



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 25, 2018 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.

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 Minutes for June 11, 2018 meeting.

2. PLATS

- a. P 18-20 Blankenstriker Addition 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 **Classic Design Group**, requesting approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses. This property is located east of Lavon Drive and south of Foster Road. (District 1) (File Z 17-42) (This item was postponed from the June 11, 2018 Plan Commission meeting.)
- b. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District. This property is located at 2906 Lavon Drive. (District 1) (File Z 18-23)
- c. Consideration of the application of **Davis Land Surveying Co., Inc.**, requesting a Change of Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District. This property is located at 5150 Locust Grove Road. (District 3) (File Z 18-31)

4. MISCELLANEOUS

- a. Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03 to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized."

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: 06/25/2018

Item Title: Plan Commission Minutes - June 11, 2018

Summary:

Consider approval of the Minutes for June 11, 2018 meeting.

Attachments

Plan Commission Minutes - June 11, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, June 11, 2018, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De La Vega
Staff	Nabiha Ahmed

CALL TO ORDER

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting Chairman Roberts read those items into the record. **Motion** was made by Commissioner Hedrick to **approve** the Consent Agenda as presented, seconded by Commissioner Ott, to approve item 1a. **Motion carried:** 8 ayes, 0 Nays.

MINUTES

- | | |
|-----------------------|---|
| 1a. APPROVED** | Approval of Minutes for the regular meeting of May 14, 2018. |
| 2a. Approved** | P 18-17 Northlake Summerwind Addition Conveyance Plat |
| 2b. Approved** | P 18-18 Birchwood Addition Final Plat |

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED

Consideration of the application of **Classic Design Group**, requesting approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42) (Staff requests postponement to the June 25, 2018 Plan Commission meeting.)

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **postpone** this request to the June 25, 2018 Plan Commission meeting. **Motion carried: 8 Ayes, 0 Nays**

3b. APPROVED

Consideration of the application of **Paul Taylor Homes, Ltd**, requesting approval of 1) an Amendment to Planned Development (PD) 86-53 for Single-Family-7 Uses, 2) a Detail Plan for Dwelling, Single-Family Detached; and 3) an Alley Waiver. This property is located at 4017 Lyons Crest Drive. (District 3) (File Z 18-21)

Representing the applicant, Bill Dower provided an overview of the request and elaborated on the requirement for a Homeowner Association for Phase 3 in order to maintain the greenbelt and justification for front entry garages. Mr. Dower also stated it will be the responsibility of the individual homeowner for the maintenance and upkeep of the fencing provided by the developer.

Commissioner Dalton inquired as to the specifics of the Homeowner Association for this phase of the development.

Commissioner Ott asked whether alley entry garages were considered.

Chairman Roberts requested clarification on initial fencing that is being provided and who will be responsible for the upkeep.

Speaking in opposition, Richard Sanders, 3826 Guthrie Road, Garland, Texas 75043, expressed concern regarding disruption of wildlife, increased traffic and questioned if there are enough schools to accommodate the increase of housing.

Motion was made by Commissioner Edwards, seconded by Commissioner Dalton to **approve** per staff recommendation. **Motion carried: 8 Ayes, 0 Nays**

3c. APPROVED

Consideration of the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision for a Fuel Pumps, Retail Use; 2) a Variance to Section 4.34 in the Garland Development Code (GDC) regarding the site and perimeter landscaping along Northwest Highway and Centerville Road; and 3) a Variance to Section 4.78 (O)(4) in the GDC regarding the setback of the signage along Northwest Highway. This site is located at 806 West Centerville Road. (District 5) (File Z 18-26)

Representing the applicant, Gary Fullington, 10755 Sandhill Road, Dallas, Texas 75238, provided an overview of the request and elaborated on the screening wall, location of the refuse container, and the proposed signage. Mr. Fullington also stated standard gasoline will be supplied at this location and stated the store was custom designed to fit on the subject property.

Commissioner Welborn inquired if compressed gas pumps will be installed and expressed concern regarding the refuse location and the size of the proposed signage.

Commissioner Williams stated concern regarding the proposed signage.

Chairman Roberts suggested enlarging the “man-door” on the refuse enclosure to allow easier access.

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

Commissioner Welborn spoke against the request stating it was not the correct use for this site and did not agree with the location of the refuse container or the requested size of the signage.

Commissioner Ott spoke in support of the request; however, he preferred the refuse container be hidden, preferred a monument sign and stated there is signage available the applicant could utilize.

Commissioners Hedrick and O’Hara spoke in support of Commissioner Ott’s comments, stating refurbishing this site is an improvement and spoke on the challenges of this property.

Chairman Roberts spoke in support the request and of the tight constraints with this site and preferred monument signage for this site. Chairman Roberts further stated this would be an improvement to the neighborhood.

Motion was made by Commissioner Welborn, seconded by Commissioner O’Hara to **approve** the application with the restriction of a monument sign in accordance with the Garland Development Code (GDC) regulations. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Dalton.

4. ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:44 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 06/25/2018

Item Title: P 18-20 Blankenstriker Addition Final Plat (District 1)

Summary:

P 18-20 Blankenstriker Addition Final Plat

Attachments

P 18-20 Blankenstriker Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-20/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 25, 2018

FINAL PLAT

Blankenstriker Addition Lot 1, Block 1

LOCATION

5902 North George Bush Highway

ZONING

Planned Development (PD) District 17-35 for Mixed Use

NUMBER OF LOTS

1

ACREAGE

12.329 (including right-of-way dedication)

BACKGROUND

The proposed Final Plat is comprised of Lot 1, Block 1. The purpose of this plat is to create one (1) lot and to dedicate easements.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

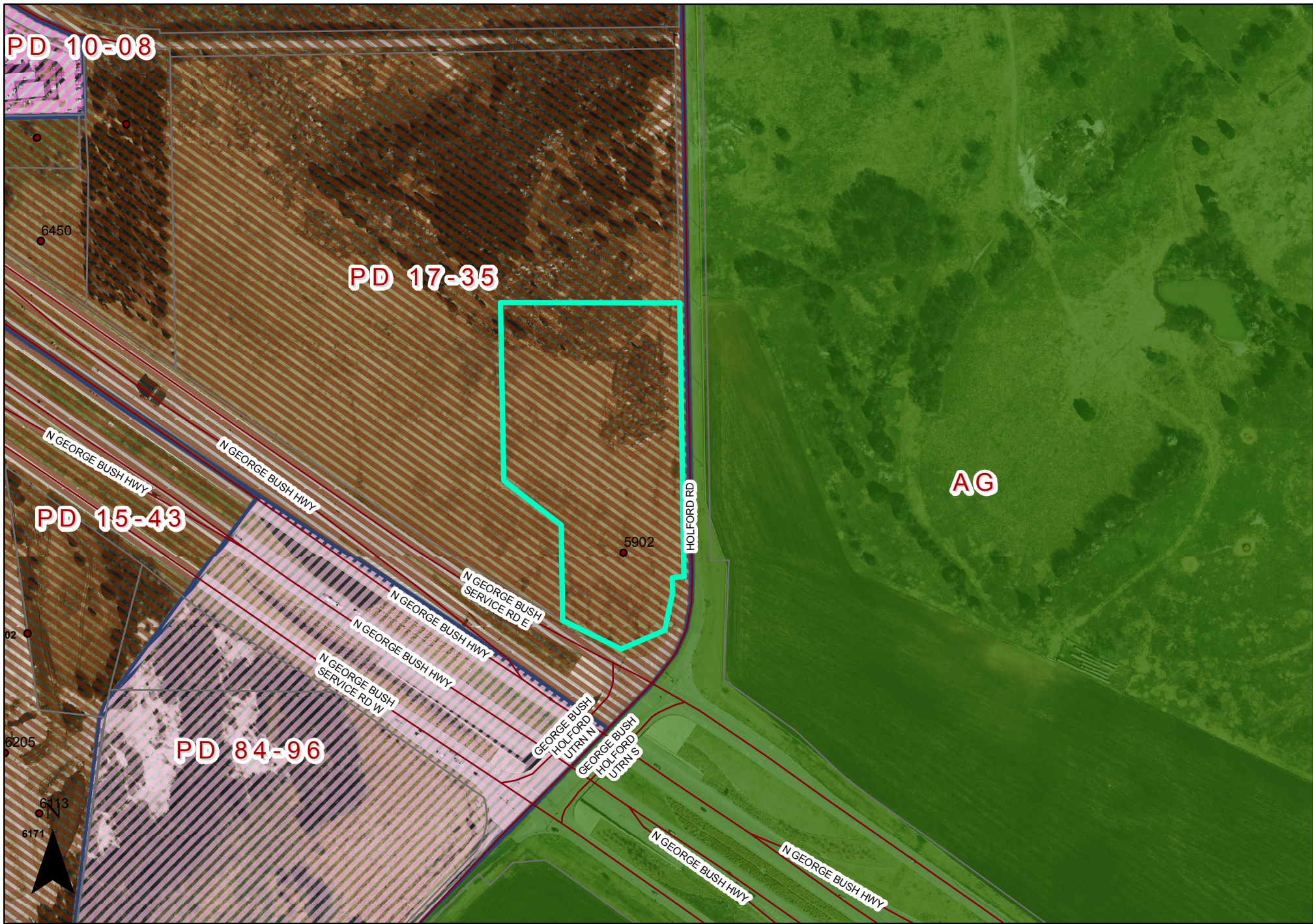
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

