



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
April 27, 2020 at 7:00 p.m.

NOTICE is hereby given that, pursuant to applicable provisions of Chapter 551 of the Texas Government Code and the March 13, 2020 Emergency Order of Governor Abbott, the Plan Commission will hold a telephone or internet meeting on Monday, April 27, 2020 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://zoom.us/webinar/register/WN_xl6QRMnqSdm9_4xNHbHq1A

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247
888-788-0099

Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 915-4397-2475

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

Registration is limited but the meeting will be available to the public by an audible broadcast at City Hall, 200 N. Fifth Street, City Council Chambers, Garland, Texas.

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 Minutes for the April 13, 2020 meeting.

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.

2. ZONING

- a. Consideration of the application of **John Paul Khoury**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Light Commercial (LC) District. This property is located at 1414 Forest Lane. (District 2) (File Z 20-01)

- b.** Consideration of the application of **4B2D – DFW Tea Co., LLC**, requesting approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 17-18 for Community Retail (CR) Uses. Approval of this item may include amendments to Planned Development (PD) District 17-18. This property is located at 3428 West Buckingham Road. (District 6) (File Z 20-03)
- c.** Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)
- d.** Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)

3. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/27/2020

Item Title: Plan Commission Minutes for April 13, 2020

Summary:

Consider approval of Minutes for the April 13, 2020 meeting.

Attachments

Plan Commission Minutes for April 13, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meetings will be held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse).

The Plan Commission of the City of Garland met in regular session on Monday, April 13, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

1st Assistant City Attorney	Brian England
Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the March 9, 2020 meeting.

PLATS

2a. APPROVED** P 20-11 Lyons Crest Estates No. 2 Preliminary Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of Westwood Professional Services, requesting approval of an amendment to Planned Development (PD) District 13-40 for Community Retail (CR) Uses. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant Lynn Kadleck, 2740 Dallas Parkway, Suite 280, Plano, Texas, provided a brief overview of the request and clarified the parking request.

Chairman Roberts asked the applicant to clarify the on-site parking location request and confirmed that 53 additional parking spaces are being requested.

Frances Hiner, 1113 Intervale Drive, Garland, spoke in support of the request. However, she requested clarification regarding the requested additional number of parking spaces.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation, seconded by Commissioner O'Hara.
Motion carried: 8 Ayes, 0 Nays

3b. APPROVED Consideration of the application of Westwood Professional Services, requesting approval of a Detail Plan for an Office / Retail Building. This property is located at 1122 West Centerville Road. (District 5) (File Z 20-06)

Motion was made by Commissioner Dalton to **approve** the Detail Plan per staff recommendation, seconded by Commissioner O'Hara. **Motion carried: 8 Ayes, 0 Nays.**

3c. DENIED Consideration of the application of Allstate Carriers LLC, requesting approval of 1) a Specific Use Provision for Truck and Bus Repair, 2) a Specific Use Provision for Truck Sales/Leasing/Rental, and 3) a Specific Use Provision for Truck/Bus Storage. This property is located at 4030 and 4040 Forest Lane. (District 6) (File Z 20-08)

Kira Wauwie, Principal Development Planner, presented the staff report.

Chairman Roberts asked for clarification on the classification of tractor trailers and clarified the number of trailer parking spaces being requested.

Commissioner Rose asked staff whether we could request additional landscaping of this request.

Commissioner Williams inquired to the number of tractor trailer parking spaces being requested.

Commissioner Hallman requested clarification from staff the reason for denial of this request.

Ms. Wauwie clarified the classification on tractor trailers, stated due to this being a 30-day application request, additional site work was not requested. Additionally, Ms. Wauwie clarified that the recommendation of denial is due to technical requirements having not been met of the Garland Development Code (GDC).

Representing the applicant, Rosanna Hudson, provided an overview of the request.

Commissioner Dalton asked of the applicant if the trucks and trailers will be parked on-site and location of parking spaces for the larger vehicles.

Commissioner Rose inquired as to the use of the warehouse building at this site.

Ms. Hudson clarified the tractor trailers are parked empty on-site, no distribution will be conducted on-site, spoke about the parking location of vehicles, the warehouse building on the subject property is not part of the request and belongs to another tenant and that Allstate Carriers will be sub-leasing the property.

Correy Price, 105 Nursey Lane, Ste. 200, Fort Worth, TX, 76114, spoke in support of the request.

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

Chairman Roberts, Commissioner Ott, Dalton, Rose, spoke of concerns regarding truck parking along Forest Lane, lack of parking with the warehouse building alone, and agreement with staff on the recommendation of denial.

Commissioner Hallman spoke in support of the request.

Motion was made by Commissioner Williams to **deny** the request due to failure to meet technical requirements of the Garland Development Code, (GDC), seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Hallman.

MISCELLANEOUS

4a. APPROVED Consider amending in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

Planning Director Will Guerin presented the Commission with the proposed changes to Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios.

Commissioner Rose inquired of staff if this would affect existing facilities/businesses.

Mr. Guerin clarified this would affect existing business if they chose to make a change with their existing parking ratio.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the amendment in part Chapter 2, Article 5, Land Use Matrix, of the Garland Development Code; and amending in part Chapter 7, Article 2, Land Use Matrix, of the Garland Development Code, regarding certain parking ratios and sent the recommendation to City Council. Seconded by Commissioner Hallman. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:27 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/27/2020

Item Title: Z 20-01 John Paul Khoury (District 2)

Summary:

Consideration of the application of **John Paul Khoury**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Light Commercial (LC) District. This property is located at 1414 Forest Lane. (District 2) (File Z 20-01)

Attachments

Z 20-01 John Paul Khoury Report and Attachments

Planning Report

File No: Z 20-01/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 27, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Light Commercial (LC) District.

LOCATION

1414 Forest Lane

APPLICANT

John Paul Khoury

OWNER

John Paul Khoury

BACKGROUND

This site is improved with a commercial building, hard-surfaced parking lot, and landscaped areas. The applicant is requesting approval to allow the operation of a Used Automobile Sales business on a 0.35 acre site.

SITE DATA

The site contains approximately 0.35 acres with approximately 119 lineal feet of frontage along Forest Lane, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Light Commercial (LC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.

The applicant intends to use the property for sales of used cars (automobiles) outdoors. The Garland Development Code (GDC) identifies used car sales use as Automobile Sales, New or Used. This use requires a Specific Use Provision in the Light Commercial (LC) District.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to use an existing 1,254 square-foot building on a 0.35-acre property for used car sales. The site plan (Exhibit C) shows the existing parking spaces on site.

The GDC establishes a parking ratio of one (1) space for every 400 square feet of gross floor area plus one (1) parking space per employee. Five (5) parking spaces are required; the Exhibit C shows four (4) customer parking spaces and one (1) employee parking space. Additionally, the plan includes seven (7) "showroom" vehicle spaces intended for the display of automobiles for sale.

2. The design of the building complies with the applicable building design regulations of GDC.
3. Full landscaping and screening compliance is not triggered by this request. However, the applicant will maintain the existing landscaping on the site as well as provide some enhanced landscaping, such as additional shrubs along Forest Lane, reflected in the Site Plan (Exhibit C).
4. The applicant requests the SUP to be in effect for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhood for the subject property. Urban Neighborhoods provide higher density residential developments, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south, east and west are zoned Light Commercial (LC) District, consisting of such uses as a used automotive sales, and three (3) auto care facilities. The property to the north is zoned Industrial (IN) District, and is improved with an automobile sales use.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Light Commercial (LC) District. The request is generally compatible with the existing surrounding area. However, the request is inconsistent with the Urban Neighborhoods designation of the Envision Garland Plan. Staff recommends a shorter SUP time period such as five (5) years in order to reevaluate the request, and keep future redevelopment opportunities available that align more closely with the Urban Neighborhoods designation.

ADDITIONAL INFORMATION

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

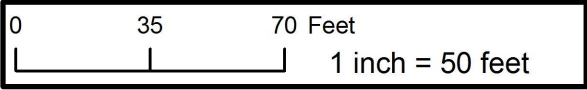
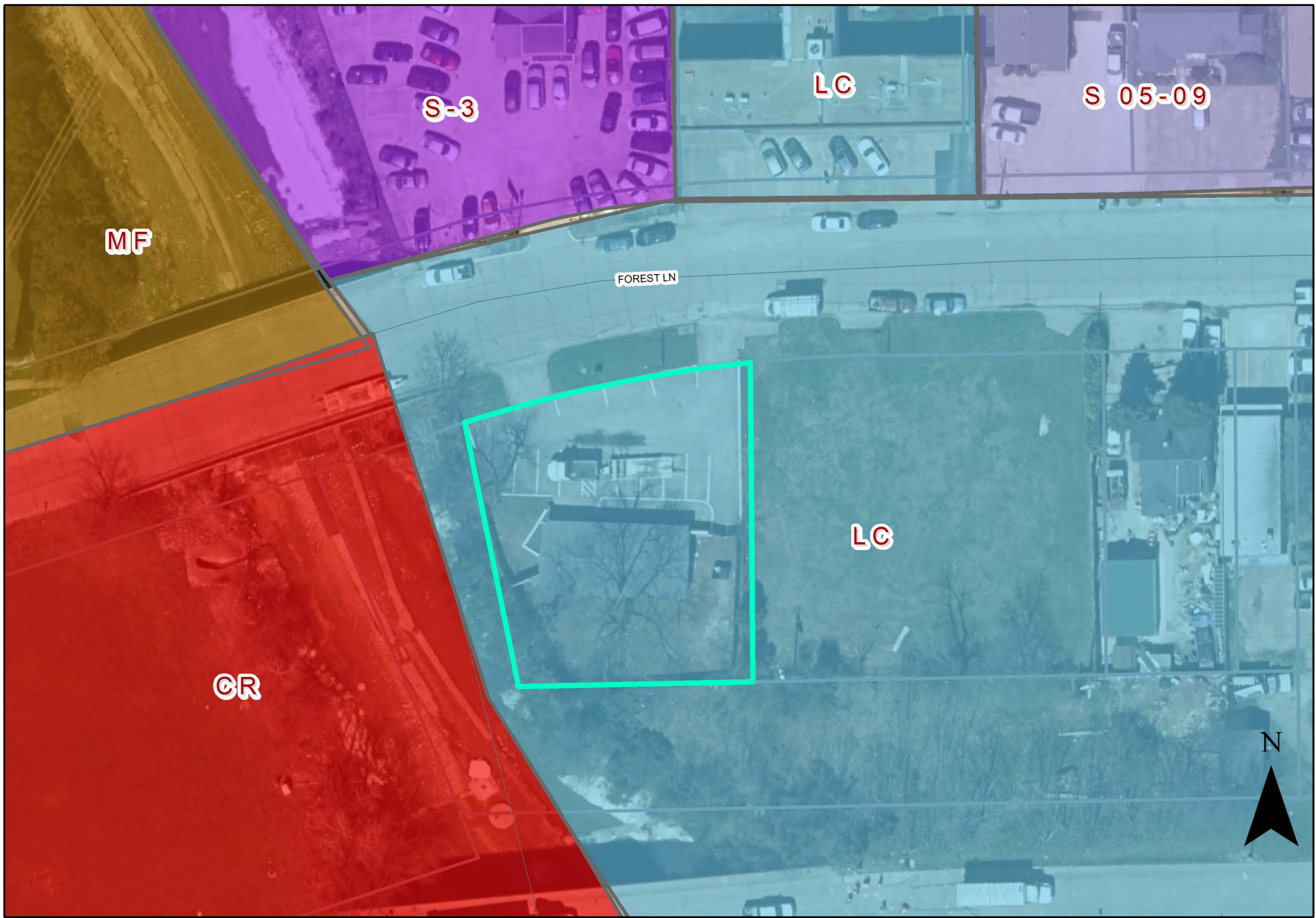
CITY COUNCIL DATE: May 19, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-01



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-01

1414 Forest Lane

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, New or Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Light Commercial (LC) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
A. Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of twenty (20) years.
- B. Site Layout: The Automobile Sales, New or Used operation shall be in conformance with the site layout in Exhibit C.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- D. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit C. Specifically, the landscape materials shall include shrubs along Forest Lane and in the front areas of the site where the plan includes round dark circles, all areas of the site not shown with building or as hard surfaced areas shall be improved and maintained with trees, shrubs and turf or grass per the Garland Development Code.

- i. Vehicles must be parked in the designated parking spaces shown on the site plan (Exhibit C).
- ii. Parking shall be screened with low level screening along Forest Lane.

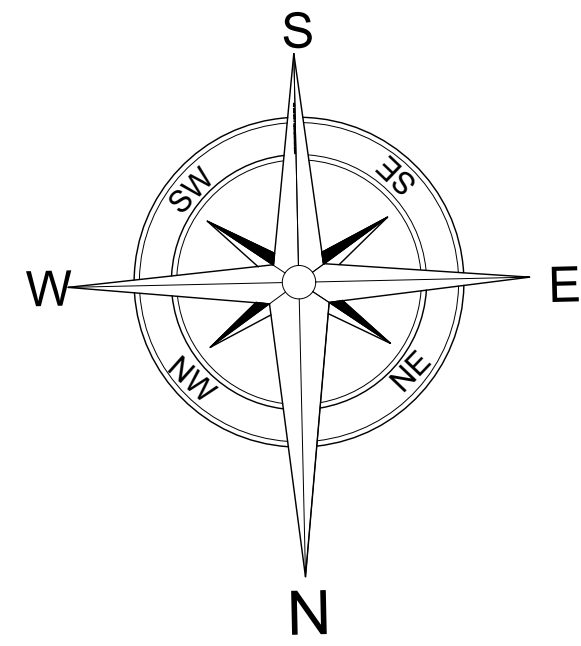
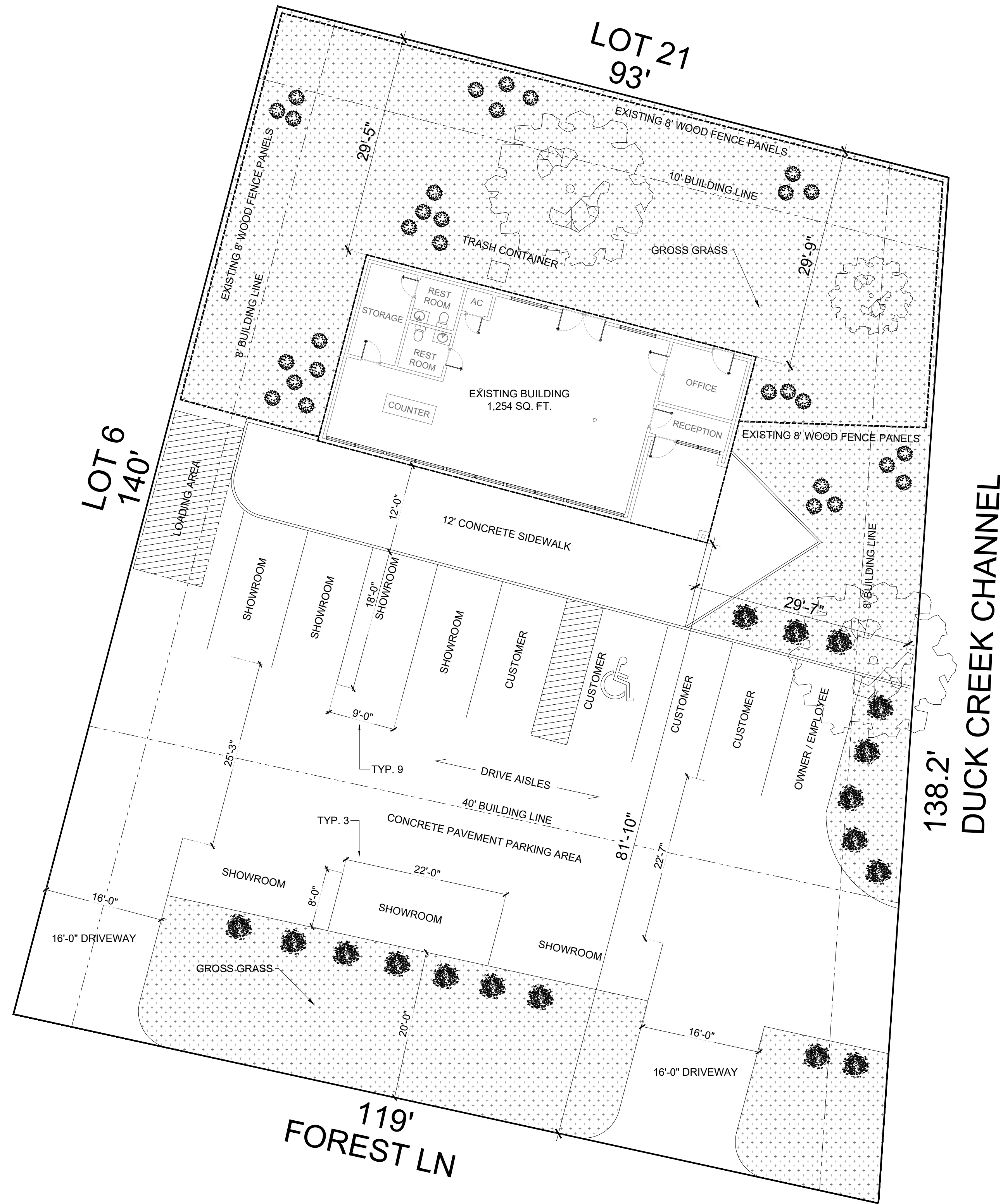
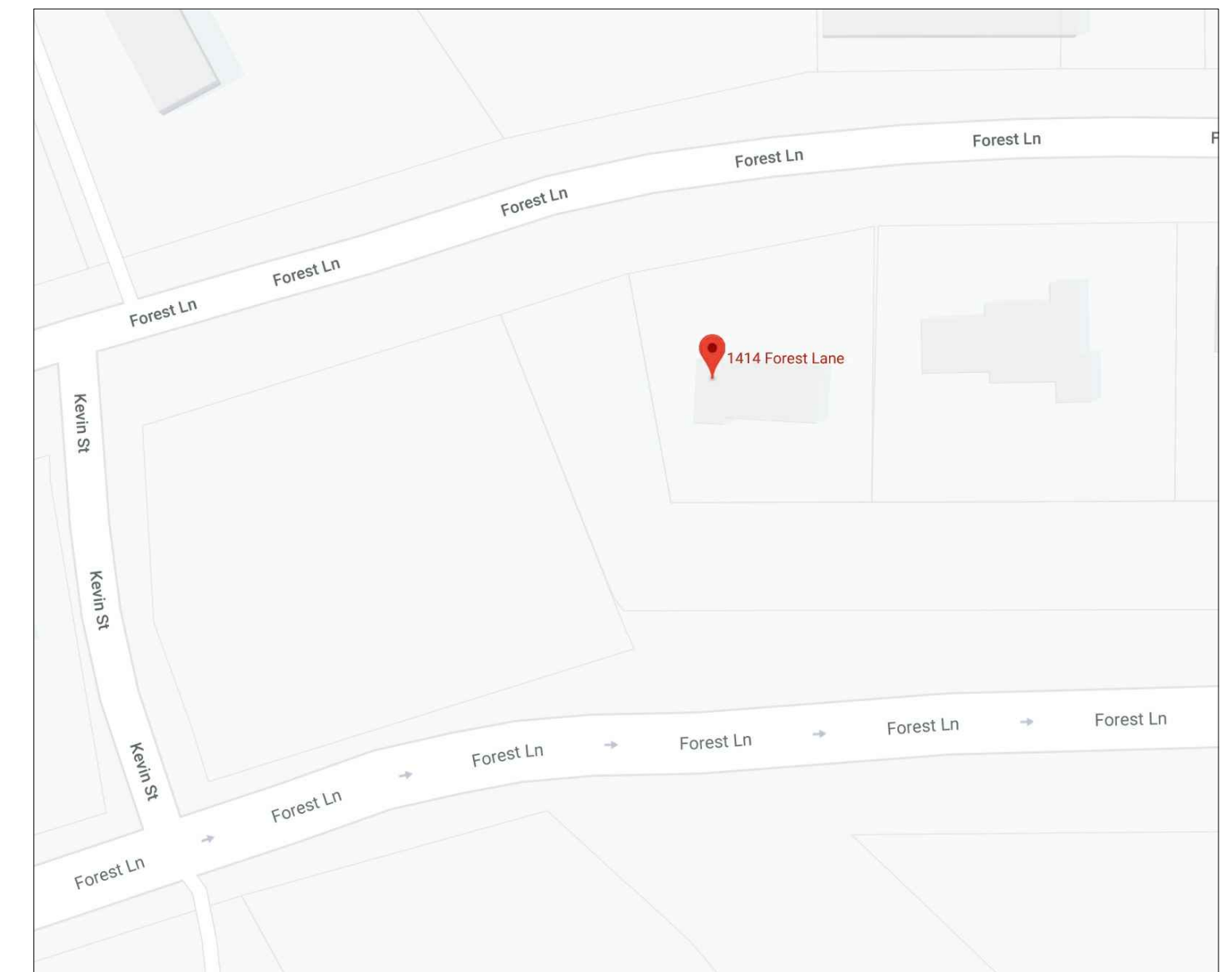


