Family development are shown.



View from the subject site looking East down W Miller Road



View from the subject site looking West down W Miller Road toward Shiloh Road.



0 210 420 Feet
1 inch = 322 feet

ZONING MAP Z 23-12

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1214 & 1302 West Miller Road

Comment Form

Case Z 23-12

OWNER OF PROPERTY
WITHIN NOTIFICATION
AREA

Z 23-12 Manhard Consulting. The applicant proposes to construct 63 multi-family dwelling units. The existing church building will be used as an amenity for the multi-family development. The site is located at 1214 and 1302 West Miller Road. (District 5)

Z 23-12 Manhard Consulting. El solicitante propone construir 63 unidades de viviendas multifamiliares. El edificio de la iglesia existente se utilizará como un servicio para el desarrollo multifamiliar. El sitio está ubicado en 1214 y 1302 West Miller Road. (Distrito 5)

Z 23-12 Manhard Consulting. Người nộp đơn đề xuất xây dựng 63 đơn vị nhà ở cho nhiều hộ gia đình. Tòa nhà thờ hiện tại sẽ được sử dụng như một tiện nghi cho sự phát triển của nhiều gia đình. Địa điểm này tọa lạc tại 1214 và 1302 West Miller Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

GARLAND - MILLS CEMETERY FOUNDATION D. Cecil Williams, President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1600 S. GARLAND AVENUE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

[Signature]

Signature / Firma / Ch ữ ký

6/16/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUN 22 '23 AM 10:28



Plan Commission

3. e.

Meeting Date: 06/26/2023

Item Title: Z 23-12 Manhard Consulting - Detail Plan (District 5)

Summary:

Consideration of the application of **Manhard Consulting**, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 1214 & 1302 West Miller Road. (District 5) (Z 23-12 – Detail Plan)

Attachments

Z 23-12 Manhard Consulting - Detail Plan (District 5)

Z 23-12 Manhard Consulting Responses

Planning Report

File No: Z 23-12/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses

Approval of a Detail Plan for Multi-Family Development.

LOCATION

1214 & 1302 West Miller Road

APPLICANT

Manhard Consulting

OWNER

La Rosa Capital

BACKGROUND

The subject site is currently developed with a church at 1302 West Miller Road, while 1214 West Miller Road sits vacant. The existing church building will be converted into a clubhouse. The applicant proposes to develop a total of 63 multi-family dwelling units.

SITE DATA

The overall site consists of approximately 2.29 acres with 300 lineal feet of frontage along West Miller Road. The site plan (Exhibit C) shows two (2) access points from West Miller Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Multi-Family-1 (MF-1) District and Community Retail (CR) District.

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

The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a

variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of two (2) conventional multi-family buildings with 63 units along West Miller Road.

The site plan (Exhibit C) shows compliance with various types of amenities including a leisure area with a swimming pool, picnic area, clubhouse, and barbeque grill.

2. Parking

The GDC requires 101 parking spaces for this proposal. The site layout shows 101 parking spaces.

3. Building Height

The GDC allows a maximum height of 50 feet for the Multi-Family-2 zoning. The site layout shows a maximum height of 30'-6" which complies with the GDC.

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The maximum density required per the GDC for a multi-family development in the Multi-Family-2 (MF-2) District is thirty-two (32) dwelling units per acre. The applicant requests density at twenty eight (28) dwelling units per acre, which complies with the density in the Multi-Family-2 (MF-2) District.

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- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 4,280 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a leasing office, lounge, and executive office rentals.
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STAFF RECOMMENDATION

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ADDITIONAL INFORMATION

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

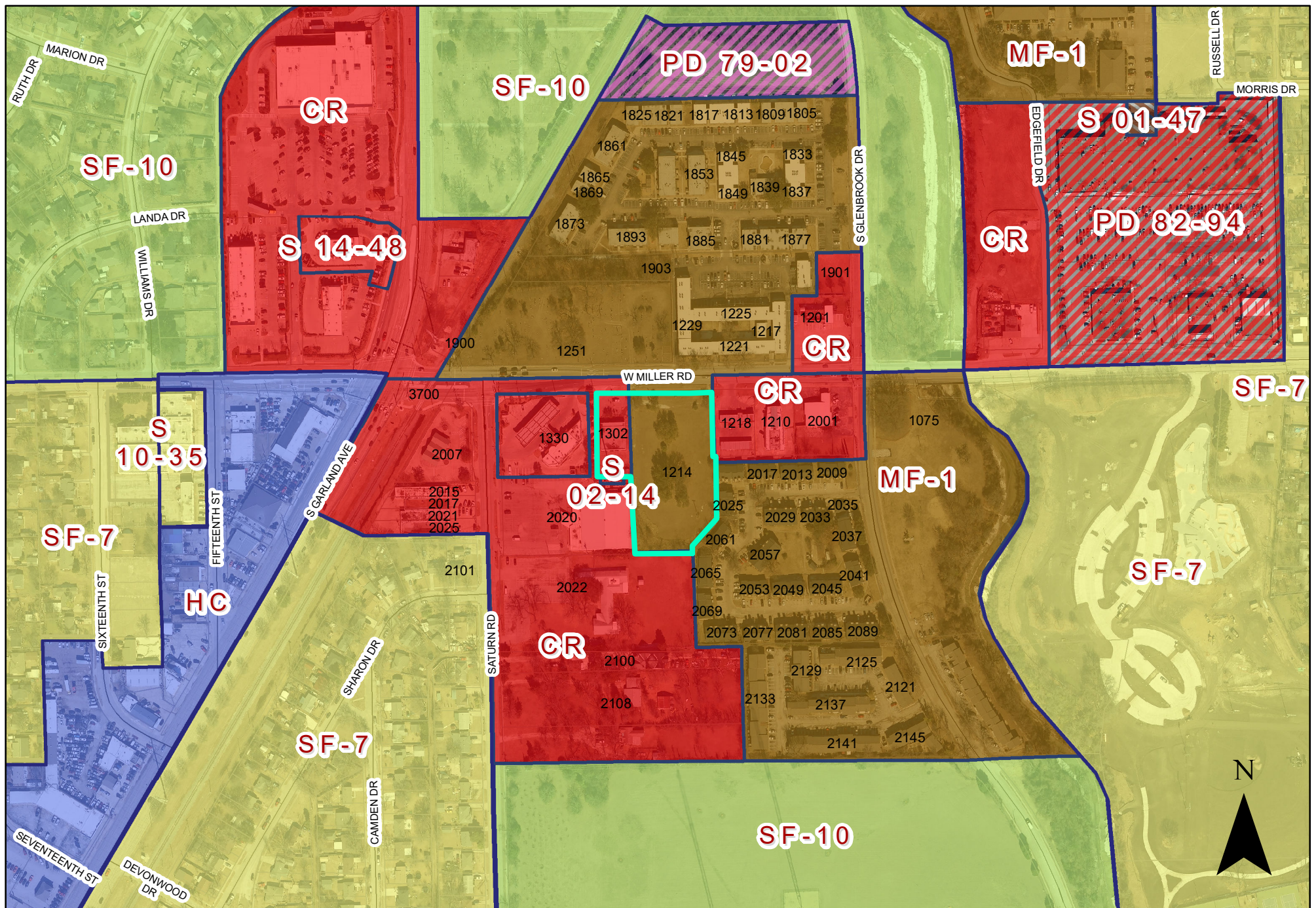
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



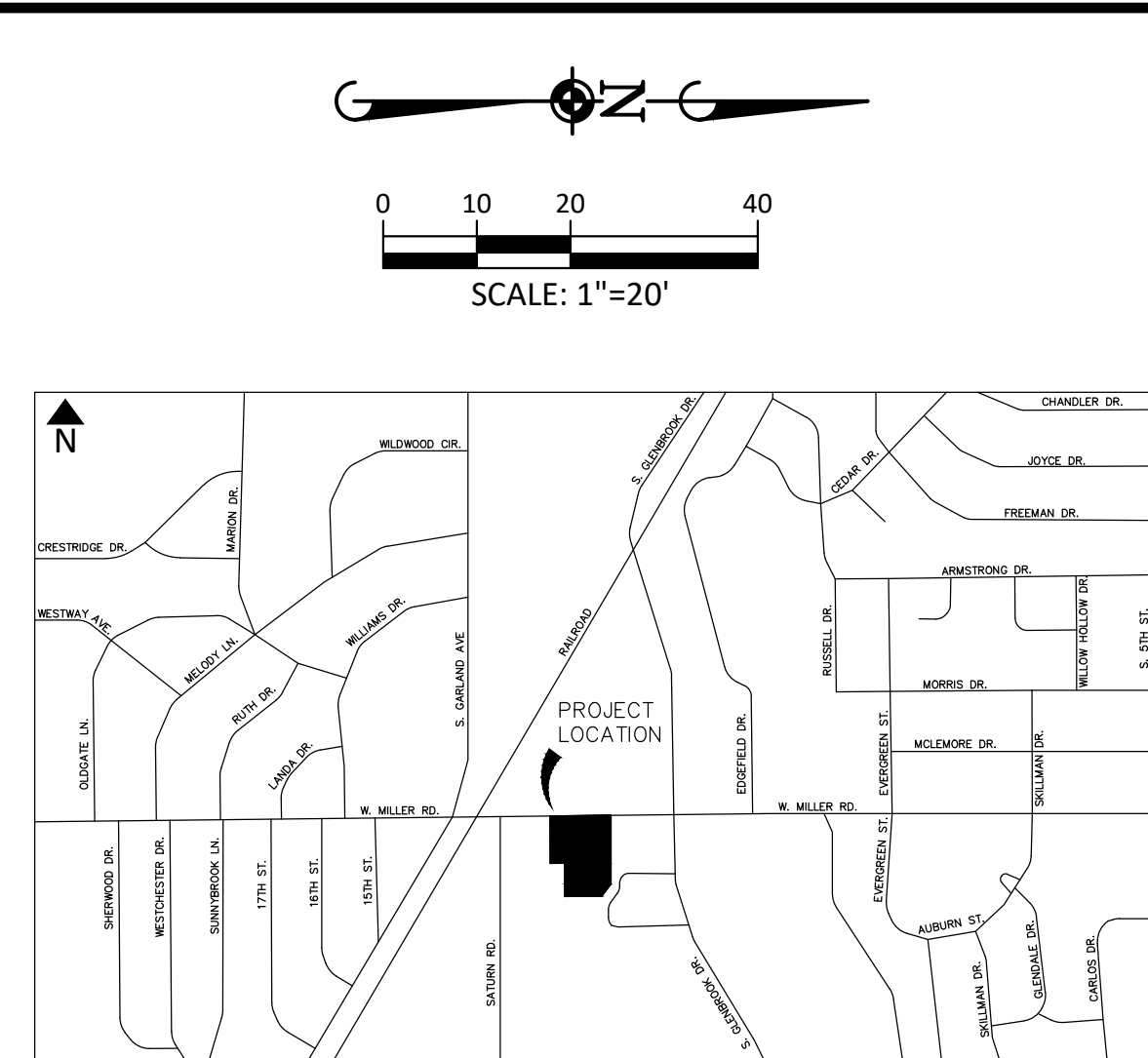
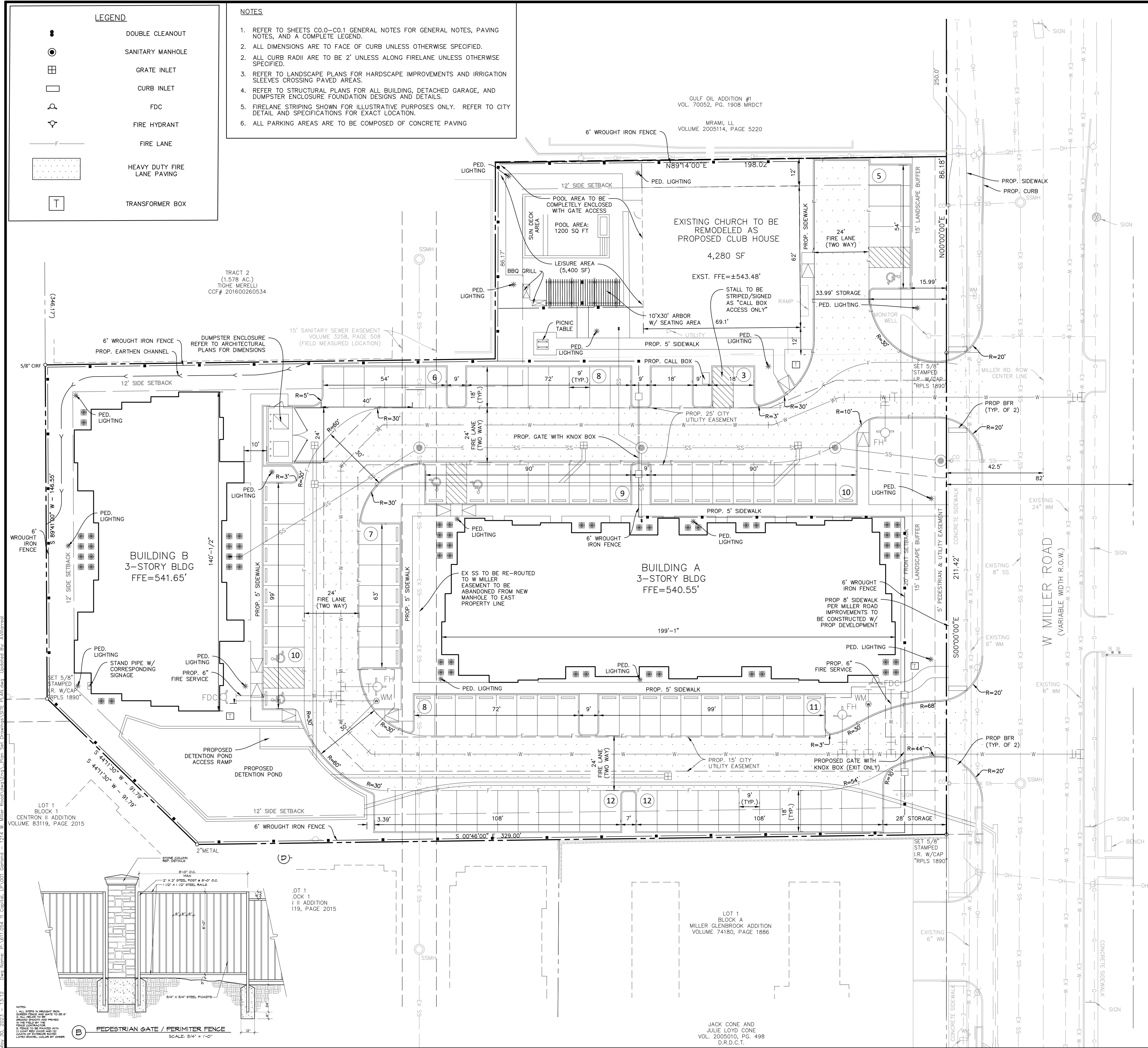
0 210 420 Feet
1 inch = 322 feet

ZONING MAP Z 23-12

INDICATES AREA OF REQUEST

1214 & 1302 West Miller Road

EXHIBIT C



VICINITY MAP	
NTS	
SITE DATA	
SIZE	2.26 AC (98,446 SF)
EXISTING ZONING	MF/CR
PROPOSED ZONING	MF-2
BUILDING AREAS:	
BUILDING 1	12,155 SF/STORY
BUILDING 2	7,080 SF/STORY
CLUBHOUSE	4,280 SF
FAR	0.63
BUILDING COVERAGE	23,515 SF (23.9%)
IMPERVIOUS SURFACE	27,060 SF (27.5%)
MAX. BUILDING HEIGHT	40'
PROVIDED BUILDING HEIGHT	30'-6"
UNITS	63
DENSITY (UNIT/ACRE)	27.88
LOT COVERAGE (60% MAX.)	60%
LEISURE AREA	5,400 SF

PARKING REQUIRED			
UNIT TYPE	UNIT QUANTITY	RATIO	SPACES REQUIRED
EFFICIENCY	6	1	6
1 BEDROOM	39	1.5	59
2 BEDROOM	18	2	36
TOTAL REQUIRED PARKING			101
PARKING PROVIDED			
TYPE			QUANTITY
STANDARD			101
PARKING TO UNIT RATIO			1.60
CLUB HOUSE PARKING			18
ACCESSIBLE PARKING PROVIDED			5
TOTAL PARKING PROVIDED			101

	USE	FLOOR AREA	HEIGHT	NUMBER OF STORIES	FFE
CLUBHOUSE	CLUBHOUSE/ AMENITY	4,280 SF	NOT KNOWN	1	543.48'
BUILDING 1	MULTIFAMILY	12,155 SF	30'-6"	3	540.55'
BUILDING 2	MULTIFAMILY	7,090 SF	20'-6"	2	541.65'

UNIT TABULATION

Unit Type	Square Footage	Quantity	Percentage	Total Net SF
E1	530	6	9.52%	3,180
A1	652	15	23.81%	9,780
A2	691	6	9.52%	4,146
A3	703	6	9.52%	4,218
A4	771	6	9.52%	4,626
A5	802	6	9.52%	4,812
B1	1,028	12	19.05%	12,336
B2	1,101	6	9.52%	6,606
Totals	Average SF	Quantity	Percentage	Net SF
	789	63	100.00%	49,704

Total % of Efficiency Units	9.52%	6
Total % of One BR Units	61.90%	39
Total % of Two BR Units	28.57%	18
		63

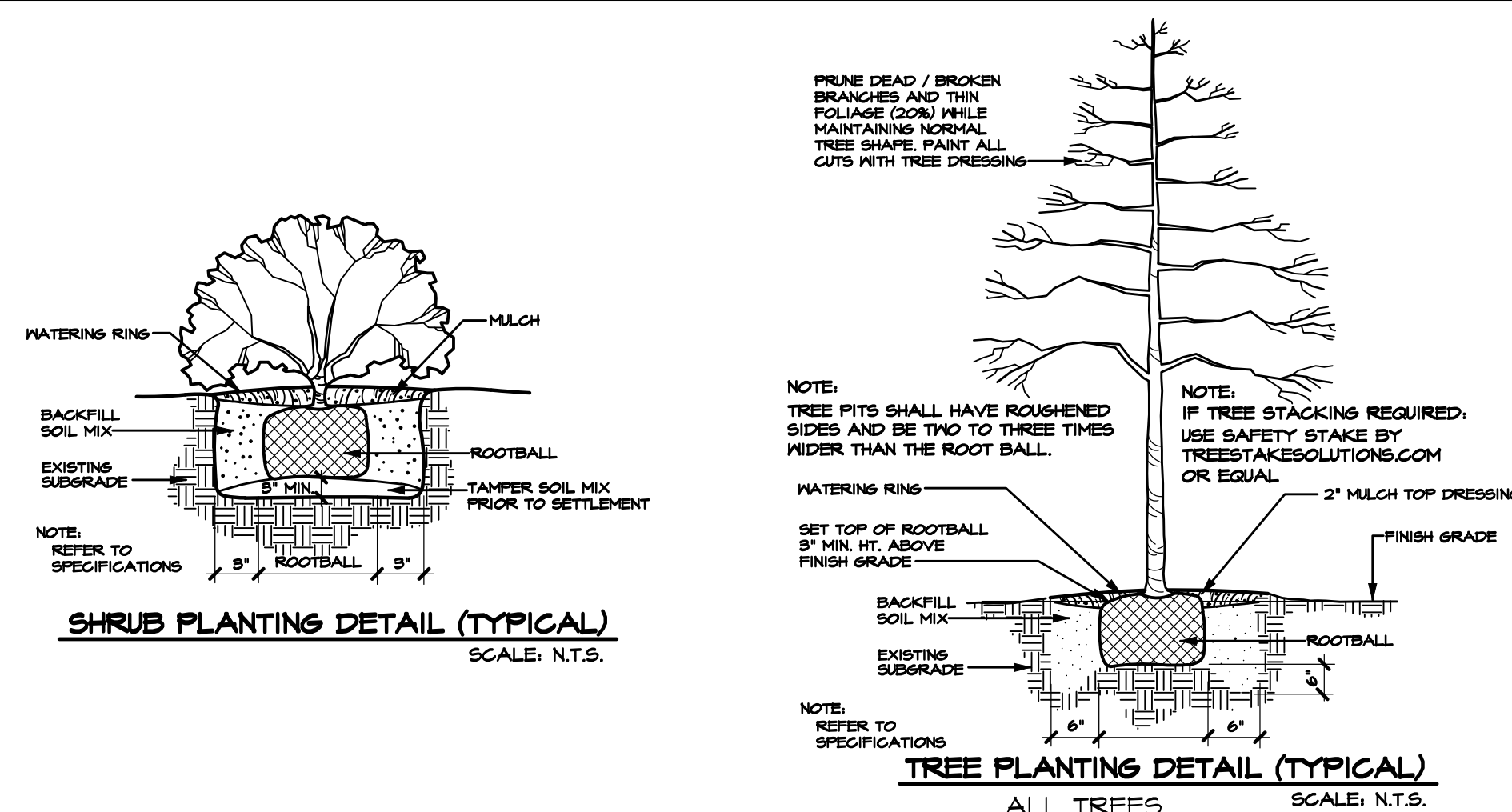
BUILDING TABULATION

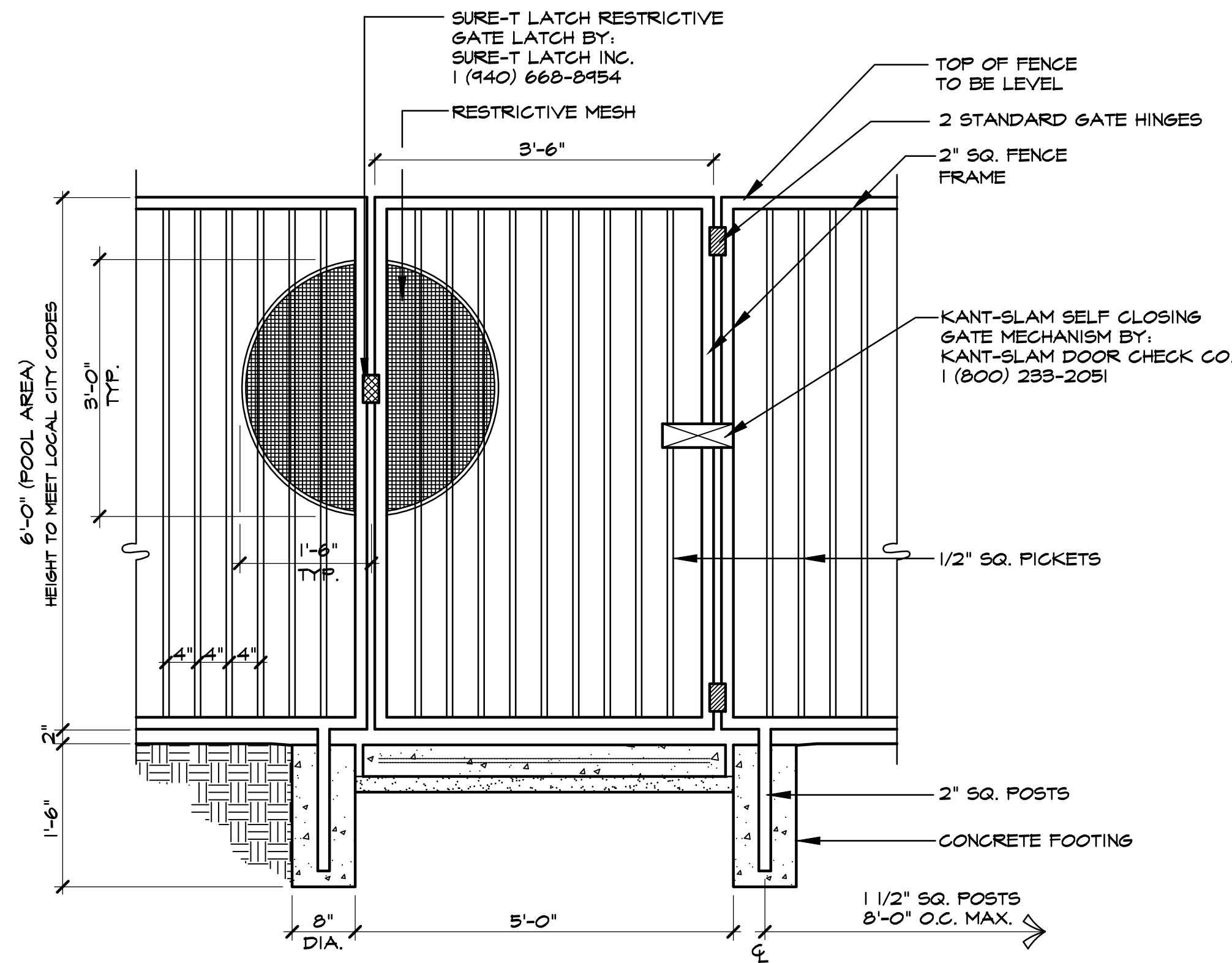
Building Type - 'A' - 3 Story								UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
E1	A1	A2	A3	A4	A5	B1	B2				
6	15	6	0	0	0	6	6	39	1	29,880	29,880