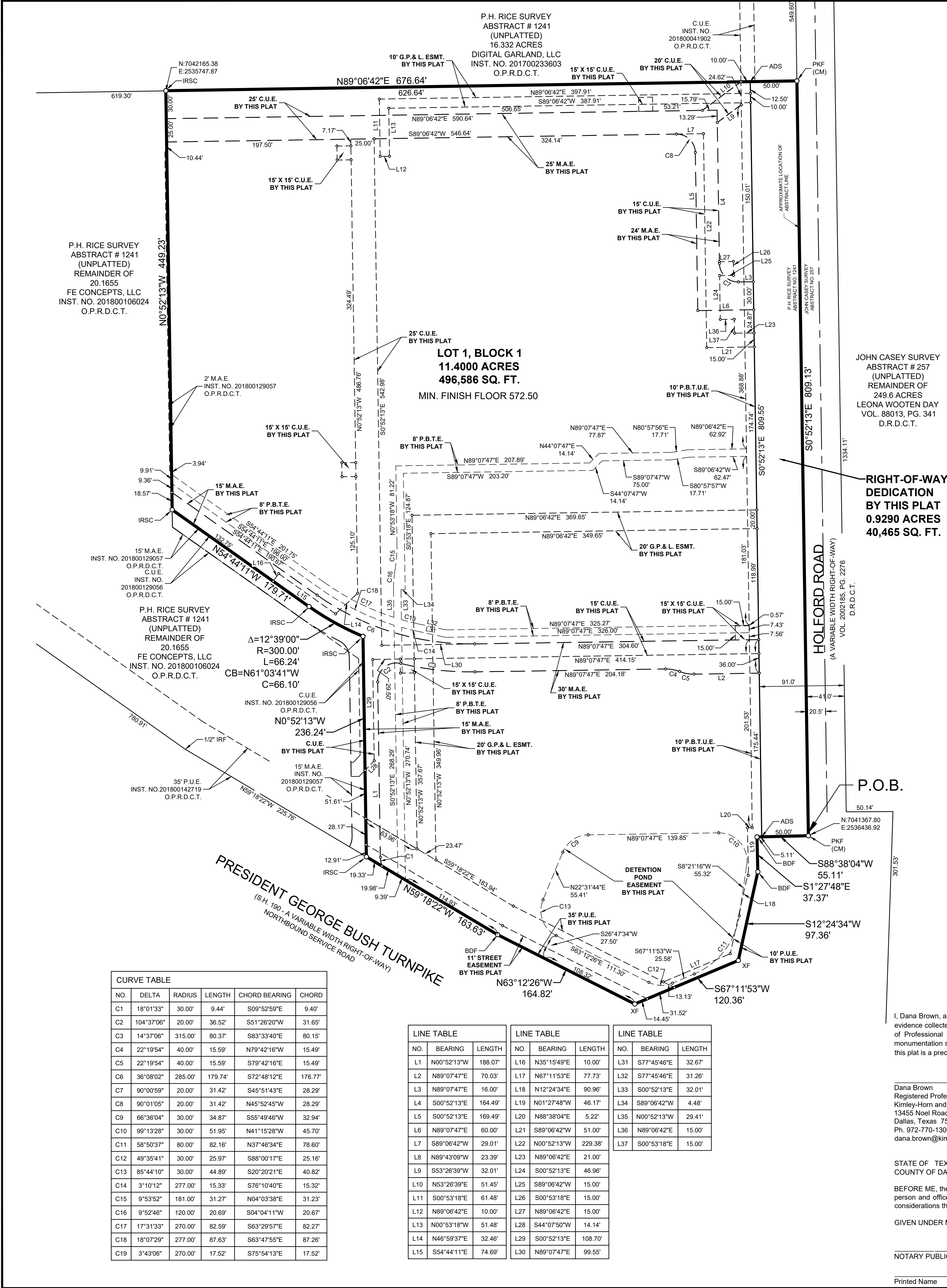
Will Guerin, AICP
Director of Planning



PLAT MAP P 18-20



INDICATES AREA
OF REQUEST



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, FE CONCEPTS, LLC, is the owner of a tract of land situated in the P.H. Rice Survey, Abstract No. 1241, City of Garland, Dallas County, Texas and being part of a 20.1655 acre tract of land described in Special Warranty Deed to FE CONCEPTS, LLC, recorded in Instrument No. 201800106024, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a pk nail found at the intersection of the centerline of Holford Road (a variable width right-of-way) with the north right-of-way line of President George Bush Turnpike (S.H. 190 - a variable width right-of-way);

THENCE with said north right-of-way line, the following courses and distances to wit:

South 88°38'04" West, a distance of 55.11 feet to a 3-1/4" brass TXDOT disk found;

South 1°27'48" East, a distance of 37.37 feet to a 3-1/4" brass TXDOT disk found;

South 12°24'34" West, a distance of 97.36 feet to an "X" cut in concrete found;

South 67°11'53" West, a distance of 120.36 feet to an "X" cut in concrete found;

North 63°12'26" West, a distance of 164.82 feet to a 3-1/4" brass TXDOT disk found;

North 59°18'22" West, a distance of 163.63 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set from which a 1/2-inch iron rod found bears North 59°18'22" West, a distance of 225.76 feet;

THENCE departing said north right-of-way line, the following courses and distances to wit:

North 0°52'13" West, a distance of 236.24 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 12°39'00", a radius of 300.00 feet, a chord bearing and distance of North 61°03'41" West, 66.10 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 66.24 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 54°44'11" West, a distance of 179.71 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set;

North 0°52'13" West, a distance of 449.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set in the south line of a 16.332 acre tract of land described in Special Warranty Deed to Digital Garland, LLC, recorded in Instrument No. 201700233603, Official Public Records, Dallas County, Texas;

THENCE with said south line, North 89°06'42" East, a distance of 676.64 feet to a pk nail found in said centerline of Holford Road and being the southeast corner of said 16.332 acre tract,

THENCE with said centerline, South 0°52'13" East, a distance of 809.13 feet to the POINT OF BEGINNING and containing 12.3290 acres or 537,051 square feet of land.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That FE CONCEPTS, LLC, 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 **BLANKENSTRIKER 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. All easements dedicated by this plat shall be open to all public and private utilities, without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. 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 construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand, and remove those facilities;(3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right, from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to prevent the construction of or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto. 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.

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 City of Garland, Texas shall not be responsible for the maintenance or operation of any detention 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 detention areas, or for the control of erosion. The construction, operation, and maintenance of any detention 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.

The undersigned does covenant and agree that the mutual 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). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

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, aprons, 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 doing 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.

The Pedestrian and Bike Trail Easement is hereby dedicated for pedestrian, passive recreational trail purposes, such as walking, hiking, jogging, bicycling, and other similar recreational purposes. The City of Garland shall have the right to occupy, maintain, re-grade, modify, and expand its' trail improvements and use the surface of the Pedestrian and Bike Trail Easement Area.

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 20_____.

BY: FE CONCEPTS, LLC

W. Mark Moore, President

STATE OF DALLAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared W. Mark Moore, 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 _____ DAY OF _____, 2018.

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name

SURVEYOR'S AFFIRMATION:

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

PRELIMINARY

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

OWNER: FE CONCEPTS, LLC

12400 Coit Road, Suite 800

Dallas, Texas 75251

(214)751-8300

Contact : W. Mark Moore

ENGINEER: Kimley-Horn and Associates, Inc.

13455 Noel Road

Two Galleria Office Tower, Suite 700

Dallas, Texas 75240

TEL: 469-301-2580

Contact : Jennifer Moore, P.E.

CERTIFICATE OF APPROVAL

Approved and accepted for the City of Garland this _____ day of _____, 20____, by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

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.

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT

BLANKENSTRIKER ADDITION

LOT 1, BLOCK 1

12.3290 ACRES

P.H. RICE SURVEY, ABSTRACT NO. 1241

CITY OF GARLAND,

DALLAS COUNTY, TEXAS

CITY CASE NO. 171003-3

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300

Fax No. (972) 239-3620

Scale 1" = 60'

Drawn by DWP

Checked by DAB

Date MAR. 2018

Project No 064505101

Sheet No 1 OF 1

DWG NAME: K:\DWG_SURVEY\064505101_FINAL\STACK GARLAND\DWG\064505101_FINAL\STACK GARLAND.dwg PLOTTED BY: PATRICK.DAVID 5/31/2018 12:46 PM LAST SAVED: 5/31/2018 12:41 PM



GARLAND

Plan Commission

3.a.

Meeting Date: 06/25/2018

Item Title: Z 17-42 Classic Design Group (District 1)

Summary:

Consideration of the application of **Classic Design Group**, requesting approval of 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses. This property is located east of Lavon Drive and south of Foster Road. (District 1) (File Z 17-42) (This item was postponed from the June 11, 2018 Plan Commission meeting.)

Attachments

Z 17-42 Classic Design Group Report and Attachments

Planning Report

File No: Z 17-42/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 25, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses.

