



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
February 26, 2018 at 7:00 p.m.

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

A pre-meeting will begin at 5:15 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

MINUTES

- a. Consider approval of the minutes for the February 12, 2018 meeting.

PLATS

- a. Platinum Storage Centerville Addition Final Plat
- b. Jefferson Woodlands Addition Final Plat
- c. Gramercy Park Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

ZONING

- a. Consideration of the application of **NH Consulting**, requesting approval of 1) Amendments to Planned Development (PD) 06-08 District for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service, 3) a Specific Use Provision for Hotel/Motel, Limited Service and 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding perimeter landscaping. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
- b. Consideration of the application of **ADI, Inc.** requesting approval of a Detail Plan for General Office Uses. This property is located west of the intersection of Guthrie Road and Broadway Boulevard. (District 4) (File Z 17-33)
- c. Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (Applicant requests postponement to the April 9, 2018 Plan Commission Meeting).
- d. Consideration of the application of **Claymoore Engineering**, requesting a Detail Plan approval for Medical/Dental Office use on a property zoned Planned Development (PD) District 06-58 for Community Office (CO) Use. This property is located at 6650 Naaman Forest Boulevard. (District 7) (File Z 18-04)

- e. Consideration of the application of **Calvert & Co/Architects, Inc.**, requesting 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor. This property is located at 3300 South Shiloh Road. (District 5) (File Z 18-06)
- f. Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on property zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses. This property is located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive. (District 5) (File Z 18-13)

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

a.

Meeting Date: 02/26/2018

Item Title: Plan Commission Minutes - February 12, 2018

Summary:

Consider approval of the minutes for the February 12, 2018 meeting.

Attachments

Plan Commission Minutes - February 12, 2018 Attachment

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 12, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Louis Moore
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Scott Roberts
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega
Staff	Isaac Williams
Staff	Nabiha Ahmed

CALL TO ORDER

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

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Moore to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn, to approve items 1a, 2a, and 2b. **Motion carried:** 8 ayes, 0 nays.

MINUTES

- 1a. **APPROVED**** Approval of Minutes for the regular meeting of January 22, 2018.

PLATS

2a. **APPROVED**** North Country Club Estates Preliminary Plat

2b. **APPROVED**** Salmeron Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

- 3a. Consideration of the application of **RGA Architects**, requesting approval of a Specific Use Provision for a High Risk Use on property zoned Industrial (IN) District. This property is located at 3502 Regency Crest Drive. (District 5) (File Z 18-03)

Representing the applicant, Shane Harris, 301 South Oak Street, Roanoke, Texas and John LaForce, 1811 Enchanted Cove, Wylie, Texas, provided additional information regarding polyethylene glycol and EPA regulations.

Commissioner Dalton requested information on polyethylene glycol and equipment used with this chemical.

Commissioner Welborn asked of the staff the number of tanks being requested at this time.

Staff clarified the actual high risk chemical to be used, will be stored indoors and verified the number of tanks being requested.

Chairman Roberts asked of the applicant if the request has been reviewed by the FAA.

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

- 3b. Consideration of the application of **Monk Consulting, Inc.**, requesting approval of a 1) an Amendment to Planned Development (PD) 97-39 District for Community Retail Uses, 2) a Concept Plan, 3) a Detail Plan for Church or Place of Worship and 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding perimeter landscaping. This property is located at 4440 Waterhouse Boulevard. (District 3) (File Z 18-05)

Representing the applicant, Gerald Monk, 1200 West State Street, Garland, Texas, was available for questions. There were no questions of this speaker.

The applicant, Greg Wallis, 2313 Ridge Road, Rockwall, Texas, provided additional information regarding remaining acreage to be utilized for future expansion, future entry/exit locations and briefly spoke on the results of the parking study.

Commissioner Edwards inquired as to the use of the additional acreage and possible use of entrance/exit location off of Interstate 30.

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

- 3c. Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of 1) an Amendment to Planned Development (PD) 17-04 District for Single-Family Attached (Townhouse) Uses and 2) an Amended Detail Plan for Dwelling, Single-Family Attached (Townhouse) Use. This property is located to the east of Lavon Drive, between Foster Road and Crist Road. (District 1) (File Z 18-07)

Representing the applicant, Noah Flabiano, 8214 Westchester Drive, Suite 710, Dallas, Texas 75225, provided a brief overview of the request and information on the lots being increased in size.

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

ADJOURNMENT

There being no further business to come before the Plan Commission, Chairman Roberts adjourned the meeting at 7:18 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

a.

Meeting Date: 02/26/2018

Item Title: Platinum Storage Centerville Addition Final Plat (District 2)

Summary:

Platinum Storage Centerville Addition Final Plat

Attachments

Platinum Storage Centerville Addition Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-05/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018

FINAL PLAT

Platinum Storage Centerville Addition

LOCATION

East of the Intersection of High Meadow Drive and East Centerville Road

ZONING

Planned Development District (PD) 15-19

NUMBER OF LOTS

2

ACREAGE

13.72

BACKGROUND

The subject property is currently unplatted. The applicant is proposing a final plat for the development of a Self-Storage Facility. The proposed plat is in compliance with Planned Development (PD) District 15-19.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

