



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
March 11, 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 6:40 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 February 25, 2019 meeting.

2. PLATS

- a.** Apollo Utility Site Addition Replat Final Replat, Lot 1R, 2-5, Block 1

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 **Henry Nguyen**, requesting approval of a Variance to the Garland Development Code Sections 4.35 and 4.44 for Screening and Landscaping on a property zoned Community Retail (CR) District. This property is located at 1210 West Miller Road. (District 5) (File SL 19-01)

4. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 03/11/2019

Item Title: Plan Commission Minutes - February 25, 2019

Summary:

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

Attachments

Plan Commission Minutes - February 25, 2019 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 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	Preston Edwards
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	Josue de la Vega

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 Welborn, to approve item 1a **Motion carried: 5 Ayes, 0 Nays.**

MINUTES

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

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amendment to Planned Development (PD) 12-41 District, 2) an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses and 3) a Detail Plan for Dwelling, Multi-Family on a property zoned Planned Development (PD) 12-41 District for Mixed-Use. This property is located at 6310 Naaman Forest Boulevard and 6501 North President George Bush Highway. (District 7) (File Z 18-41)

The applicant, Maxwell Fisher, 900 Jackson Street, Dallas, Texas 75202 provided a brief overview of the request and provided additional information as to greenbelt area, the number of carports and the materials being used on the carports, and the size of the dog park and its amenities.

Resident, Bruce Grantham, 3122 Cross Timbers Lane, Garland, Texas 75044 spoke of concerns that commercial development possibilities are being lost in Tract 1, the number of units being constructed per acre, and the number of carports.

Commissioner Ott inquired as to enhancing the greenbelt area with possible walking trails connecting to the future development of Tract 2.

Chairman Roberts inquired as to the materials used on the carport areas.

Commissioner Welborn inquired as to the size of the dog park and the seating provided within the area.

Commissioner Dalton inquired as to the amenities within the dog park area.

Motion was made by Commissioner Ott, to **approve** the application as presented and to amend by adding picnic tables near the dog park area, and allow painted poles on some of the carport areas. Seconded by Commissioner Dalton. **Motion carried: 5 Ayes, 0 Nays.**

2b. APPROVED

Consideration of the application of **Tread Source LLC**, requesting approval of a Specific Use Provision (SUP) for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 1305 South Shiloh Road. (District 6) (File Z 19-01)

The applicant, Mark Madison, 5301 Brougham Lane, Plano, Texas 75023 provided a brief overview of the request, their willingness to add trees to the frontage areas, and the storage time of vehicles on the property.

Commissioner Welborn inquired as to adding trees along the frontage areas.

Commissioner Edwards inquired as to the maximum storage time for vehicles on the property.

Motion was made by Commissioner Ott, to **approve** the application as presented and to amend by adding trees as applicable every 75 feet along both frontage areas. Seconded by Commissioner Welborn. **Motion carried: 5 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:32 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Asst. Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 03/11/2019

Item Title: P 19-04 Apollo Utility Site Addition Replat Final Replat, Lot 1R, 2-5, Block 1
(District 7)

Summary:

Apollo Utility Site Addition Replat Final Replat, Lot 1R, 2-5, Block 1

Attachments

P 19-04 Apollo Utility Site Addition Replat Final Replat Report and Attachments

Planning Report

File No: P 19-04/District 7

Agenda Item:

Meeting: Plan Commission

Date: March 11, 2019



GARLAND

TEXAS MADE HERE

FINAL REPLAT

Apollo Utility Site Addition Replat, Final Replat, Lots 1R, 2-5, Block 1

LOCATION

3217 Apollo Road

ZONING

Agriculture (AG) District

NUMBER OF LOTS

5

ACREAGE

31.925

BACKGROUND

The applicant requests approval of a final replat for five (5) lots to configure new lots in conformance to the record title. This site is currently developed with substations.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

