



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 11, 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 6:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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 the May 14, 2018 meeting.

2. PLATS

- a. P 18-17 Northlake Summerwind Addition Conveyance Plat
- b. P 18-18 Birchwood 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) (Staff requests postponement to the June 25, 2018 Plan Commission meeting.)
- b. Consideration of the application of **Paul Taylor Homes, Limited**, 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)
- c. 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)

4. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 06/11/2018

Item Title: Plan Commission Minutes - May 14, 2018

Summary:

Consider approval of the Minutes for the May 14, 2018 meeting.

Attachments

Plan Commission Minutes - May 14, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, May 14, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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	Nabiha Ahmed

CALL TO ORDER

1st Vice-Chair Hedrick called the meeting to order and Commissioner Welborn 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 1st Vice-Chair Hedrick read those items into the record. **Motion** was made by Commissioner Williams to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to approve item 1a. **Motion carried: 7 ayes, 0 Nays.**

MINUTES

1a. APPROVED** **Approval** of Minutes for the regular meeting of April 23, 2018.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. DENIED Consideration of the application of **Overland Property Group, LLC**, requesting a Change of Zoning from Planned Development (PD) District 14-11 for Single-Family (SF-10) Use to Multi-Family

(MF) District. This site is located at 2017 Bunk House Road, and more specifically it is located approximately 650 feet east of East Centerville Road on the south side of East Miller Road. (District 3) (File Z 18-14)

Representing the applicant, Brett Johnson, 5345 West 151st Terrace, Leawood, Kansas, spoke on the history and background of the company, stated the request for straight zoning was due to time constraints, environmental concerns have been addressed, a meeting with surrounding neighbors was held, and provided an overview of the request. Mr. Johnson went on to inform the Commission of the location of the Water Utilities lift station, and the variables in determining the location for the request.

Commissioner Edwards inquired as to the location of the Water Utilities lift station.

Commissioner Dalton asked of the applicant if additional sites were considered.

Citizens speaking in opposition:

James Bartosh, 1817 Meadowview Drive, Garland, Texas
Floyd Bartovikac, 2006 West Shore, Garland, Texas
Leah Black, 1609 James Good Lane, Garland, Texas
Jerry Brown, 2002 Meadowview Drive, Garland, Texas
Albert Mandeville, 2028 Meadowview Circle, Garland, Texas
Candie Nelson, 1837 Meadowview Drive, Garland, Texas
Boyd O'Conner, 2221 Meadowview Drive, Garland, Texas
Jonathan O'Riley, 1902 Meadowview Drive, Garland, Texas

Citizens registering their opposition, but did not speak:

Rick Noble, 2001 Meadowview Drive, Garland, Texas
Geraldine Robison Watson, 2110 Meadowview Court, Garland, Texas

Concerns were raised regarding property values, traffic, proposed type of development, security/increase in crime, and loss of open space. Several citizens also stated they never received an invitation as stated by the Applicant regarding the neighborhood meeting.

Motion was made by Commissioner Edwards, seconded by Commissioner Dalton to close the Public Hearing and open the case for discussion. **Motion Carried: 7 Ayes, 0 Nays.**

Commissioner Dalton spoke against the request stating the location was not appropriate.

Commissioner Ott spoke against the request, expressing concern the request lacks a Planned Development (PD).

Motion was made by Commissioner Edwards, seconded by Commissioner Williams to **deny** the request. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:00 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 06/11/2018

Item Title: P 18-17 Northlake Summerwind Addition Conveyance Plat (District 1)

Summary:

P 18-17 Northlake Summerwind Addition Conveyance Plat

Attachments

P 18-17 Northlake Summerwind Addition Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-17/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 11, 2018

CONVEYANCE PLAT

Northlake Summerwind Addition

LOCATION

1130 and 1102 North Country Club Road

ZONING

Planned Development (PD) District 03-52 for Community Retail Use.

NUMBER OF LOTS

4

ACREAGE

4.69

BACKGROUND

The applicant requests approval of a Conveyance Plat to subdivide two (2) lots into four (4) lots. There is a retail building (Family Dollar) existing on lot 2. The remaining lots are undeveloped.

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

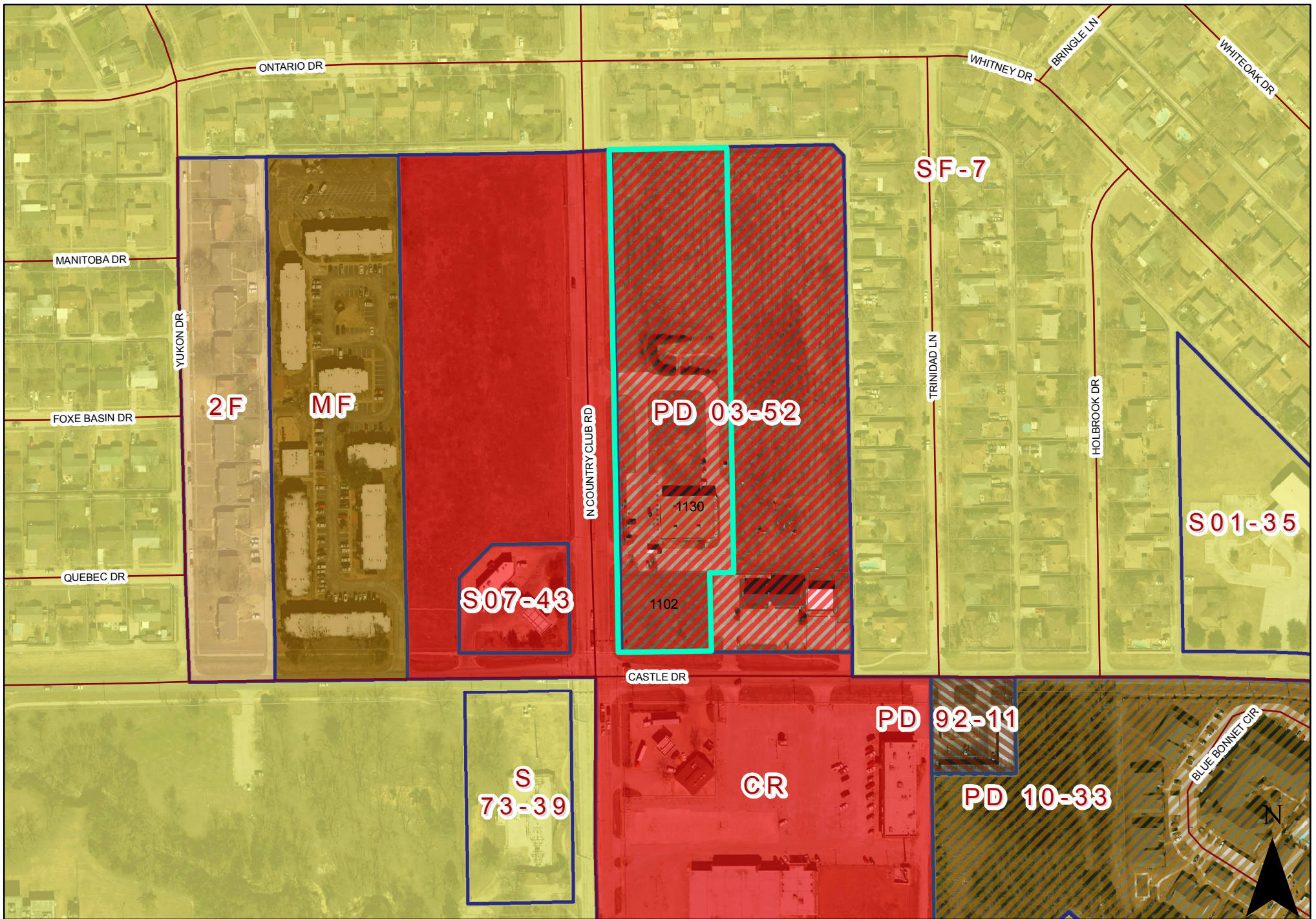
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



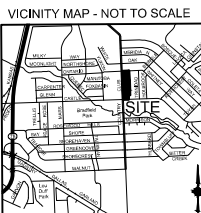
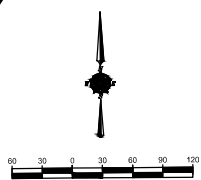
0 100 200 Feet

1 inch = 235 feet

PLAT MAP P 18-17



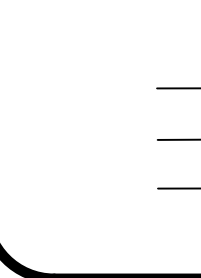
INDICATES AREA
OF REQUEST



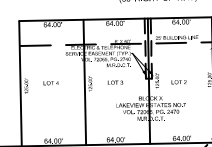
LEGEND
3-1/4" METALLIC DISK STAMPED
"NORTHLAKE SUMMERWIND-2017"
IRON ROD FOUND
IRON ROD WITH YELLOW CAP SET "DISH"
"X" FOUND
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQ. FT.

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	60.38	S89°00'33"W	
L2	27.00	S1°03'05"E	
L3	75.12	S88°56'55"W	
L4	1.21	N1°03'05"E	
L5	65.32	S88°56'55"W	
L6	60.01	N0°56'38"W	
L7	2.67	S89°51'58"W	
L8	24.00	S89°51'58"W	
L9	91.74	N0°56'53"W	
L10	146.81	N46°07'27"W	
L11	24.00	S89°51'58"W	
L12	37.34	S89°52'33"W	
L13	24.00	N1°07'27"W	
L14	37.94	S46°07'27"E	

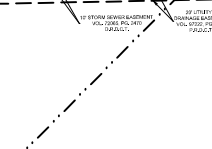
CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	25.25	27.68	52°16'18"	N08°35'03"W 24.39
C2	33.84	40.30	48°06'29"	N24°03'16"W 32.85
C3	15.37	16.30	54°01'17"	S27°00'39"E 14.89
C4	43.49	51.88	48°13'19"	S24°36'11"E 42.22



ONTARIO DRIVE



WHITNEY DRIVE

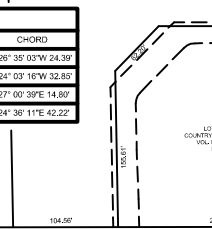


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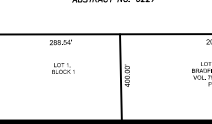
GENERAL NOTES

- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.
- Purpose for this conveyance plat is to create 4 Lots.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
- This plat is a conveyance plat only, and is approved solely for the purpose of defining lots and other interests in the land described herein. No building permits, certificates of occupancy, or other development approval shall be issued or is here intended, nor shall permanent public utility service be provided to any lot described on this conveyance plat until a final plat is approved, filed or recorded, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.
- Coordinates and Bearings shown hereon are tied to the Texas Coordinate System of 1983 (NAD83(2011) EPOCH 2013), North Central Zone (4202) using City of Garland Geodetic Control Monuments 25 and 26.
GPS 25 = N=7,023,392.87 E=2,545,208.19, Z=526.18
GPS 26 = N=7,022,567.85, E=2,551,404.12, Z=498.01

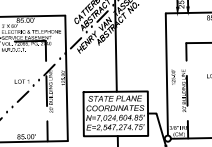


POINT OF BEGINNING

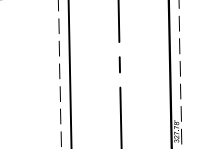
CASTLE DRIVE



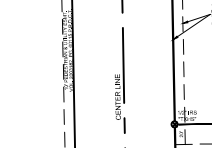
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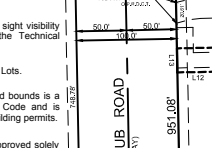
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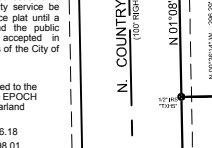
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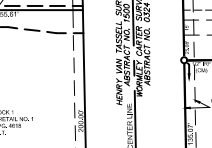
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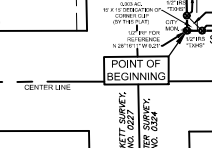
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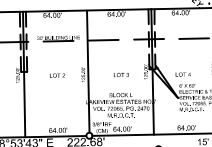
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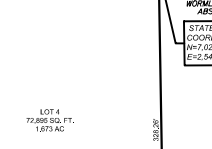
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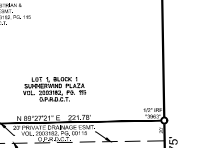
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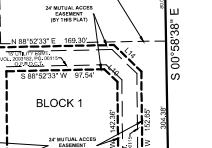
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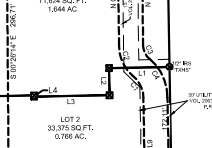
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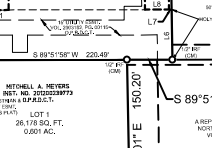
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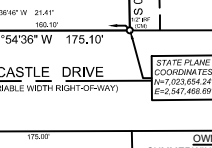
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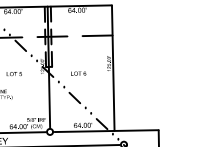
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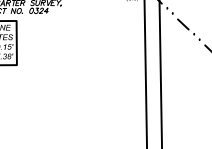
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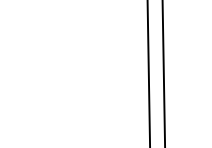
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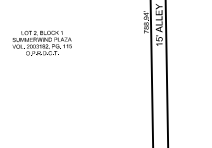
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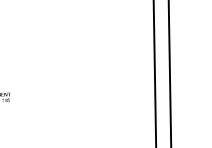
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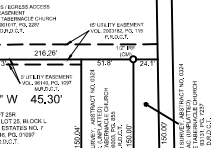
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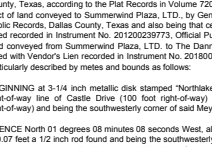
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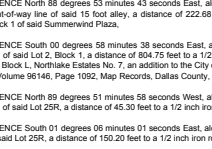
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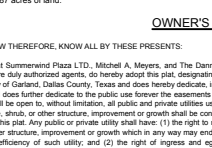
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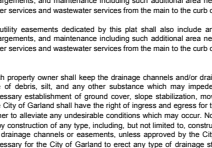
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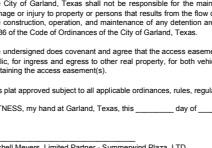
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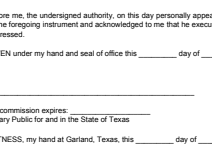
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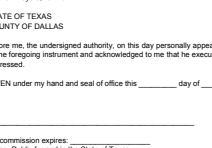
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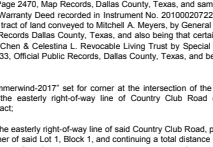
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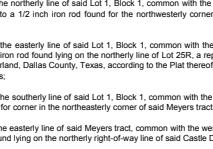
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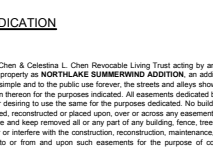
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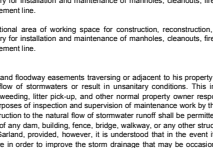
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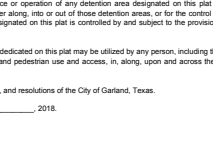
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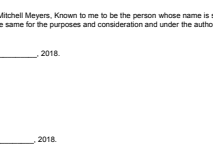
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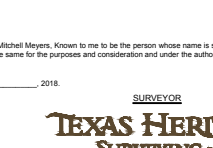
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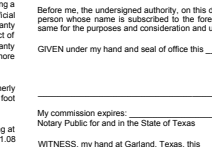
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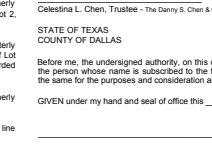
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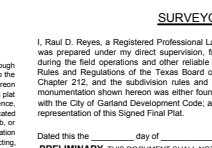
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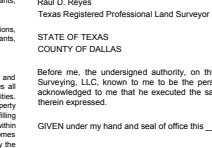
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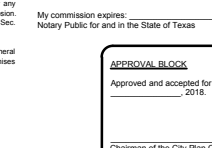
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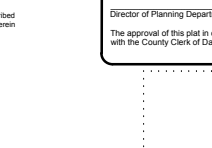
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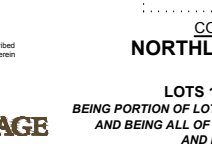
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15' ALLEY



