



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 8, 2019 at 7:00 p.m.

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

A pre-meeting will begin at 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of Minutes for the March 25, 2019 meeting.

2. PLATS

- a. P 19-07 Carniceria La Primera Addition Final Plat, Lot 1, Block 1
- b. P 19-10 Striker Marquis Addition Final Plat, Lot 3, Block 1
- c. P 19-08 Riverplace Preliminary 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. MISCELLANEOUS

- a. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of a Sidewalk Development Variance. This property is located at 1606 Ben Davis Road. (District 1) (File SW 19-01)

This request is associated with the Riverplace Preliminary Plat [P 19-08] application.

4. ZONING

- a. Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amended Concept Trail Master Plan, 2) a Detail Plan for Restaurant, 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter screening, 4) a Variance to Section 4.44 of the Garland Development Code (GDC) regarding screening of parking areas and 5) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 17-28 for Mixed Uses with Restaurant Use on Tract 5. This property is located at 4595 North Garland Avenue. (District 7) (File Z 19-04)
- b. Consideration of the application of **RPGA Design Group, Inc.**, requesting approval of a Change in Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District. This property is located at 1501 Rowlett Road. (District 3) (File Z 19-05)

- c. Consideration of the application of **Tavacon, LLC**, requesting approval of 1) a Detail Plan for Car Wash, Automated/Rollover, 2) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 13-28 for Community Retail Uses. This property is located at 2620 Arapaho Road. (District 7) (File Z 19-06)

5. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 04/08/2019

Item Title: Plan Commission Minutes for March 25, 2019

Summary:

Consider approval of Minutes for the March 25, 2019 meeting.

Attachments

Plan Commission Minutes for March 25, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, March 25, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Steven Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Recording Secretary	Tracy Allmendinger
Asst. Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed

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 Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards, to approve item 1a. **Motion carried: 6 Ayes, 0 Nays.** Commissioner O'Hara did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of March 11, 2019.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. DENIED Consideration of the application of **Kirkman Engineering**, requesting approval of a Change in Zoning from Community Retail (CR) District to Heavy Commercial (HC) District. This property is located at 722 West Centerville Road. (District 4) (File Z 19-02)

The applicant, Patrick Filson, 4821 Merlot Avenue, Grapevine, Texas 76051 and the owner, Kourosh Khabazian, 722 West Centerville Road, Garland, Texas 75043 provided an overview of the request and additional information regarding the current zoning, uses allowed by right and the proposed use, condition of the access roadways, and the screening wall behind the property.

Commissioner Ott inquired if this is an existing business and the planned uses for the concrete pad at the location.

Chairman Roberts gave a brief overview on straight-zoning cases and the possible uses that would be allowed by right.

Residents speaking in opposition of the request:

Debbie Perrone, 1605 Mayfield Avenue, Garland, Texas 75041

George Nolan, 725 Valiant Circle, Garland, Texas 75043

Helen Fraten, 4911 Spindrift Passage, Garland, Texas 75043

Nicholas Marino, 4909 Windward Passage, Garland, Texas 75043

Marjorie Holt, 4814 Windward Passage, Garland, Texas 75043

Dan Bazaldua, 4911 Spindrift Passage, Garland, Texas 75043

Nigel Eastman, 910 Navisota Drive, Garland, Texas 75040

Donna Baird, 3109 Medina Drive, Garland, Texas 75041

Residents raised concerns of increased traffic, additional noise, the proximity of the daycare to this location, the condition of the roadway leading to the location, and the uses that would be allowed by right.

Commissioner Welborn inquired if the applicant or the owner contacted the residents in reference to the request.

Motion was made by Commissioner O'Hara, to close the public hearing and **deny** the request per staff recommendation, Seconded by Commissioner Dalton.
Motion carried: 7 Ayes, 0 Nays.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:39 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Asst. Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 04/08/2019

Item Title: P 19-07 Carniceria La Primera Addition Final Plat, Lot 1, Block 1 (District 5)

Summary:

P 19-07 Carniceria La Primera Addition Final Plat, Lot 1, Block 1

Attachments

P 19-07 Carniceria La Primera Addition Final Plat, Lot 1, Block 1 Report and Attachments

Planning Report

File No: P 19-07 / District 5

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019



GARLAND

TEXAS MADE HERE

FINAL PLAT

Carniceria La Primera Addition

LOCATION

3116 South First Street

ZONING

Community Retail (CR) District

NUMBER OF LOTS

1

ACREAGE

0.729 acres (excluding right-of-way dedication)

BACKGROUND

The applicant requests approval of a final plat for one (1) lot to be developed with a retail use.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

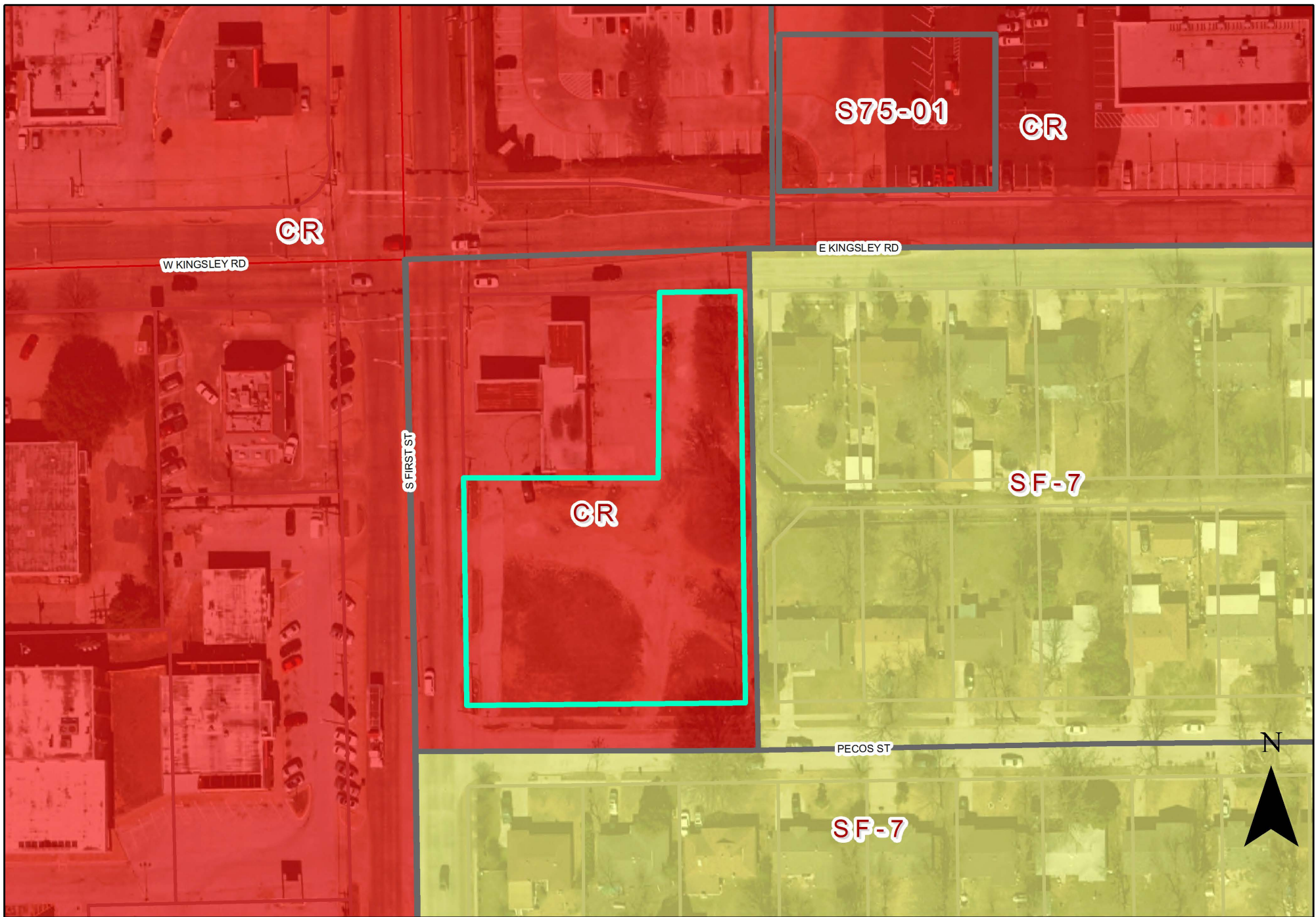
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 65 130 Feet
1 inch = 87 feet

PLAT MAP P 19-07



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

2.b.

Meeting Date: 04/08/2019

Item Title: P 19-10 Striker Marquis Addition Final Plat, Lot 3, Block 1 (District 1)

Summary:

P 19-10 Striker Marquis Addition Final Plat, Lot 3, Block 1

Attachments

P 19-10 Striker Marquis Addition Final Plat, Lot 3, Block 1 Report and Attachments

Planning Report

File No: P 19-10 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019



GARLAND

TEXAS MADE HERE

FINAL PLAT

Striker Marquis Addition

LOCATION

The site is located on the southwest corner of Lookout Drive and West Campbell Road.

ZONING

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

NUMBER OF LOTS

1 Lot

ACREAGE

19.420 acres

BACKGROUND

The proposed plat consists of one (1) lot located in Block 1. The proposed final plat is in compliance with Planned Development (PD) 17-35 District which allows the site to be developed with Mixed Uses, including Multi-Family Residential. Approval of a final plat is required prior to the issuance of a building permit.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

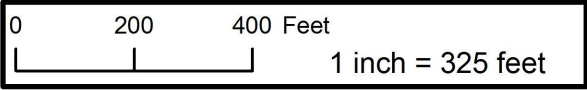
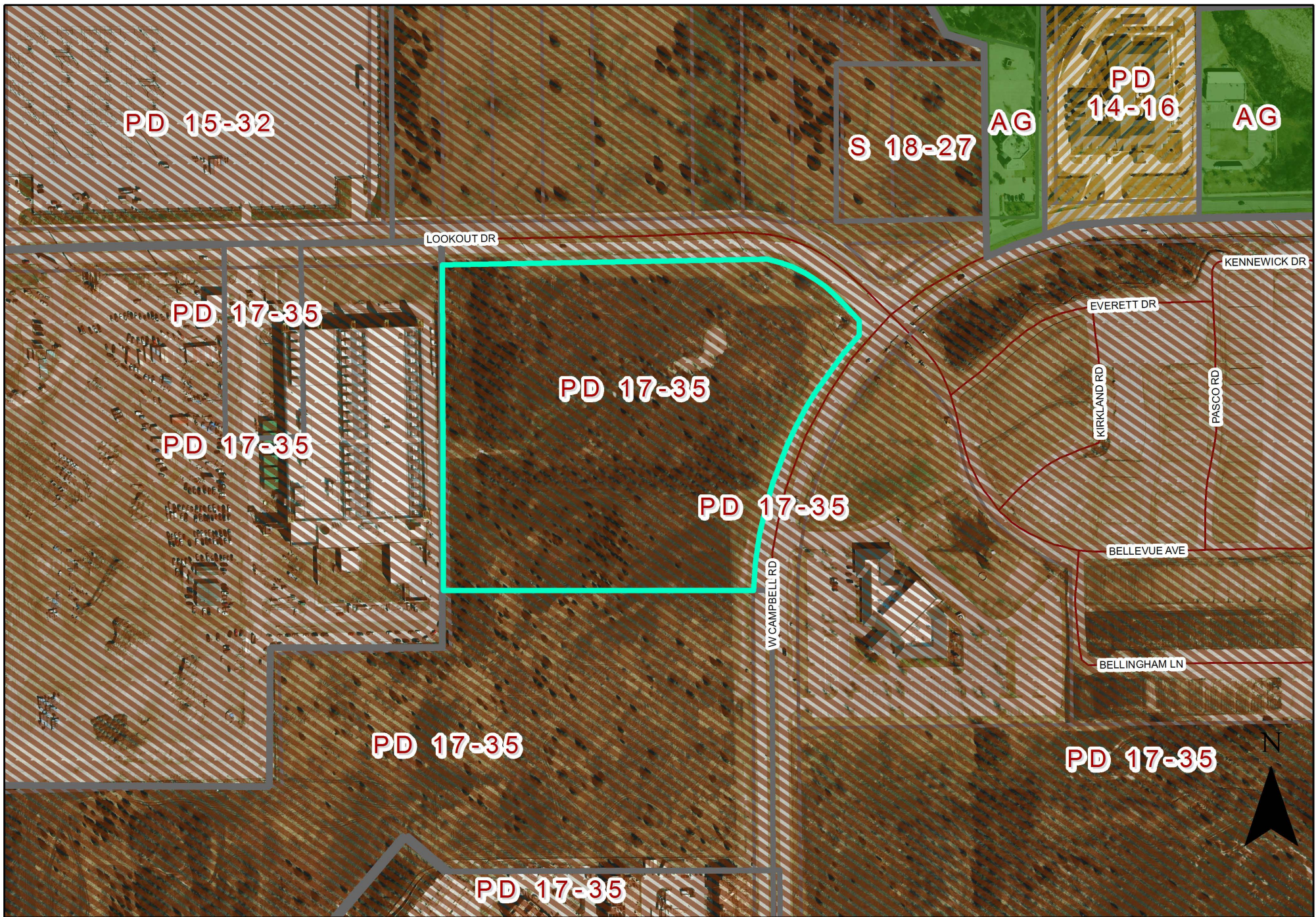
- i. Location Map
- li. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

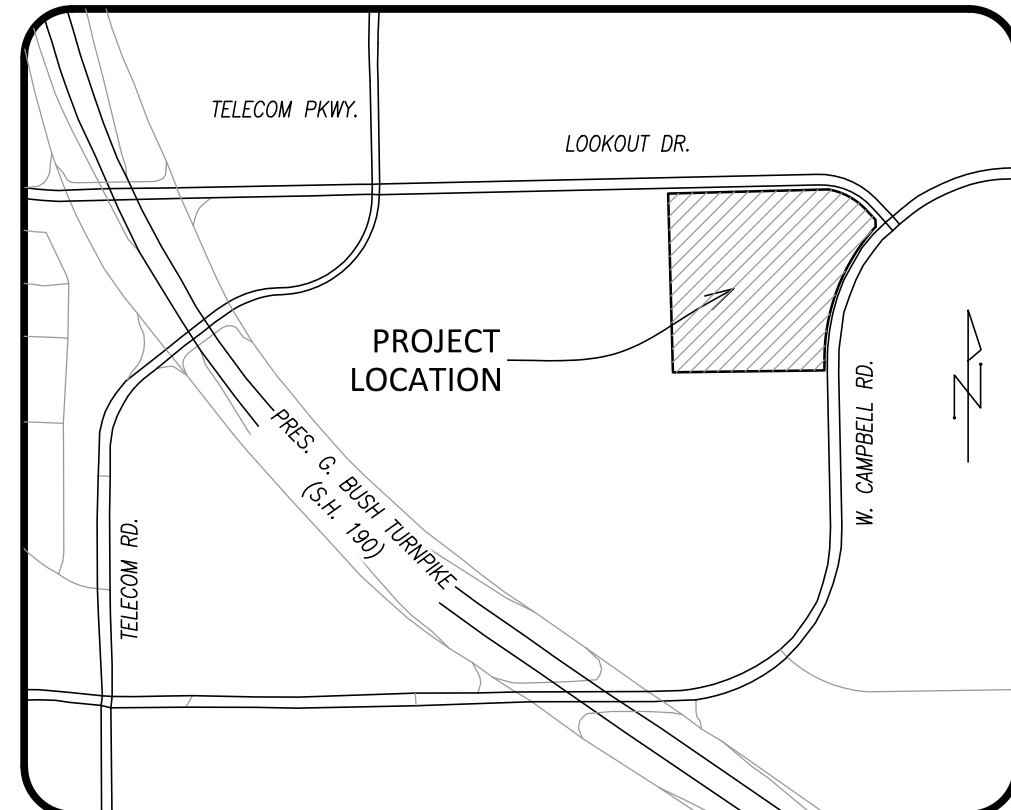
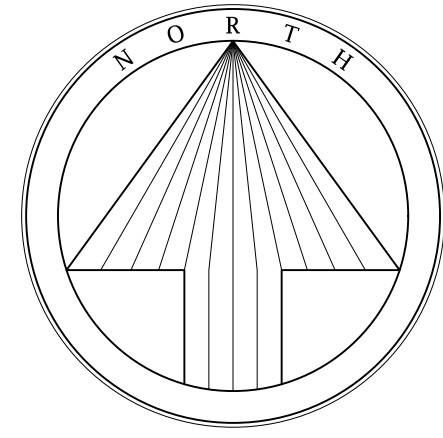
Will Guerin, ACID
Director of Planning



PLAT MAP P 19-10



INDICATES AREA
OF REQUEST



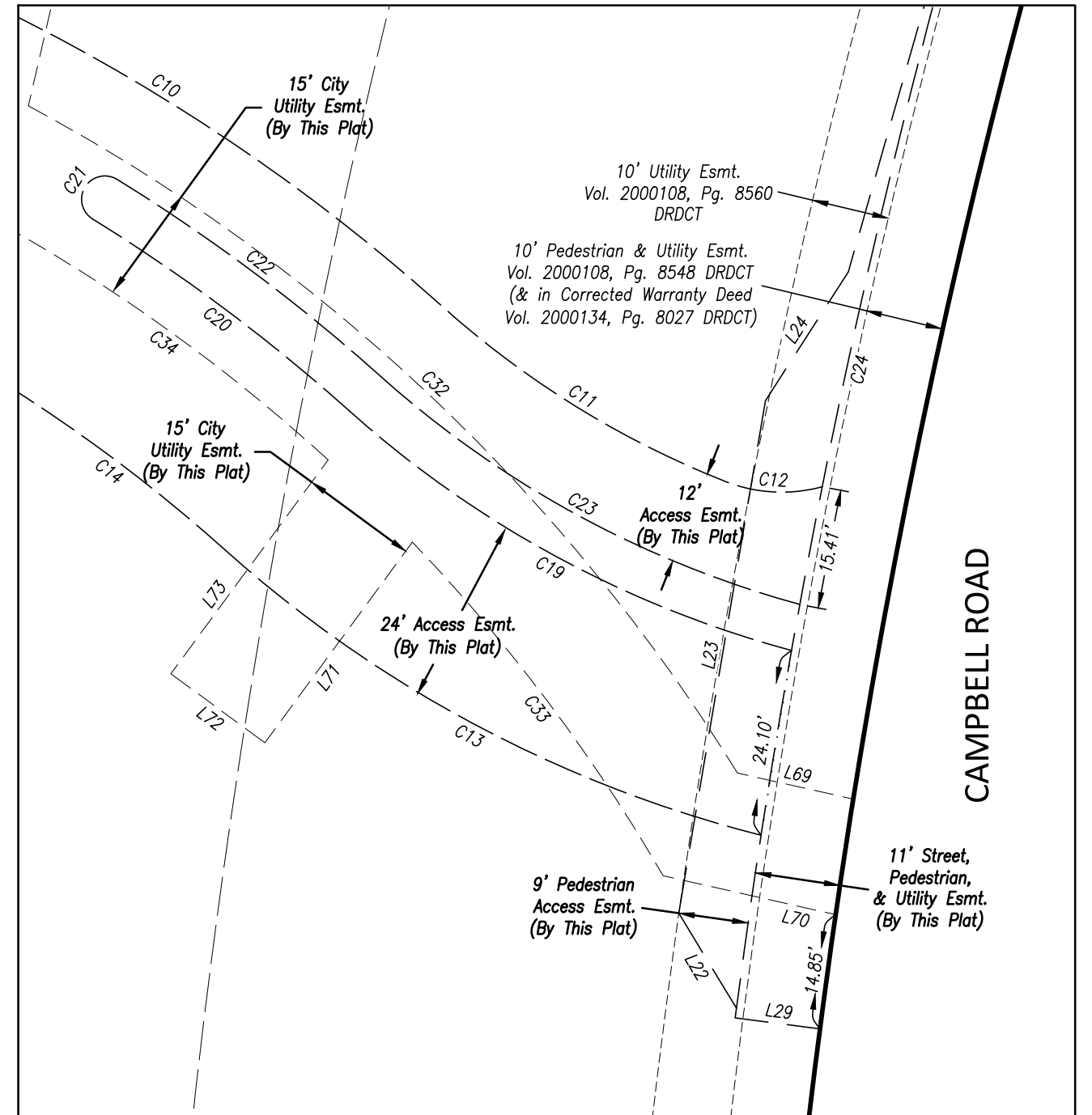
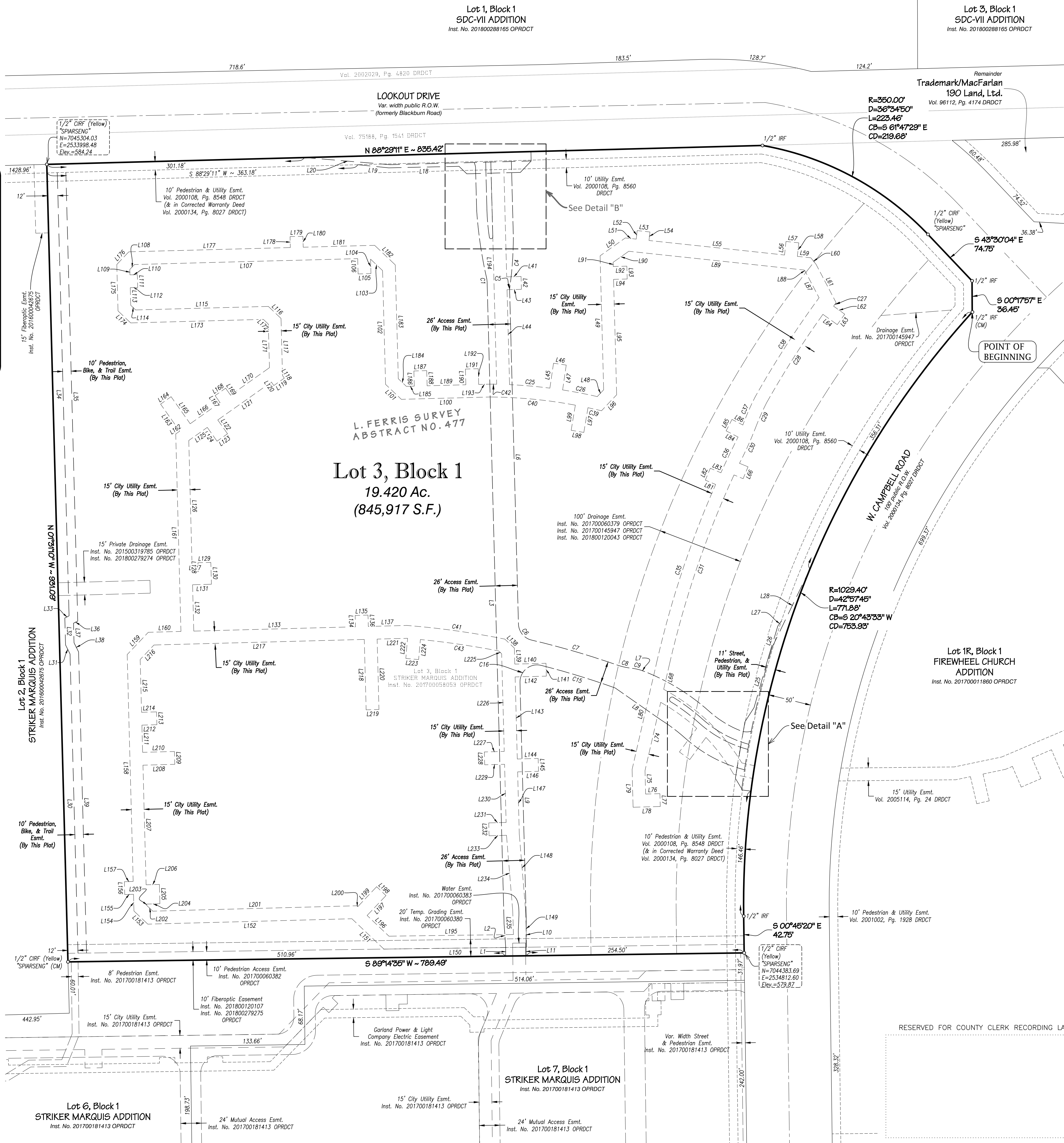
LOCATION MAP