EXHIBIT C



SITE PLAN

SCALE 1" = 10'-0"

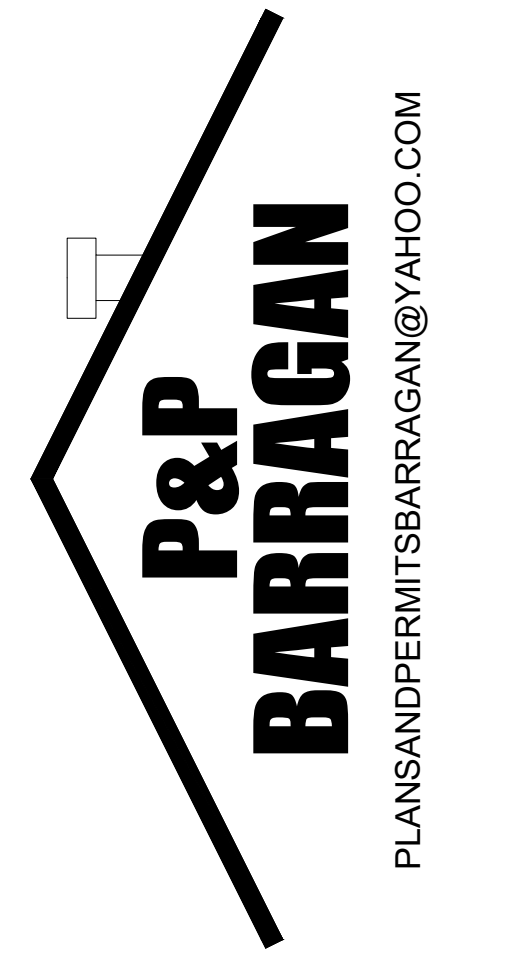


VICINITY MAP
FOR REFERENCE ONLY

AREA DISTRIBUTION	
EXISTING BUILDING. PROPOSED LIGHT COMMERCIAL ZONING	1,254 SQ. FT.
TOTAL FLOOR AREA	1,254 SQ. FT.
TOTAL LOT AREA	15,540.00 SQ. FT.
TOTAL BUILDING COVERAGE	8.00 %
TOTAL IMPERVIOUS SURFACE	6,860 SQ. FT.
TOTAL IMPERVIOUS SURFACE COVERAGE	44.14 %
BUILDING DIMENSIONS	
BUILDING MAX. HEIGHT	11'-2"
LEGAL DESCRIPTION	
1. HORACE H JAMES	
2. LT 6	
3. 93X106X115X125	
4. INT201700322725 DD11152017 CO-DC	
5. 1414 FOREST LN, GARLAND, TX. 75042	

PARKING ANALYSIS				
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	PARKING REQUIRED	PARKING MATERIAL
CUSTOMER	1,254 SQ. FT.	1 SPACE / 400 SQ. FT.	4	-
EMPLOYEE	2	1 SPACE / 1 EMPLOYEE	1	-
USED AUTOMOBILE SALES / SHOWROOM	7	--	7	-
TOTAL PARKING REQUIRED			12	-
TOTAL PARKING PROVIDED			12	CONCRETE

LOADING SPACE ANALYSIS			
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	LOADING REQUIRED
USED AUTOMOBILE SALES / SHOWROOM	1,254 SQ. FT.	1 SPACE / 0 - 50,000 SQ. FT.	1
TOTAL LOADING REQUIRED			1
TOTAL LOADING PROVIDED			2

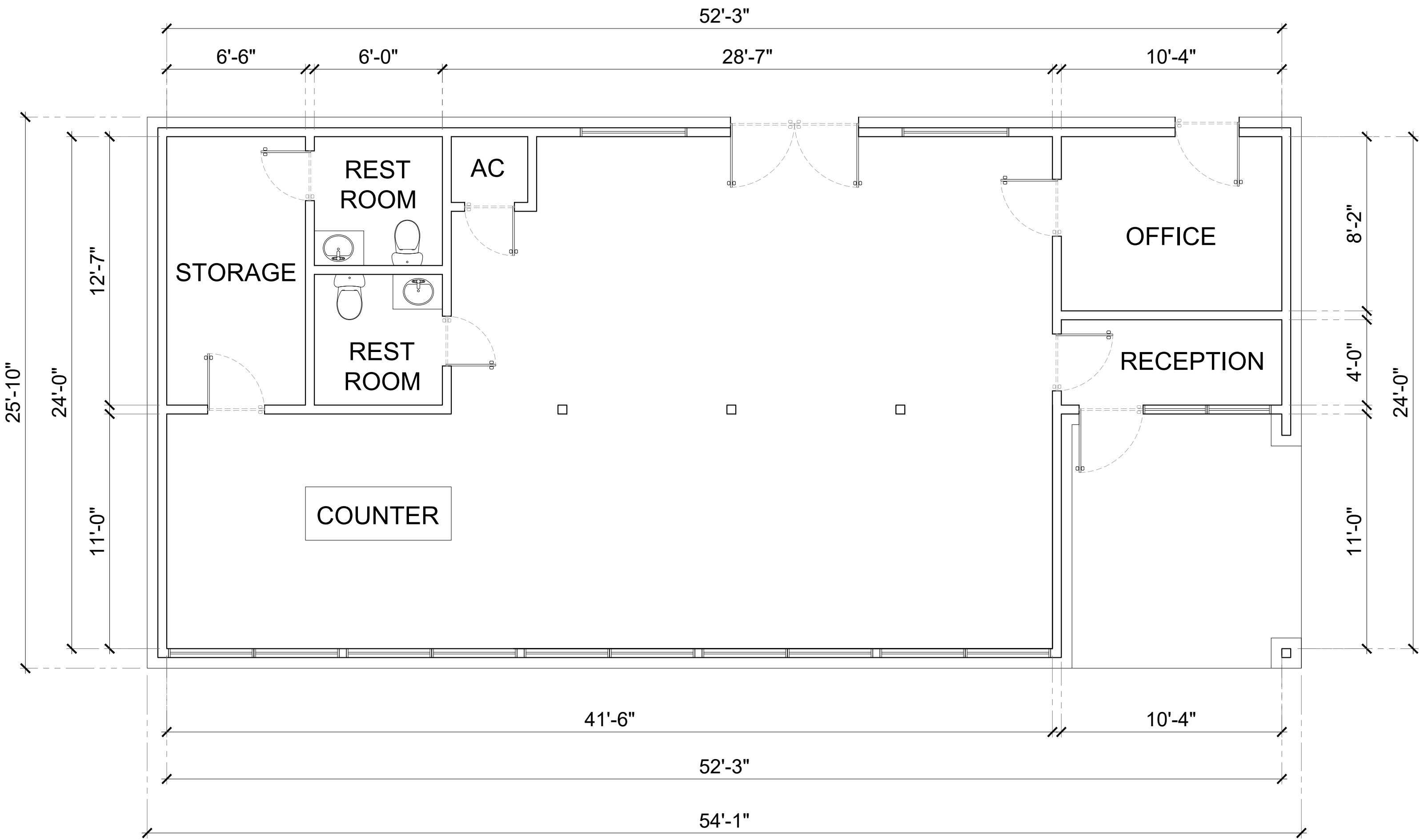


PRE-SUBMITALL #:
191126-1

ADDRESS:
1414 FOREST LN.,
GARLAND, TX.
75042

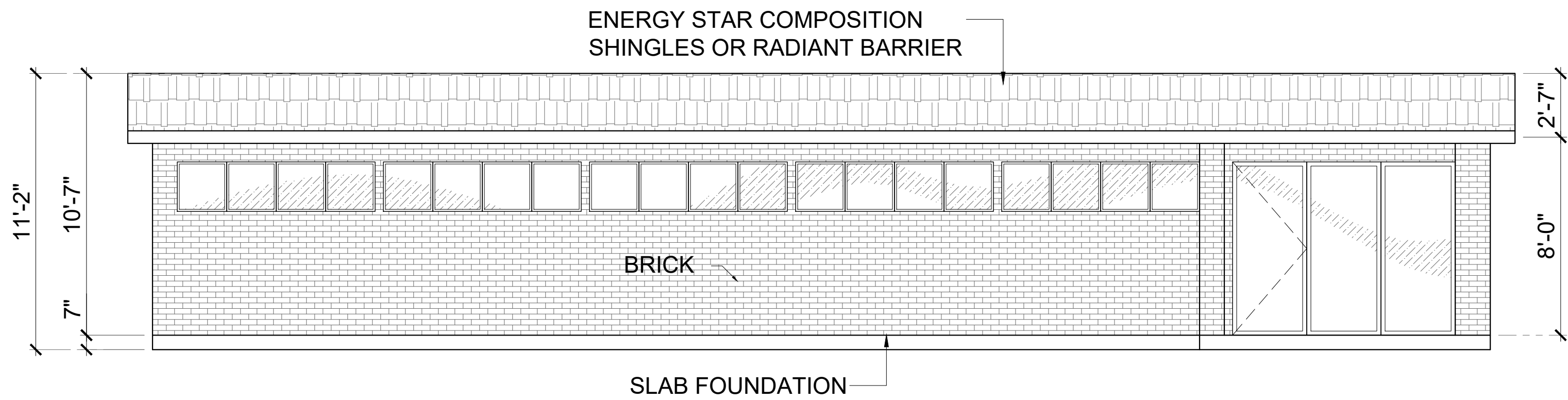
USE:
COMMERCIAL
DRAWN BY:
P&P BARRAGAN
DATE:
04/13/2020
PLAN:
SITE PLAN
SCALE:
1" = 10'-0"
EXISTING ZONING:
COMMERCIAL
PROP. ZONING:
LIGHT COMMERCIAL
OWNER:
KHOURY JOHN & SAMIA

A02



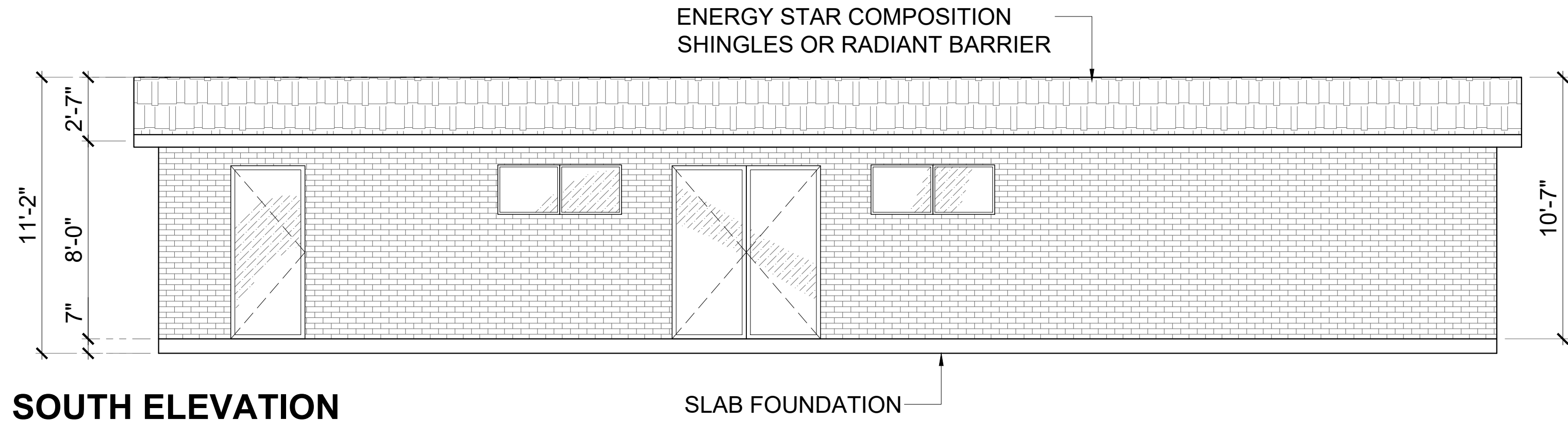
FLOOR PLAN

SCALE 1/4" = 1'-0"



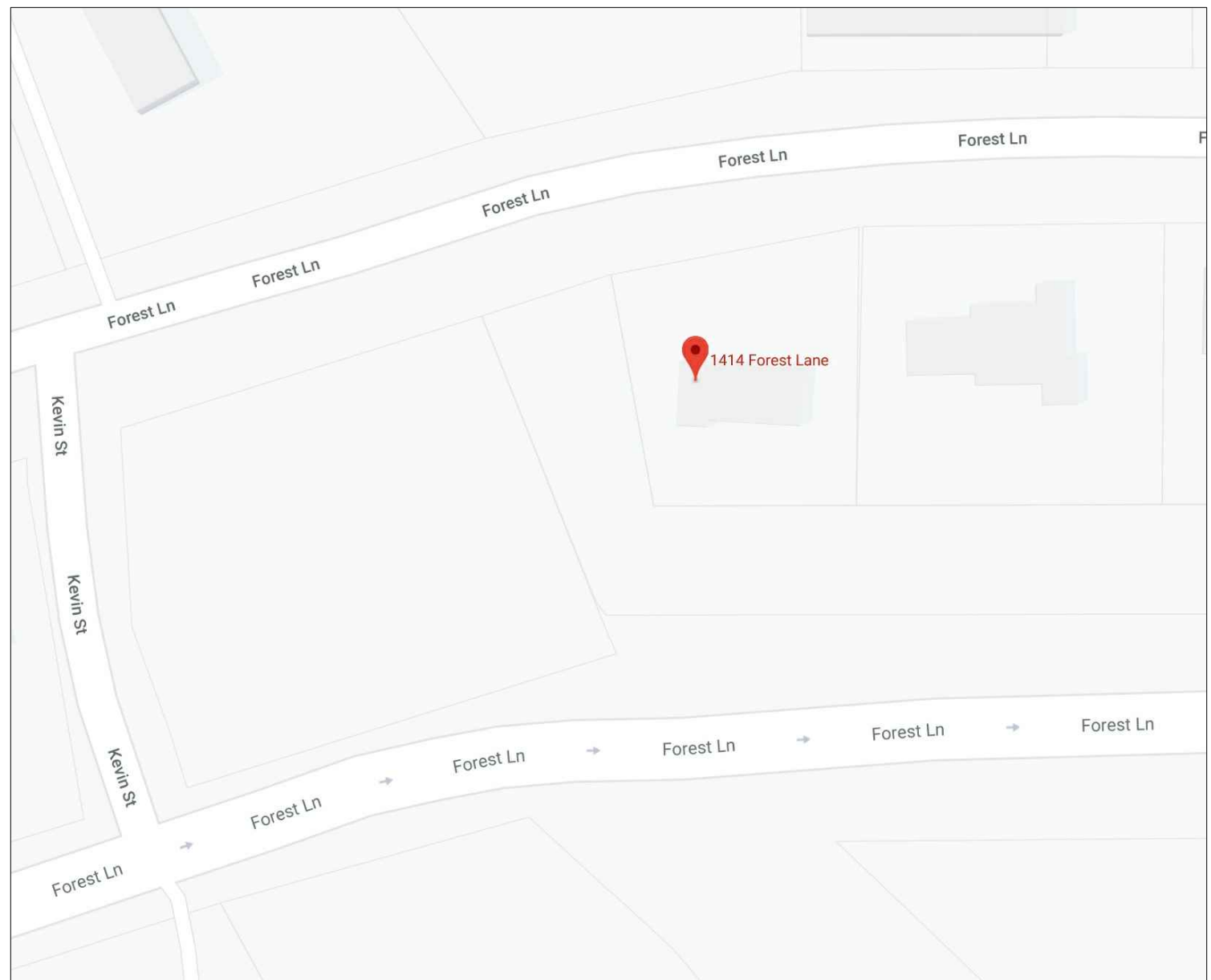
NORTH ELEVATION

SCALE 1/4" = 1'-0"