Building Type - 'B' - 3 Story								UNITS PER BLDG	NUMBER OF BLDGS	NET SF PER BLDG	NET SF OF BLDGS
E1	A1	A2	A3	A4	A5	B1	B2				
0	0	0	6	6	6	6	6	24	1	19,824	19,824

Total Units								UNITS	BLDGS	NET SF
E1	A1	A2	A3	A4	A5	B1	B2			
6	15	6	6	6	6	12	6	63	2	49,704

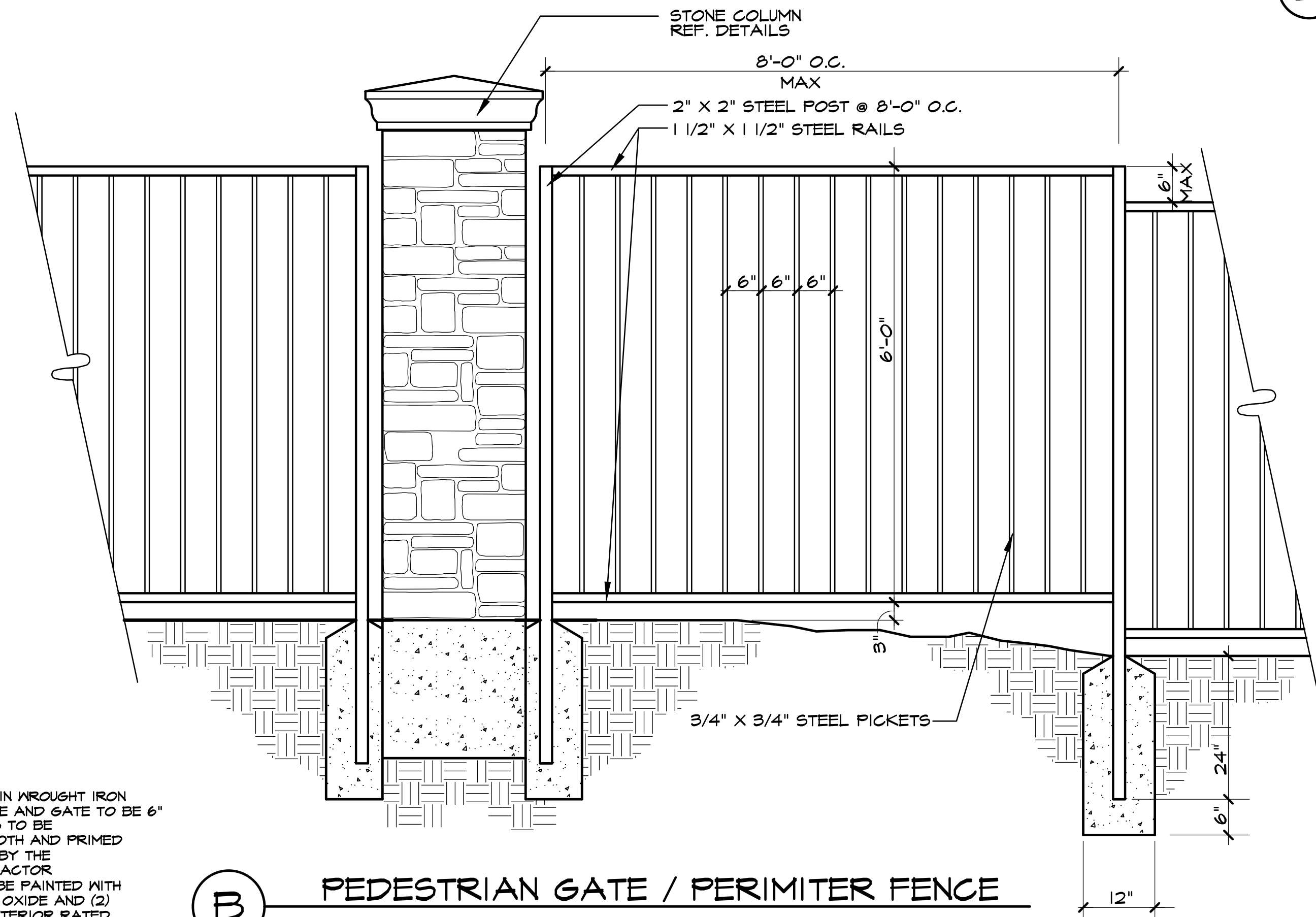
<u>ENGINEER</u> MANHARD CONSULTING 12225 GREENVILLE AVE SUITE 1000 DALLAS, TEXAS 75243 972.972.4276 PH EMILY ZOELLNER, P.E EZOELLNER@MANHARD.COM	<u>OWNER / DEVELOPER</u> TI CAPITAL, LP 125 E. JOHN CARPENTER FWY IRVING, TX 75062 817.307.9251 PH RAVI MEHTA MEHTARP3@GMAIL.COM
--	--





A 6'-0" POOL FENCE/GATE
SCALE: 1/2" = 1'-0"

- NOTES:
1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE (48" HT GATES)
 2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITHIN 18 INCHES FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE LATCHES.
 3. AT HANDICAP GATE LOCATIONS OMIT SURE-T LATCH AND SUPPLY KEY PAD LOCK, REF PLAN FOR LOCATION.



- NOTES:
1. ALL STEPS IN WROUGHT IRON SCREEN FENCE AND GATE TO BE 6"
 2. ALL WELDS TO BE GROUND SMOOTH AND PRIMED IN THE FIELD BY THE FENCE CONTRACTOR
 3. FENCE TO BE PAINTED WITH (1) COAT RED OXIDE AND (2) COATS OF EXTERIOR RATED LATEX ENAMEL. COLOR BY OWNER

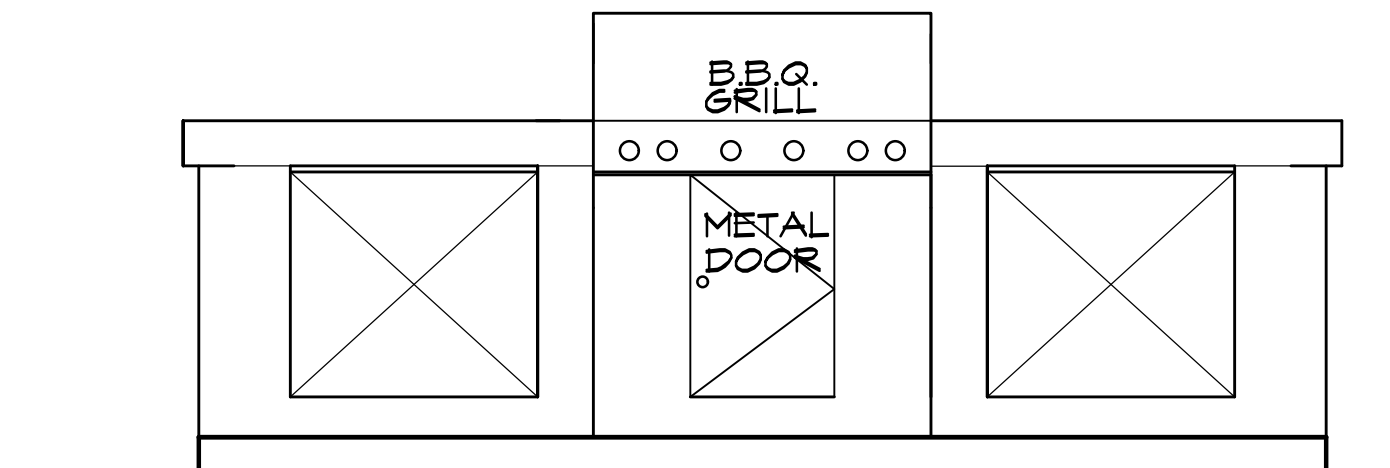
B PEDESTRIAN GATE / PERIMETER FENCE
SCALE: 3/4" = 1'-0"



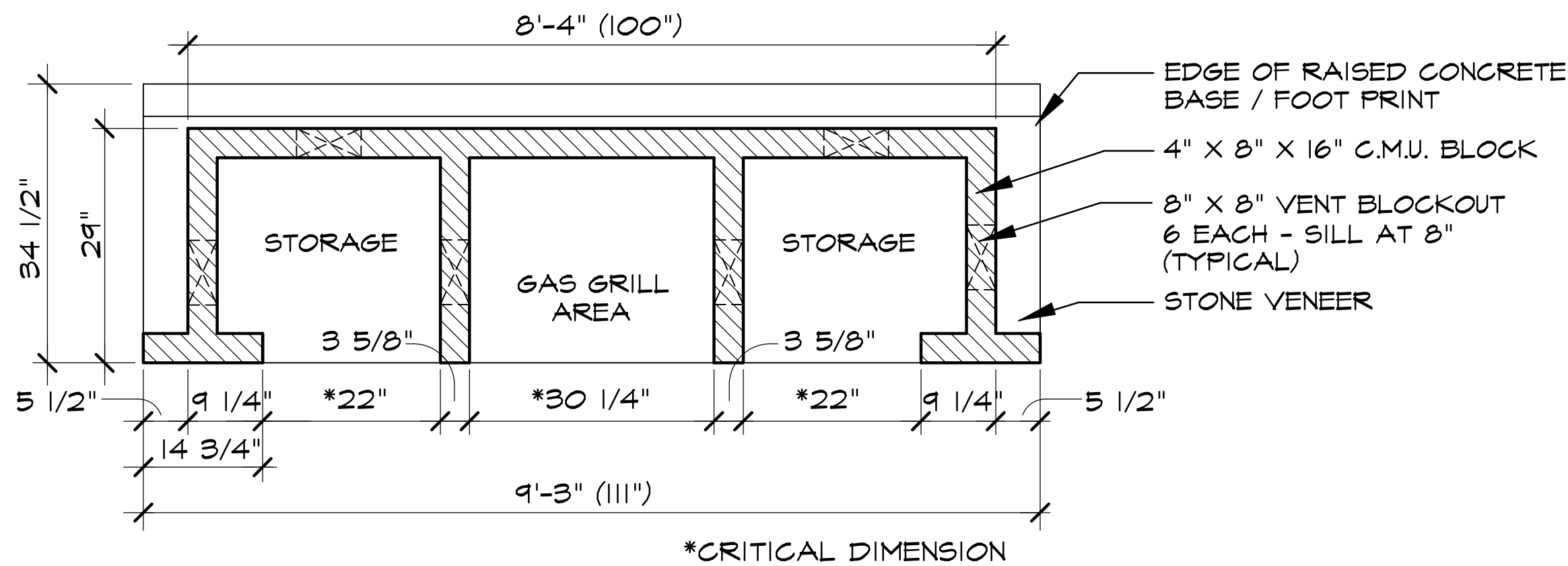
GRILL BRAND: FIRE MAJIC BY RH PETERSON
MODEL: 11-5151-A
ALL STAINLESS STEEL CONSTRUCTION



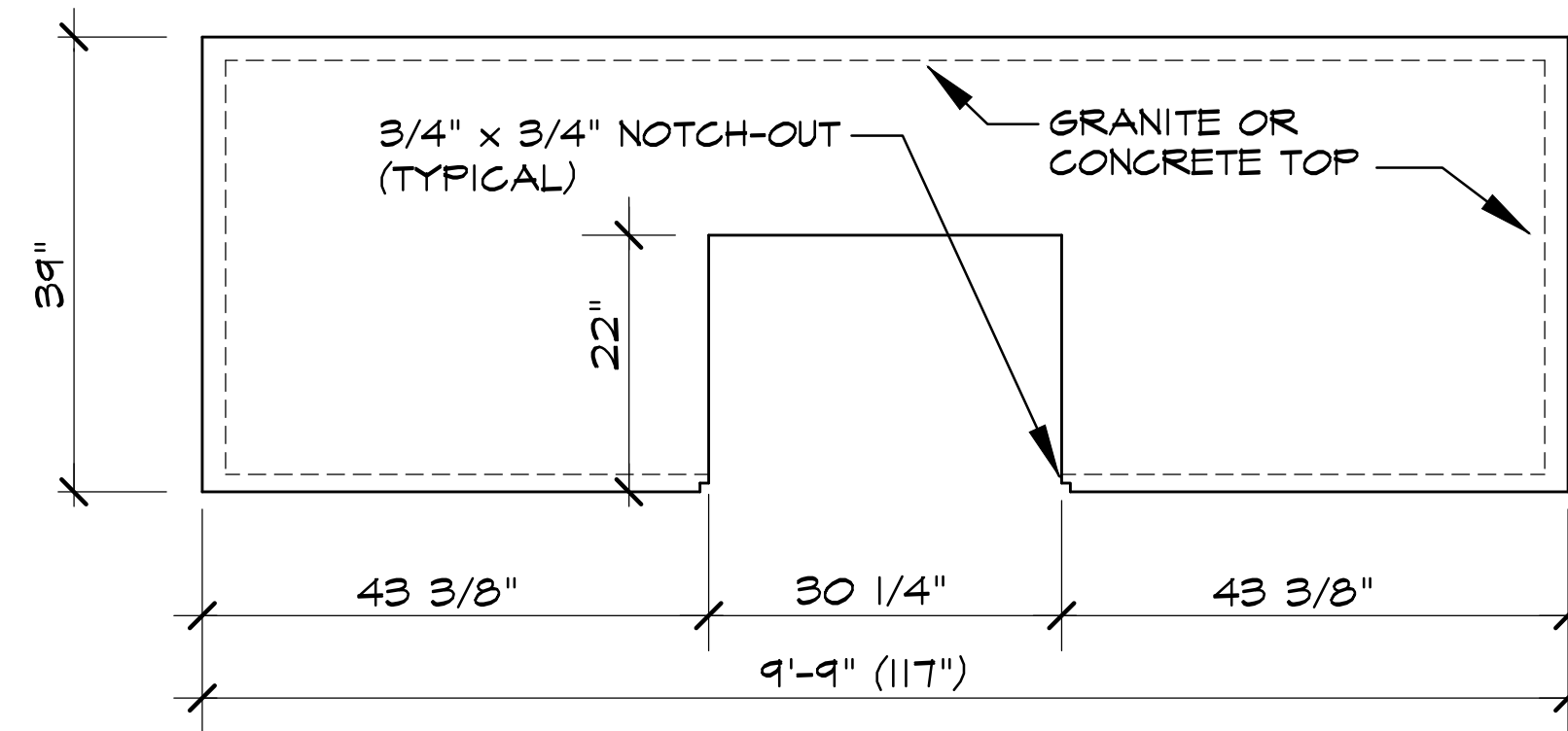
DOOR BRAND: FIRE MAJIC BY RH PETERSON
MODEL: 33920-SR
ALL STAINLESS STEEL CONSTRUCTION



C B.B.Q. / COUNTER - FINISHED ELEVATION
SCALE: 3/4" = 1'-0"



D B.B.Q. / COUNTER - PLAN VIEW
SCALE: 3/4" = 1'-0"

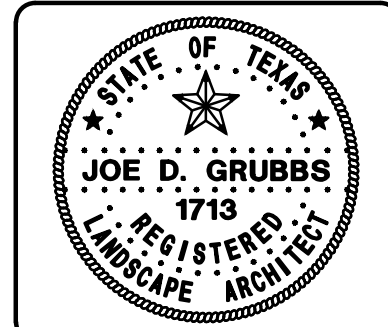


E GRANITE OR CONCRETE COUNTER TOP
SCALE: 3/4" = 1'-0"