1" = 1000'

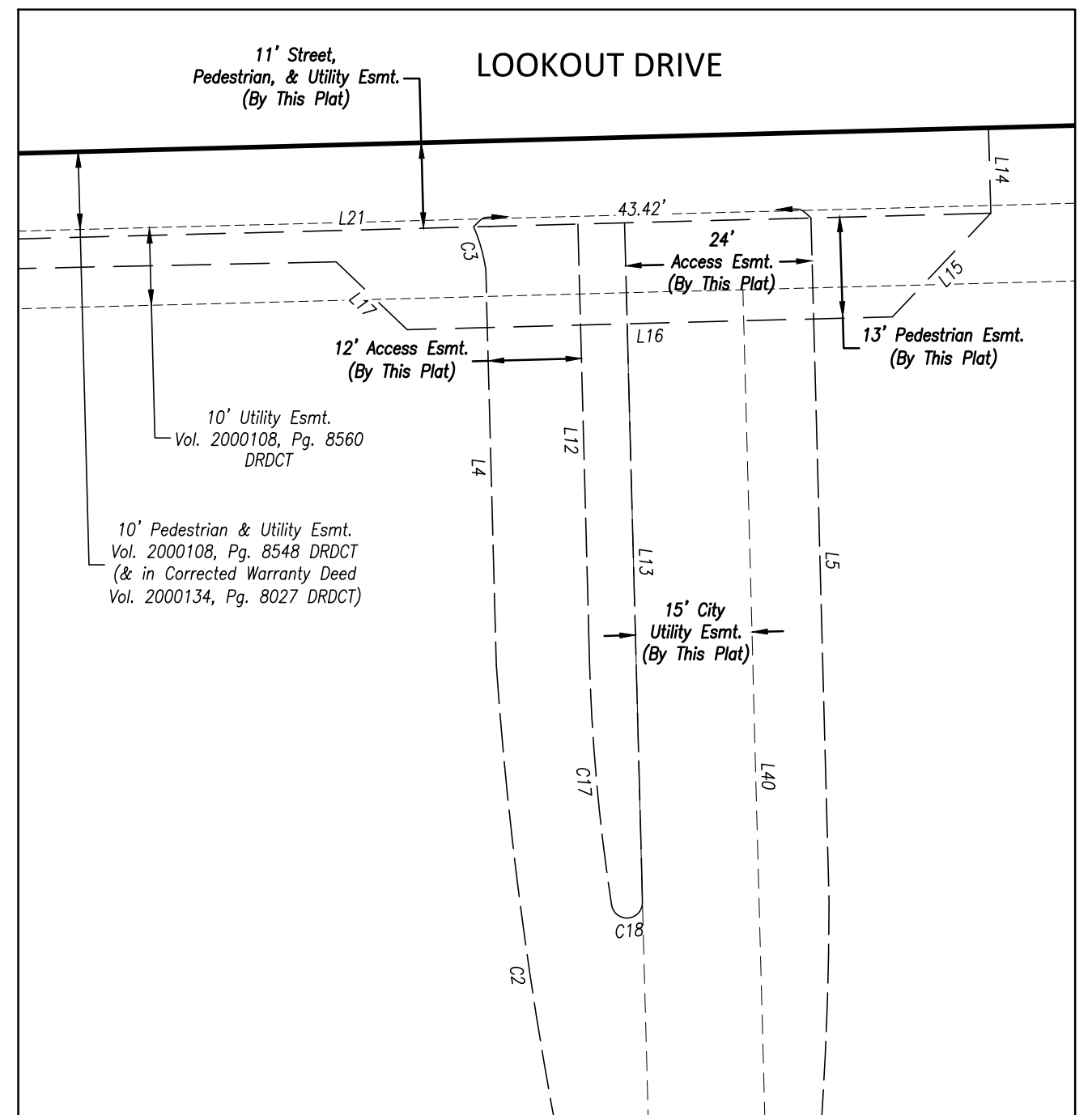
LEGEND	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES:

1. Basis of bearing is the Texas Coordinate System of 1983, North Central Zone (4202).
2. Coordinates shown hereon are derived from the Texas WDS RTK Network-Texas Coordinate System of 1983 (NAD83[2011]), North Central Zone (4202). No scale, no projection.
3. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
4. Each lot corner is monumented with a 1/2" iron rod with a yellow plastic cap stamped "SPIARSEN" found.
5. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
6. The purpose of this plat is to dedicate easements, and finalize subdivisions of this tract of land for the purposes of new development.



DETAIL "A"
1" = 20'



DETAIL "B"
1" = 20'

FINAL PLAT

STRIKER MARQUIS ADDITION

BEING ALL OF THAT CERTAIN CONVEYANCE
PLAT OF LOT 3, BLOCK 1,
STRIKER MARQUIS ADDITION
INSTRUMENT NUMBER 201700058053, OPDCT
L. FERRIS SURVEY, ABSTRACT NO. 477
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 180705-2

OWNER / APPLICANT
Striker Marquis Ltd.
15640 Quorum Drive
Addison, Texas 75001
Telephone: (214) 363-1998
Contact: Stacy Standridge

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121 / TBPLS No. F-10043100
Contact: David Bond

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

WHEREAS Strike Marquis Ltd., is the owner of a tract of land situated in the L. Ferris Survey, Abstract No. 477, City of Garland, Dallas County, Texas, the subject tract being all of Lot 3, Block 1, Striker Marquis Addition according to the plat recorded in Document No. 201700058053 of the Official Public Records, Dallas County, Texas (OPRDCT), as conveyed by Special Warranty Deed to Striker Marquis Ltd., according to the deed recorded in Instrument Number 201500192108 OPRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the south end of a corner clip being the intersection of the south line of Lookout Drive, a variable width public right-of-way, with the west line of Campbell Road, a 100 foot public right-of-way;

THENCE along the west line of Campbell Road, around a curve to the left having a central angle of 42°57'45", a radius of 1029.40 feet, a chord of S 20°43'33" W – 753.93 feet, an arc length of 771.88 feet to a 1/2" iron rod found;

THENCE S 00°45'20" E, 42.75 feet continuing along the west line of Campbell Road to a 1/2" iron rod with a yellow plastic cap stamped "SPIARSENG" found for the northeast corner of Lot 6, Block 1, Striker Marquis Addition according to the plat recorded in Document No. 201700181413 OPRDCT;

THENCE S 89°14'35" W, 789.49 feet along the north line of Lot 6 to a 1/2" iron rod with a yellow plastic cap stamped "SPIARSENG" found on the east line of Lot 2, Block 1, Striker Marquis Addition according to the plat recorded in Document No. 201600042675 OPRDCT;

THENCE N 01°31'10" W, 931.09 feet along the east line thereof to a 1/2" iron rod with a yellow plastic cap stamped "SPIARSENG" found on the south line of Lookout Drive;

THENCE N 88°29'11" E, 835.42 feet along the south line thereof to a 1/2" iron rod found;

THENCE continuing along the south line thereof, around a non-tangent curve to the right having a central angle of 36°34'50", a radius of 350.00 feet, a chord of S 61°47'29" E – 219.68 feet, an arc length of 223.46 feet to a 1/2" iron rod with a yellow plastic cap stamped "SPIARSENG" found;

THENCE S 43°30'04" E, 74.75 feet continuing along the south line thereof to a 1/2" iron rod found for the north end of said corner clip;

THENCE S 00°17'57" E, 36.45 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 845,917 square feet or 19.420 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Striker Marquis, Ltd., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as STRIKER MARQUIS ADDITION on addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity 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.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s). This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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

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

Witness our hands at Dallas County, Texas, this _____ day of _____, 2019.

STRIKER MARQUIS LTD.

STATE OF TEXAS §
COUNTY OF DENTON §

By: _____
Stacy Standridge, President

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the ____ day of _____, 2019.

DARREN K. BROWN, R.P.L.S. NO. 5252



darren.brown@sparsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2019.

Notary Public, State of Texas

PLAN COMMISSION APPROVAL

Approved and accepted for the City of Garland this ____ day of _____, 2019 by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Planning Department Director

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	3.96'	20.00'	11°20'14"	N 07°10'56" W	3.95'
C2	79.97'	517.42'	85°1'19"	N 08°25'23" W	79.89'
C3	5.74'	20.34'	16°09'13"	N 15°55'52" W	5.72'
C4	59.21'	438.54'	7°44'08"	S 04°02'35" W	59.16'
C5	3.29'	20.00'	9°25'27"	S 03°11'55" W	3.29'
C6	26.29'	20.00'	75°18'26"	S 39°10'01" E	24.44'
C7	104.03'	972.14'	6°07'52"	S 73°45'18" E	103.98'
C8	17.09'	75.26'	13°00'48"	S 77°18'51" E	17.06'
C9	12.34'	62.18'	11°22'20"	S 78°08'05" E	12.32'
C10	90.93'	250.59'	20°47'26"	S 58°31'35" E	90.43'
C11	42.88'	121.59'	20°12'17"	S 58°14'01" E	42.66'
C12	12.81'	20.00'	36°42'18"	S 86°41'18" E	12.59'
C13	78.94'	163.59'	27°38'52"	N 61°57'18" W	78.18'
C14	35.86'	208.59'	9°51'03"	N 53°03'24" W	35.82'
C15	90.17'	946.14'	5°27'37"	N 73°01'02" W	90.13'
C16	36.92'	20.00'	105°45'58"	S 51°22'11" W	31.90'
C17	32.15'	256.00'	7°11'41"	N 05°06'41" W	32.13'
C18	6.03'	2.00'	17°24'19"	S 84°53'18" W	3.99'
C19	65.32'	139.59'	26°48'39"	N 61°32'12" W	64.73'
C20	41.29'	232.59'	10°10'13"	N 53°12'58" W	41.23'
C21	9.42'	3.00'	180°00'00"	N 31°41'59" E	6.00'
C22	42.35'	238.59'	10°10'13"	S 53°12'58" E	42.30'
C23	62.00'	133.59'	26°35'31"	S 61°25'38" E	61.45'
C24	170.19'	1040.40'	9°22'21"	S 12°04'58" W	170.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C25	47.31'	574.66'	4°43'00"	S 85°02'44" E	47.29'
C26	41.17'	574.66'	4°06'19"	S 79°08'20" E	41.17'
C27	5.06'	1132.81'	0°15'22"	S 36°28'00" W	5.06'
C28	122.48'	1132.81'	6°11'42"	S 32°29'28" W	122.42'
C29	32.19'	290.42'	6°21'01"	S 23°51'21" W	32.17'
C30	45.18'	419.32'	6°10'24"	S 24°20'03" W	45.16'
C31	233.42'	1132.81'	11°48'21"	S 18°50'59" W	233.01'
C32	126.75'	241.09'	30°07'25"	S 46°43'50" E	125.30'
C33	53.85'	226.11'	13°38'44"	N 36°54'52" W	53.72'
C34	51.99'	226.11'	13°10'30"	N 54°09'53" W	51.88'
C35	217.39'	1147.81'	10°51'06"	N 18°22'21" E	217.07'
C36	46.29'	1147.81'	2°18'38"	N 25°42'09" E	46.28'
C37	35.74'	313.01'	6°32'33"	N 23°40'34" E	35.72'
C38	137.87'	1147.81'	6°52'56"	N 32°48'12" E	137.79'
C39	16.21'	559.66'	1°39'33"	N 77°02'36" W	16.20'
C40	99.90'	559.66'	10°13'37"	N 84°31'22" W	99.76'
C41	115.44'	966.64'	6°50'34"	S 82°03'50" E	115.38'
C42	7.61'	574.66'	0°45'32"	S 89°16'53" E	7.61'
C43	92.44'	951.64'	5°33'55"	N 81°41'04" W	92.40'

Line Table		
Line #	Bearing	Distance
L1	N 00°35'28" E	10.21'
L2	N 03°53'40" W	27.48'
L3	N 01°30'49" W	749.48'
L4	N 01°30'49" W	50.92'
L5	S 01°30'49" E	88.33'
L6	S 01°30'49" E	389.19'
L7	S 68°55'18" E	1.91'
L8	N 55°05'56" W	64.97'
L9	S 01°30'49" E	275.47'
L10	S 00°18'38" W	33.70'
L11	S 00°45'25" E	9.93'
L12	N 01°30'51" W	55.65'
L13	S 01°30'51" E	87.47'
L14	S 01°30'49" E	11.00'
L15	S 43°29'11" W	18.38'
L16	S 88°29'11" W	62.46'
L17	N 46°21'17" W	12.64'
L18	S 88°48'16" W	82.25'
L19	N 84°10'23" W	35.88'
L20	N 85°12'54" W	100.27'
L21	S 88°29'11" W	164.55'
L22	N 31°13'08" W	14.31'
L23	N 09°35'34" E	66.90'
L24	N 32°45'02" E	19.70'
L25	N 15°54'58" E	60.58'
L26	N 16°41'59" E	38.49'
L27	N 35°22'30" E	7.34'
L28	S 25°46'01" W	101.82'
L29	S 82°36'12" E	11.00'
L30	N 01°31'10" W	349.27'
L31	N 26°30'27" W	11.84'
L32	N 01°31'10" W	31.45'
L33	N 63°29'11" E	5.52'
L34	N 01°31'10" W	517.46'
L35	S 01°31'10" E	523.83'
L36	S 63°29'11" W	5.52'
L37	S 01°31'10" E	22.86'
L38	S 26°30'27" E	11.84'
L39	S 01°31'10" E	351.62'
L40	S 01°30'49" E	125.45'

Line Table		
Line #	Bearing	Distance
L41	N 88°29'11" E	16.78'
L42	S 01°30'49" E	15.00'
L43	S 88°29'11" W	16.78'
L44	S 01°30'49" E	110.81'
L45	N 08°15'36" E	29.38'
L46	S 81°44'24" E	15.00'
L47	S 08°15'36" W	29.33'
L48	N 43°29'11" E	10.85'
L49	N 01°30'49" W	156.51'
L50	N 54°44'11" E	36.03'
L51	S 83°53'32" E	12.83'
L52	N 06°06'28" E	10.02'
L53	S 83°53'32" E	15.00'
L54	S 06°06'28" W	10.02'
L55	S 83°53'32" E	159.14'
L56	N 06°06'28" E	15.89'
L57	S 83°53'32" E	15.00'
L58	S 06°06'28" W	15.89'
L59	S 83°53'32" E	15.84'
L60	S 38°53'32" E	9.69'
L61	S 27°38'32" E	50.62'
L62	S 54°18'35" E	16.04'
L63	S 35°41'25" W	15.00'
L64	N 54°18'35" W	20.61'
L65	S 67°35'13" E	10.79'
L66	S 22°24'47" W	15.00'
L67	N 67°35'13" W	11.50'
L68	S 12°56'52" W	30.47'
L69	S 77°18'41" E	15.26'
L70	N 77°18'41" W	22.75'
L71	S 36°18'31" W	32.05'
L72	N 53°41'29" W	15.00'
L73	N 36°18'31" E	34.17'
L74	S 12°56'52" W	81.83'
L75	S 01°30'49" E	27.31'
L76	N 88°30'09" E	16.73'
L77	S 01°30'49" E	15.00'
L78	S 88°30'09" W	31.73'
L79	N 01°30'49" W	44.21'
L80	N 12°56'52" E	129.79'

Line Table		
Line #	Bearing	Distance
L81	N 67°06'19" W	13.08'
L82	N 22°53'41" E	15.00'
L83	S 67°06'19" E	13.42'
L84	N 62°46'04" W	15.72'
L85	N 27°13'56" E	15.00'
L86	S 62°46'04" E	14.23'
L87	N 27°38'32" W	34.76'
L88	N 38°53'32" W	2.00'
L89	N 83°53'32" W	205.93'
L90	S 54°44'11" W	22.35'
L91	S 01°30'49" E	4.90'
L92	N 88°29'11" E	15.89'
L93	S 01°30'49" E	15.00'
L94	S 88°29'11" W	15.89'
L95	S 01°30'49" E	134.80'
L96	S 43°29'11" W	25.70'
L97	S 09°27'47" W	29.27'
L98	N 80°32'13" W	15.00'
L99	N 09°27'47" E	29.76'
L100	S 88°29'11" W	103.86'
L101	N 46°30'49" W	25.40'
L102	N 01°30'49" W	132.87'
L103	N 46°30'49" W	19.30'
L104	S 01°30'49" E	16.86'
L105	S 88°29'11" W	15.00'
L106	N 01°30'49" W	17.89'
L107	S 88°29'11" W	260.72'
L108	S 43°29'11" W	7.93'
L109	S 01°30'49" E	6.29'
L110	N 88°29'11" E	8.65'
L111	S 01°30'49" E	15.00'
L112	S 88°29'11" W	8.65'
L113	S 01°30'49" E	20.50'
L114	S 46°30'49" E	7.93'
L115	N 88°29'11" E	154.97'
L116	S 46°30'49" E	20.36'
L117	S 01°30'49" E	66.72'
L118	S 35°15'49" E	3.67'
L119	S 54°44'11" W	15.00'
L120	N 35°15'49" W	5.00'

Line Table		
Line #	Bearing	Distance
L121	S 54°44'11" W	76.63'
L122	S 35°15'49" E	19.72'
L123	S 54°44'11" W	15.00'
L124	N 35°15'49" W	19.72'
L125	S 54°44'11" W	26.48'
L126	S 01°30'49" E	153.40'
L127	N 88°30'24" E	7.00'
L128	N 01°30'49" W	10.51'
L129	N 88°29'11" E	15.00'
L130	S 01°30'49" E	25.51'
L131	S 88°30'11" W	22.00'
L132	S 01°30'49" E	54.12'
L133	N 88°29'11" E	188.80'
L134	N 01°30'49" W	13.33'
L135	N 88°29'11" E	15.00'
L136	S 01°30'49" E	13.33'
L137	N 88°29'11" E	45.15'
L138	S 46°30'49" E	15.30'
L139	S 01°30'49" E	18.64'
L140	N 88°29'21" E	36.45'
L141	S 01°30'39" E	15.00'
L142	S 88°29'21" W	36.45'
L143	S 01°30'49" E	95.82'
L144	N 88°29'11" E	24.39'
L145	S 01°30'49" E	15.00'
L146	S 88°29'11" W	24.39'
L147	S 01°30'49" E	72.68'
L148	S 04°43'35" E	89.08'
L149	S 15°40'20" E	43.31'
L150	S 89°14'35" W	166.72'
L151	N 46°30'49" W	51.46'
L152	S 88°29'11" W	238.36'
L153	N 46°30'49" W	22.29'
L154	N 01°30'49" W	19.50'
L155	S 88°29'11" W	10.23'
L156	N 01°30'49" W	15.00'
L157	N 88°29'11" E	10.25'
L158	N 01°30'49" W	264.92'
L159	N 43°29'11" E	35.81'
L160	N 88°29'11" E	38.14'



GARLAND

Plan Commission

2.c.

Meeting Date: 04/08/2019

Item Title: P 19-08 Riverplace Preliminary Plat (District 1)

Summary:

P 19-08 Riverplace Preliminary Plat

Attachments

P 19-08 Riverplace Preliminary Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 19-08 / District 1

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019

PRELIMINARY PLAT

Riverplace Preliminary Plat

LOCATION

1606 Ben Davis Road

ZONING

Planned Development (PD) District 17-38 for Single-Family-7 (SF-7) Uses.

NUMBER OF LOTS

Residential Lots: 143

H.O.A Lots: 6

ACREAGE

39.977 acres

BACKGROUND

The subject property is currently a 39.977-acre unplatted lot. The applicant is subdividing the property for the development of 143 single-family lots ranging from 4,000 square feet to 6,497 square feet.

The preliminary plat is in conformance with the Detail Plan and conditions tied to Planned Development (PD) 17-38 approved on February 20, 2018. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits.