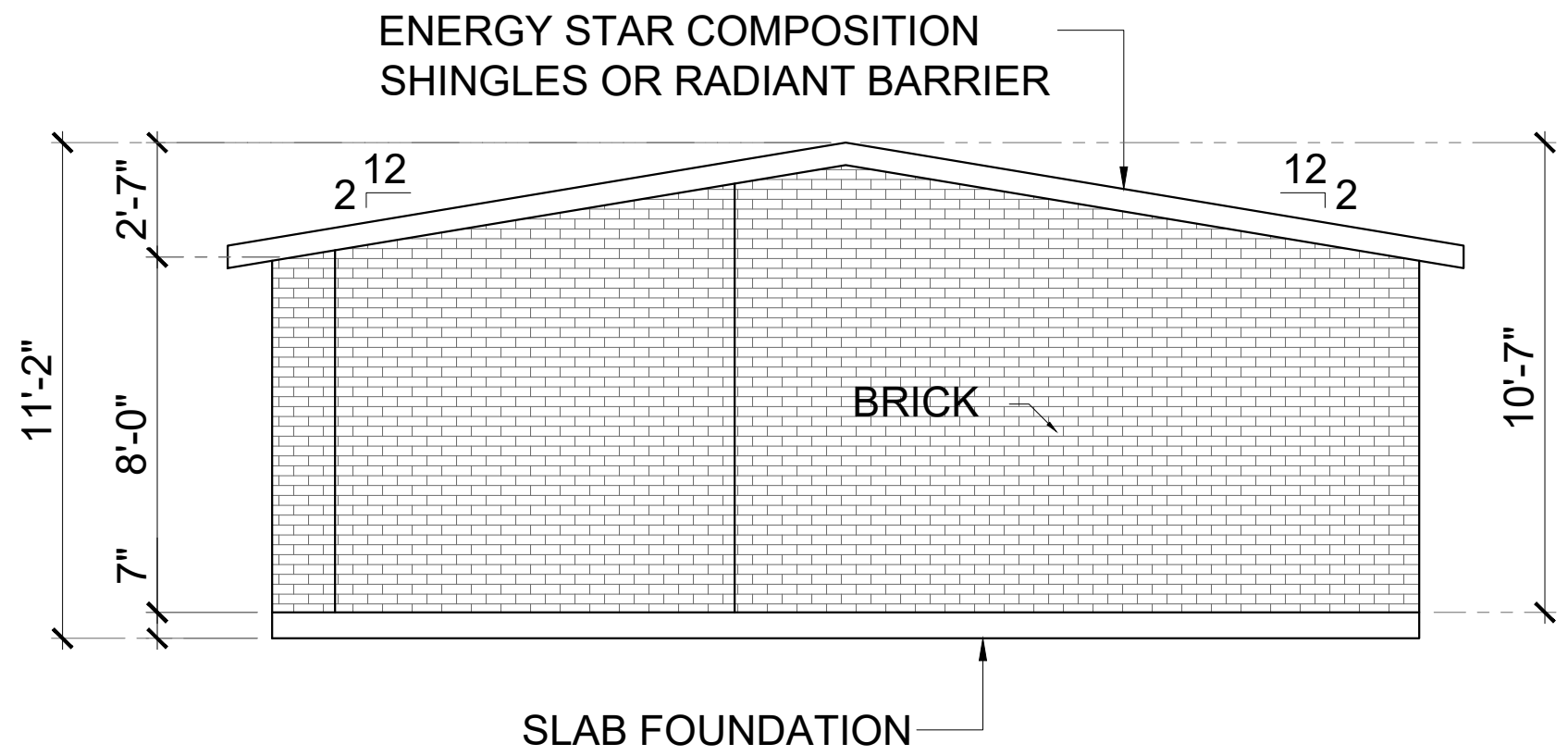
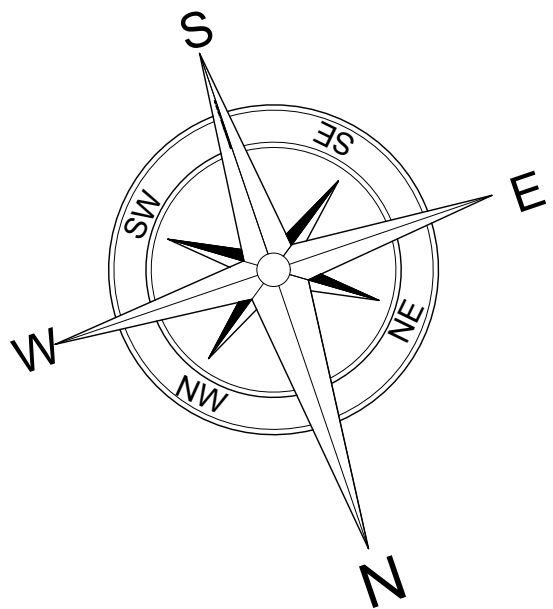


SOUTH ELEVATION

SCALE 1/4" = 1'-0"

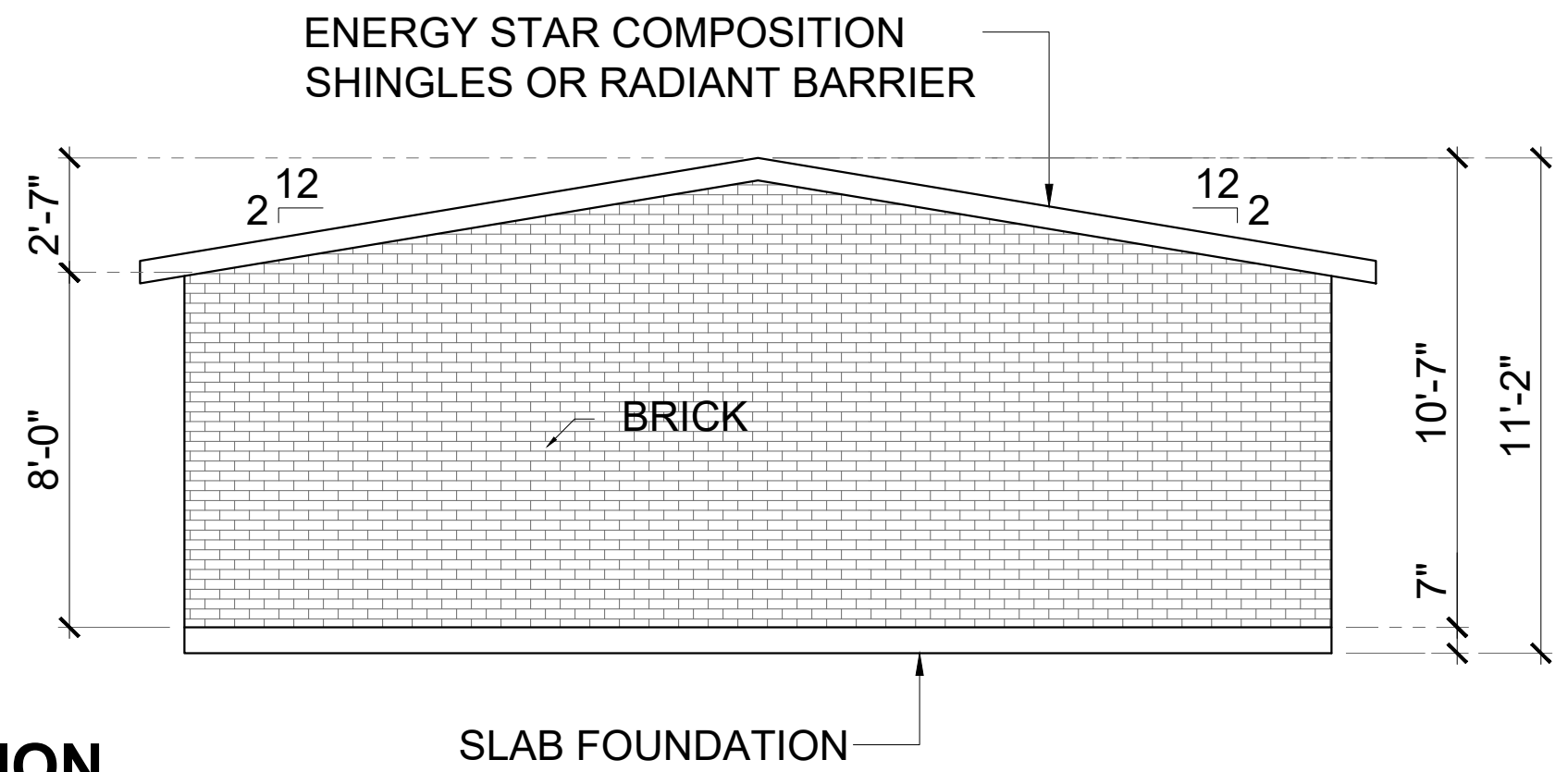


VICINITY MAP
FOR REFERENCE ONLY



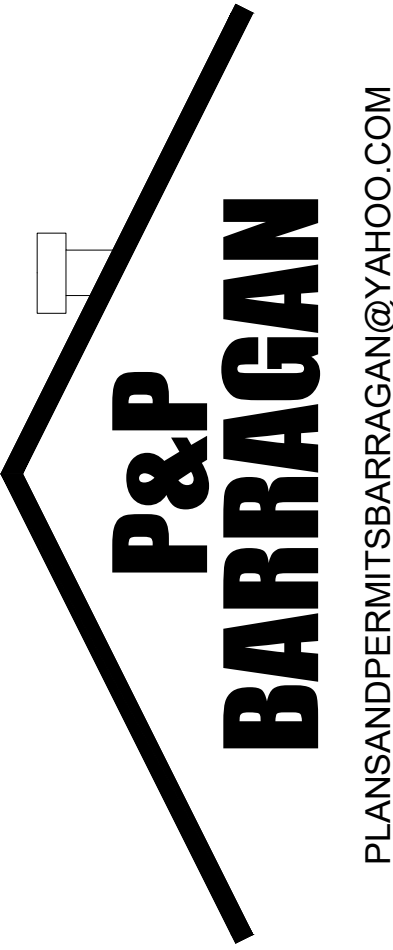
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

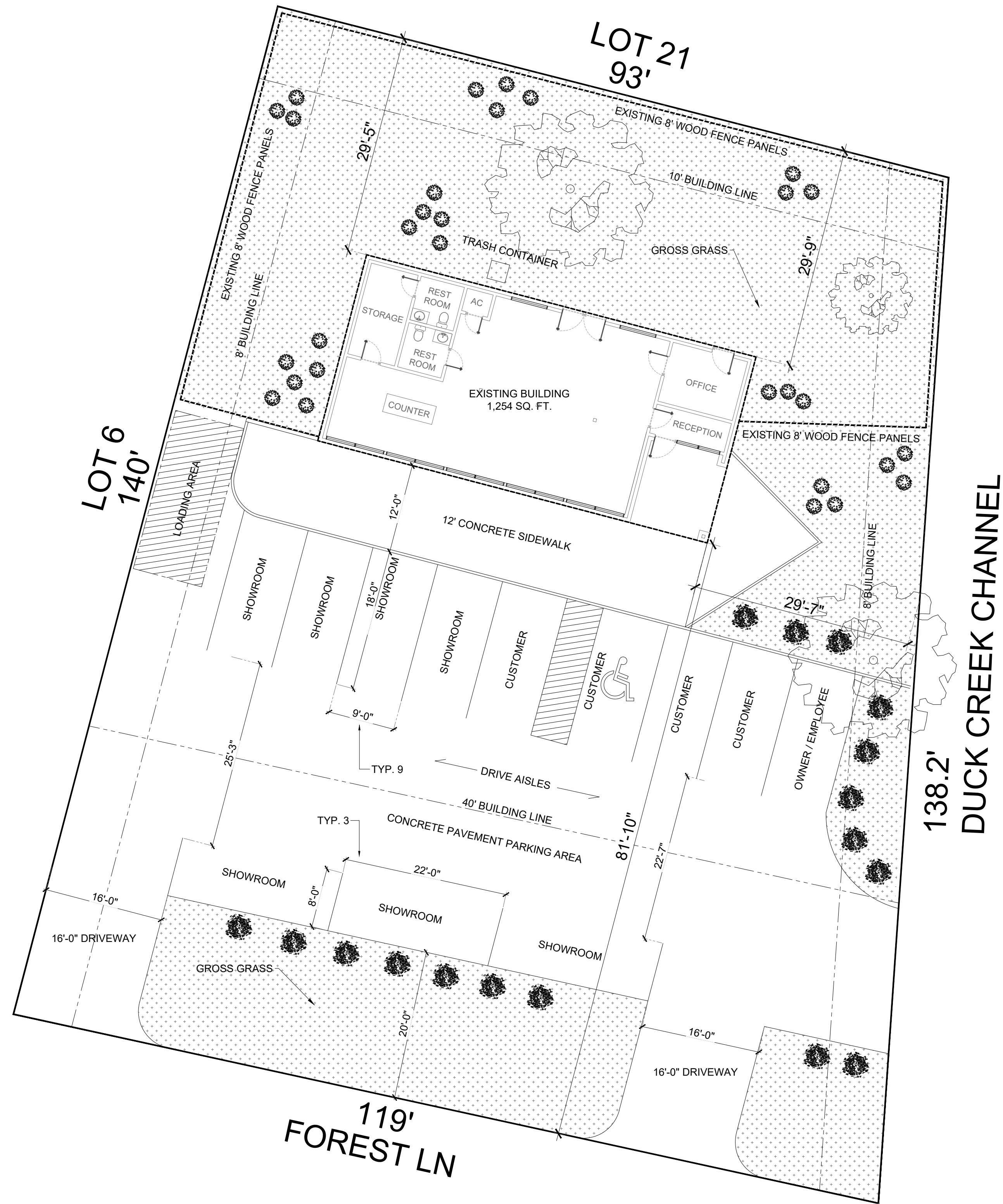
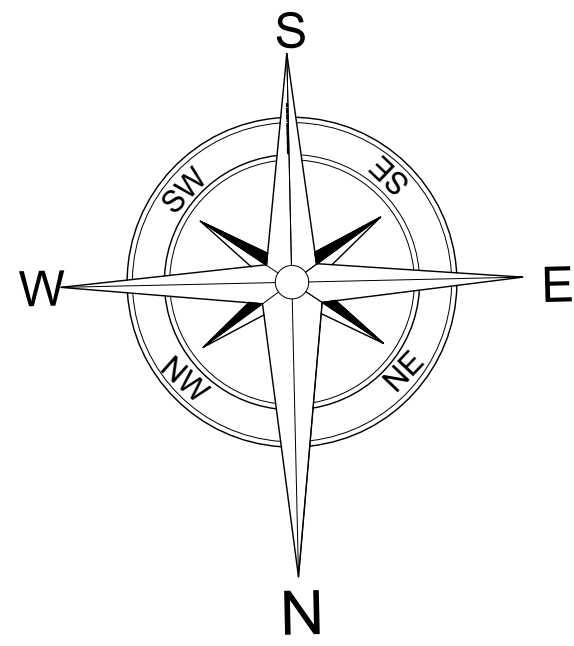


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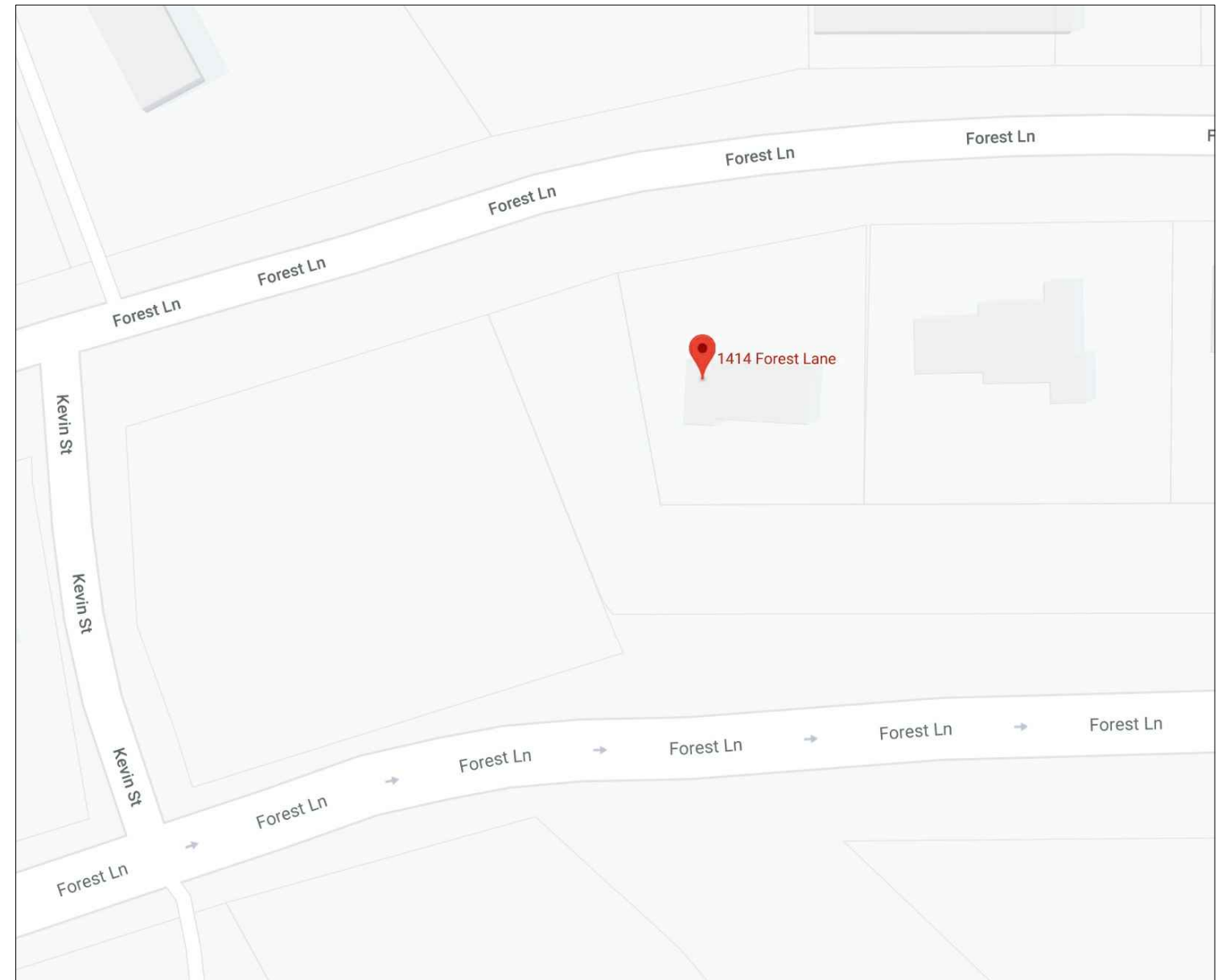
USE:
COMMERCIAL
DRAWN BY:
P&P BARRAGAN
DATE:
04/13/2020
PLAN:
FLOOR PLAN
SCALE:
1/4" = 1'-0"
EXISTING ZONING:
COMMERCIAL
PROP. ZONING:
LIGHT COMMERCIAL
OWNER:
KHOURY JOHN & SAMIA

A01



SITE PLAN

SCALE 1" = 10'-0"



VICINITY MAP

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PARKING ANALYSIS				
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USED AUTOMOBILE SALES / SHOWROOM	7	--	7	-
TOTAL PARKING REQUIRED			12	-
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LOADING SPACE ANALYSIS			
PROPOSED USE	RATIO	RATIO PARKING REQUIRED	LOADING REQUIRED
USED AUTOMOBILE SALES / SHOWROOM	1,254 SQ. FT.	1 SPACE / 0 - 50,000 SQ. FT.	1
TOTAL LOADING REQUIRED			1
TOTAL LOADING PROVIDED			2



PLANSANDPERMITSBARRAGAN@YAHOO.COM

PRE-SUBMITALL #:
191126-1

ADDRESS:
1414 FOREST LN.,
GARLAND, TX.
75042

USE:

COMMERCIAL

DRAWN BY:

P&P BARRAGAN

DATE:

04/13/2020

PLAN:

SITE PLAN

SCALE:

1" = 10'-0"

EXISTING ZONING:

COMMERCIAL

PROP. ZONING:

LIGHT COMMERCIAL

OWNER:

KHOURY JOHN & SAMIA

A02

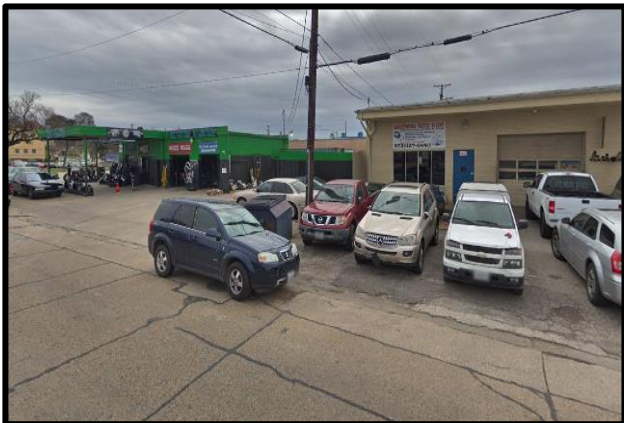
Z 20-01



View of the subject property from Forest Lane.



View to the north of the subject property
on Forest Lane.



East of the subject property at Forest Lane and South Garland Avenue.



GARLAND

Plan Commission

2. b.

Meeting Date: 04/27/2020

Item Title: Z 20-03 4B2D-DFW Tea Co., LLC (District 6)

Summary:

Consideration of the application of **4B2D – DFW Tea Co., LLC**, requesting approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 17-18 for Community Retail (CR) Uses. Approval of this item may include amendments to Planned Development (PD) District 17-18. This property is located at 3428 West Buckingham Road. (District 6) (File Z 20-03)

Attachments

Z 20-03 4B2D, HTeaO Report and Attachments

Planning Report

File No: Z 20-03/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 27, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through Use on a property zoned Planned Development (PD) District 17-18.