Revisions:	Date:
#	

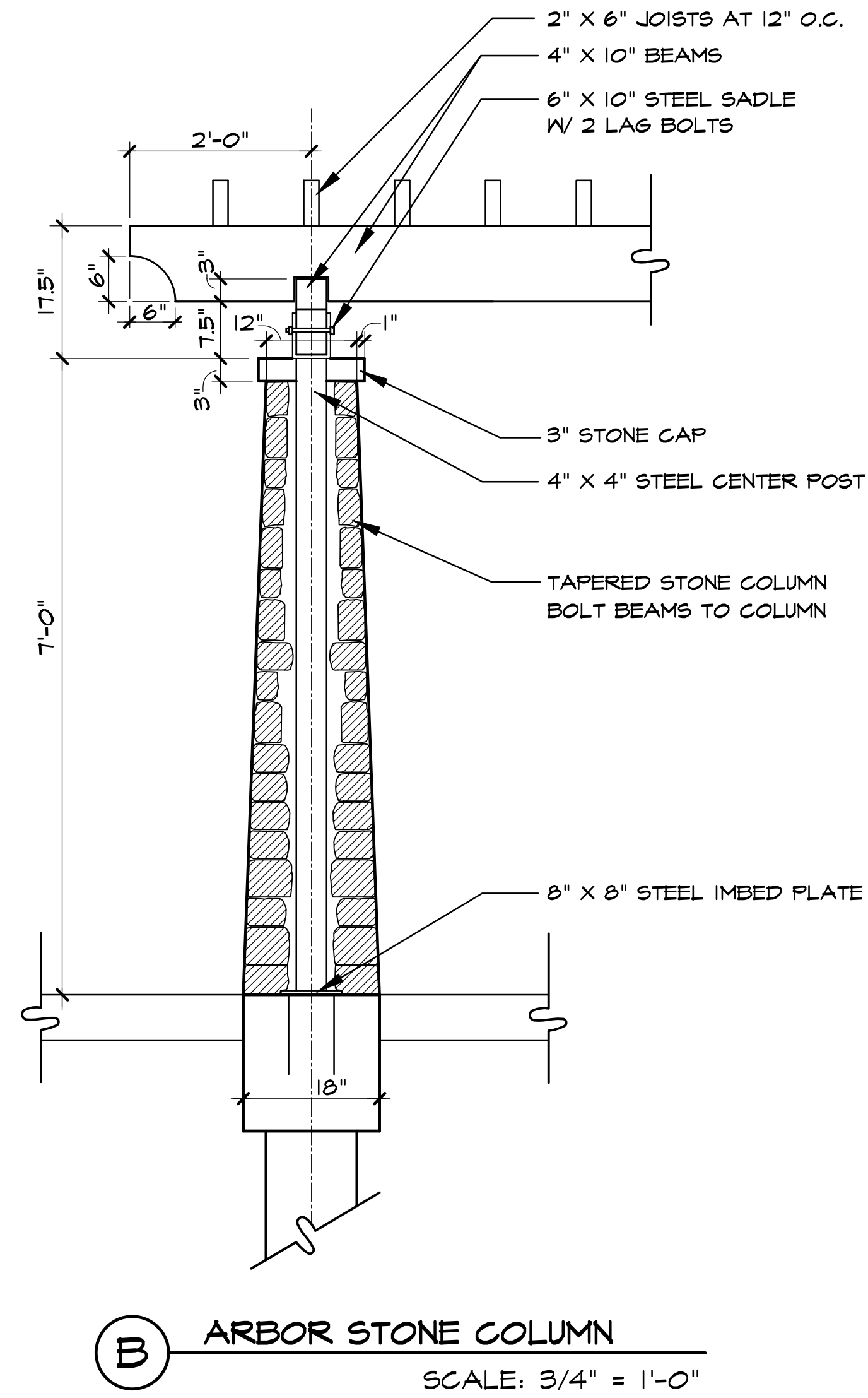
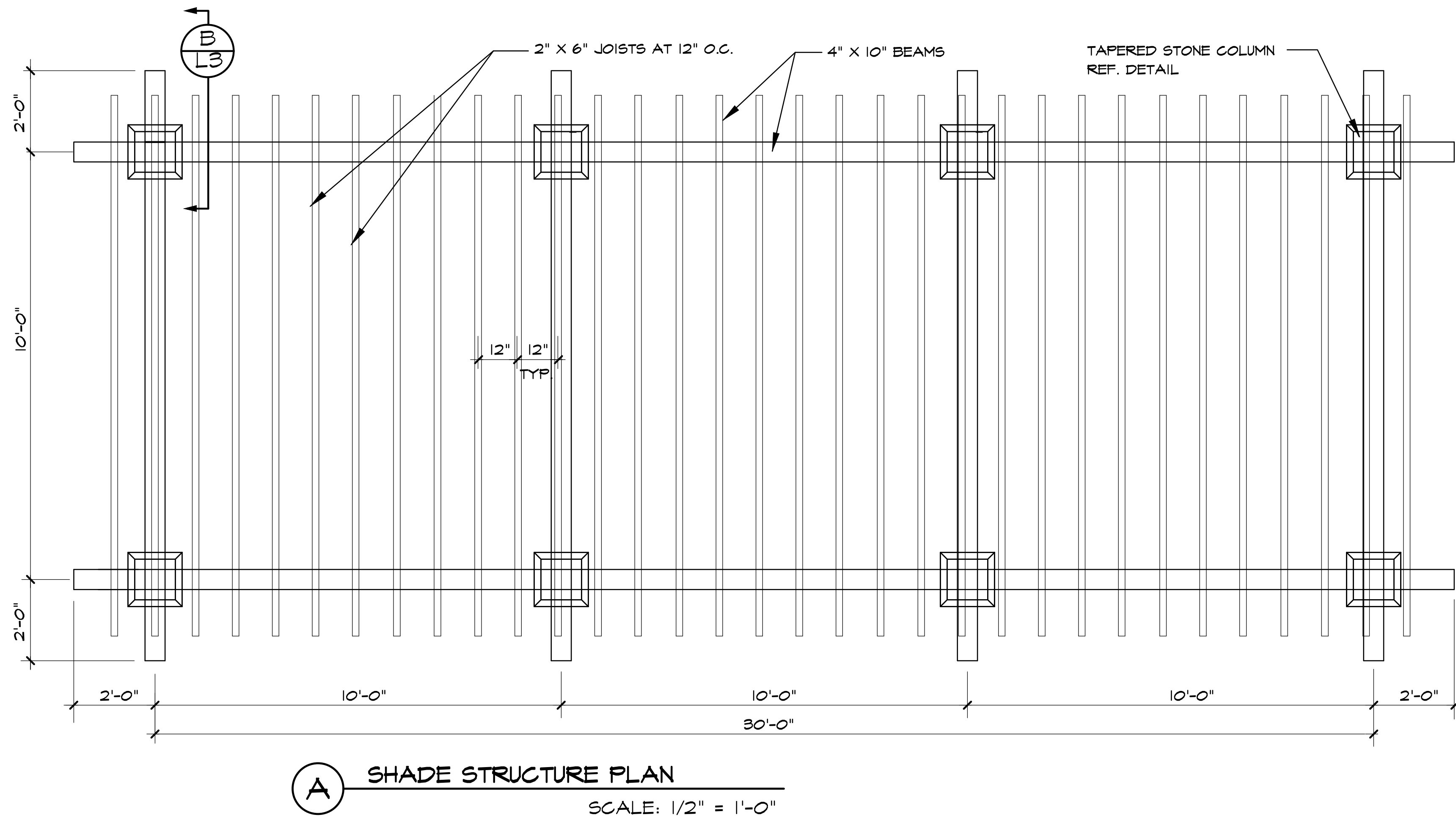
Issued For:	SUBMITTAL
Job No.	20149
Scale	
Drawn By:	JDG
Date	05-27-2023

Miller Road Multifamily
1214 W. Miller Road
Garland Texas



Sheet Title:
Hardscape
Construction Details

Sheet Number:	L2
of L3 Sheets	



PICNIC TABLE BRAND: BELSON OUTDOORS
MODEL: 238-EP6
ALL BLACK POWDER COAT FINISH

Revisions:	Date:
#	
Issued For:	
SUBMITTAL	
Job No.	
20149	
Scale	
Drawn By:	
JDG	
Date	
05-27-2023	

Miller Road Multifamily

1214 W. Miller Road
Garland Texas

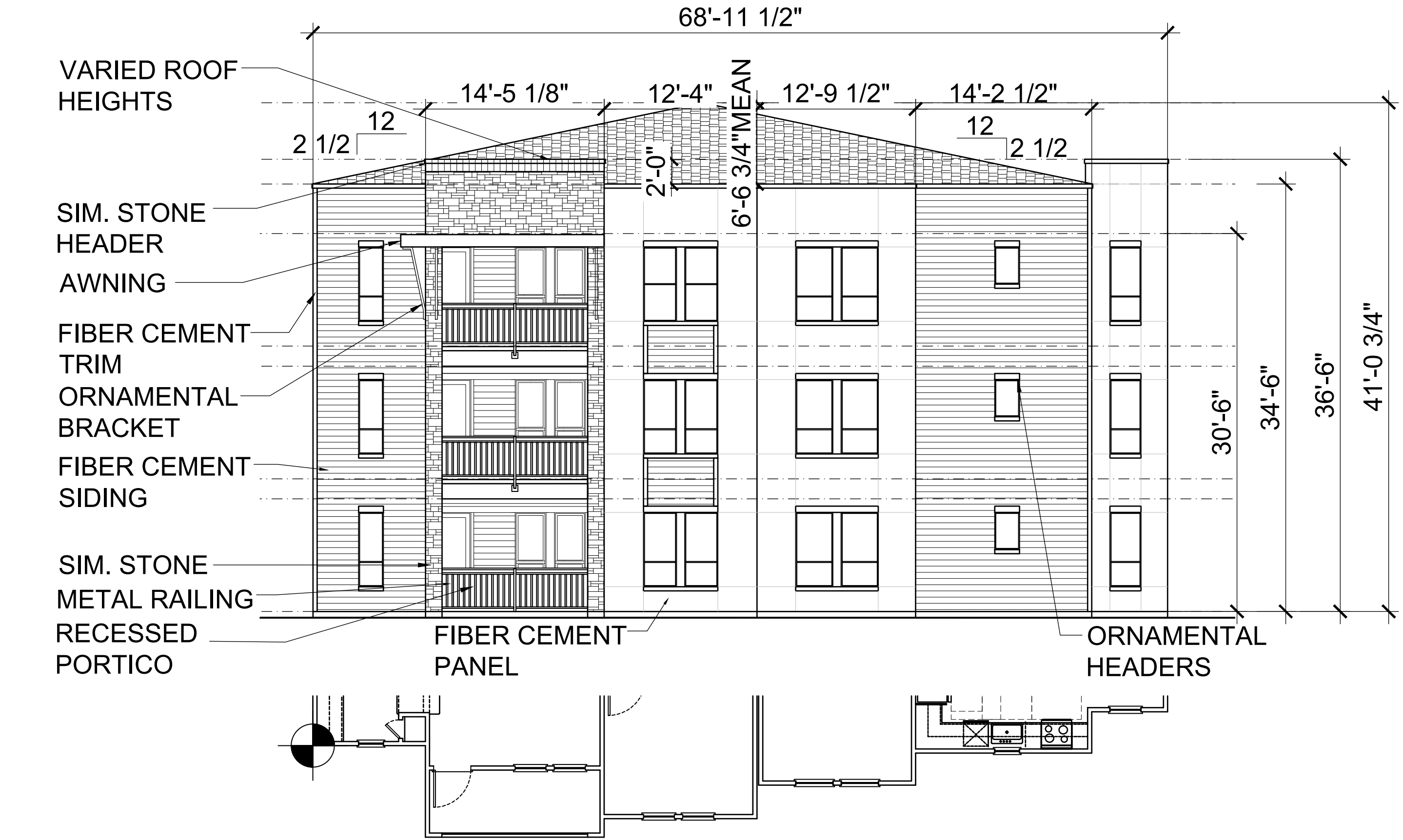
STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED
LANDSCAPE ARCHITECT

Sheet Title:
**Hardscape
Construction Details**

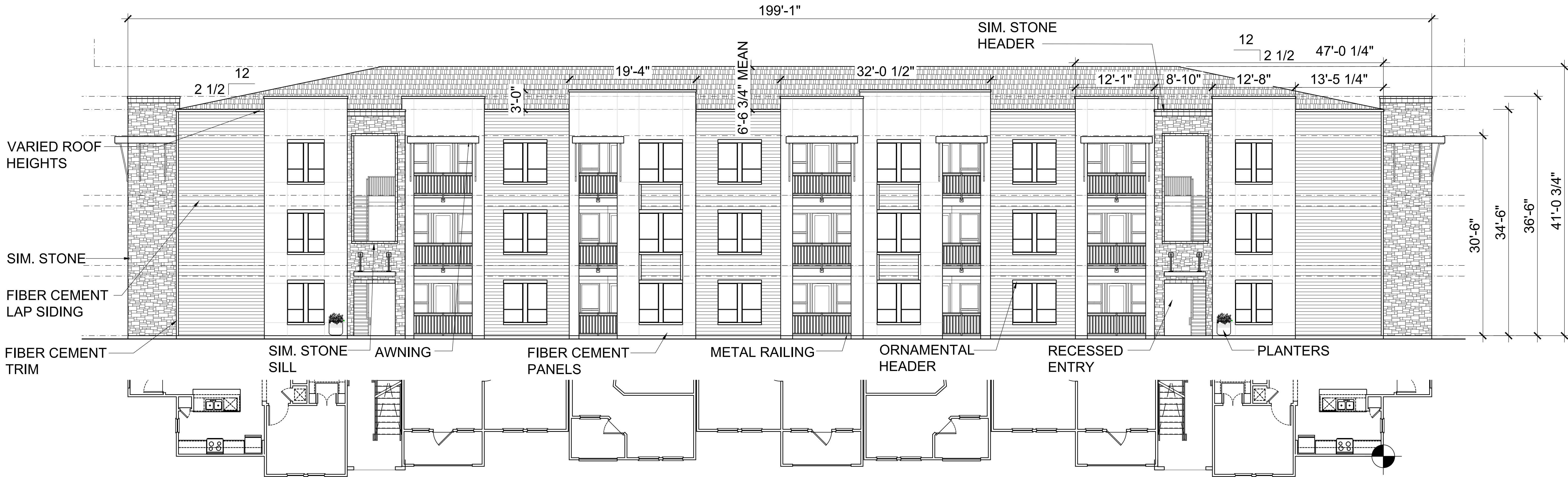
Sheet Number:
L3
of L3 Sheets

ELEMENTS PROVIDED	
1. AWNINGS/CANOPIES	
2. ALCOVES/PORTICOS	
3. RECESSED ENTRIES	
4. ORNAMENTAL WINDOW HEADERS/LINTELS	
5. VARIED ROOF HEIGHTS	
6. DIVIDED LIGHT WINOWS	
7. PLANTERS	

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	23'-4"	N/A-NOT A STREET FACING FACADE	4'-0"
NORTH ELEVATION (MILLER RD.)	68'-11 1/2"	13'-9" MIN (69'-0" X 20%)	23'-4"	4'-6" MIN (69'-0" / 50'=1.38) (1.36 x 3 = 4.14)	4'-0"
WEST ELEVATION	199'-1"	N/A NOT A STREET FACING FACADE	63'-10"	N/A-NOT A STREET FACING FACADE	20'-0"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	57'-2"	N/A-NOT A STREET FACING FACADE	20'-0"
HORIZONTAL ARTICULATION					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	68'-11 1/2"	N/A-NOT A STREET FACING FACADE	52'-5 1/2"	N/A-NOT A STREET FACING FACADE	14'-8 1/4"
NORTH ELEVATION (MILLER ROAD)	68'-11 1/2"	21' MIN (69'-0" X 30%)	52'-5 1/2"	9'-6" MIN (69'-0" / 30'=2.3) (2.3 x 4 = 9.2)	14'-8 1/4"
WEST ELEVATION	199'-1"	N/A-NOT A STREET FACING FACADE	145'-5"	N/A-NOT A STREET FACING FACADE	40'-7"
EAST ELEVATION	178'-10"	N/A-NOT A STREET FACING FACADE	133'-11"	N/A-NOT A STREET FACING FACADE	25'-8"



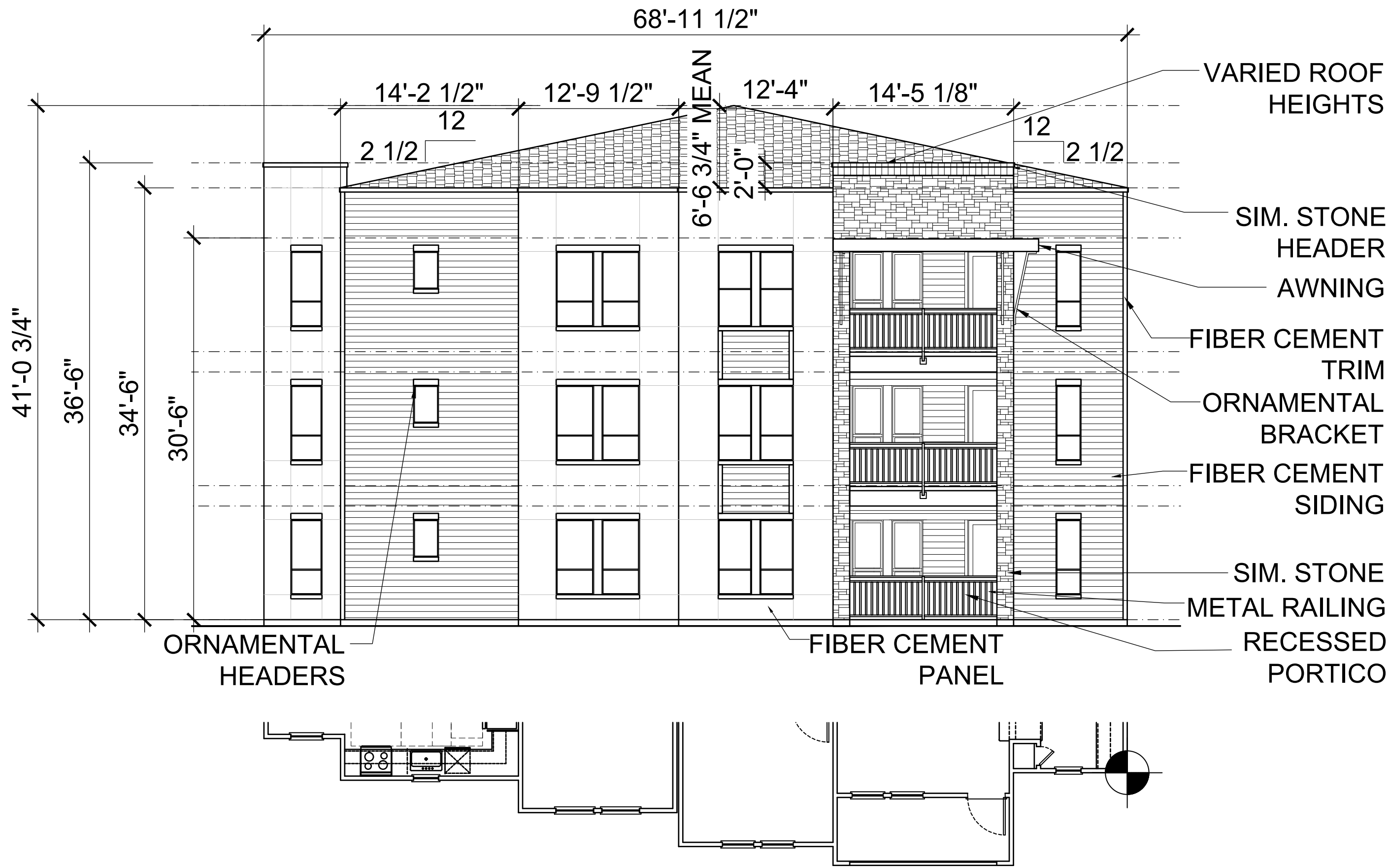
02 BUILDING 'A' - ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



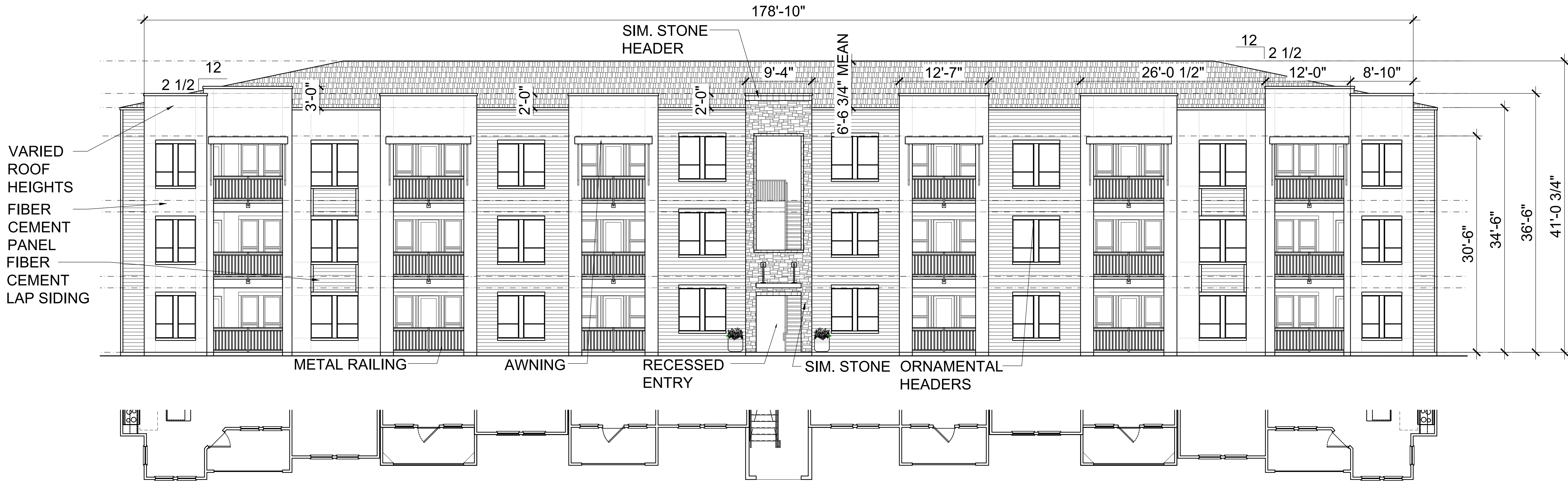
01 BUILDING 'A' - ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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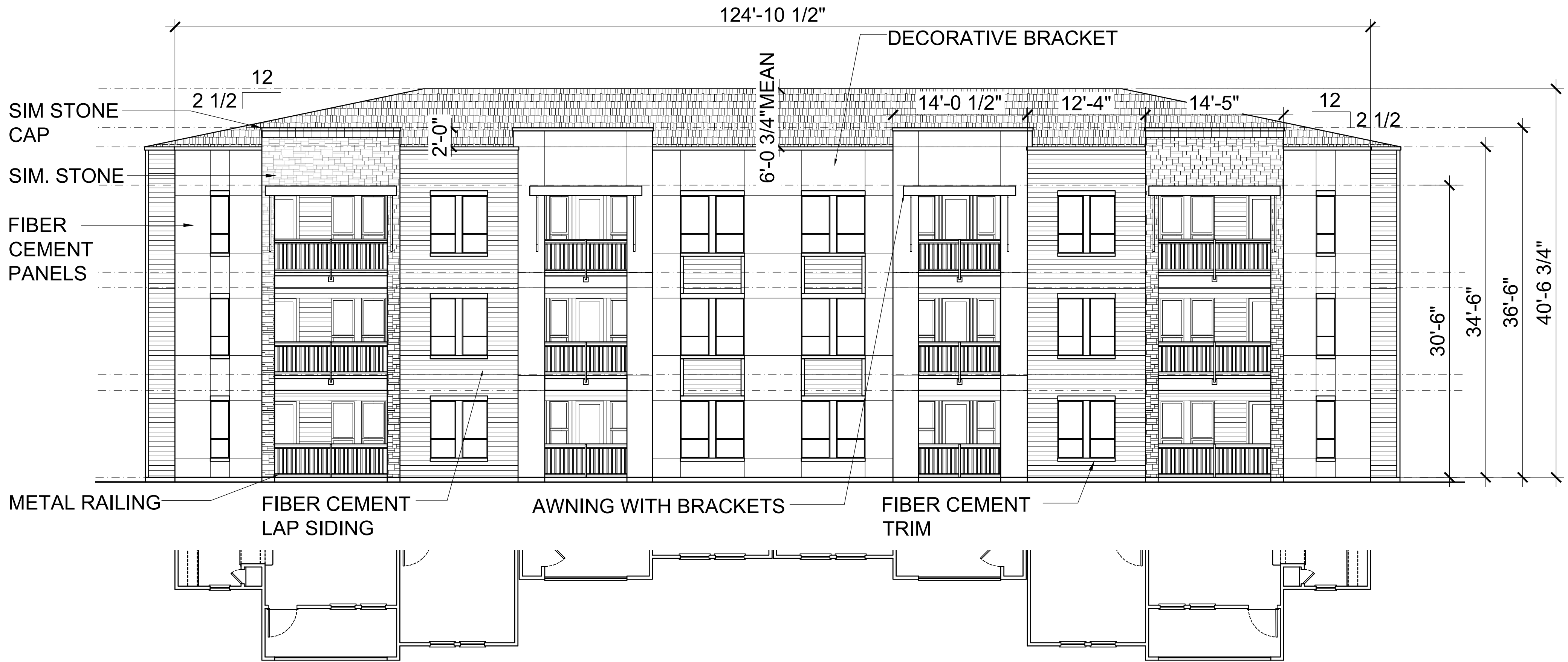
02 BUILDING 'A' - ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