Plan Commission approved an Alley Waiver in January 2018. No alley is required for the development of the proposed lots.

Additionally, the applicant has requested a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 476.79 lineal feet of required sidewalk along Ben Davis Road. That request will be formally considered as a separate agenda item [SW 19-01].

STAFF RECOMMENDATION

Approval of the Preliminary 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

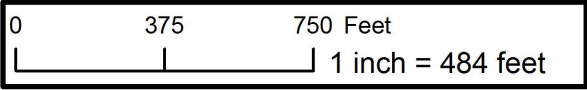
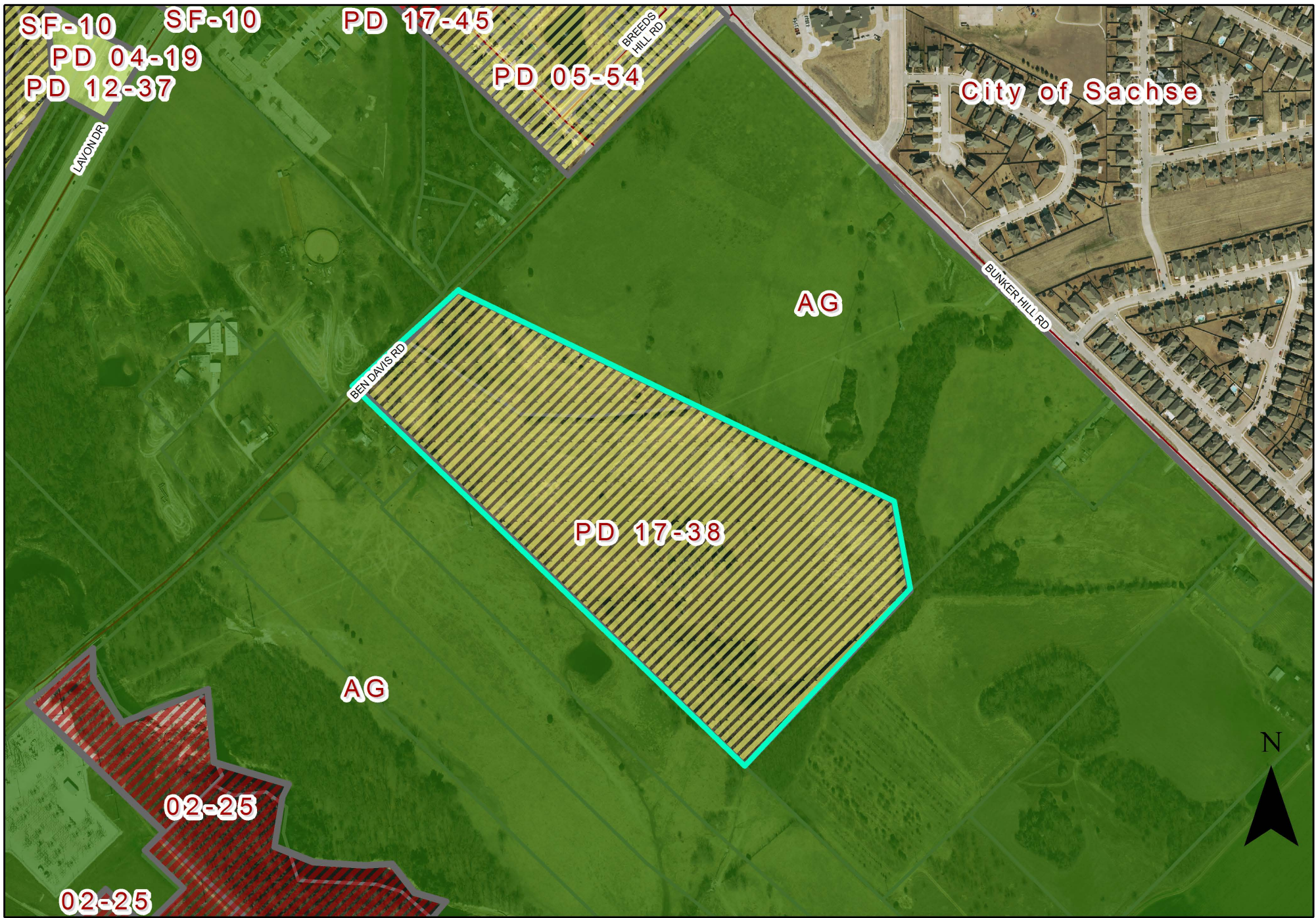
PREPARED BY:

Nabiha Ahmed
Development Planner

REVIEWED BY:

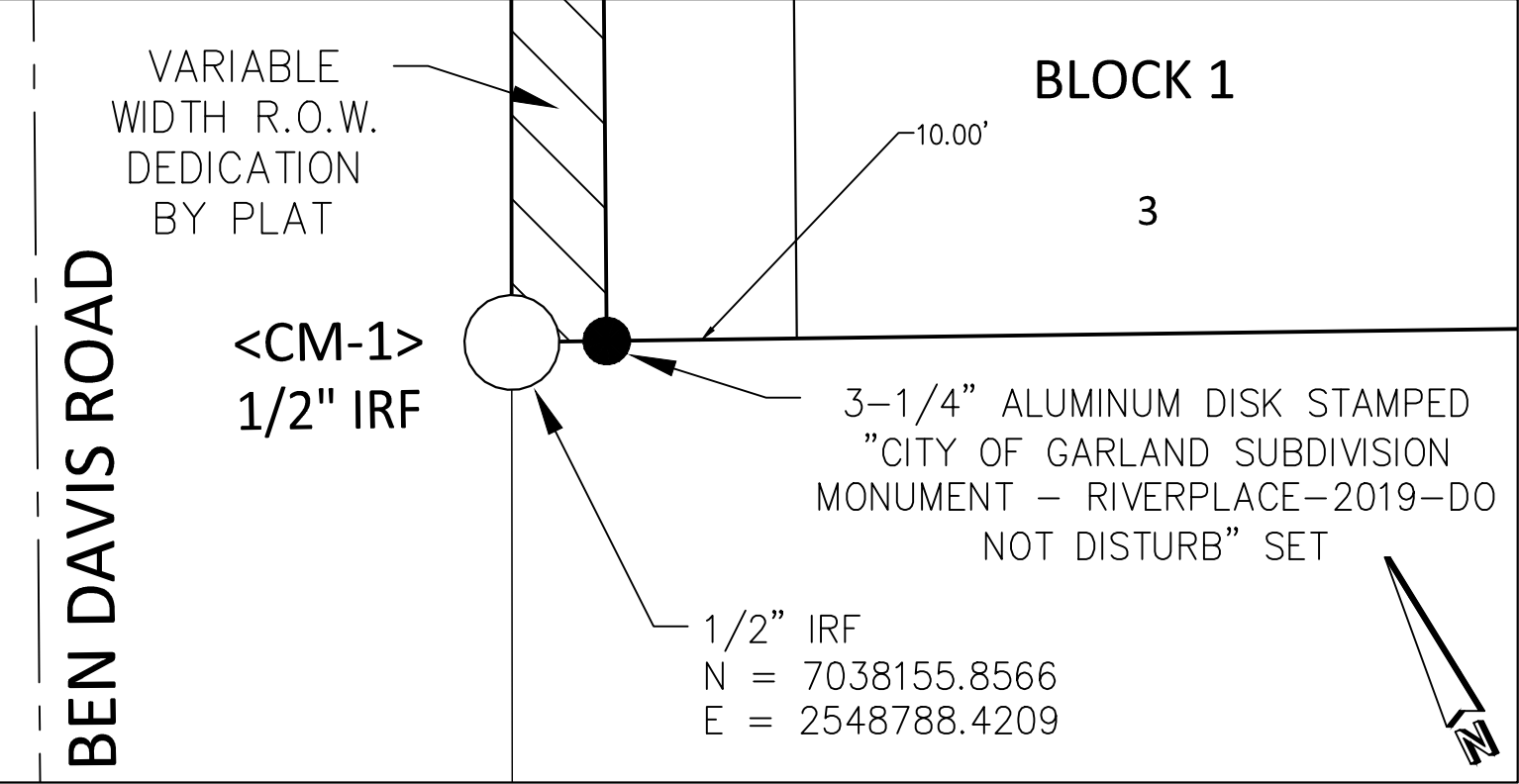
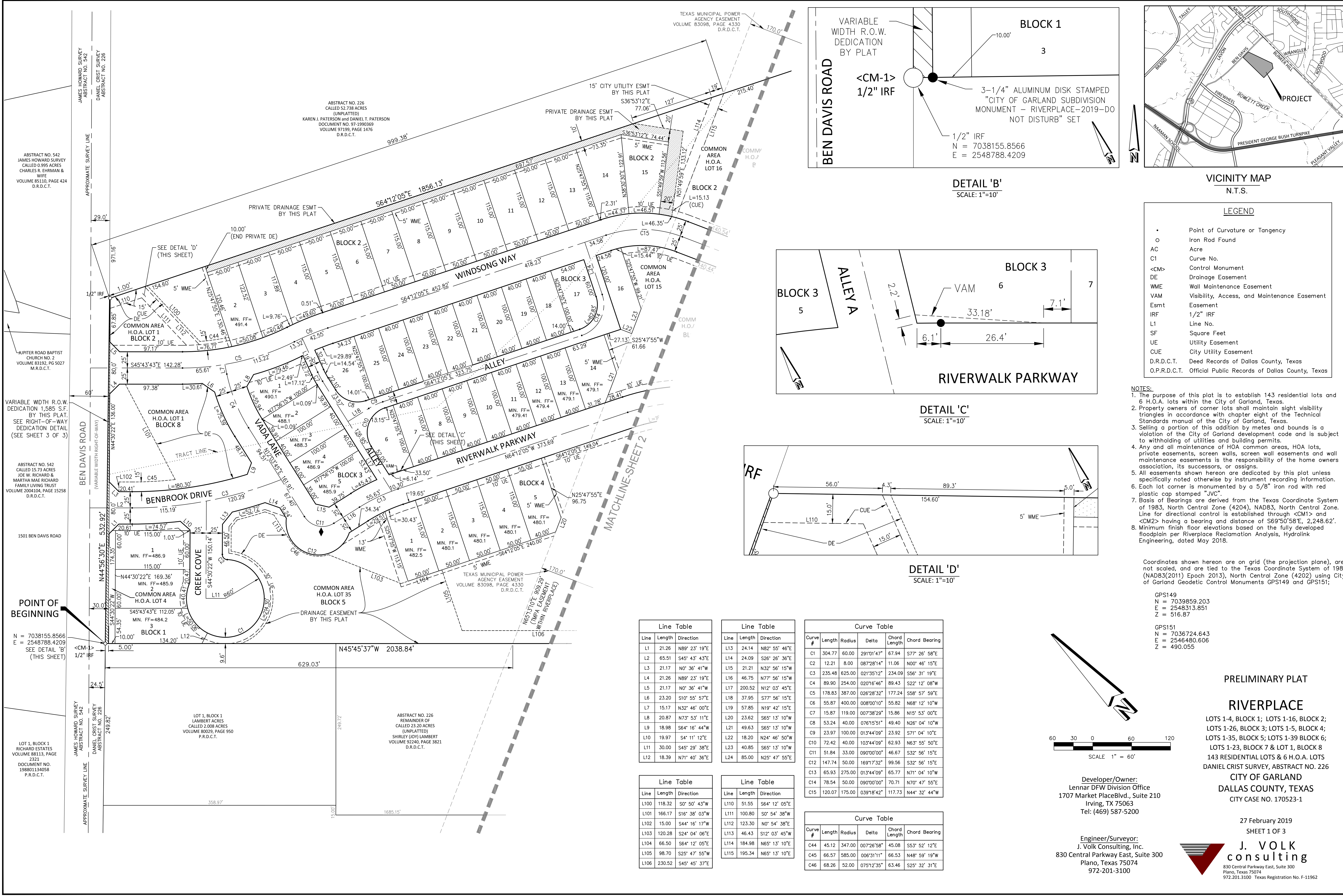
Will Guerin, AICP
Director of Planning

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

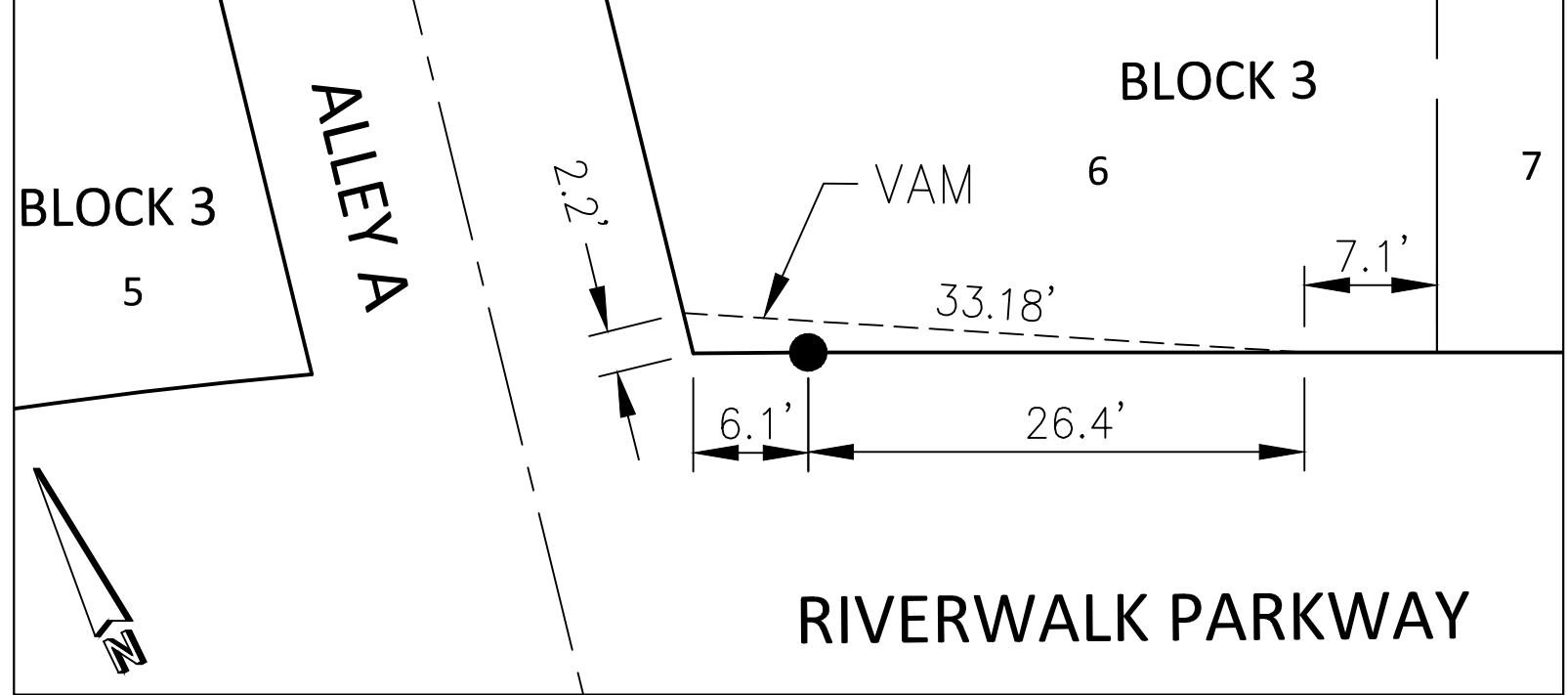


PLAT MAP P 19-08

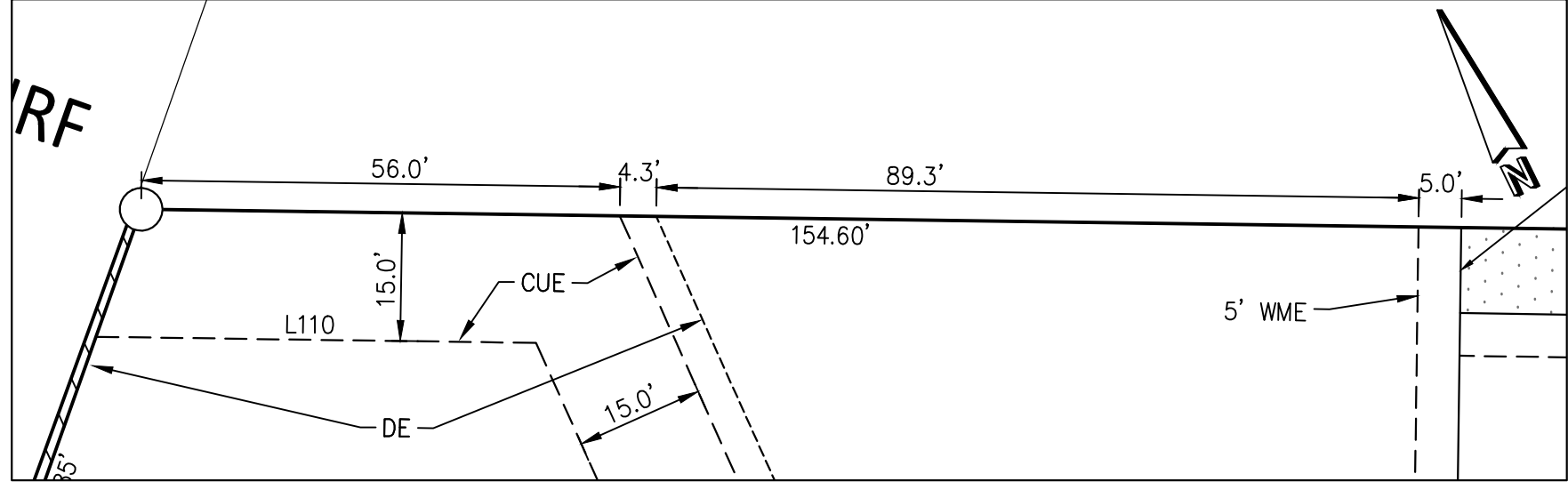
 INDICATES AREA OF REQUEST



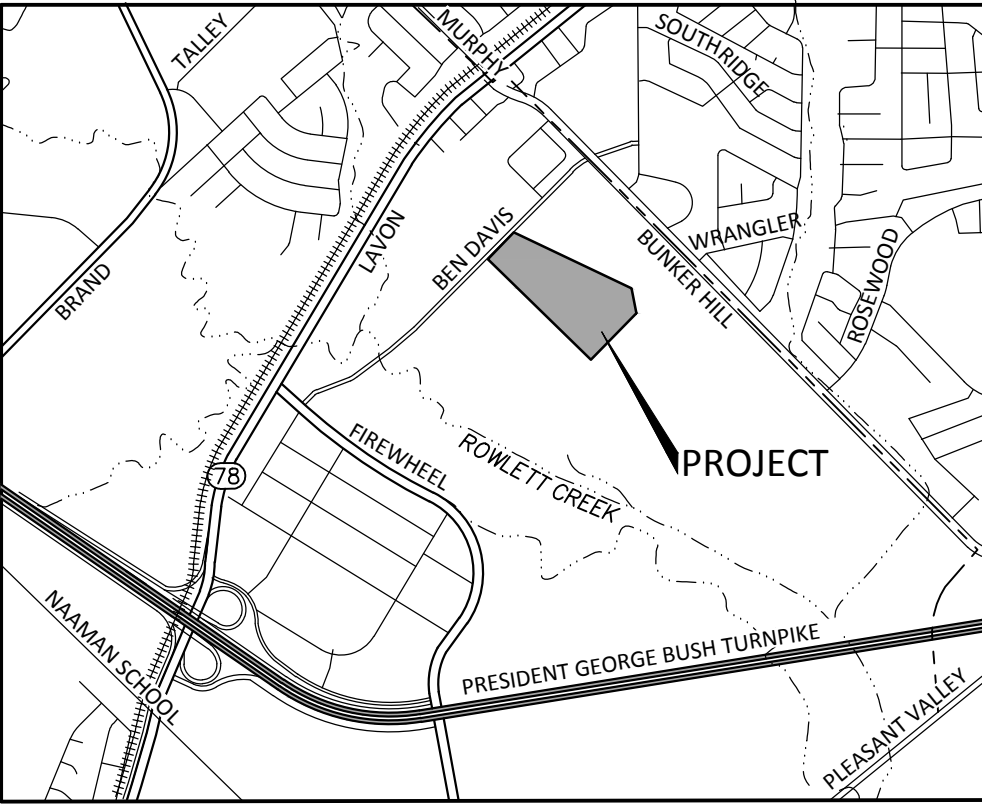
DETAIL 'B'
SCALE: 1"=10'



DETAIL 'C'
SCALE: 1"=10'



DETAIL 'D'
SCALE: 1"=10'



VICINITY MAP
N.T.S.

LEGEND	
•	Point of Curvature or Tangency
o	Iron Rod Found
AC	Acre
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
WME	Wall Maintenance Easement
VAM	Visibility, Access, and Maintenance Easement
Esmt	Easement
IRF	1/2" IRF
L1	Line No.
SF	Square Feet
UE	Utility Easement
CUE	City Utility Easement
D.R.D.C.T.	Deed Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas

- NOTES:
- The purpose of this plat is to establish 143 residential lots and 6 H.O.A. lots within the City of Garland, Texas.
 - Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the Technical Standards manual of the City of Garland, Texas.
 - 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.
 - Any and all maintenance of HOA common areas, HOA lots, private easements, screen walls, screen wall easements and wall maintenance easements is the responsibility of the home owners association, its successors, or assigns.
 - All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.
 - Each lot corner is monumented by a 5/8" iron rod with red plastic cap stamped "JVC".
 - Basis of Bearings are derived from the Texas Coordinate System of 1983, North Central Zone (4204), NAD83, North Central Zone. Line for directional control is established through <CM1> and <CM2> having a bearing and distance of S89°50'58"E, 2,248.62'.
 - Minimum finish floor elevations based on the fully developed floodplain per Riverplace Reclamation Analysis, Hydrolink Engineering, dated May 2018.