IN

86-5

PD 85-62

PD 86-54

PD 00-19

SF-7

GROSS
COURTS DR
DOVE DR
EAST VIEW
DR

MACKEY ST

MCCORMICK ST

CAPTAIN RD

GARRISON WY

CRABTREE ST

QUAIL DR

LYRIC DR

GATEWAY DR

LEGEND DR

RUSTIC CREEK DR
NOVEL DR

SOUTH
CREEK DR

PD 01-17

S 09-18

AG

CR

HIGH MEADOW DR

86-54

86-90

PD 06-10

PD 03-63

PD 15-12

TIMBER OAKS DR

E CENTERVILLE RD

PD 15-19

PD 13-01

AG

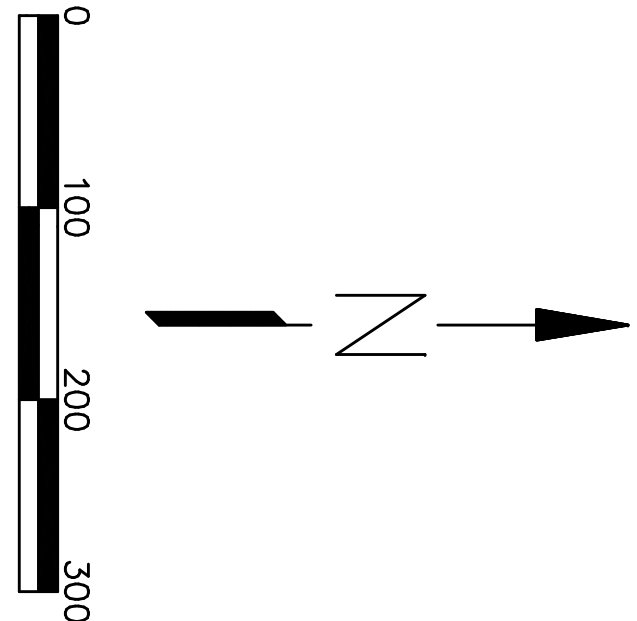
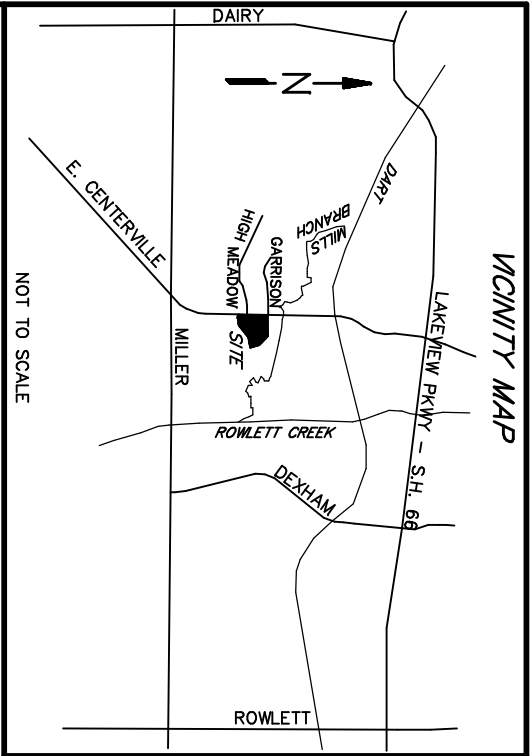


0 230 460 Feet
1 inch = 465 feet

PLAT MAP P 18-05



INDICATES AREA
OF INTEREST

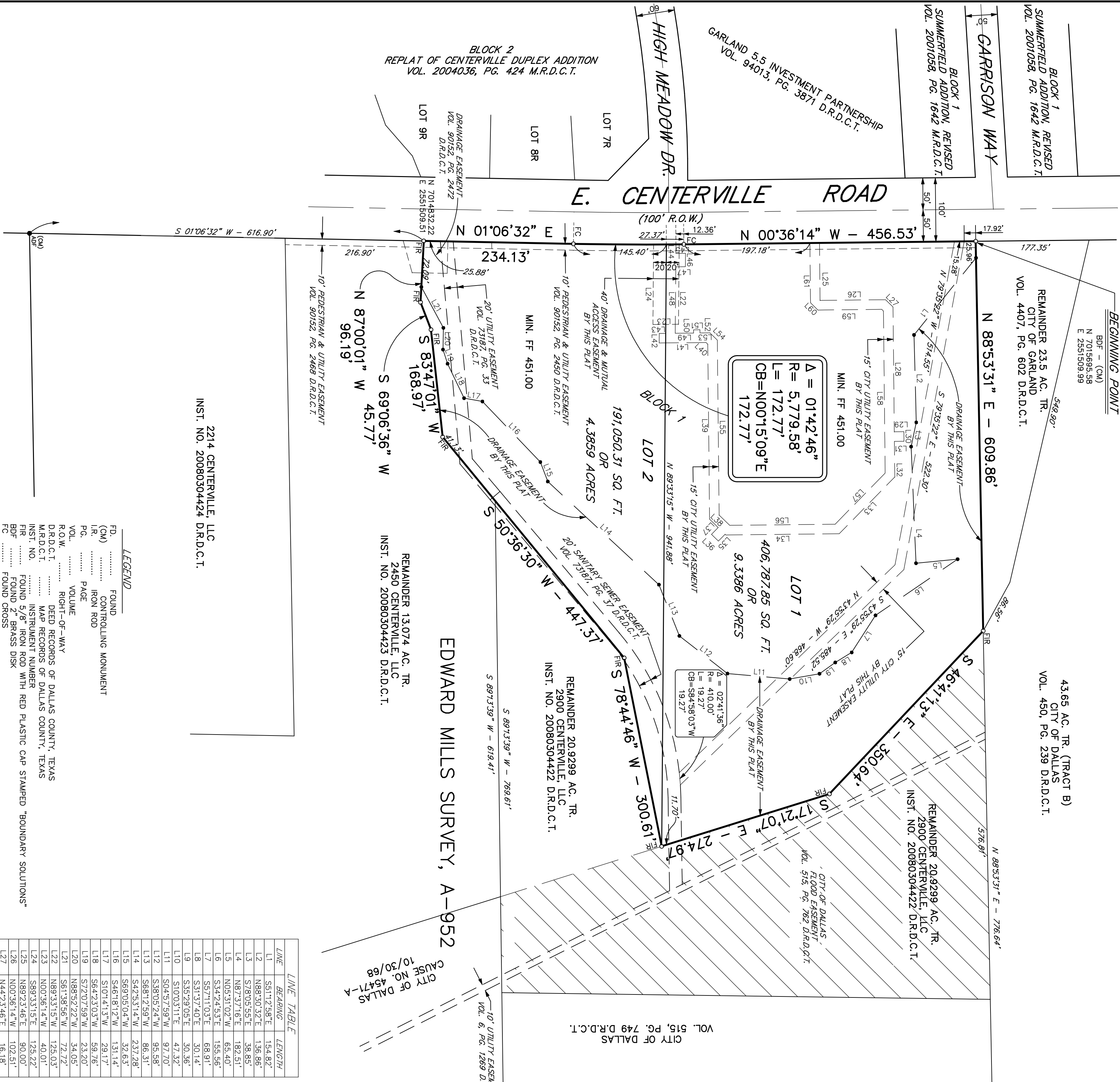


APPROVED and ACCEPTED for the City of Garland, Texas
this the _____ day of _____, 2018