LOCATION

3428 West Buckingham Road

APPLICANT

4B2D, HTeaO

OWNER

LIDL US Operations, LLC

BACKGROUND

The applicant is requesting approval to allow the operation of a 2,500 square-foot restaurant/drive-through building on a 0.598-acre undeveloped site. The restaurant/drive through tract is part of a larger property which is unimproved. In 1995 the subject site was zoned Planned Development (PD) District 95-34 for Shopping Center Uses. PD 95-34 was approved with a Concept Plan and requires any future development proposal to complete a Detail Plan review through a public hearing process.

The PD 95-34 Concept Plan included four pad sites and one commercial retail building. In 1997 a pharmacy/drug store (Walgreens, PD 97-10 for a Detail Plan) was approved and subsequently developed at the west side of the site on one of the PD 95-34 pad sites. The pharmacy/drug store is the only developed tract of PD 95-34. This proposal would add a restaurant/drive-through and reduce the number of pad sites from four to two for future developments.

Subsequently, an Amended Concept Plan and Detail Plan was approved by City Council in Planned Development (PD) District 17-18 establishing a revised conceptual site layout for this pad site of the overall PD 17-18 area.

SITE DATA

The overall subject property contained by the Concept Plan is approximately fifteen (15) acres with 770 feet of frontage along West Buckingham Road and 420 feet of frontage along North Jupiter Road.

The proposed Detail Plan portion of the site is approximately 0.598 acres with 133 feet of frontage along West Buckingham Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 17-18 which allows Community Retail (CR) District uses. The 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 CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

The applicant intends to develop the vacant lot into a Restaurant, Drive Through (HTeaO). The Restaurant, Drive-Through requires a Specific Use Provision for the drive-through and a Detail Plan as per the Planned Development (PD) District 17-18.

CONSIDERATIONS

Specific Use Provision

1. This proposal is to add a restaurant/drive-through to the regional uses already allowed. The Garand Development Code (GDC) definition for restaurant/drive-through use is:
 - RESTAURANT, DRIVE-THROUGH: (x) An establishment at which food and beverages are prepared primarily for service to persons in vehicles, and may include consumption on the premises or curbside service. The term may include a take-out window, walk-up window, drive-through, or drive-in service bays as part of the operation.

The applicant brings forward the proposal of a Drive-Through Restaurant (HTeaO) to align with the Envision Garland goal of enhancing the Planned Developed (PD) District 17-18 area.

2. The applicant proposes to operate a 2,500 square-foot for an HTeaO Drive-Through Restaurant. The restaurant would operate on the following days:
 - Monday through Friday from 7:00 a.m. to 8:00 p.m.
 - Saturday 8:00 a.m. to 8:05 p.m.
 - Sunday 11:00 a.m. to 8:05 p.m.
 - May – August open on the same days except the closing time would be 9:05 p.m.
3. The GDC establishes a parking ratio of one (1) space for every 100 square feet of gross floor area. Twenty-five (25) parking spaces are required (including handicap parking) and are located on the site serving the proposed 2,500 square-foot Restaurant, Drive-Through. (Exhibit C)
4. The design of the building complies with the applicable building design regulations of GDC.
5. The proposed building (Exhibit E) height is nineteen (19) feet to the highest decorative feature and consistent with the GDC's height requirements.
6. The proposed landscaping (Exhibit D) show landscaping along the perimeter of the site activity areas and meets the GDC requirements.

7. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply with the GDC.
8. The applicant requests a Specific Use Provision for a period of twenty (20) years.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of retail, office and residential development. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant opportunities.

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

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Restaurant, Drive-Through (2,500 sf), on a property zoned Planned Development (PD) District 17-18 for a period of twenty (20) years.

ADDITIONAL INFORMATION

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

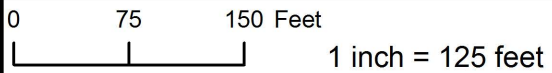
CITY COUNCIL DATE: May 19, 2020

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-03



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-03

3428 West Buckingham Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow development of a Restaurant, Drive-Through.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 17-18, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 17-18 and 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. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The Restaurant, Drive-Through operation shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-03

3428 West Buckingham Road

II. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.

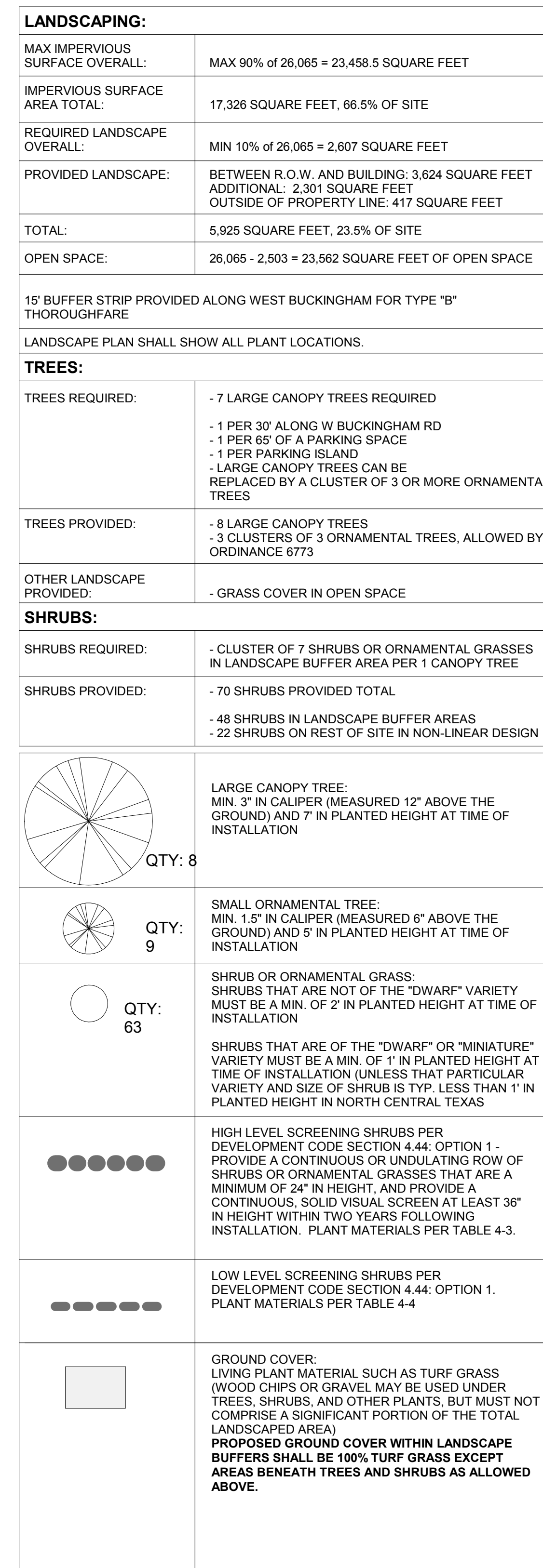
II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 17-18, as amended prior to adoption of this ordinance, except as specifically provided herein.

VI. General Regulations: All regulations of the Planned Development (PD) District 17-18 and 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.

VII. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.

An aerial photograph of a suburban area. A vertical road on the left is labeled 'N JUPITER RD'. A horizontal road at the top is labeled 'BUCKINGHAM RD'. At the intersection, a black rectangular area is highlighted and labeled 'PROJECT LOCATION'. The surrounding area includes residential houses, parking lots, and a large grassy field to the right of the project location.



Plan Preparer:
Arris Consulting LLC
Contact: Steve Fillipp
219 34th Street
Lubbock, Texas 79404
(806)-773-6763

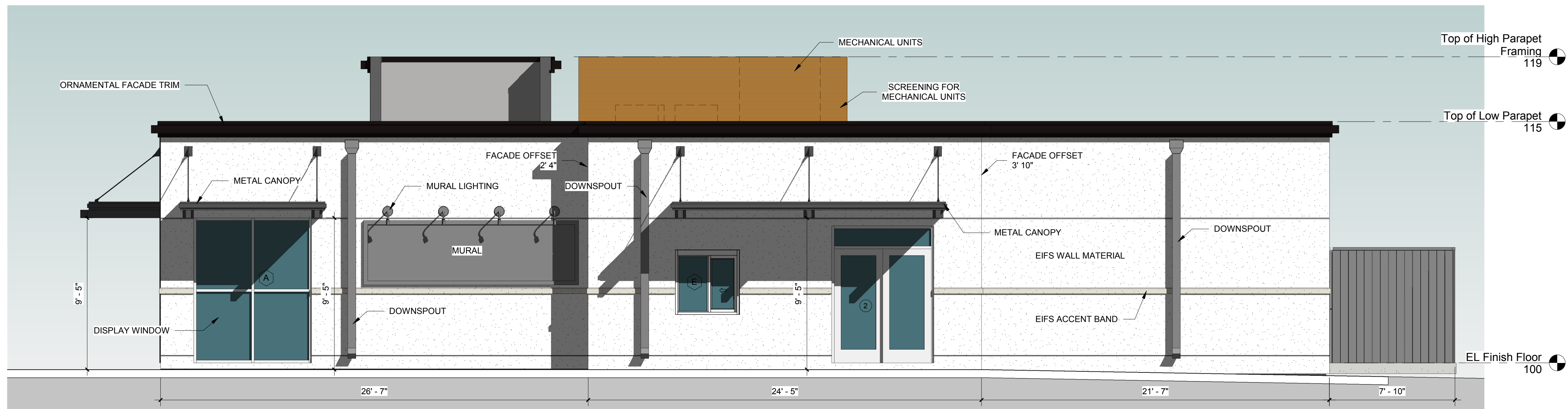
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Landscape Plan

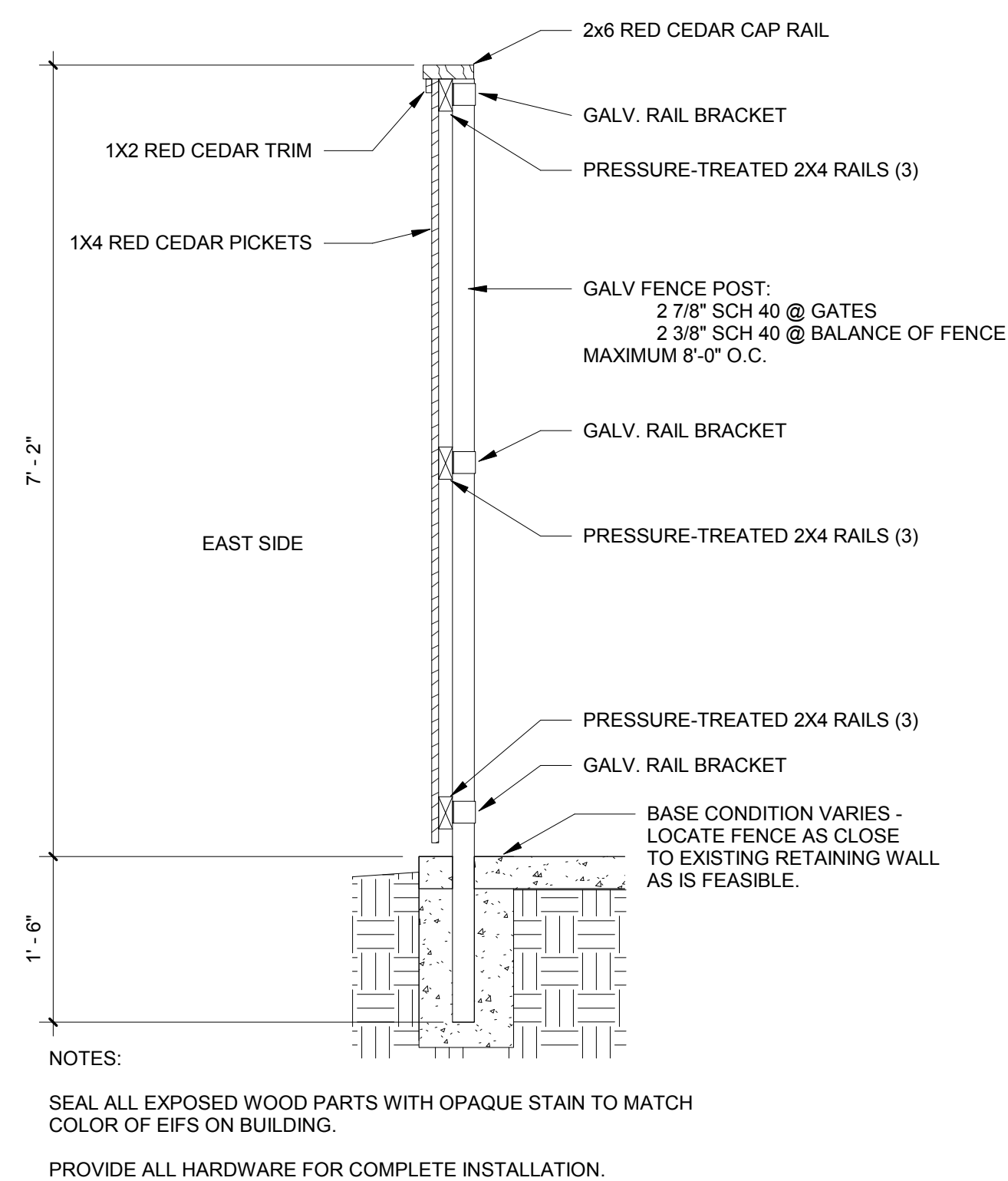
Project Number	Project Number
Date	4-15-2020

A-104.1

(EXHIBIT E)

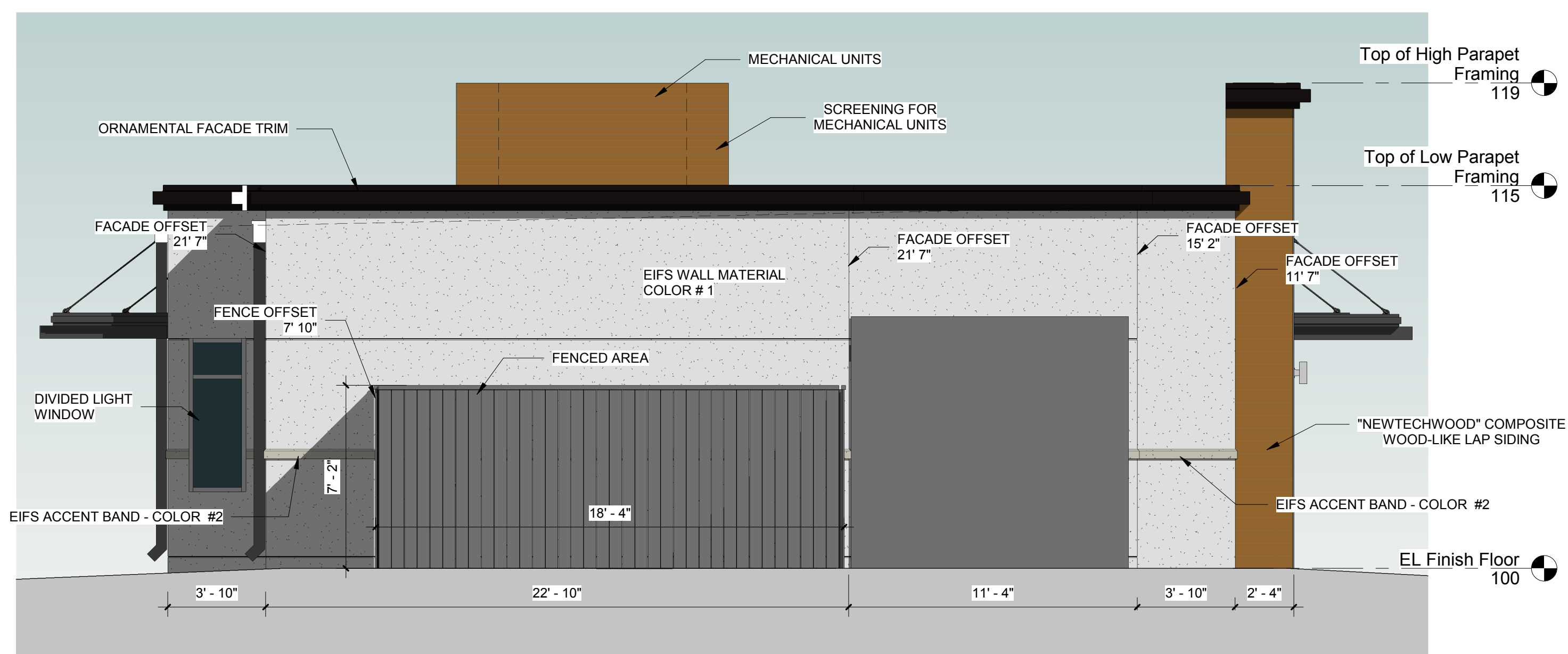


3 West Elevation - Facing Wells Fargo
A-201 1/4" = 1'-0"

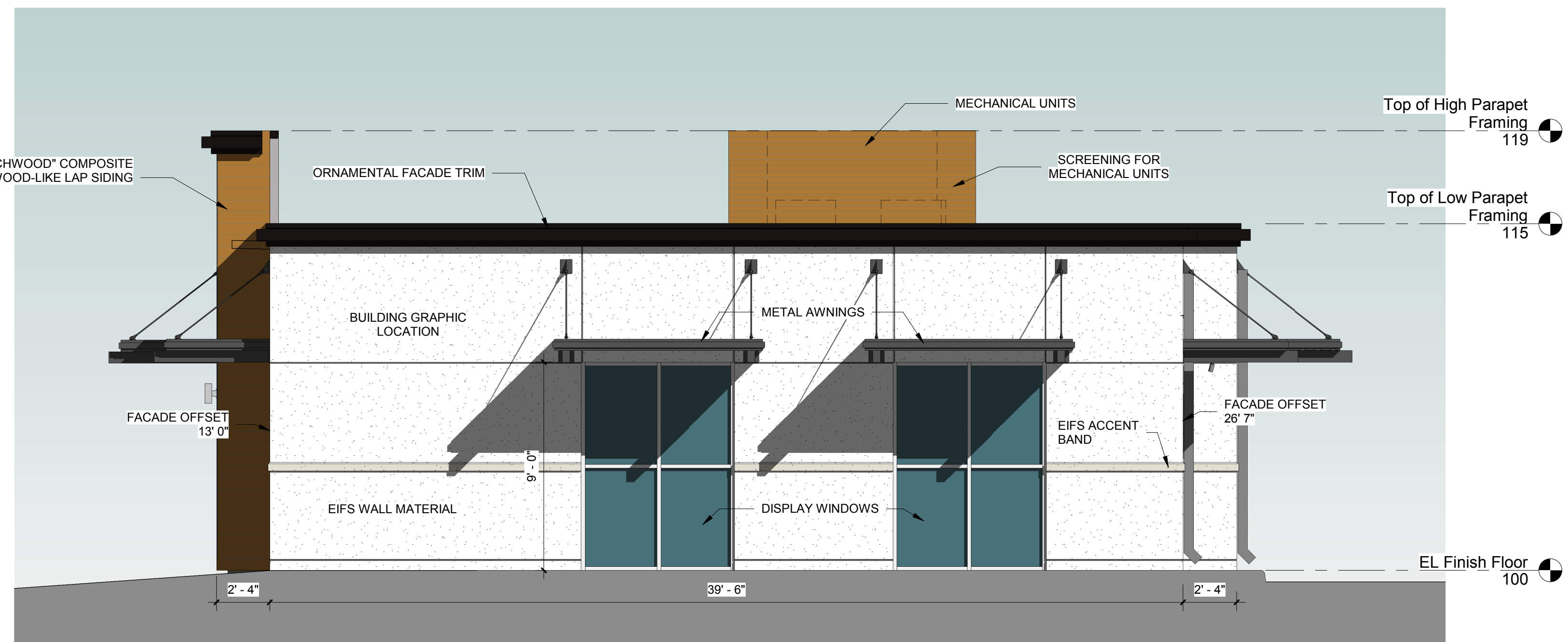


6 Fence Section
A-201 3/4" = 1'-0"

ARCHITECTURAL ELEMENTS:	
NAME	QUANTITY
METAL AWNINGS	6
DISPLAY WINDOWS	3
DIVIDED LIGHT WINDOW	1
RECESSED ENTRIES	1
LIGHTING FEATURES	6+
BUILDING GRAPHICS	3, TBD
WOOD FENCE MATCHING COLOR OF EIFS	
VARIED WALL HEIGHTS	
ORNAMENTAL FACADE TRIMS & REVEALS IN EIFS SURFACES	
FACADE ARTICULATION - WALL OFFSETS - WHERE REQUIRED	
CHANGE IN MATERIALS - EMPHASIZE ENTRY WITH COMPOSITE "WOOD" SIDING - EAST SIDE	