CITY OF RICHARDSON

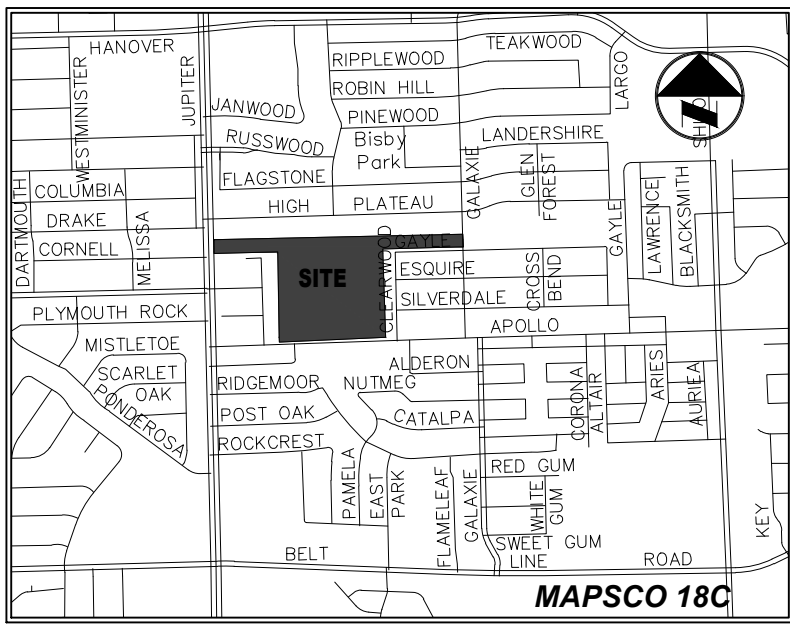


0 200 400 Feet
1 inch = 299 feet

PLAT MAP P 19-04

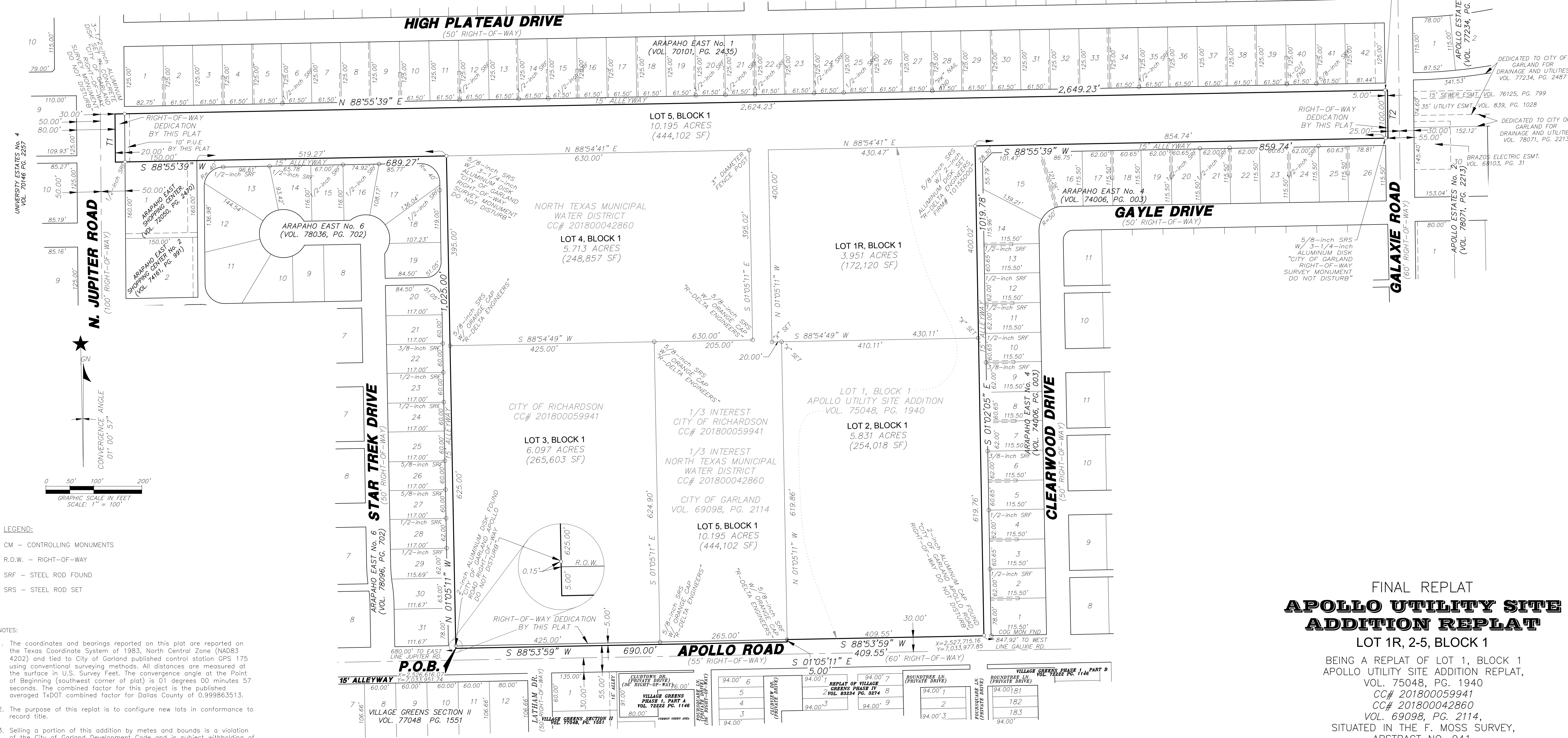


INDICATES AREA
OF REQUEST



VICINITY MAP
1"=2000'

	BEARING	DISTANCE
T1	N 00°27'5.3" W	100.31'
T2	S 00°36'24" E	100.00'



- LEGEND:
- CM - CONTROLLING MONUMENTS
- R.O.W. - RIGHT-OF-WAY
- SRF - STEEL ROD FOUND
- SRS - STEEL ROD SET
- NOTES:
- The coordinates and bearings reported on this plat are reported on the Texas Coordinate System of 1983, North Central Zone (NAD83 4202) and tied to City of Garland published control station GPS 175 using conventional surveying methods. All distances are measured at the surface in U.S. Survey Feet. The convergence angle at the Point of Beginning (southwest corner of plat) is 01 degrees 00 minutes 57 seconds. The combined factor for this project is the published averaged TxDOT combined factor for Dallas County of 0.999863513.
 - The purpose of this replat is to configure new lots in conformance to record title.
 - Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject withholding of utilities and building permits.
 - 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.