LOCATION

East of Lavon Drive and south of Foster Road (immediately to the north of 2702 Lavon Drive)

APPLICANT

Classic Design Group

OWNER

Garland FP LP

BACKGROUND

The applicant is seeking approval of a Detail Plan to develop an unimproved property for a Car Wash, Automated/Rollover. The site is part of a larger property that was zoned in 2001 for a shopping center in Planned Development (PD) District 01-03. In 2017 a portion of the shopping center site, east of the subject site, was approved for Single-Family Attached (Townhouse) (SF-A) District in Planned Development (PD) District 17-04; and subsequently that Planned Development (PD) District was amended to allow a larger site area and phased development in 2018 under Planned Development (PD) 18-07.

SITE DATA

The subject property is approximately 1.3 acres with approximately 512 feet of frontage along Foster Road; the site layout provides two points onto Foster Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 01-03 which includes a list of permitted uses generally comprised of Community Retail (CR) District uses. Car Wash is an allowed (by right) use in this Planned Development (PD) District 01-03. Development proposals in PD 01-03 are required to submit a Detail Plan through a public hearing process. The applicant has submitted an application for a Detail Plan and also requests deviations from the development standards.

CONSIDERATIONS

1. **Site Design:** The applicant requests approval of a Detail Plan to develop the existing unimproved site into a Car Wash, Automated/ Rollover. Car Wash use is an allowed use on this property. The 3,940 square-foot car wash building is sited on the eastern portion of the property. The one-lane car wash entrance drive is shown on the north portion of the site. Two rows of vacuum canopies are proposed along the front of the building towards Foster Road. A pay station canopy is shown north of the building.
2. **Landscape and Screening:** The proposed landscape plan shows a minimum ten (10) foot wide buffer along Foster Road planted with eighteen (18) large canopy trees, turf,

and ground cover as stipulated in the Garland Development Code (GDC). The plan exceeds the minimum landscaped area of ten (10) percent with the provision of an eleven (11) percent landscaped area.

Screening along the residential property to the east consists of one row of large canopy trees with turf ground cover. The GDC does not require landscape screening or fencing along this property line. Further, the abutting planned Single-Family Attached (Townhouse) development is required to provide a masonry screening fence along that property line.

The refuse enclosure is placed at the north side of the site, at the north driveway onto Foster Road. The GDC requires that refuse enclosures be placed behind the building or in an interior service courtyard. This refuse enclosure placement is aligned with the building front elevation. The site's triangular shape and size limits the placement options of the car wash building and its associated refuse enclosure. The refuse enclosure meets the setback requirements, will be screened with small ornamental trees and its gated side will be perpendicular to the street right-of-way.

Light loading areas, for deliveries from smaller vehicles excluding heavy loading that would be conducted with semi-trucks, are to be located in the back of nonresidential buildings or in areas that cause the loading areas to not be visible from public streets. The light loading area is proposed along the front of the site at Foster Road between the driveway entries to the property. The GDC allows light vehicle loading in the front of nonresidential buildings provided that additional landscaping is installed to provide a living screen. This proposal includes such landscape screen consisting of small ornamental trees planted five (5) feet on center.

3. **Bay Door Orientation and Screening:** The car wash is sited with its entrance facing north towards Foster Road. The car wash exit is oriented to the south of the site and not facing towards the street. GDC Section 2.52 Special Standards for Certain Uses requires that automated car wash bay doors face away from streets. This site's shape is triangular which limits the placement of bay doors to face away from the street. The placement of the building on the property minimizes the exposure and visibility of the door from the street. High level screening shrubs are proposed along the south side of the property to screen the car wash exit from the Golden Chick restaurant.
4. **Building Elevations:** The proposed building meets the building architectural materials, and elements requirements of the GDC. A deviation is requested for the articulation requirements and canopy materials.

Specifically, the design of the building (Exhibit E) is required to comply with the following GDC development standards:

- All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
- At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six (6) of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations are to be horizontally and vertically articulated in accordance with Section 4.83(C).

The main building design complies with the aforementioned development standards, except articulation. A deviation is requested for the GDC horizontal articulation which requires four (4) projections or recesses in the horizontal plane while the proposed building is composed of two (2) projections or recesses. In addition, a deviation of the GDC vertical articulation is requested as the GDC requires a minimum vertical articulation dimension of three (3) feet with a total articulation of nine (9) feet for this building. The proposed building contains two (2) vertical articulations that meet the three (3) foot minimum dimension, for a total of six and one-half (6.5) feet of vertical articulation provided. However, the building is proposed with other vertical articulation components that in sum exceed the GDC articulation minimum dimension, with a total proposed articulation of twenty-three and eight tenths (23.8) feet.

Accessory structures are to be consistent with the building materials. The refuse enclosure, pay station canopy, and canopy equipment enclosure are consistent with the building materials. Additionally, canopies in nonresidential districts are to be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. The canopy elevations satisfy this requirement.

5. **Parking:** The amount of parking spaces and the required parking lot landscaping conform to the requirements of the GDC. The 3,940 square-foot car wash is shown on the plans with twenty (20) parking spaces, which is equivalent to the car wash parking ratio of one space per 200 square feet of gross floor area. Parking lot landscaping is provided with one large canopy tree placed at the end of each parking row; one tree is located within sixty-five (65) feet of each parking space; and the parking is screened from the street with a row of low level screening hedges.
6. The applicant has included information that the car wash will be constructed to include an "Air Cannon Silencer Kit" drying system and silencer package intended to mitigate car wash noise.
7. The applicant has proposed a design and response that minimizes lighting impacts. There will be no building mounted wall pack lighting or pole lights installed on the east side of the building or along the property. The unimproved land to the east is zoned and planned for residential development with townhomes.
8. Any signage will be subject to the regulations set forth in Chapter 4, Article 5 of the GDC.
9. The proposed hours of operation are Sunday through Saturday, starting at 8:00 a.m. until 8:30 p.m. during late spring and summer months. Adjusting for days in accordance to daylight savings time, the hours will start at 8:00 a.m. until 6:00 p.m. for fall and winter months.

COMPREHENSIVE PLAN

Envision Garland 2030 Comprehensive Plan – Compact Neighborhoods

Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public

services. The architectural character and scale of these areas are compatible with adjacent residential development.

The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property provides a mixture of employment, support services, and residential development. Along Lavon Drive are multiple commercial developments including freestanding retail uses and unified development shopping centers. Residential single-family attached (townhome) use is planned east of and abutting the site; and single-family detached use is existing to the east of that property.

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

STAFF RECOMMENDATION

Approval of a 1) an amendment to Planned Development (PD) District 01-03; and 2) a Detail Plan for a Car Wash, Automated/ Rollover Use on property zoned Planned Development (PD) District 01-03 for Community Retail Uses.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: July 17, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

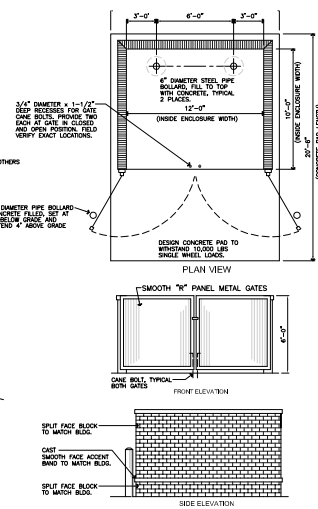
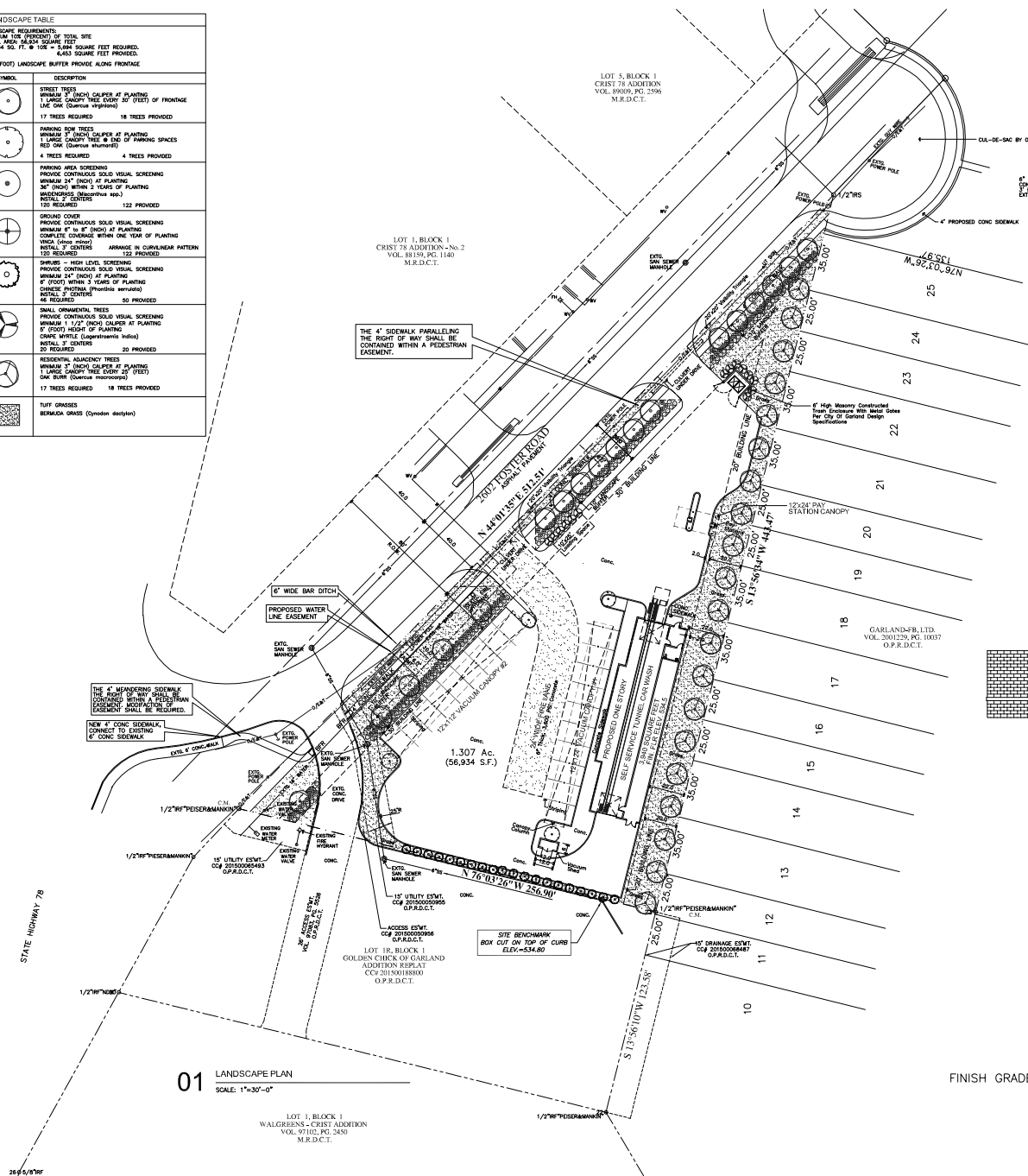
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-42