01 BUILDING 'A' - ELEVATION - EAST
SCALE: 1/16" = 1'-0"

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	53'-6"	N/A-NOT A STREET FACING FACADE	8'-0"
NORTH ELEVATION	140'-0 1/2"	28' MIN (140'-1" X 20%)	71'-1"	8'-6" MIN (140'-1"/ 50'=2.8) (2.8 x 3 = 8.4)	14'-0"
WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"
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	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
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WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	56'-4 3/4"	N/A-NOT A STREET FACING FACADE	7'-7"

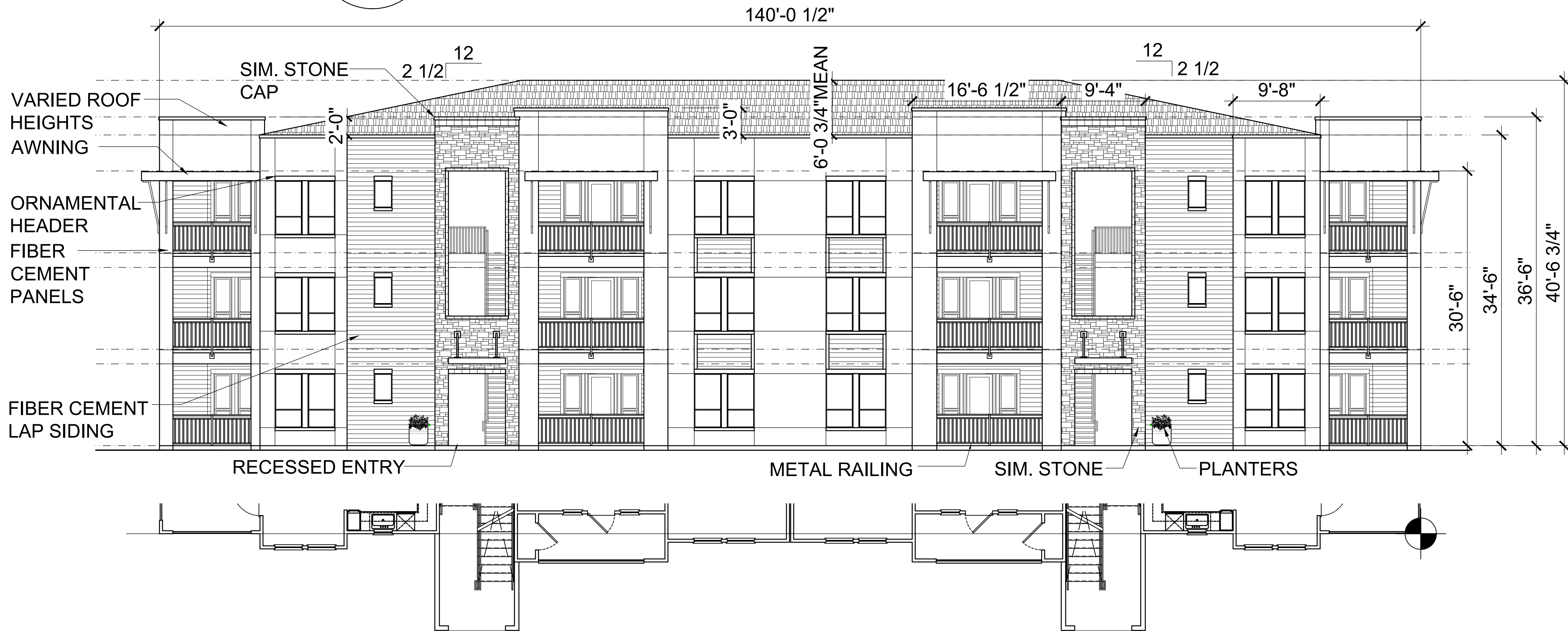
ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS/LINTELS
5. VARIED ROOF HEIGHTS
6. DIVIDED LIGHT WINOWS
7. PLANTERS



02

BUILDING TYPE 'B' - ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



01

BUILDING TYPE 'B' - ELEVATION - NORTH

SCALE: 1/16" = 1'-0"

VERTICAL ARTICULATION					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
SOUTH ELEVATION	124'-10 1/2"	N/A-NOT A STREET FACING FACADE	53'-6"	N/A-NOT A STREET FACING FACADE	8'-0"
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WEST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"
EAST ELEVATION	65'-5 1/2"	N/A-NOT A STREET FACING FACADE	18'-0"	N/A-NOT A STREET FACING FACADE	4'-0"

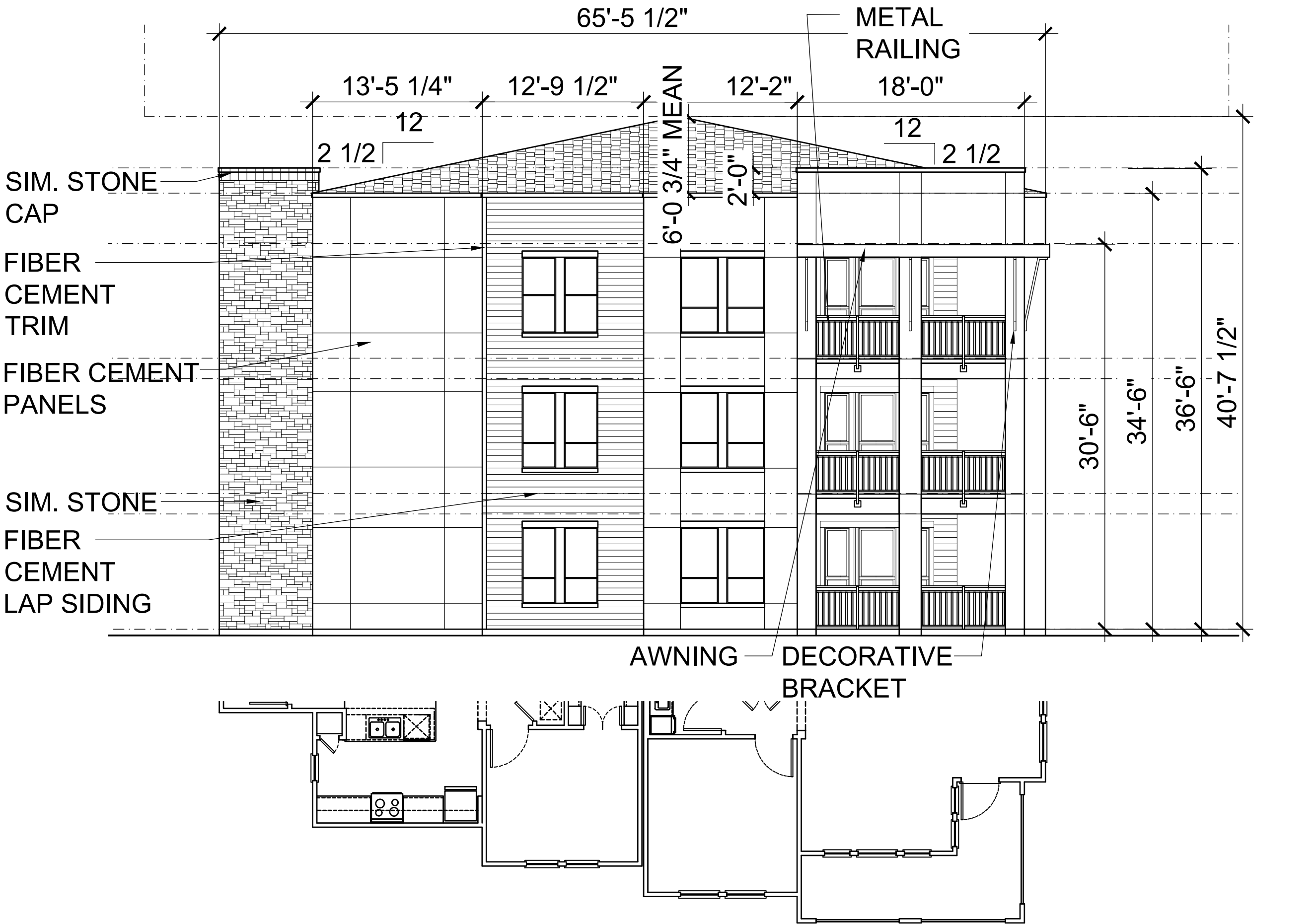
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	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
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3. RECESSED ENTRIES
4. ORNAMENTAL WINDOW HEADERS/LINTELS
5. VARIED ROOF HEIGHTS
6. DIVIDED LIGHT WINOWS
7. PLANTERS

02

BUILDING TYPE 'B' - ELEVATION -EAST

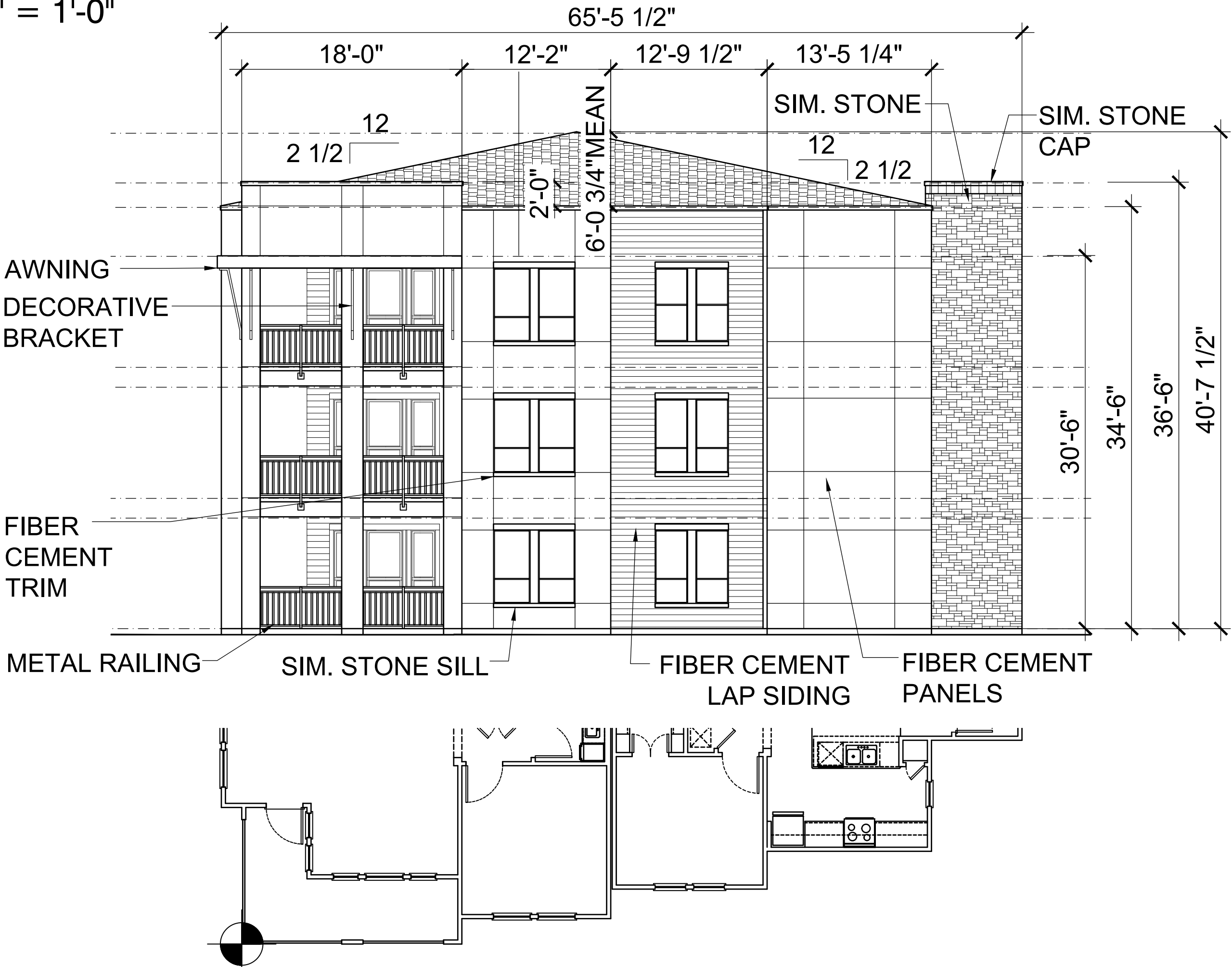
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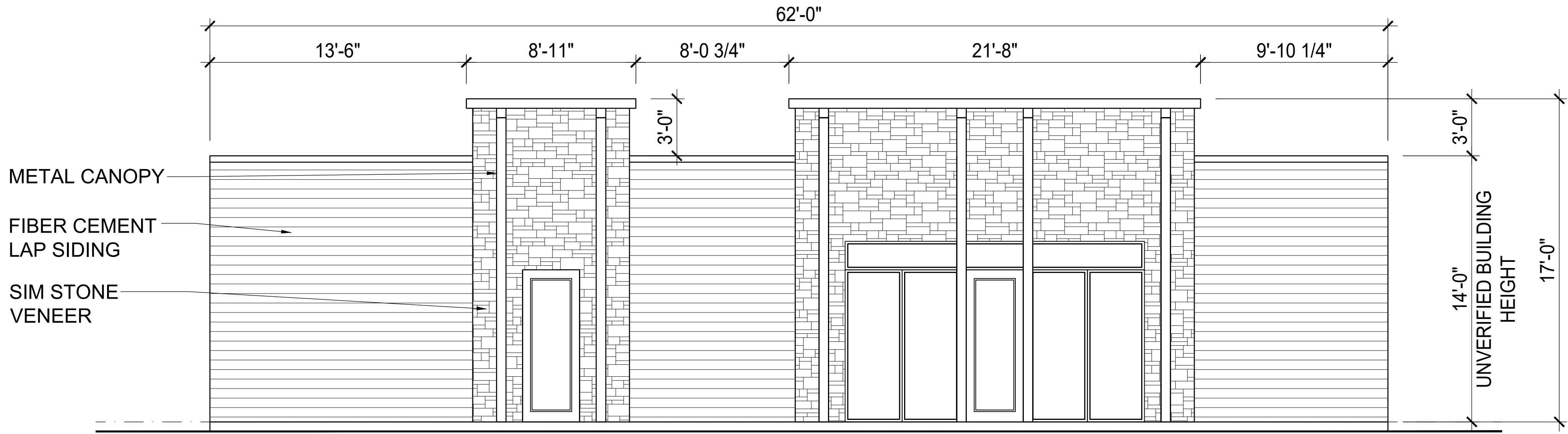
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BUILDING TYPE 'B' - ELEVATION - WEST

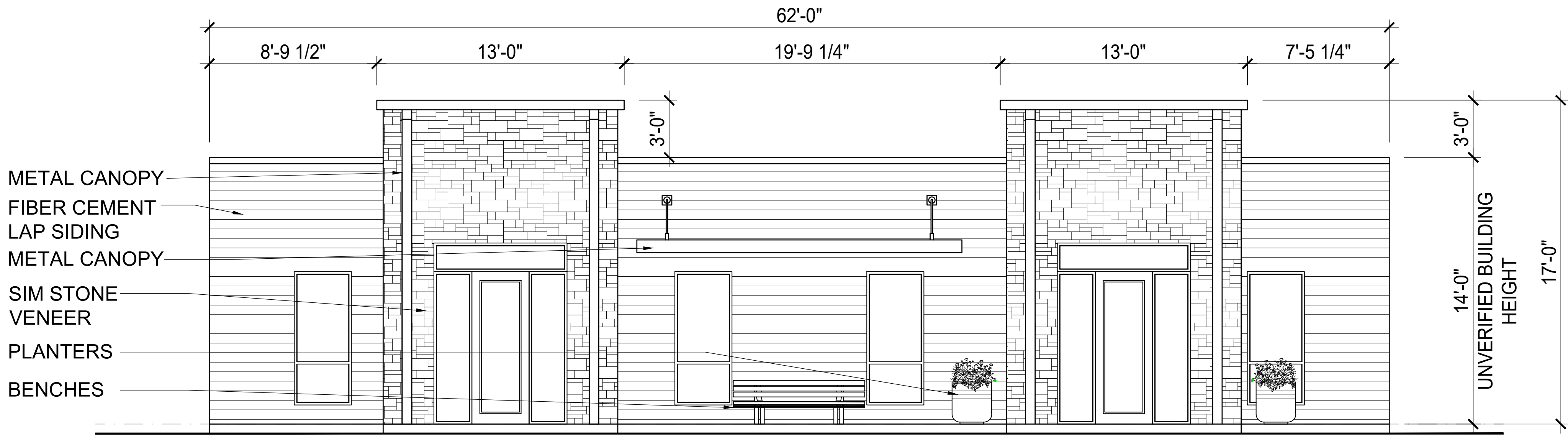
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ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
2. ALCOVES/PORTICOS
3. ORNAMENTAL WINDOW HEADERS/LINTELS
4. VARIED ROOF HEIGHTS
5. TRANSOMS
6. PLANTERS
7. BENCHES FOR OUTDOOR SEATING
8. DISPLAY WINDOWS