Coordinates shown hereon are on grid (the projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83(2011) Epoch 2013), North Central Zone (4202) using City of Garland Geodetic Control Monuments GPS149 and GPS151;

GPS149
N = 7039859.203
E = 2548313.851
Z = 516.87

GPS151
N = 7036724.643
E = 2546480.606
Z = 490.055

PRELIMINARY PLAT

RIVERPLACE

LOTS 1-4, BLOCK 1; LOTS 1-16, BLOCK 2;
LOTS 1-26, BLOCK 3; LOTS 1-5, BLOCK 4;
LOTS 1-35, BLOCK 5; LOTS 1-39 BLOCK 6;
LOTS 1-23, BLOCK 7 & LOT 1, BLOCK 8
143 RESIDENTIAL LOTS & 6 H.O.A. LOTS
DANIEL CRIST SURVEY, ABSTRACT NO. 226

CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 170523-1

27 February 2019
SHEET 1 OF 3

Developer/Owner:
Lennar DFW Division Office
1707 Market Place Blvd., Suite 210
Irving, TX 75063
Tel: (469) 587-5200

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100



Line Table		
Line	Length	Direction
L1	21.26	N89° 23' 19"E
L2	65.51	S45° 43' 43"E
L3	21.17	N0° 36' 41"W
L4	21.26	N89° 23' 19"E
L5	21.17	N0° 36' 41"W
L6	23.20	S10° 55' 57"E
L7	15.17	N32° 46' 00"E
L8	20.87	N73° 53' 11"E
L9	18.98	S64° 16' 44"W
L10	19.97	S4° 11' 12"E
L11	30.00	S45° 29' 38"E
L12	18.39	N71° 40' 36"E

Line Table		
Line	Length	Direction
L13	24.14	N82° 55' 46"E
L14	24.09	S26° 26' 36"E
L15	21.21	N32° 56' 15"W
L16	46.75	N77° 56' 15"W
L17	200.52	N12° 03' 45"E
L18	37.95	S77° 56' 15"E
L19	57.85	N19° 42' 15"E
L20	23.62	S65° 13' 10"W
L21	49.63	S65° 13' 10"W
L22	18.20	N24° 46' 50"W
L23	40.85	S65° 13' 10"W
L24	85.00	N25° 47' 55"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	304.77	60.00	291°01'47"	67.94	S77° 26' 58"E
C2	12.21	8.00	087°28'14"	11.06	N00° 46' 15"E
C3	235.48	625.00	021°35'12"	234.09	S56° 31' 19"E
C4	89.90	254.00	020°16'46"	89.43	S22° 12' 08"W
C5	178.83	387.00	026°28'32"	177.24	S58° 57' 59"E
C6	55.87	400.00	008°00'10"	55.82	N68° 12' 10"W
C7	15.87	119.00	007°38'29"	15.86	N15° 53' 00"E
C8	53.24	40.00	076°15'51"	49.40	N26° 04' 10"W
C9	23.97	100.00	013°44'09"	23.92	S71° 04' 10"E
C10	72.42	40.00	103°44'09"	62.93	N63° 55' 50"E
C11	51.84	33.00	090°00'00"	46.67	S32° 56' 15"E
C12	147.74	50.00	169°17'32"	99.56	S32° 56' 15"E
C13	65.93	275.00	013°44'09"	65.77	N71° 04' 10"W
C14	78.54	50.00	090°00'00"	70.71	N70° 47' 55"E
C15	120.07	175.00	039°18'42"	117.73	N44° 32' 44"W

Line Table		
Line	Length	Direction
L100	118.32	S0° 50' 43"W
L101	166.17	S16° 38' 03"W
L102	15.00	S44° 16' 17"W
L103	120.28	S24° 04' 06"E
L104	66.50	S64° 12' 05"E
L105	98.70	S25° 47' 55"W
L106	230.52	S45° 45' 37"E

Line Table		
Line	Length	Direction
L110	51.55	S64° 12' 05"E
L111	100.80	S0° 54' 38"W
L112	123.30	N0° 54' 38"E
L113	46.43	S12° 03' 45"W
L114	184.98	N65° 13' 10"E
L115	195.34	N65° 13' 10"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C44	45.12	347.00	007°26'58"	45.08	S53° 52' 12"E
C45	66.57	585.00	006°31'11"	66.53	N48° 59' 19"W
C46	68.26	52.00	075°12'35"	63.46	S25° 32' 31"E

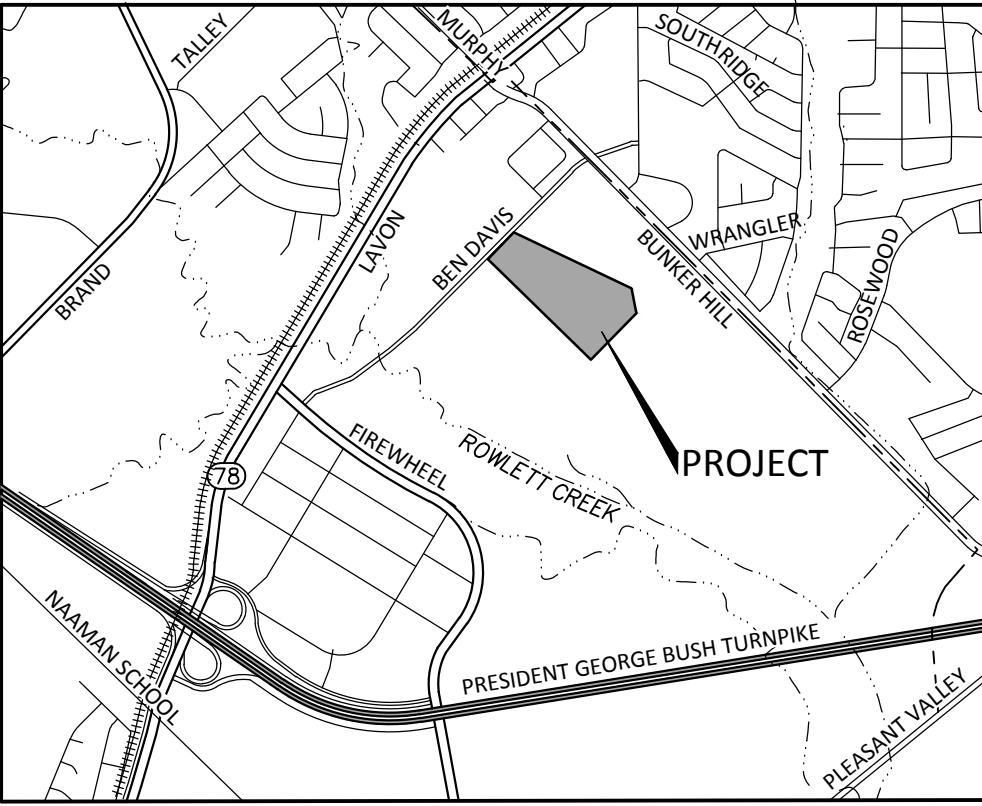
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C16	163.31	185.00	050°34'45"	158.06	N89° 29' 28"W
C17	21.19	24.00	050°34'51"	20.51	N89° 29' 28"W
C18	44.14	50.00	050°34'45"	42.72	S89° 29' 28"E
C19	89.24	50.00	102°15'47"	77.86	N89° 29' 28"W
C20	29.13	33.00	050°34'45"	28.19	N89° 29' 28"W
C21	62.83	40.00	090°00'00"	56.57	N20° 13' 10"E
C22	62.83	40.00	090°00'00"	56.57	N89° 46' 50"W
C23	206.41	300.00	039°25'15"	202.36	N44° 29' 28"W
C24	89.88	165.00	031°12'37"	88.77	S48° 35' 46"E
C25	206.41	300.00	039°25'15"	202.36	S44° 29' 28"E
C26	105.24	50.00	120°35'59"	86.86	N81° 20' 26"E
C27	39.73	33.00	068°58'58"	37.37	N81° 18' 26"E
C28	21.39	50.00	024°30'54"	21.23	S51° 56' 38"E
C29	361.92	1730.00	011°59'11"	361.26	S52° 48' 32"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C30	424.58	1590.00	015°17'59"	423.32	S50° 14' 19"W
C31	288.53	160.00	103°19'14"	250.99	N21° 17' 18"E
C32	129.61	50.00	148°31'34"	96.25	N21° 22' 58"E
C33	43.09	33.00	074°48'45"	40.09	N21° 23' 45"E
C34	84.14	175.00	027°32'53"	83.33	N50° 25' 39"W
C35	36.49	50.00	041°48'32"	35.68	S85° 06' 21"E
C36	20.09	50.00	023°01'11"	19.95	N31° 35' 23"E
C37	27.76	33.00	048°11'28"	26.95	N40° 06' 21"W
C38	85.58	50.00	098°04'07"	75.51	N52° 02' 13"W
C39	39.10	80.00	028°00'22"	38.72	N87° 59' 34"E
C40	57.22	80.00	040°58'54"	56.01	N81° 30' 18"E
C41	78.54	50.00	090°00'00"	70.71	N16° 00' 51"E
C42	46.71	76.00	035°12'56"	45.98	N46° 35' 37"W
C43	78.54	50.00	090°00'00"	70.71	S70° 47' 55"W

Line Table		
Line	Length	Direction
L25	180.49	S24° 53' 23"E
L26	21.23	N69° 50' 07"W
L27	21.19	S20° 09' 53"W
L28	23.47	N75° 03' 43"W
L29	21.21	N20° 13' 10"E
L30	48.65	N78° 55' 14"E
L31	21.21	N69° 46' 50"W
L32	19.29	N14° 10' 40"E
L33	24.74	S81° 20' 24"W
L34	28.83	S39° 41' 12"E
L35	24.26	S0° 18' 33"E
L36	23.30	N84° 46' 13"W

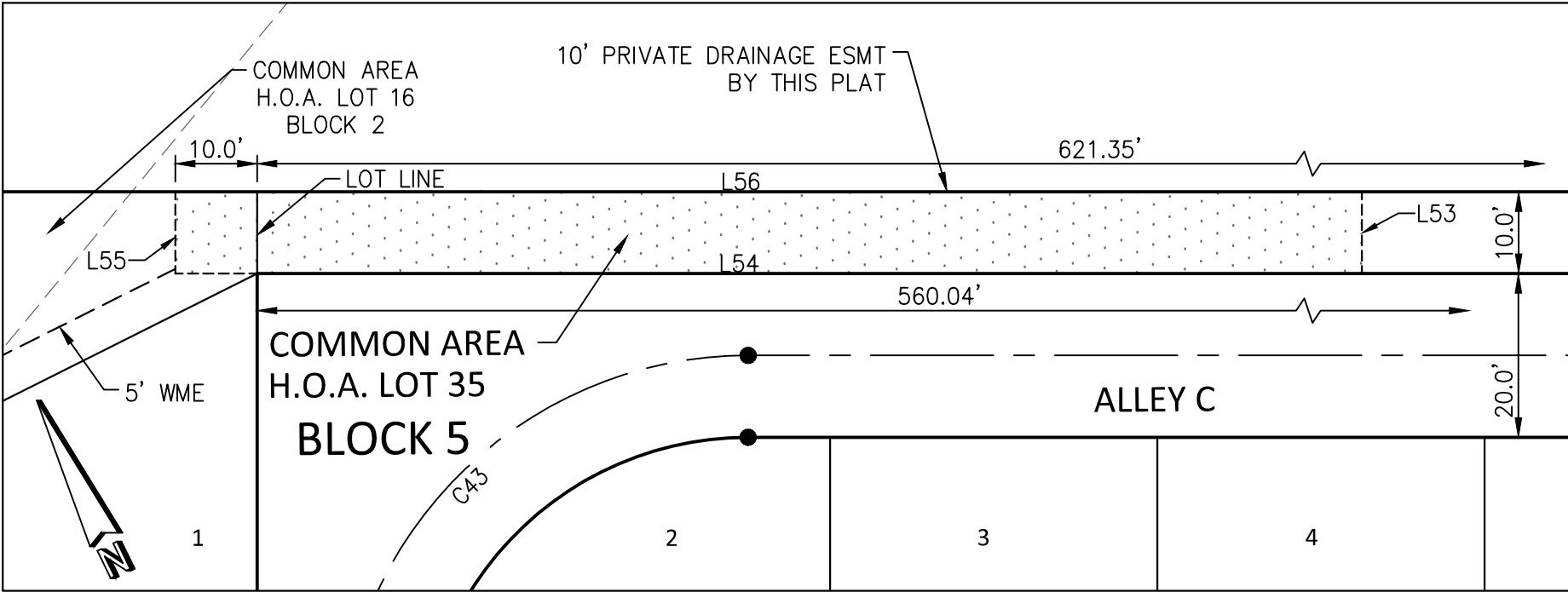
Line Table		
Line	Length	Direction
L37	23.85	N21° 19' 24"E
L38	24.27	N73° 59' 22"E
L39	27.39	S40° 06' 21"E
L40	3.95	N73° 59' 22"E
L41	20.73	N61° 00' 51"E
L42	38.95	N61° 00' 51"E
L43	35.78	S40° 06' 14"W
L44	42.39	S40° 06' 14"W
L45	94.34	S28° 59' 09"E
L46	7.05	N28° 59' 09"W
L47	10.00	N25° 47' 55"E
L48	44.72	N89° 14' 01"E

Line Table		
Line	Length	Direction
L107	265.58	N65° 13' 10"E
L108	77.79	N34° 02' 55"E
L109	10.00	N25° 47' 55"E



VICINITY MAP
N.T.S.

LEGEND	
•	Point of Curvature or Tangency
o	Iron Rod Found
AC	Acre
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
WME	Wall Maintenance Easement
VAM	Visibility, Access, and Maintenance Easement
Esmt	Easement
IRF	1/2" IRF
L1	Line No.
SF	Square Feet
UE	Utility Easement
CUE	City Utility Easement
D.R.D.C.T.	Deed Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas



DETAIL 'A'
SCALE: 1"=20'

ABSTRACT NO. 226
CALLED 33.01 ACRES
(UNPLATTED)
CITY OF GARLAND
VOLUME 79042, PAGE 1320
D.R.D.C.T.

PRELIMINARY PLAT

RIVERPLACE

LOTS 1-4, BLOCK 1; LOTS 1-16, BLOCK 2;
LOTS 1-26, BLOCK 3; LOTS 1-5, BLOCK 4;
LOTS 1-35, BLOCK 5; LOTS 1-39 BLOCK 6;
LOTS 1-23, BLOCK 7 & LOT 1, BLOCK 8
143 RESIDENTIAL LOTS & 6 H.O.A. LOTS
DANIEL CRIST SURVEY, ABSTRACT NO. 226

CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 170523-1

27 February 2019
SHEET 2 OF 3



Developer/Owner:
Lennar DFW Division Office
1707 Market Place Blvd., Suite 210
Irving, TX 75063
Tel: (469) 587-5200

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

ABSTRACT NO. 226
REMAINDER OF
CALLED 23.20 ACRES
(UNPLATTED)
SHIRLEY (JOY) LAMBERT
VOLUME 92240, PAGE 3821
D.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL CRIST SURVEY, ABSTRACT NO. 226, City of Garland, Dallas County, Texas and being all of that tract of land described in Deed to Standard Pacific of Texas, L.P., as recorded in Document No. 200600175717, Official Public Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Standard Pacific of Texas, L.P., as recorded in Document No. 200600339517, Official Public Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Ben Davis Road, a variable width right-of-way, for the most westerly northwest corner of said Standard Pacific of Texas, L.P. tract recorded in Document No. 200600175717;

THENCE North 44 degrees 56 minutes 30 seconds East, with said southeast line, a distance of 532.92 feet to a 1/2 inch iron rod found for the most northerly northwest corner of said Standard Pacific of Texas, L.P. tract recorded in Document No. 200600339517;

THENCE South 64 degrees 12 minutes 05 seconds East, leaving said southeast line, a distance of 1,856.13 feet to a 1/2 inch iron rod found for an exterior ell corner of said Standard Pacific of Texas, L.P. tract recorded in Document No. 200600175717;

THENCE South 10 degrees 26 minutes 38 seconds East, a distance of 349.83 feet to a 1/2 inch iron rod found for the most easterly northeast corner of said Standard Pacific of Texas, L.P. tract recorded in Document No. 200600175717;

THENCE South 45 degrees 06 minutes 38 seconds West, a distance of 917.90 feet to a railroad spike found for the south corner of said Standard Pacific of Texas, L.P. tract recorded in Document No. 200600175717;

THENCE North 45 degrees 45 minutes 37 seconds West, a distance of 2,038.84 feet to the POINT OF BEGINNING and containing 1,741,419 square feet or 39.977 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Standard Pacific of Texas, L.P., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **RIVERPLACE**, 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 and does further dedicate to the public use forever the easements shown thereon for the purposes indicated; provided, however, that no public dedication is made or intended as to any private easement, screen wall easement, or wall maintenance easement shown on this plat. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any public easement dedicated 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 in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility within a public easement; and (2) the right of ingress and egress to or from and upon the 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 fire lanes is the responsibility of the property owner. Any and all maintenance of Home Owners Association common areas or lots, private easements, screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, it's successors, or assigns.

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 floodway 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 floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

A Private Drainage Way Easement is granted to adjoining property owners as shown on this plat. The Drainage Way and Drainage System (if any) within this easement will remain open at all times and will be maintained by the individual owners of the lots traversed by the drainage course or system. No obstruction to the flow of storm water runoff shall be permitted by filling or construction of any type of dam, building, or other structure within the easement. Each property owner shall keep the drainage way and/or pipe clean and free of debris, silt and substance and the City of Garland shall have the right of access for the purpose of inspection. The City of Garland shall not be held liable for any damages of nature resulting from the occurrence of storm water runoff nor from the failure of any structure within the easement. These provisions shall be covenants running with the land.

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

The undersigned does covenant and agree that the Visibility, Access and Maintenance Easements dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the Visibility, Access and Maintenance 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 the ____ day of _____, 20__.

Standard Pacific of Texas, L.P.

BY: _____

AUTHORIZED SIGNATURE

NAME

TITLE

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, 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 _____, 20__.

Notary public for and in the State of Texas

My commission expires: _____

SURVEYOR'S CERTIFICATE:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, City of Garland Code. I further affirm that monumentation shown hereon was either found or placed and as described hereon and 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 _____, 20__.

Ryan S. Reynolds
Texas Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20__.

Notary public for and in the State of Texas

My commission expires: _____

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 1	6900	0.158
2	BLOCK 1	6752	0.155
3	BLOCK 1	6928	0.159
4	BLOCK 1	2952	0.068

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 4	5731	0.132
2	BLOCK 4	5750	0.132
3	BLOCK 4	5750	0.132
4	BLOCK 4	5750	0.132
5	BLOCK 4	6188	0.142

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 6	5932	0.136
2	BLOCK 6	4000	0.092
3	BLOCK 6	4000	0.092
4	BLOCK 6	4000	0.092
5	BLOCK 6	5753	0.132
6	BLOCK 6	5745	0.132
7	BLOCK 6	4000	0.092
8	BLOCK 6	4000	0.092
9	BLOCK 6	4100	0.094
10	BLOCK 6	4150	0.095
11	BLOCK 6	4150	0.095
12	BLOCK 6	4150	0.095
13	BLOCK 6	4150	0.095
14	BLOCK 6	4150	0.095
15	BLOCK 6	4150	0.095
16	BLOCK 6	4150	0.095
17	BLOCK 6	4000	0.092
18	BLOCK 6	4000	0.092
19	BLOCK 6	4000	0.092
20	BLOCK 6	4000	0.092
21	BLOCK 6	4000	0.092
22	BLOCK 6	4000	0.092
23	BLOCK 6	4000	0.092
24	BLOCK 6	4000	0.092
25	BLOCK 6	4000	0.092
26	BLOCK 6	4000	0.092
27	BLOCK 6	4000	0.092
28	BLOCK 6	4000	0.092
29	BLOCK 6	4000	0.092
30	BLOCK 6	4023	0.092
31	BLOCK 6	6941	0.159
32	BLOCK 6	4419	0.101
33	BLOCK 6	4000	0.092
34	BLOCK 6	5157	0.118
35	BLOCK 6	4887	0.112
36	BLOCK 6	4000	0.092
37	BLOCK 6	4000	0.092
38	BLOCK 6	4000	0.092
39	BLOCK 6	4888	0.112

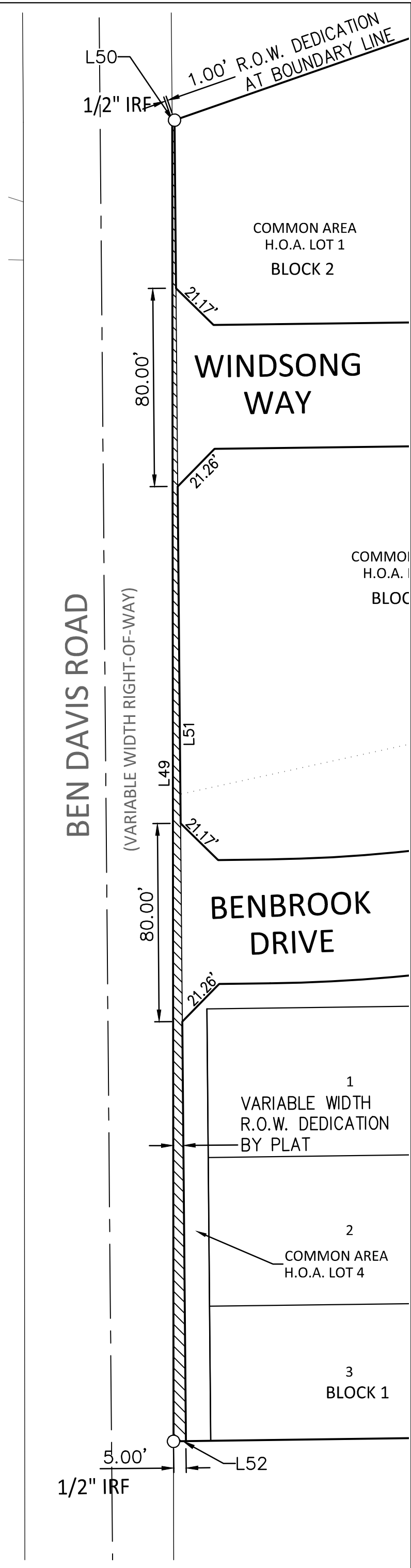
LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
2	BLOCK 7	4000	0.092
3	BLOCK 7	4000	0.092
4	BLOCK 7	4000	0.092
5	BLOCK 7	4000	0.092
6	BLOCK 7	4000	0.092
7	BLOCK 7	4000	0.092
8	BLOCK 7	4000	0.092
9	BLOCK 7	4000	0.092
10	BLOCK 7	4000	0.092
11	BLOCK 7	6509	0.149
12	BLOCK 7	4000	0.092
13	BLOCK 7	4000	0.092
14	BLOCK 7	4000	0.092
15	BLOCK 7	4000	0.092
16	BLOCK 7	4000	0.092
17	BLOCK 7	4000	0.092
18	BLOCK 7	4000	0.092
19	BLOCK 7	4000	0.092
20	BLOCK 7	4000	0.092
21	BLOCK 7	4000	0.092
22	BLOCK 7	4000	0.092
23	BLOCK 7	4529	0.104
24	BLOCK 7	6497	0.149