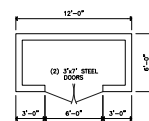
East of Lavon Drive and south of Foster Road (immediately to the north of 2702 Lavon Drive)

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Car Wash, Automated/Rollover on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, and Planned Development (PD) District 01-03 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plan:**
 - A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.
- IV. Specific Regulations:**
 - A. Permitted Land Uses: Land Uses are permitted as in Planned Development (PD) District 01-03.
 - B. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).
 - C. Landscape Plan: Development shall be in conformance with the approved landscape plan (Exhibit D).
 - D. Elevations: The building materials, articulations and architectural elements shall be in conformance with the approved elevations (Exhibit E).

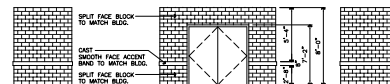
- E. Hours of Operation: The Car Wash, Automated/Rollover facility hours of operation shall be Sunday through Saturday 8:00 a.m. until 8:30 p.m. in late spring and summer months. Additionally, the hours of operation shall be Sunday through Saturday 8:00 a.m. until 6:00 p.m. for fall and winter months.
- F. Lighting: Lighting shall not include building mounted wall pack lighting or pole lights installed on the east side of the building or along the east side of the property.
- G. Deviations:
- a. The car wash bay door is allowed facing towards Foster Road as shown in Exhibit C.
 - b. The refuse enclosure shall be allowed as shown on Exhibit D.
 - c. The horizontal and vertical articulation requirements of the Garland Development Code shall not apply and the elevations shall adhere to the building design as shown in Exhibit E.

[illegible]

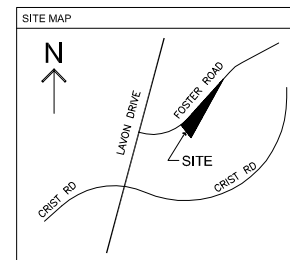
02 MASONRY ENCLOSED TRASH ENCLOSURE
SCALE: NONE



03 MASONRY ENCLOSED VACUUM SHED
SCALE: NONE



SITE PLAN ANALYSIS	
LOT LEGAL DESCRIPTION	
Lot Currently Unplatted	
T. V. Griffin Survey, Abstract No. 528	
LOT: NOT CURRENTLY PLATTED	
BLOCK: NOT CURRENTLY PLATTED	
ADDITION: NOT CURRENTLY PLATTED	
CONSTRUCTION TYPE	
CONSTRUCTION TYPE:	V-B
PROPOSED USES	
SELF SERVICE AUTOMATIC TUNNEL CAR WASH	
LOT AREA	
56,934 SQUARE FEET / 1.307 ACRES	
BUILDING AREA	
TOTAL BUILDING AREA:	3,940 SQUARE FEET
BUILDING HEIGHT REGULATIONS	
HEIGHT PROPOSED:	ONE STORY
OVERALL HEIGHT PROPOSED:	24'-0" (APPROX)
BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING SET BACK REGULATIONS	
FRONT BUILDING SETBACK:	30.0 Feet
SIDE BUILDING SETBACK:	0.0 Feet
REAR BUILDING SETBACK:	20.0 Feet
OFF STREET PARKING REQUIREMENTS	
1 PARKING SPACE/200 SQ. FT.	
SPACE REQUIRED:	20 SPACES
SPACE PROVIDED:	20 SPACES
CAR STACKING REQUIREMENTS	
1 PARKING SPACE/200 SQ. FT.	
BAY ENTRANCE STACKING REQUIRED:	3 SPACES
BAY ENTRANCE STACKING PROVIDED:	3 SPACES
WASH BAY EXIT STACKING REQUIRED:	
WASH BAY EXIT STACKING PROVIDED:	2 SPACE
LOT COVERAGE	
TOTAL LOT AREA:	56,934 SQ. FT.
BUILDING SQ. FT.:	3,940 SQ. FT.
VACUUM #1 CANOPY SQ. FT.:	1,776 SQ. FT.
VACUUM #2 CANOPY SQ. FT.:	1,344 SQ. FT.
PAY STATION CANOPY SQ. FT.:	288 SQ. FT.
VACUUM SHED SQ. FT.:	72 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.:	7,132 SQ. FT.
COVERAGE PERCENTAGE:	13 PERCENT



CITY OF GARLAND BENCHMARKS
CITY OF GARLAND GPS MONUMENT No. 19 LOCATED 11.5' N. OF THE N. CURB LINE OF BUCKINGHAM RD. & 166' E. OF THE CENTERLINE OF NORTHLAKE DR. ELEV. = 529.02
CITY OF GARLAND GPS MONUMENT No. 53 BEING A BENCH DISK, SET IN THE NORTH END OF CURB INLET ON THE EAST SIDE OF CROSSLAND ROAD JUST SOUTH OF FIREWHEEL PARKWAY ELEV. = 516.40



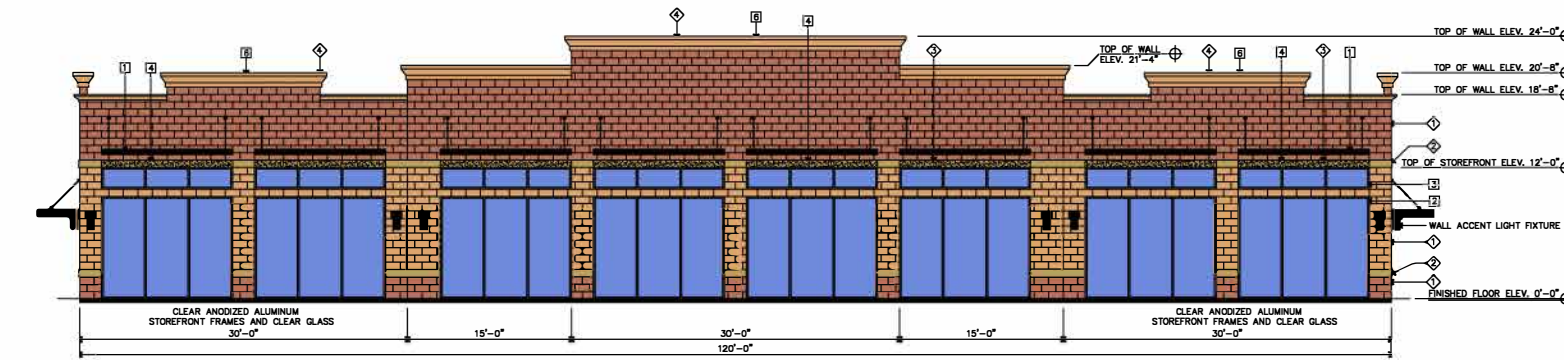
30' 0 30'

GRAPHIC SCALE: 1" = 30'-0"

ADJACENCY TO RESIDENTIAL SCREENING FENCE

SCREENING FENCE REQUIRED BY CDC TO BE CONSTRUCTED NEXT TO RESIDENTIAL ADJACENCY. THE DEVELOPER FOR MOORE OAKS HAS AGREED TO INSTALL SCREENING FENCE. SO THAT ONLY ONE FENCE TO BE CONSTRUCTED TO AVOID FUTURE TRASH BETWEEN BOTH SCREENING FENCES.