15' ALLEY



15' ALLEY



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Summerwind Plaza LTD, Mitchell A. Meyers, and The Danny S. Chen & Celestina L. Chen Revocable Living Trust are the owners of land situated in the Wormley Carter Survey, Abstract No. 0324 and Henry Van Tassel Survey, Abstract No. 1500, in the City of Garland, Dallas County, Texas, and being a part of Lot 1, Block 1 of Summerwind Plaza, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 200382, Page 115, Official Public Records, Dallas County, Texas, and also being a part of Lot 25, Block 1, Northlake Estates Number 7, an addition to the City of Garland, Dallas County, Texas, according to the Plat Records in Volume 7265, Page 470, Map Records, Dallas County, Texas, and same being a tract of land conveyed to Summerwind Plaza, LTD, by General Warranty Deed recorded in Instrument No. 20100207225, Official Public Records, Dallas County, Texas, and also being that certain tract of land conveyed to Mitchell A. Meyers, by General Warranty Deed recorded in Instrument No. 20100203973, Official Public Records, Dallas County, Texas, and also being that certain tract of land conveyed from Summerwind Plaza, LTD, to The Danny S. Chen & Celestina L. Revocable Living Trust by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180009733, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 3-1/4 inch metallic disk stamped "Northlake Summerwind-2017" set for corner at the intersection of the northerly right-of-way line of Castle Drive (100 foot right-of-way) with the easterly right-of-way line of Country Club Road (100 foot right-of-way) and being the southerly corner of said Meyers tract;

THENCE North 01 degrees 08 minutes 08 seconds West, along the easterly right-of-way line of said Country Club Road, passing at 150.07 feet a 1/2 inch rod found and being the southerly corner of said Lot 1, Block 1, and continuing a total distance of 951.08 feet to a 3-1/4 inch metallic disk stamped "Northlake Summerwind-2017" set for corner lying on the southerly right-of-way line of a 15 foot alley;

THENCE North 88 degrees 53 minutes 43 seconds East, along the northerly line of said Lot 1, Block 1, common with the southerly right-of-way line of said 15 foot alley, a distance of 222.68 feet to a 1/2 inch iron rod found for the northerly corner of Lot 2, Block 1 of said Summerwind Plaza;

THENCE South 00 degrees 58 minutes 38 seconds East, along the easterly line of said Lot 1, Block 1, common with the westerly line of said Lot 2, Block 1, a distance of 804.75 feet to a 1/2 inch iron rod found lying on the northerly line of Lot 25R, a replat of Lot 25, Block 1, Northlake Estates No. 7, an addition to the City of Garland, Dallas County, Texas, according to the Plat thereof recorded in Volume 96146, Page 1092, Map Records, Dallas County, Texas;

THENCE North 89 degrees 51 minutes 58 seconds West, along the southerly line of said Lot 1, Block 1, common with the northerly line of said Lot 25R, a distance of 45.30 feet to a 1/2 inch iron rod for corner in the northerly corner of said Meyers tract;

THENCE South 01 degrees 06 minutes 01 seconds East, along the easterly line of said Meyers tract, common with the westerly line of said Lot 25R, a distance of 150.20 feet to a 1/2 inch iron rod found lying on the northerly right-of-way line of said Castle Drive;

THENCE North 89 degrees 54 minutes 36 seconds West, along the southerly of said Meyers tract, common with northerly right-of-way line of said Castle Drive, a distance of 175.10 feet to the POINT OF BEGINNING and containing 204,185 square feet or 4.687 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Summerwind Plaza LTD, Mitchell A. Meyers, and The Danny S. Chen & Celestina L. Chen Revocable Living Trust acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **NORTHLAKE SUMMERWIND ADDITION**, an addition to the City of Garland, Dallas County, Texas, and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which is in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and the fees 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.

Each property owner shall keep the drainage channels and/or drainage and roadway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or roadway easements at any point or points to erect, 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 detention area designated on this plat or for any damage or injury to property or persons that results from the flow of water or water of any detention area, 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 provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

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

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 _____, 2018.

Mitchell Meyers, Limited Partner - Summerwind Plaza, LTD.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Mitchell Meyers, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

My commission expires: _____

Notary Public for and in the State of Texas

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2018.

Mitchell Meyers, Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Mitchell Meyers, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

SURVEYOR

TEXAS HERITAGE SURVEYING, LLC
10100 Metric Drive, Suite 24, Dallas, TX 75343
Office 214-340-9700 Fax 214-340-9710
theritage.com
Firm #01093390



My commission expires: _____

Notary Public for and in the State of Texas

WITNESS, my hand at Garland, Texas, this _____ day of _____, 2018.

Danny S. Chen, Trustee - The Danny S. Chen & Celestina L. Chen Revocable Living Trust

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared, Danny S. Chen, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 201



GARLAND

Plan Commission

2.b.

Meeting Date: 06/11/2018

Item Title: P 18-18 Birchwood Addition Final Plat (District 4)

Summary:

P 18-18 Birchwood Addition Final Plat

Attachments

P 18-18 Birchwood Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-18/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 11, 2018

FINAL PLAT

Birchwood Addition

LOCATION

700 Birchwood Drive

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

2

ACREAGE

20.506 (including right-of-way dedication)

BACKGROUND

The proposed Final Plat is comprised of Lots 1 and 2, Block 1. The purpose of replatting the subject property is to divide the property in to two (2) lots, and to dedicate City utility 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

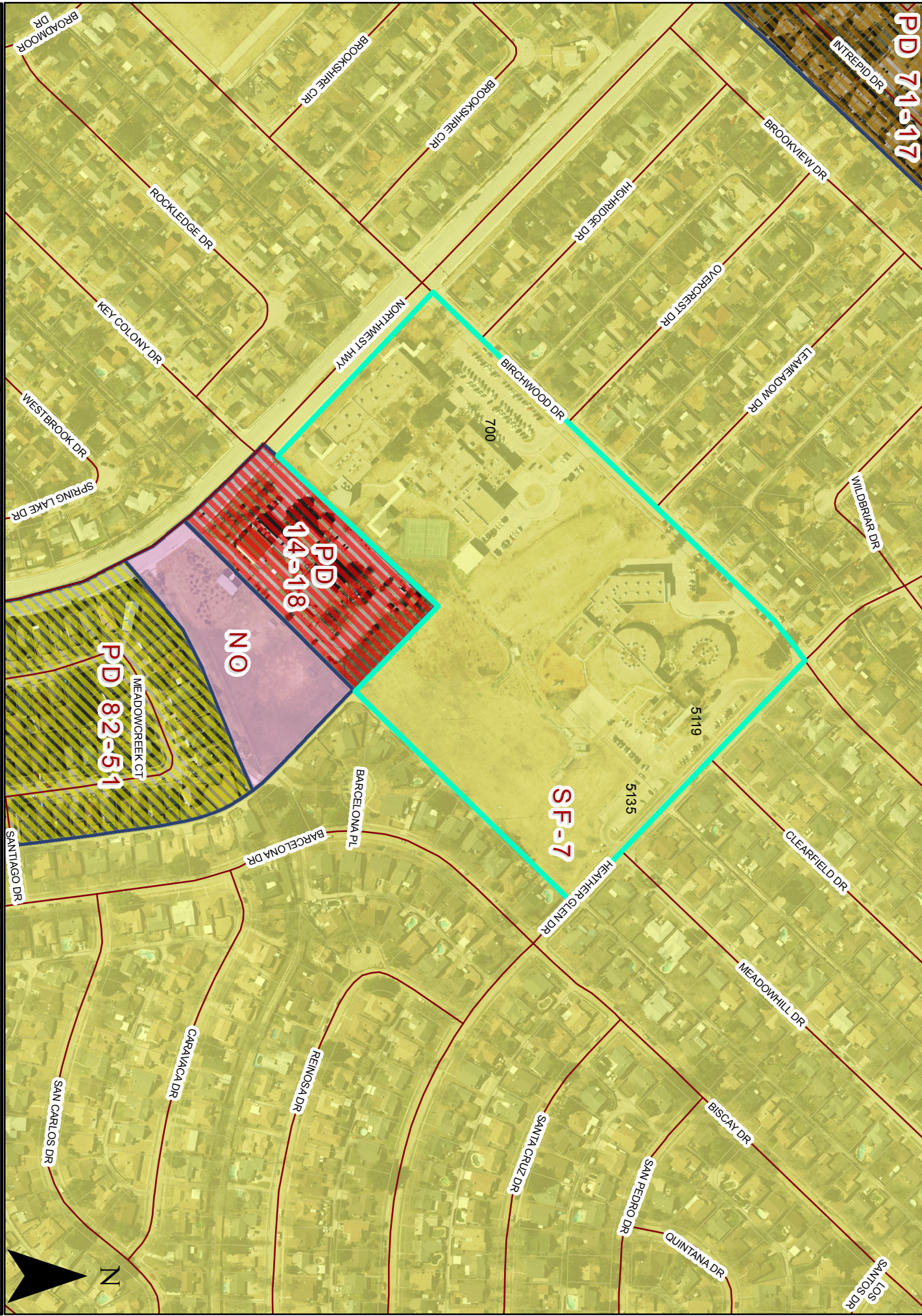
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PD 71-17



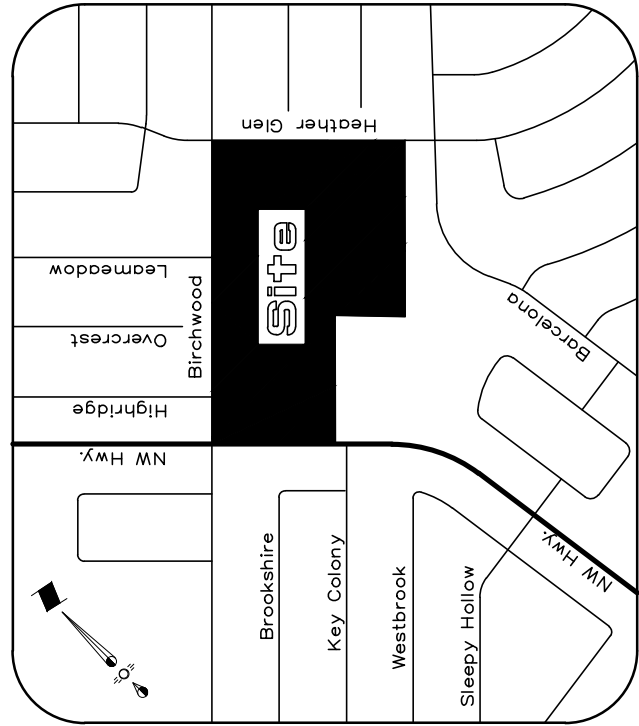
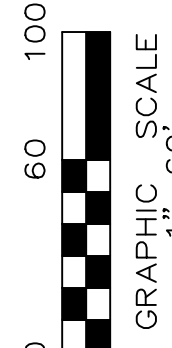
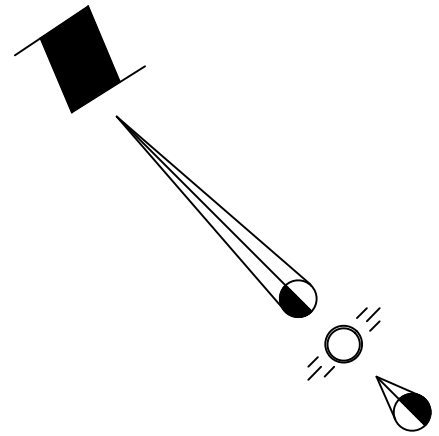
0 200 400 Feet
1 inch = 313 feet