OWNER: NORTH TEXAS MUNICIPAL WATER DISTRICT
501 EAST BROWN ST.
P.O. BOX 2408
WYLLIE, TEXAS 75098
TEL (972) 442-5405

OWNER: CITY OF RICHARDSON
411 W. ARAPAHO RD.
RICHARDSON, TEXAS 75080
TEL (972) 744-4100

OWNER: CITY OF GARLAND
200 N. FIFTH STREET
GARLAND, TEXAS 75042
TEL (972) 205-2474

SURVEYOR: R-DELTA ENGINEERS INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

FINAL REPLAT
**APOLLO UTILITY SITE
ADDITION REPLAT**

LOT 1R, 2-5, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1
APOLLO UTILITY SITE ADDITION REPLAT,
VOL. 75048, PG. 1940
CC# 201800059941
CC# 201800042860
VOL. 69098, PG. 2114,
SITUATED IN THE F. MOSS SURVEY,
ABSTRACT NO. 941,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE NO. 170511-2
R-DELTA No. 2578-18

OWNER’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, The City of Garland, the City of Richardson and The North Texas Municipal Water District (NTMWD) are the owners of a 31.925-acre tract of land situated in the F. Moss Survey, Abstract No. 941, City of Garland, Dallas County, Texas, said tract being a portion of a called 31.97-acre tract of land described in the deed from O. L. Nelms, et al to the City of Garland recorded in Volume 69098, at Page 2114 of the Deed Records of Dallas County, Texas; said tract also embraces all of Lot 1, Block 1 of the Apollo Utility Site Addition, an addition to the City of Garland, Texas according to plat thereof recorded in Volume 75048, at Page 1940 of the Deed Records of Dallas County, Texas; and all of a called 6.15-acre tract described as TRACT NO. ONE in the Deed dated the 4th day of September, 1969, from the City Garland to the City of Richardson, and recorded on March 7, 2018, in Instrument #201800059941 of the Official Public Records of Dallas County, Texas; and all of a called 5.71-acre tract described as TRACT NO. ONE in the Deed dated the 4th day of September, 1969, from the City Garland to the NTMWD, and recorded on February 16, 2018, in Instrument #201800042860 of the Official Public Records of Dallas County, Texas; and an undivided one-third interest in that certain called 10.28-acre tract described as TRACT NO. TWO in both of the above referenced deeds to the City of Richardson and The North Texas Municipal Water District, said 31.925-acre tract being more particularly described as follows:

BEGINNING at the southwest corner of the above mentioned 31.97-acre tract of land to the City of Garland, a point in the northerly right-of-way line of Apollo Road (a 55-foot wide right-of-way at this point) said point also being the southwest corner of Arapaho East No. 6 Addition, an addition to the City of Garland, Texas, according to the plat thereof recorded in Volume 78036, at Page 702 of the Deed Records of Dallas County, Texas, said beginning point also being in the easterly right-of-way line of a 15-foot right-of-way for a public alley dedicated by said Arapaho East No. 6, said beginning point having coordinates of:

X = 2,526,616.07 feet
Y = 7,033,951.74 feet;

THENCE N 01°05'11"W with the westerly line of called 31.97-acre tract of land described to the City of Garland and with the easterly right-of-way line of said 15-foot public alley, at a distance of 5.15 feet pass a 1/2-inch steel rod with a 2-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY DO NOT DISTURB" found and continue on the same course and with the westerly line of called 31.97-acre City of Garland tract and with the easterly right-of-way line of said 15-foot public alley for an additional distance of 1,019.85 feet for a total distance of 1,025.00 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" for the westerly ell corner of called 31.97-acre City of Garland tract and now marking the northeast corner of said 15-foot public alley;

THENCE S 88°55'39"W with a southerly line of called 31.97-acre City of Garland tract, and with the northerly right-of-way line of said 15-foot public alley, at a distance of 519.27 feet pass the end of the public alley and continuing with said southerly line of called 31.97-acre City of Garland tract for an additional distance of 170.00 feet for a total distance of 689.27 feet to a point on the easterly right-of-way line of Jupiter Road (a 60-foot wide right-of-way at this point) for the most westerly southwest corner of called 31.97-acre City of Garland tract;

THENCE N 00°27'53"W with the easterly right-of-way line of Jupiter Road, for a distance of 100.31 feet to the northwest corner of called 31.97-acre City of Garland tract, said point being on the southerly right-of-way line of a 15-foot public alley dedicated by Arapaho East No. 1, an addition to the City of Garland, Texas, according to plat thereof recorded in Volume 69206, at Page 1537 of the Deed Records of Dallas County, Texas;

THENCE N 88°55'39"E with northerly line of called 31.97-acre City of Garland tract, and with the southerly right-of-way line of said 15-foot public alley at 20.00 feet pass a 3-1/2-inch aluminum disk set in a concrete alley apron stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" and continue on the same course and with said northerly line of called 31.97-acre City of Garland tract, and with the southerly right-of-way line of said 15-foot public alley at an additional distance of 2,624.23 feet pass a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" and continue on the same course and with said northerly line of called 31.97-acre City of Garland tract, and with the southerly right-of-way line of said 15-foot public alley for an additional distance of 5.00 feet for a total distance of 2,649.23 feet to a point in the westerly right-of-way line of Galaxie Road (a 55-foot right-of-way at this point);

THENCE S 00°36'24"E with the westerly right-of-way line of said Galaxie Road for a distance of 100.00 feet to the most northerly southeast corner of called 31.97-acre City of Garland tract;