CASE NUMBER: 170606-3



01 ELEVATION - WEST (FACING FOSTER RD.)
SCALE: 3/16"=1'-0"

ARCHITECTURAL ELEMENTS USED:

- 1 METAL AWNINGS
- 2 DISPLAY WINDOWS
- 3 TRANSOM WINDOWS
- 4 ORNAMENTAL DOOR, WINDOW HEADERS
- 5 VARIED ROOF HEIGHTS
- 6 ORNAMENTAL FACADE TRIMS

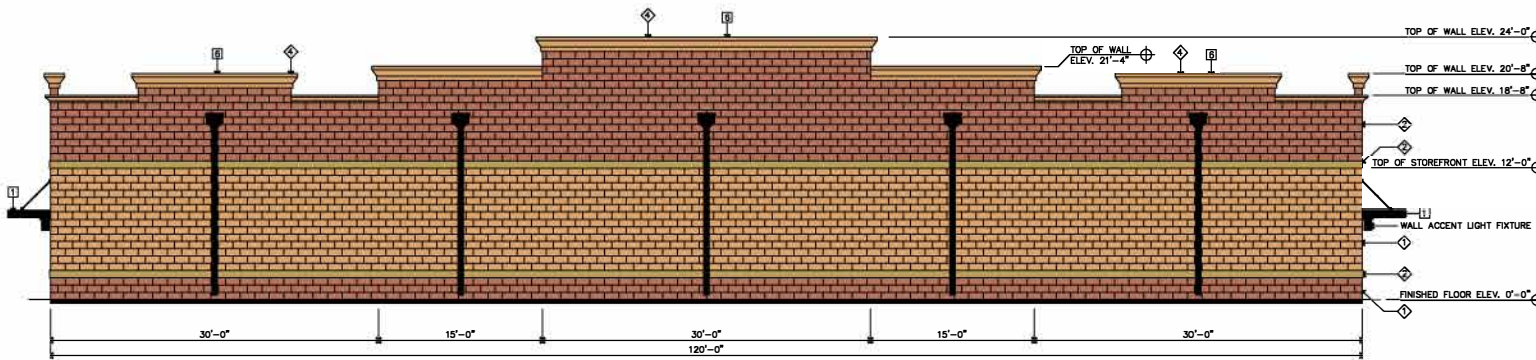
WEST ELEVATION MASONRY PERCENTAGE:

TOTAL FACADE SQUARE FEET: 2,535 (GROSS)
TOTAL OPENINGS SQUARE FEET: 1,088 (43%)
TOTAL FACADE SQUARE FEET: 1,447 (NET)

1 SPLIT FACE CMU BLOCK 1,200 SQUARE FEET	90.3%
2 CAST MASONRY SMOOTH FACE ACCENT BAND 40 SQUARE FEET	1.6%
3 ORNAMENTAL DOOR, WINDOW TREATMENT 64 SQUARE FEET	2.5%
4 ORNAMENTAL EIFS FINISH 143 SQUARE FEET	5.6%

VERTICAL ARTICULATION

FACADE LENGTH: 120'-0"
120' @ 20% = 24' MINIMUM LENGTH REQUIRED
30' ARTICULATION PROVIDED
5'-4" ARTICULATION HEIGHT PROVIDED



02 ELEVATION - EAST
SCALE: 3/16"=1'-0"

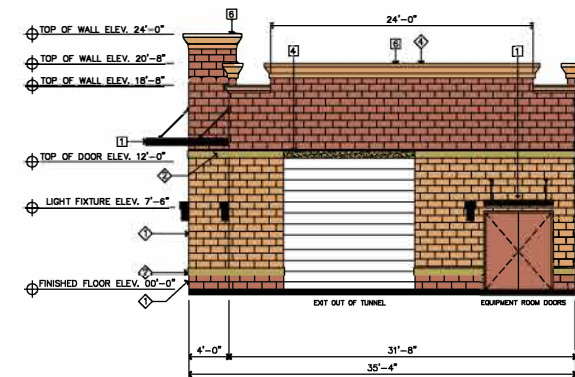
EAST ELEVATION MASONRY PERCENTAGE:

TOTAL FACADE SQUARE FEET: 2,535 (GROSS)
TOTAL OPENINGS SQUARE FEET: 1,200 (47%)
TOTAL FACADE SQUARE FEET: 1,335 (NET)

1 SPLIT FACE CMU BLOCK 1,200 SQUARE FEET	88.1%
2 CAST MASONRY SMOOTH FACE ACCENT BAND 160 SQUARE FEET	6.3%
3 ORNAMENTAL EIFS FINISH 143 SQUARE FEET	5.6%

VERTICAL ARTICULATION

FACADE LENGTH: 120'-0"
120' @ 20% = 24' MINIMUM LENGTH REQUIRED
30' ARTICULATION PROVIDED
5'-4" ARTICULATION HEIGHT PROVIDED



03 ELEVATION - SOUTH
SCALE: 3/16"=1'-0"

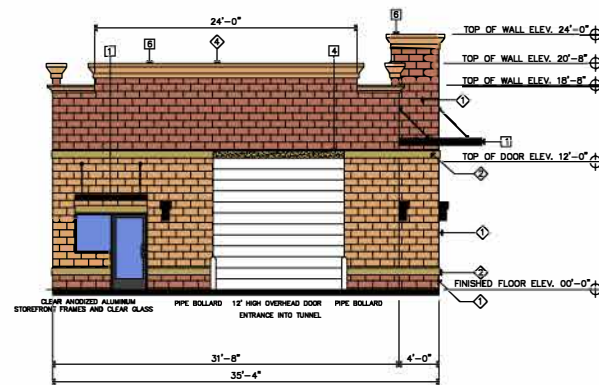
SOUTH ELEVATION MASONRY PERCENTAGE:

TOTAL FACADE SQUARE FEET: 728 (GROSS)
TOTAL OPENINGS SQUARE FEET: 180 (28%)
TOTAL FACADE SQUARE FEET: 548 (NET)

1 SPLIT FACE CMU BLOCK 456 SQUARE FEET	88.7%
2 CAST MASONRY SMOOTH FACE ACCENT BAND 27 SQUARE FEET	3.7%
3 ORNAMENTAL DOOR, WINDOW TREATMENT 8 SQUARE FEET	1.1%
4 ORNAMENTAL EIFS FINISH 47 SQUARE FEET	6.5%

VERTICAL ARTICULATION

FACADE LENGTH: 35'-4"
35'-4" @ 20% = 7'-0" MINIMUM LENGTH REQUIRED
24' ARTICULATION PROVIDED
2'-0" ARTICULATION HEIGHT PROVIDED



04 ELEVATION - NORTH
SCALE: 3/16"=1'-0"

NORTH ELEVATION MASONRY PERCENTAGE:

TOTAL FACADE SQUARE FEET: 728 (GROSS)
TOTAL OPENINGS SQUARE FEET: 180 (28%)
TOTAL FACADE SQUARE FEET: 548 (NET)

1 SPLIT FACE CMU BLOCK 456 SQUARE FEET	88.6%
2 CAST MASONRY SMOOTH FACE ACCENT BAND 28 SQUARE FEET	3.6%
3 ORNAMENTAL DOOR, WINDOW TREATMENT 8 SQUARE FEET	1.1%
4 ORNAMENTAL EIFS FINISH 47 SQUARE FEET	6.5%

VERTICAL ARTICULATION

FACADE LENGTH: 35'-4"
35'-4" @ 20% = 7'-0" MINIMUM LENGTH REQUIRED
24' ARTICULATION PROVIDED
2'-0" ARTICULATION HEIGHT PROVIDED



CASE NUMBER: 170606-3

Classic Design Group



REVISIONS
DATE
DESCRIPTION

SAFE SPIN CAR WASH
FOSTER ROAD
GARLAND, TEXAS

DEVELOPER
MR. SHAWN SMITH
GMA AUTOMOTIVE SERVICES
3800 OLIVER COURT
HOUSTON, TEXAS 77056
PHONE: 281-568-3234
EMAIL: shawn@smithaut.com

GENERAL CONTRACTOR

SHEET NAME
EXTERIOR ELEVATIONS

DRAWN BY: O. GALAN

CHECKED BY: 3/16"=1'-0"

PROJECT NO.