2 South Elevation - Facing Shared Drive
A-201 1/4" = 1'-0"



1 North Elevation (Facing 14th Street)
A-201 1/4" = 1'-0"



Case Number: 200116-2

Owner/Applicant:
4B2D - DFW Tea Co., LLC dba HTeaO
Contact: Beau Durham
4501 102nd Street
Lubbock, Texas 79424
(806)-891-0062

Plan Preparer:
Arris Consulting LLC
Contact: Steve Fillipp
219 34th Street
Lubbock, Texas 79404
(806)-773-6763

[illegible]

HTeaO
3428 W. Buckingham Rd
Garland TX, 75042

Exterior Elevations - South, North & West

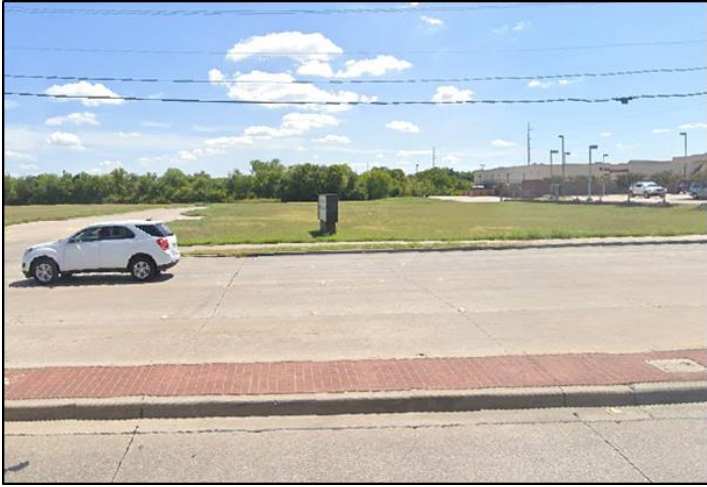
Project Number	
----------------	--

Date

A-201

Z 20-03

Specific Use Provision for a Restaurant, Drive-Through Establishment



Looking at the subject property



Looking north at the properties across West Buckingham from the subject property



Business next to the subject property



Looking Northwest at the Drive Through, Restaurant "Starbucks" from the subject property.



GARLAND

Plan Commission

2. c.

Meeting Date: 04/27/2020

Item Title: Z 20-04 Pulte Group - Zoning (District 3)

Summary:

Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)

Attachments

Z 20-04 Pulte Group Report and Attachments

Planning Report

File No: Z 20-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 27, 2020



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located at 5001 Zion Road.

APPLICANT

Pulte Group

OWNER

Oasis Church at Lakeview Assembly of God

BACKGROUND

In 2018, City Council approved Planned Development (PD) 18-05 District for Community Retail (CR) Uses. PD 18-05 consists of two (2) lots. A Church or a Place of Worship is permitted on Lot 1 as approved with a Detail Plan in PD 18-05. The remaining Lot 2 requires a Detail Plan prior to development.

The applicant requests the development of single-family detached homes on both Lot 1 and Lot 2. The development will consist of eighty-nine (89) detached single-family dwelling units and six (6) HOA lots.

SITE DATA

The subject property consists of approximately 18.045 acres. The site has approximately 1,059 linear feet of frontage along Wellington Avenue, 758.88 linear feet of frontage along Zion Road and 633.43 linear feet of frontage along Waterhouse Boulevard. The single-family residential development would be accessed from Waterhouse Boulevard and Wellington Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 18-05 District has two (2) lots. Lot 1 allows the construction of a Church or Place of Worship. Lot 2 allows any use permitted in the Community Retail (CR) District. A Detail Plan is required for Lot 2 prior to development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping

area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

Development Standards	Required	Proposed
Lot Area	5,000 square feet	4,200 square feet (minimum)
Lot Width	55 feet	40 feet
Lot Coverage	50%	60%
Rear Setback adjacent to Street	20 feet	10 feet

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Both Zion Road and Waterhouse Boulevard are less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type "F" thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.
4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
 - Rear entry;
 - "J" drives, for front entry properties;
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
 - Decorative banding or moldings
 - Decorative overhangs above garage doors
 - Eyebrow soldier course over garage doors
 - Decorative vent covers on gable above garage
5. Masonry Requirement: The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
6. The applicant states that the building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

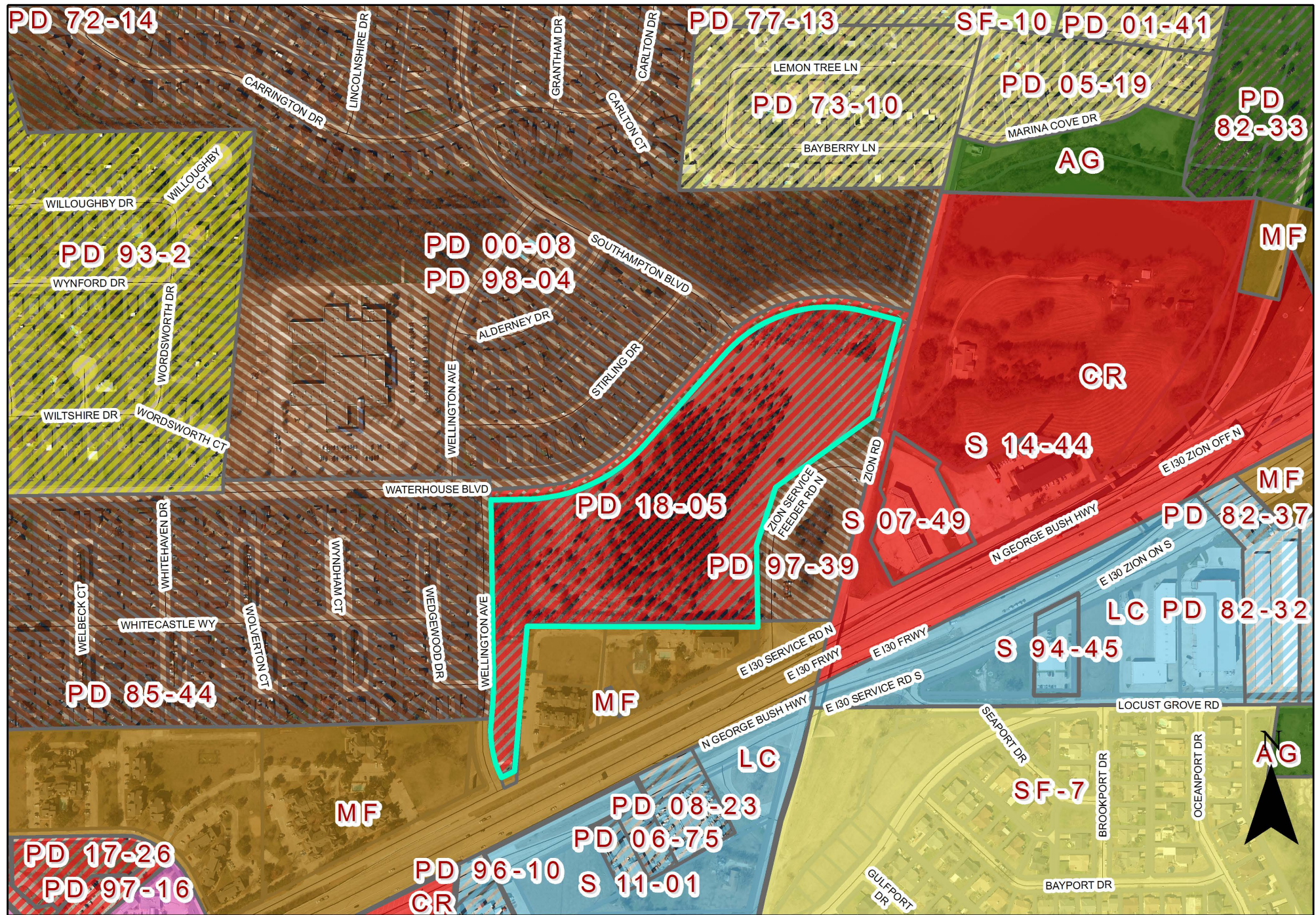
CITY COUNCIL DATE: May 19, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet
1 inch = 417 feet

Zoning Map Z 20-04



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-04

5001 Zion Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for eighty-nine (89) Single-Family detached homes and six (6) HOA lots.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Single-Family-5 (SF-5) District, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses: Only Dwelling, Single-Family-5 (SF-5) detached uses are permitted.
- B. Minimum Lot Area: The minimum lot area is 4,200 square feet.
- C. Minimum Lot Width: The minimum lot width is forty (40) feet.
- D. Minimum Lot Depth: The minimum lot depth is 105 feet.
- E. Maximum Lot Coverage: The maximum lot coverage is sixty (60%) percent.
- F. Garages:

- Front entry garages shall be allowed.
- Offset front entry with the garage door set back at least five (5) feet behind the front of building face will not be required.
- Regardless of other setbacks, a street-facing garage door must have a minimum of twenty (20) feet from the applicable street right of way line.
- "J" and "Swing" drives will not be required.

- G. Alleys: Alleys will not be required with this development.
- H. Architectural Elements: Each garage shall incorporate at least two of the following architectural elements: Sconce lighting, decorative banding or moldings, decorative overhangs above garage doors, eyebrow soldier course over garage doors, decorative vent covers on gable above garage.
- I. Special Setback: The rear setback adjacent to street shall be ten (10) feet.
- J. Dwelling Unit Area: The minimum dwelling unit area is 1,600 square feet; however, thirty (30) percent or more of the dwelling units shall be greater than 2,000 square feet.
- K. Masonry Requirement: All elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
- L. Building Elevations: The building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.
- M. Additional Front Entry Mitigation: All front elevations shall contain a covered front porch with a minimum area of forty (40) square feet.
- N. Roof Design: Each dwelling unit must be constructed with a roof overhang of not less than twelve (12) inches, as measured from the frame to the exterior edge of soffit.

- O. Trash Containers: Trash containers and recycling bins must be stored in one of the following locations:
- Inside the garage of the single-family dwelling constructed on the lot; or
 - Behind the single-family dwelling or fence constructed on the lot in such a manner that the trash container and recycling bin is not visible from any street, alley, or adjacent lot.
- P. Screening and Landscaping: Screening and landscaping shall be in general conformance with the Landscape Plan set forth in Exhibit D.
- Q. 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.
- R. 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 all open/common space, landscaped areas, entry features, access easements, screening walls/fences in HOA lots or wall/fence maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

Z 18-05



Looking at the subject property from Waterhouse Boulevard.



Looking at the properties across Waterhouse Blvd.



Looking at the subject property from Wellington Avenue



Looking at the properties across Wellington Avenue



GARLAND

Plan Commission

2. d.

Meeting Date: 04/27/2020

Item Title: Z 20-04 Pulte Group - Detail Plan (District 3)

Summary:

Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04)

Attachments

Z 20-04 Pulte Group Report and Attachments

Planning Report

File No: Z 20-04/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 27, 2020



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of a Detail Plan for Single-Family-5 (SF-5) Use.

LOCATION

This property is located at 5001 Zion Road.

APPLICANT

Pulte Group

OWNER

Oasis Church at Lakeview Assembly of God

BACKGROUND

In 2018, City Council approved Planned Development (PD) 18-05 District for Community Retail (CR) Uses. PD 18-05 consists of two (2) lots. A Church or a Place of Worship is permitted on Lot 1 as approved with a Detail Plan in PD 18-05. The remaining Lot 2 requires a Detail Plan prior to development.

The applicant requests the development of single-family detached homes on both Lot 1 and Lot 2. The development will consist of eighty-nine (89) detached single-family dwelling units and six (6) HOA lots.

SITE DATA

The subject property consists of approximately 18.045 acres. The site has approximately 1,059 linear feet of frontage along Wellington Avenue, 758.88 linear feet of frontage along Zion Road and 633.43 linear feet of frontage along Waterhouse Boulevard. The single-family residential development would be accessed from Waterhouse Boulevard and Wellington Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 18-05 District has two (2) lots. Lot 1 allows the construction of a Church or Place of Worship. Lot 2 allows any use permitted in the Community Retail (CR) District. A Detail Plan is required for Lot 2 prior to development.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping

area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan

1. The applicant proposes to amend the existing Detail Plan for development of single-family residential homes. The Detail Plan shows eighty-nine (89) single-family detached homes and six (6) HOA lots.
2. The applicant requests to deviate from the required SF-5 District development standards per Section 2.34 (Table 2-3) of the GDC. The table below indicates the deviations proposed.

Development Standards	Required	Proposed
Lot Area	5,000 square feet	4,200 square feet (minimum)
Lot Width	55 feet	40 feet
Lot Coverage	50%	60%
Rear Setback adjacent to Street	20 feet	10 feet

3. The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code (GDC). Per the GDC, a screening wall is required along a thoroughfare Type "D" or greater. Both Zion Road and Waterhouse Boulevard are less than Type "D" per the Thoroughfare Plan. Therefore, screening is not required for this development. However, a six (6)-foot high board-on-board cedar fence with masonry columns is proposed along Waterhouse Boulevard and a six (6)-foot high board-on-board cedar fence is proposed along Zion Road. Wellington Avenue is a Type "F" thoroughfare and screening is not required. However, the proposed six (6)-foot high brick thin wall with masonry columns to the south of the property and adjacent to the Multi-Family (MF) District will wrap around Lot 2, Block 3 and provide some screening along Wellington Avenue. In addition, the proposed four (4)-foot high ornamental fence around the detention pond along with the six (6)-foot high board-on-board cedar fence with masonry columns will screen north of proposed development along Wellington Avenue.
4. The proposed development will consist of front entry garages. The applicant is proposing to deviate from the following requirements per Section 4.84 (C)(2) listed below:
 - Rear entry;
 - "J" drives, for front entry properties;
 - "Swing" drives, for side entry properties; or
 - Offset front entry with the garage door set back at least five feet behind the front building face.

Furthermore, per the application, each garage shall incorporate at least two (2) of the following architectural elements.

Architectural Elements:

- Sconce lighting
 - Decorative banding or moldings
 - Decorative overhangs above garage doors
 - Eyebrow soldier course over garage doors
 - Decorative vent covers on gable above garage
5. Masonry Requirement: The applicant proposes all elevations facing a dedicated street shall be 80% masonry or stone excluding gables, windows, doors, dormers, insets, areas under covered porches or other architectural projections and/or accents.
 6. The applicant states that the building elevations will comply with all other applicable building design standards per Section 4.84 of the GDC.

Alley Waiver

7. The residential lots within the residential development would front a fifty (50)-foot right-of-way with access to each lot limited to the street front. The applicant seeks an Alley Waiver from the Plan Commission for this development. Section 3.80 of the GDC requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for this development, as all lots would have front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban Neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Mixed Uses and Multi-Family (MF) District; these properties are developed with single-family homes, patio homes and an apartment complex.

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods. The proposed use is compatible with the surrounding development.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver.

Approval of the Detail Plan.

In addition, a development agreement is recommended to facilitate the requested deviations and the proposed masonry standards by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

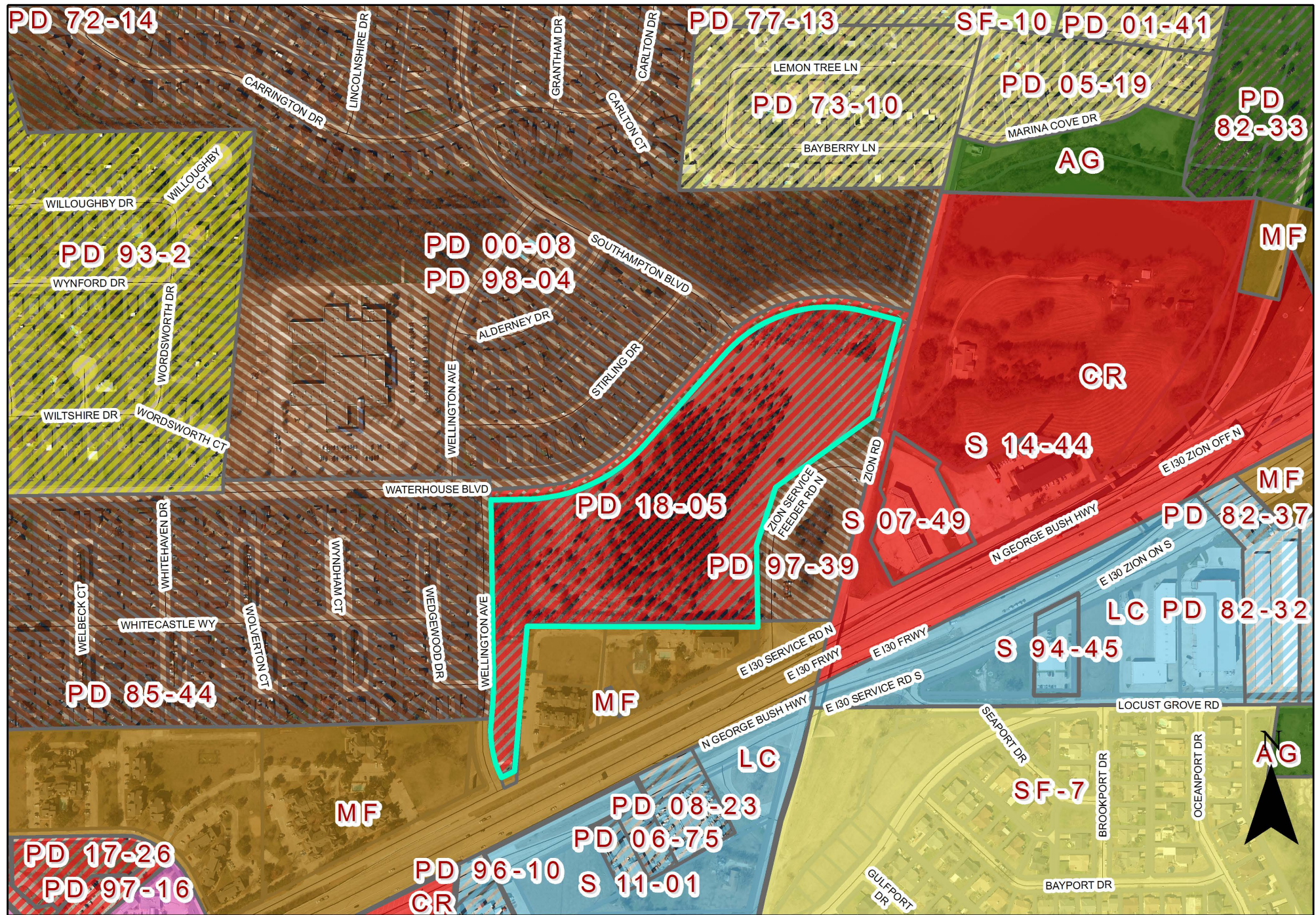
CITY COUNCIL DATE: May 19, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