THENCE S 88°55'39"W with a southerly line of called 31.97-acre City of Garland tract and with the northerly right-of-way line of a 15-foot public alley dedicated by Arapaho East No. 4, an addition to the City of Garland, Texas according to plat thereof recorded in Volume 74006, at Page 3 of the Deed Records of Dallas County, Texas, at a distance of 5.00 feet pass a 5/8-inch steel rod with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND RIGHT OF WAY SURVEY MONUMENT DO NOT DISTURB" set below the westerly edge of a concrete sidewalk and continue on the same course and with a southerly line of called 31.97-acre City of Garland tract and with the northerly right-of-way line of said 15-foot public alley for a total distance of 859.74 feet to a 5/8-inch steel rod with a 2-inch aluminum disk stamped "R-DELTA ENGINEERS FIRM #10155000" for the easterly ell corner of called 31.97-acre City of Garland tract and being the northeast corner of Lot 1, Block 1 of said Apollo Utility Site Addition and being at the intersection of the north and west lines of a 15-foot public alley;

THENCE S 01°02'05"E with the easterly line of called 31.97-acre City of Garland tract and the easterly line of Lot 1, Block 1 of said Apollo Utility Site Addition, the same being the westerly right-of-way line of said 15-foot public alley for a distance of 1,019.78 feet to a 2-inch aluminum disk stamped "CITY OF GARLAND RIGHT OF WAY DO NOT DISTURB" found in the northerly right-of-way line of the aforementioned Apollo Road (a 60-foot wide right-of-way at this point) and being the southeast corner of Lot 1, Block 1 of said Apollo Utility Site Addition;

THENCE S 88°53'59"W with northerly right-of-way line of said Apollo Road and with the southerly line of said Lot 1, Block 1, for a distance of 409.55 feet to a 5/8-inch steel rod set with an orange plastic cap stamped "R-DELTA FIRM#10155000" at the southwest corner of said Lot 1, Block 1, Apollo Utility Site Addition at a jog in the southerly right-of-way line of said Apollo Road;

THENCE S 01°05'11"E with the westerly line of said Apollo Utility Site Addition for a distance of 5.00 feet to a point on the southerly line of called 31.97-acre City of Garland tract and also being on the existing northerly right-of-way line of Apollo Road (a 55-foot wide right-of-way) for the southwest corner of said Apollo Utility Site Addition;

THENCE S 88°53'59"W with the southerly line of called 31.97-acre City of Garland tract the same being the northerly right-of-way line of Apollo Road for a distance of 690.00 feet to the POINT OF BEGINNING and CONTAINING 31.925 acres of land.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That, We, the City of Garland, Texas, a Texas home-rule municipality, City of Richardson, Texas, a Texas home-rule municipality, and North Texas Municipal Water District, the owners of the property described in this plat, acting by and through their duly authorized agents, do hereby adopt this plat, designating the property as **APOLLO UTILITY SITE ADDITION REPLAT** an addition to the City of Garland, Dallas County, Texas and do hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and do further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use 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. 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 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.

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

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

EXECUTED this the _____ day of _____, 2019.

Lori B. Dodson
Mayor of the City of Garland

Dan Johnson
City Manager
City of Richardson

Cesar Baptista, P.E.
Assistant Deputy-Engineering and Construction
North Texas Municipal Water District

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 _____, 2019.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared _____, known to 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 _____, 2019.

Notary Public for and in the State of Texas

My commission expires: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Bob Day, 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 _____, 2019.

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR’S STATEMENT

I Wayne C. Terry, 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 City of Garland Development Code, I further affirm that the monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat

Dated this the _____ day of _____, 2019.

Wayne C. Terry, Registered Professional Land Surveyor
Registration No. 4184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Wayne C. Terry, 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 _____, 2019.

Notary Public for and in the State of Texas

My commission expires: _____

APPROVED and ACCEPTED for the City of Garland this, the ____ day of _____, 2019.

CHAIRMAN of the City Plan Commission

Planning Director

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

RESERVED FOR
COUNTY
RECORDING LABEL

FINAL REPLAT
APOLLO UTILITY SITE
ADDITION REPLAT
LOT 1R, 2-5, BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1
APOLLO UTILITY SITE ADDITION REPLAT,
VOL. 75048, PG. 1940
CC# 201800059941
CC# 201800042860
VOL. 69098, PG. 2114,
SITUATED IN THE F. MOSS SURVEY,
ABSTRACT NO. 941,
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE No. 170511-2
R-DELTA No. 2578-18

OWNER: NORTH TEXAS MUNICIPAL
WATER DISTRICT
501 EAST BROWN ST.
P.O. BOX 2408
WYLLIE, TEXAS 75098
TEL (972) 442-5405

OWNER: CITY OF RICHARDSON
411 W. ARAPAH0 RD.
RICHARDSON, TEXAS 75080
TEL (972) 744-4100

OWNER: CITY OF GARLAND
200 N. FIFTH STREET
GARLAND, TEXAS 75040
TEL (972) 205-2474

SURVEYOR: R-DELTA ENGINEERS INC.
618 MAIN STREET
GARLAND, TEXAS 75042
TEL (972) 494-5031

SHEET 2 of 2



Plan Commission

3.a.

Meeting Date: 03/11/2019

Item Title: SL 19-01 Henry Nguyen (District 5)

Summary:

Consideration of the application of **Henry Nguyen**, requesting approval of a Variance to the Garland Development Code Sections 4.35 and 4.44 for Screening and Landscaping on a property zoned Community Retail (CR) District. This property is located at 1210 West Miller Road. (District 5) (File SL 19-01)

Attachments

SL 19-01 Henry Nguyen Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: SL 19-01/District 5

Agenda Item:

Meeting: Plan Commission

Date: March 25, 2019

REQUEST

Approval of 1) a variance to Section 4.35 in the GDC regarding parking area landscaping and 2) a variance to Section 4.44 in the GDC regarding screening of parking areas.