PLAT MAP P 18-18



INDICATES AREA
OF REQUEST



VICINITY MAP
NTS

SHEET 1 OF 2
FINAL PLAT

BIRCHWOOD ADDITION

LOTS 1 & 2, BLOCK 1

Being A Replat Of

reek Estates No. 2

Recorded In Vol. 68161, Pg. 2079

Records Dallas County, Texas

20.506 Acres Situated In The

T. THOMAS SURVEY ~ ABST. 1461

CITY OF GARLAND, DALLAS COUNTY, TEXAS

City Case No. 180213-1

Owners

SCHOOL
Garland Independent School District
701 North First Street
Garland, Texas 75040
Telephone 972 494-8278

City of Garland

200 North Fifth Street

Garland, Texas 75040
Telephone 972 205-2380

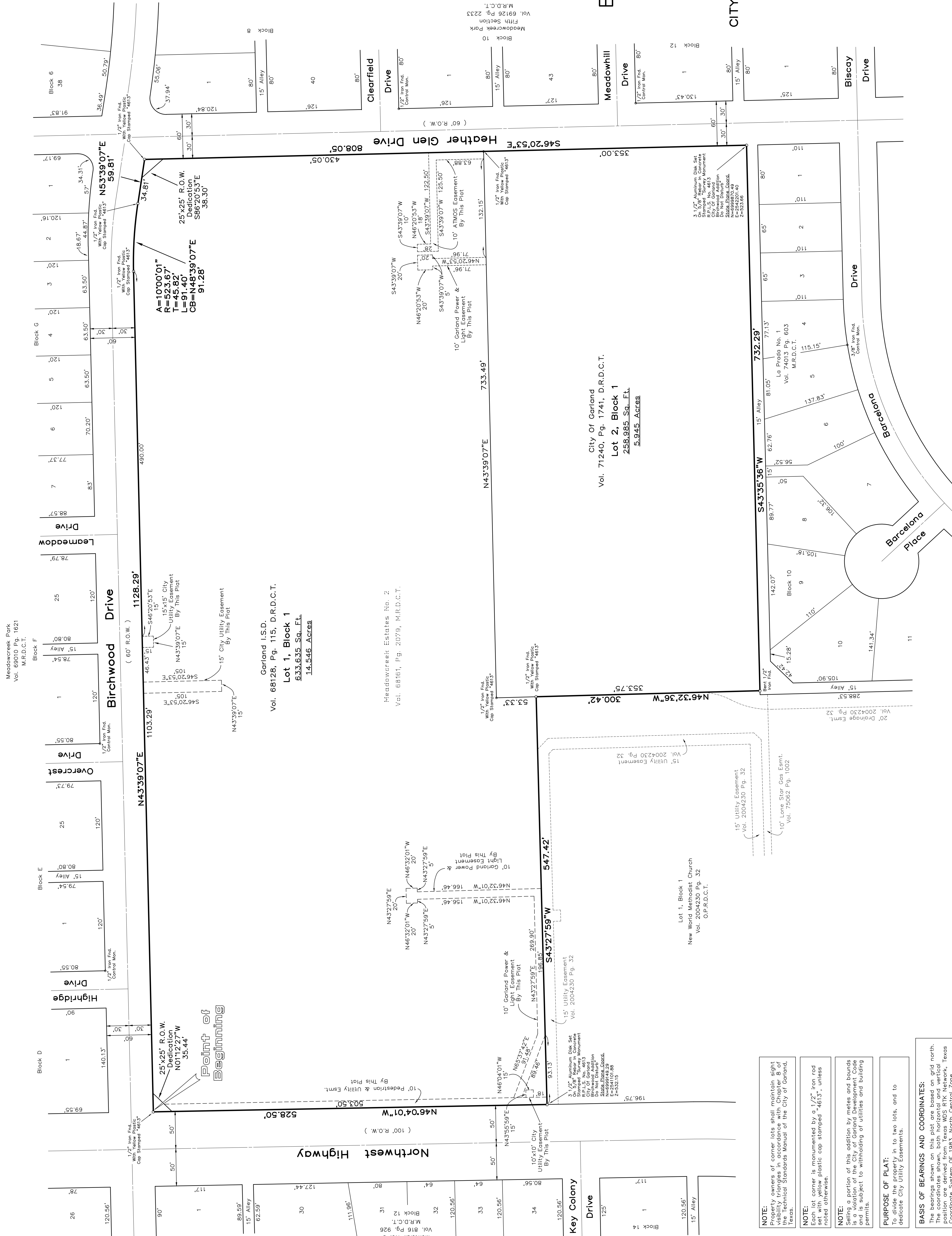
Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013

Surveyor

Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2018-23
May 1, 2018

May 1, 2018



NOTE: Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.

NOTE:
Each lot corner is monumented by a 1/2" iron rod
set with yellow plastic cap stamped "4613", unless
noted otherwise.

NOTE: 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.

1

To divide the property in to two lots, and to dedicate City Utility Easements

BASIS OF BEARINGS AND COORDINATES:

The bearings shown on this plat are based on grid north. The coordinates shown, both horizontal and vertical position are derived from Texas WDS RTK Network, Texas Coordinate System of 1983, North Central Zone, Nad 83 (GCRS96) Epoch 2002.0. Vertical positions are referenced to NAVD88 using a GEOD03.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the Garland Independent School District and the City of Garland, a Texas Home Rule Municipality, are the owners of a tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Garland, Dallas County, Texas, and being all and undivided thereof, more particularly described as follows: **TRACT 1**, containing 2.056 acres, being a portion of the said tract of land, and being part of tract 1, and 2 of a tract of land conveyed to the Garland I.S.D. by deed recorded in Volume 68128, Page 115, Deed Records of Dallas County, Texas, and also being part of a called 5.951 acre tract conveyed to the City of Garland by deed recorded in Volume 71240, Page 1741, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with yellow plastic cap stamped "4613" for corner at the intersection of the northeast line of Northwest Highway (a 100' R.O.W.) with the southeast line of Birchwood Drive (a 60' R.O.W.);

THENCE N43°39'07"E, with the southeast line of Birchwood Drive, a distance of 1128.29 feet to a 1/2" iron rod found with yellow plastic cap stamped "4613" for corner; said point being the beginning of a curve to the right having a central angle of 100°00'01", a radius of 523.67 feet, a tangent length of 45.82 feet, and a chord bearing N48°39'07"E, 91.28 feet;

THENCE in a northeasterly direction along said curve to the right, and with the southeast line of Birchwood Drive, an arc distance of 91.40 feet to a 1/2" iron rod found with yellow plastic cap stamped "4613" for corner and the end of said curve;

THENCE N53°39'07"E, with the southeast line of Birchwood Drive, a distance of 59.81 feet to a 1/2" iron rod found with yellow plastic cap stamped "4613" for corner in the south-west line of Heather Glen Drive (a 60' R.O.W.);

THENCE S46°20'53"E, with the southwest line of Heather Glen Drive, a distance of 808.05 feet to a 3 1/2" aluminum disk set on 5/8" rebar in concrete stamped "Survey Monument R.P.L.S. No. 4613 City of Garland Birchwood Addition Do Not Disturb" for corner in the northwest line of a 15' alley R.O.W.;

THENCE S43°35'36"W, leaving Heather Glen Drive, and with the northwest line of a 15' alley, a distance of 732.29 feet to a bent 1/2" iron rod found for corner in the northeast line of New World Methodist Church, an addition to the City of Garland as recorded in Volume 2004230, Page 32, Official Public Records of Dallas County, Texas;

THENCE N46°32'36"W, with the northeast line of said New World Methodist Church, a distance of 300.42 feet to a 1/2" iron rod found with yellow plastic cap stamped "4613" for corner;

THENCE S43°27'59"W, with the northwest line of said New World Methodist Church, a distance of 547.42 feet to a 3 1/2" aluminum disk set on 5/8" rebar in concrete stamped "Survey Monument R.P.L.S. No. 4613 City of Garland Birchwood Addition Do Not Disturb" for corner in the aforementioned northeast line of Northwest Highway;

THENCE N46°04'01"W, with the northeast line of Northwest Highway, a distance of 528.50 feet to the POINT OF BEGINNING and CONTAINING 893,240 square feet, or 20.506 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That the Garland Independent School District and the City of Garland, a Texas Home Rule Municipality, the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat designating the property as **BIRCHWOOD ADDITION**, an addition to the City of Garland, Dallas County, Texas, and do hereby dedicate, in fee simple to the public use forever, the streets and alleys shown thereon, and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement, or growth shall be constructed, re-constructed, or placed upon, over or across any easement dedicated by this plat. Any such private utility, or other structure, improvement, or growth which in any way may encroach upon, interfere with, obstruct, or otherwise impede the use of any such easement for such utility, and (2) the right of ingress and egress to or from and upon such easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or enlarging or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

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

WITNESS my hand at _____, Texas, this _____ day of _____, 2018.

Garland Independent School District

By: _____

Printed Name: _____

Title: _____

City of Garland, Texas

By: _____

Lori Barnett Dodson, Mayor
City of Garland, Texas

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2018.

David J. Surdukan
Registered Professional
Land Surveyor No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas
My Commission Expires

Approved and accepted for the City of Garland this _____ day of _____, 2018,
by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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.

SPACE RESERVED FOR
COUNTY RECORDING LABEL

SHEET 2 OF 2
FINAL PLAT

BIRCHWOOD ADDITION

LOTS 1 & 2, BLOCK 1

Being A Replat of
Meadowcreek Estates No. 2

Recorded in Vol. 68161, Pg. 2079
Map Records Dallas County, Texas

20.506 Acres Situated In The
T. THOMAS SURVEY ~ ABST. 1461
CITY OF GARLAND, DALLAS COUNTY, TEXAS
City Case No. 180213-1

Owners

Garland Independent School District
701 North First Street
Garland, Texas 75040
Telephone 972 494-8278

City of Garland
200 North Fifth Street
Garland, Texas 75040
Telephone 972 205-2380

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Surveyor's License No. 10069500
Job No. 2018-23
May 1, 2018



GARLAND

Plan Commission

3.a.

Meeting Date: 06/11/2018

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) (Staff requests postponement to the June 25, 2018 Plan Commission meeting.)

Attachments

Z 17-42 Classic Design Group Postponement Memo Attachment

Planning Report

File No: Z 17-42/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 11, 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 Dr.)

APPLICANT

Classic Design Group

OWNER

Garland FP LP

Staff requests postponement to the June 25, 2018 Plan Commission meeting to allow the applicant additional time to address technical comments.



GARLAND

Plan Commission

3.b.

Meeting Date: 06/11/2018

Item Title: Z 18-21 Paul Taylor Homes, Limited (District 3)

Summary:

Consideration of the application of **Paul Taylor Homes, Limited**, 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)

Attachments

Z 18-21 Paul Taylor Homes, Limited Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: Z 18-21/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 11, 2018

REQUEST

Approval of 1) an Amendment to Planned Development (PD) 86-53 District for Single-Family-7 Uses; 2) a Detail Plan for Dwelling, Single-Family Detached; and 3) an Alley Waiver.

LOCATION

4017 Lyons Crest Drive

APPLICANT

Paul Taylor Homes, Limited

OWNER

Harlan Properties, Inc.

BACKGROUND

In 1986 City Council approved Planned Development (PD) 86-53 District along with a Detail Plan (Exhibit E) to allow the development of a residential subdivision consisting of 134 homes (Dwellings, Single-Family Detached) on forty-four (44) acres (lots and right-of-ways). Of the 134 homes originally approved, sixteen (16) homes were built in Phase 1 and forty-three (43) were built in Phase 2, with Phase 3 remaining undeveloped.

The applicant proposes an amended Planned Development (PD) District and a revised Detail Plan for the purpose of developing 76 homes in Phase 3, an area of Planned Development (PD) 86-53 District originally intended for 74 homes (the area outlined in red on Exhibit E).

SITE DATA

Phase 3 consists of approximately twenty-four (24) acres. The site of Phase 3 has approximately 500 linear feet of frontage along the future Lyons Road. The proposed residential subdivision would be accessed from the existing Lyons Road and Ablon Trail.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 86-53 District limits the permitted land uses on the subject property to those uses as allowed in the Single-Family-7 (SF-7) District, including Dwelling, Single-Family Detached.

CONSIDERATIONS

Amendment to Plan Development (PD) 86-53:

1. The applicant proposes a Planned Development (PD) District to amend conditions in Planned Development (PD) 86-53 District; the amendments include an increase in the minimum dwelling unit area and an increase in the minimum percentage of masonry façade material. The table below provides a side by side comparison between the conditions in Planned Development (PD) 86-53 District, the Garland Development Code and the proposed Planned Development (PD) District:

	PD 86-53	Proposed PD
Min. Lot Area	7,000 square feet	7,000 square feet
Min. Average Lot Area	8,600 square feet	8,600 square feet
Min. Front Setbacks	20 feet/15 feet for curvilinear or cul-de-sac lots	20 feet/15 feet for curvilinear or cul-de-sac lots
Min. Side Setbacks	5 feet from interior lot lines/15 feet from lot lines adjacent to streets	5 feet from interior lot lines/15 feet from lot lines adjacent to streets
Min. Rear Setbacks	10 feet from interior lot lines/15 feet from lot lines adjacent to streets	10 feet from interior lot lines/15 feet from lot lines adjacent to streets
Min. Dwelling Unit Areas	1,500 square feet with a minimum average of 1,700 square feet for the entire area within PD 86-53 1,600 square feet for lots adjacent to SF-7 District and Lyons Rd. 1,500 square feet for lots adjacent to lots fronting Winell Dr. 1,800 square feet for lots 1-22 adjacent to lots fronting Guthrie Rd.	2,000 square feet with a minimum average dwelling unit area of 2,400 square feet for area within the proposed PD (Phase 3)
Min. Lot Widths	55 feet/40 feet for cul-de-sac or eyebrow fronting lots	55 feet/40 feet for cul-de-sac or eyebrow fronting lots
Min. Lot Depths	100 feet/85 feet for cul-de-sac or eyebrow fronting lots	100 feet/85 feet for cul-de-sac or eyebrow fronting lots
Max. Lot Coverage	45%	45%
Max. Building Height	35 feet	35 feet
Masonry Percentage	Min. 75% masonry on the first floor/Min. 50% masonry on the second floor	Min. 80% masonry and Max. 20% non-masonry (each wall)

Revised Detail Plan (for Phase 3 only):

- The applicant proposes a Detail Plan (Exhibit C) for seventy-six (76) residential lots and four (4) Home Owners Association lots. The Detail Plan includes perimeter screening along the future Lyons Road consisting of a six (6) foot tall masonry wall with large canopy trees and a five (5) foot tall ornamental metal fence with brick columns plus large canopy trees and a continuous row of evergreen high visibility screening shrubs as prescribed in the Screening and Landscape Standards of the Garland Development Code. The most significant changes to the approved Detail Plan are to the street layouts and the number of residential lots which will increase from seventy-four (74) lots to seventy-six (76) lot in Phase 3. The two (2) additional residential lots in Phase 3 will result in an

overall increase from 134 to 136 residential lots for the entire area (Phase 1, Phase 2 and Phase 3) within the original Planned Development (PD) 86-53 District.