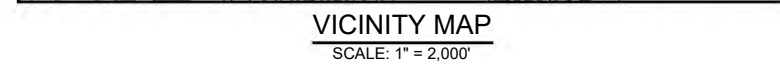
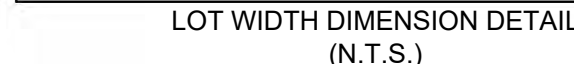


0 250 500 Feet
1 inch = 417 feet

Zoning Map Z 20-04

 INDICATES AREA OF REQUEST

Density Summary (Units Per Acre)	
Gross	4.9
Net	5.0



ATCHLINE SEE THIS SHEET

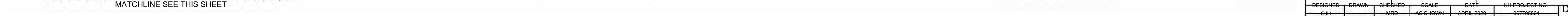
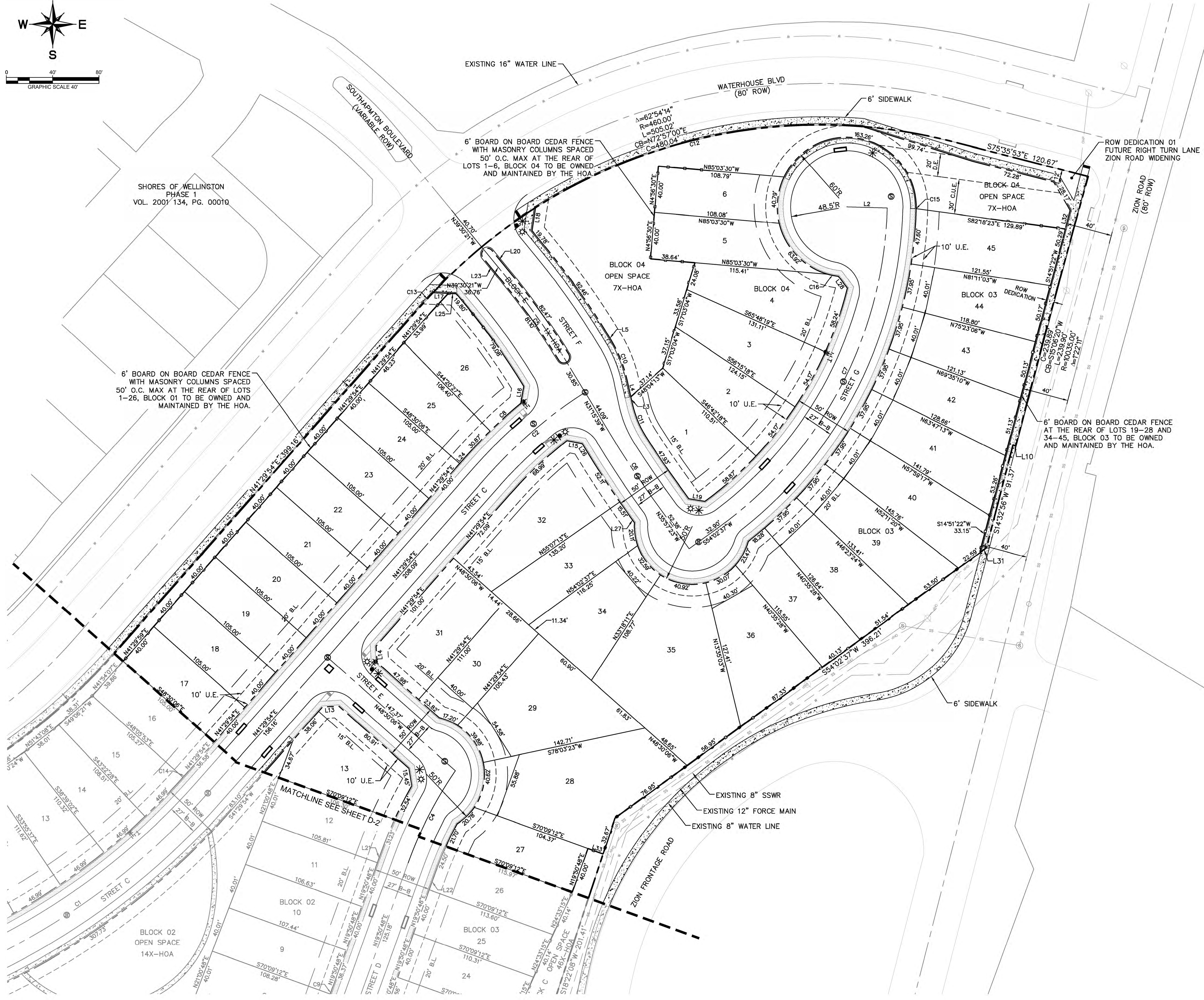
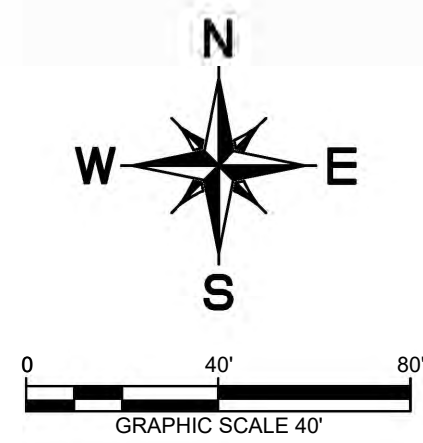
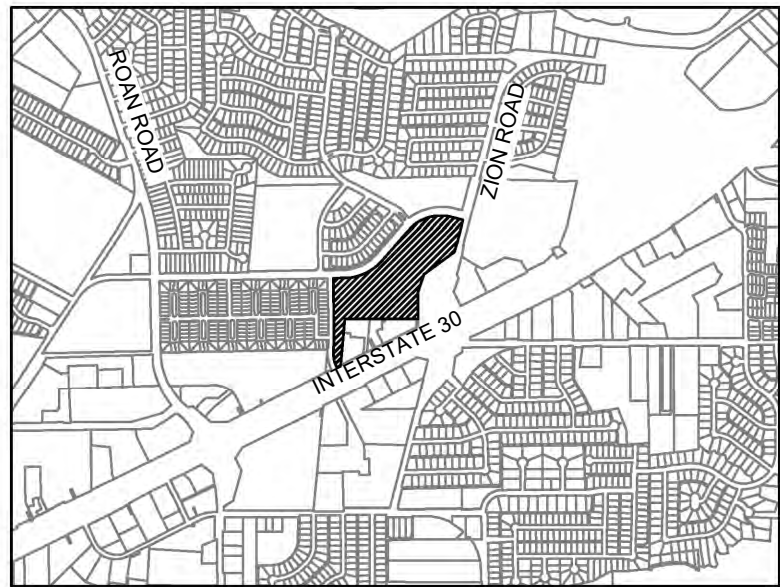


EXHIBIT C

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LEGEND	
	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	PROPOSED SCREEN WALL
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED INLET
	PROPOSED ON GRADE INLET
	PROPOSED STREET LIGHT
	PROPOSED STOP SIGN
	PROPOSED STREET SIGN
	PEDESTRIAN ACCESS EASEMENT
	DRAINAGE EASEMENT
	CITY UTILITY EASEMENT
	PRIVATE UTILITY EASEMENT
	HOMEOWNERS ASSOCIATION
	BUILDING LINE
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT



Land Use Acreage Summary	
Open Space (HOA)	3.4
Residential Lots/Residential ROW	14.6
Total	18.0

Open Space Acreage Summary	
Open Space (HOA)	3.4
Total Percent Open Space	18.9%

Lot Type Summary	
Residential Lots (40'x105')	89
Open Space (HOA)	6

Lot Standards	
Parking Requirement	2 enclosed spaces/unit
Maximum Building Height	35'
Maximum Lot Coverage	60%
Front Yard Setback	20'
Rear Yard Setback	20' (10' adjacent to street)
Side Yard Setback	5' (15' adjacent to street)

Density Summary (Units Per Acre)	
Gross	4.9
Net	5.0

CITY CASE NO. 191210-2

DETAIL PLAN

FOR

BRIDGEWATER

89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES
BEING 18.045 ACRES

OUT OF THE
THOMAS STONE SURVEY, ABSTRACT NO. 1330

IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:		DEVELOPER:		ENGINEER/SURVEYOR:	
		Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell		Kimley-Horn 1345 Noel Rd., 4th Floor Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
G.H.		M.D.	AS SHOWN	APRIL 2020	067765601

PLATTED BY: MATH, 01/21/2020 1:41 PM, KIMLEY-HORN AND ASSOCIATES, INC. 415020025-AM
DRAWN NAME: KIMLEY-HORN AND ASSOCIATES, INC. 415020025-AM
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	595.00'	322.56'	N57°01'44"E	318.63'	31°03'41"	165.35'
C2	400.00'	111.56'	S49°29'16"W	111.19'	15°58'45"	56.14'
C3	350.00'	120.29'	S10°00'02"W	119.70'	19°41'32"	60.75'
C4	350.00'	89.59'	S27°10'45"W	89.34'	14°39'55"	45.04'
C5	600.00'	86.34'	N35°23'00"W	86.27'	8°14'41"	43.24'
C6	800.00'	65.56'	S33°36'31"E	65.54'	4°41'44"	32.80'
C7	350.00'	320.64'	N27°47'57"E	309.54'	52°29'19"	172.56'
C8	425.00'	35.59'	S48°03'29"W	35.58'	4°47'52"	17.80'
C9	375.00'	3.63'	S19°34'09"W	3.63'	0°33'18"	1.82'
C10	111.50'	36.74'	N21°49'18"W	36.57'	18°52'43"	18.54'
C11	88.50'	30.94'	S22°23'52"E	30.78'	20°01'50"	15.63'
C12	460.00'	295.79'	N76°05'58"E	290.72'	36°50'33"	153.21'
C13	460.00'	14.69'	N42°24'47"E	14.69'	1°49'48"	7.35'
C14	570.00'	4.02'	N41°42'00"E	4.02'	0°24'13"	2.01'
C15	375.00'	0.15'	S1°31'55"W	0.15'	0°01'24"	0.08'
C16	60.00'	8.99'	N78°50'29"W	8.98'	8°34'58"	4.50'
C17	325.00'	10.35'	S18°56'05"W	10.35'	1°49'26"	5.17'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.17	N45°15'18.84"E
L2	35.00	S88°26'42.72"E
L3	5.67	N12°22'56.71"W
L4	14.73	N12°22'56.71"W
L5	4.72	N31°15'39.31"W
L6	14.01	S44°37'48.61"W
L7	14.24	S45°29'28.65"E
L8	14.14	N45°09'15.61"E
L9	14.14	N44°50'44.39"W
L10	2.52	N75°24'41.39"W
L11	16.36	N35°16'34.87"E
L12	35.39	N0°09'15.61"E
L13	14.14	S86°29'53.61"W
L14	14.14	N3°30'06.39"W
L15	13.39	S79°13'44.71"E
L16	15.05	N9°55'54.42"E
L17	13.39	S87°48'28.72"E
L18	20.03	S8°37'09.09"W
L19	14.21	S80°41'34.71"E
L20	28.79	S39°30'20.67"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	8.81	N19°50'47.77"E
L22	15.52	N19°50'47.77"E
L23	28.79	N39°30'20.67"W
L24	7.67	N41°29'53.61"E
L25	6.70	S87°48'28.72"E
L26	7.66	N31°15'39.31"W
L27	6.42	S35°57'23.39"E
L28	12.73	N37°26'01.59"W
L29	14.59	N89°50'44.39"W
L30	0.42	N89°50'44.39"W
L31	7.21	S54°02'36.61"W
L32	16.66	N14°51'21.79"E
L33	13.89	S70°09'12.23"E

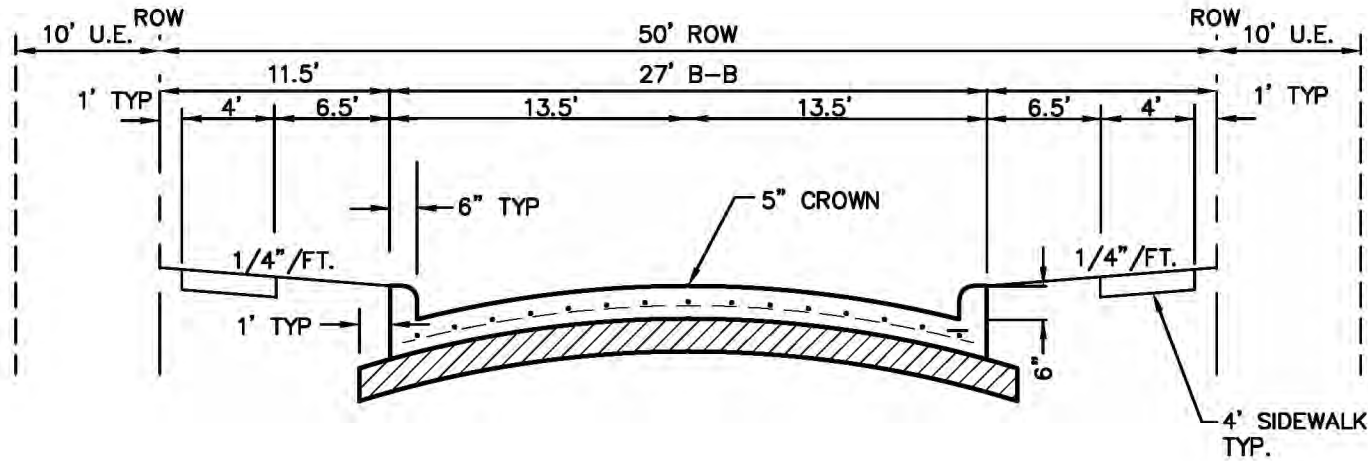
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 HOA LOT 27X	0.875	38,112
BLOCK 01 LOT 1	0.096	4,200
BLOCK 01 LOT 2	0.096	4,200
BLOCK 01 LOT 3	0.096	4,200
BLOCK 01 LOT 4	0.096	4,200
BLOCK 01 LOT 5	0.141	6,139
BLOCK 01 LOT 6	0.102	4,444
BLOCK 01 LOT 7	0.121	5,265
BLOCK 01 LOT 8	0.143	6,244
BLOCK 01 LOT 9	0.124	5,399
BLOCK 01 LOT 10	0.106	4,621
BLOCK 01 LOT 11	0.110	4,775
BLOCK 01 LOT 12	0.109	4,756
BLOCK 01 LOT 13	0.108	4,717
BLOCK 01 LOT 14	0.107	4,658
BLOCK 01 LOT 15	0.105	4,562
BLOCK 01 LOT 16	0.097	4,230
BLOCK 01 LOT 17	0.096	4,200
BLOCK 01 LOT 18	0.096	4,200
BLOCK 01 LOT 19	0.096	4,200

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 01 LOT 20	0.096	4,200
BLOCK 01 LOT 21	0.096	4,200
BLOCK 01 LOT 22	0.096	4,200
BLOCK 01 LOT 23	0.096	4,200
BLOCK 01 LOT 24	0.096	4,200
BLOCK 01 LOT 25	0.102	4,464
BLOCK 01 LOT 26	0.138	6,008
BLOCK 02 HOA LOT 14X	0.513	22,329
BLOCK 02 LOT 1	0.097	4,230
BLOCK 02 LOT 2	0.099	4,291
BLOCK 02 LOT 3	0.100	4,352
BLOCK 02 LOT 4	0.101	4,412
BLOCK 02 LOT 5	0.103	4,473
BLOCK 02 LOT 6	0.113	4,925
BLOCK 02 LOT 7	0.157	6,828
BLOCK 02 LOT 8	0.101	4,384
BLOCK 02 LOT 9	0.099	4,314
BLOCK 02 LOT 10	0.098	4,281
BLOCK 02 LOT 11	0.115	5,023
BLOCK 02 LOT 12	0.097	4,230

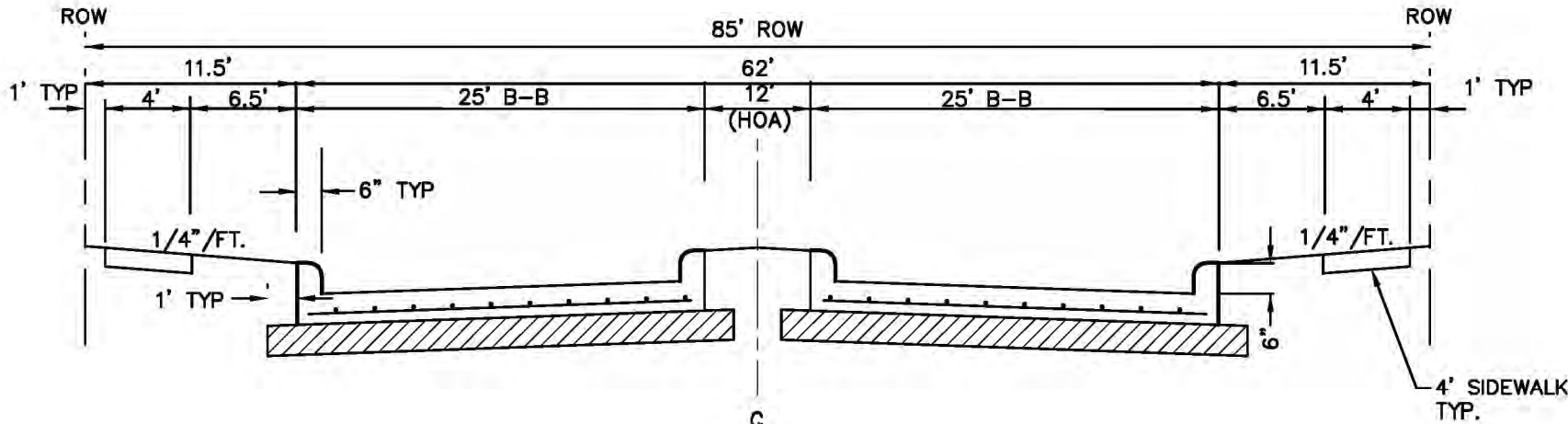
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 02 LOT 13	0.149	6,477
BLOCK 03 HOA LOT 1X	1.126	49,061
BLOCK 03 HOA LOT 46X	0.306	13,328
BLOCK 03 LOT 2	0.119	5,200
BLOCK 03 LOT 3	0.119	5,200
BLOCK 03 LOT 4	0.119	5,200
BLOCK 03 LOT 5	0.119	5,200
BLOCK 03 LOT 6	0.119	5,200
BLOCK 03 LOT 7	0.119	5,200
BLOCK 03 LOT 8	0.119	5,200
BLOCK 03 LOT 9	0.119	5,200
BLOCK 03 LOT 10	0.119	5,200
BLOCK 03 LOT 11	0.119	5,200
BLOCK 03 LOT 12	0.119	5,200
BLOCK 03 LOT 13	0.119	5,200
BLOCK 03 LOT 14	0.119	5,200
BLOCK 03 LOT 15	0.119	5,200
BLOCK 03 LOT 16	0.119	5,200
BLOCK 03 LOT 17	0.115	5,023
BLOCK 03 LOT 18	0.170	7,415