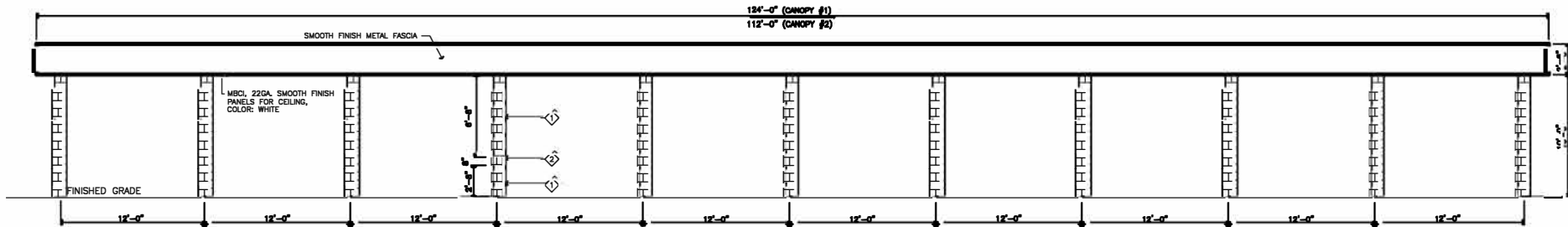
ISSUE DATE: 28 MAY 18

REVISED DATE:

SHEET

OF

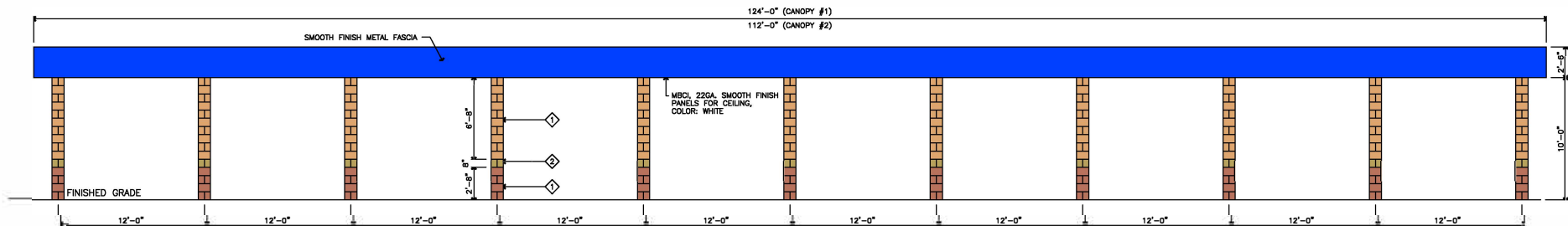
CE1



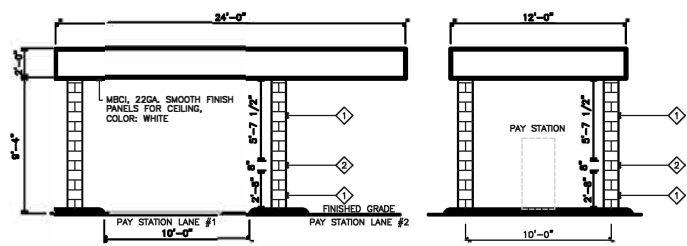
MATERIAL LEGEND

◊	8" SPLIT FACE CMU BLOCK
◊	8" CAST MASONRY SMOOTH FACE ACCENT BAND

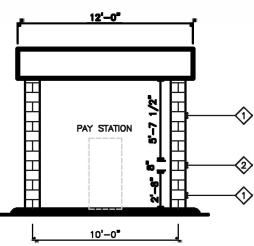
01 ELEVATION - VACUUM CANOPY #1 AND #2
SCALE: 1/4"=1'-0"



02 ELEVATION - VACUUM CANOPY #1 AND #2
SCALE: 1/4"=1'-0"

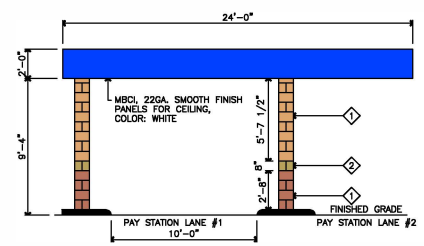


(LOOKING SOUTH)

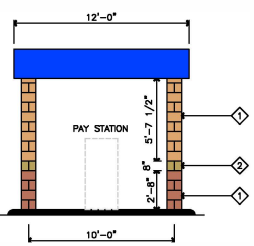


(LOOKING EAST)

03 ELEVATION - PAY STATION CANOPY
SCALE: 1/4"=1'-0"

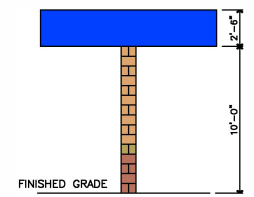


(LOOKING SOUTH)



(LOOKING EAST)

04 ELEVATION - PAY STATION CANOPY
SCALE: 1/4"=1'-0"



05 ELEVATION - PAY STATION CANOPY #1 & #2
SCALE: 1/4"=1'-0"

CASE NUMBER: 170606-3

Classic Design Group

4142 BRITTON COURT
Grand Prairie, TX 75052
OFFICE: 972.861.8432
classic_design@outlook.net

DEVELOPER

MR. SHANE GRIFFIN
GRIFFIN AUTOMATIC SERVICES
3500 CLIFTON COURT
IRVING, TEXAS 75039
PHONE: 888-688-3534
EMAIL: SHANE.GRIFFIN@GASUS.NET

GENERAL CONTRACTOR

SHEET NAME

CANOPY ELEVATIONS

DRAWN BY

O. GALAN

CHECKED BY

SCALE

1/4"=1'-0"

PROJECT NO.

ISSUE DATE

29 MAY 18

REVISED DATE

SHEET

CA1

OF

Z 17-42



View of subject site from Lavon Road looking east towards Foster Road



View of subject site from Foster Road



View of commercial development along west side of Foster Road



GARLAND

Plan Commission

3.b.

Meeting Date: 06/25/2018

Item Title: Z 18-23 Spiars Engineering, Inc. (District 1)

Summary:

Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District. This property is located at 2906 Lavon Drive. (District 1) (File Z 18-23)

Attachments

Z 18-23 Spiars Engineering, Inc. Report and Attachments

Planning Report

File No: Z 18-23/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 25, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Light Commercial (LC) District.

LOCATION

2906 Lavon Drive

APPLICANT

Spiars Engineering, Inc.

OWNER

Firewheel Commons, LLC

BACKGROUND

The subject property (overall site), a 5.63-acre lot, is developed with a shopping center (Exhibit E). The applicant proposes to lease a 0.25-acre area of the subject property and develop this lease area with a restaurant with drive-through (coffee shop).

LEASE AREA DATA

The lease area is approximately 0.25 acres. The lease area has no street frontage but as part of the subject property, it would be accessed from Lavon Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Light Commercial (LC) District. The development of a restaurant with a drive-through requires approval of a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to lease a 0.25-acre area currently part of the parking lot of the subject property. The applicant would develop the lease area with a 465 square-foot, one-story restaurant (coffee shop) with a drive-through. The improvements in the lease area would include a patio with railing to define the patio area and buffer the seating area from on-site traffic as well as curbs between drive-through lane and on-site parking/vehicular traffic (Exhibit C). The restaurant with drive-through would operate Monday through Sunday from 5:30 a.m. through 8:00 p.m.
2. The Garland Development Code establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Five (5) parking spaces located within the lease area would serve the proposed 465-square foot restaurant with drive-through.
3. Given the extent and size of the proposed improvements on the lease area, the screening and landscape standards, under this Specific Use Provision request, are only applicable to the development on the lease area and do not apply to the entire subject property. The proposed development in the lease area is in conformance with the applicable Screening Standards in the Garland Development Code.

4. The design of the building (Exhibit D) is required to comply with the following Garland Development Code requirements:

- All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
- At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

The building design complies with the aforementioned design requirements.

5. A Specific Use Provision for Restaurant, Drive-Through for twenty (20) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Light Commercial (LC) District and are developed with shopping centers and a couple of restaurants drive-throughs. The properties to the east are zoned Planned Development (PD) 01-03 District and PD 81-33 District, both districts for Single-Family-7 Uses; these properties are developed as residential neighborhoods. The properties to the south are zoned Planned Development (PD) 85-27 District for Community Retail Uses; these properties are developed with two restaurants, one of which has a drive-through, and a vacant building. The properties to the west, across Lavon Drive and railroad tracks, are zoned Planned Development (PD) 80-68 District and PD 83-104 District, both districts for Single-Family-7 Uses; these properties are developed as residential neighborhoods.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Restaurant, Drive-Through as proposed by the applicant.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