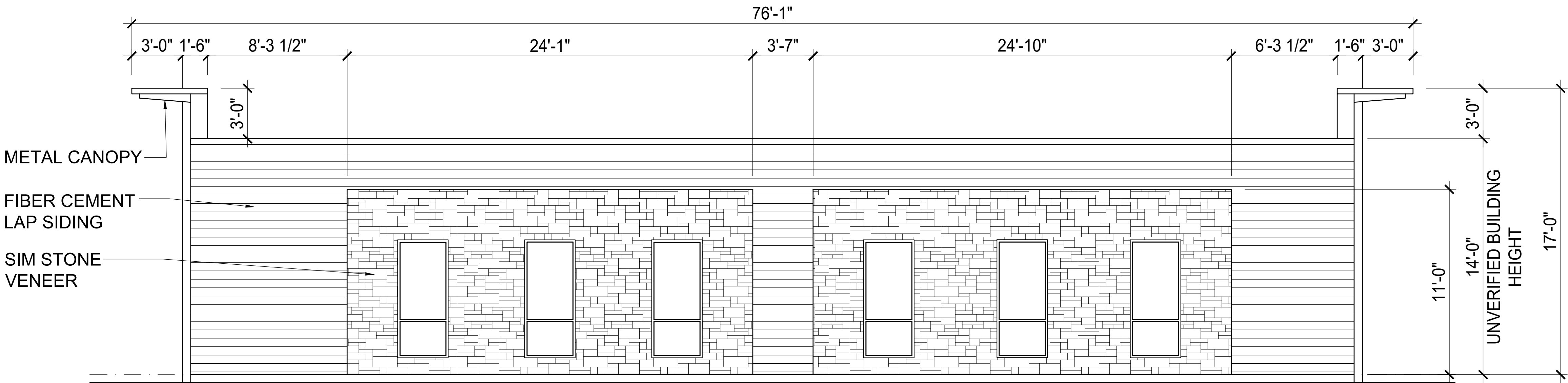


02 CLUBHOUSE - CONCEPTUAL ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

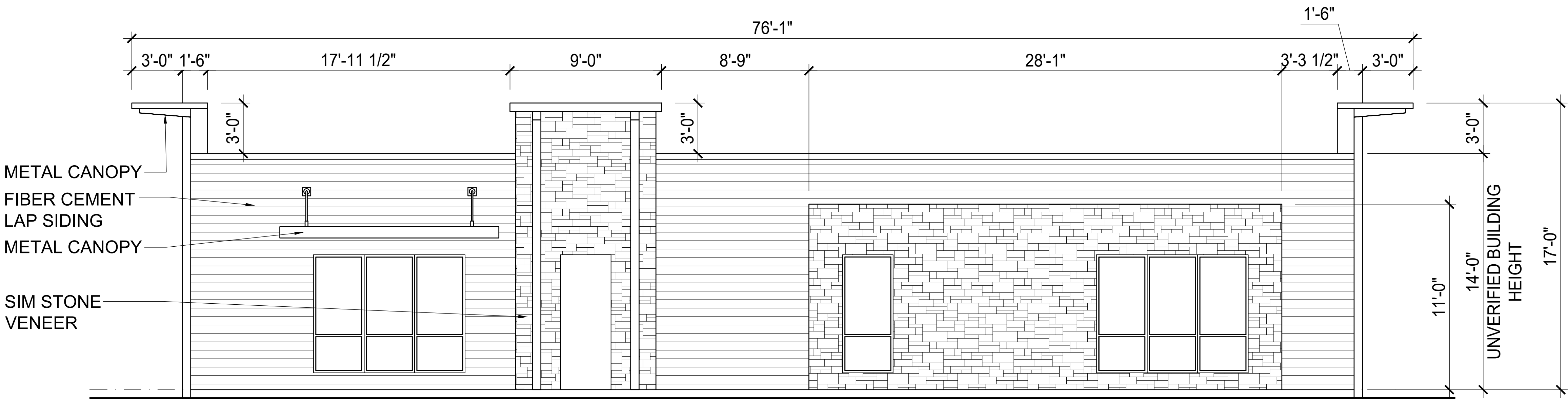


01 CLUBHOUSE - CONCEPTUAL ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

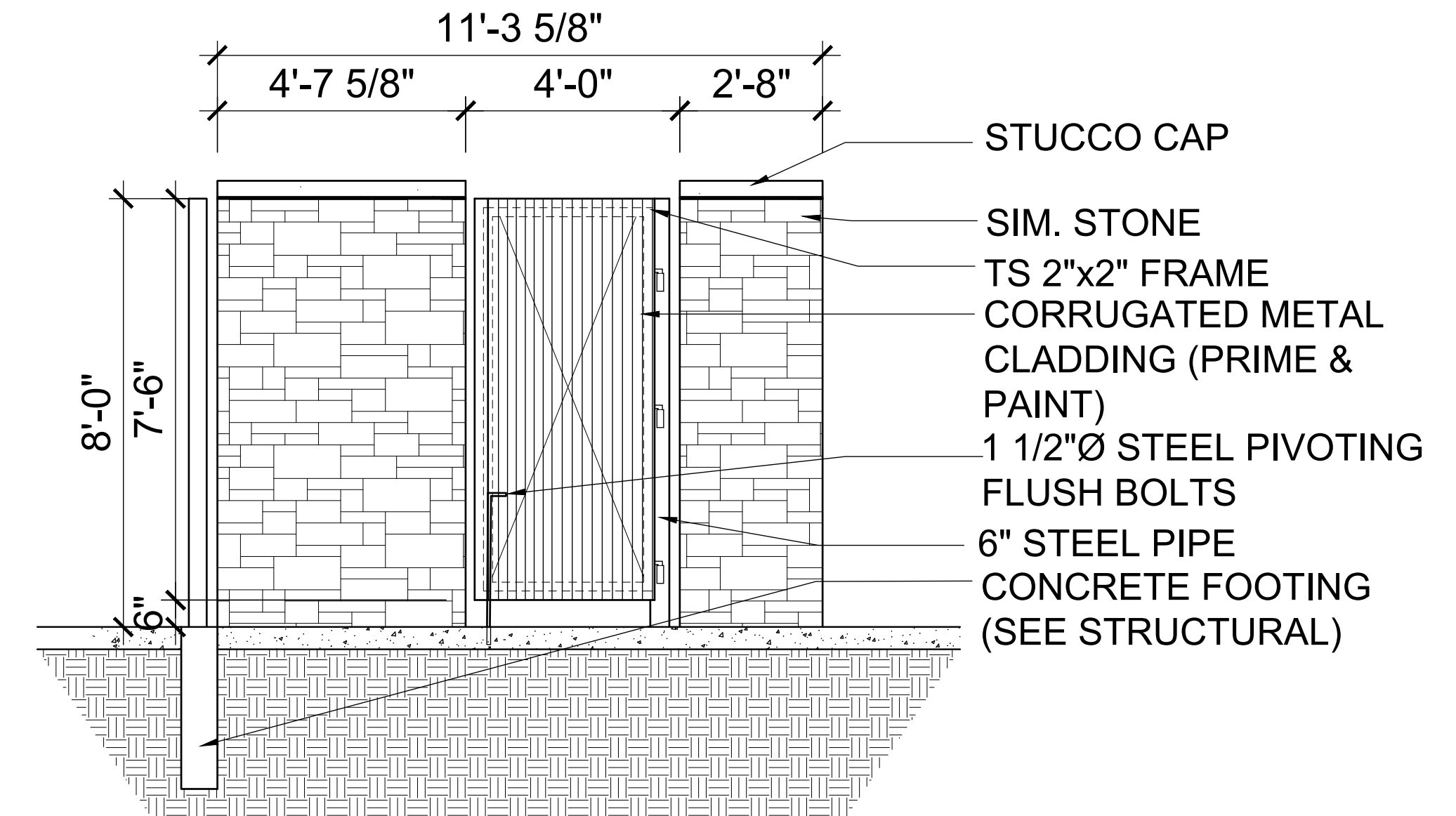
ELEMENTS PROVIDED
1. AWNINGS/CANOPIES
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3. ORNAMENTAL WINDOW HEADERS/LINTELS
4. VARIED ROOF HEIGHTS
5. TRANSOMS
6. PLANTERS
7. BENCHES FOR OUTDOOR SEATING
8. DISPLAY WINDOWS



02 CLUBHOUSE - CONCEPTUAL ELEVATION - WEST
SCALE: 1/8" = 1'-0"



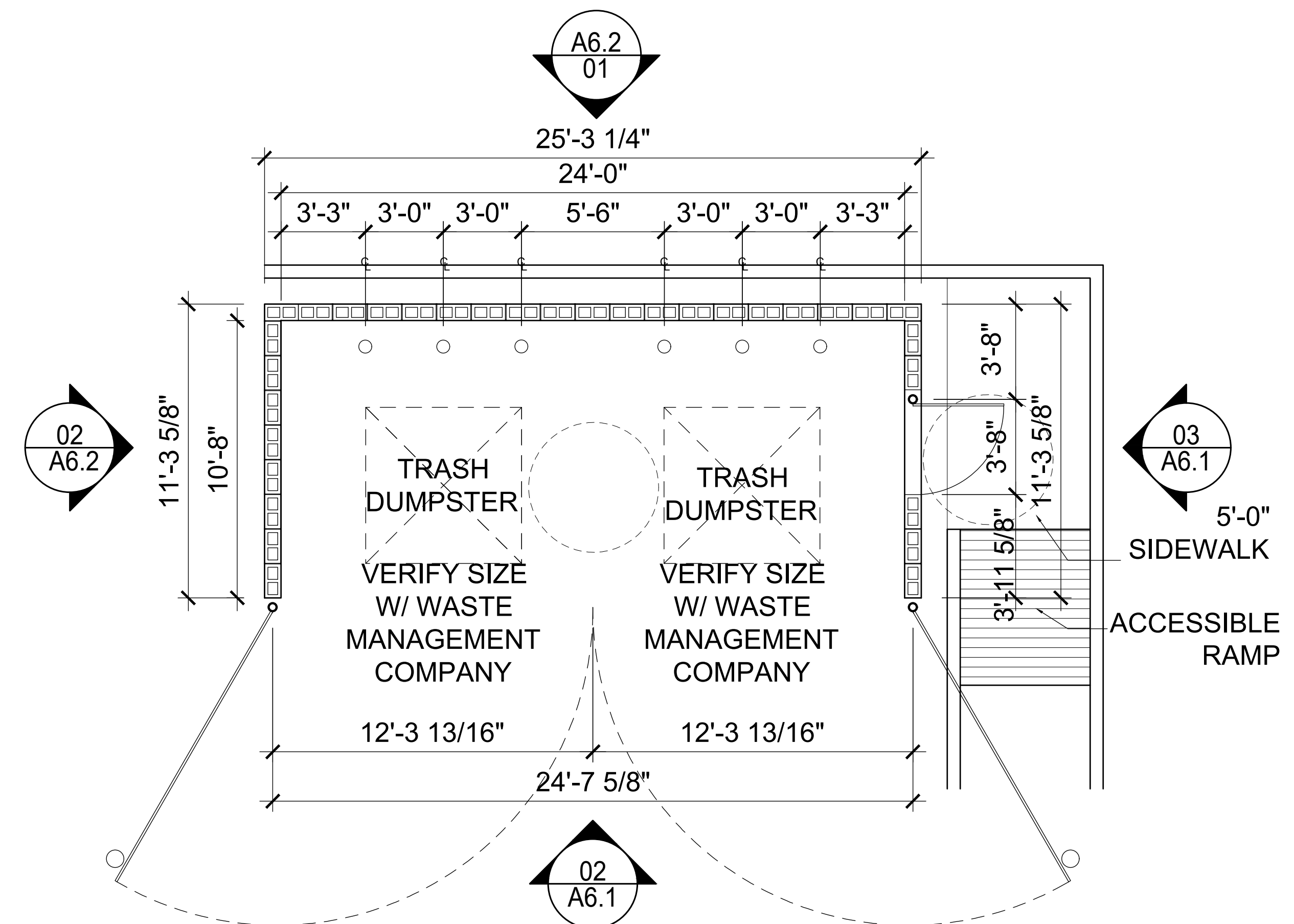
01 CLUBHOUSE - CONCEPTUAL ELEVATION - EAST
SCALE: 1/8" = 1'-0"



03

DUMPSTER ENCLOSURE SIDE ELEVATION

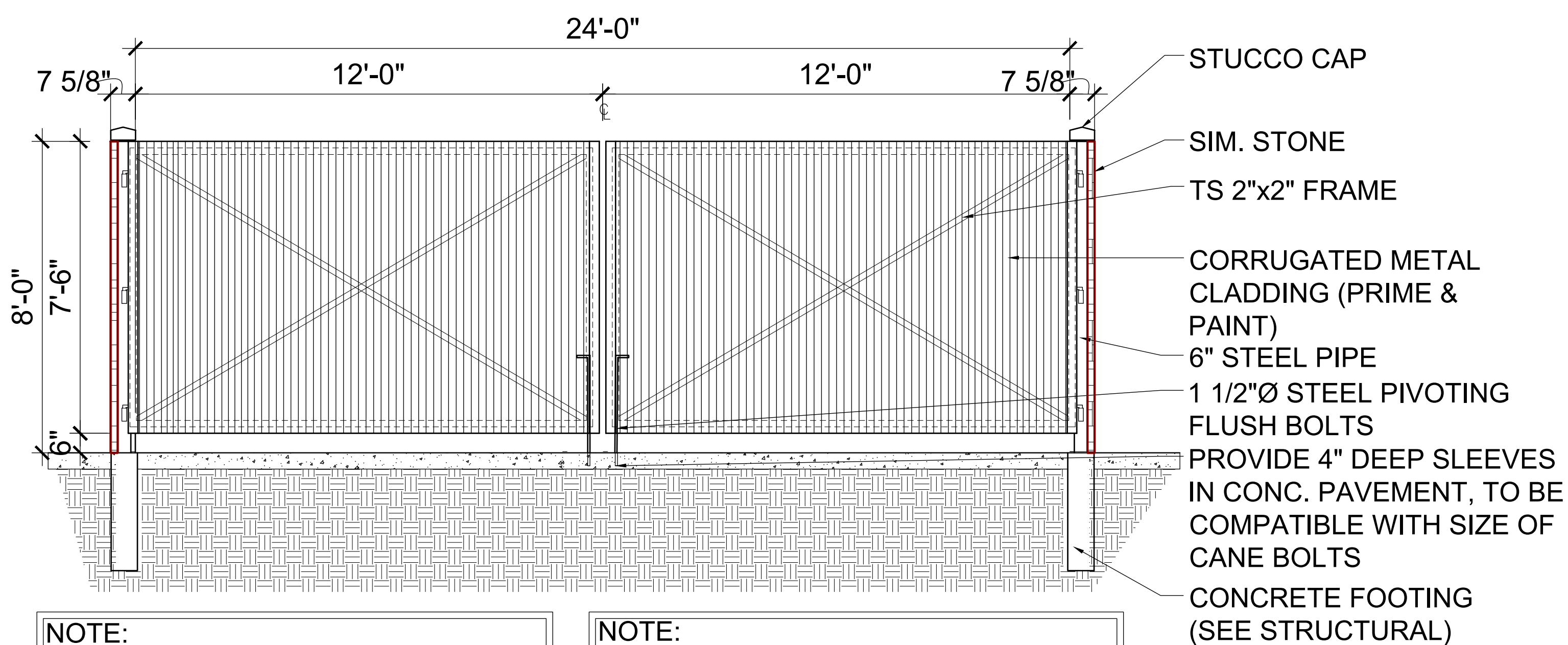
SCALE: 3/16" = 1'-0"



01

DUMPSTER ENCLOSURE PLAN

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



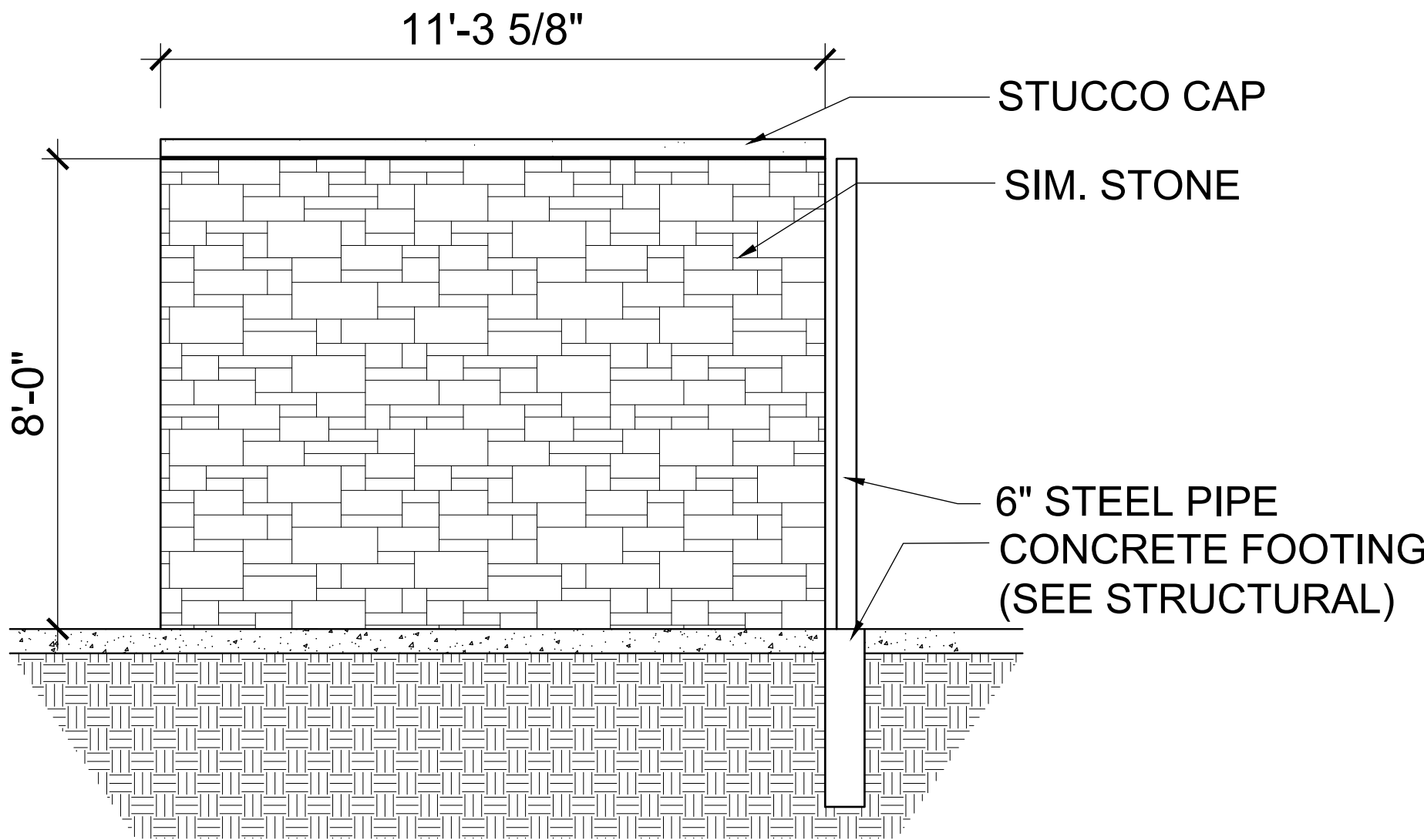
NOTE:
VERIFY DUMPSTER RECEPTACLE TO
BE USED PRIOR TO CONSTRUCTION
OF ENCLOSURE

NOTE:
PRIME AND PAINT OR POWDER COAT
ALL EXPOSED METAL ON THE
DUMPSTER ENCLOSURE

02

DUMPSTER ENCLOSURE FRONT ELEVATION

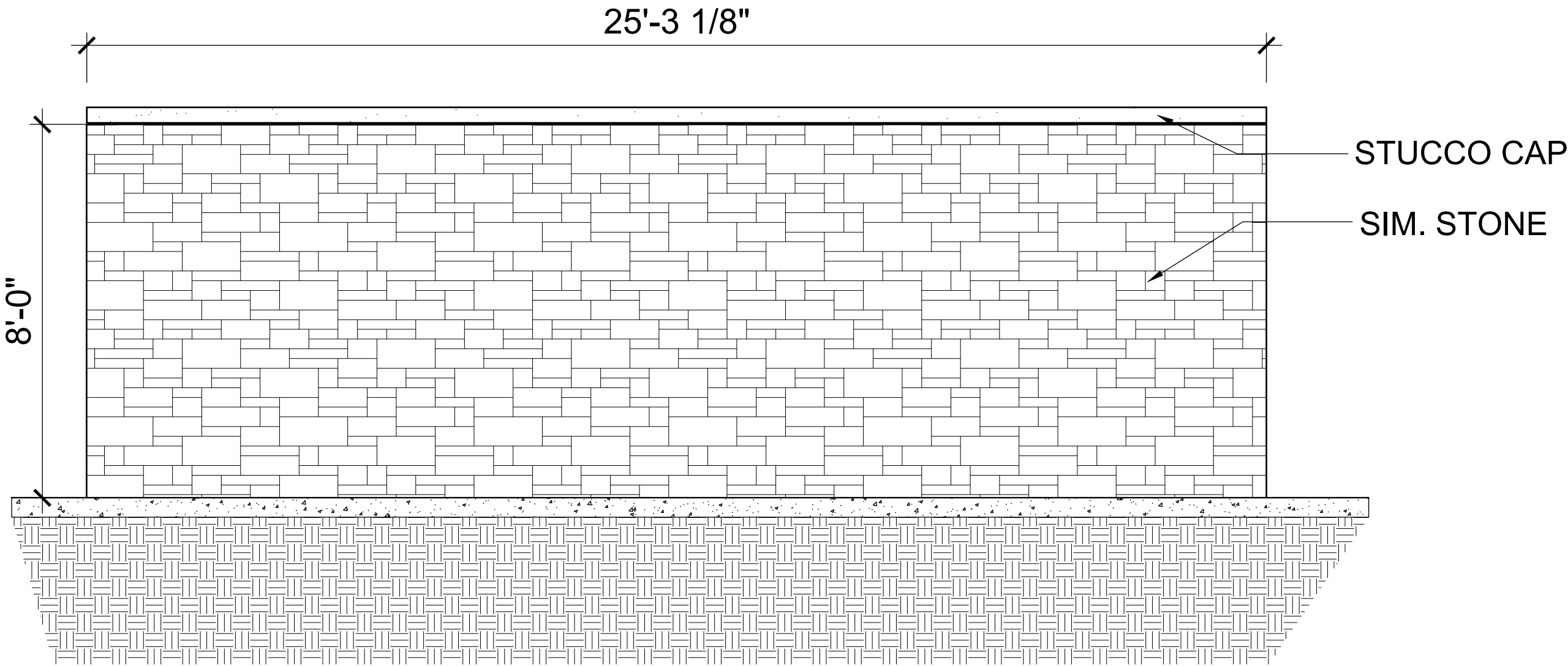
SCALE: 3/16" = 1'-0"



02

DUMPSTER ENCLOSURE SIDE ELEVATION

SCALE: 3/16" = 1'-0"



01

DUMPSTER ENCLOSURE FRONT ELEVATION

SCALE: 3/16" = 1'-0"

Z 23-12



View of the subject site looking South from W Miller Road. The Church is visible on the right side of the screen.



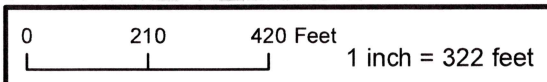
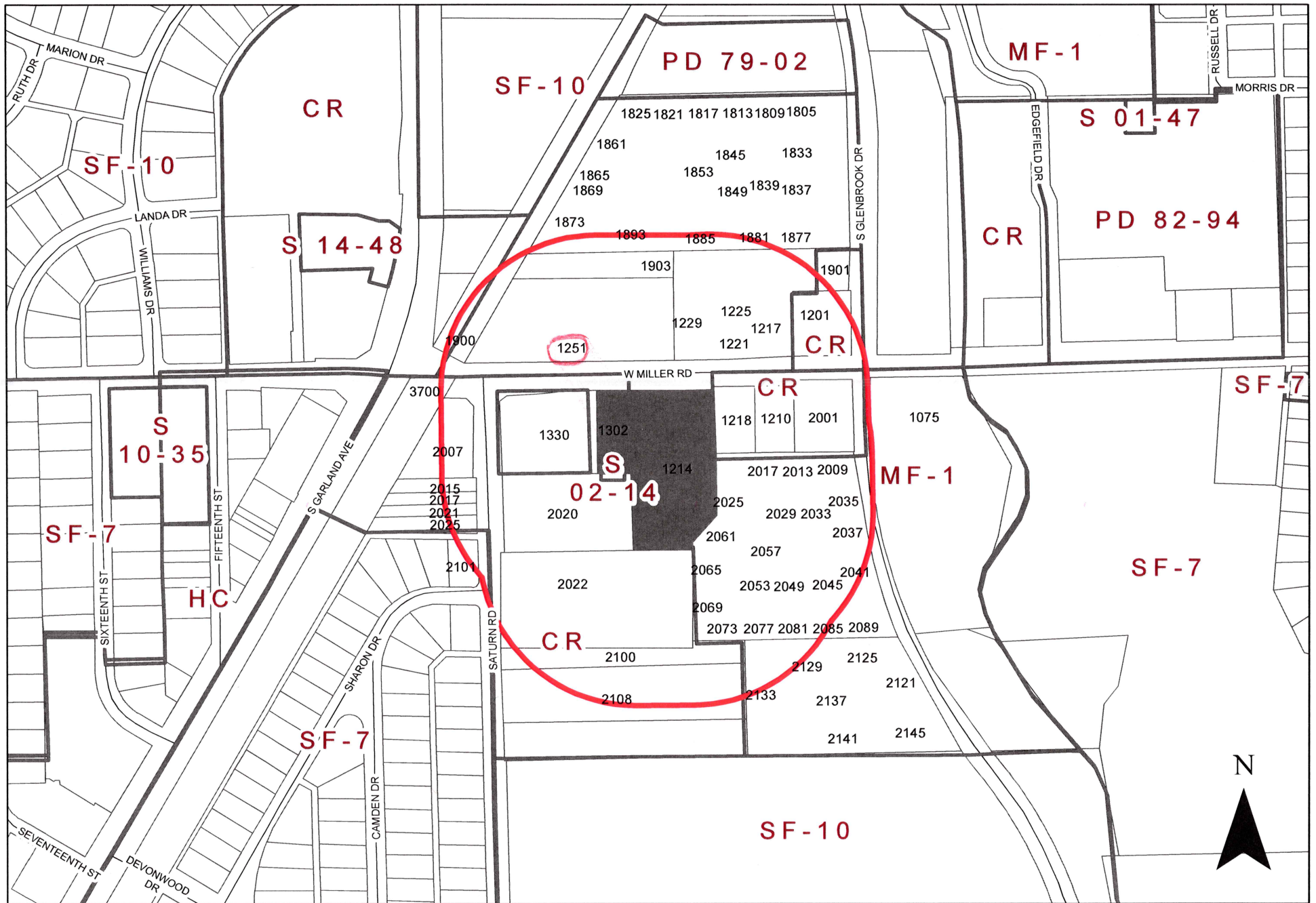
View from the subject site looking North toward W Miller Road. The Cemetery and Multi-Family development are shown.