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 2	18328	0.421
2	BLOCK 2	6103	0.140
3	BLOCK 2	6034	0.139
4	BLOCK 2	5798	0.133
5	BLOCK 2	5750	0.132
6	BLOCK 2	5750	0.132
7	BLOCK 2	5750	0.132
8	BLOCK 2	5750	0.132
9	BLOCK 2	5750	0.132
10	BLOCK 2	5750	0.132
11	BLOCK 2	5750	0.132
12	BLOCK 2	5750	0.132
13	BLOCK 2	5750	0.132
14	BLOCK 2	7018	0.161
15	BLOCK 2	6979	0.160
16	BLOCK 2	71007	1.630

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 5	4410	0.101
2	BLOCK 5	4657	0.107
3	BLOCK 5	4000	0.092
4	BLOCK 5	4000	0.092
5	BLOCK 5	4000	0.092
6	BLOCK 5	4000	0.092
7	BLOCK 5	4000	0.092
8	BLOCK 5	4000	0.092
9	BLOCK 5	4000	0.092
10	BLOCK 5	4000	0.092
11	BLOCK 5	4000	0.092
12	BLOCK 5	4000	0.092
13	BLOCK 5	4011	0.092
14	BLOCK 5	4846	0.111
15	BLOCK 5	6235	0.143
16	BLOCK 5	6187	0.142
17	BLOCK 5	5750	0.132
18	BLOCK 5	5750	0.132
19	BLOCK 5	7751	0.178
20	BLOCK 5	8866	0.204
21	BLOCK 5	5705	0.131
22	BLOCK 5	5891	0.135
23	BLOCK 5	5902	0.135
24	BLOCK 5	5902	0.135
25	BLOCK 5	5902	0.135
26	BLOCK 5	5882	0.135
27	BLOCK 5	9241	0.212
28	BLOCK 5	9393	0.216
29	BLOCK 5	5723	0.131
30	BLOCK 5	5750	0.132
31	BLOCK 5	5750	0.132
32	BLOCK 5	5750	0.132
33	BLOCK 5	5750	0.132
34	BLOCK 5	5750	0.132

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 3	5699	0.131
2	BLOCK 3	4000	0.092
3	BLOCK 3	4000	0.092
4	BLOCK 3	4000	0.092
5	BLOCK 3	4939	0.113
6	BLOCK 3	4598	0.106
7	BLOCK 3	4000	0.092
8	BLOCK 3	4000	0.092
9	BLOCK 3	4000	0.092
10	BLOCK 3	4000	0.092
11	BLOCK 3	4000	0.092
12	BLOCK 3	4000	0.092
13	BLOCK 3	4000	0.092
14	BLOCK 3	5725	0.131
15	BLOCK 3	39983	0.918
16	BLOCK 3	4768	0.109
17	BLOCK 3	5057	0.116
18	BLOCK 3	4000	0.092
19	BLOCK 3	4000	0.092
20	BLOCK 3	4000	0.092
21	BLOCK 3	4000	0.092
22	BLOCK 3	4000	0.092
23	BLOCK 3	4000	0.092
24	BLOCK 3	4000	0.092
25	BLOCK 3	4000	0.092
26	BLOCK 3	5444	0.125

LOT ACREAGE			
LOT #	BLOCK	S.F.	ACRES
1	BLOCK 8	30092	0.691



Line Table		
Line	Length	Direction
L49	532.92	S44° 56' 30"W
L50	1.00	N64° 12' 05"W
L51	533.20	N44° 30' 22"E
L52	5.00	S45° 45' 37"E
L53	10.00	N25° 47' 55"E
L54	145.00	S64° 12' 05"E
L55	10.00	N25° 47' 55"E
L56	145.00	S64° 12' 05"E

PLAN COMMISSION SIGNATURE BLOCK:

APPROVED AND ACCEPTED for the City of Garland, this ____ day of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

Chairman of the Plan Commission Date

Director of Planning Department Date

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas county within 180 days from the date below.

SPACE RESERVED FOR COUNTY RECORDING LABEL

PRELIMINARY PLAT

RIVERPLACE

LOTS 1-4, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-26, BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-35, BLOCK 5; LOTS 1-39 BLOCK 6; LOTS 1-23, BLOCK 7 & LOT 1, BLOCK 8 143 RESIDENTIAL LOTS & 6 H.O.A. LOTS DANIEL CRIST SURVEY, ABSTRACT NO. 226

CITY OF GARLAND
DALLAS COUNTY, TEXAS
CITY CASE NO. 170523-1

Developer/Owner:
Lennar DFW Division Office
1707 Market Place Blvd., Suite 210
Irving, TX 75063
Tel: (469) 587-5200

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

27 February 2019
SHEET 3 OF 3



GARLAND

Plan Commission

3.a.

Meeting Date: 04/08/2019

Item Title: SW 19-01 J Volk Consulting, Inc. (District 1)

Summary:

Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of a Sidewalk Development Variance. This property is located at 1606 Ben Davis Road. (District 1) (File SW 19-01)

This request is associated with the Riverplace Preliminary Plat [P 19-08] application.

Attachments

SW 19-01 J Volk Consulting, Inc. Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: SW 19-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019

REQUEST

Approval of a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code.

LOCATION

1606 Ben Davis Road

APPLICANT

J. Volk Consulting, Inc.

OWNER

Lennar Homes of Texas and Construction, Ltd.

ACREAGE

39.977 acres

BACKGROUND

The subject property is currently undeveloped. A Detail Plan for a single-family residential development was approved in February 2018. The applicant is requesting a Sidewalk Waiver as permissible under Section 3.93(F) of the Garland Development Code to waive the construction of 476.79lineal feet of required sidewalk along Ben Davis Road.

While a request to waive the construction of a sidewalk may be approved by the Plan Commission, the applicant securing such approval shall pay to the City a Sidewalk Improvement fee to be placed in the Street Improvement Fund in an amount equal to the linear footage waived and equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain using the City of Garland's most current annual concrete contract prices. The applicant's contribution to the Street Improvement Fund is \$11,024.00.

STAFF RECOMMENDATION

Approval of the Sidewalk Waiver. Payment into the Street Improvement Fund will ensure the sidewalk will be constructed in the future.

ADDITIONAL INFORMATION

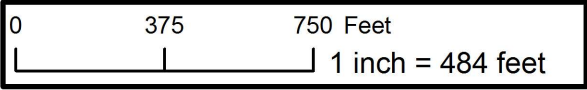
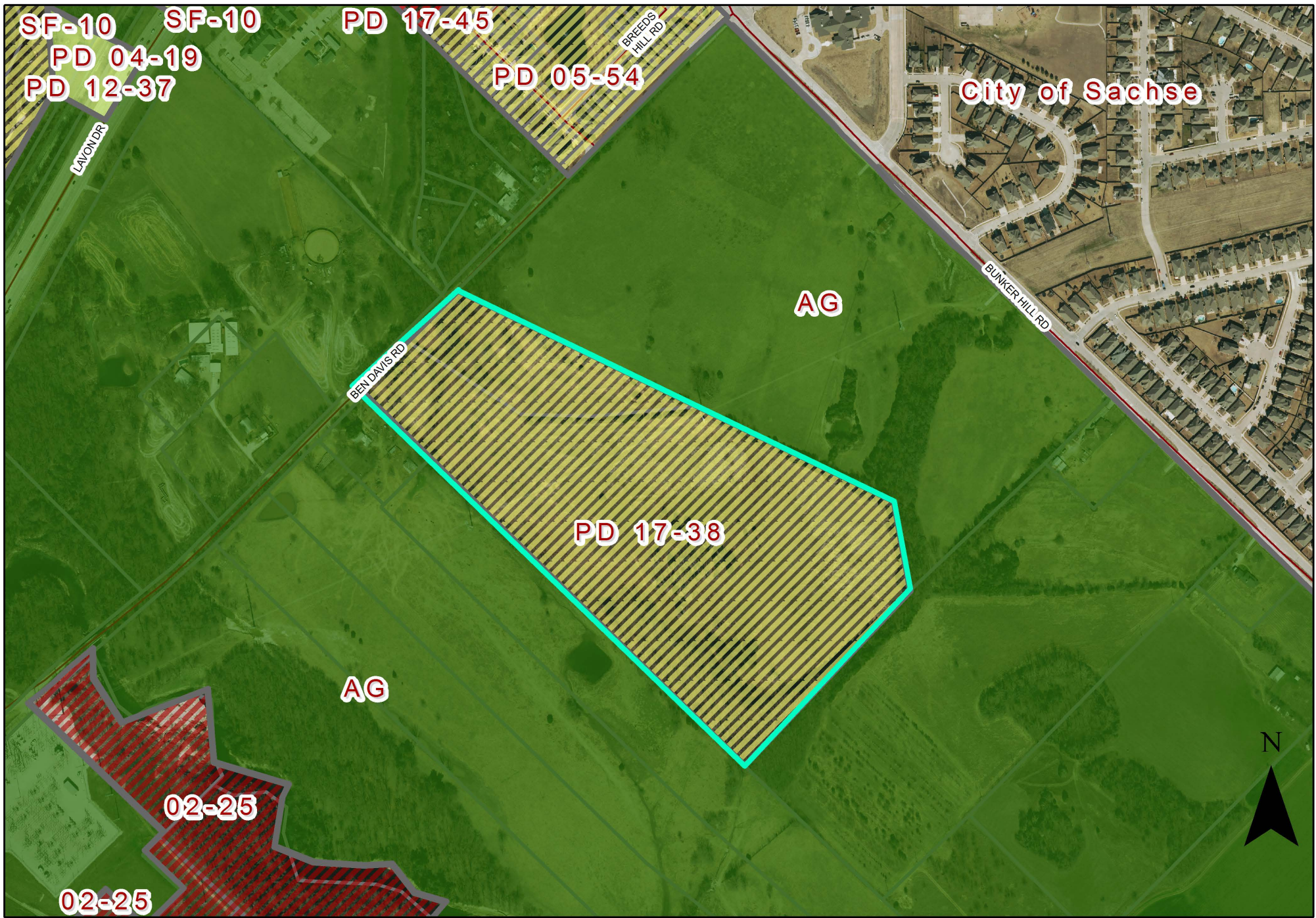
- i. Location Map
- ii. Drawings
- iii. Photos

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning
Planning and Community Development



Sidewalk Variance SW 19-01



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

4.a.

Meeting Date: 04/08/2019

Item Title: Z 19-04 Kimley-Horn (District 7)

Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amended Concept Trail Master Plan, 2) a Detail Plan for Restaurant, 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter screening, 4) a Variance to Section 4.44 of the Garland Development Code (GDC) regarding screening of parking areas and 5) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 17-28 for Mixed Uses with Restaurant Use on Tract 5. This property is located at 4595 North Garland Avenue. (District 7) (File Z 19-04)

Attachments

Z 19-04 Kimley-Horn Report and Attachments

Planning Report

File No: Z 19-04 / District 7

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019



GARLAND
TEXAS MADE HERE

REQUEST

Approval of 1) an amended Concept Trail Master Plan, 2) a Detail Plan for Restaurant, 3) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding site and perimeter screening, 4) a Variance to Section 4.44 of the Garland Development Code (GDC) regarding screening of parking areas and 5) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 17-28 for Mixed Uses with Restaurant Use on Tract 5.

LOCATION

4595 North Garland Avenue

APPLICANT

Kimley-Horn

OWNER

The Woodlands on Spring Creek, LP

BACKGROUND

In 2017 City Council approved Planned Development (PD) District 17-28 for Mixed Uses along with a Concept Plan (Exhibit I) which identifies the subject property as Tract 5 and Restaurant (no drive-through) as the only permitted land use on the subject property. The applicant makes the above request to develop the subject property with a Restaurant.

SITE DATA

The subject property has an area of 15.7 acres with approximately 850 lineal feet of frontage along Garland Avenue. The site would be accessed from North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 17-28 establishes Restaurant as the only land use permitted on the subject property. Furthermore, it requires the approval of a Detail Plan through a public hearing process prior to the issuance of development permits.

CONSIDERATIONS

Detail Plan:

1. **Site Plan (Exhibit C):** The site would be developed with a 9,780-square foot restaurant building; the main entrance of the restaurant would front North Garland Avenue, while an outdoor patio area (elevated deck) in the back of the building would front a wooded area and a pond.
2. **Parking:** The GDC establishes a parking requirement of ninety-eight (98) parking spaces for a 9,780-square foot restaurant. The proposed site layout provides ninety-eight (98) on-site parking spaces.
3. **Screening and Landscape (Exhibit D):** The GDC requires the site to be landscaped, and prescribes site features such as the refuse container to be screened for the purpose, among others, of enhancing the appearance of the site as well as defining and distinguishing the green areas from areas where traffic would circulate. The proposed

landscape layout complies with the standards regarding parking lot landscaping and screening of site features; however, the applicant requests variances to those standards regarding landscape buffers, screening of parking areas and location of refuse containers (see Considerations No. 6 through 8).

4. **Elevations (Exhibit E).** The proposed building design is in conformance with the following GDC building design standards:

- At least six (6) architectural elements must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated.

The applicant is proposing to deviate from the standards regarding building façade materials (see Consideration No. 9)

5. **Signs:** Any signage will be subject to the standards set forth in Chapter 4, Article 5 of the GDC. The application does not include variances to the sign standards.

Variances:

6. Section 4.34 of the GDC requires a fifteen (15) foot wide landscape buffer along the entire length of the site's street frontage and for every thirty (30) lineal feet, or fraction thereof, of the landscape buffer, one (1) large canopy tree plus seven (7) shrubs or ornamental grasses must be planted within the landscape buffer. The landscape buffer is typically provided between the property line and the parking area(s).

The subject property has approximately 850 feet of street frontage, of which 570 feet are in areas that would remain undisturbed; this street frontage located outside of the proposed development area is below street level and densely populated with mature trees. There are approximately 280 lineal feet of street frontage within the proposed development area (site improvements area) where the applicant would provide a 15-foot wide landscape buffer (minus the driveway).

The applicant requests a Variance to forego the entire landscape buffer requirement in the undisturbed areas and to forego the tree and shrubs/ornamental grass plantings (vegetation) required in the landscape buffer in the development area.

The applicant asserts that the existing vegetation and slopes in the area that would remain undisturbed serve as a natural buffer from the street. Likewise, the applicant states that the existing slopes from the street (the site would be approximately five (5) feet below street level) provide a natural buffer between the development area and the right-of-way.

7. Section 4.44 of the GDC requires parking spaces adjacent to public streets to be screened from the right-of-way and prescribes the following screening methods:
- Continuous or undulating row of shrubs or ornamental grasses that are a minimum of twenty-four (24) inches in height at installation, and which provide a continuous, solid visual screen at least three (3) feet in height within two (2) years following installation; or

- A berm that is completely covered with evergreen vegetation (including shrubs and groundcovers) that will achieve a continuous, solid visual screen at least three (3) feet in height within two (2) years following installation

The applicant requests a Variance to the aforementioned prescribed screening methods to allow the grade difference between the parking areas and the right-of-way (the site would be approximately five (5) feet below street level) to serve as the screening method for the parking areas (Exhibit F).

8. Section 4.45 of the 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 applicant requests a Variance to allow the refuse container and its masonry enclosure to be placed in front of the building. The applicant asserts that the proposed location provides the most appropriate access for trash pick-up and that at such location the refuse and refuse enclosure would be screened from the public street by the existing grade difference between the subject property and right-of-way (the site would be approximately five (5) feet below street level). It should be noted that the refuse container and refuse enclosure will continue to meet the minimum required setbacks and design standards.

Deviations:

9. Section 4.83 of the GDC requires exterior walls of all nonresidential buildings to be at least eighty (80) percent masonry construction (e.g. brick, stone, stucco, split face CMU), excluding doors, windows and window walls. Furthermore, at least two (2) different exterior construction materials must be applied on facades visible from the streets.

The applicant proposes galvanized metal siding as the only façade material, excluding doors, windows and window walls. The applicant has indicated that the galvanized metal siding does not diminish the architectural value of the proposed building; on the contrary, it is essential to the unique and innovative design of the building.

10. Section 4.22 of the GDC stipulates that loading spaces must not be located on the street side of a building in an effort to screen certain services such as the loading and unloading of goods from the public right-of-way.

The applicant proposes a loading space and an overhead door on the street side of the building. The applicant contends that the proposed location of the loading space provides the most appropriate access for deliveries and due to the grade difference between the site and the street the loading and unloading of goods would not be visible from the right-of-way.

Amended Concept Trail Master Plan:

11. Planned Development (PD) District 17-28 includes an approved Conceptual Trail Master Plan (Exhibit H) for a trail network where each tract develops a segment of the trail system. The applicant proposes an amended Concept Trail Master Plan (Exhibit G) with the following modifications:
 - On Tract 5, the omission of segment of trail that rings around the pond.
 - On Tract 5, connecting the trail to sidewalk located across North Garland Avenue by extending trail under the bridge (under North Garland Avenue). Consequently,

this interconnectivity would allow people to walk from the proposed trail network to the sidewalk to the new segment of Spring Creek Trail located on the south side of North Garland Avenue without having to cross the street.

- On Tract 5/Tract 4/Tract 1, the realignment of the trail to connect the trail segments on Tract 1 and Tract 5 through Tract 4.

The applicant has indicated that the trail system will remain within each tract and have accessibility to the general public. Further refinement of these segments of the trail will be provided with subsequent civil engineering plans prior to the approval and issuance of the site permit.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods and Parks and Open Spaces. Urban Neighborhoods are higher density residential developments, characterized by moderate-to-high density single-family attached and multi-family residential units, greater than twelve (12) dwelling units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses. 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.

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north/northeast, across Spring Creek, is zoned Multi-Family (MF) District and is developed with multi-family. The properties across North Garland Avenue are zoned Agricultural (AG) District; these properties are developed with W. Cecil Winter Park and Hawaiian Falls. The properties to the south, identified as Tract 1, 2, 3 and 4 on the approved Concept Plan in Planned Development (PD) District 17-28, are zoned for Elder Care-Independent Living, Multi-Family and Neighborhood Service Uses; Tract 4 is being developed with multi-family. The property to the west is zoned Agricultural (AG) District and remains undeveloped.

Due to the topography and unique characteristics of the site, the subject property presents many challenges to the proposed development; however, the applicant has brought forward a development that is consistent with the land use permitted on the subject property (Tract 5 on the approved Concept Plan) as well as surrounding areas, and with the designations of the Comprehensive Plan.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: May 7, 2019

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



0 100 200 Feet 1 inch = 187 feet	Zoning Map Z 19-04	 INDICATES AREA OF REQUEST
--	-----------------------------	--

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-04

4595 North Garland Avenue

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for Restaurant and an amended Concept Trail Master Plan.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Concept Trail Master Plan: Development of the six (6) foot wide concrete trail shall be in general conformance to the Concept Trail Master Plan set forth in Exhibit G.

Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, E and F; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.

V. Specific Regulations:

A. Permitted Uses: All uses are prohibited except Restaurant.

B. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.

C. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D. Additionally, the subject property shall comply with the following conditions:

- 1) Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code,

EXHIBIT B

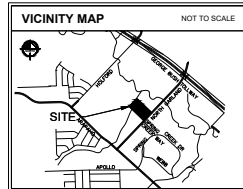
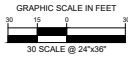
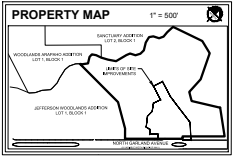
the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

3) Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

D. Landscape Buffers: Landscape buffers, as prescribed in Section 4.34 of the Garland Development Code (GDC), shall not be required outside the limits of the site improvements areas. Furthermore, landscape buffers within the limits of the site improvements areas shall not be required to provide the plant materials prescribed in Section 4.34 of the Garland Development Code (GDC).

- E. Screening of Parking Areas: Parking areas adjacent to public streets shall be screened as shown on Exhibit F in lieu of the screening methods prescribed in Section 4.44 of the Garland Development Code (GDC).
- F. Location of Refuse Containers: The location of the refuse container and its masonry enclosure shall be permitted on the street side of the main building as shown on Exhibit C.
- G. Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit E.
- H. Building Façade Materials: Galvanized metal siding shall be permitted on the solid wall portions of the building's facades.
- I. Location of Loading Space: The location of the loading space and associated overhead/roll-up door shall be permitted on the street side of the main building as shown on Exhibit C.



LEGEND	
PROPERTY LINE	
APPROXIMATE LIMIT OF FEMA FLOODWAY ZONE 4E	
LIMITS 100-YEAR PRE-PROJECT WATER SURFACE ELEVATION PER FLOOD STUDY BY KIMLEY-HORN DATED 03/20/2018	
LIMITS 100-YEAR POST-PROJECT WATER SURFACE ELEVATION PER FLOOD STUDY BY KIMLEY-HORN DATED 03/20/2018	
RETAINING WALL ZONE	

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB RADI ARE 2' UNLESS OTHERWISE OTHERWISE NOTED.
 3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
 4. CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED SIDEWALKS.
 5. NO LANDSCAPING SUCH AS TREES, BUSHES, ROSES, AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN ANY UTILITY EASEMENTS AND RIGHT-OF-WAY.
 6. ALL SIGNAGE SHALL COMPLY WITH THE APPLICABLE STANDARDS OF THE GARLAND DEVELOPMENT CODE.