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 03 LOT 19	0.258	11,241
BLOCK 03 LOT 20	0.162	7,051
BLOCK 03 LOT 21	0.137	5,982
BLOCK 03 LOT 22	0.121	5,255
BLOCK 03 LOT 23	0.098	4,271
BLOCK 03 LOT 24	0.100	4,346
BLOCK 03 LOT 25	0.103	4,478
BLOCK 03 LOT 26	0.106	4,602
BLOCK 03 LOT 27	0.103	4,473
BLOCK 03 LOT 28	0.254	11,062
BLOCK 03 LOT 29	0.205	8,920
BLOCK 03 LOT 30	0.101	4,386
BLOCK 03 LOT 31	0.147	6,386
BLOCK 03 LOT 32	0.191	8,317
BLOCK 03 LOT 33	0.120	5,218
BLOCK 03 LOT 34	0.131	5,692
BLOCK 03 LOT 35	0.283	12,329
BLOCK 03 LOT 36	0.156	6,787
BLOCK 03 LOT 37	0.113	4,902
BLOCK 03 LOT 38	0.132	5,768

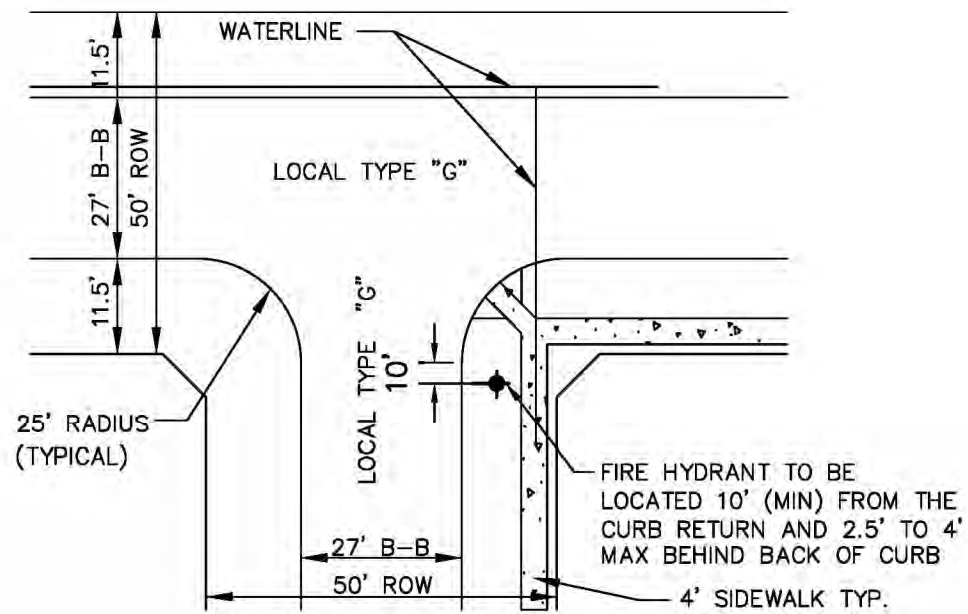
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK 03 LOT 39	0.144	6,259
BLOCK 03 LOT 40	0.154	6,716
BLOCK 03 LOT 41	0.139	6,033
BLOCK 03 LOT 42	0.126	5,507
BLOCK 03 LOT 43	0.121	5,260
BLOCK 03 LOT 44	0.121	5,271
BLOCK 03 LOT 45	0.140	6,102
BLOCK 04 HOA LOT 7X	0.595	25,908
BLOCK 04 LOT 1	0.143	6,232
BLOCK 04 LOT 2	0.120	5,229
BLOCK 04 LOT 3	0.128	5,572
BLOCK 04 LOT 4	0.139	6,075
BLOCK 04 LOT 5	0.112	4,900
BLOCK 04 LOT 6	0.097	4,245
BLOCK 05 HOA LOT 1X	0.027	1,184
ROW DEDICATION 01	0.093	4,062
ROW DEDICATION 02	0.003	112



50' RESIDENTIAL STREET
NTS



85' DIVIDED ENTRY STREET
NTS



RESIDENTIAL STREET INTERSECTING
RESIDENTIAL STREET
NTS

All that certain lot, tract or parcel of land situated in the Thomas Stone Survey, Abstract No. 1330, City of Garland, Dallas County, Texas, and being part of that tract of land described as the Second Parcel in a Deed from Garth W. Daniel, et ux, to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas, as recorded in Volume 3848, Page 427 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract One), and being part of that tract of land described in a Deed from Glenn Justice to Thomas Gorman, Bishop, Roman Catholic Diocese Dallas Fort-Worth, as recorded in Volume 5030, Page 357 of the Deed Records of Dallas County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "CARTER & BURGESS" found for corner at the intersection of the East line of Wellington Avenue (80' right-of-way per plat recorded in Volume 86065, Page 4077 of the Map Records of Dallas County, Texas), with the South line of Waterhouse Boulevard (80' right-of-way per plat recorded in Volume 2000134, Page 10 of the Map Records of Dallas County, Texas),

THENCE S. 89 deg. 48 min. 00 sec. E. with the South line of Waterhouse Boulevard a distance of 113.60 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the left having a central angle of 47 deg. 45 min. 41 sec., a radius of 540.00 feet, a chord bearing of N. 73 deg. 53 min. 09 sec. E., a chord distance of 437.22 feet and an arc length of 450.14 feet to a 1/2" iron rod set for corner;

THENCE N. 42 deg. 26 min. 19 sec. E. with the Southeast line of Waterhouse Boulevard a distance of 399.16 feet to a 1/2" iron rod set for corner at the beginning of a curve to the right;

THENCE in a Northeasterly direction with the Southeast line of Waterhouse Boulevard and with said curve to the right having a central angle of 62 deg. 54 min. 14 sec., a radius of 460.00 feet, a chord bearing of N. 73 deg. 53 min. 25 sec. E., a chord distance of 480.04 feet and an arc length of 505.02 feet to a 1/2" iron rod set for corner;

THENCE S. 74 deg. 39 min. 28 sec. E. with the South line of Waterhouse Boulevard a distance of 120.67 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the intersection of the South line of Waterhouse Boulevard with the West line of Zion Road, said point also being the Northwest corner of that tract of land conveyed to the City of Garland by Deed recorded in Volume 2004155, Page 6786 of the Deed Records of Dallas County, Texas;

THENCE S. 16 deg. 06 min. 07 sec. W. with the West line of Zion Road a distance of 171.25 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner at the beginning of a curve to the left;

THENCE in a Southwesterly direction with the West line of Zion Road and with said curve to the left having a central angle of 00 deg. 23 min. 31 sec., a radius of 10035.00 feet, a chord bearing of S. 15 deg. 54 min. 22 sec. W., a chord distance of 68.64 feet and an arc length of 68.64 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner in the North line of Interstate Highway No. 30 at the Southwest corner of said City of Garland tract;

THENCE N. 74 deg. 28 min. 16 sec. W. with a North line of Interstate Highway No. 30 a distance of 2.52 feet to a 1/2" iron rod set for corner at a Northwest corner of Interstate Highway No. 30;

THENCE S. 15 deg. 29 min. 21 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 91.37 feet to a 5/8" iron rod with cap stamped "CITY OF GARLAND" found for corner;

THENCE S. 54 deg. 59 min. 02 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 396.21 feet to a 1/2" iron rod set for corner;

THENCE S. 19 deg. 18 min. 33 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 201.41 feet to a concrete monument with brass cap stamped "XDOT" found for corner;

THENCE S. 00 deg. 05 min. 09 sec. W. with a West line of Interstate Highway No. 30 a distance of 271.26 feet to a 1/2" iron rod found for corner at the Northeast corner of Lot 1, Block 1 of Faulkner Meadows East, an Addition to the City of Garland, according to the Plat thereof recorded in Volume 83082, Page 2070 of the Map Records of Dallas County, Texas;

THENCE N. 88 deg. 54 min. 19 sec. W. with the North line of Faulkner Meadows East a distance of 763.49 feet to

a 1/2" iron rod with cap stamped "RPLS 1988" found for corner at the Northwest corner of Faulkner Meadows East;

THENCE S. 05 deg. 56 min. 32 sec. W. with the West line of Faulkner Meadows East a distance of 481.08 feet to a 5/8" iron rod found for corner in a Northwest line of Interstate Highway No. 30 at the Southwest corner of Faulkner Meadows East;

THENCE S. 64 deg. 35 min. 10 sec. W. with a Northwest line of Interstate Highway No. 30 a distance of 47.50 feet to a 1/2" iron rod found for corner at the intersection of a Northwest line of Interstate Highway No. 30 with the East line of Wellington Avenue, said point also being at the beginning of a non-tangent curve to the right;

THENCE in a Northwesterly direction with the East line of Wellington Avenue and with said non-tangent curve to the right having a central angle of 31 deg. 38 min. 49 sec., a radius of 343.67 feet, a chord bearing of N. 09 deg. 34 min. 09 sec. W., a chord distance of 187.42 feet and an arc length of 189.82 feet to a 1/2" iron rod set for corner;

THENCE N. 06 deg. 15 min. 15 sec. E. with the East line of Wellington Avenue a distance of 34.35 feet to a 1/2" iron rod set for corner at the beginning of a curve to the left;

THENCE in a Northeasterly direction with the East line of Wellington Avenue and with said curve to the left having a central angle of 06 deg. 12 min. 28 sec., a radius of 1129.89 feet, a chord bearing of N. 03 deg. 09 min. 01 sec. E., a chord distance of 122.36 feet and an arc length of 122.42 feet to a 1/2" iron rod set for corner;

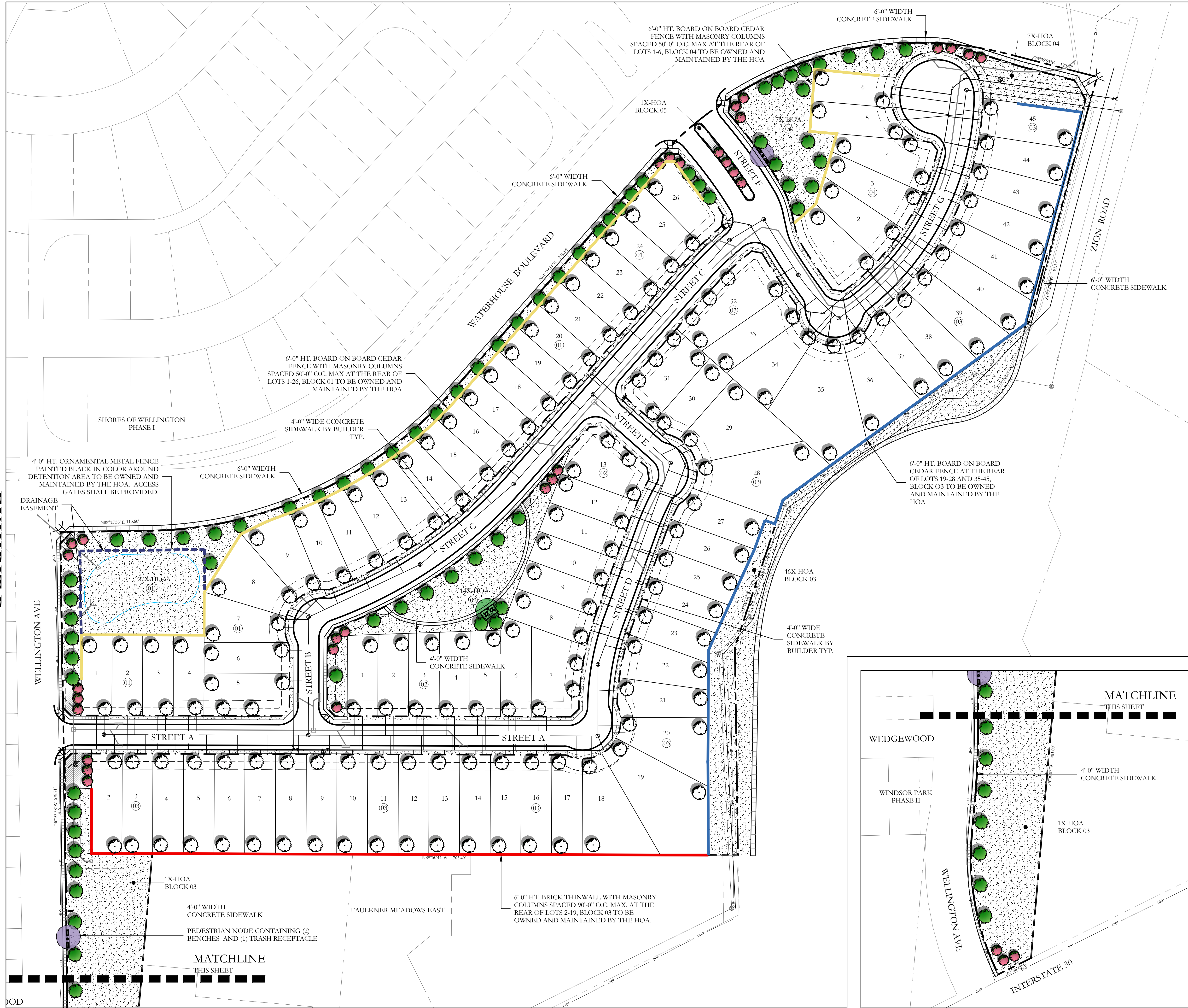
THENCE N. 00 deg. 02 min. 47 sec. E. with the East line of Wellington Avenue a distance of 578.72 feet to the **POINT OF BEGINNING** and containing 18.045 acres of land.

NOTE:

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

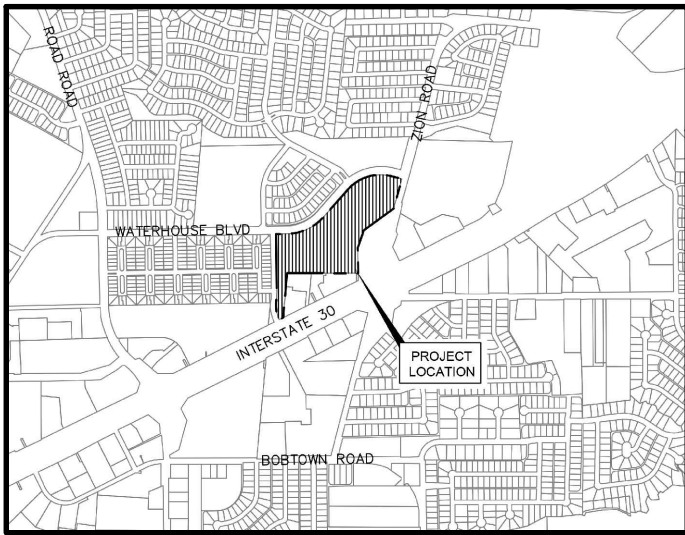
CITY CASE NO. 191210-2

DETAIL PLAN FOR BRIDGEWATER 89 RESIDENTIAL LOTS / 6 HOA OPEN SPACES BEING 18.045 ACRES OUT OF THE THOMAS STONE SURVEY, ABSTRACT NO. 1330 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS					
OWNER:		DEVELOPER: Pulte Group 9111 Cypress Waters Blvd Suite 100 Coppell, TX 75019 Tel: (972) 304-2854 Contact: Marc Zell		ENGINEER/SURVEYOR: Kimley»Horn 13455 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: Matthew Duenwald, P.E.	
DESIGNED CJF	DRAWN CJF	CHECKED MRD	SCALE AS SHOWN	DATE APRIL 2020	KH PROJECT NO. 057/05801
					D-4



LANDSCAPE LEGEND

- 76-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
 - 33-2" CALIPER, 7' HT., ORNAMENTAL TREE AT TIME OF PLANTING, 20' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: TEXAS REDBUD (CERCIS CANADENSIS VAR. TEXENSIS), GRAPE MYRTLE (VARYING SPECIES) MEXICAN PLUM (PRUNUS MEXICANA), YAUPON HOLLY (ILEX VOMITORIA)
 - 189-3" CALIPER, 7' HT., SHADE TREE AT TIME OF PLANTING, 35' HT. AT MATURITY. SPECIES SHALL BE ONE OF THE FOLLOWING: LIVE OAK (QUERCUS VIRGINIANA), SHUMARD OAK (QUERCUS SHUMARDII), BUR OAK (QUERCUS MACROCARPA), LACEBARK ELM (ULMUS PARVIFOLIA), CEDAR ELM (ULMUS CRASSIFOLIA), CHINESE PISTACHE (PISTACIA CHINENSIS)
 - 4,400 SF - SHRUB AND GROUND COVER PLANTING. SPECIES SHALL BE ONE OF THE FOLLOWING: 7 GALLON GLOSSY ABELIA (ABELIA GRANDIFLORA), 3 GALLON INDIAN HAWTHORN (RAPIHOLEPIS INDICA), 7 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDII NANA'), 3 GALLON MORNING LIGHT MISCANTHUS (MISCANTHUS SINENSIS 'GRACILLIMUS'), 1 GALLON LIRIOPE (LIRIOPE MUSCARD), 1 GALLON WINTERCREEPER (EUONYMUS FORTUNEI)
 - COMMON BERMUDA GRASS LAWN
 - PEDESTRIAN NODE CONTAINING (2) PARK TABLES, (1) TRASH RECEPTACLE AND 12x20' CEDAR SHADE STRUCTURE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
 - PEDESTRIAN NODE CONTAINING (2) BENCHES AND (1) TRASH RECEPTACLE. NODE SHALL HAVE SHRUB AND GROUND COVER SURROUND.
 - 6'-0" HT. BRICK THINWALL WITH MASONRY COLUMNS SPACED 9'-0" O.C. MAX.
 - 6'-0" HT. BOARD ON BOARD CEDAR FENCE WITH MASONRY COLUMNS SPACED 9'-0" O.C. MAX. TO BE OWNED AND MAINTAINED BY THE HOA
 - 6'-0" HT. BOARD ON BOARD CEDAR FENCE TO BE OWNED AND MAINTAINED BY THE HOA
 - 4'-0" HT. ORNAMENTAL METAL FENCE PAINTED BLACK IN COLOR AROUND DETENTION AREA. ACCESS GATES SHALL BE PROVIDED.
- NOTE:
A. ALL SIDEWALKS ALONG WATERHOUSE BLVD. AND ZION RD. SHALL BE 6' WIDTH.
B. ALL REMAINING SIDEWALKS SHALL BE 4' WIDTH.
C. ALL AREAS BETWEEN CURB AND SIDEWALK SHALL RECEIVE COMMON BERMUDA GRASS LAWN.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
PULTE GROUP
9111 CYPRESS WATERS BLVD.
SUITE 100
COPPELL, TEXAS 75019
PH. (972) 304-2854
CONTACT: MARC ZETT