3. The application does not include any deviations from the Residential Building Materials and Design Standards of the GDC; therefore, the applicant intends for all the houses to comply with the applicable Material and Design Standards in Article 6 – Building Design of the Garland Development Code.
4. The application does not include any deviations from the Screening and Landscape Standards; therefore, the applicant intends for all the residential lots to comply with the applicable Screening and Landscape Standards in section 4.37 of the Garland Development Code.

Alley Waiver:

5. The applicant seeks an alley waiver from the Plan Commission. Section 3.80 of the Garland Development Code requires every lot in a residential subdivision with two (2) 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 the seventy-six (76) residential lots; these lots would front a fifty (50) foot right-of-way with front vehicular access only. 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 Envision Garland Plan designates the subject property as Traditional Neighborhoods. Traditional Neighborhoods provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. The Traditional Neighborhood development type is primarily characterized as low density, between one (1) and six (6) dwelling units per acre, with single-family detached dwellings.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

With the exception of a few properties whose zoning is based on the Agricultural (AG) District, most of the properties to the north, east and west are zoned Single-Family-7 (SF-7) District, Planned Development (PD) 86-53 District and Planned Development (PD) 79-15 for Single-Family-7 Uses; these properties are mostly developed as residential neighborhoods. The property to the south is zoned Agricultural (AG) District and is part of the Arnold and Carol Ablon Park.

STAFF RECOMMENDATION

Staff recommends approval of the request as presented.

ADDITIONAL INFORMATION

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

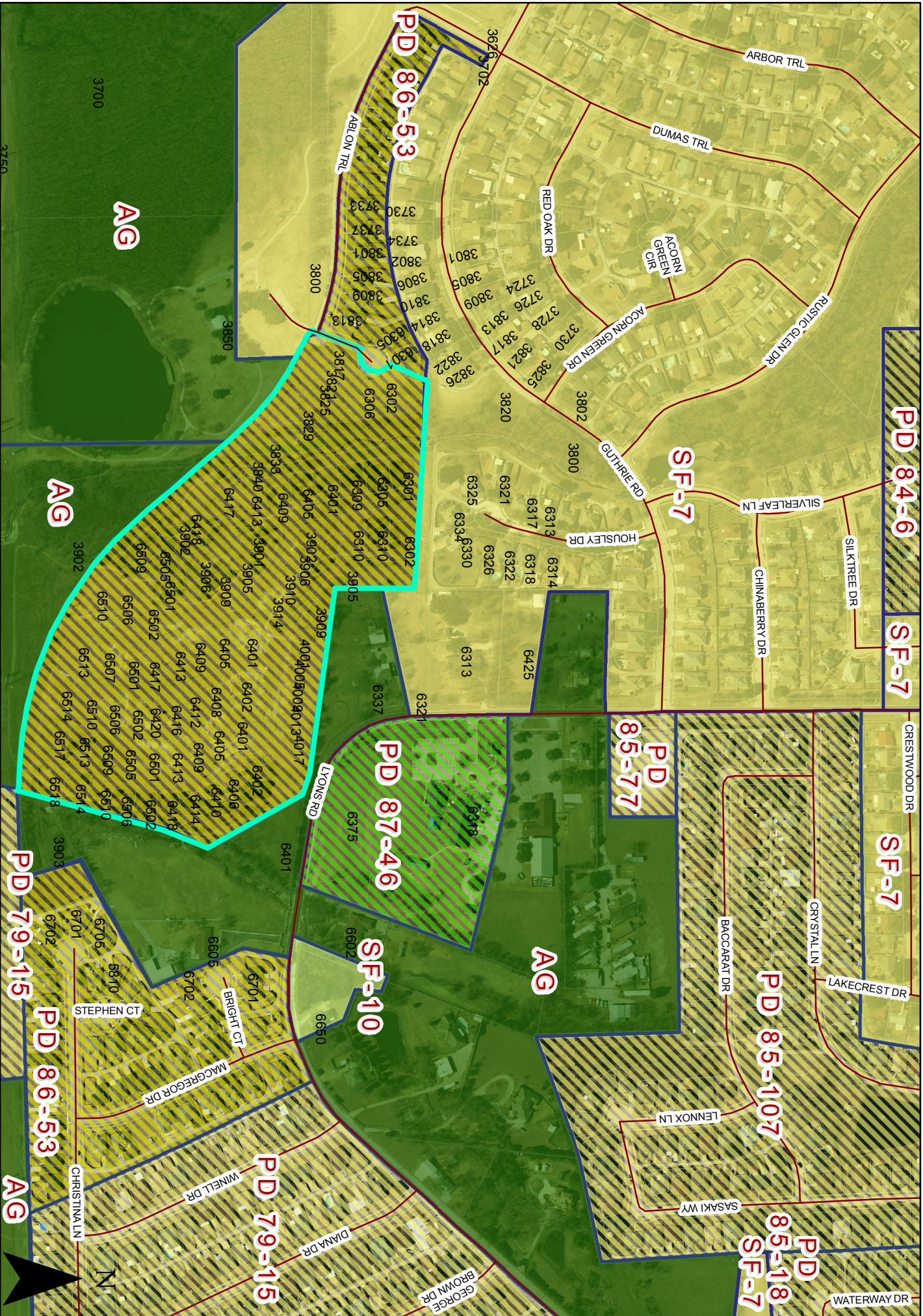
CITY COUNCIL DATE: July 17, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 376 feet

ZONING MAP Z 18-21

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-21

4017 Lyons Crest Road

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached Use 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 Single-Family-7 (SF-7) 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. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Conditions:**
- A. Permitted Uses: Only those uses as permitted in the Single-Family-7 (SF-7) District.
- B. Maximum Number of Dwelling Units: Seventy-six (76) dwelling units within the area of this Planned Development (PD) District.
- C. Minimum Lot Area: The minimum lot area shall be 7,000 square feet.
- D. Minimum Average Lot Area: 8,600 square feet shall be the minimum average lot area within the area of this Planned Development (PD) District.
- E. Minimum Lot Depth: The following shall be the minimum lot depths:
- 100 feet.

- Eight-five (85) feet for cul-de-sac or eyebrow fronting lots.
- F. Minimum Lot Width: The following shall be the minimum lot widths:
- Fifty-five (55) feet.
 - Forty (40) feet for cul-de-sac or eyebrow fronting lots.
- G. Minimum Front Yard Setbacks: The following shall be the minimum front yard setbacks:
- Twenty (20) feet.
 - Fifteen (15) feet for curvilinear or cul-de-sac lots.
- H. Minimum Side Yard Setbacks: The following shall be the minimum side yard setbacks:
- Five (5) feet from interior lot lines.
 - Fifteen (15) feet from lot lines adjacent to streets.
- I. Minimum Rear Yard Setbacks: The following shall be the minimum rear yard setbacks:
- Ten (10) feet from interior lot lines.
 - Fifteen (15) feet from lot lines adjacent to streets.
- J. Maximum Building Height: The maximum building height shall be thirty-five (35) feet.
- K. Minimum Dwelling Unit Area: The minimum dwelling unit area shall be 2,000 square feet.
- L. Minimum Average Dwelling Unit Area: The minimum average dwelling unit area shall be 2,400 square feet.
- M. Building Materials: Each wall shall be a minimum of eighty (80) percent masonry and a maximum of twenty (20) percent non-masonry. Masonry and non-masonry shall be as defined in Section 4.82 of the Garland Development Code (GDC).

- N. Maximum Lot Coverage: Building coverage shall not exceed forty-five (45) percent of each platted lot.
- O. Screening and Landscaping: Screening and landscaping shall be in general conformity with the Landscape Plan in Exhibit D.
- P. Fencing: An eight (8) foot tall wood fence shall be installed on the rear property line of lots 1-8 and lots 10-13 on the Detail Plan abutting the property currently owned by Jack and Michele McDermott.
- Q. Alley Waiver: Alleys are not required.
- R. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.
- S. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots Or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas and entry features including any allowed within the street medians, irrigation, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

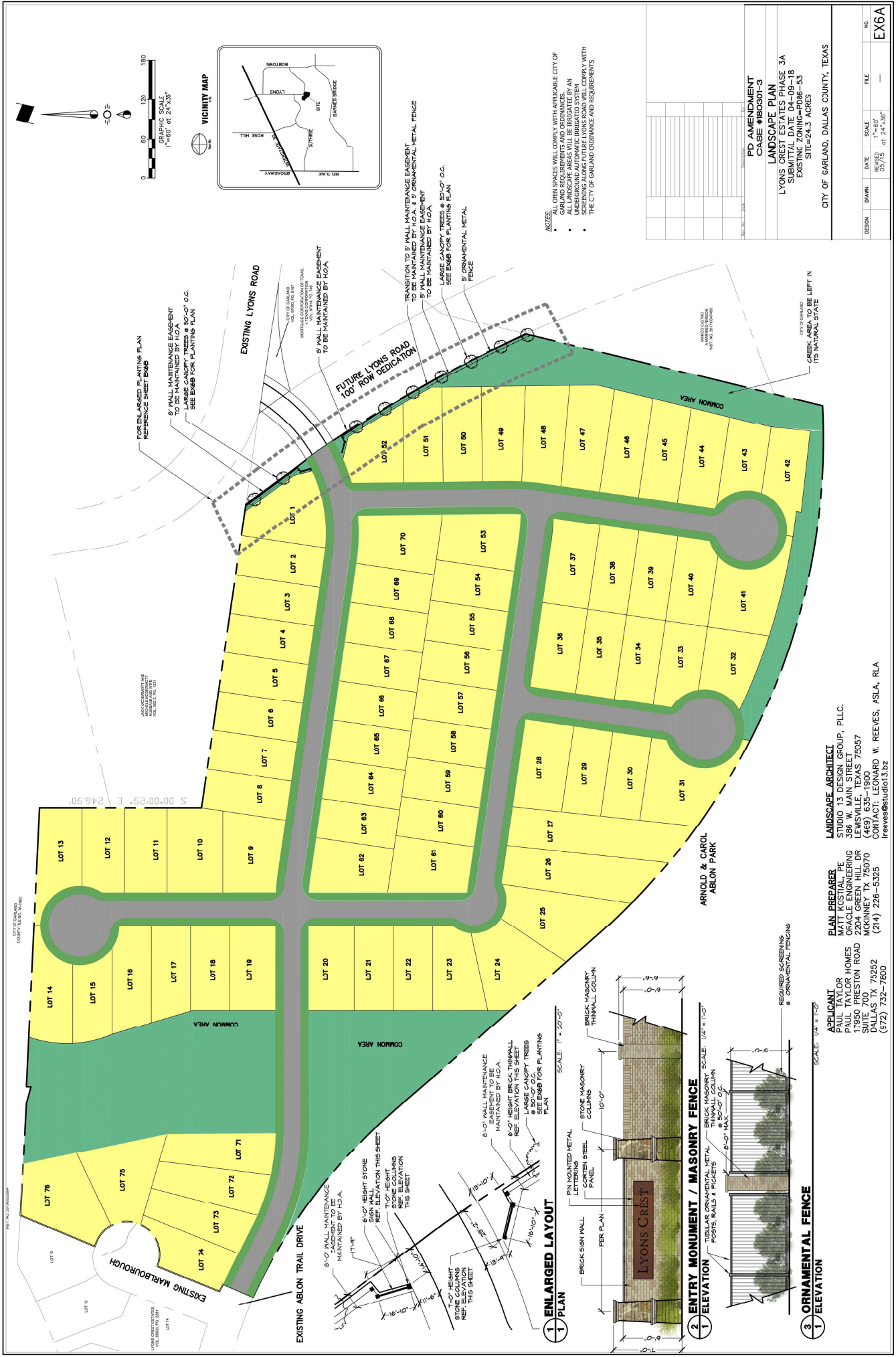
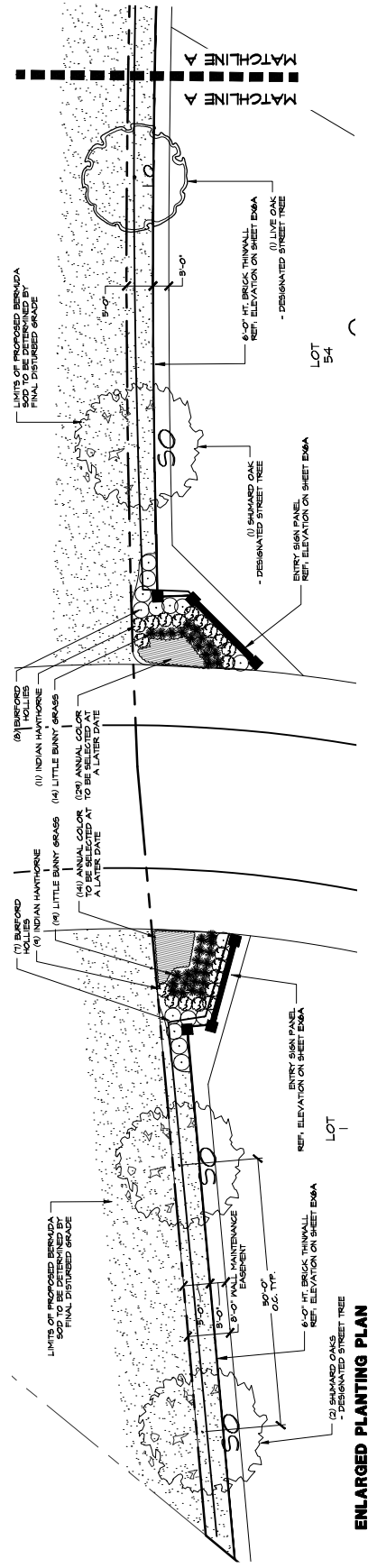
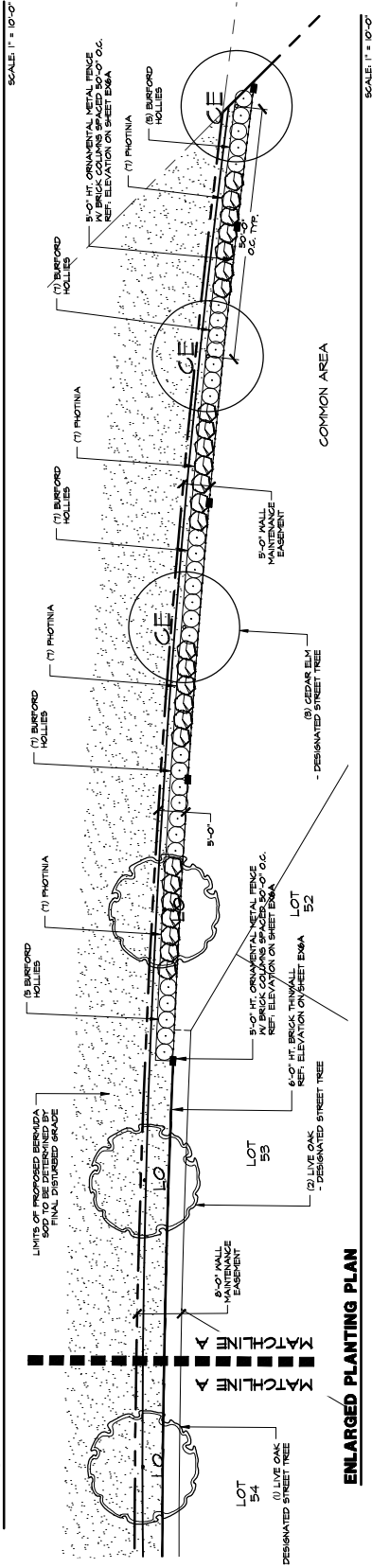