SITE DATA SUMMARY TABLE	
TOTAL LOT AREA (LIMITS OF SITE IMPROVEMENTS)	2.57 ACRES (111,742 SF)
PROPOSED USE	RESTAURANT
TOTAL BUILDING AREA	9,780 SF
BUILDING HEIGHT (NUMBER OF STORIES AND HEIGHT)	1 STORY MAXIMUM HEIGHT 32'
FINISHED FLOOR ELEVATION	517.0'
TOTAL PARKING REQUIRED	15 GFA X 9,780 SF = 98
PARKING PROVIDED	98
ADA PARKING PROVIDED	3 (INCLUDING 1 VAN)
IMPERVIOUS AREA (LIMITS OF IMPROVEMENTS)	65,867 SF
% IMPERVIOUS COVER (LIMITS OF IMPROVEMENTS)	58.96% (65,867/111,742)

DETAIL SITE PLAN
WOODLANDS QUARRY RESTAURANT

CITY CASE #181016-3
4595 NORTH GARLAND AVENUE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: THE WOODLANDS ON SPRING CREEK, LP
1414 N. DALLAS PARKWAY
DALLAS, TEXAS 75244
CONTACT: MICHAEL HOLGAN

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
1365 N. DALLAS PARKWAY, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.775-1300
CONTACT: JOE FRACCARO, P.E.

Kimley-Horn

1365 N. DALLAS PARKWAY, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972.775-1300
WWW.KIMLEY-HORN.COM TX F-028
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.

THE DETAILED SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT NO.	03/20/2018
DATE	03/20/2018
SCALE	AS SHOWN
DESIGNED BY	JAM
DRAWN BY	JAM
CHECKED BY	JAM

WOODLANDS QUARRY RESTAURANT
PREPARED FOR
JAMP
CITY CASE #181016-3
CITY OF GARLAND, TEXAS

DETAIL SITE PLAN
(1 of 2)

SHEET NUMBER
SP-01

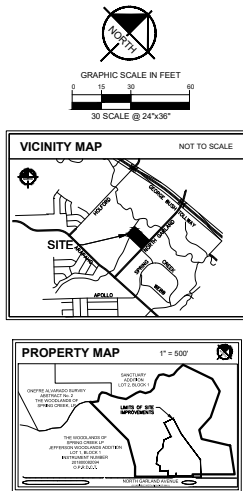
Exhibit C

NOTES:
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
3. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
4. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
5. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
6. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
7. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
8. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
9. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.
10. THE LANDSCAPE ARCHITECT HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE LAST MEETING.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS
QV	1	1	QUERCUS VIRGINIANA / LIVE OAK	B&B	4" CAL	10-15' HT.	FULL
TD	4	4	TAXODIUM DISTICHUM / BALD CYPRESS	B&B	3" CAL	14-16' HT.	STRONG CENTRAL LEADER, FULL
UC	4	4	ULMUS CRASSIFOLIA / CEDAR ELM	B&B	3" CAL	14-16' HT.	STRONG CENTRAL LEADER, FULL
UD	4	4	ULMUS PARVIFOLIA / DRAKE / DRAKE ELM	B&B	3" CAL	14-16' HT.	STRONG CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
HP	64	64	HESPERALOE PARVIFLORA / RED YUCCA	CONT.	24" HT.	30" O.C.	FULL AND MATCHING
IL	11	11	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	CONT.	36" HT.	72" O.C.	FULL AND MATCHING
LG	18	18	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	CONT.	24" HT.	48" O.C.	FULL AND MATCHING
ML	64	64	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD' / WHITE CLOUD MUHLY GRASS	CONT.	24" HT.	30" O.C.	FULL AND MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
LM	49	49	LIROPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	1 GAL	9 1/2" x 12" HT.	18" O.C.	5 BBB MIN. FULL
NT	162	162	NASSELLA TENNISIMA / MEXICAN FEATHERGRASS	1 GAL	12" HT.	18" O.C.	FULL
BD	30,743 SF		CYNODON DACTYLON / COMMON BERBERA GRASS	N/A	N/A	N/A	800 TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.



Garland Development Code - Chapter 4, Article 3 - Screening & Landscaping		
	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA REQUIREMENT	10% (11,175 SF)	30% (33,408 SF)
LANDSCAPE MATERIALS MUST COVER A MINIMUM OF 10% OF TOTAL SITE AREA (11,175 SF OF A 10% = 11,175 SF)	YES	YES
NO MORE THAN 50% OF TOTAL TREES TO BE ONE SPECIES (4 BALD CYPRESS, 4 CEDAR ELM, 4 LACINCA ELM, 1 LIVE OAK = 13 TREES x 50% = 6 AND MORE THAN 6 TREES CAN BE ONE SPECIES)	YES	YES
LANDSCAPE BUFFERS	15' LANDSCAPE BUFFER	15' LANDSCAPE BUFFER
A LANDSCAPE BUFFER, 15' IN DEPTH (FROM PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS ADJACENT TO TYPE A THROUGH TYPE D THOROUGHFARES	YES	YES
LANDSCAPE MATERIALS MUST COVER A MINIMUM OF 5% OF TOTAL PARKING LOT AREA	5% (2,609 SF)	14.3% (7,600 SF)
32,160 SF PARKING AREA x .05 = 2,609 SF	YES	YES
A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE	YES	YES
ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES	10 CANOPY TREES	12 CANOPY TREES
30 PARKING SPACES / 10 = 3 CANOPY TREES	YES	YES
THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 60' OF EVERY PARKING SPACE	YES	YES
SCREENING OF PARKING AREAS	YES	EXISTING EXISTING BERM AND EXISTING BERM
SCREENING PARKING LOTS ADJACENT TO STREETS (CONTINUOUS OR UNCONTINUOUS ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF 24" IN HEIGHT AT INSTALLATION)	YES	EXISTING EXISTING BERM AND EXISTING BERM
DEVIATIONS	N/A	N/A
FOR EVERY 30' LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED ALONG WITH SEVEN 3-HUBS OR ORNAMENTAL GRASSES	N/A	N/A
THIRY (30) GRASSES MUST PROVIDE A MINIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LANDSCAPE BUFFER. THE REMAINING TWENTY-FIVE PERCENT OF COVERAGE COVER MUST BE SELECTED FROM A SPECIES ON THE APPROVED PLANTS LIST	N/A	N/A

- NOTES:
1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING VALVES AND PRESSURE SENSING.
2. CONTRACTOR TO SOO ALL DISTURBED AREAS.

811 Know what's below. Call before you dig.



LANDSCAPE PLAN
WOODLANDS QUARRY RESTAURANT
4595 NORTH GARLAND AVENUE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:
THE WOODLANDS ON SPRING CREEK, LP
1414 N. DALLAS PARKWAY
DALLAS, TEXAS 75244
CONTACT: MICHAEL HOLIGAN

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-716-1800
CONTACT: PATRICK B. HART, PLA

Kimley-Horn
13465 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TEXAS 75240
PHONE: 972-716-1800
WWW.KIMLEY-HORN.COM TX F-028
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.

WOODLANDS QUARRY RESTAURANT
LANDSCAPE PLAN
SHEET NUMBER
LP 1.01

DATE
BY
REVISIONS

Exhibit D

- ARCHITECTURAL DESIGN ELEMENTS:
- 1) CANOPY
 - 2) DISPLAY WINDOW
 - 3) DIVIDED LIGHT WINDOWS
 - 4) PORTICO
 - 5) DISTINCTIVE LIGHTING FEATURE
 - 6) BENCHES



METAL CANOPY



PRE-ENGINEERED METAL STRUCTURE



GALVANIZED R-PANEL METAL SIDING



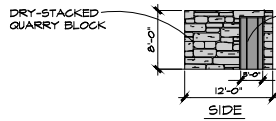
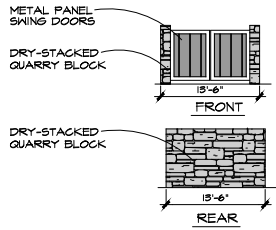
STANDING SEAM METAL ROOF



STOREFRONT

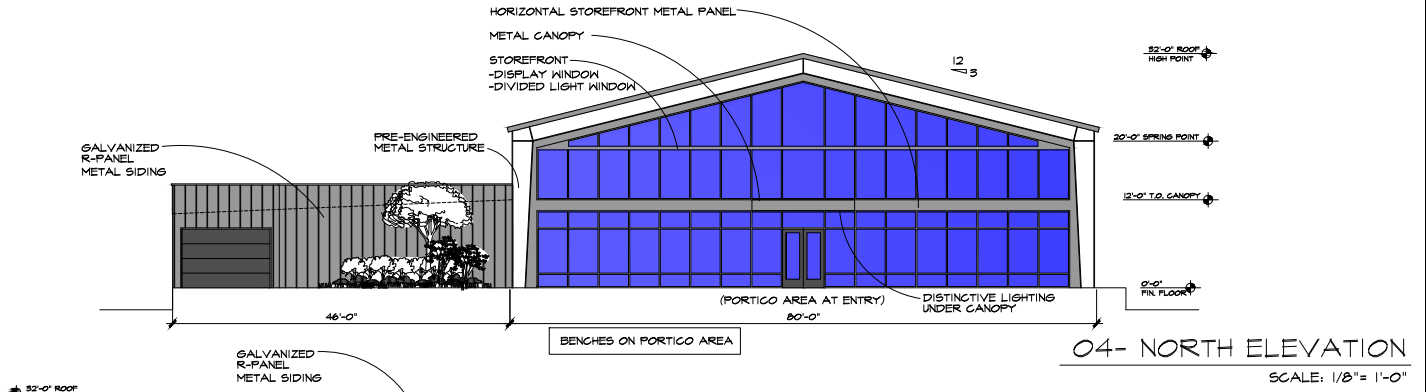
MATERIAL CALCULATIONS

	Wall Area (Gross s.f.)	Wall Area (Net s.f.)	Fenestration (s.f.)	Masonry	% of Net	Brick	% of Net	Stone	% of Net	Metal	% of Net
				Wall Area (s.f.)		Wall Area (s.f.)		Wall Area (s.f.)		Wall Area (s.f.)	
North Elevation	2,738	925	1,813	-	0.0%	-	0.0%	-	0.0%	925	100.0%
South Elevation	2,738	2,148	590	-	0.0%	-	0.0%	-	0.0%	2,148	100.0%
East Elevation	1,731	1,731	-	-	0.0%	-	0.0%	-	0.0%	1,731	100.0%
West Elevation	1,731	1,731	-	-	0.0%	-	0.0%	-	0.0%	1,731	100.0%
TOTAL	8,938	6,535	2,403	-	0.0%	-	0.0%	-	0.0%	6,535	100.0%

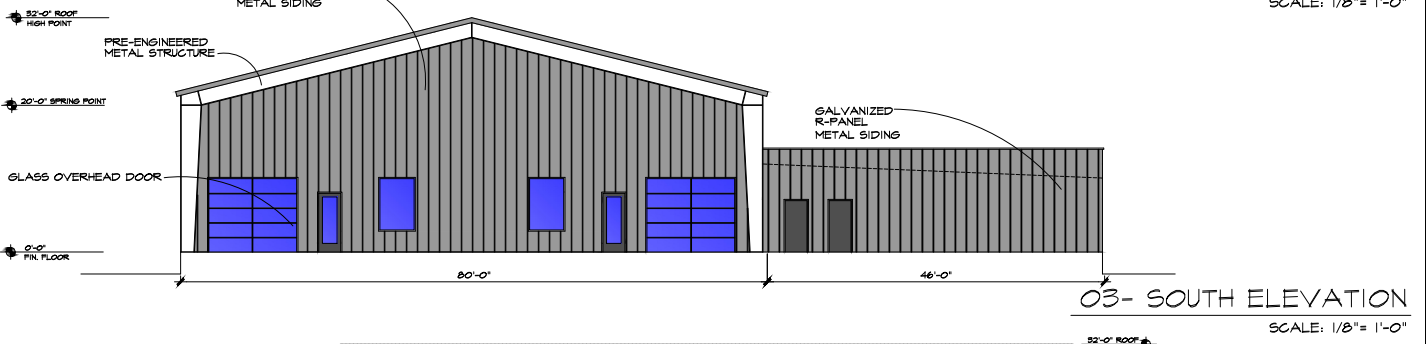


05- DUMPSTER ENCLOSURE

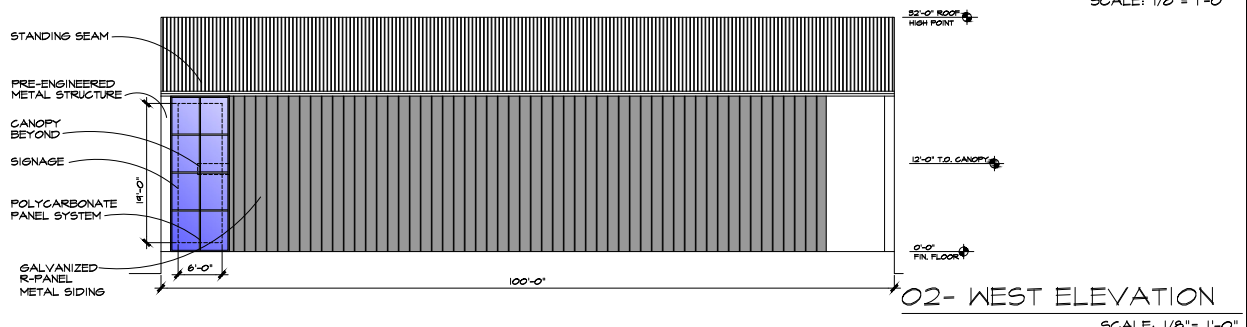
SCALE: 1/8" = 1'-0"



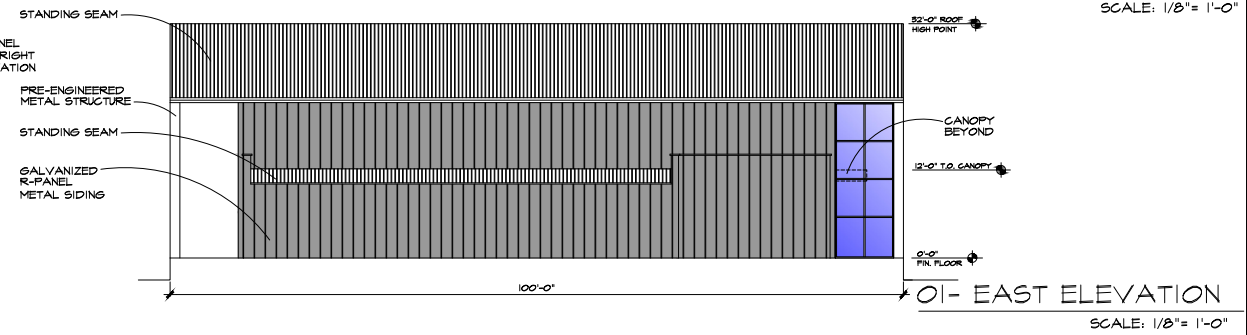
04- NORTH ELEVATION
SCALE: 1/8" = 1'-0"



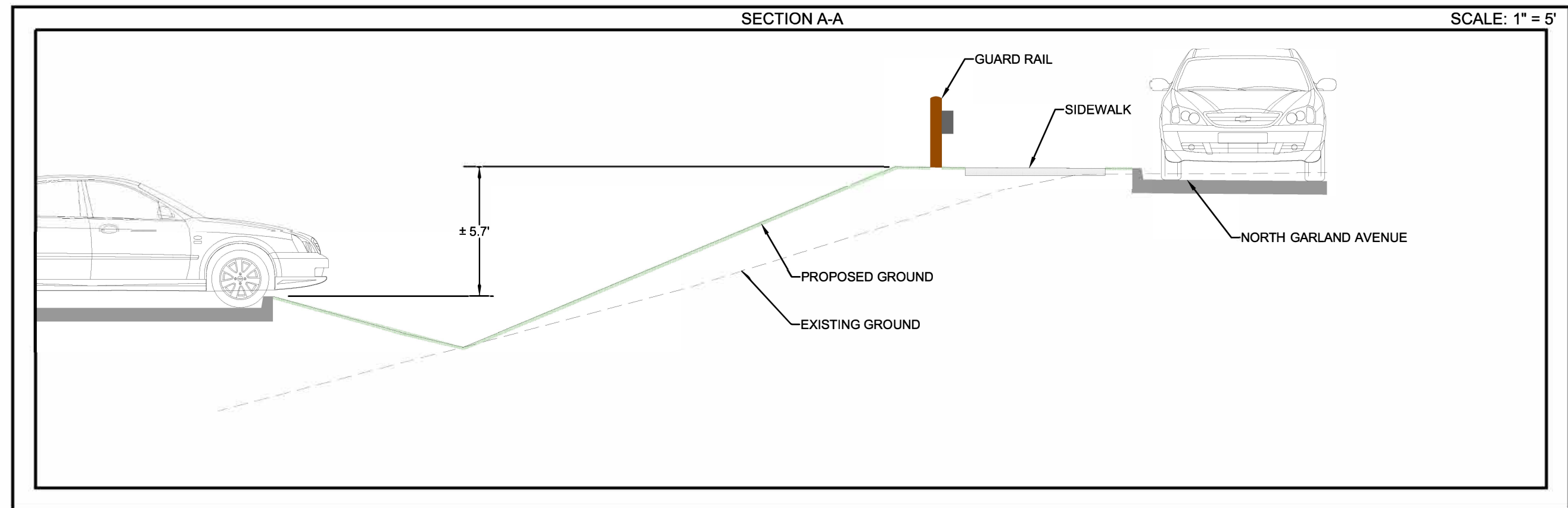
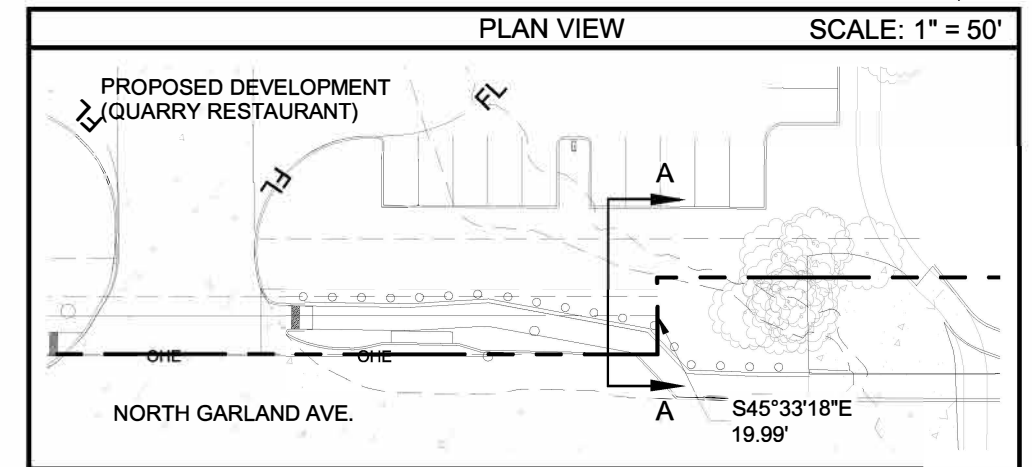
03- SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



QUARRY RESTAURANT
March 2019

DWG NAME: K:\DIAL_CIVIL\063227813-WOODLANDS-QUARRY RESTAURANT\CAO\EXHIBIT SE-QUARRY CROSS-SECTION.DWG
LAST SAVED: 3/6/2019 9:15 AM

Exhibit F

Kimley»Horn

13455 Noel Rd
Suite 700
Dallas, Texas 75240
972-776-1785
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN
PRODUCED TO ILLUSTRATE LARGE GRADE DISTANCES AND IS NOT
TO BE USED FOR CONSTRUCTION PURPOSES.