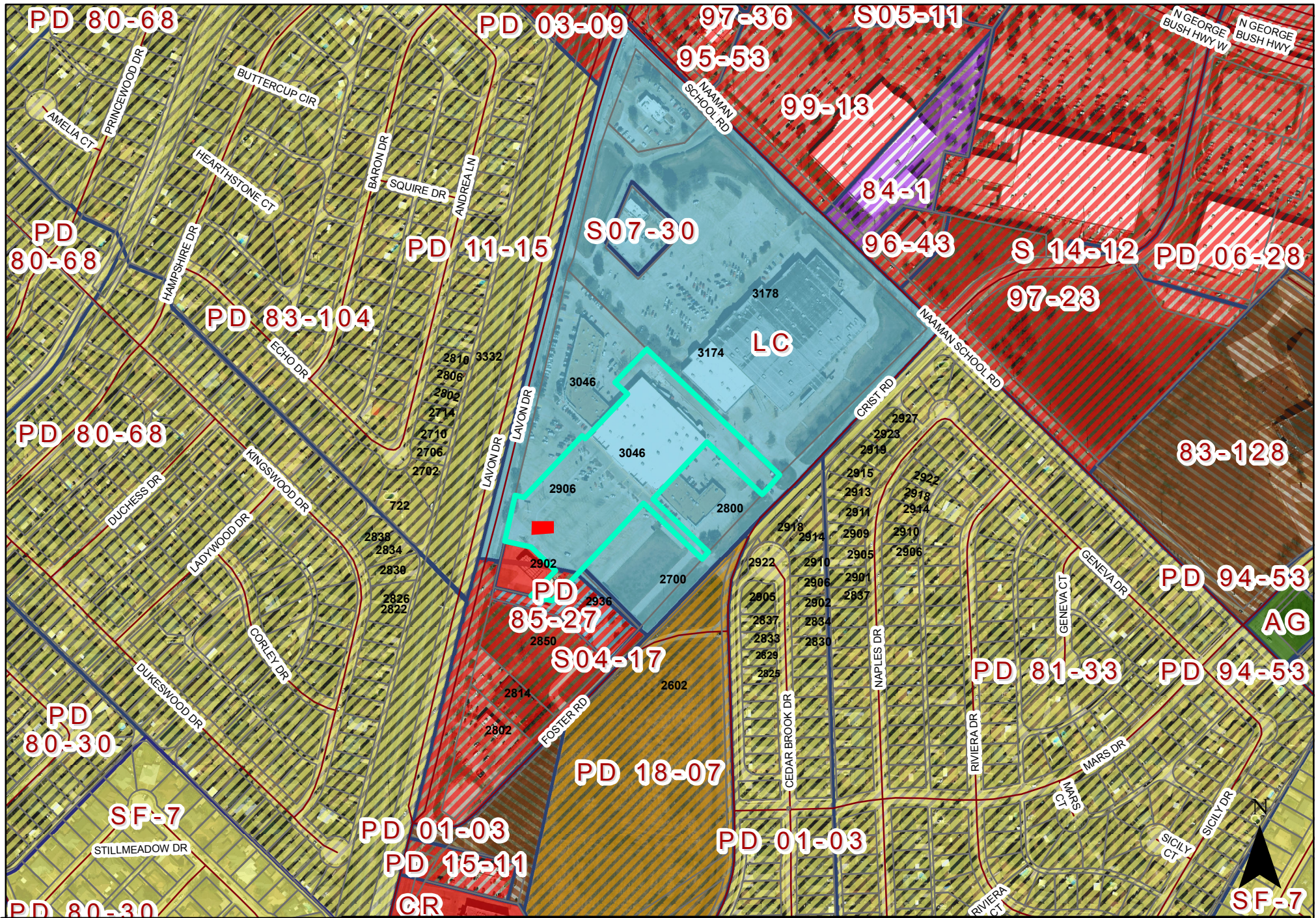
CITY COUNCIL DATE: July 17, 2018

PREPARED BY:

Josue De La Vega, MCRP
Senior Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 300 600 Feet
1 inch = 394 feet

ZONING MAP Z 18-23



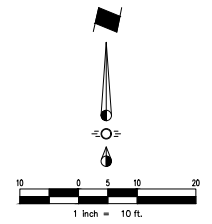
INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-23

2906 Lavon Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development:** Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit D (development plans). In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.
 - B. Parking:** At least five (5) parking spaces shall be provided within the lease area to serve the Restaurant, Drive-Through.



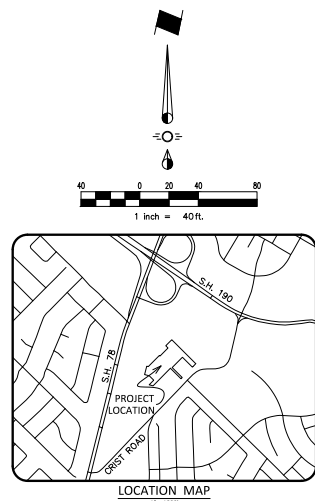
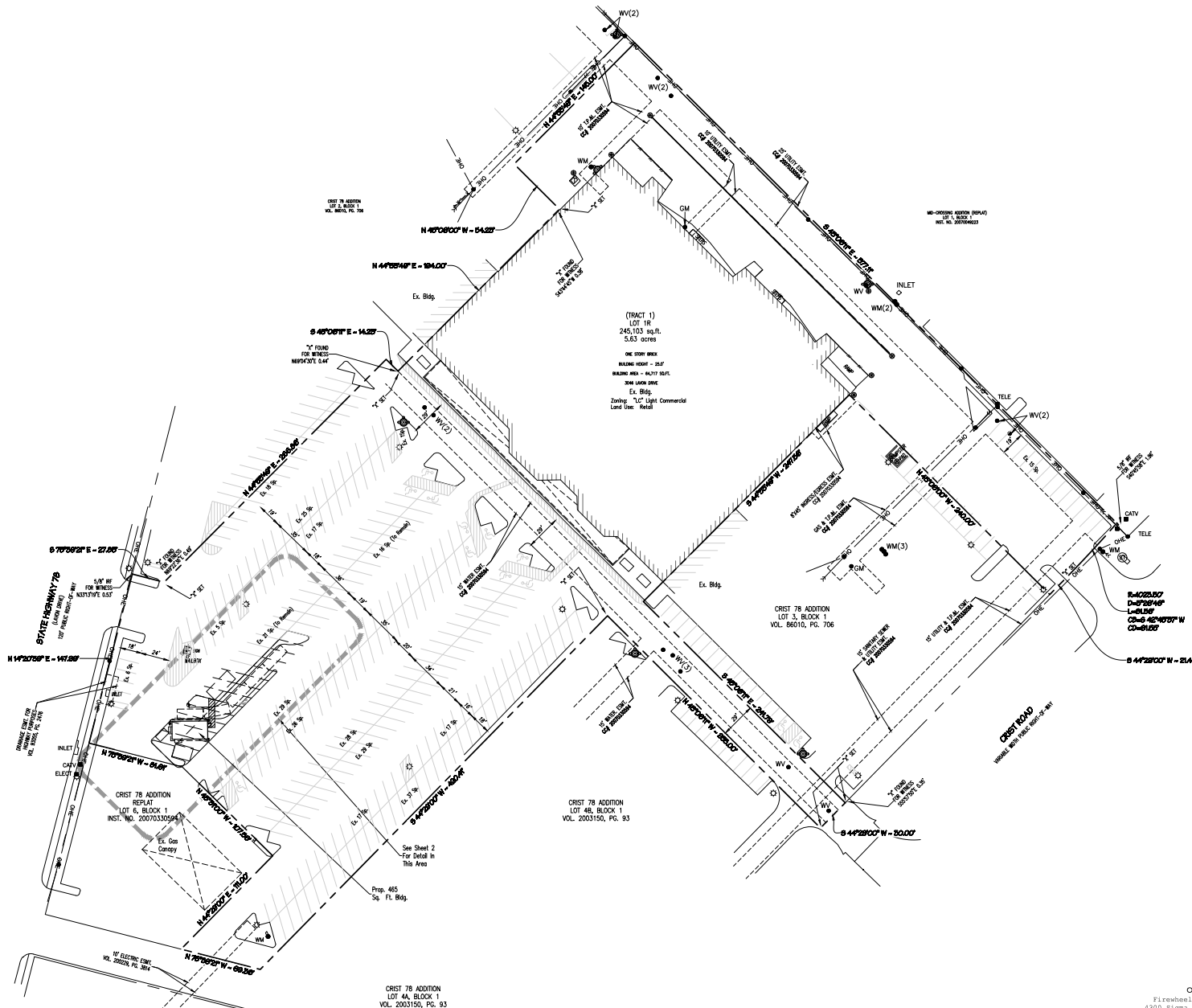
Case No. 170420-1
SHEET 2 OF 2
SITE PLAN

SCOOTERS COFFEE

LOT 1R
1 LOT ON 5.63 ACRES OF LAND
SITUATED IN THE
JACOB REAGOR SURVEY, ABSTRACT NO. 1258
IN THE CITY OF GARLAND
DALLAS COUNTY, TEXAS

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
55 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond





SYNOPSIS	
Zoning	LC Light Commercial
Existing Use	Retail
Proposed Use	Drive-Thru Restaurant
Total Lot Area	5.627 Ac./245,103 Sq. Ft.
Existing Building Area	64,717 Sq. Ft.
Proposed Building Area	465 Sq. Ft.
Total Building Area	65,182 Sq. Ft.
Floor Area Ratio	0.265:1
Building Height	1-Story
Impermeable Area	171,215 Sq. Ft.
Parking Required for Scooters	5 Spaces
Parking Provided for Scooters	5 Spaces

Case No. 170420-1
SHEET 1 OF 2
SITE PLAN
SCOOTERS COFFEE
LOT 1R
1 LOT ON 5.63 ACRES OF LAND
SITUATED IN THE
JACOB REAGOR SURVEY, ABSTRACT NO. 1258
IN THE CITY OF GARLAND
DALLAS COUNTY, TEXAS

OWNER	APPLICANT	ENGINEER / SURVEYOR
Firewheel Commons, LLC 4300 Sigma Road, Suite 100 Dallas, TX 75244 Telephone: (214) 663-8782 Contact: Jeff Strong	Straub Enterprises, LLC 8601 Park Lane, #221 Dallas, TX 75231 Telephone: (402) 656-4581 Contact: Ted Straub	Spiars Engineering, Inc. 765 Cluster Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0877 TBP# No. S-2121 Contact: David Bond

Z 18-23



View of lease area (on subject property) from Lavon Dr.



View of existing shopping center on the subject property.



View of the properties to the east.



View of the properties across Lavon Dr. and railroad tracks.



GARLAND

Plan Commission

3.c.