Chairman of the City Plan Commission

Director of Planning

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



LINE	BEARING	LENGTH
L28	N89°23'46\"	195.46'
L29	N89°23'46\"	195.46'
L30	N89°23'46\"	195.46'
L31	N89°23'46\"	195.46'
L32	N89°23'46\"	195.46'
L33	N89°23'46\"	195.46'
L34	N89°23'46\"	195.46'
L35	N89°23'46\"	195.46'
L36	N89°23'46\"	195.46'
L37	N89°23'46\"	195.46'
L38	N89°23'46\"	195.46'
L39	N89°23'46\"	195.46'
L40	N89°23'46\"	195.46'
L41	N89°23'46\"	195.46'
L42	N89°23'46\"	195.46'
L43	N89°23'46\"	195.46'
L44	N89°23'46\"	195.46'
L45	N89°23'46\"	195.46'
L46	N89°23'46\"	195.46'
L47	N89°23'46\"	195.46'
L48	N89°23'46\"	195.46'
L49	N89°23'46\"	195.46'
L50	N89°23'46\"	195.46'
L51	N89°23'46\"	195.46'
L52	N89°23'46\"	195.46'
L53	N89°23'46\"	195.46'
L54	N89°23'46\"	195.46'
L55	N89°23'46\"	195.46'
L56	N89°23'46\"	195.46'
L57	N89°23'46\"	195.46'
L58	N89°23'46\"	195.46'
L59	N89°23'46\"	195.46'
L60	N89°23'46\"	195.46'

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM AN UNPLATTED TRACT OF LAND.

2. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

3. BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, ZONE 12N, DATUM 1983, ELEVATION 100.00 FEET.

4. EXISTING LOT CORNER IS MONUMENTED BY A 6\" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'P&S 5111'.

5. SELLING A PORTION OF THIS ADDITION BY METES AND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

6. MIN. FFE ARE DERIVED FROM 2' MINIMUM ABOVE THE ADJACENT 100' YEAR FLOOD LINE FROM THE ROWLETT H. HOFF & Associates, Inc. (dated November 1988).

COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 DATUM, ZONE 12N, DATUM 1983, ELEVATION 100.00 FEET. (2002 DATUM) MONUMENTS 120 AND 121:

GPS 120 - N 2015356.06 Z=4683.14

GPS 121 - N 2017293.19 Z=4641.58

2080 NORTH HIGHWAY 360, #240
GRAND PRAIRIE, TEXAS 75050
PH. 214-235-0367
Paul@cumulusdesign.net

CUMULUS DESIGN
2080 NORTH HIGHWAY 360, #240
GRAND PRAIRIE, TEXAS 75050
PH. 214-235-0367
Paul@cumulusdesign.net

OWNER/DEVELOPER
RON VALK & SHAWN VALK
1834 S. FM 951
FATE, TEXAS 75159
PH. 469-222-1597
shawnvalk@gmail.com

AN ADDITION OF 13.7245 ACRES SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 952, CITY OF GARLAND, DALLAS COUNTY, TEXAS.

CASE NO. 150083-0

DAVIS LAND SURVEYING CO., INC.
9777 TERRYSON ROAD, SUITE 105
DALLAS, TEXAS 75228

REVISION 01/16/18
DATE 5/29/15
JDB NO. 14096

LINE	BEARING	LENGTH
L28	N89°23'46\"	195.46'
L29	N89°23'46\"	195.46'
L30	N89°23'46\"	195.46'
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2. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.

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4. EXISTING LOT CORNER IS MONUMENTED BY A 6\" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'P&S 5111'.

5. SELLING A PORTION OF THIS ADDITION BY METES AND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

6. MIN. FFE ARE DERIVED FROM 2' MINIMUM ABOVE THE ADJACENT 100' YEAR FLOOD LINE FROM THE ROWLETT H. HOFF & Associates, Inc. (dated November 1988).

COORDINATES SHOWN HEREON ARE BASED UPON THE 1983 DATUM, ZONE 12N, DATUM 1983, ELEVATION 100.00 FEET. (2002 DATUM) MONUMENTS 120 AND 121:

GPS 120 - N 2015356.06 Z=4683.14

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AN ADDITION OF 13.7245 ACRES SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 952, CITY OF GARLAND, DALLAS COUNTY, TEXAS.

CASE NO. 150083-0

DAVIS LAND SURVEYING CO., INC.
9777 TERRYSON ROAD, SUITE 105
DALLAS, TEXAS 75228

REVISION 01/16/18
DATE 5/29/15
JDB NO. 14096

STATE OF TEXAS:
COUNTY OF DALLAS:

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

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

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 Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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Notary Public for and in the State of Texas
My commission expires: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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Notary Public for and in the State of Texas
My commission expires: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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Notary Public for and in the State of Texas
My commission expires: _____

STATE OF TEXAS:
COUNTY OF DALLAS:

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STATE OF TEXAS:
COUNTY OF DALLAS:

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Notary Public for and in the State of Texas
My commission expires: _____

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COUNTY OF DALLAS:

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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 Ron Valk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

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 Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2018.

Notary Public for and in the State of Texas
My commission expires: _____

OWNER'S CERTIFICATE

OWNER'S DEDICATION



GARLAND

Plan Commission

b.

Meeting Date: 02/26/2018

Item Title: Jefferson Woodlands Addition Final Plat (District 7)

Summary:

Jefferson Woodlands Addition Final Plat

Attachments

Jefferson Woodlands Addition Final Plat Report and Attachments

Planning Report

File No: P 18-07/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018



GARLAND

TEXAS MADE HERE

FINAL PLAT

Jefferson Woodlands Addition

LOCATION

The site is located on the northwest side of North Garland Avenue, approximately 500 feet from to the northeast of the intersection of North Garland Avenue and Arapaho Road.