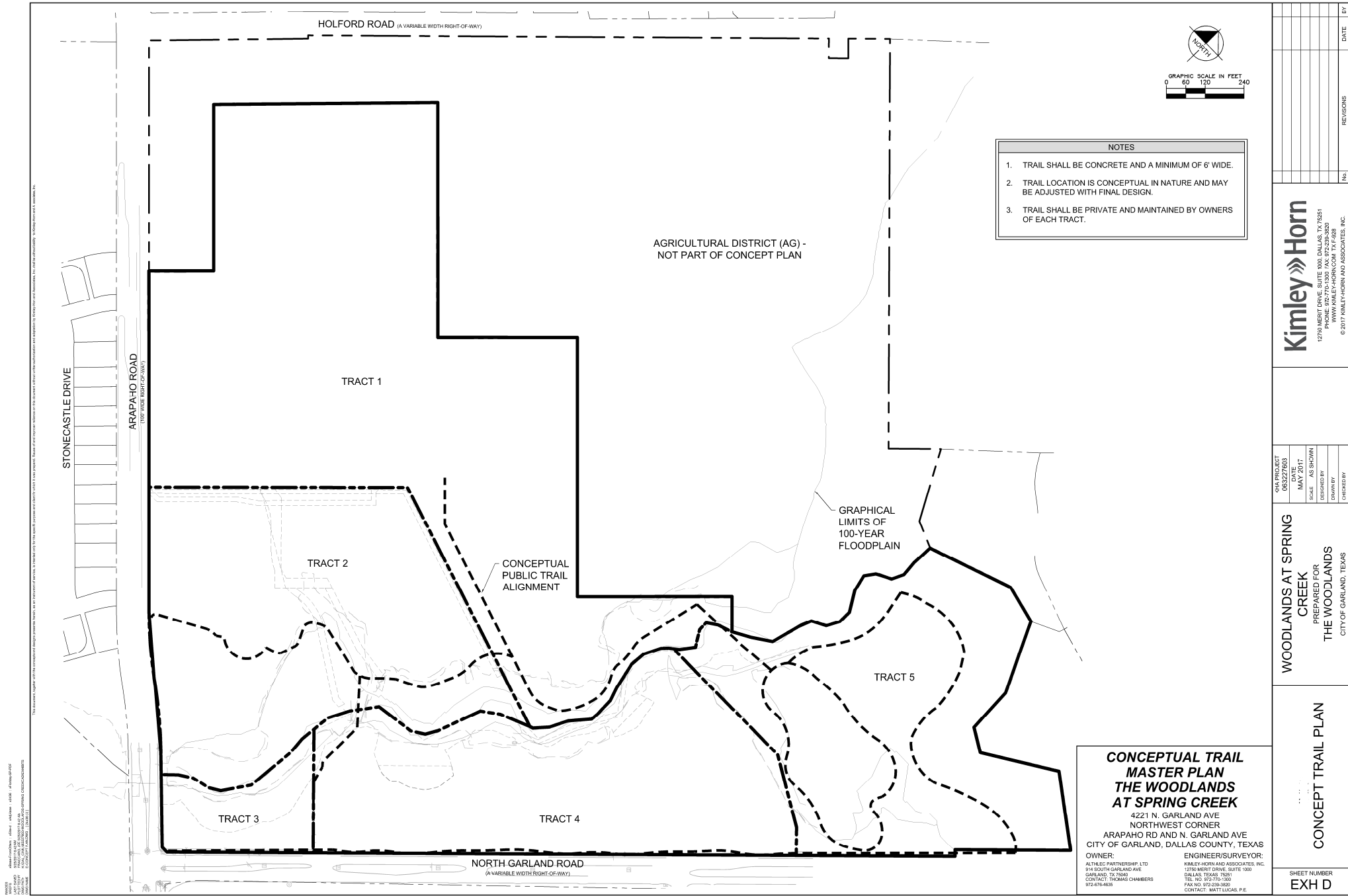


Exhibit H



View of the subject property from N. Garland Ave.



View of the subject property from N. Garland Ave.



View of the subject property from N. Garland Ave.



View of the subject property from N. Garland Ave.



GARLAND

Plan Commission

4.b.

Meeting Date: 04/08/2019

Item Title: (District 3)

Summary:

Consideration of the application of **RPGA Design Group, Inc.**, requesting approval of a Change in Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District. This property is located at 1501 Rowlett Road. (District 3) (File Z 19-05)

Attachments

Z 19-05 RPGA Design Group, Inc. Report and Attachments

Planning Report

File No: Z 19-05/District 3

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Change of Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District.

LOCATION

1501 Rowlett Road

APPLICANT

RPGA Design Group, Inc.

OWNER

Alberto Perez Medellin

BACKGROUND

The applicant requests approval of a Change in Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 for Residential Uses to Community Retail (CR) District to allow future development on unimproved property in conformance with the CR District. The existing zoning allows agricultural and single-family residential uses.

SITE DATA

The subject site contains approximately 0.96 acres and has approximately 345 feet of frontage along Rowlett Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned AG District and PD District 83-39 for Residential Uses. The AG District is intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use, and land which has been newly annexed into the City of Garland. PD District 83-39 was intended for development as a single-family residential subdivision with detached homes. With the exception of this 0.96-acre portion, all of PD 83-39 has been developed with detached single-family homes.

CONSIDERATIONS

1. The request is a traditional rezoning without the formation of a Planned Development (PD) District. These requests do not require Concept Plan or Detail Plan approval to commence or direct development. Development is dependent on the standards set forth by the Garland Development Code (GDC) and the goals and policies established within the Envision Garland 2030 Comprehensive Plan. This Change in Zoning is not intended to restrict uses or secure development performances beyond what is permitted within the proposed zoning district and the GDC. Accordingly the GDC requires careful consideration as to how closely the proposed district follows the

policies of the Envision Garland 2030 Comprehensive Plan, and to what degree the rezoning will impact surrounding and future development.

2. The 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.
3. The site has frontage along Rowlett Road which is a Type A street as shown on the City's Thoroughfare Plan. The Type A street is characteristic of locations appropriate for CR District development. Additionally, the GDC contains requirements for screening between single-family residential development and nonresidential commercial development with options including a solid masonry wall with trees or ornamental fence with high-level screening shrubs.
4. The proposed zoning is consistent with the Comprehensive Plan and is suitable for the surrounding area due to the existing types of development.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates the subject property as Traditional Neighborhoods. Traditional Neighborhoods are found throughout Garland and provide areas for low to moderate density single-family detached residential housing. Traditional Neighborhoods also accommodate convenience retail (goods and services), office space, and public services. Non-residential structures are compatible in architectural style and scale with adjacent residential development.

Non-residential uses are typically located at the intersection of local streets or at local and secondary arterial streets. Non-residential uses are within walking distance of the neighborhoods they serve and include minimal on-site parking.

The Traditional Neighborhood development type is primarily characterized as low density, single-family detached (between one and six dwelling units per acre). Non-residential sites within this category are typically up to three acres in size.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are primarily developed and zoned for commercial and residential development. The properties to the southeast of the site area zoned CR District and PD 84-101 District for General Business Uses. The PD 84-101, located at the east corner of Hayman Drive and Rowlett Road, is developed with a commercial shopping center. A CR District-zoned property is located on the south corner of Haman Drive and Rowlett Road and is currently unimproved. A single-family residence and a day care center are located east of the site along the west side of Rowlett Road; these properties are zoned AG District. The other properties located north, west, and south of the site are zoned with Planned Development (PD) Districts for single-family residential uses and these properties are developed with single-family residences.

STAFF RECOMMENDATION

Staff recommends approval of the Change in Zoning from Agriculture (AG) District and Planned Development (PD) District 83-39 to Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map

Photos

CITY COUNCIL DATE: May 7, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet 1 inch = 84 feet	Zoning Map Z 19-05	 INDICATES AREA OF REQUEST
---	-----------------------------	--

Z 19-05



View of the subject property from Hayman Drive.



View of properties located to the east of the subject property.



View of properties located to the south, across Rowlett Road, from the subject property.



View of properties located on the east corner of Hayman Drive and Rowlett Road.



GARLAND

Plan Commission

4.c.

Meeting Date: 04/08/2019

Item Title: Z 19-06 Tavacon, LLC (District 7)

Summary:

Consideration of the application of **Tavacon, LLC**, requesting approval of 1) a Detail Plan for Car Wash, Automated/Rollover, 2) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 13-28 for Community Retail Uses. This property is located at 2620 Arapaho Road. (District 7) (File Z 19-06)

Attachments

Z 19-06 Tavacon, LLC Report and Attachments

Planning Report

File No: Z 19-06/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 8, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Detail Plan for Car Wash, Automated/Rollover, 2) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers on a property zoned Planned Development (PD) District 13-28 for Community Retail Uses.

LOCATION

2620 Arapaho Road

APPLICANT

Tavacon, LLC

OWNER

Zoya Real Estate, Inc.

BACKGROUND

The subject property is zoned Planned Development (PD) 13-28 District which stipulates that prior to the development of the subject property, approval of a Detail Plan is required through a public hearing process. The applicant makes the above request to develop the site with an automated/rollover car wash.

SITE DATA

The subject property has an area of 0.97 acres with approximately 180 lineal feet of frontage along Arapaho Road. The site would be accessed directly from Arapaho Road and through a common access drive from Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 13-28 allows those uses as permitted in the Community Retail (CR) District where Car Wash, Automated/Rollover is only permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Detail Plan

1. **Site Plan:** The proposed Car Wash, Automated/Rollover would consist of one (1) 3,583-square foot drive-through (rollover) wash bay, one (1) 1,276-square foot canopy covering seven (7) self-service vacuum stations, one (1) 1,452-square foot canopy covering eight (8) self-service vacuum stations, two (2) canopies covering a paying station as well as ground-mounted equipment such as enclosed vacuum equipment. The Car Wash, Automated/Rollover would operate Monday through Saturday from 8:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 7:00 p.m.
2. **Parking:** The Garland Development Code (GDC) establishes a parking requirement of eighteen (18) parking spaces for a Car Wash, Automated/Rollover of a size as the one being proposed. The proposed site layout provides nineteen (19) on-site parking spaces, including fifteen (15) on-site parking spaces that would also serve as self-service vacuum stations.

3. **Screening and Landscape:** The GDC requires the site to be landscaped and prescribes site features such as the refuse container to be screened for various purposes, including enhancing the appearance of the site as well as defining and distinguishing the green areas from areas where traffic would circulate. With the exception of Section 4.45 regarding the location of refuse containers, the landscape layout reflected on Exhibit D complies with the applicable screening and landscape standards of the GDC.
4. **Elevations.** The design of the 3,583-square foot building housing the drive-through (rollover) wash bay (Exhibit E) is required to comply with the following GDC building design standards:
 - All building elevations are required to consist of at least eighty (80) percent masonry.
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets.
 - At least six (6) architectural elements must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated.

The building design complies with the aforementioned design standards.

5. **Signs:** Any signage will be subject to the standards set forth in Chapter 4, Article 5 of the GDC. The application does not include variances to the sign standards.

Specific Use Provision (SUP)

6. The applicant requests the SUP to be in effect for a period of thirty (30) years.

Variance:

7. Section 4.45 of the 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. This site, with its proposed building placement and size, has limited surface area and the location of other site elements that enable the proposed development to meet the City's technical engineering standards, Fire Department requirements, and the GDC landscaping and parking regulations inhibit the placement of the refuse containers behind the building as prescribed by the GDC. Therefore, the applicant requests approval of a variance to allow the refuse container to be placed on the street side of the building. It should be noted that the refuse container and refuse enclosure will continue to meet the minimum required setbacks and design standards.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Arapaho Road, are zoned Planned Development (PD) District 99-14, Planned Development (PD) District 14-09 and Planned Development (PD) District 02-28 for Community Retail Uses; these properties are developed with self-storage units, a financial institution, a gas station, and a shopping center containing a grocery store, retail sales/personal services and a restaurant.

The adjacent property to the east of the subject property is part of Planned Development (PD) District 13-28 for Community Retail Uses; this property remains undeveloped. Further east, across Shiloh Road, the properties are zoned Planned Development (PD) District 18-47 for Office Uses; these properties are currently unimproved.

The property to the south is zoned Planned Development (PD) District 17-32 for Community Retail Uses and is developed with a charter school campus.

The adjacent property to the west is zoned Planned Development (PD) District 17-40 for Community Retail Uses; this property is being developed with a restaurant with a drive-through and retail use. The property further west is zoned Planned Development (PD) District 17-32 for Multi-Family Uses and is developed with a dormitory associated with the charter school campus.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

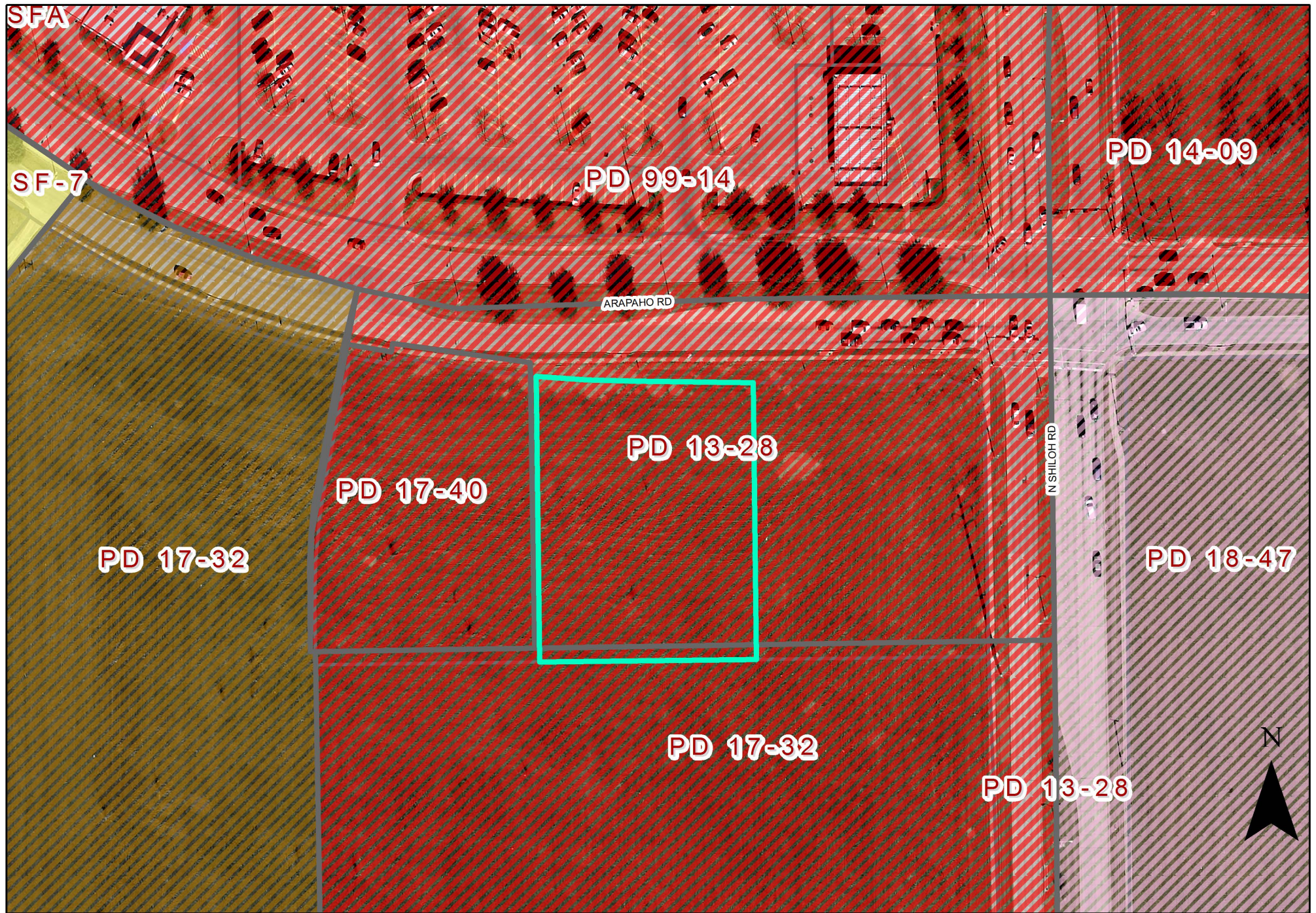
CITY COUNCIL DATE: May 7, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-06

2620 Arapaho Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow the development of a Car Wash, Automated/Rollover.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the 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 conformance with the Detail Plan set forth in Exhibits C, D and E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
 - A. Site Layout:** The site shall be in conformance to the layout reflected on Exhibit C.
 - B. Screening and Landscaping:** Screening and landscaping shall be in conformance to the layout reflected on Exhibit D. Additionally, the subject property shall comply with the following conditions:
 - 1) Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a

vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

3) Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

C. Elevations: Elevations shall be in conformance to the elevations reflected on Exhibit E.

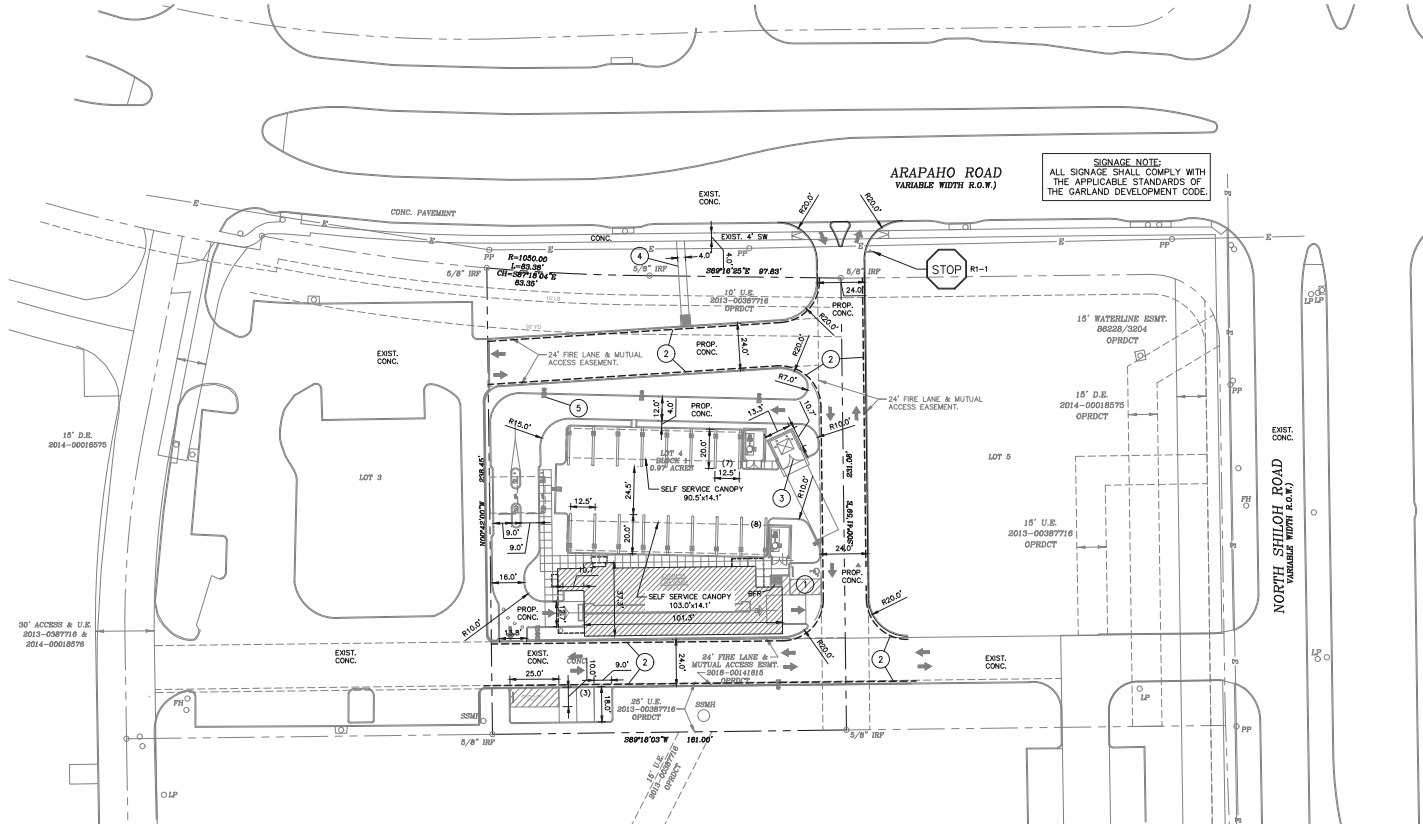
D. Location of Refuse Containers: The refuse container and its masonry enclosure may be located on the street side of the main building as shown on Exhibit C.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-06

2620 Arapaho Road

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash, Automated/Rollover.
- 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.
- VI. 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.
- VII. Specific Regulations:**
- A. SUP Time Period: The Specific Use Provision for Car Wash, Automated/Rollover shall be in effect for a period of thirty (30) years.

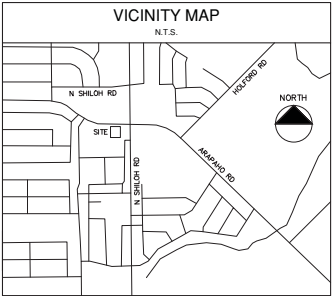


DRAWING LEGEND	
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	PROP. EDGE OF PAVEMENT
	CURB LINE
	PROP. STRIPING
	EASEMENT/SETBACK LINES
	PROP. FIRE LANE
	EXIST. CONTOUR LINE
	PROP. CONTOUR LINE
	PROP. WATER LINE
	PROP. SS LINE
	DIRECTIONAL FLOW ARROW
	PARKING COUNT LABEL
	EXIST. PROP. BFR
	EXIST. PROP. RW
	EXIST. PROP. TYP.
	EXIST. PROP. MC
	EXIST. PROP. T.A.S.
	EXIST. PROP. MFR
	EXISTING PROPOSED
	PROP. BARRIER FREE RAMP
	RETAINING WALL
	TYPICAL HANDICAP
	TEXAS ACCESSIBILITY STANDARDS
	MANUFACTURER

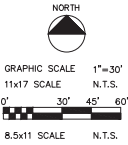
REFERENCE NUMBER NOTES	
1	PROP. HC PARKING AREA.
2	PROP. FIRE LANE STRIPING. (TYP.)
3	PROP. DUMPSTER W/ SCREENING PER ARCH & CITY REQUIREMENTS.
4	PROP. 4' WIDE CONC. SIDEWALK.
5	PROP. LIGHTING PER MEP. (TYP.-6 LOCATIONS)

SITE DATA SUMMARY TABLE:	
General Site Data:	
Zoning (Existing & Proposed)	PD-13-28
Land Use	Flex Carwash
Total Site Area	0.97 acres or 42,533 S.F.
Total Pervious Area Provided (SF and %)	10,603.7 S.F. or 24.3%
Total Pervious Area Required	10%
Total Floor Area Ratio	8%
Total Building Coverage	3,583 S.F.
Building Area by Use (Carwash)	3,583 S.F.
Parking Lot Surface Materials	Concrete
Open Space (Provided/Required)	19%/10%
Building Height (Permitted/Proposed)	35/35
Parking:	
Parking Ratio Required	1 Stall / 200 S.F.
Required Parking	18 stalls
Provided Parking	19 stalls
Accessible Parking Required	1 Stall
Accessible Parking Provided	1 Stall
Loading Space (Required/Provided)	1 Space/1 Space

NOTE TO CONTRACTOR
CALL 811 AND ANY OTHER APPLICABLE UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. LOBSINGER & POTTS STRUCTURAL ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING THE LOCATION OF ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS ON ALL DRAWINGS. THE LOCATION OF EXIST. UTILITIES ARE SHOWN AS APPROXIMATE ONLY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES AS A RESULT OF FAILURE TO LOCATE AND PRESERVE EXIST. UTILITIES.