Meeting Date: 06/25/2018

Item Title: Z 18-31 Davis Land Surveying Co., Inc. (District 3)

Summary:

Consideration of the application of **Davis Land Surveying Co., Inc.**, requesting a Change of Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District. This property is located at 5150 Locust Grove Road. (District 3) (File Z 18-31)

Attachments

Z 18-31 Davis Land Surveying Co., Inc. Report and Attachments

Planning Report

File No: Z 18-31/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 25, 2018



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

This site is located at 5150 Locust Grove Road.

APPLICANT

Davis Land Surveying Co., Inc.

OWNER

Rex and Maricella Heckelman

BACKGROUND

The applicant requests approval of a Change in Zoning from Agricultural (AG) District to Single-Family-10 (SF-10) District for the construction of one (1) single-family home on a proposed lot.

The subject site contains approximately 5.20 acres. The owner intends to subdivide one (1) lot into three (3) lots to build a new single-family home on Lot 3. There is an existing single-family home on Lot 1. The application states that Lot 2 will remain undeveloped.

The minimum lot size required to build a single-family home in the Agriculture (AG) District is 87,120 square-foot. The lot on which the owner intends to build a new single-family home is 18,748 square-foot. The Change in Zoning will allow the owner to build a single-family home on Lot 3.

SITE DATA

The subject site contains approximately 5.20 acres and will have 24.50 feet of frontage along Locust Grove Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established

within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The Single-Family-10 (SF-10) District is intended to provide for development of primarily low-density detached single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The applicant proposes to develop the site in a manner consistent with the stated purpose of the Single-Family-10 (SF-10) District and the surrounding residential development.
3. The Agricultural (AG) District requires a minimum lot size of 87,120 square feet for development with a minimum dwelling size of 1,100 square feet. Setbacks within the Agricultural (AG) Districts are much greater than more urban residential districts and more reflective of a rural development pattern. Accordingly, residential development on agricultural land typically consists of homesteads on large tracts. Large tract homesteads are inconsistent with the established residential development pattern of the surrounding area. Comparatively, the Single-Family-10 (SF-10) District requires a minimum lot size of 10,000 square feet and a minimum dwelling size of 1,900 square feet.
4. The GDC provides the tools to ensure that development standards which promote efficient use of land and resources and which are supportive of the policies of the Comprehensive Plan are incorporated into site development, including but not limited to building and site design.

COMPREHENSIVE PLAN

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

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre); Single-Family-10 (SF-10) District yields approximately 4.3 units per acre. The proposed use is compatible with the Future Land Use Map of the Envision Garland 2030 Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed with single-family and multi-family development. The property to the north is zoned Planned Development (PD) District 82-31 for multi-family use. The property to the east is zoned Single-Family-7 (SF-7) District. Property to the south is zoned Single-Family-7 (SF-7) District and property to the west is zoned Single-Family-7 (SF-7) District. Therefore, the request would not introduce any new uses that may be incompatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends approval of a Change in Zoning from Agriculture (AG) District to Single-Family-10 (SF-10) District.

ADDITIONAL INFORMATION

Location Map
Photos

CITY COUNCIL DATE: July 17, 2018

PREPARED BY:

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REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 18-31

INDICATES AREA
OF REQUEST

Z 18-31



Looking north of subject site from Locust Grove Road



Looking east of subject site beyond the house on Deep Canyon Drive



Looking south of subject site beyond the house on Kelso Lane.



Looking at the existing house on proposed Lot 1.



GARLAND

Plan Commission

4.a.

Meeting Date: 06/25/2018

Item Title: GDC amendment to Chapter 2: Zoning Regulations, Article 5, Division 2

Summary:

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03 to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized."

Attachments

GDC amendment to Chapter 2: Zoning Regulations, Article 5, Division 2 Report

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: June 25, 2018



GARLAND
TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03, Definitions, to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized."

BACKGROUND

The Garland Development Code (GDC) does not currently define or recognize the institutionalized care of psychiatric, alcoholic or drug dependent patients in the applicable list of land uses. The former development code [Comprehensive Zoning Ordinance, No. 4647] defined these uses but it did not carry over into the adoption of the GDC in 2015. In order to address these types of uses consistently in the future, the proposed amendments formally define them, based on the previous code's definition, and establish in which zoning districts to allow them--by Specific Use Provision (SUP).

CONSIDERATIONS

Chapter 2: Land Use Matrix

1. The proposed amendment is to allow "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized" by Specific Use Provision (SUP) only in the following zoning districts:
 - Industrial (IN)
 - Heavy Commercial (HC)
 - Light Commercial (LC)
 - Community Retail (CR)
 - Community Office (CO)

It should be noted that the above zoning districts are where Hospitals are currently allowed in the GDC—whether by right or by Specific Use Provision (SUP).

A Specific Use Provision (SUP) requires approval by the City Council, with a recommendation from the Plan Commission, through a public hearing process. The purpose of a Specific Use Provision (SUP) is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with other uses in the vicinity. Specific uses are those uses which are generally compatible with the allowed land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use.

In addition, the proposed parking requirement is 1 parking space per 4 beds, based on the previous parking ratio for this use within the Comprehensive Zoning Ordinance (No. 4647).

Chapter 6: Definitions

2. The proposed definition of "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized" is as follows: "An institutionalized-type facility for the care of the listed patients."

This definition was used in the previous Comprehensive Zoning Ordinance.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized"; and to Chapter 6, Section 6.03, Definitions, to define "Care of Alcoholic, Drug Dependent or Psychiatric Patients, Institutionalized."

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GARLAND

Plan Commission

5.

Meeting Date: 06/25/2018

Item Title: Future Cases Memo - July 9, 2018

Summary:

ADJOURN

Attachments

Future Cases Memo - July 9, 2018



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: June 25, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the July 9, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

ZONING

1. Consideration of the application of **Cates-Clark Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on a property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
2. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
3. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)

4. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of a Detail Plan for an Elder Care - Independent Living Use and Elder Care – Assisted Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
5. Consideration of the application of **OM Housing** requesting approval of 1) a Change in Zoning from Community Retail (CR) District to a Planned Development (PD) District for Multi-Family and Retail Uses, and 2) a Detail Plan for Dwelling, Multi-Family. This property is located at 1603 E Interstate 30. (District 3) (File Z 18-10)
6. Consideration of the application of **Evergreen Basswood Senior Community, L.P.**, requesting approval of 1) a Change in Zoning for Planned Development (PD) District on a property zoned Planned Development (PD) District 02-38 for Mixed Use to allow an Elder Care – Independent Living Use, and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1901 Highway 66. (District 1) (File Z 18-11)
7. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval of 1) a Change in Zoning from Commercial Office (CO) District to Planned Development (PD) District for Community Office (CO) District Uses and Elder Care – Independent Living Use, and 2) a Detail Plan for Elder Care – Independent Living Use. This property is located at 1102 North Shiloh Road. (District 8) (File Z 18-12)
8. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 and PD 12-36 for Urban Business Uses, 2) an amended Detail Plan for Hotel/Motel, Limited Service and 3) a Specific Use Provision for Hotel/Motel, Limited Service. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
9. Consideration of the application of **Creative Architects**, requesting approval of 1) a Change in Zoning from Community Retail (CR) District and Agriculture (AG) District to Planned Development (PD) District for Mixed Uses, 2) a Concept Plan, 3) a Detail Plan for Single-Family Residential and Hotel/Motel Use, 4) a Specific Use Provision for a Hotel/Motel, Extended Stay Use, and 5) an Alley Waiver. This property is located at 1233 East I-30 Freeway and 4213 Zion Road. (District 3) (File Z 18-22)
10. Consideration of the application of **Firewheel Real Estate Development**, requesting approval of an amendment to Planned Development (PD) District 15-09 for Community Retail Use to allow a 100 square-foot programmable monument sign (49 square feet permitted) and with a height of 15 feet, 4 inches (7 feet permitted). This property is located at 4880 North President George Bush Highway. (District 1) (File Z 18-25)
11. Consideration of the application of **Kimley-Horn & Associates**, requesting approval of 1) a Specific Use Provision for an Electric Substation, 2) a Master Concept Plan for a Data Center and Electric Substation, and 3) a Detail Plan for a Data Center and Electric Substation on property zoned Planned Development (PD)

District 17-35 for Mixed Uses. This property is located at 1717 Lookout Drive. (District 1) (File Z 18-27)

12. Consideration of the application of **Dinh Nguyen**, requesting approval of a Change of Zoning from Agricultural (AG) District to Community Retail (CR) District. This property is located at 2105 Crist Road. (District 8) (File Z 18-28)
13. Consideration of the application of **Charles Gojer and Associates, Inc.**, requesting approval of a Specific Use Provision for a Financial Institution Convenience Drive-Through on a property zoned Planned Development (PD) District 16-22 for Community Retail Uses. This property is located at 5005 North President George Bush Turnpike. (District 1) (File Z 18-29)
14. Consideration of the application of **Huckabee**, requesting approval of 1) a Detail Plan for an Athletic Events Facility, Indoor on property zoned Planned Development (PD) District 94-53 for Mixed Uses. This property is located at 2585 Firewheel Parkway. (District 1) (File Z 18-30)