ZONING

Planned Development (PD) District 16-35 District for Multi-Family Uses

NUMBER OF LOTS

1 Lot

ACREAGE

15.180 acres

BACKGROUND

The proposed plat consists of one (1) lot and one (1) block. The proposed final plat is in compliance with Planned Development (PD) 16-35 District which allows the site to be developed with Dwelling, Multi-Family. 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

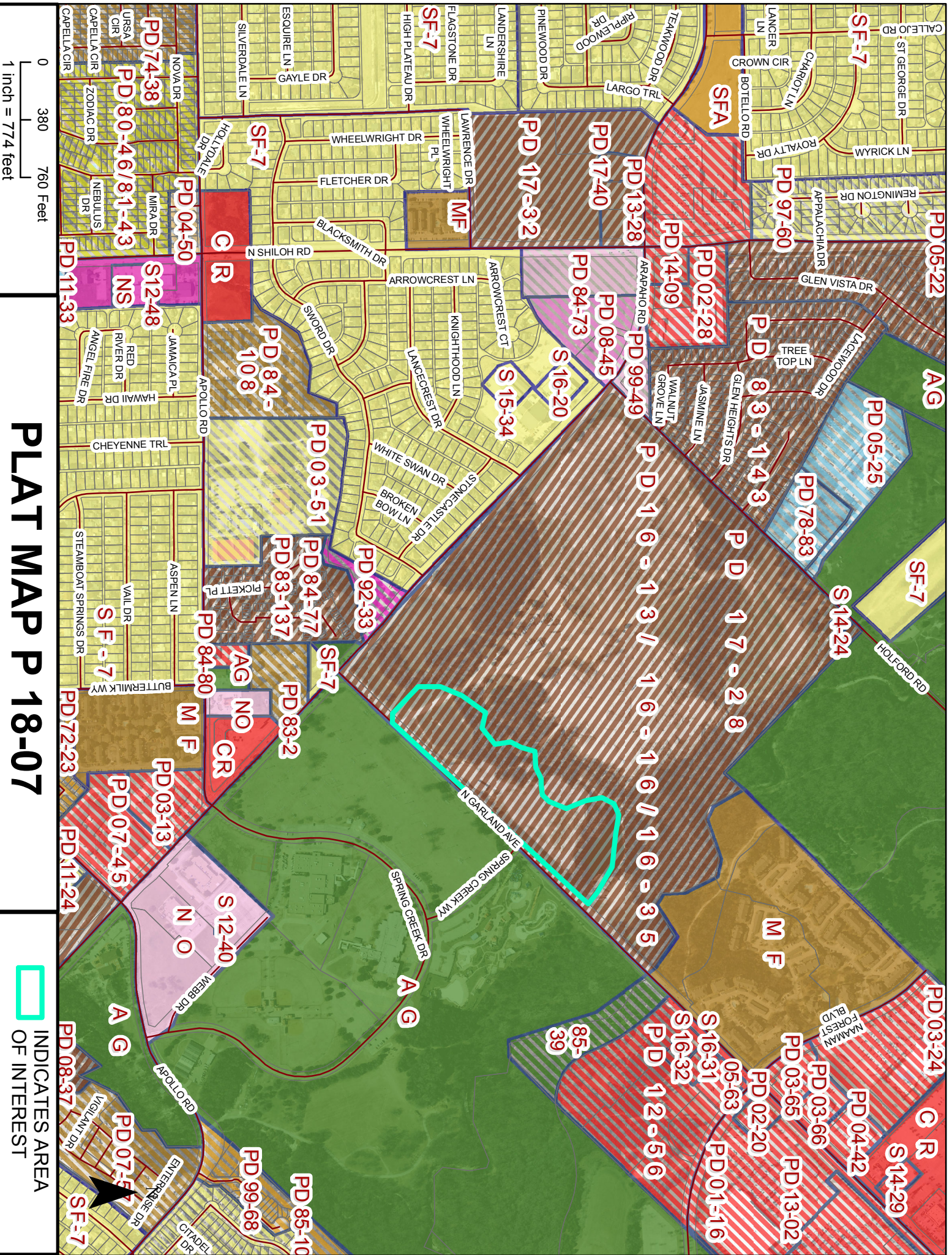
- i. Location Map
- ii. 8x11 Plat

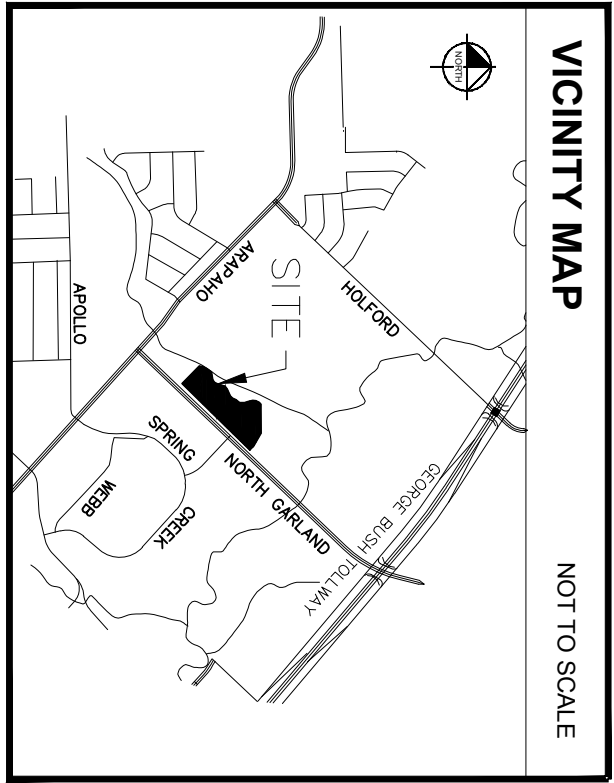
PREPARED BY:

Josue De La Vega
Development Planner
Planning and Community Development
972-205-2454
jdelaavega@garlandtx.gov