LANDSCAPE ARCHITECT:
CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

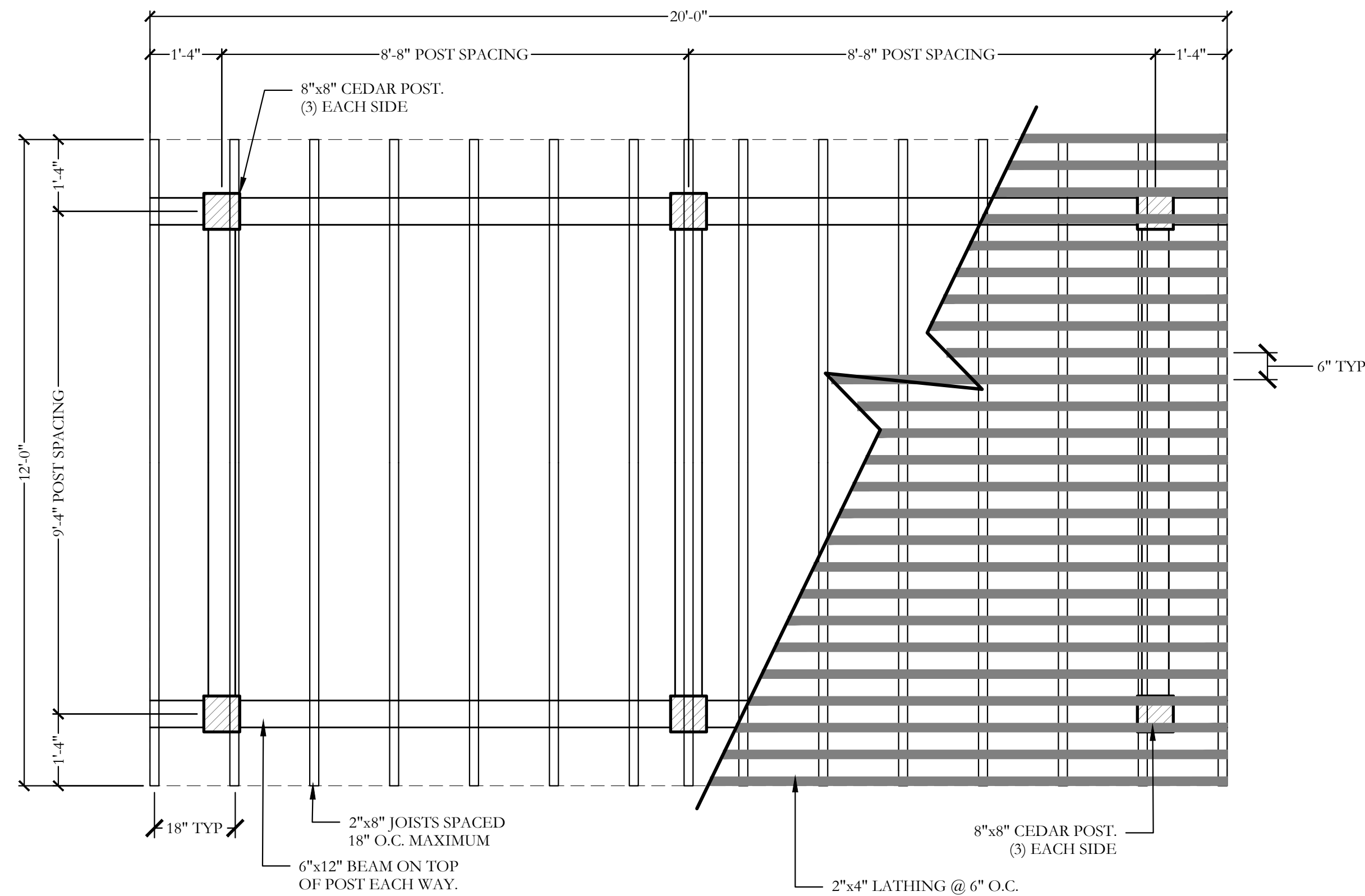
LANDSCAPE DETAIL PLAN

Landscape Detail Plan

Bridgewater Detail Plan

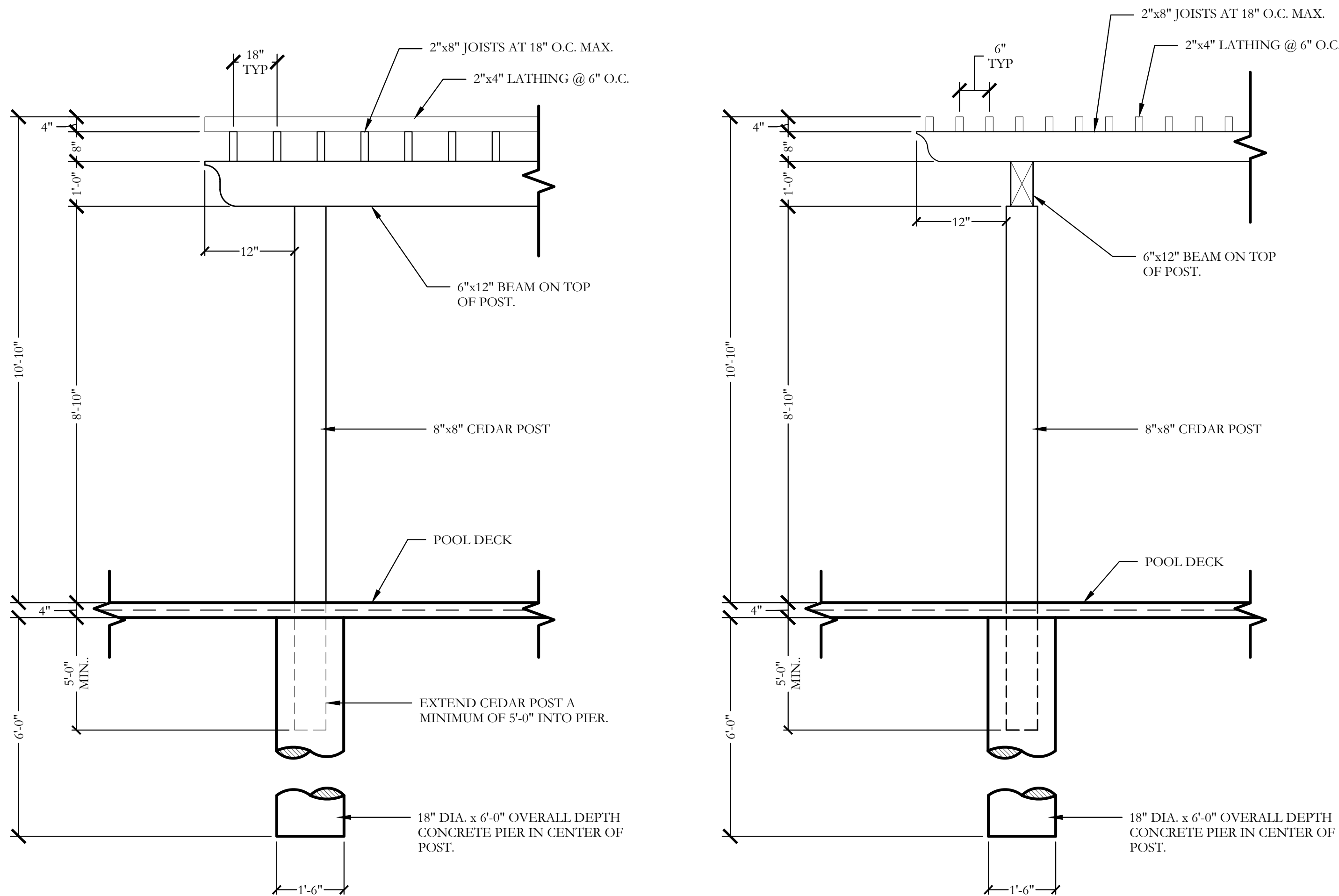
City of Garland, Dallas County, Texas

CJS PROJECT NO.
PHM038
SHEET NO.
LS1 of 3



1 CEDAR SHADE STRUCTURE LAYOUT (20'x12') PLAN

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



2 CEDAR SHADE STRUCTURE DETAILS SECTION

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

Item: Superior Pet Waste Eliminator

Basic Specifications
Sign
Size: 12" x 18"
Material: Aluminum
Thickness: 0.063
Mounting Hole Diameter: 3/8"

Dispenser Box
Size: 10" x 18"
Material: Aluminum
Thickness: 0.032
Mounting Hole Diameter: 3/8"
Backspring Material: Stainless Steel
Lock Material: 301 Stainless Steel
Paint: Powder Coating

Trash Receptacle
Size: 12" x 24"
Material: G90
Thickness: 1.2 mm
Mounting Hole Diameter: 3/8"
Paint: Powder Coating

Pole: Powder coated steel

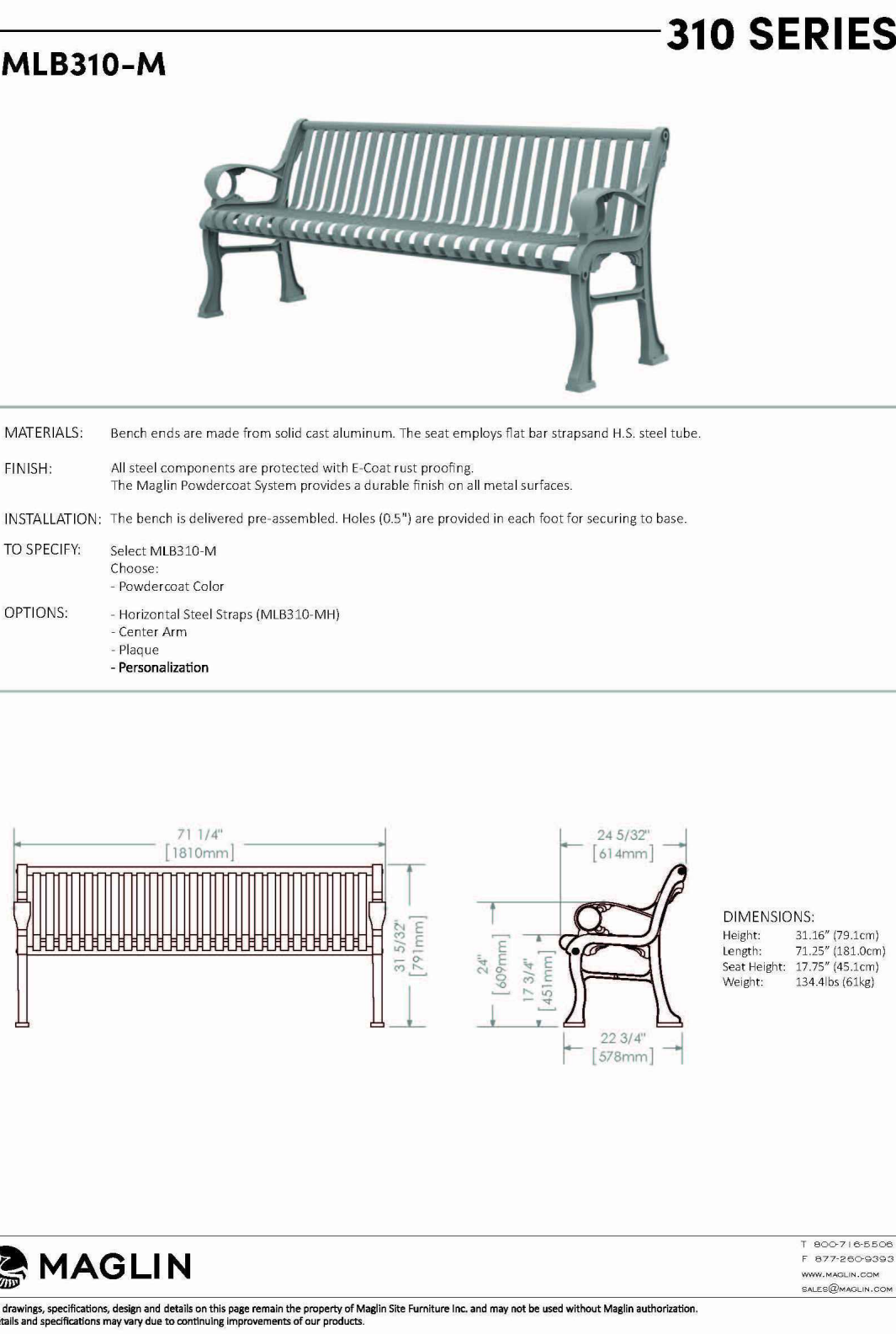
Some additional notes:

Hardware: All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)
Guarantee: Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below
Salt spray test - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08
Pencil hardness - H or 2 H (ASTM D3352)
Impact resistance - ASTM D2794 - No visible cracking an 100 inch/pounds
Adhesion - ASTM D3359
Cure test - 50 double rubs using MEK

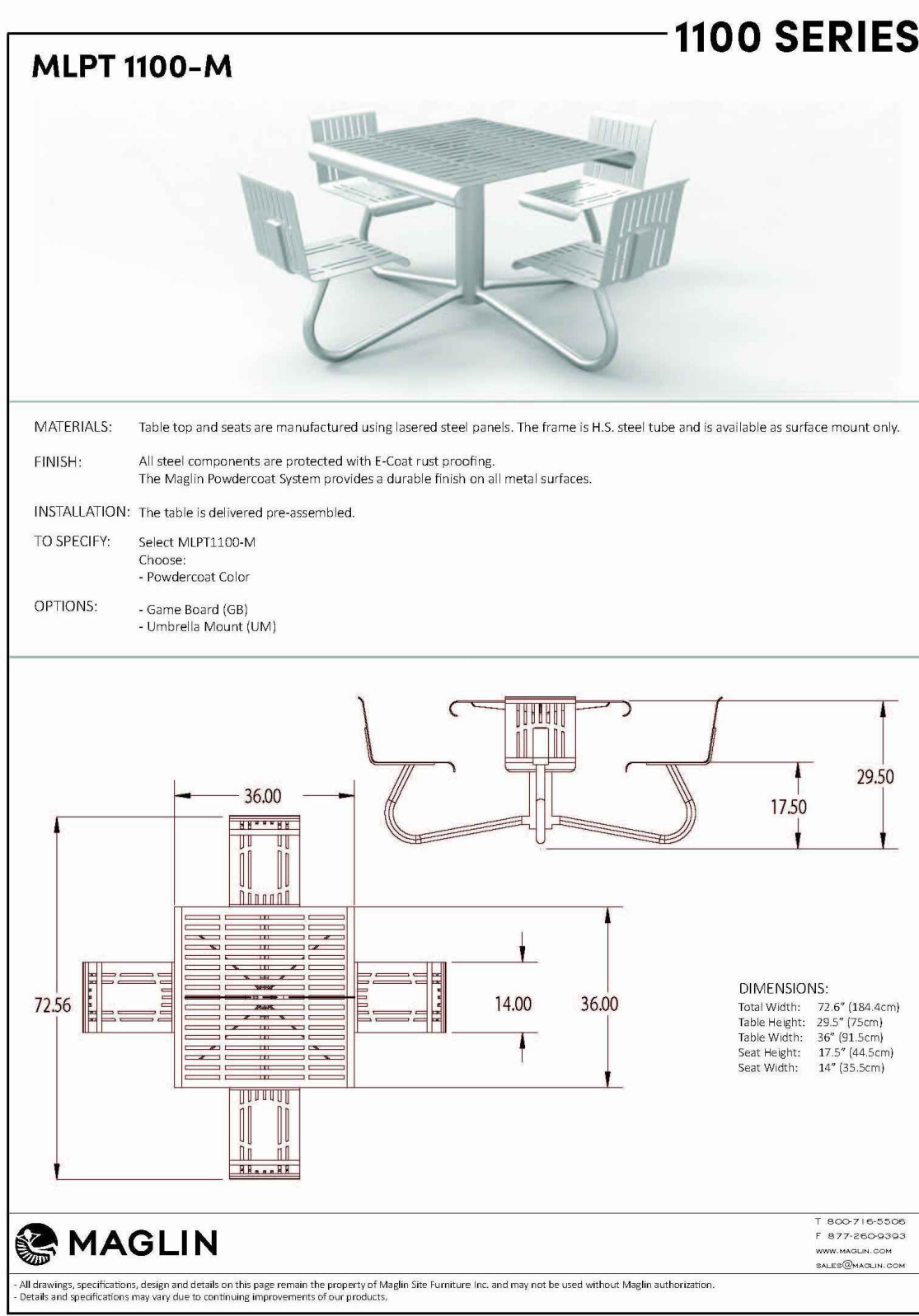
3 PET WASTE STATION

NOT TO SCALE



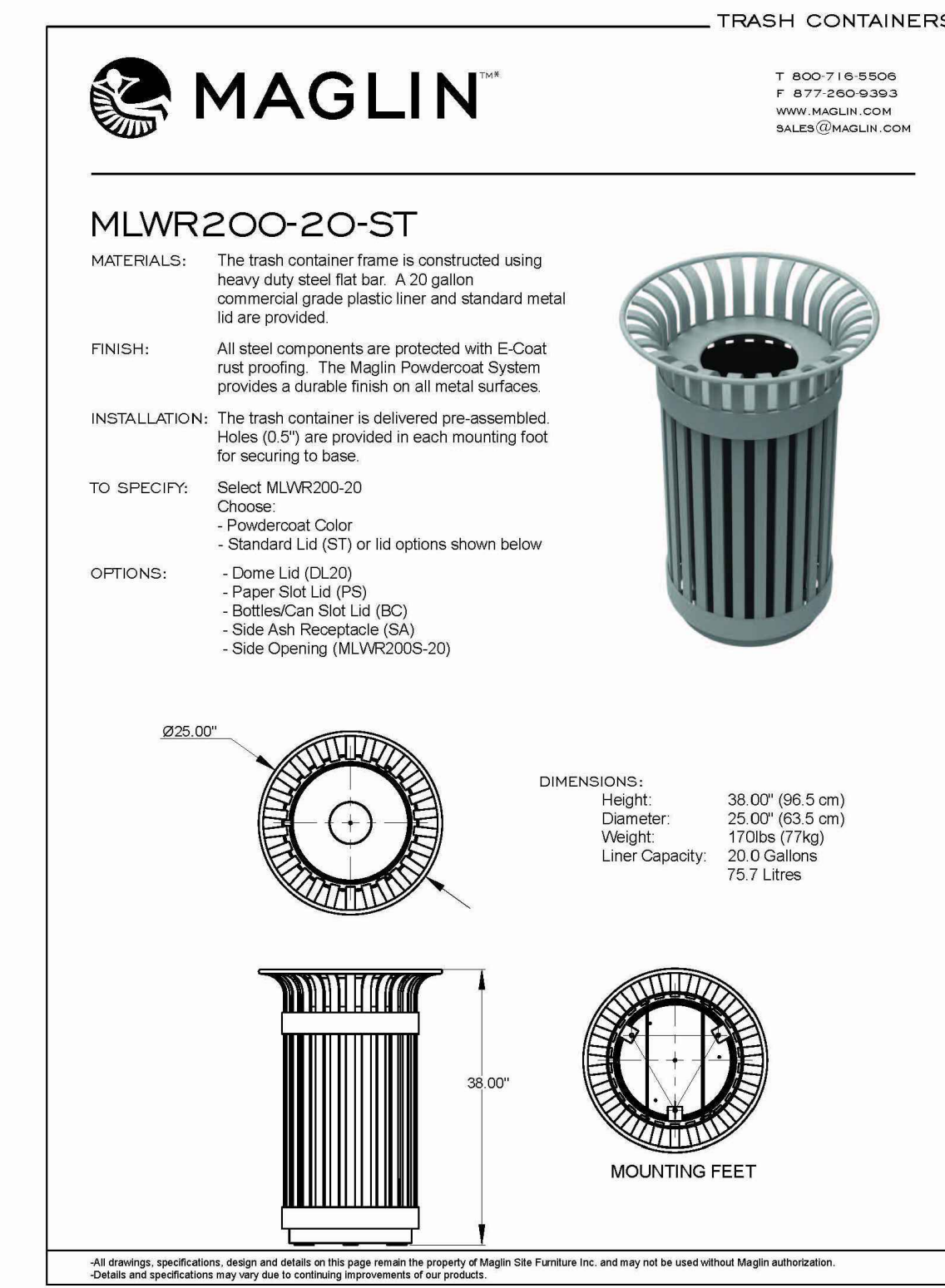
4 MAGLIN BENCH

NOT TO SCALE



5 MAGLIN TABLE

NOT TO SCALE



6 MAGLIN TRASH RECEPTACLE

NOT TO SCALE

Z 18-05



Looking at the subject property from Waterhouse Boulevard.



Looking at the properties across Waterhouse Blvd.



Looking at the subject property from Wellington Avenue



Looking at the properties across Wellington Avenue