Exhibit D



ENLARGED PLANTING PLAN



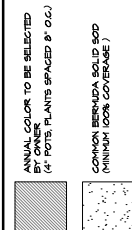
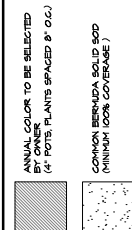
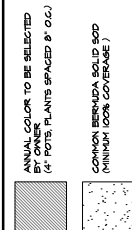
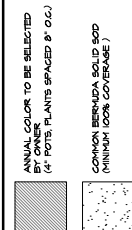
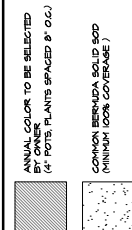
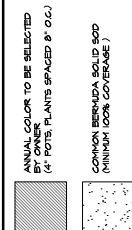
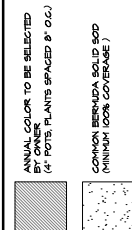
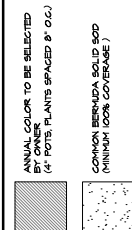
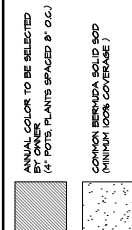
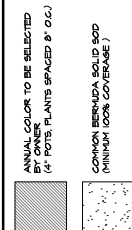
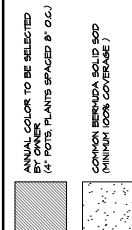
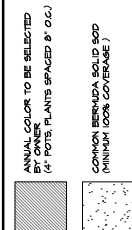
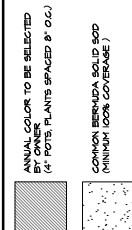
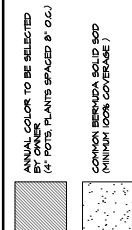
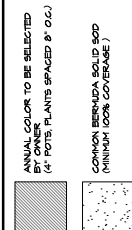
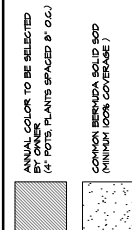
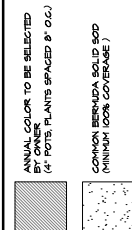
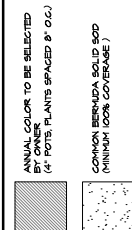
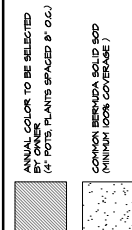
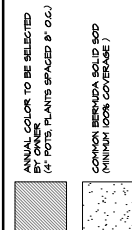
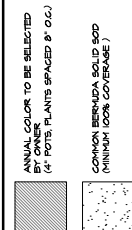
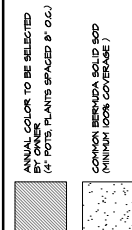
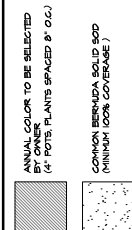
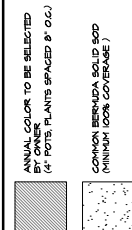
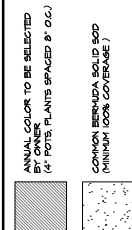
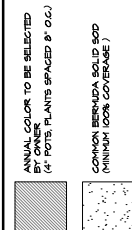
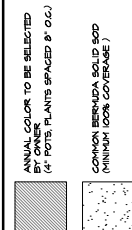
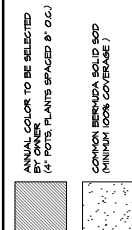
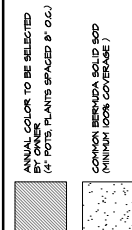
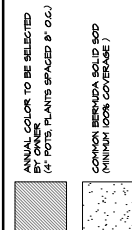
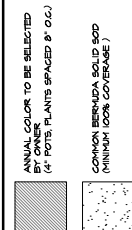
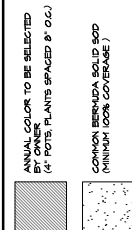
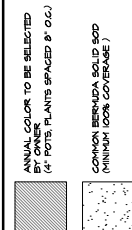
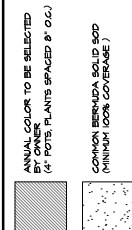
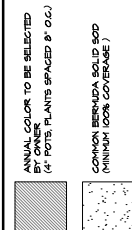
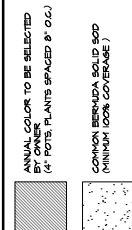
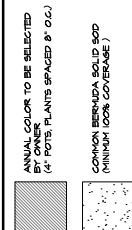
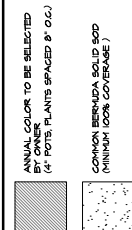
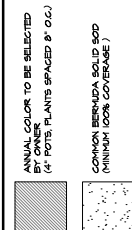
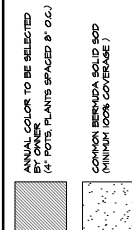
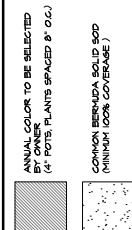
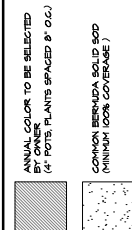
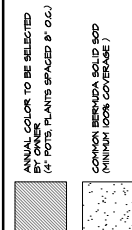
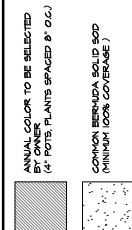
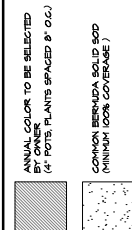
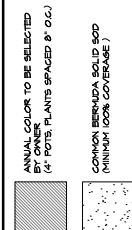
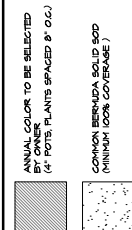
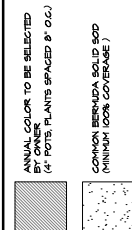
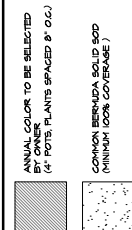
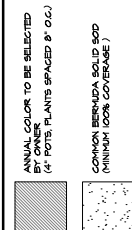
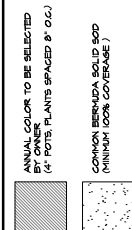
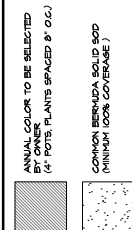
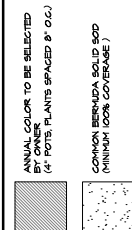
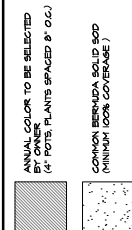
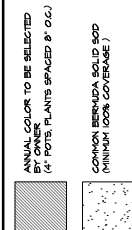
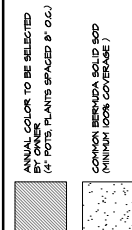
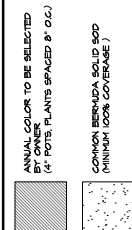
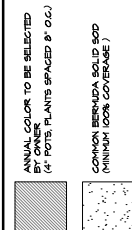
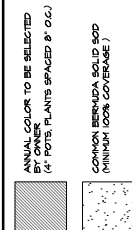
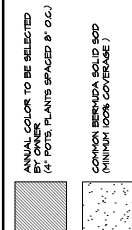
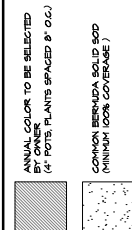
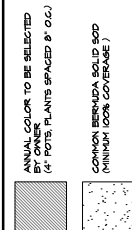
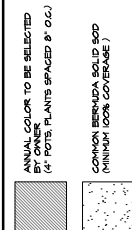
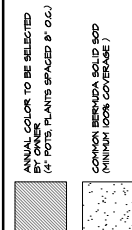
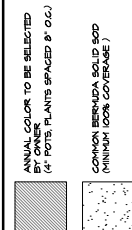
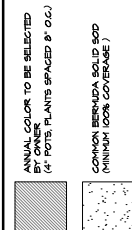
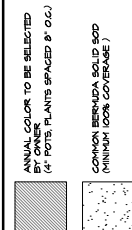
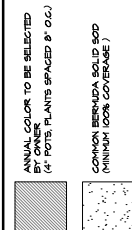
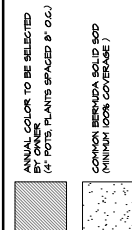
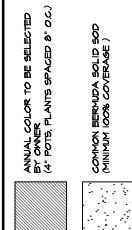
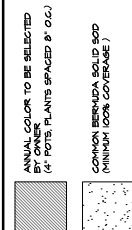
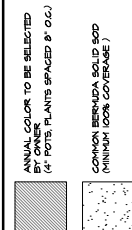
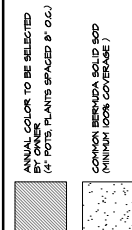
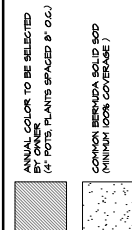
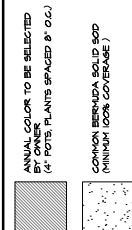
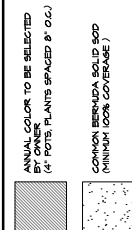
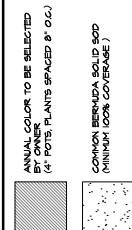
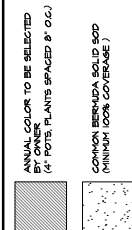
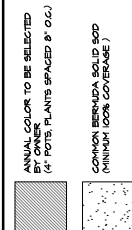
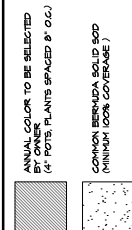
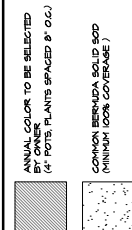
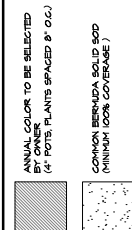
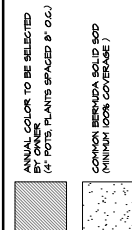
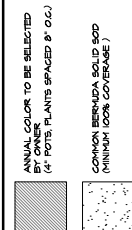
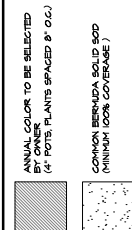
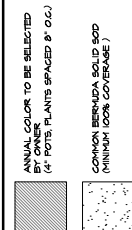
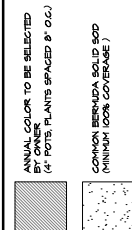
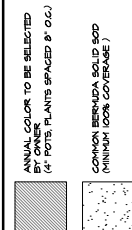
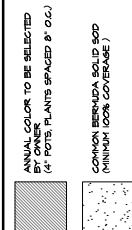
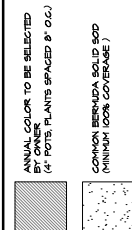
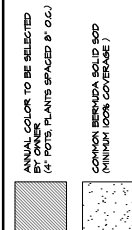
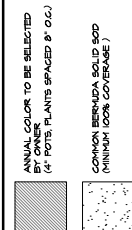
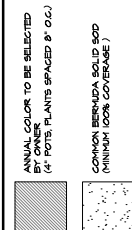
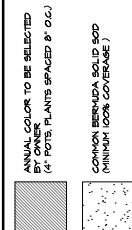
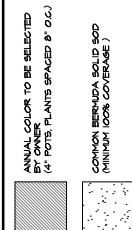
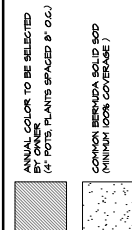
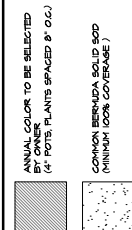
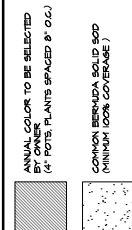
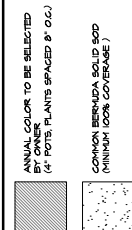
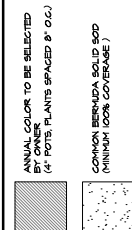
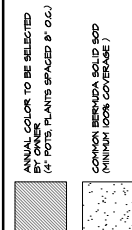
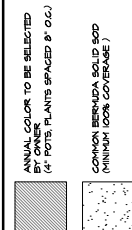
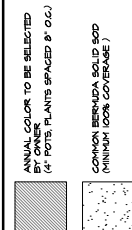
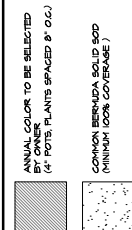
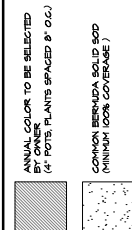
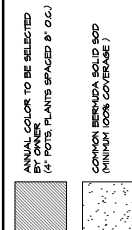
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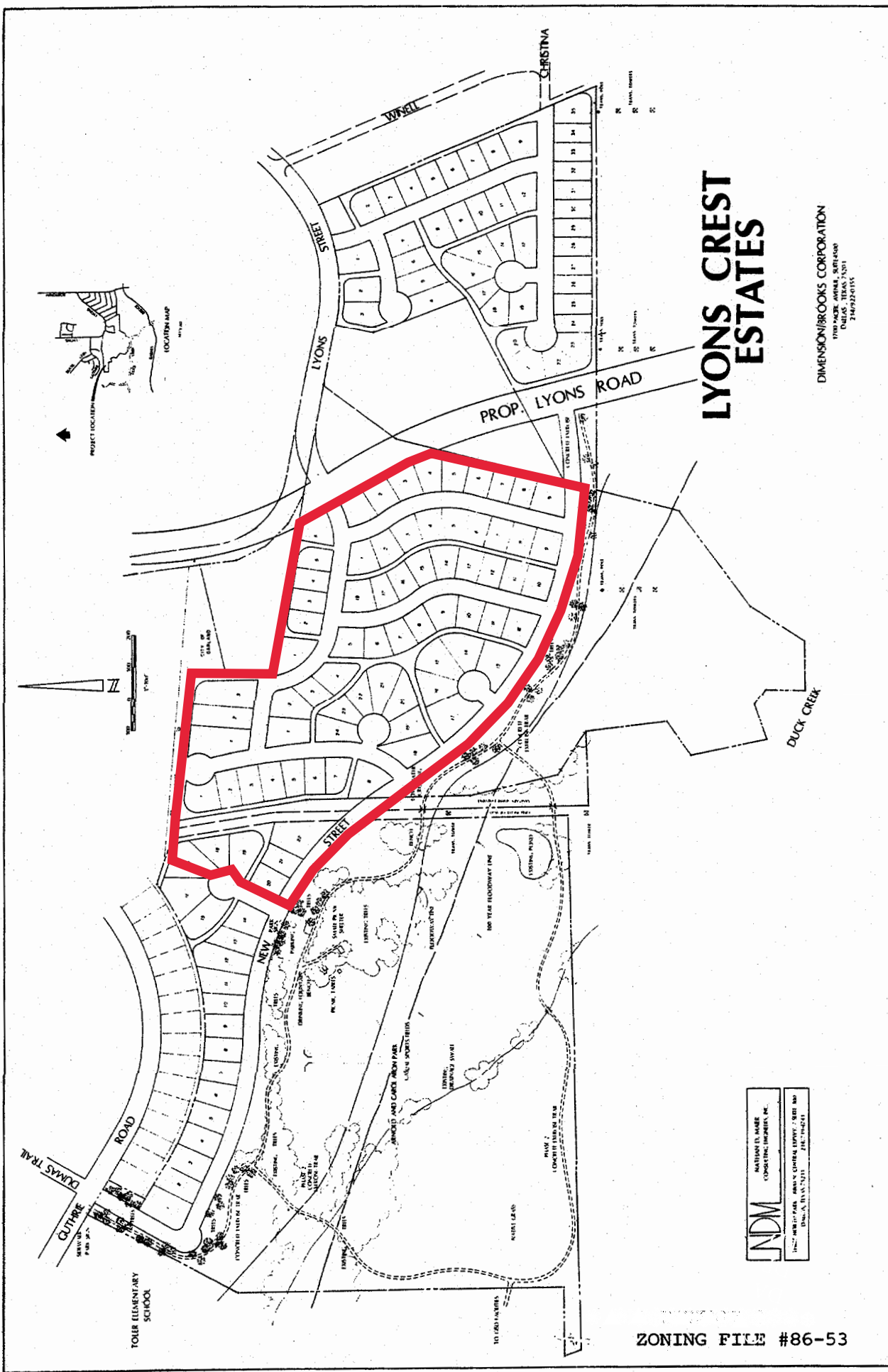
LANDSCAPE LEGEND



PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
SHAWARD OAK / QUERCUS SHAWARDII	SHAWARD OAK / QUERCUS SHAWARDII	5' CALIF.	AS SHOWN	5	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
CEDEAR ELM / ULMUS CRASSIFOLIA	CEDEAR ELM / ULMUS CRASSIFOLIA	5' CALIF.	AS SHOWN	5	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
LIVE OAK / QUERCUS VIRGINIANA	LIVE OAK / QUERCUS VIRGINIANA	5' CALIF.	AS SHOWN	5	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
BURFORD HOLLY / ILEX CORNUTOSA	BURFORD HOLLY / ILEX CORNUTOSA	5' CALIF.	AS SHOWN	46	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
PHOTINIA SERRULATA	PHOTINIA SERRULATA	5' CALIF.	AS SHOWN	27	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
BALLERINA INDIAN HAWTHORNE / RHAPOPHYS INDICA	BALLERINA INDIAN HAWTHORNE / RHAPOPHYS INDICA	5' CALIF.	AS SHOWN	20	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
PENISETUM LITTLE BANY / PENS. LITTLE BANY	PENISETUM LITTLE BANY / PENS. LITTLE BANY	5' CALIF.	AS SHOWN	20	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
ANNUAL COLOR	ANNUAL COLOR	5' CALIF.	AS SHOWN	20	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN
COMMON BEREMDA SOLID SOD	COMMON BEREMDA SOLID SOD	5' CALIF.	AS SHOWN	20	5' MINIMUM SPACING MINIMUM 12' HEIGHT FULL ROYALTY HEAD & MINIMUM BRANCHING HEIGHT NURSERY GROWN





LYONS CREST ESTATES

DIMENSION/BROOKS CORPORATION
1700 W. AVE. APT. 400
DALLAS, TEXAS 75201
214/922-0155

NDM
NATION D. MARE
CONSULTING ENGINEERS, INC.
1000 W. AVE. APT. 400
DALLAS, TEXAS 75201
214/922-0155

ZONING FILE #86-53

Exhibit E

Z 18-21



Looking at subject property from Ablon Trl.



Looking at subject property from existing Lyons Rd.



GARLAND

Plan Commission

3.c.

Meeting Date: 06/11/2018

Item Title: Z 18-26 The Dimension Group (District 5)

Summary:

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)

Attachments

Z 18-26 The Dimension Group Report and Attachments

Planning Report

File No: Z 18-26/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 11, 2018



GARLAND

TEXAS MADE HERE

REQUEST

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 sign along Northwest Highway.

LOCATION

806 West Centerville Road

APPLICANT

The Dimension Group

OWNER

ZAZ, Inc.

BACKGROUND

The subject property is currently developed with a Convenience Store and Fuel Pumps, Retail use. In 2008, the City Council approved a Specific Use Provision (S 08-18) for Retail Sales with Fuel Pumps for a period of twenty (20) years. The applicant intends to demolish the existing Convenience Store and Fuel Pumps Retail use and Car Wash and redevelop a new Convenience Store and Fuel Pumps Retail use.

SITE DATA

The site is approximately 0.517 acres and has 150 linear feet of frontage along West Centerville Road and 150 linear feet of frontage along Northwest Highway. The site has one access point from West Centerville Road and one access point from Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned 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. A Fuel Pumps, Retail use requires a Specific Use Provision. The demolition of the existing facility results in the requirement for a Specific Use Provision application even though the site was granted a Specific Use Provision for the same use in 2008. Convenience Stores that are between 1,000 square feet and 5,000 square feet in floor area are allowed uses in the Community Retail (CR) District. The application proposes a 2,506 square foot Convenience Store.

CONSIDERATIONS

1. **Specific Use Provision:** The applicant proposes to demolish an existing Convenience Store and Fuel Pumps, Retail use and requests approval of a Specific Use Provision for the construction a new one-story Convenience Store building containing 2,506 square feet and a Fuel Pumps, Retail use. The intent is to provide fuel sales in conjunction with

the Convenience Store. The applicant proposes four (4) Multi-Product Dispensers for dispensing motor vehicle fuel resulting in eight (8) fueling positions.

2. **Landscape and Screening:** The required landscape buffer along Northwest Highway is fifteen (15) feet in width per Section 4.34 in the GDC. Due to the limited size of the site, the applicant requests a five (5) foot landscape buffer along Northwest Highway. There are four (4) large canopy trees required in the landscape buffer and the proposed landscape plan shows five (5) large canopy trees.

The required landscape buffer along West Centerville Road is fifteen (15) feet in width per Section 4.34 in the GDC. The applicant requests a ten (10) foot landscape buffer in lieu of the fifteen (15) foot requirement due to the limited size of the site. The Site and Perimeter Landscaping section in Section 4.83 of the GDC allows a property having one hundred and twenty feet or more street frontage, to replace up to twenty-five (25) percent of the required number of large canopy trees within the landscape buffer with small ornamental trees at a rate of one (1) large canopy tree equals three (3) small ornamental trees. The applicant is requesting to allow one hundred (100) percent substitution of the required number of large canopy trees with small ornamental trees due to the ten (10) foot Utility Easement/Sanitary Sewer Line located within the landscape buffer. The required number of large canopy trees along West Centerville Road is four (4) and the landscape plan reflects twelve (12) ornamental trees.

Section 4.45 of GDC states that refuse containers provided in conjunction with nonresidential developments must be located behind the main building(s) or within an interior service court where possible. The subject site small and presents limited space for placement the refuse container behind the building. Therefore, the refuse container is placed in front of the building and screened with the required building and landscaping materials to minimize visibility from the public streets.

3. **Signage:** There are two (2) existing pole signs on this site, one is located along West Centerville Road and the other is located along Northwest Highway. Both pole signs will be removed. A new twenty-two (22) foot pole sign is proposed at the corner of West Centerville Road and Northwest Highway. The applicant is requesting to allow an eight (8) foot setback from the property line along Northwest Highway in lieu of the required twenty (20) foot setback due to the size of the area needed for maneuvering of the fuel tanker to set up for off-loading fuel. The required twenty (20) foot setback from the property line along West Centerville Road is provided.
4. **Building Elevations:** The proposed building meets the building materials and design requirements of the GDC.
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
 - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

- The fuel canopy design is consistent with the regulations in Section 2.52 and Section 2.60 in the GDC. Additionally, canopies in a nonresidential district must be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. The column material is consistent with the main building.
5. The applicant seeks approval of a Specific Use Provision for a Fuel Pumps, Retail use for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. 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. This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

Envision Garland recommends that redevelopment of outdated or underused sites be done with the focus of establishing developments with updated and attractive designs to create desirable destinations within the city.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located between mixed use and commercial area. The properties to the north are zoned Planned Development (PD) District 81-26 for Mixed Use; these properties consist of AT&T Store, Tom Thumb Grocery Store and other general commercial uses. The properties to the east are zoned Community Retail (CR) District and Planned Development (PD) District 71-17 for Multi-Family Use. Some of the commercial developments include Texas Health Emergency Room and Branded Customs (car service). Planned Development (PD) District 71- 17 consists of patio homes. The properties to the south are zoned Planned Development (PD) District 91-20 for Community Retail use; these properties are developed with multi-family dwelling units (a non-conforming use). The properties to the west are zoned Planned Development (PD) District 76-15 for Mixed Use. Development on these properties include Dunkin Donuts, Big Lots and other commercial uses.

The proposed use is consistent with surrounding land use patterns as Fuel Pumps, Retail establishments are commonly found along major thoroughfares. The location of the subject site near the intersection of two major thoroughfares and nearby residential is compatible with both automobile and pedestrian traffic generated from the surrounding area. The proposal represents reinvestment of the subject property with a Fuel Pumps, Retail use.

STAFF RECOMMENDATION

Approval of a 1) a Specific Use Provision for a Fuel Pumps, Retail Use on property zoned Community Retail (CR) District for a period of twenty (20) years; 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.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 10, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 18-26



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 18-26

806 West Centerville Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the operation of Fuel Pumps, Retail Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision:** The Specific Use Provision shall be effective for a period of 20 years.
 - B. Site Layout:** The site layout shall remain in conformance with the site plan labeled Exhibit C.
 - C. Screening and Landscaping:** Screening and landscaping shall conform to the layout reflected on Exhibit D.
 - D. Building Elevations:** Building elevations shall conform to the elevations as approved on Exhibit E.