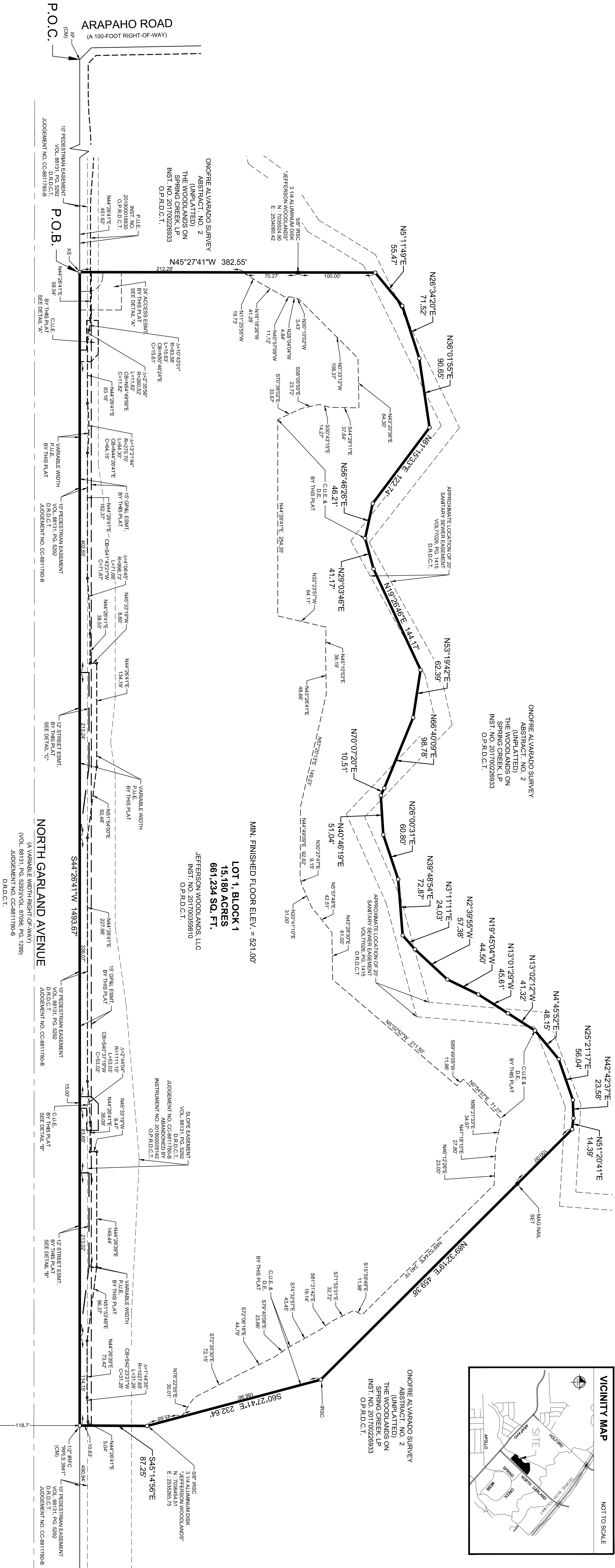
REVIEWED BY:

Will Guerin, AICP
Director of Planning





ONOFRE ALVARADO SURVEY
ABSTRACT NO. 2
(UNPLATTED)
THE WOODLANDS ON
SPRING CREEK, L.P.
INST. NO. 201700228933
O.P.R.D.C.T.



SPRING CREEK VILLAGE NO. 3
LOT 1, BLOCK 1
VOL. 38050 PG. 667
D.R.D.C.T.

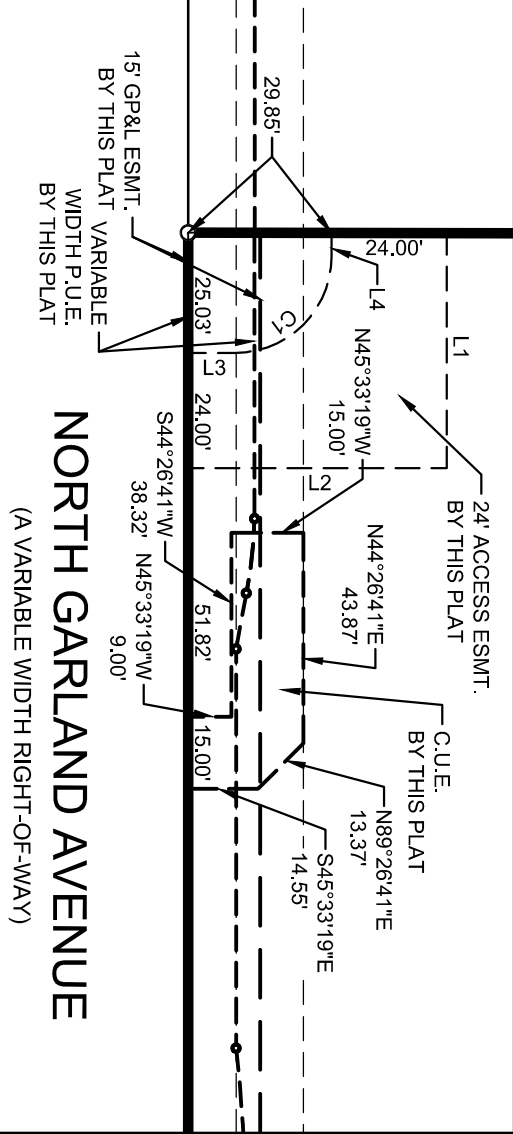
GENERAL NOTES:

- THE BASIS OF BEARING IS NAD83 (GCRS86, EPOCH 2011) TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). THE BASIS OF DISTANCE IS THE INTERNATIONAL METRIC SYSTEM. THIS SURVEY IS BASED ON A LINE ORIENTED BETWEEN COLE DA CARLINS MONUMENTS 114 AND 115 FOUND IN THE FIELD VIA RTK GPS METHODS, WHOSE POSITIONS ARE PUBLISHED ON THE TEXAS COORDINATE SYSTEM, OF 1983, NORTH CENTRAL ZONE 4202. THE HORIZONTAL COORDINATES OF THIS SURVEY ARE GRID COORDINATES DERIVED FROM GARLAND MONUMENT 114.
GPS 114 N: 709877.632 E: 255066.881 Z: 550.59
GPS 115 N: 703776.540 E: 2536748.454 Z: 543.36
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- MINIMUM FINISH FLOOR ELEVATION SHOWN ON THIS PLAT WAS DETERMINED FROM STUDY TITLED "JEFFERSON WOODLANDS FLOODPLAIN STUDY AND DOWNSTREAM ASSESSMENT" BY KIMLEY-HORN, DATED JANUARY 18, 2017.