SITE PLAN EXHIBIT FOR:
GARLAND EXPRESS CAR WASH
0.97 ACRES
CITY PROJECT #: 181016-3
A-0941
F. MOSS SURVEY
THE CITY OF GARLAND
DALLAS COUNTY, TEXAS
CASE #: 19-06



APPLICANT:
TAVACON, LLC
CONTACT: TIM ATTLEE
8751 COLLIN MCKINNEY PKWY., STE. 104.
MCKINNEY, TX 75070
(214) 425-2055

OWNER:
ZOYA REAL ESTATE, INC.
CONTACT: SYED A. AHMAD
3405 SPECTRUM BLVD.
RICHARDSON, TX 75082
(972) 425-2055

BENCHMARK: "X" CUT ON THE STORM INLET SOUTH LINE OF ARAPAH0 ROAD ±360' WEST OF NORTH SHILOH ROAD. EL.=576.01

REVISION NUMBER	REVISION DATE	DESCRIPTION

LPS&E
Lobsinger & Potts Structural Engineering, Inc.
1723 E. Southlake Blvd, Suite 200
Southlake, Texas 76092
Firm Reg. #7290
817.897.3611

GARLAND CARWASH
2620 ARAPAH0, GARLAND, TX

SITE PLAN

PROJECT #	
MANAGER	LPSE
DRAWN BY	LPSE
ISSUED FOR	
DATE	3/19/2019



FOR PERMIT ONLY

SHEET

SP-1

Exhibit C



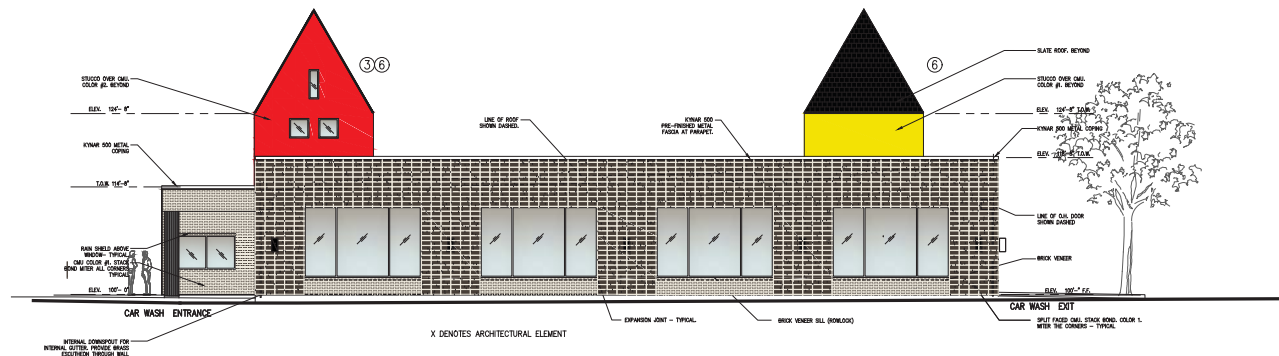
APPLICANT:
TAVACON, LLC
CONTACT: TIM ATTLEE
8751 COLLIN MCKINNEY PKWY; STE. 104.
MCKINNEY, TX 75070
(214) 425-2055

OWNER:
ZOYA REAL ESTATE, INC.
CONTACT: SYED J. AHMAD
3405 SPECTRUM BLVD.
RICHARDSON, TX 75082

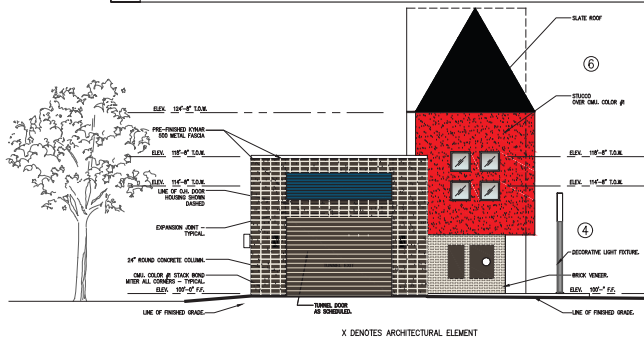
BENCHMARK: "X" CUT ON THE STORM INLET SOUTH LINE OF
ARAPAHO ROAD ±360' WEST OF NORTH SHILOH ROAD. EL.=576.01

LANDSCAPE PLAN FOR:
GARLAND EXPRESS CAR WASH
0.97 ACRES
CITY PROJECT #: 181016-3
A-0941
F. MOSS SURVEY
THE CITY OF GARLAND
DALLAS COUNTY, TEXAS
CASE #: 19-06

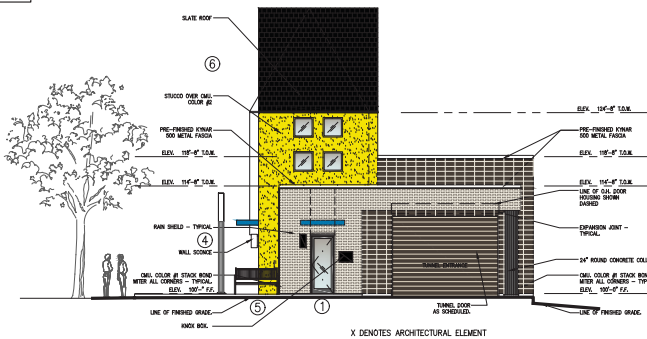
This sheet is part of a set of architectural drawings for the proposed construction of a car wash facility located at the intersection of Arapaho Road and N. Shiloh Road in the City of Garland, Texas. The drawings are prepared by Eurythmic Design Group Architects, P.C. and are intended to be used in conjunction with the other drawings in this set. The drawings are not to be used for any other purpose without the written consent of Eurythmic Design Group Architects, P.C.



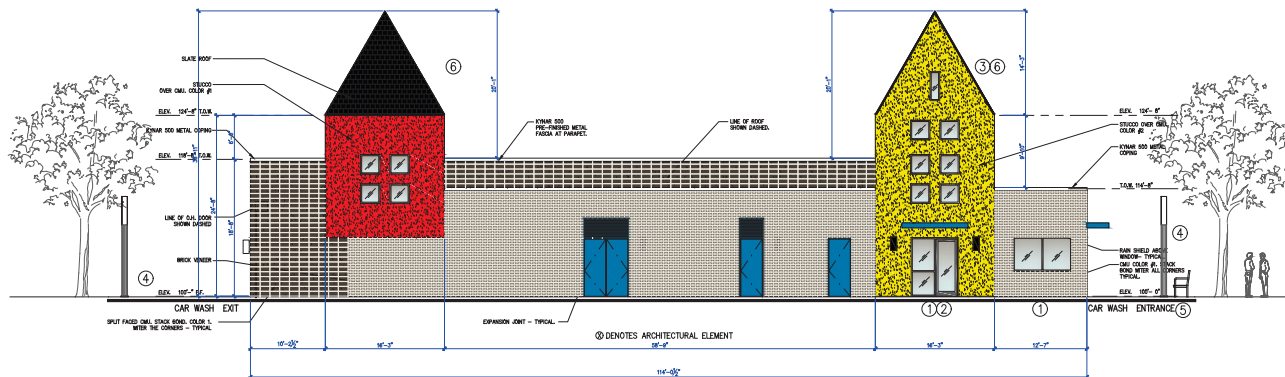
1 SOUTH ELEVATION - REAR 3/16" = 1'-0"



2 EAST ELEVATION - LEFT SIDE 1/8" = 1'-0"



3 WEST ELEVATION - RIGHT SIDE 1/8" = 1'-0"



4 NORTH ELEVATION - ARAPAH0 ROAD 1/8" = 1'-0"

EXTERIOR WALL MATERIAL LIST:

BRICK VENEER **	ENDICOTT CLAY PROD. "ARROS"	COLOR: BLACK, IRON SPOT	1/2 RD RUNNING
STUCCO **	TEXAS BUILDING PROD.	COLOR: RED AND YELLOW	SMOOTH TEXTURE
SPLIT FACED CMU **	TEXAS BUILDING PROD.	COLOR: GRAPHITE II	STACK BOND
SLATE ROOF	"TRUE SLATE"	COLOR: BLACK	STANDARD WALL PATTERN
GLASS	"PIPT"	COLOR: SOLARIAN 70X, LOW E	INSULATED GLASS
ALUMINUM STOREFRONT	"VISTAWALL"	COLOR: CLEAR ANODIZED ALUMINUM	STANDARD WALL PATTERN
METAL LOUVER	"GRANGER"	COLOR: KYNAR 550 TO MATCH MBG HARBOR BLUE	STANDARD WALL PATTERN

**BRICK VENEER, STUCCO AND CMU AS DEFINED IN SECTION 4.82 OF THE GDC.

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

FACADE	NET TOTAL	MASONRY	BRICK VENEER	STUCCO	SPLIT FACED	METAL LOUVER/
		REED BOX	PROVIDED	PROVIDED	CMU PROVIDED	AWNING OR OTHER PROVIDED
NORTH (ARAPAH0)	2095	1678	961 (45.9%)	646 (30.8%)	418 (20.0%)	70 (3.3%)
SOUTH (REAR)	1756	1405	295 (16.8%)	296 (16.9%)	1086 (61.8%)	79 (4.5%)
EAST (LEFT)	612	480	89 (14.5%)	228 (37.3%)	231 (37.8%)	64 (10.4%)
WEST (RIGHT)	615	482	193 (31.4%)	202 (32.8%)	165 (26.8%)	55 (8.9%)

ARCHITECTURAL ELEMENTS:

1) AWNINGS OR CANOPIES	5) BENCHES
2) RECESSED ENTRY	6) VARIED ROOF
3) CARLED WINDOWS	
4) DISTINCTIVE LIGHT FIXTURES	



GARLAND EXPRESS CAR WASH
2820 ARAPAH0 ROAD & N-SHIL0H
LOT 4 BLOCK 1 OF THE LT 1S ADDITION
FILE NO. 2 19-06/ CASE NUMBER 181129-2
OWNER INFORMATION:
ZOYA REAL ESTATE, INC.
3405 SPECTRUM BLVD RICHARDSON, TEXAS 75082
APPLICANT INFORMATION:
TAVACON, LLC
8751 COLLIN HIGHWAY SUITE 104
MCKINNEY, TEXAS 75070
214.781.2218 info@tvacon.com

1	02.18.19
SUP SUBMITTAL	
2	03.06.19
SUP SUBMITTAL #2	
3	03.26.19 SUB #3
#1901	
REGISTERED ARCHITECT	
STATE OF TEXAS	

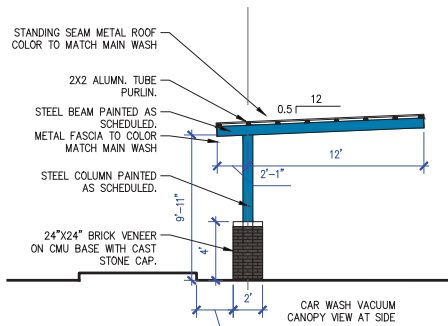
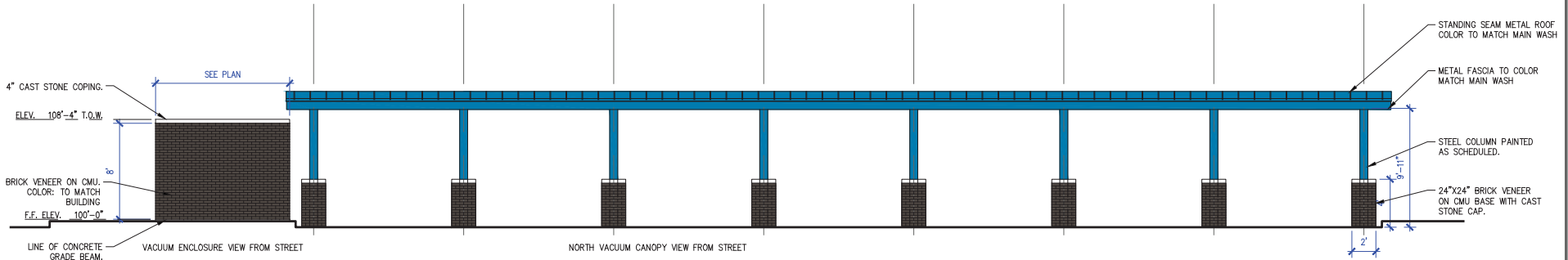
DEVELOPER
LV380 ENTERPRISES, LLC
4210 LAUREN LANE
GARLAND, TEXAS 75343
CONTACT: CUONG LAM 214.679.3288

GARLAND EXPRESS CAR WASH

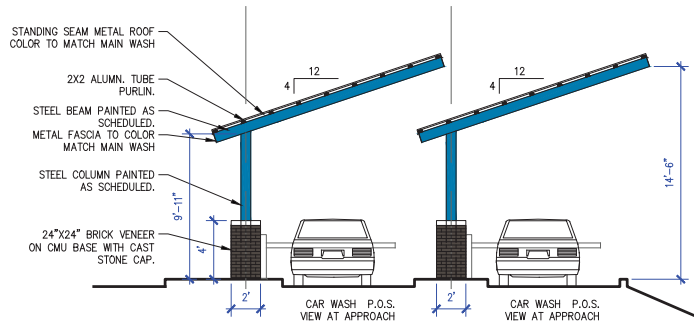
2820 ARAPAH0 ROAD GARLAND, TEXAS 75044
LOT 4 BLOCK 1 OF THE LT 1S ADDITION GARLAND, TEXAS COUNTY TEXAS

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD AIA.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
Tel 214.361.1834 Fax 214.726.1211 email vincent@edg-architects.com
ARCHITECTURE • ART • INTERIOR ARCHITECTURE • FURNITURE DESIGN

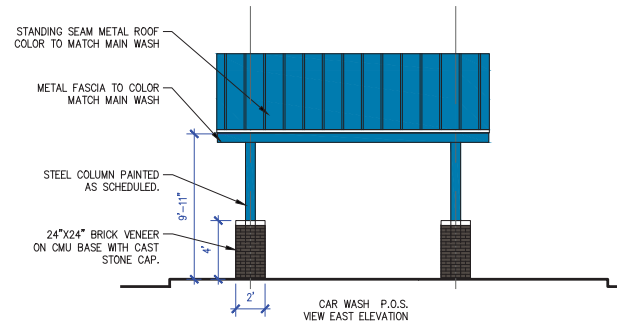
SHEET:
FA-3
3 OF (6) SHEETS



1 NORTH VACUUM CANOPY ELEVATIONS – SOUTH SIM. 1/4" = 1'-0"



2 P.O.S. ELEVATIONS 1/4" = 1'-0"



EURYTHMIC
DESIGN GROUP
ARCHITECTS

GARLAND EXPRESS CAR WASH
2820 ARAPAHO ROAD & N. SHILOH
LOT 4 BLOCK 1 OF THE LT. HS. ADDITION
FILE NO. 2 19-06/ CASE NUMBER 181129-2
OWNER INFORMATION:
ZOYA REAL ESTATE, INC.
3405 SPECTRUM BLVD RICHARDSON, TEXAS 75082

APPLICANT INFORMATION:
TAVACON, LLC
8751 COLLIN WARDENWAY SUITE 104
MCKINNEY, TEXAS 75070
214.781.2218 lms@tavocon.com

1	02.18.19
2	SUP SUBMITTAL
3	03.06.19
4	SUP SUBMITTAL #2
5	03.06.19 SUB #3



DEVELOPER
LV380 ENTERPRISES, LLC
4210 LAUREN LANE
GARLAND, TEXAS 75043
CONTACT: CUONG LAM 214.679.3288

GARLAND EXPRESS CAR WASH

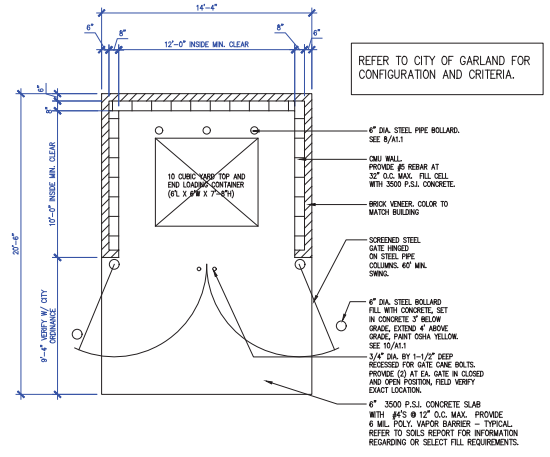
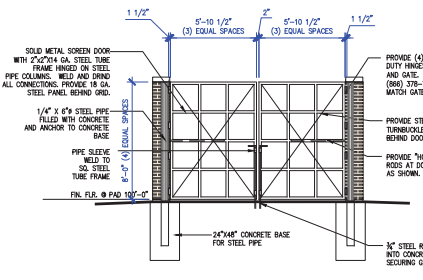
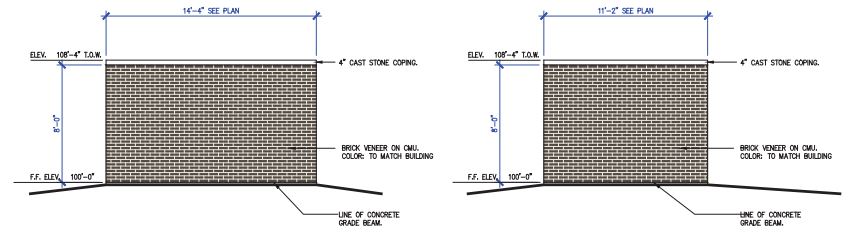
2820 ARAPAHO ROAD GARLAND, TEXAS 75044
LOT 4 BLOCK 1, OF THE LT. HS. ADDITION GARLAND, TARRANT COUNTY TEXAS

EURYTHMIC DESIGN GROUP ARCHITECTS
V. G. JARRARD AIA.
11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230
Tel 214.561.1834 Fax 214.728.1211 email vjarrard@eurythmic.com
ARCHITECTURE • ART • INTERIOR ARCHITECTURE • FURNITURE DESIGN

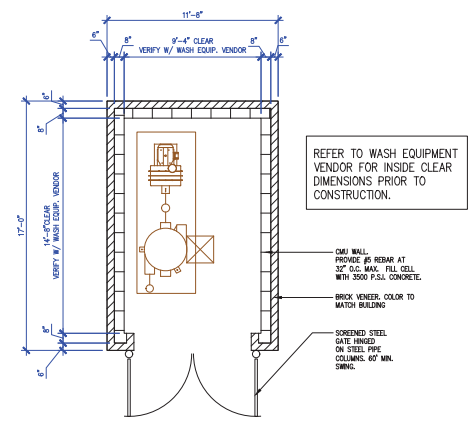
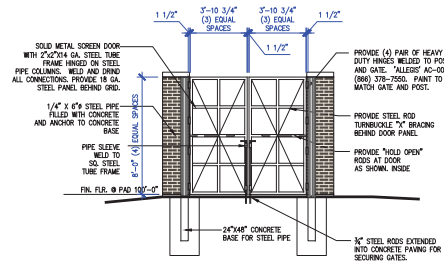
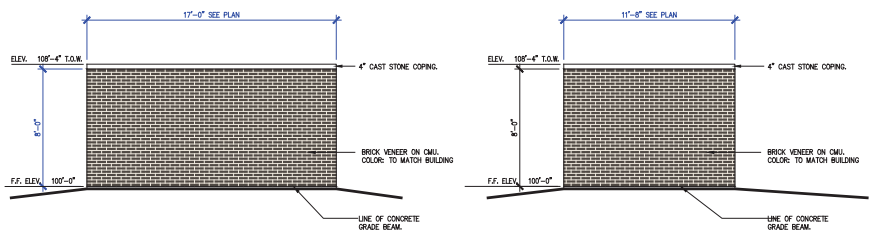
SHEET:

FA-4

4 OF (6) FA SHEETS



1	DUMPSTER ENCLOSURE PLAN & ELEVATIONS	1/4" = 1'-0"
---	--------------------------------------	--------------



2	VACUUM ENCLOSURE PLAN & ELEVATIONS	1/4" = 1'-0"
---	------------------------------------	--------------

GARLAND EXPRESS CAR WASH
2620 ARAPAHO ROAD & K-SHILON
LOT 4 BLOCK 1 OF THE ILT HS ADDITION
FILE NO. Z 19-06/ CASE NUMBER 181129-2
OWNER INFORMATION:
ZOYA REAL ESTATE, INC.
3405 SPECTRUM BLVD RICHARDSON, TEXAS 75082

APPLICANT INFORMATION:
TAVACON, LLC
8751 COLLIN MCKINNEY PKWY SUITE 104
MCKINNEY, TEXAS 75070
214.781.2216 tim@tavarcon.com



View of the subject property from Arapaho Rd.



View of the charter school campus located to the south of the subject property



View of retail and restaurant with drive-through located to the west of the subject property



View of shopping center located across Arapaho Rd. from the subject property



GARLAND

Plan Commission

5.

Meeting Date: 04/08/2019

Item Title: Future Cases Memo

Summary:

ADJOURN

Attachments

Future Cases Memo

GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: April 8, 2019
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the April 22, 2019 Plan Commission meeting.

ZONING

1. 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 IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
3. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 for Mixed Residential Uses to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)
4. Consideration of the application of **Environmental Reconstruction Services, Inc.**, requesting approval of an amendment to Planned Development (PD) District 83-32 for Retail Uses and a Specific Use Provision for Fuel Pumps, Retail to 1) relocate existing fuel pumps and canopy and 2) add an additional two fuel pumps. This property is located at 5150 Duck Creek Drive. (District 4) (File Z 19-03)

5. Consideration of the application of **Provident Realty**, requesting an amendment to Planned Development (PD) 95-56 District for Community Retail Uses to allow Fuel Pumps, Retail use with an amended Concept Plan, an amended Detail Plan, and a Specific Use Provision for Fuel Pumps, Retail. This property is located at 5345 North George Bush Highway. (District 1) (File Z 19-07)