View from the subject site looking East down W Miller Road



View from the subject site looking West down W Miller Road toward Shiloh Road.



ZONING MAP Z 23-12



1214 & 1302 West Miller Road

Comment Form

Case Z 23-12

OWNER OF PROPERTY
WITHIN NOTIFICATION
AREA

Z 23-12 Manhard Consulting. The applicant proposes to construct 63 multi-family dwelling units. The existing church building will be used as an amenity for the multi-family development. The site is located at 1214 and 1302 West Miller Road. (District 5)

Z 23-12 Manhard Consulting. El solicitante propone construir 63 unidades de viviendas multifamiliares. El edificio de la iglesia existente se utilizará como un servicio para el desarrollo multifamiliar. El sitio está ubicado en 1214 y 1302 West Miller Road. (Distrito 5)

Z 23-12 Manhard Consulting. Người nộp đơn đề xuất xây dựng 63 đơn vị nhà ở cho nhiều hộ gia đình. Tòa nhà thờ hiện tại sẽ được sử dụng như một tiện nghi cho sự phát triển của nhiều gia đình. Địa điểm này tọa lạc tại 1214 và 1302 West Miller Road. (Quận 5)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

GARLAND - MILLS CEMETERY FOUNDATION D. Cecil Williams, President

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

1600 S. GARLAND AVENUE

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

[Signature]

Signature / Firma / Ch ữ ký

6/16/2023

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

JUN 22 '23 AM 10:28



Plan Commission

3. f.

Meeting Date: 06/26/2023

Item Title: Z 23-18 Petitt-ECD - Planned Development Amendment (District 5)

Summary:

Consideration of the application of **Petitt-ECD**, requesting approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Planned Development Amendment)

Attachments

Z 23-18 Petitt-ECD - Planned Development Amendment (District 5)

Z 23-18 Petitt-ECD Responses

Planning Report

File No: Z 23-18/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses.

Approval of a Detail Plan amendment for an Automotive Service Building.

LOCATION

11511 & 11611 LBJ Freeway

APPLICANT

Petitt-ECD

OWNER

Jupiter Chevrolet Properties Ltd.

BACKGROUND

The subject site is currently developed with a building for car sales as well as a larger building for auto sales and automotive service. There will be a new automotive service building constructed in front of the current auto sales and service building. The existing buildings will remain unchanged.

SITE DATA

The overall site consists of approximately 9.488 acres with approximately 1060 lineal feet of frontage along LBJ Freeway. The site plan (Exhibit C) shows two (2) access points from LBJ Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 03-54 for Heavy Commercial uses with Automobile Sales, Leasing, and Repair. The PD 03-54 Detail Plan was approved for the current Jupiter Chevrolet. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

1. Development and Site Plan

The applicant proposes to construct a 9,584 square-foot automotive service building as an expansion to the existing Jupiter Chevrolet site (Exhibit C). The automotive service building will contain ten (10) service bays.

2. Parking

The proposed development will reduce the parking by 71 spaces and is not expected to adversely impact the site. The site still meets GDC parking requirements

3. Landscaping

The development does not trigger additional landscaping requirements. There is existing landscaping on-site.

4. Building Design

The building elevations meet the building design standards per the GDC.

5. Screening and Automotive Service Bay Doors

The GDC Section 2.52(3)(c) requires service bay doors to not face any street. The proposed ten (10) automotive service bays are facing LBJ Freeway.

The applicant proposes an eight (8)-foot tall screening wall to help conceal the automotive service bays from street view.

6. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Automotive Service Bay Doors	No service bay doors may face a public street	10 automotive service bay doors facing IH-635. However, an 8-foot screening wall is provided accordingly.	The current site contains 12 street-facing automotive service bay doors. The new building will be constructed in front of the current structure, and an 8-foot screening wall, that is not required per the GDC, will be built in front to better conceal the structure from LBJ Freeway (Exhibit E).

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Industrial (IN) District; these properties are developed with warehouses, manufacturing, and distribution centers. The land to the West is zoned Planned Development (PD) District 99-01, Light Commercial (LC) District, and Industrial (IN) District; these properties include a convenience store with fuel pumps, a retail store, and a Hotel/Motel. The land to the South contains LBJ Freeway. The property to the East is zoned Planned Development (PD) District 01-26; this property contains an automobile dealership.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses.

Approval of a Detail Plan amendment for an Automotive Service Building.

ADDITIONAL INFORMATION

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

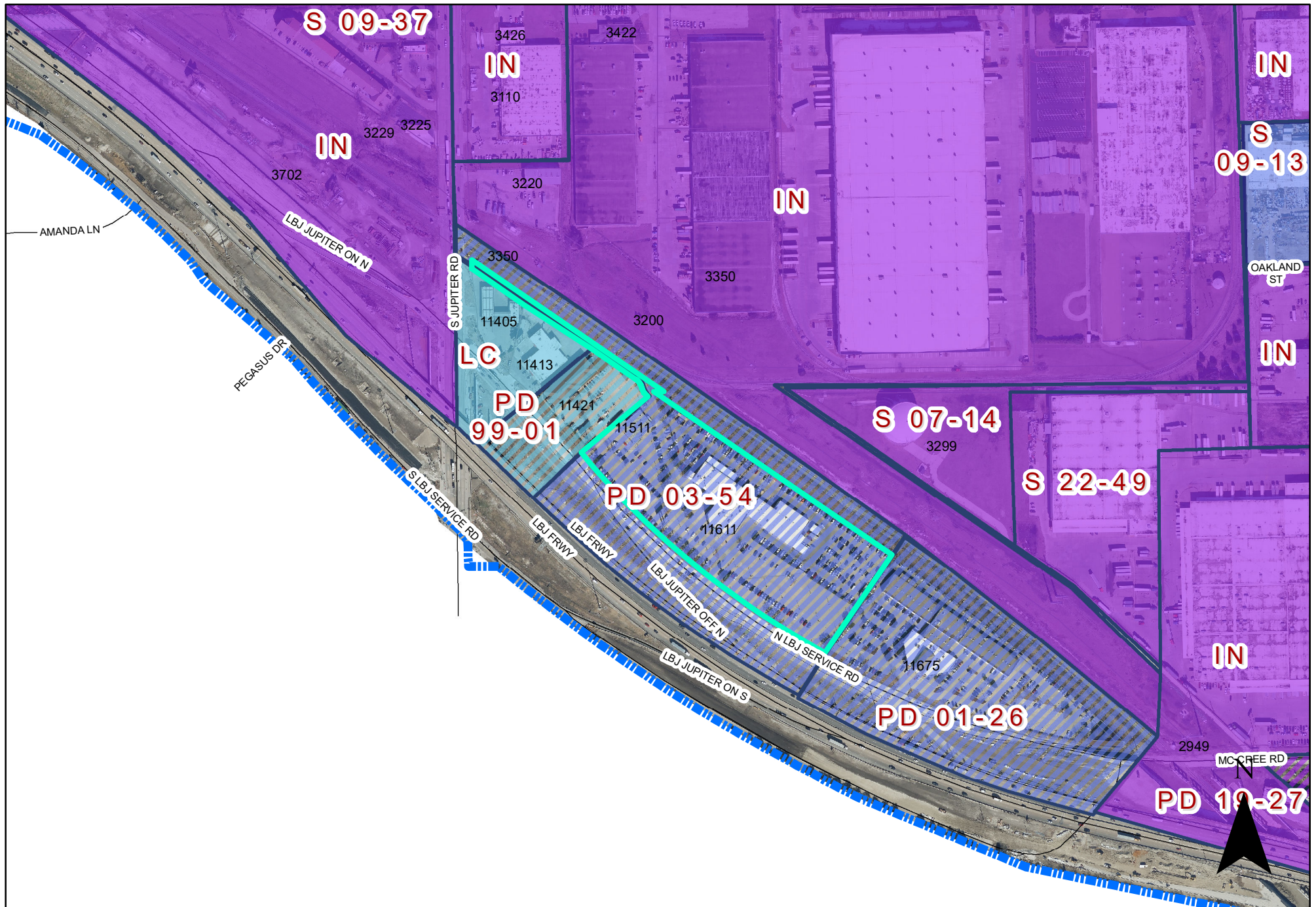
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 280 560 Feet
1 inch = 422 feet

ZONING MAP Z 23-18

 INDICATES AREA OF REQUEST

11611 Lyndon B. Johnson Freeway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-18

11511 & 11611 LBJ Freeway

- I. Statement of Purpose:** The purpose of this Planned Development is to allow and regulate the development of an additional automotive service building on the subject property.
- II. Statement of Effect:** This Planned Development (PD) 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 03-54 and Heavy Commercial (HC) District and Site Development Standards 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. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Conditions:**
- A. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- B. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- C. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

- D. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 23-18



View of the subject site looking North from the parking lot North of LBJ Freeway



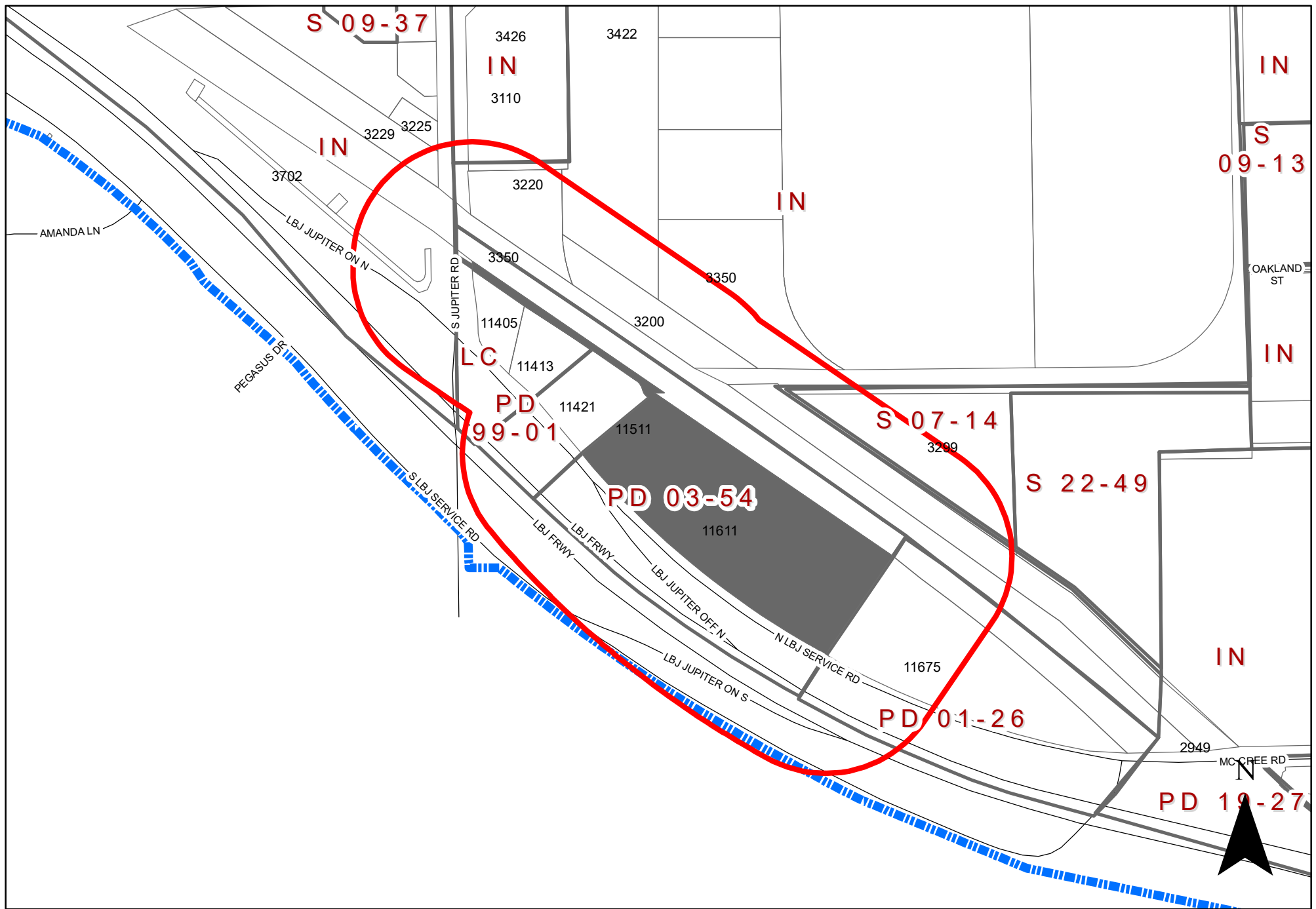
View from the subject site looking South towards LBJ Freeway



View from the subject site looking West down LBJ Freeway



View from the subject site looking East down LBJ Freeway



0 280 560 Feet
1 inch = 422 feet

ZONING MAP Z 23-18

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

11611 Lyndon B. Johnson Freeway

To date we have not received any responses for this case.



Plan Commission

3. g.

Meeting Date: 06/26/2023

Item Title: Z 23-18 Petitt-ECD - Detail Plan (District 5)

Summary:

Consideration of the application of **Petitt-ECD**, requesting approval of a Detail Plan amendment for an Automotive Service Building. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (District 5) (Z 23-18 – Detail Plan)

Attachments

Z 23-18 Petitt-ECD - Detail Plan (District 5)

Z 23-18 Petitt-ECD Responses

Planning Report

File No: Z 23-18/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses.

Approval of a Detail Plan amendment for an Automotive Service Building.

LOCATION

11511 & 11611 LBJ Freeway

APPLICANT

Petitt-ECD

OWNER

Jupiter Chevrolet Properties Ltd.

BACKGROUND

The subject site is currently developed with a building for car sales as well as a larger building for auto sales and automotive service. There will be a new automotive service building constructed in front of the current auto sales and service building. The existing buildings will remain unchanged.

SITE DATA

The overall site consists of approximately 9.488 acres with approximately 1060 lineal feet of frontage along LBJ Freeway. The site plan (Exhibit C) shows two (2) access points from LBJ Freeway.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 03-54 for Heavy Commercial uses with Automobile Sales, Leasing, and Repair. The PD 03-54 Detail Plan was approved for the current Jupiter Chevrolet. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

1. Development and Site Plan

The applicant proposes to construct a 9,584 square-foot automotive service building as an expansion to the existing Jupiter Chevrolet site (Exhibit C). The automotive service building will contain ten (10) service bays.

2. Parking

The proposed development will reduce the parking by 71 spaces and is not expected to adversely impact the site. The site still meets GDC parking requirements

3. Landscaping

The development does not trigger additional landscaping requirements. There is existing landscaping on-site.

4. Building Design

The building elevations meet the building design standards per the GDC.

5. Screening and Automotive Service Bay Doors

The GDC Section 2.52(3)(c) requires service bay doors to not face any street. The proposed ten (10) automotive service bays are facing LBJ Freeway.

The applicant proposes an eight (8)-foot tall screening wall to help conceal the automotive service bays from street view.

6. Summary of Deviations

Development Standards	Required	Proposed	Analysis
Automotive Service Bay Doors	No service bay doors may face a public street	10 automotive service bay doors facing IH-635. However, an 8-foot screening wall is provided accordingly.	The current site contains 12 street-facing automotive service bay doors. The new building will be constructed in front of the current structure, and an 8-foot screening wall, that is not required per the GDC, will be built in front to better conceal the structure from LBJ Freeway (Exhibit E).

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Centers.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Industrial (IN) District; these properties are developed with warehouses, manufacturing, and distribution centers. The land to the West is zoned Planned Development (PD) District 99-01, Light Commercial (LC) District, and Industrial (IN) District; these properties include a convenience store with fuel pumps, a retail store, and a Hotel/Motel. The land to the South contains LBJ Freeway. The property to the East is zoned Planned Development (PD) District 01-26; this property contains an automobile dealership.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses.

Approval of a Detail Plan amendment for an Automotive Service Building.

ADDITIONAL INFORMATION

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

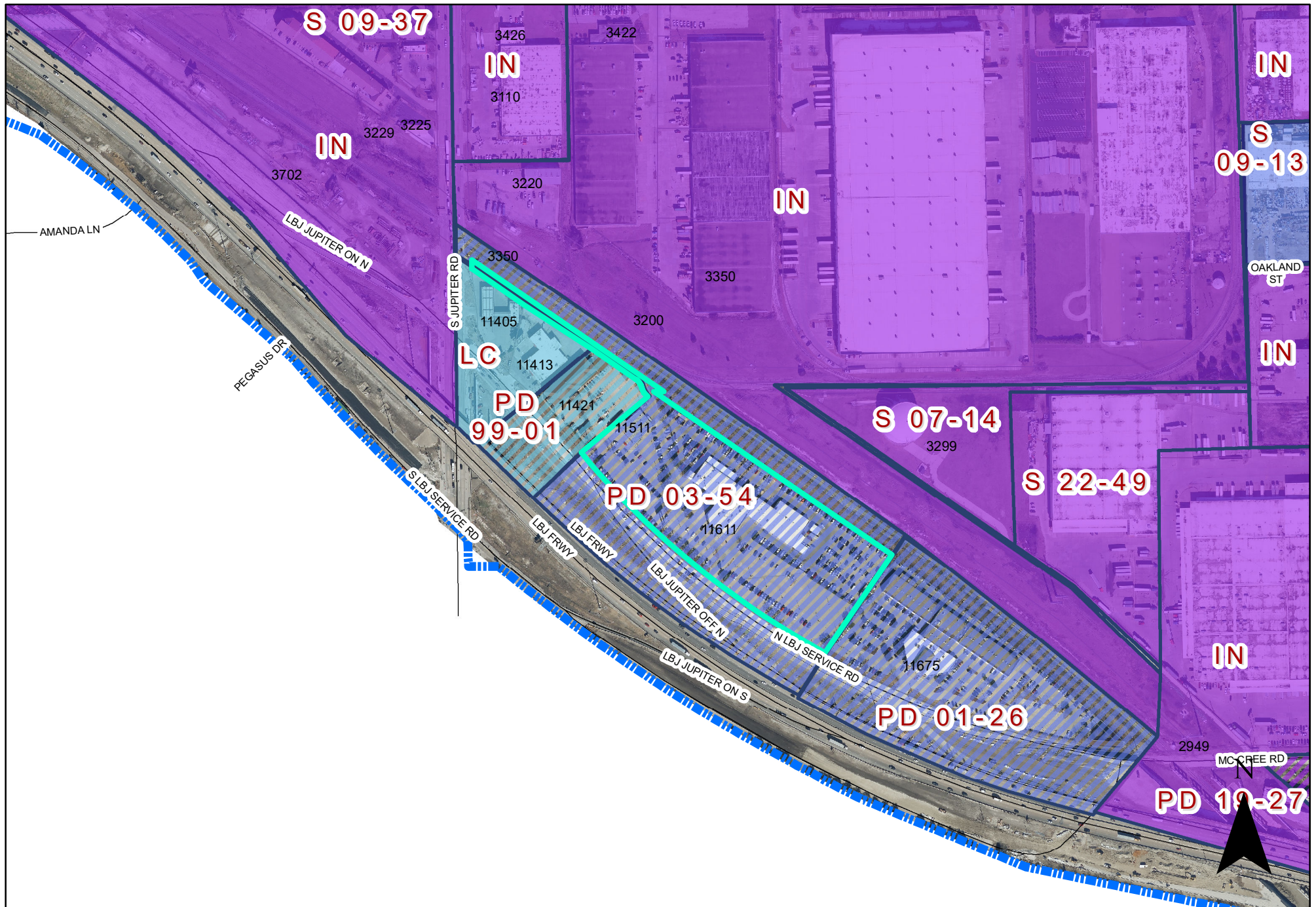
CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