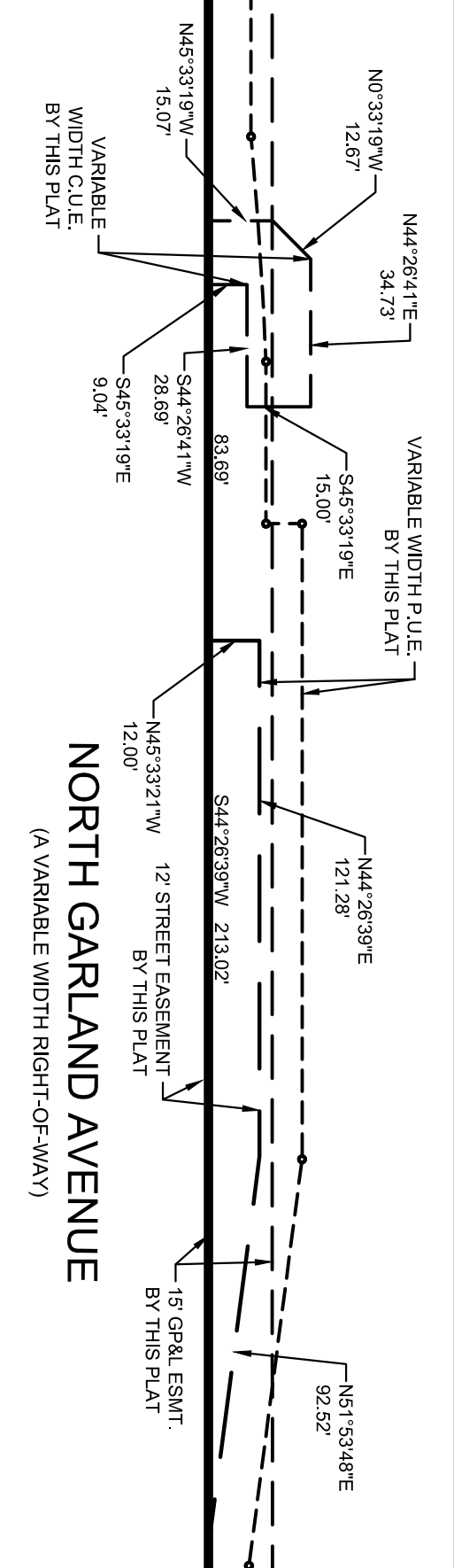
LINE TABLE			
NO.	BEARING	LENGTH	
L1	N44°26'41"E	48.89	
L2	S45°33'07"E	53.81	
L3	N45°33'19"W	9.81	
L4	S44°23'01"W	4.96	

CURVE TABLE			
NO.	DELTA	RAADIUS	LENGTH
C1	90°03'40"	20.00'	31.44'

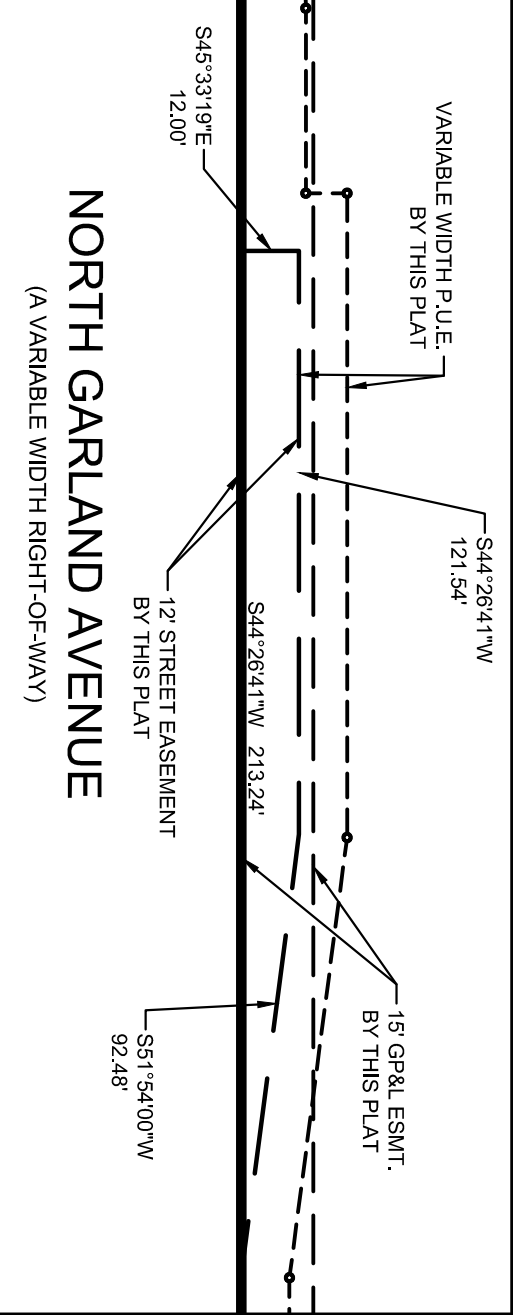
EASEMENT DETAIL "A"



EASEMENT DETAIL "B"



EASEMENT DETAIL "C"



OWNER:
JEFFERSON WOODLANDS, LLC
15.180 ACRES, BLOCK 1
13465 NOEL ROAD, SUITE 1800,
IRVING, TEXAS 75039
Contact: Mark Dwyer

ENGINEER:
Kimley-Horn and Associates, Inc.
13465 NOEL ROAD, SUITE 1800,
IRVING, TEXAS 75039
Contact: Mark Dwyer

OWNER:
JEFFERSON WOODLANDS, LLC
15.180 ACRES, BLOCK 1
13465 NOEL ROAD, SUITE 1800,
IRVING, TEXAS 75039
Contact: Mark Dwyer

FINAL PLAT
ADDITION
LOT 1, BLOCK 1
15.180 ACRES OUT OF
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 160811-1

Kimley»»Horn

13465 Noel Road, Two Galleria Office
Tower, Suite 1800, Dallas, Texas 75240
Tel. No. (972) 770-1300
Fax No. (972) 235-5260
Project No. 064446434
Sheet No. 1 OF 2

STATE OF TEXAS
COUNTY OF DALLAS §
OWNERS CERTIFICATE

WHEREAS, Jefferson Woodlands, LLC is the owner of a tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of a 15.1789 acre part of land, described in Special Warranty Deed to Jefferson Woodlands, LLC, recorded in Instrument No. 201700358910, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found for the east corner of a right-of-way corner clip at the intersection of the northwest right-of-way line of North Garland Avenue (a variable width right-of-way) with the northeast right-of-way line of Asapho Road (a 100-foot right-of-way);

THENCE with said northwest right-of-way line, North 44°28'41" East, a distance of 451.62 feet to an "X" cut in concrete set for the **POINT OF BEGINNING**;

THENCE departing said northwest right-of-way line, North 45°27'41" West, passing at a distance of 282.55 feet a 5/8-inch iron rod with aluminum cap stamped "JEFFERSON WOODLANDS" set on line and continuing in all a total distance of 382.55 feet to a point in the meanders of a creek;

THENCE with the meanders of said creek the following courses and distances to wit:

North 5°11'48" East, a distance of 55.47 feet to a point for corner;
North 26°34'20" East, a distance of 71.52 feet to a point for corner;
North 81°15'33" East, a distance of 122.74 feet to a point for corner;
North 56°48'28" East, a distance of 46.21 feet to a point for corner;
North 29°03'48" East, a distance of 41.17 feet to a point for corner;
North 19°28'48" East, a distance of 144.17 feet to a point for corner;
North 53°19'42" East, a distance of 62.39 feet to a point for corner;
North 66°40'09" East, a distance of 98.78 feet to a point for corner;
North 70°07'20" East, a distance of 10.51 feet to a point for corner;
North 40°48'19" East, a distance of 51.04 feet to a point for corner;
North 26°00'31" East, a distance of 50.80 feet to a point for corner;
North 39°48'54" East, a distance of 72.87 feet to a point for corner;
North 3°11'11" East, a distance of 24.03 feet to a point for corner;
North 2°39'55" West, a distance of 44.50 feet to a point for corner;
North 19°45'04" West, a distance of 44.50 feet to a point for corner;
North 13°01'29" West, a distance of 45.61 feet to a point for corner;
North 13°01'12" West, a distance of 41.32 feet to a point for corner;
North 4°45'52" East, a distance of 48.15 feet to a point for corner;
North 25°21'17" East, a distance of 56.04 feet to a point for corner;
North 42°42'37" East, a distance of 23.58 feet to a point for corner;
North 51°20'41" East, a distance of 14.39 feet to a point for corner;

THENCE departing said meanders, the following courses and distances, to wit:

North 89°32'18" East, passing at a distance of 100.00 feet a mag nail set on line and continuing in all a total distance of 459.38 feet to a 5/8-inch iron rod with plastic cap stamped "K445" set on line;
South 60°22'24" East, a distance of 232.64 feet to a 5/8-inch iron rod with aluminum cap stamped "JEFFERSON WOODLANDS" set;
South 45°14'58" East, a distance of 87.25 feet to a 1/2-inch iron rod with plastic cap marked "RPLS 3841" found in said northwest right-of-way line of North Garland Avenue;

THENCE with said northwest right-of-way line, South 44°26'41" West, a distance of 1493.67 feet to the **POINT OF BEGINNING** and containing 15.180 acres or 681.234 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

OWNERS DEDICATION

That **JEFFERSON WOODLANDS, LLC**, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **JEFFERSON WOODLANDS ADDITION** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple, to the City of Garland, Texas, the property described in this plat, together with all rights and interests therein, to be held for the purposes indicated. All easements dedicated by this plat shall be open to all public and private utilities without limitation, using or desiring to use the same for the purposes indicated. However, notwithstanding any other language contained herein to the contrary, any and all activities within easement areas of third-party utilities shall not interfere with the City of Garland's use or scope of the easement. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat in such a manner as to restrict the use of scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over, upon, across and within the easement area; (2) the right to enter the easement area to inspect, operate, repair, replace, alter, expand and remove those facilities; (3) to enter upon, pass through, and have ingress and egress to any adjoining property for the purpose of obtaining access to the easement area; (4) the right from time to time at its cost, trim trees or shrubbery, or cause to be trimmed, within an easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (5) the right to place, install, maintain, use, operate, repair, replace, alter, expand and remove those facilities. 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.

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.

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 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.

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

By: **JEFFERSON WOODLANDS, LLC**,

Printed Name _____
Title _____

STATE OF _____ §
COUNTY OF _____

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

NOTARY PUBLIC in and for the STATE OF _____

Printed Name _____

SURVEYOR'S AFFIRMATION:

I, Dana Brown, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that nonumentation 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.

Dana Brown
Registered Professional Land Surveyor No. 6336
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS

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

NOTARY PUBLIC in and for the STATE OF TEXAS

Printed Name _____

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

Chairman of the City Plan Commission _____

Director of Planning Department _____

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

AREA RESERVED FOR COUNTY FILING INFO.

FINAL PLAT
JEFFERSON WOODLANDS
ADDITION

LOT 1, BLOCK 1
15.180 ACRES OUT OF
ONOFRE ALVARADO SURVEY, ABSTRACT NO. 2
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 160811-1

Kimley»»Horn

OWNER:
JEFFERSON WOODLANDS, LLC
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
IRVING, TEXAS 75039
Contact: Mark Denyer

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TX 75240
TEL: 469-301-2580
Contact: Peyton McGee, P.E.

Scale 1" = ##
Drawn By DWP
Checked by DAB
Date MAY 2017
Project No. 064446434
Sheet No. 2 OF 2



GARLAND

Plan Commission

C.

Meeting Date: 02/26/2018

Item Title: Gramercy Park Addition Final Plat (District 1)

Summary:

Gramercy Park Addition Final Plat

Attachments

Gramercy Park Addition Final Plat Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 18-10/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018

FINAL PLAT

Gramercy Park

LOCATION

Southwest of the intersection of Campbell Road and Holford Road

ZONING

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

NUMBER OF LOTS

112 Residential Lots and 10 Common area lots

ACREAGE

25.895

BACKGROUND

The proposed Final Plat is comprised of Lots 1-12, Block 2; Lots 1-26, Block 3; Lots 1-34, Block 4; Lots 1-27, Block 5; and Lots 1-13, Block 6. HOA (open space) Lots 1 and 2, Block 1; Lots 13 and 14, Block 2; Lots 27 and 28, Block 3; Lots 35 and 36, Block 4 and Lots 14 and 15, Block 6 are all lots to be owned and maintained by the HOA. The Final Plat is in conformance with the approved Preliminary Plat and Detail Plan under Planned Development (PD) 17-35 for Mixed Uses.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