Drawing name: L:\PRUDENT DEVELOPMENT\2018\18-205 - Centerville & NW Hwy (Garland TX)\02 Civil\C3D\Sheet\CD\03-18205-SITE PLAN.dwg May 18, 2018 - 3:02pm

CITY OF GARLAND, TEXAS

PROPERTY OWNER:
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TX 75238

CITY OF GARLAND, TX GARLAND DEVELOPMENT CODE, ARTICLE 3. SCREENING & LANDSCAPING, DIVISION 4 - LANDSCAPING DESIGN REQUIREMENTS SECTION 4.34

LANDSCAPE MATERIALS MUST COVER A MINIMUM OF TEN PERCENT OF THE TOTAL SITE AREA, EXCEPT AS PROVIDED BELOW IN THIS SECTION 4.34 FOR MULTI-FAMILY AND SENIOR LIVING DEVELOPMENTS. THE GROUND MUST BE COMPLETELY COVERED WITH GRASS OR OTHER VEGETATION TO COUNT TOWARDS MEETING THIS LANDSCAPE AREA REQUIREMENT. REQUIRED LANDSCAPE BUFFERS AND INTERNAL LANDSCAPING AREAS SHALL COUNT TOWARDS MEETING THE TOTAL LANDSCAPE AREA REQUIREMENT.

(B) LANDSCAPE BUFFERS:

THE LANDSCAPE BUFFERS OF NONRESIDENTIAL, MULTI-FAMILY, OR SENIOR LIVING DEVELOPMENTS MUST COMPLY WITH THE FOLLOWING PROVISIONS.

- a. ADJACENT TO MAJOR THOROUGHFARES.
- b. LANDSCAPE BUFFER. TWENTY FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN A LANDSCAPE BUFFER. TWENTY FEET OF PLANTING ARE DESIGNATED AS AN OR LARGER TREE SPECIES. ONE THIRTEEN FEET OF PLANTING ARE DESIGNATED AS AN OR LARGER ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.
- c. LANDSCAPE BUFFER. FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO TYPE A THROUGH D THOROUGHFARES, AS DESIGNATED ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.

2. A LANDSCAPE BUFFER THAT IS TEN FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN YARDS ADJACENT TO PUBLIC STREETS, OTHER THAN MAJOR THOROUGHFARES. THE BUFFER MAY BE DECREASED FROM TEN FEET TO EIGHT FEET PROVIDED THAT AT LEAST ONE AND ONE-HALF TIMES THE MINIMUM REQUIRED BUFFER PLANT MATERIALS ARE PROVIDED.

3. **BUFFER PLANT MATERIALS.**

TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN. THE CITY ENCOURAGES STAGGERED PLANTING OF TREES TO PROVIDE VISUAL SCREENING AND AESTHETIC APPEAL. TREES SHOULD BE PLANTED IN OR-ON-LINEAR PLACEMENT OF PLANT MATERIAL IN THE LANDSCAPE BUFFER. PLANT MATERIAL IN THE LANDSCAPE BUFFER MUST COMPLY WITH THE FOLLOWING PROVISIONS IN THIS SUBSECTION:

 - (a) AND IN SECTION 4.3.3:
 - (b) AND IN SECTION 4.3.3:

ADJACENT TO MAJOR THOROUGHFARES (TYPE AA THROUGH DI), FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- a. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- b. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- c. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, THE REMAINING TWENTY-FIVE PERCENT OF REQUIRED COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4.5 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER.
- d. SUBSTITUTIONS, FOR PROPERTY HAVING LESS THAN ONE HUNDRED AND TWENTY FEET OF STREET FRONTAGE, UP TO FORTY PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN THE LANDSCAPE BUFFER MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES. THE REQUIRED TWENTY-FIVE PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN THE LANDSCAPE BUFFER MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES, AT A RATE OF ONE LARGE CANOPY TREE EQUALS THREE SMALL ORNAMENTAL TREES. SUBSTITUTED VEGETATION MUST BE PLACED IN A CLUSTERED, NON-LINEAR DESIGN.
- e. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
4. **BUFFER IN RELATION TO SUBURBAL SIGNS & EXHIBITS:**

THE CITY ENCOURAGES CLEARANCE OF PERMANENT OBJECTS WITH THE EXCEPTION OF PEDESTRIAN ELEMENTS (SUCH AS SIDEWALKS OR BENCHES). EXISTING UTILITY POLES OR STRUCTURES, AND FREESTANDING SIGNS, FURTHER, LANDSCAPE BUFFERS MUST COMPLY WITH THE FOLLOWING PROVISIONS:

- a. THE DEPTH OF THE REQUIRED LANDSCAPE BUFFER FROM THE PROPERTY LINES MAY INCLUDE PLANTINGS, TREES, AND OTHER LANDSCAPE MATERIALS. THE MINIMUM DEPTH OF THE LANDSCAPE BUFFER SHALL BE SIX FEET. THE MINIMUM WIDTH OF THE LARGER PORTION OF THE BUFFER ILLUSTRATED BY THE SIDEWALK IS A MINIMUM OF SIX FEET TO ALLOW ADEQUATE SPACE FOR REQUIRED PLANT MATERIAL, AND THE REQUIRED DEPTH OF THE LANDSCAPE BUFFER IS REQUIRED IN ADDITION TO THE REQUIRED SIDEWALK AND
- b. WHEN AN EASEMENT, EITHER PEDESTRIAN OR UTILITY, IS REQUIRED PURSUANT TO CHAPTER 3, SECTIONS 3.31(C) OR 3.708(B) OF THIS GDC, THE EASEMENT IS PERMITTED TO OVERLAP THE LANDSCAPE BUFFER. WHEN A LANDSCAPE BUFFER AND EASEMENT OVERLAP, THERE MUST BE A MINIMUM DEPTH OF SIX FEET OF LANDSCAPED AREA THAT IS NOT WITHIN THE EASEMENT AREA TO ALLOW ADEQUATE SPACE FOR PLANT MATERIAL, WHILE AVOIDING UTILITY CONFLICT BETWEEN INSTALLATION, SERVICE OR REPAIR OF UTILITIES AND PLANT MATERIALS. EVERY REASONABLE EFFORT SHALL BE MADE TO AVOID THE EASEMENT AND LANDSCAPE BUFFER OVERLAP. THE ENGINEER SHALL MAKE THE DETERMINATION AS TO WHETHER PLANTINGS MAY INTERFERE WITH THE USE OF THE EASEMENT.

4.34(B)(3)(a) PER 30 LF, ONE CANOPY TREE (3 ORNAMENTAL) PLUS SEVEN SHRUBS OR ORNAMENTAL GRASSES
/VARIANCE REQUIREMENT: PROVIDE ONE AND ONE HALF TIMES THE REQUIRED PLANTING MATERIAL

LINEAR FEET: 105'-10.5" LF	REQUIRED	PROVIDED
ORNAMENTAL TREES REQUIRED (THREE/30 LF)	12	-
SHRUBS REQUIRED (SEVEN SHRUBS / 30 LF)	25	-
VARIANCE TREES:	12	12
VARIANCE SHRUBS:	38	46

LINEAR FEET: 93'-3.5" LF	REQUIRED	PROVIDED
CANOPY TREES REQUIRED (ONE / 30 LF)	3	-
SHRUBS REQUIRED (SEVEN SHRUBS / 30 LF)	22	-
VARIANCE TREES:	5	5
VARIANCE SHRUBS:	33	38

TOTAL SITE AREA: 22,500 SQ. FT.

TOTAL LANDSCAPE		2,250 SQ. FT. (10%)	4,429 SQ. FT. (19%)
PARKING AND SITE TREE REQUIREMENTS			
PARKING AREA PLANTING		206 SQ. FT. (5%)	441 SQ. FT. (11%)
PARKING LOT TREES (11/10 SPACES, 1 WITHIN 65' OF EVERY SPACE), 11 SPACES		2	2
SCREENING REQUIREMENTS			
PARKING AREA SCREENING		REQUIRED	PROVIDED
PERIMETER SCREENING		YES	119 SHRUBS
EQUIPMENT SCREENING		YES	43 SHRUBS
		YES	7 SHRUBS

PRESUBMITTAL NUMBER 180327-2

CITY OF GARLAND, TEXAS

PROPERTY OWNER:
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TX 75238

CITY OF GARLAND, TX GARLAND DEVELOPMENT CODE, ARTICLE 3. SCREENING & LANDSCAPING, DIVISION 4 - LANDSCAPING DESIGN REQUIREMENTS SECTION 4.34

LANDSCAPE MATERIALS MUST COVER A MINIMUM OF TEN PERCENT OF THE TOTAL SITE AREA, EXCEPT AS PROVIDED BELOW IN THIS SECTION 4.34 FOR MULTI-FAMILY AND SENIOR LIVING DEVELOPMENTS. THE GROUND MUST BE COMPLETELY COVERED WITH GRASS OR OTHER VEGETATION TO COUNT TOWARDS MEETING THIS LANDSCAPE AREA REQUIREMENT. REQUIRED LANDSCAPE BUFFERS AND INTERNAL LANDSCAPING AREAS SHALL COUNT TOWARDS MEETING THE TOTAL LANDSCAPE AREA REQUIREMENT.

(B) LANDSCAPE BUFFERS:

THE LANDSCAPE BUFFERS OF NONRESIDENTIAL, MULTI-FAMILY, OR SENIOR LIVING DEVELOPMENTS MUST COMPLY WITH THE FOLLOWING PROVISIONS.

- a. ADJACENT TO MAJOR THOROUGHFARES.
- b. LANDSCAPE BUFFER, TWENTY FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN ALL AREAS OF THE THOROUGHFARE DESIGNATED AS AN OR LARGER ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.
- c. LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO TYPE A THROUGH D THOROUGHFARES, AS DESIGNATED ON THE CITY'S ADOPTED MAJOR THOROUGHFARE PLAN.

2. A LANDSCAPE BUFFER THAT IS TEN FEET IN DEPTH (FROM THE PROPERTY LINE), IS REQUIRED IN YARDS ADJACENT TO PUBLIC STREETS, OTHER THAN MAJOR THOROUGHFARES. THE BUFFER MAY BE DECREASED FROM TEN FEET TO EIGHT FEET PROVIDED THAT AT LEAST ONE AND ONE-HALF TIMES THE MINIMUM REQUIRED BUFFER PLANT MATERIALS ARE PROVIDED.

3. **BUFFER PLANT MATERIALS.**

TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN. THE CITY ENCOURAGES STAGGERED PLANTING OF TREES TO PROVIDE VISUAL SCREENING AND AESTHETIC APPEAL. TREES SHOULD BE PLANTED IN OR-ON-LINEAR PLACEMENT OF PLANT MATERIAL IN THE LANDSCAPE BUFFER. PLANT MATERIAL IN THE LANDSCAPE BUFFER MUST COMPLY WITH THE FOLLOWING PROVISIONS IN THIS SUBSECTION:

 - (a) AND IN SECTION 4.3.3:
 - (b) AND IN SECTION 4.3.3:

ADJACENT TO MAJOR THROUGHWAYS (TYPE AA THROUGH DI), FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- a. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- b. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
- c. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, THE REMAINING TWENTY-FIVE PERCENT OF REQUIRED COVER MUST BE SELECTED FROM A SPECIES LISTED IN TABLE 4.5 IN DIVISION 7 OF THIS ARTICLE 3. THIS GROUND COVER MUST BE ARRANGED IN A CURVILINEAR FASHION THROUGHOUT THE LANDSCAPE BUFFER.
- d. SUBSTITUTIONS, FOR PROPERTY HAVING LESS THAN ONE HUNDRED AND TWENTY FEET OF STREET FRONTAGE, UP TO FORTY PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN THE LANDSCAPE BUFFER MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES. THE REQUIRED TWENTY-FIVE PERCENT OF THE REQUIRED NUMBER OF LARGE CANOPY TREES WITHIN THE LANDSCAPE BUFFER MAY BE SUBSTITUTED WITH SMALL ORNAMENTAL TREES, AT A RATE OF ONE LARGE CANOPY TREE EQUALS THREE SMALL ORNAMENTAL TREES. SUBSTITUTED VEGETATION MUST BE PLACED IN A CLUSTERED, NON-LINEAR DESIGN.
- e. ADJACENT TO ALL OTHER PUBLIC STREETS: FOR EVERY THIRTY LINEAL FEET, OR FRACTION THEREOF, OF REQUIRED LANDSCAPE BUFFER, ONE LARGE CANOPY TREE IS REQUIRED, ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES.
4. **BUFFER IN RELATION TO SUBURBAL SIGNS & EXHIBITS:**

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4.34(B)(3)(a) PER 30 LF, ONE CANOPY TREE (3 ORNAMENTAL) PLUS SEVEN SHRUBS OR ORNAMENTAL GRASSES
/VARIANCE REQUIREMENT: PROVIDE ONE AND ONE HALF TIMES THE REQUIRED PLANTING MATERIAL