LOCATION

1210 West Miller Road

APPLICANT

Henry Nguyen

OWNER

Khanh Nguyen

BACKGROUND

The subject property was developed after 1990 with a drive-through restaurant; the building now stands vacant. The applicant proposes to enclose the front canopy of the building and redevelop the site with a sit-down restaurant. Section 4.29 (4) in the Garland Development Code (GDC) states that an expansion of a single structure or building footprint, or the aggregate footprint of multiple buildings, by thirty percent or greater requires full compliance with the landscaping and screening requirements in the GDC. The applicant seeks relief from the parking area landscaping and parking area screening due to physical site constraints.

SITE DATA

The subject site contains 0.39 acres; it has approximately 100 linear feet of frontage along West Miller Road. The site is accessed from West Miller Road.

CONSIDERATIONS

1. The applicant is requesting a variance to Sections 4.35 and 4.44 in the GDC regarding parking area landscaping and screening of parking areas. Any changes to the site layout to accommodate parking area landscaping will result in insufficient parking spaces.
2. Section 4.35 in the GDC has specific requirements for parking area landscaping.
 - Living landscape materials must cover a minimum of five (5) percent of the total parking lot area.
 - A landscaped island must be located at the terminus of each parking row, and must contain a minimum of one (1) large canopy tree.

- Landscaped islands must be a minimum of six (6) feet by eighteen (18) feet, or one hundred and eight (108) square feet, in order to provide adequate permeable area for large tree root growth and for maintenance of landscaping.
 - There must be a minimum of one (1) large canopy tree within sixty-five (65) feet of every parking space.
 - One large canopy tree is required for every ten (10) parking spaces.
3. Section 4.44 in the GDC states that screening for parking is required adjacent to a public street; the City encourages the integration of parking area screening elements into the landscape buffer design. An applicant must be in compliance with one of the below options provided:
- Option 1. Screening is required with a 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, in accordance with Section 4.33(D); or
 - Option 2. An earthen berm may be used for screening provided that the berm is completely covered with evergreen vegetation (including shrubs and groundcovers) that will achieve a continuous, solid visual screen at least three (3) feet.
4. The parking ratio for a Restaurant is one (1) parking space for every one hundred (100) square feet of gross floor area. The square footage of the existing restaurant is 1,245 square feet and the combined gross floor area of the existing building and proposed addition is approximately 1,899 square feet; therefore, the parking requirement for the subject property is nineteen (19) parking spaces. The site plan currently reflects nineteen (19) parking spaces. Based on the site plan provided by the applicant, aerial maps, and site observations, there is sufficient available space on the subject property to meet the parking requirement. However, any additional parking lot landscaping will result in a loss of required parking spaces.
5. The applicant is proposing a fifteen (15) foot wide landscape buffer along West Miller Road. The landscape buffer includes three (3) canopy trees whereas only two (2) canopy trees are required. The proposed vegetation may provide some screening for the parking spaces, although the parking will be visible from the public street. Due to site constraints, it will be a challenge to add more vegetation to fully screen the parking area.

STAFF RECOMMENDATION

Staff recommends approval of a variance to Sections 4.35 and 4.44 of the Garland Development Code for parking area landscaping and parking area screening. Full compliance with Sections 4.35 and 4.44 of the GDC will negatively impact the parking layout creating a physical hardship on the subject site. Moreover, the applicant is providing an extra tree to maintain the 15-foot landscape buffer, aesthetic and visual effect.