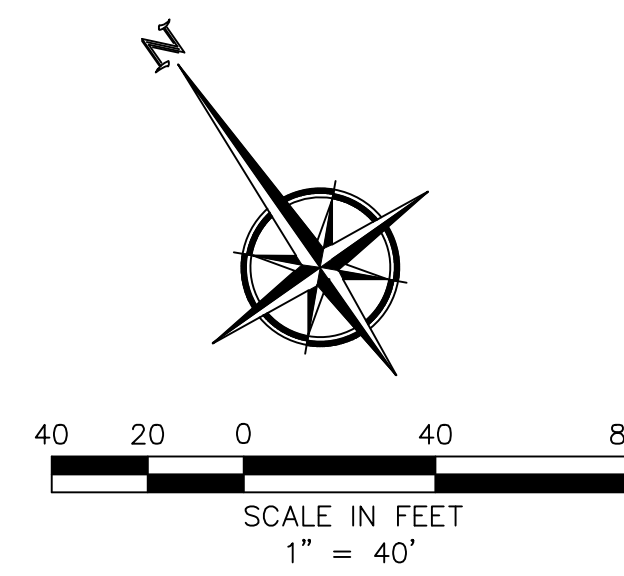
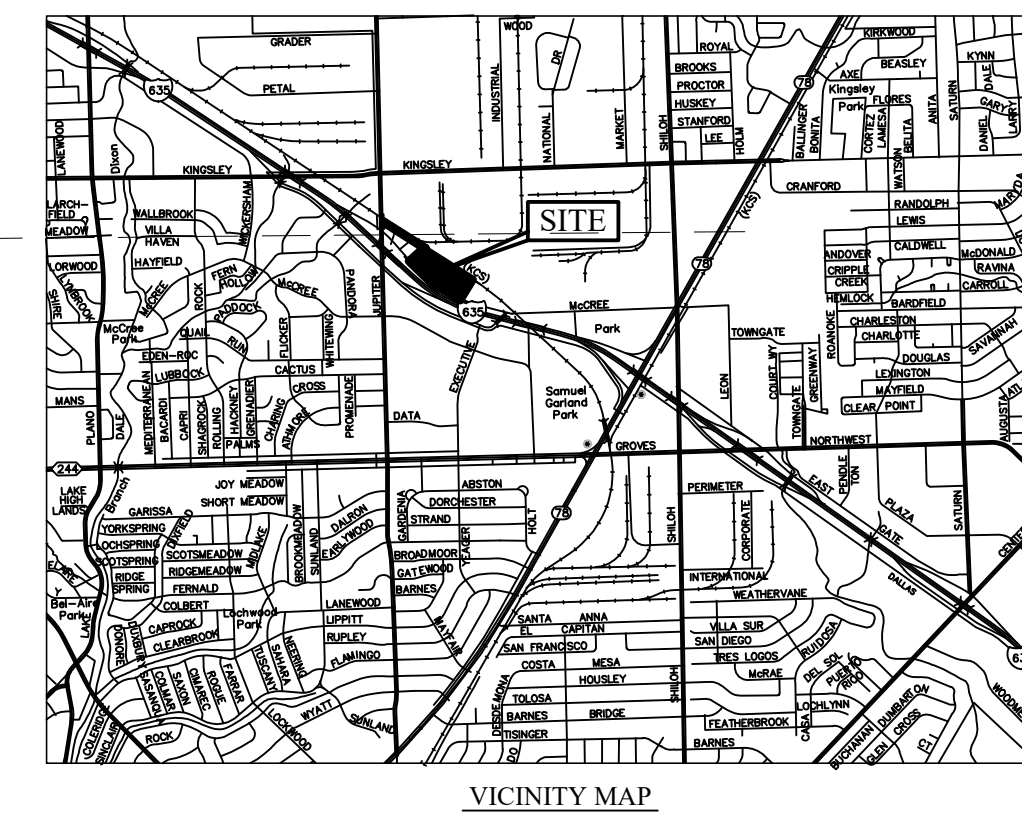


0 280 560 Feet
1 inch = 422 feet

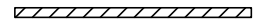
ZONING MAP Z 23-18

INDICATES AREA
OF REQUEST

11611 Lyndon B. Johnson Freeway



LEGEND

- | | |
|-----------------|-----------------------------------|
| ○-F.H. | FIRE HYDRANT |
| ○-X SET | CHISELED "X" SET |
| ○-F.X. | CHISELED "X" FOUND |
| ○-F.J.R. | IRON ROD FOUND (SIZE AS NOTED) |
| ○-S.L.R. | IRON ROD SET (SIZE AS NOTED) |
| ○-P.P. | OVERHEAD UTILITY POLE / GUY |
| U-UT | UNDERGROUND ELECTRIC OR TELEPHONE |
| ○-L.P. | LIGHT POLE |
| ⊗-S.M.H. | SANITARY SEWER MANHOLE |
| ○-C.V. | SAN. SWR. CLEAN OUT |
| ○-G.O. | GAS VALVE |
| ○-W.V. | WATER VALVE |
| ①-2 | TREE |
| ⊗-M.H. | MANHOLE (TYPE AS NOTED) |
| ⊗-B.C. | BOX TRAFFIC SIGNAL BOX |
| ⊗-TRANS. | ELECTRIC TRANSFORMER BOX |
| △-TOWER | ELECTRIC TRANSMISSION STEEL TOWER |
| ○-CABLE
SIGN | UNDERGROUND CABLE MARKER |
-
- | | |
|---|-----------------------|
| L.A. | PROP. LANDSCAPE AREAS |
|  | EXIST. STORM SEWER |
| ——SS—— | EXIST. SANITARY SEWER |
| ——8"W—— | EXIST. WATER |
| ——GAS—— | EXIST. GAS |
| ——SS—— | PROP. SANITARY SEWER |
| ——W—— | PROP. WATER |
| —— | PROP. STORM SEWER |

SITE DATA

BUILDINGS 3

BUILDING 1	SF	44,400
BUILDING 2	SF	6,860
BUILDING 3	SF	9,584
WASH	SF	800
TOTAL	SF	61,644

BUILDING COVERAGE: 14.9%

BUILDING HEIGHT ** FT. MAX. (20"-10 1/2")

PARKING SPACES REMOVED: 71

PARKING REQUIRED BY USE: 1/400 SF GROSS FLOOR AREA
PLUS 1 PER EMPLOYEE ON SITE AT ANYTIME.
APPROXIMATELY 30 EMPLOYEES

TOTAL SPACES REQUIRED: 160

PARKING PROVIDED 664 (9'x18') (3 HANDICAP SPACES)

NOTE:

1. 664 TOTAL 9'X18' PARKING SPOTS WITH 3 HANDICAPS SPOTS INCLUDED (AS SHOWN). OVERAGE INVENTORY PARKING SPACE'S VARIES.
2. ANY NEW SIGNAGE WILL COMPLY WITH THE SIGN REQUIREMENTS IN THE GARLAND DEVELOPMENT CODE (GCD)
3. BACKFLOW DEVICE FOR FIRE SERVICE LINE MUST BE INSIDE THE BUILDING PER TSM 5.2.11.C.

	<i>ARCHITECTURAL ELEMENTS</i>
①	<i>BENCHES FOR OUTDOOR SEATING</i>
②	<i>PLANTERS</i>
3	<i>AWNINGS</i>
4	<i>DIVIDED LIGHT WINDOWS</i>
5	<i>DISTINCTIVE LIGHTING FEATURES</i>
6	<i>VARIED ROOF HEIGHTS</i>

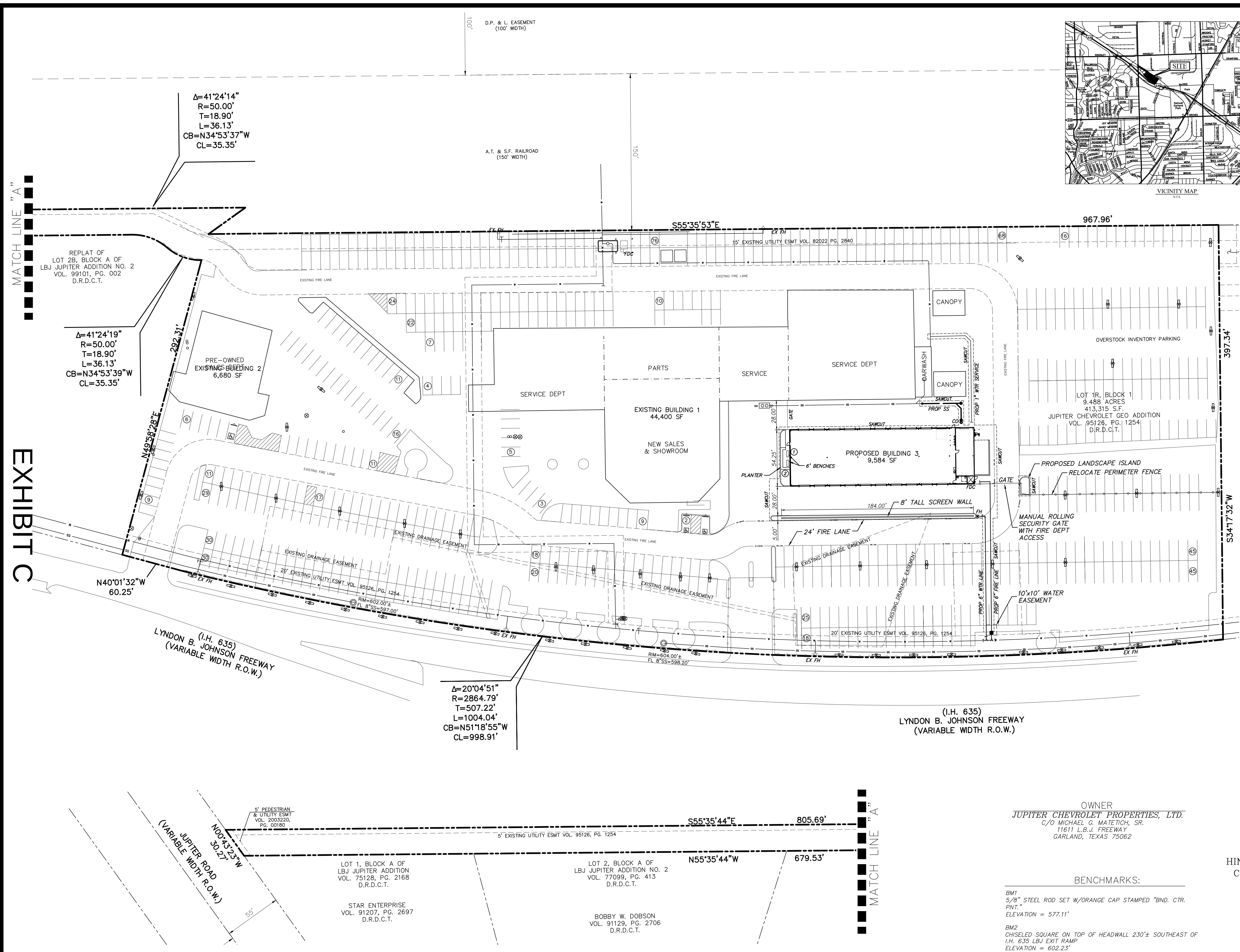
SITE PLAN
JUPITER CHEVROLET
ADDITION

LOT 1, BLOCK 1 - 9.488 ACRES
HINSON C. DAVIS SURVEY, ABSTRACT NO. 410
CITY OF GARLAND, DALLAS COUNTY, TEXAS

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 100, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: MAY 31 2023

CASE NUMBER - 220825-2

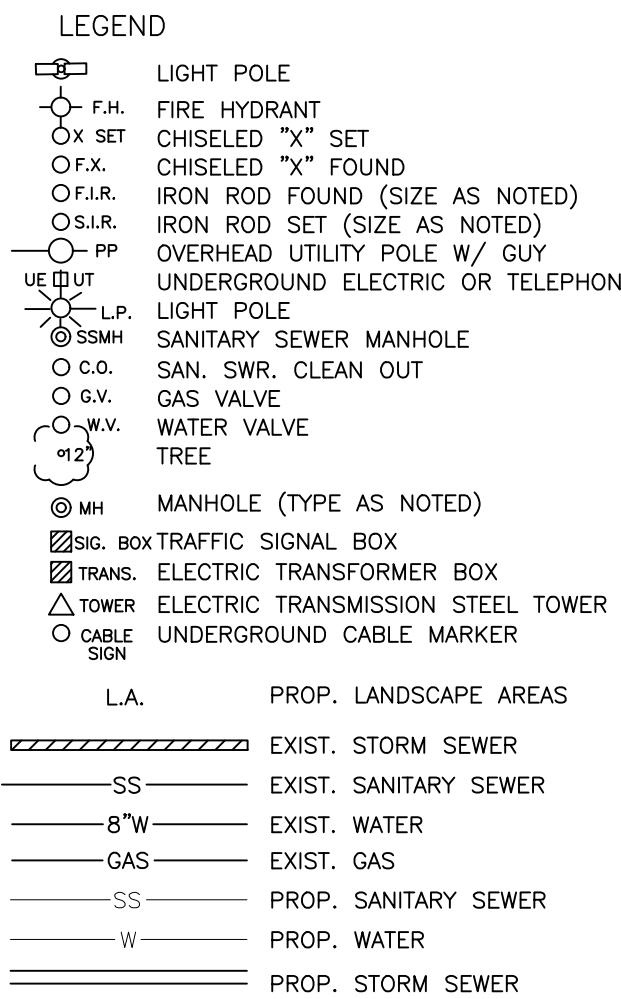


OWNER
JUPITER CHEVROLET PROPERTIES, LTD.
 C/O MICHAEL G. MATETICH, SR.
 11611 L.B.J. FREEWAY
 GARLAND, TEXAS 75062

BENCHMARKS:

BM1
5/8" STEEL ROD SET W/ORANGE CAP STAMPED "BND. CTR.
PNT."
ELEVATION = 577.11'

BM2
CHISELED SQUARE ON TOP OF HEADWALL 230'± SOUTHEAST O.
I.H. 635 LBJ EXIT RAMP
ELEVATION = 602.23'



CASE NUMBER - 220825-2

SHEET

C2

LANDSCAPE PLAN 20
JUPITER CHEVROLET SERVICE BUILDING
CITY OF GARLAND
DALLAS COUNTY, TEXAS



05/31/23

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW AND
BIDDING ONLY.

DRAWN: ECDLP	DATE: May 31, 2023
CHECKED: TW	DATE: May 31, 2023
PROJECT NO.: 3528	
DWG FILE NAME: 3528 - LANDSCAPE.DWG	

PETITT - ECD
ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPES FIRM REGISTRATION
ENGINEERING FIRM NO. 1145
201 Windco Circle, Suite 100
Wylie, Texas 75098
Tel. No. (972) 941-8400
Fax No. (972) 941-8401

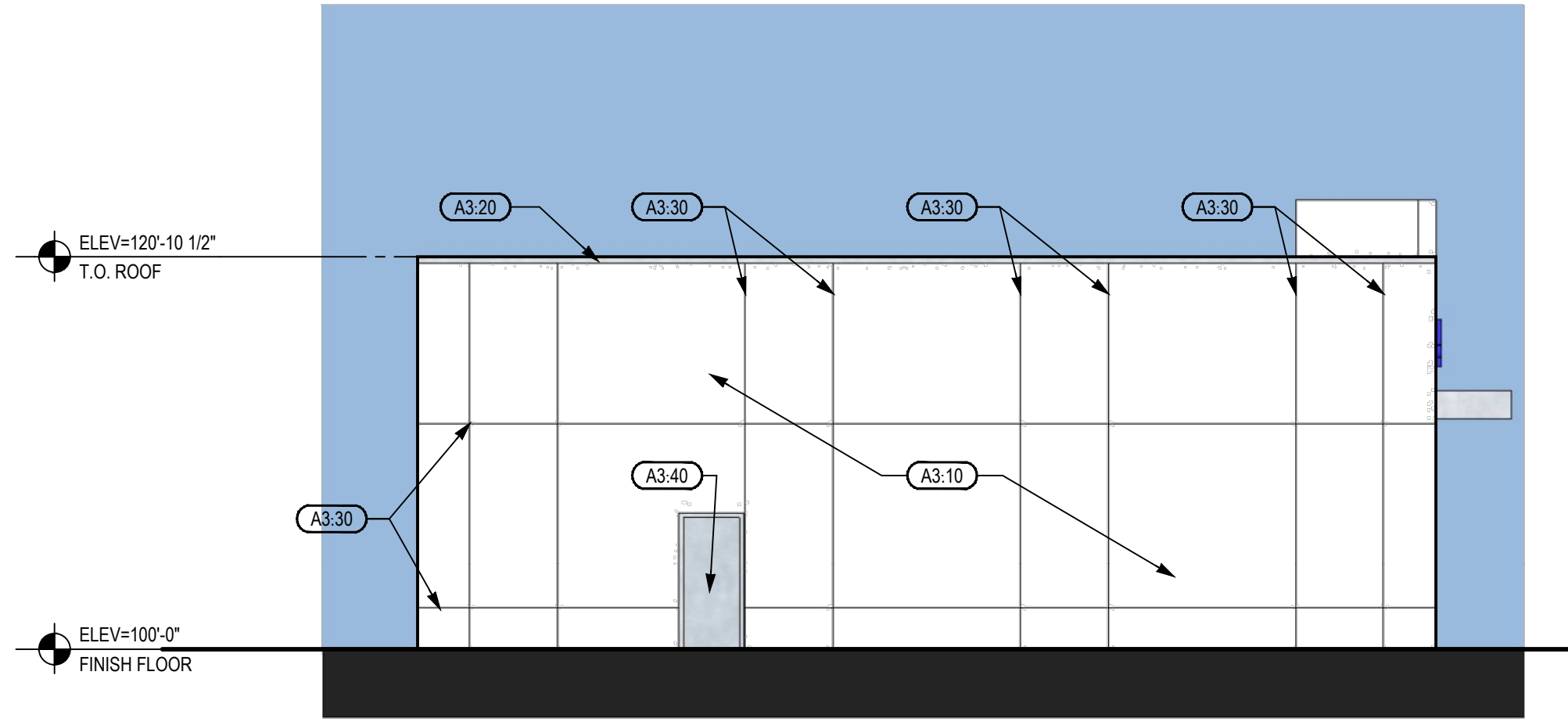
BENCHMARKS:

BM1
5/8" STEEL ROD SET W/ORANGE CAP STAMPED
"BND. CTR. PNT."
ELEVATION = 577.1'

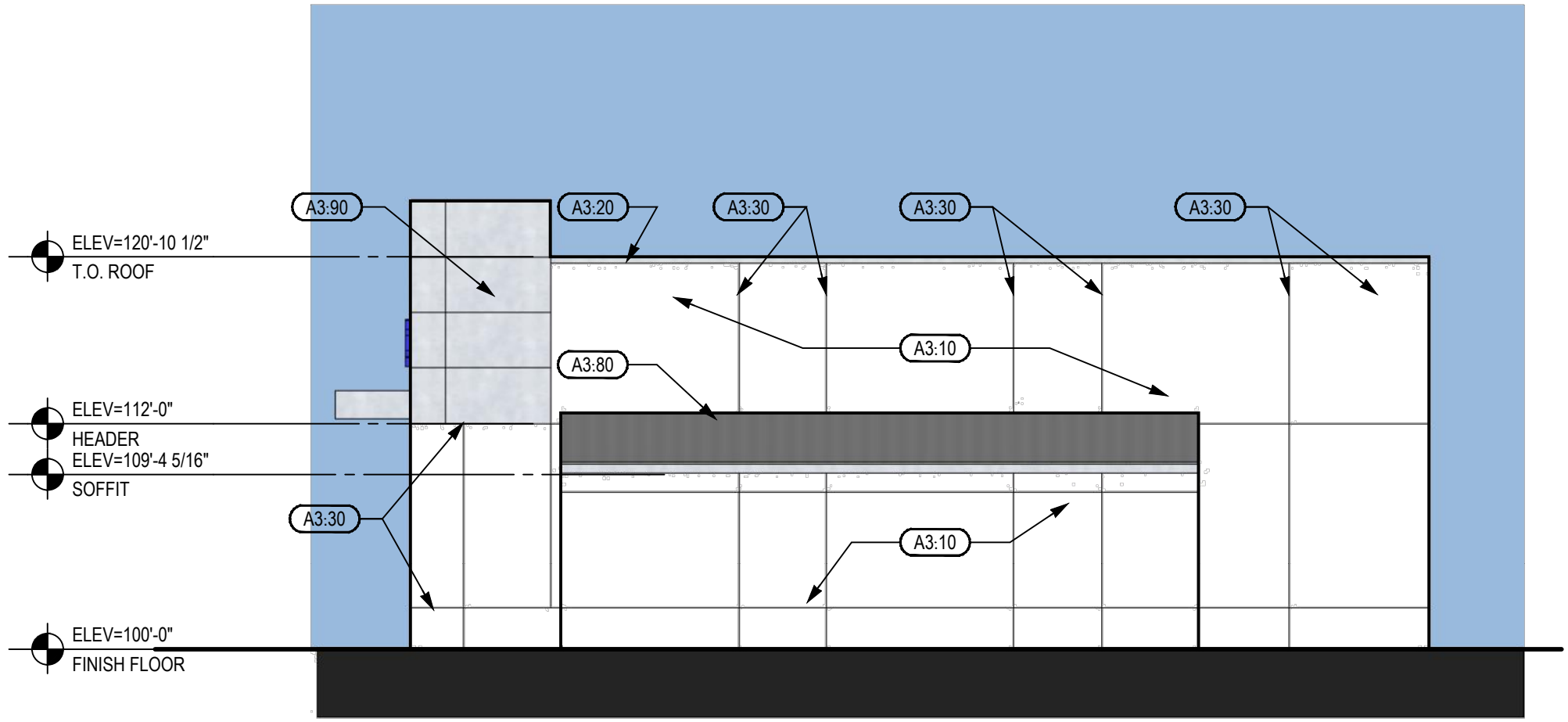
BM2
CHISELED SQUARE ON TOP OF HEADWALL 230'±
SOUTHEAST OF I.H. 635 LBJ EXIT RAMP
ELEVATION = 602.23'

CAUTION! EXISTING UTILITIES

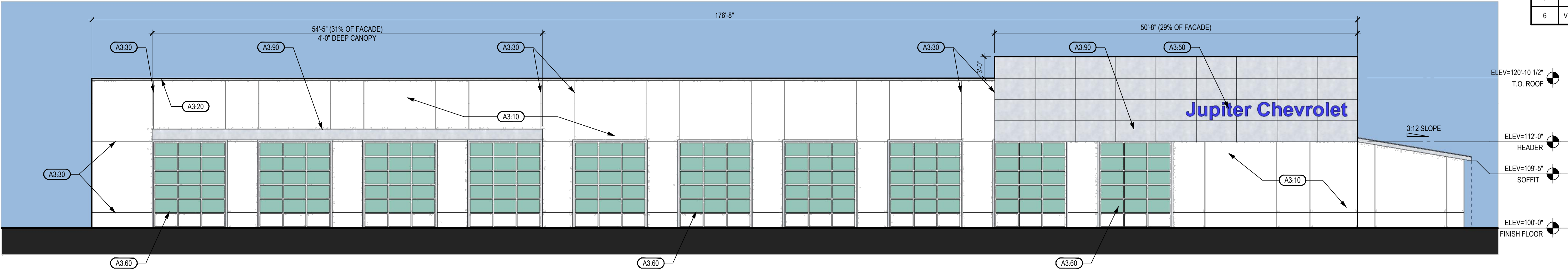
CONTRACTOR SHOULD CALL 1-800-DIG-TESS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES FOR EXISTING UTILITY LOCATIONS, EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION AND TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