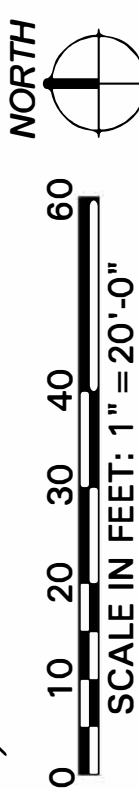
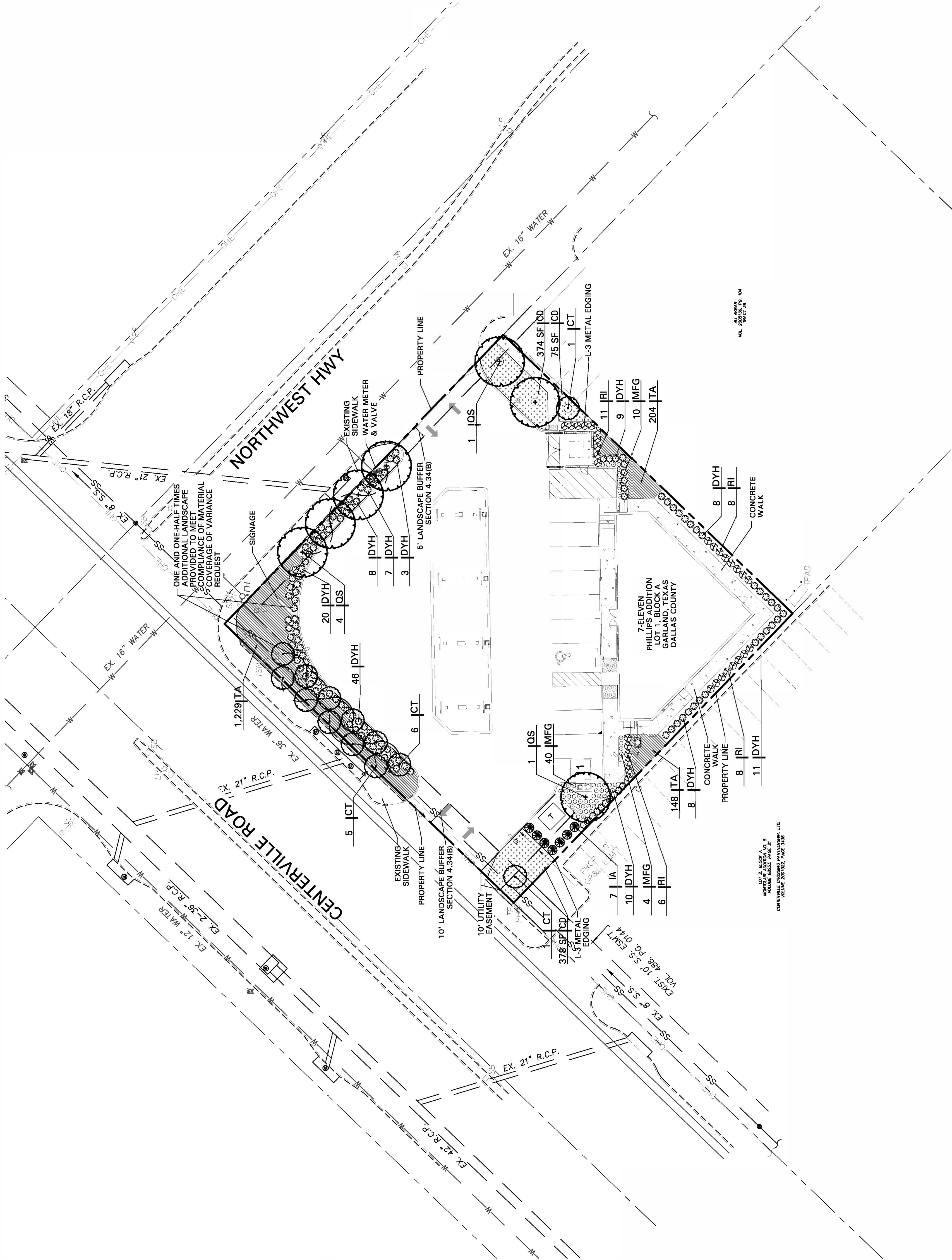
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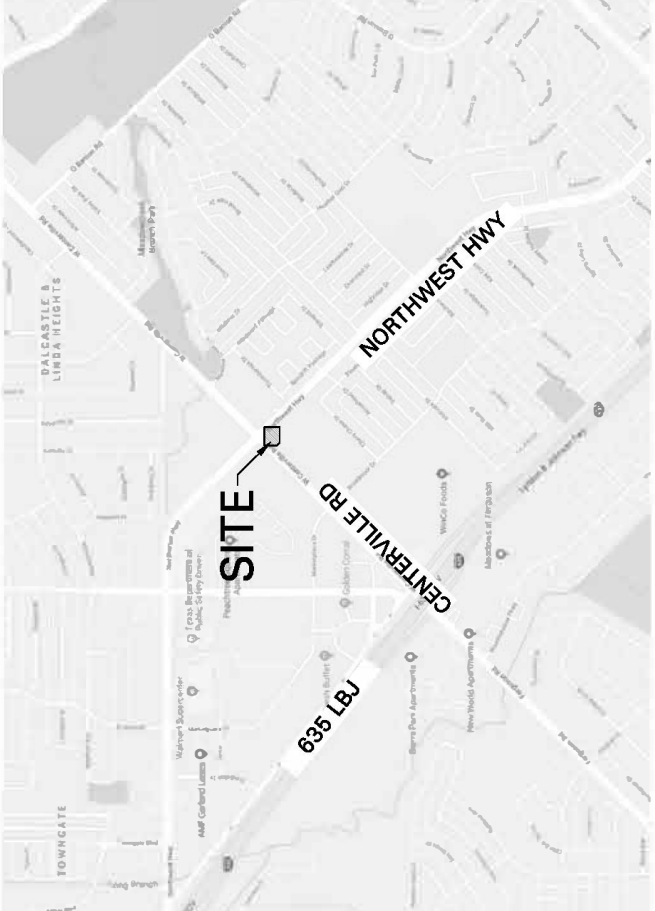
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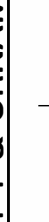
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PARKING AREA SCREENING		REQUIRED	PROVIDED
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EQUIPMENT SCREENING		YES	43 SHRUBS
		YES	7 SHRUBS

PRESUBMITTAL NUMBER 180327-2



VICINITY MAP:



CANOPY & ORNAMENTAL TREES			SHRUBS & ORNAMENTAL GRASS		
SYMBOL	BOTANIC NAME	COMMON NAME	SYMBOL	BOTANIC NAME	COMMON NAME
	QUERCUS SHUMARDII	SHUMARD OAK		ILEX VOMITORIA 'NANA'	DWARF YAU'ON HOLLY
	CERCIS CANADENSIS	TEXAS REDBUD		RHAMNUS INDICA 'CLARA'	WHITE INDIAN HAWTHORN
				NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS
				ILEX X ATTENTUA	NELLIE R. STEVENS HOLLY

3. GROUND COVER		
SYMBOL	BOTANIC NAME	COMMON NAME
CD	CYNODON DACTYLON	COMMON BERMUDA GRASS SOD
TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE

TURF & GROUND COVER

SHRUBS & ORNAMENTAL GRASS

CANOPY & ORNAMENTAL TREES

PLANT LIST

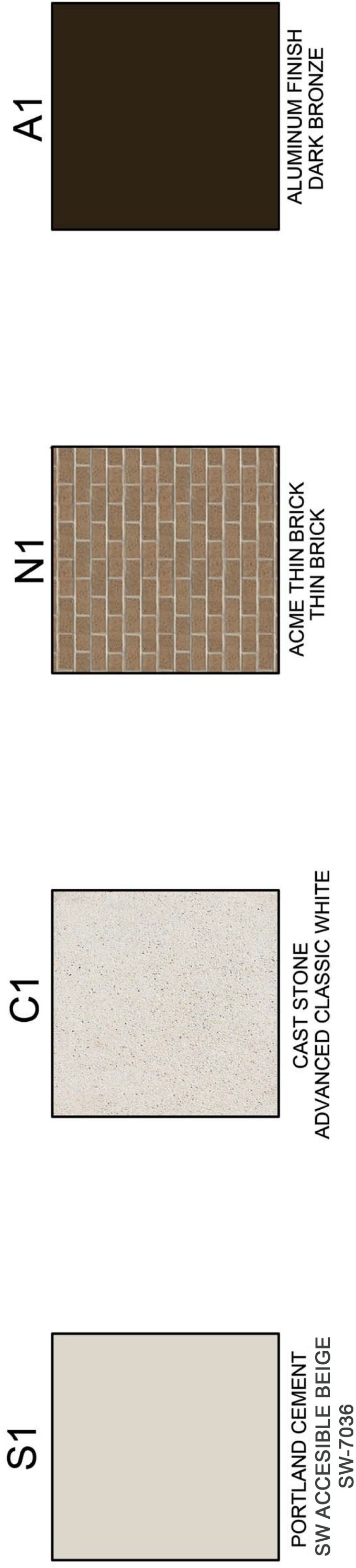
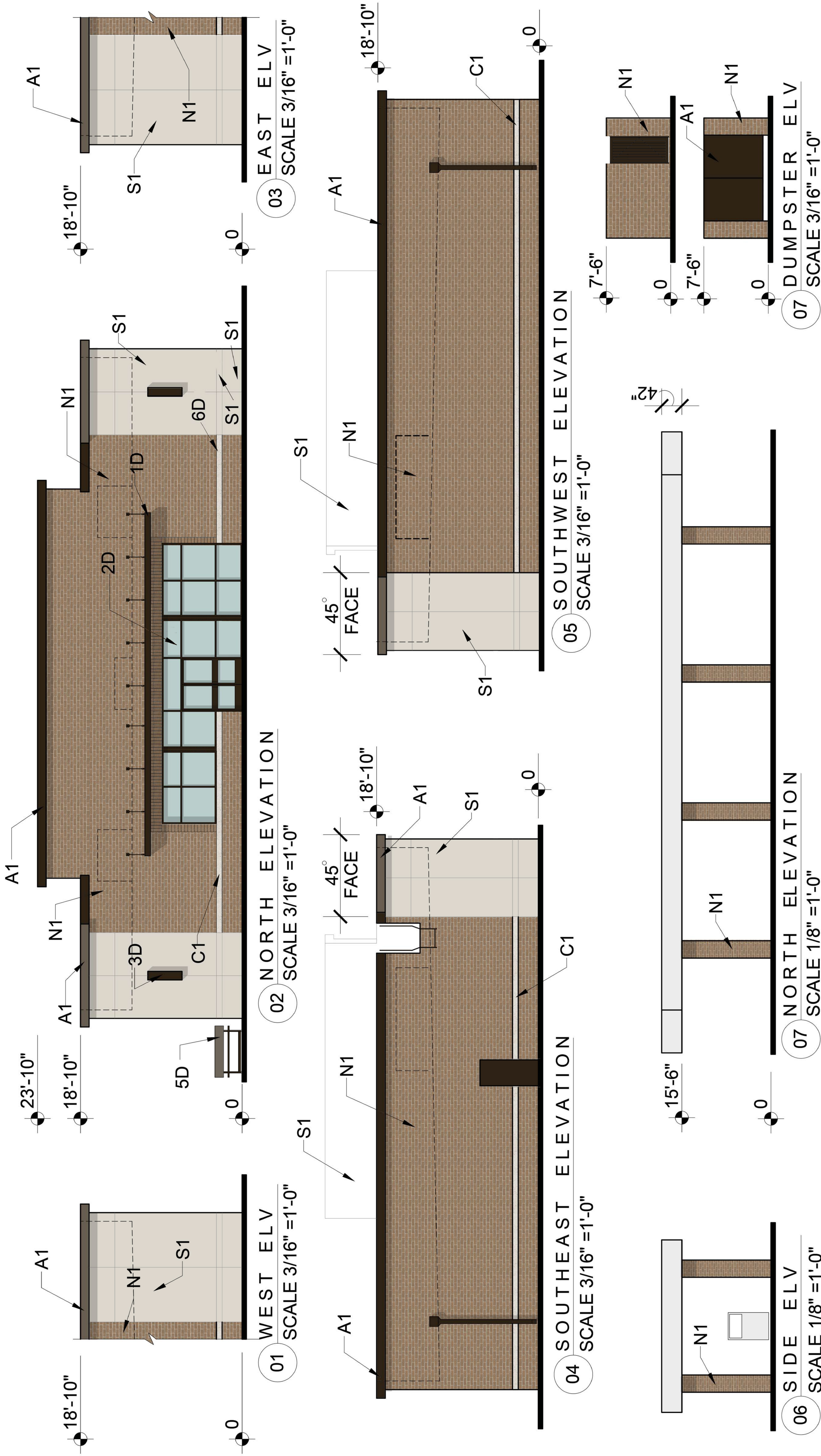
NOTE: REFERENCE SHEET L1.1 FOR PLANT QUANTITIES, SIZES, & NOTES

LANDSCAPE PLAN

01

M A T E R I A L		P E R C E N T A G E S			
ELEVATION	TOTAL AREA	MASONRY	%	OTHER	%
NORTH	1435	1348	94	83	6
EAST	242	227	94	15	6
WEST	242	227	94	15	6
SOUTHWEST	1040	983	95	57	5
SOUTHEAST	1016	959	94	57	6
TOTALS	3975	3748	94	227	6

DESIGN ELEMENTS	
1D	AWNING / CANOPY
2D	DISPLAY WINDOW
3D	DISTINCTIVE LIGHTING
4D	VARIED ROOF HEIGHT
5D	BENCH
6D	HORIZONTAL TRIM



Job#:	18-205
Scale:	AS NOTED
Date:	04.26.18
Drawn By:	
Checked By:	

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SHEET:
EE-1



7-ELEVEN, INC.
3200 HACKBERRY RD. IRVING, TEXAS 75063
7-11
CENTERVILLE & NORTHWEST HIGHWAY
GARLAND, TEXAS 75052

Proto 01-26-2017

ev. #	
Date	

[illegible]

Z 18-26



Looking at the subject property from Northwest Highway



Looking north of subject site from West Centerville Road



Looking south of subject site from West Centerville Road



Looking east of subject site from Northwest Highway

Z 18-26



Looking west of subject site from W Centerville Road.



GARLAND

Plan Commission

4.

Meeting Date: 06/11/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - June 25, 2018



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: June 11, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 25, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat
Blankenstriker Addition 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 **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) (Staff requests postponement to the June 25, 2018 Plan Commission meeting.)
3. 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)

4. 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)
5. 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)
6. 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)
7. 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)
8. Consideration of the application of **Evergreen Garland Senior Community, L.P.**, requesting approval 1) of 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)
9. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Freeway 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)
10. 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)
11. Consideration of the application of **Spiars Engineering, Inc.**, requesting approval of 1) 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)

12. 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)
13. 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)
14. Consideration of the application of **Charles Gojer and Associates, Inc.**, requesting approval of 1) 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 Tollway. (District 1) (File Z 18-29)
15. Consideration of the application of **Huckabee**, requesting approval of 1) a Detail Plan for 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)