ADDITIONAL INFORMATION

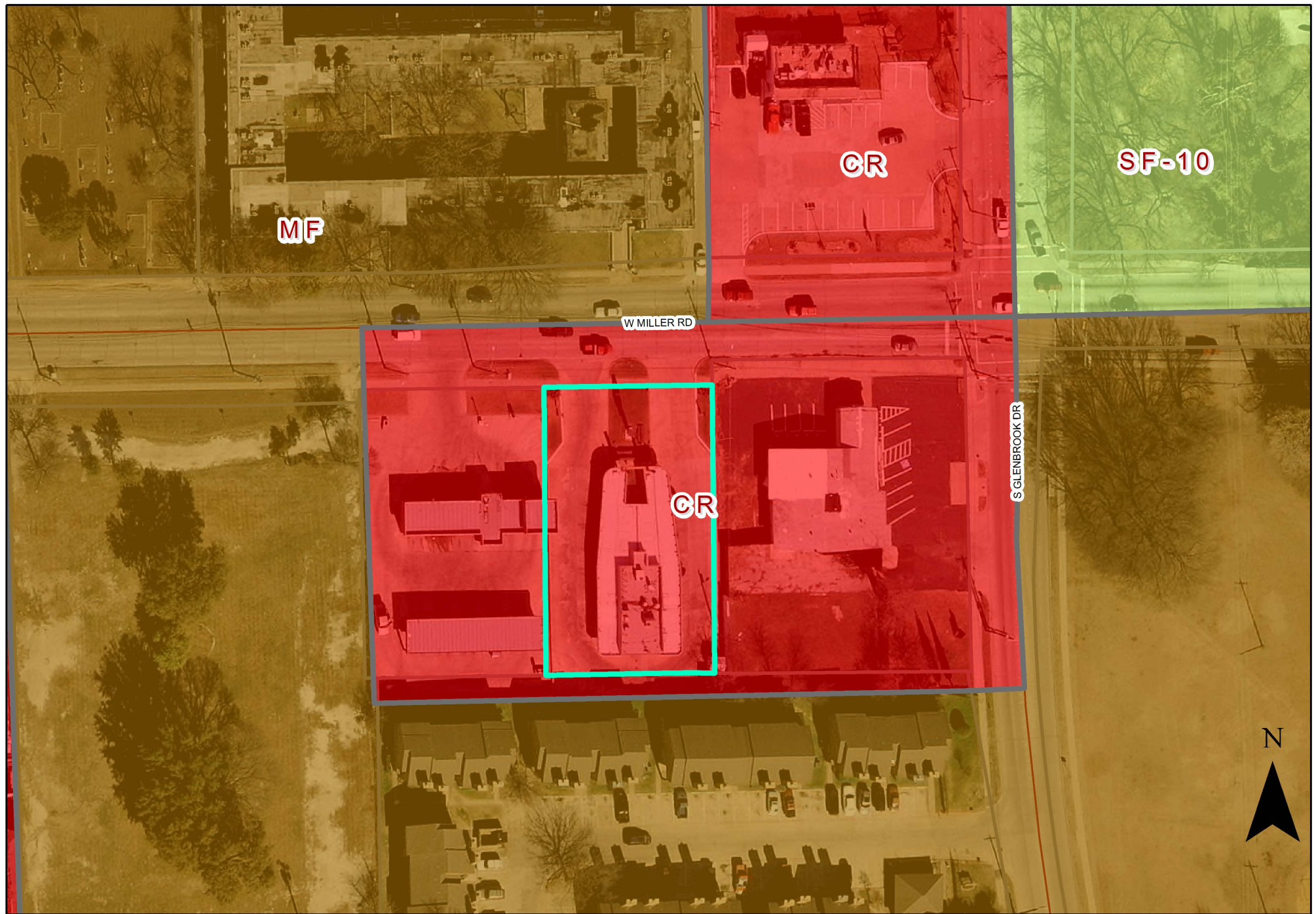
- i. Location Map
- ii. Drawings
- iii. Photos

PREPARED BY:

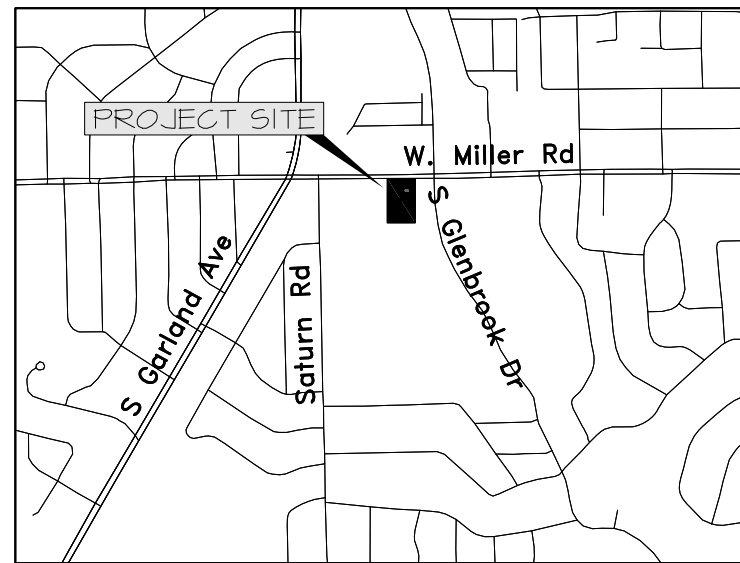
Nabiha Ahmed
Development Planner
Planning and Community Development
972-205-2453
nahmed@garlandtx.gov

REVIEWED BY:

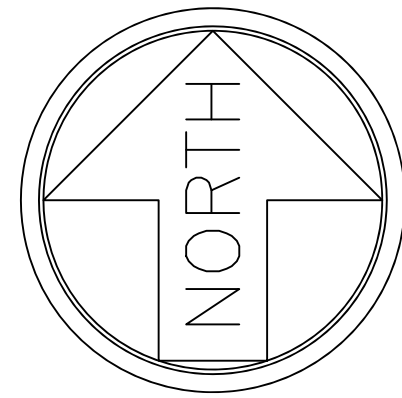
Will Guerin
Director of Planning
Planning and Community Development



0 50 100 Feet 1 inch = 75 feet	Variance SL 19-01	 INDICATES AREA OF REQUEST
--	----------------------------	--



LOCATION MAP
(not to scale)



0 20 40

SCALE: 1" = 20'

SITE & PERIMETER LANDSCAPING

CODE SECTION	CODE REQUIREMENT	REQUIRED	PROVIDED
4.34 (A)	MIN. 10% OF TOTAL SITE AREA (TOTAL SITE AREA = 17000 SQ. FT.)	1,700 SQ. FT. (10%)	2,242 SQ. FT.
4.34(B)(1)(b)	LANDSCAPE BUFFERS	15 FT.	15 FT.
4.34(B)(3)(a)	BUFFER PLANT MATERIALS - FOR EVERY 30 FT., 1 LARGE TREE ALONG WITH 7 SHRUBS	1 TREES	3 TREES
		7 SHRUBS	18 SHRUBS
4.34(B)(3)(c)	GROUNDCOVER GRASS (75% OF BUF. AREA)	566 SQ. FT.	1,934 SQ. FT.
4.34(B)(3)(c)	GROUNDCOVER ASIAN JASMINE (25% OF BUF. AREA)	161 SQ. FT.	308 SQ. FT.