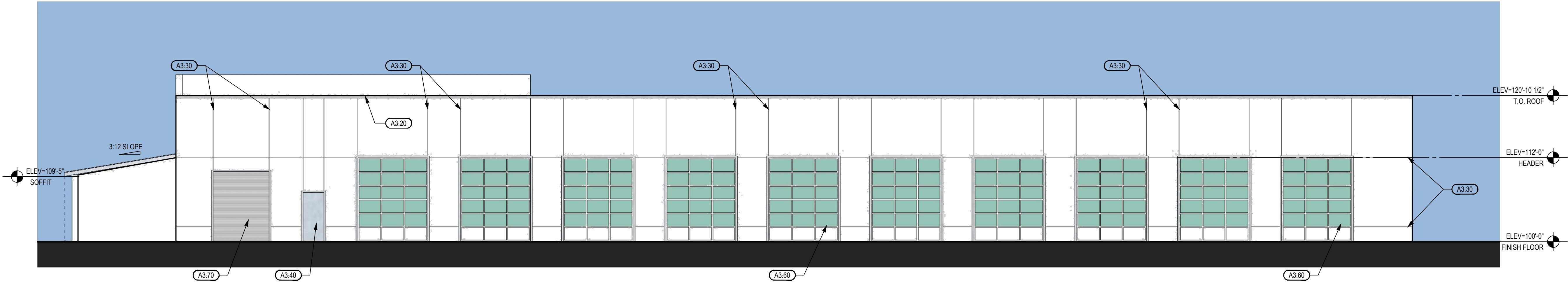
01 WEST ELEVATION
1/8" = 1'-0"



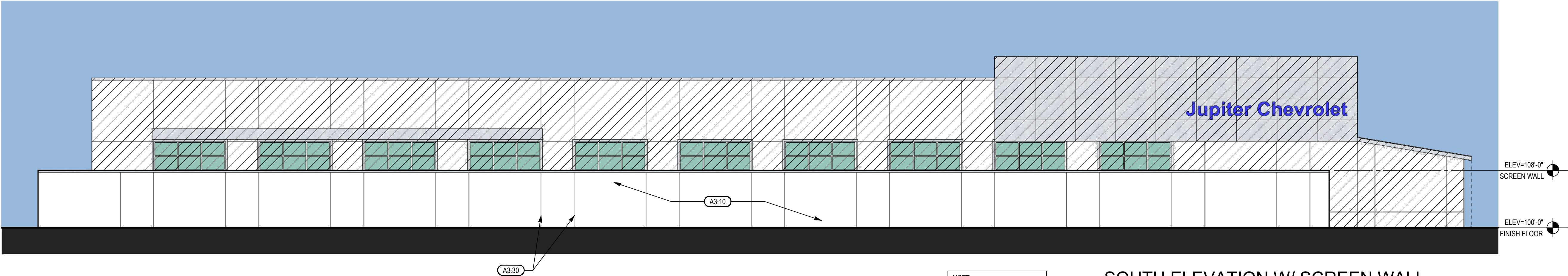
02 EAST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION (STREET FACING)
1/8" = 1'-0"



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



05 SOUTH ELEVATION W/ SCREEN WALL
1/8" = 1'-0"

NOTE:
REF. TO 03/F1.0 FOR FACADE
TAGS AND KEY NOTES

KEY NOTES		
A3.10	3-STEP STUCCO WHITE COLOR (ST-1)	
A3.20	PRE-FINISHED METAL COPING (MTL-1)	
A3.30	CONTROL JOINT	
A3.40	DOOR AS SCHEDULED	
A3.50	SIGNAGE BY OTHERS	
A3.60	FACTORY FINISHED SECTIONAL OH DOOR AS SCHEDULED	
A3.70	FACTORY FINISHED COILING DOOR AS SCHEDULED	
A3.80	PRE-FINISH METAL ROOFING (MTL-2)	
A3.90	ALUMINUM COMPOSITE PANEL AS SCHEDULED (ACM-1)	
ARCHITECTURAL ELEMENTS		
	DESCRIPTION	NOTES
1	AWNINGS	
2	DIVIDED LIGHT WINDOWS	
3	DISTINCTIVE LIGHTING FEATURES	
4	PLANTERS	REFERENCE SITE PLAN
5	BENCHES FOR OUTDOOR SEATING	REFERENCE SITE PLAN
6	VARIED ROOF HEIGHTS	

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

Jupiter Chevrolet Expansion

11611 LBJ FREEWAY
GARLAND, TX 75041
DALLAS COUNTY

DATE	DESCRIPTION
11-15-2022	OWNER REVIEW

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

NCA JOB #: 22066

COLOR
ELEVATIONS

F1.0

Z 23-18



View of the subject site looking North from the parking lot North of LBJ Freeway



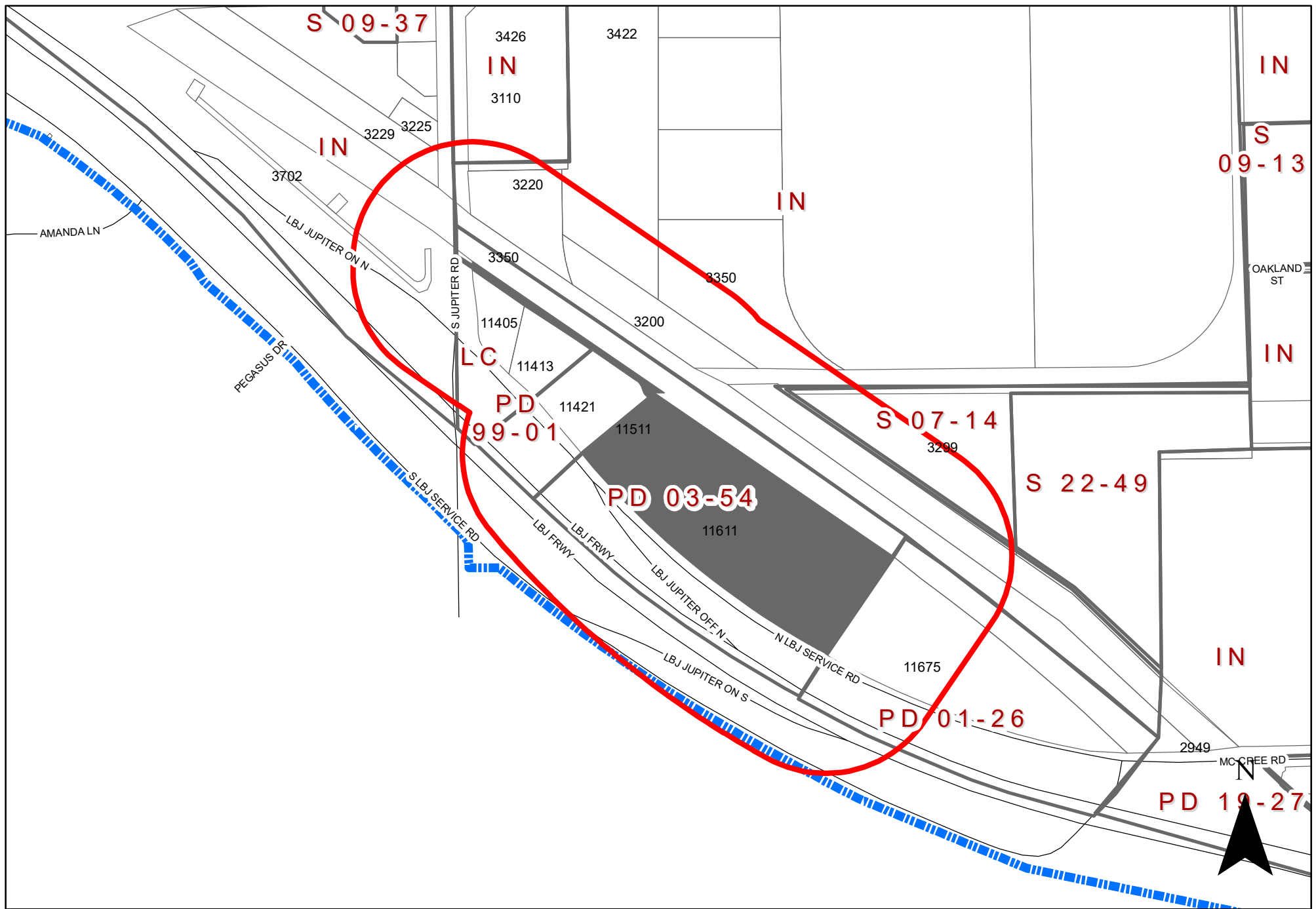
View from the subject site looking South towards LBJ Freeway



View from the subject site looking West down LBJ Freeway



View from the subject site looking East down LBJ Freeway



0 280 560 Feet
1 inch = 422 feet

ZONING MAP Z 23-18

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

11611 Lyndon B. Johnson Freeway

To date we have not received any responses for this case.



GARLAND

Plan Commission

4. a.

Meeting Date: 06/26/2023

Item Title: DD 23-02 Dos Banderas (District 2)

Summary:

Consideration of the application of **Dos Banderas**, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 614 Main Street. (District 2) (DD 23-02)

Attachments

DD 23-02 Dos Banderas Report & Attachments

DD 23-02 Dos Banderas Responses

Planning Report

File No: DD 23-02/District 2

Agenda Item:

Meeting: Plan Commission

Date: June 26, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

LOCATION

614 Main Street

APPLICANT

Dos Banderas

OWNER

A&S Properties, Inc.

BACKGROUND

The building on the subject property is occupied by a restaurant [Dos Banderas]. The applicant requests to replace the existing awning and install a new metal storefront awning with signage. Due to the application's deviation from particular GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding awning signage, a Major Waiver is required through the public hearing process in order for sign permits to be issued.

SITE DATA

The subject site contains approximately 0.15 acres. The site has approximately 55 lineal feet of frontage along Main Street. Its rear frontage is along an existing alley.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned within the Downtown Historic (DH) Sub-district of the overall Downtown (DT) District. The Downtown Historic (DH) Sub-district allows a variety of mixed uses. The current use of the property [restaurant] is allowed by right. The public hearing Major Waiver process is triggered due to the type of awning signage request.

CONSIDERATIONS

1. *Awning Sign:*

The following table summarizes the request:

Development Standard	Required	Proposed
Awning Sign	Per the GDC, signs on awnings shall be printed, painted or applied directly on	The proposed sign will be mounted on top of the new metal awning and the lettering

	the surface of the awning and include only the name, logo, and type of service of the business. Letters shall be a maximum of eight inches high.	will be more than eight (8) inches in vertical height. The sign will be approximately 41.70 square feet in size and will be illuminated. The sign is intended to serve as the primary building signage.
--	--	--

2. The applicant states, "This sign placement and new awning replaces the currently worn, faded, and disallowed yellow hand painted bubble canopy, adding an elevated aesthetic appearance to our historic building. This approach furthers the city's revitalization of the Downtown District and enhances the approach to the restaurant entrance as well as is part of the facade plan to reveal historical transom windows supporting highlights of history in and around the downtown square."

3. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to be in conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the City."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the Downtown Historic (DH) Sub-District to the east, west, north and south; and the Downtown Square (DS) Sub-District to the northeast across Main Street. These properties are developed with an array of land uses including retail, restaurants, personal services, and office uses. Further to the east is the Downtown Square plaza, currently undergoing reconstruction. Other existing business signage in this area includes awning/canopy signage, wall signs, and projecting signs of various styles.

STAFF RECOMMENDATION

Approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district.

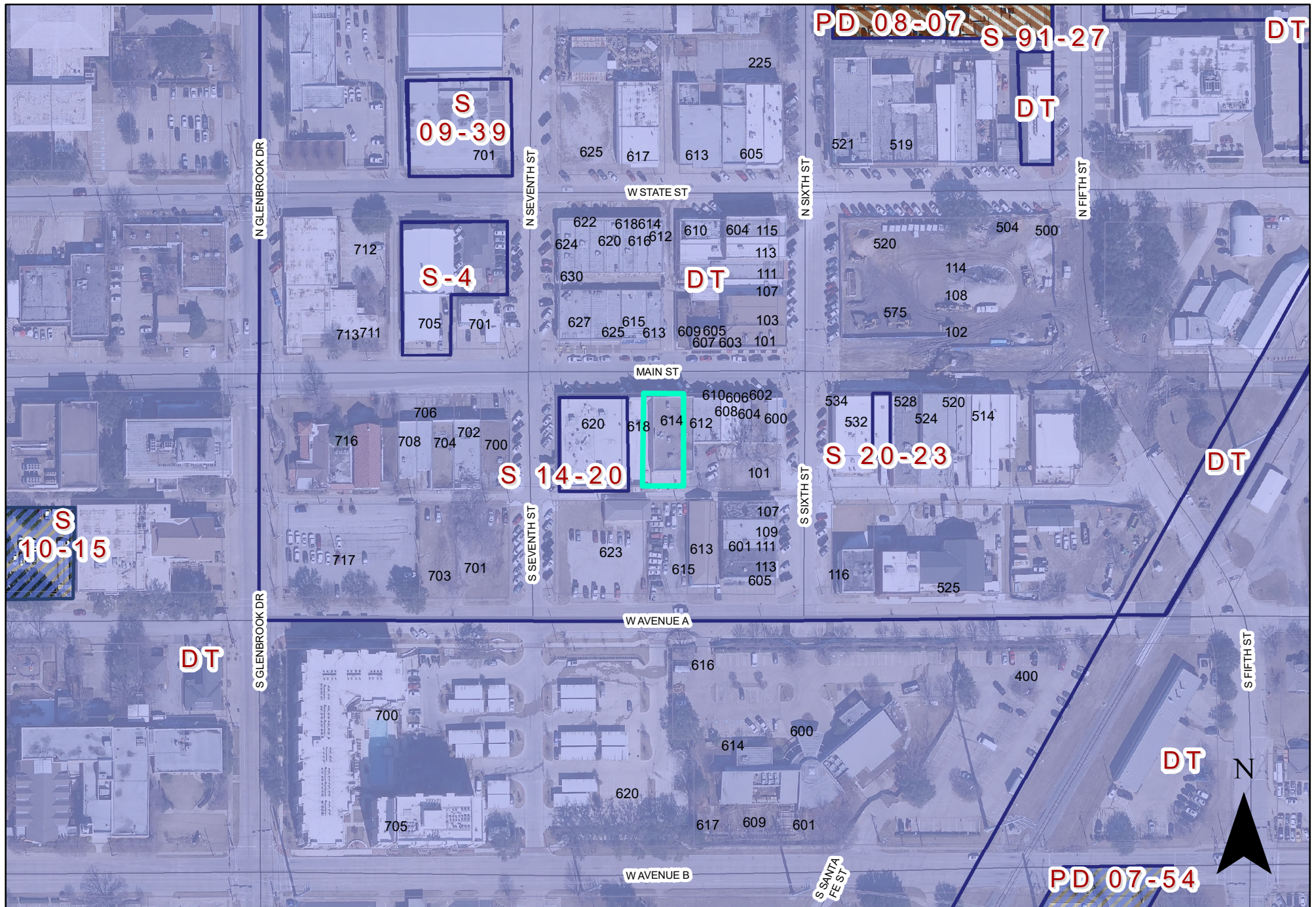
ADDITIONAL INFORMATION

Location Map
Renderings
Photos

CITY COUNCIL DATE: July 18, 2023

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449
wguerin@garlandtx.gov



0 110 220 Feet
1 inch = 170 feet

ZONING MAP DD 23-02

 INDICATES AREA OF REQUEST

614 Main Street

North Elevation - Proposed Signage A
Additional Calculations



Dos Banderas

Dos
Banderas

614 Main St
Garland, TX 75040

Account Rep:

Matt Archer
972-494-1319

matt@dosbanderastextmex.com

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards



- * All electrical components shall be U.L. Listed.
- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
- type to be used - metallic insulated sealite.
- * Disconnect switch as per N.E.C. Code 600.6.

Page 11

**This is an artist's rendition of how the design approximately represents the finished product. Colors and placement may vary due to size and complexity. It is the customers responsibility to proofread for accurate verbiage and spelling, and approve the proof prior to Signsmiths of Texas proceeding with manufacturing. Any changes after approval are subject to additional charges for design and manufacturing.*



North Elevation - Proposed Signage A
Additional Calculations

18.5' wide



6006
41.70 sq ft

Dos Banderas

Dos
Banderas

614 Main St
Garland, TX 75040

Account Rep:

Matt Archer
972-494-1319

matt@dosbanderastexmex.com

All electrical scope to be completed in a U.L. approved method and shall meet current N.E.C. standards



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- * Sign shall be grounded per N.E.C. Article 250.
- * Insulated conductors as per N.E.C. Code 310.8.
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Page 10

**This is an artist's rendition of how the design approximately represents the finished product. Colors and placement may vary due to size and complexity. It is the customers responsibility to proofread for accurate verbiage and spelling, and approve the proof prior to Signsmiths of Texas proceeding with manufacturing. Any changes after approval are subject to additional charges for design and manufacturing.*



DD 23-02



Looking at the subject property from Main Street



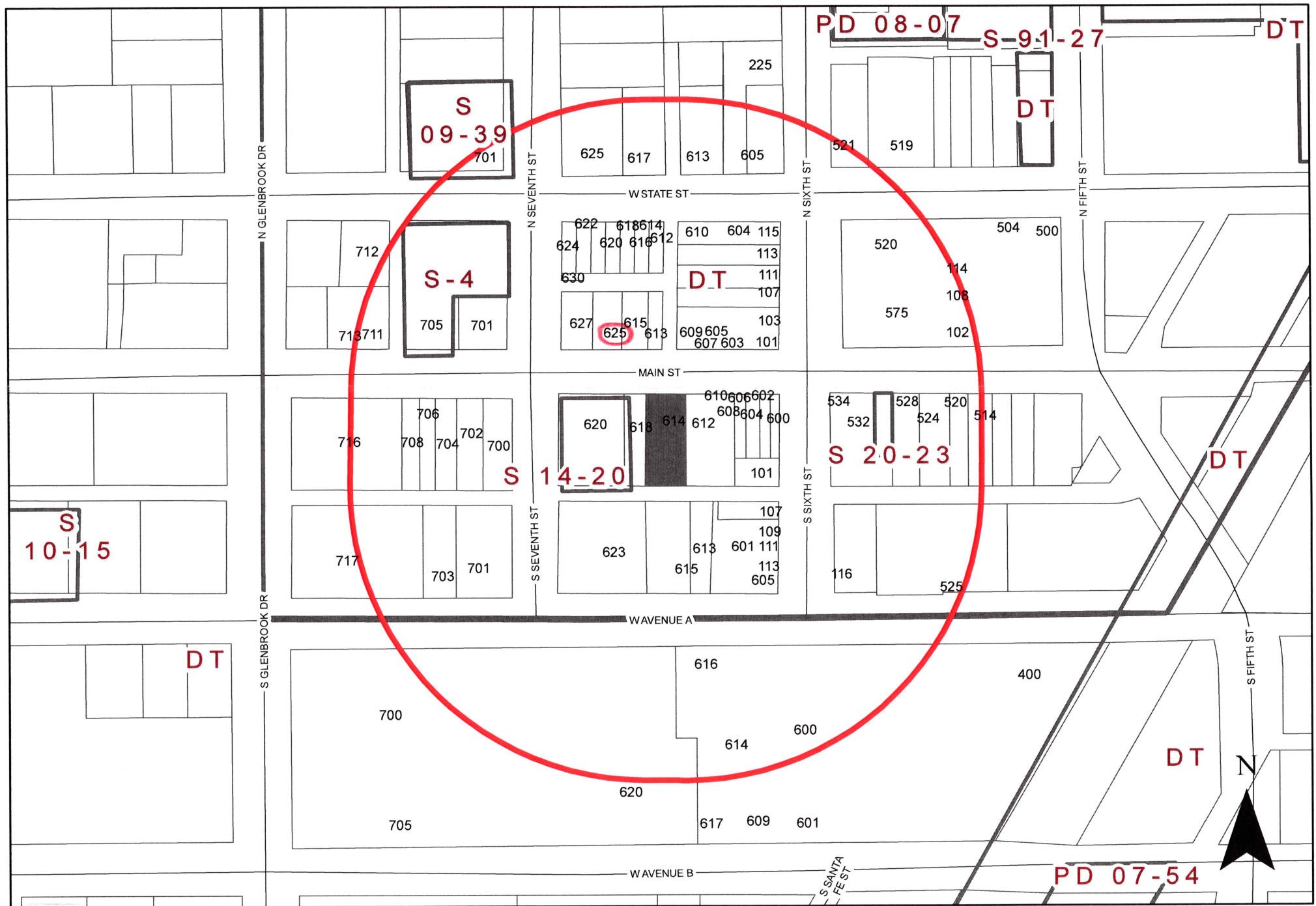
Looking north of the subject property



West of the subject property



East of subject property (Downtown Square construction)



0 110 220 Feet
1 inch = 170 feet

ZONING MAP DD 23-02

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

614 Main Street

Comment Form

Case DD 23-02

DD 23-02 Dos Banderas. The applicant requests a "Major Waiver" to the Downtown Sign Standards to replace the existing awning and install a new storefront awning with signage. The site is located at 614 Main Street. (District 2)

DD 23-02 Dos Banderas. El solicitante solicita una "Major Waiver" a los Estándares de letreros del centro para reemplazar el toldo existente e instalar un nuevo toldo de escaparate con letreros. El sitio está ubicado en 614 Main Street. (Distrito 2)

DD 23-02 Dos Banderas. Người nộp đơn yêu cầu "Major Waiver" đối với Tiêu chuẩn Biển hiệu Khu thương mại để thay thế mái hiên hiện tại và lắp đặt mái hiên mới ở mặt tiền cửa hàng với biển báo. Địa điểm tọa lạc tại 614 Main Street. (Quận 2)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Lauren Starr Tenant

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

625 Main Street

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

6/16/2023
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)