PARKING AREA LANDSCAPING ***

CODE SECTION 4.35

SCREENING OF PARKING AREA ***

CODE SECTION 4.44

*** THERE IS NO AVAILABLE SPACE ON THIS SITE TO ACCOMMODATE THE REQUIREMENT FOR PARKING AREA LANDSCAPING AND SCREENING. THE PROPOSED RESTAURANT AREA HAVE BEEN REDUCED TO MEET THE PARKING REQUIREMENT AND NONE OF THE PARKING AREA CAN BE TAKEN FOR LANDSCAPING. A VARIANCE HAS BEEN REQUESTED.

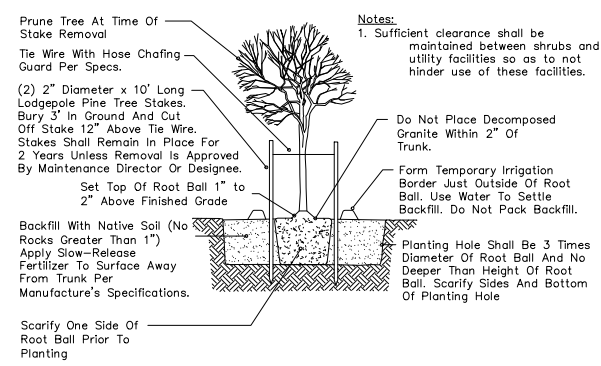
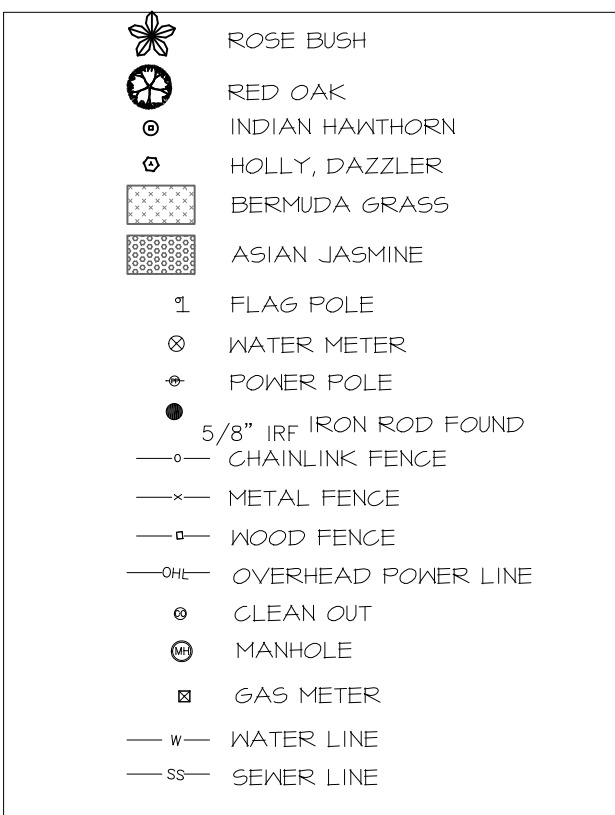
PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE/SPACING	QTY.
RED OAK	QUERCUS SHUMARDII	3" CALIPER 8"-10" MIN. HEIGHT, CONTAINER GROWN	3 EA.
HOLLY, DAZZLER	ILEX CORNUTA "DAZZLER"	EXISTING	EXISTING
INDIAN HAWTHORN	RAPIHOLRPIIS INDICA	1 GAL. @ 3 FT. SPACING	18 EA.
ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL. @ 1 FT. SPACING	308 SQ. FT.
BERMUDA GRASS	CYNODON DACTYLON	BLOCKED SOD	1,682 SQ. FT.

MAINTENANCE:

1. The owner, tenant and for their agent, if any, shall be jointly and generally responsible for the maintenance of all landscaping.
2. All required landscaping should be maintained to a size and orderly maintain at all times. This shall include but not to be limited mowing edging, grading, installing water lines, weeding, and other such activities common to the maintenance of landscaping.
3. All plant materials shall be maintained in a healthy and growing condition as in appropriate for the season of the year.
4. All plant materials shall conform to the standard of the approved plant list of the City of Garland.
5. Landscape area shall be kept free of trash, litter, and weeds.
6. All landscape areas shall be constructed, and maintained so as not to obstruct view of motorist between the street and access drive. Visibility easements shall remain unobstructed at all times.

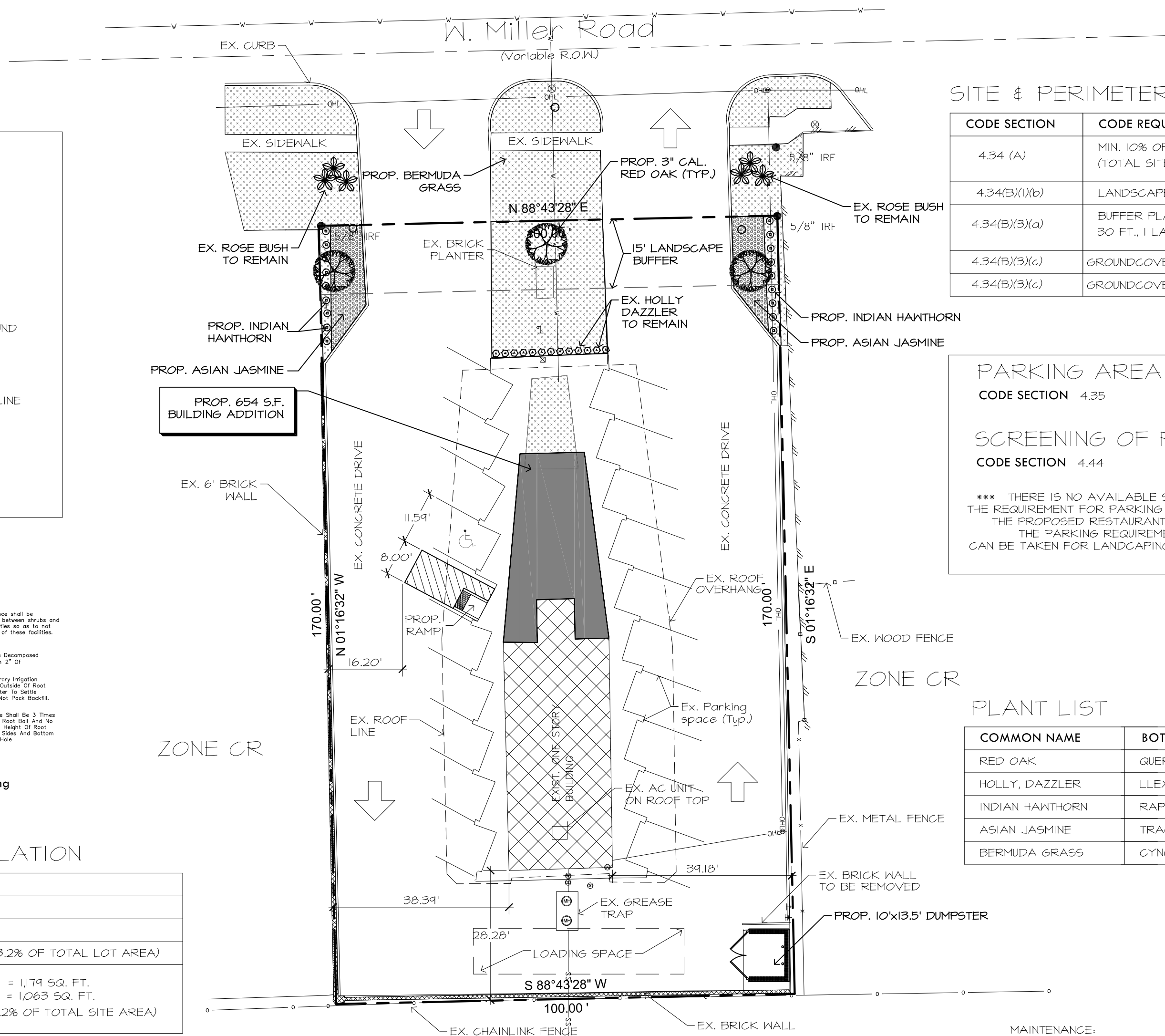
LEGEND



IMPERVIOUS CALCULATION

TOTAL SITE AREA	17,000 SQ. FT.
TOTAL IMPERVIOUS AREA	15821 SQ. FT.
TOTAL IMPERVIOUS PERCENT	93%
LANDSCAPED AREA (*)	2,242 SQ. FT. (13.2% OF TOTAL LOT AREA)

(*) LANDSCAPE AREA IN PRIVATE PROPERTY = 1179 SQ. FT.
LANDSCAPE AREA IN THE PARKWAY (PUBLIC) = 1,063 SQ. FT.
TOTAL LANDSCAPE AREA = 2,242 SQ. FT. (13.2% OF TOTAL SITE AREA)



ZONE MF

SL 19-01



Looking at subject property from West Miller Road



Looking north of the subject property from West Miller Road.



Looking west of the subject property from West Miller



GARLAND

Plan Commission

4.

Meeting Date: 03/11/2019

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - March 25, 2019



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission

FROM: Kira Wauwie, AICP, and Principal Planner

DATE: March 11, 2019

SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the March 25, 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 **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 Centerville Road. (District 4) (File Z 19-02)

5. 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 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)
6. Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 16-35 for Mixed-Uses for 1) an amended Concept Plan, 2) an amended Trail Master Plan, 3) a Detail Plan and 4) a landscape variance for development of a Restaurant (full service restaurant). This property is located at 4595 North Garland Avenue. (District 7) (File Z 19-04)
7. Consideration of the application of **RPGA Design Group, Inc. - Architects**, requesting approval of a Change in Zoning from Planned Development (PD) District 83-39 for Residential Uses and Agricultural (AG) District to Community Retail (CR) District. This property is located at 1501 Rowlett Road. (District 3) (File Z 19-05)
8. Consideration of the application of **Tavacon, LLC.**, requesting approval of an amendment to Planned Development (PD) District 13-28 for Shopping Center Uses for 1) an amended Concept Plan, 2) a Detail Plan and a Specific Use Provision for a Carwash Automated/Rollover. This property is located at 2620 Arapaho Road. (District 7) (File Z 19-06)