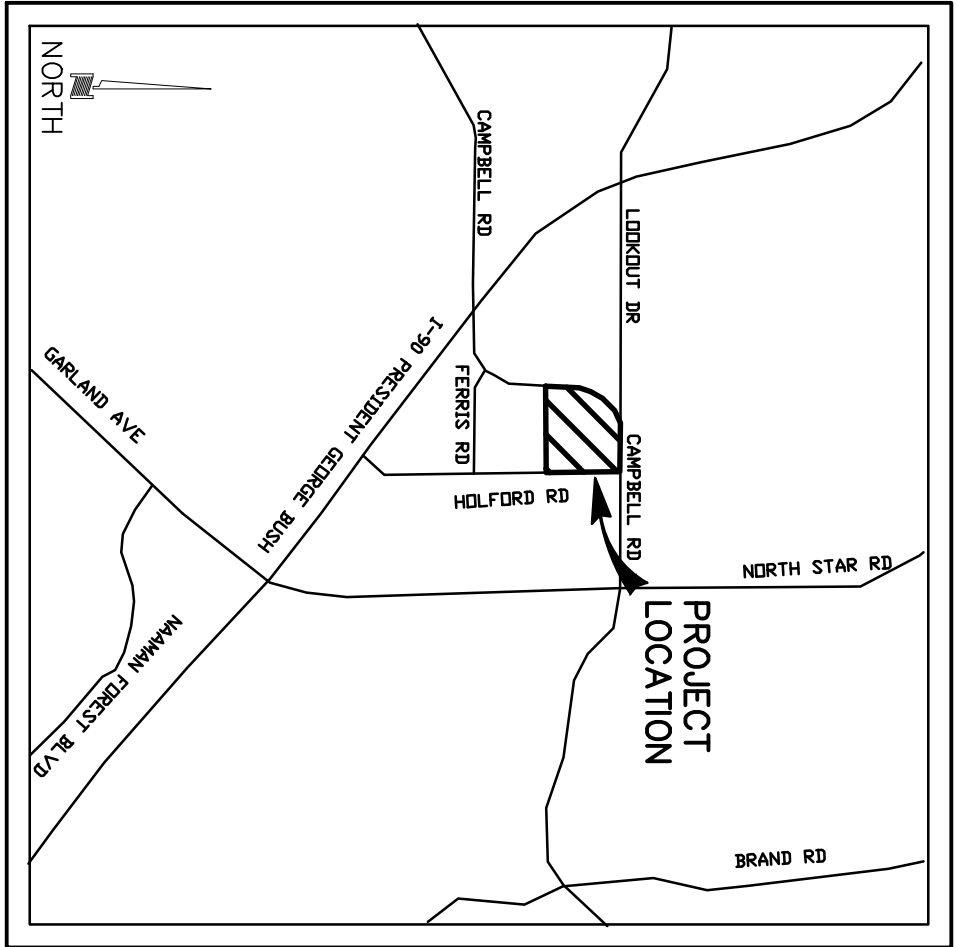
PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning





- LEGEND**
- HOA = HOME OWNERS ASSOCIATION
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - CUE = CITY UTILITY EASEMENT
 - PUE = PEDESTRIAN AND UTILITY EASEMENT
 - GPLE = GARLAND POWER AND LIGHT EASEMENT
 - <CM> = CONTROL MONUMENT
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - ◇ = DENOTES STREET NAME CHANGE
 - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - ① = BLOCK DESIGNATION
 - = EXIST. EASEMENT SEGMENT TO BE ABANDONED BY THIS PLAT
 - ▨ = EXIST. EASEMENT SEGMENT TO REMAIN
 - = ABSTRACT / SURVEY LINE
 - = CENTERLINE

- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202.
 2. COORDINATES SHOWN HEREON ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83, EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 159 AND 160.
 - NO. 159
E. 7044505.822
N. 150448.907
Z. 5784507.980
 - NO. 160
E. 7044505.807
N. 150448.907
Z. 5784507.983
 3. ALL EASEMENTS SHOWN HEREON ARE DERIVED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
 4. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES AT CORNER LOTS IN CHAPTER 8 OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
 5. EACH LOT CORNER INCLUDING EXTERIOR BOUNDARY IS MONUMENTED BY A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DAA" UNLESS DENOTED OTHERWISE AND SHALL BE SET UPON THE COMPLETION OF CONSTRUCTION.
 6. ANY AND ALL MAINTENANCE OF HOA COMMON AREA LOTS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.
 7. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION POND EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOA, THEIR HEIRS, OR ASSIGNS.
 8. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
 9. PARKING LOCATED WITHIN THE RIGHT OF WAY PARKWAY SHALL BE MAINTAINED BY THE HOA ACCORDING TO CITY OF GARLAND APPROVED LICENSE AGREEMENT.
 10. A G.P.L. UTILITY ACCESS EASEMENT IS DEDICATED BY THIS PLAT, OVER, ACROSS, AND UPON THAT PORTION OF LOT 1, BLOCK 1, FROM ITS MOST SOUTHERLY LINE AT BELLEVUE AVENUE, NORTHERLY AND WESTERLY TO THE WEST LINE OF EXISTING 25' WIDE (3' ON EACH LOT, UNLESS OTHERWISE SHOWN) ALLEY, PROJECTED INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF CAMPBELL ROAD.
 11. A G.P.L. UTILITY ACCESS EASEMENT IS DEDICATED BY THIS PLAT, OVER, ACROSS, AND UPON THAT PORTION OF LOT 1, BLOCK 1, FROM ITS MOST SOUTHERLY LINE AT SOUTH TO THE NORTH LINE OF 10' G.P.L. EASEMENT DEDICATED BY THIS PLAT, AND FROM KENNEWICK DRIVE EAST TO HOLDFORD ROAD.

LOT LINE TABLE	
LINE	BEARING
LENGTH	
T1	N21°02'23"E
T2	S85°49'46"E
T3	S45°42'02"W
T4	N84°20'27"W
T5	N89°16'03"E
T6	N89°54'16"E
T7	S45°43'57"E
T8	S44°16'03"W
T9	S00°4'39"E
T10	N44°16'03"E
T11	S45°43'57"E
T12	S44°16'03"W
T13	N45°43'57"W
T14	N57°23'42"E
T15	S45°43'57"E
T16	S44°16'03"W
T17	N46°18'31"W
T18	N44°16'03"E
T19	S45°39'18"E
T20	S45°39'18"E
T21	S44°20'42"W

LOT LINE TABLE	
LINE	BEARING
LENGTH	
T22	N45°43'57"W
T23	N78°54'17"W
T24	N30°27'20"E
T25	N89°48'24"E
T26	S33°36'40"E
T27	N89°16'03"E

LOT CURVE TABLE			
CURVE	DELTA	TANGENT	CHORD
C1	191°16'37"	480.00'	83.22'
C2	37°22'59"	160.00'	54.13'
C3	90°00'00"	40.00'	40.00'
C4	90°00'00"	40.00'	40.00'
C5	331°18'35"	20.00'	5.98'
C6	141°17'24"	50.00'	142.34'
C7	35°45'51"	20.00'	6.65'
C8	33°28'28"	20.00'	6.01'
C9	90°00'00"	40.00'	40.00'
C10	90°00'00"	40.00'	40.00'
C11	55°19'48"	50.00'	26.21'
C12	35°08'22"	20.00'	6.91'
C13	331°18'35"	20.00'	5.98'
C14	156°37'10"	50.00'	142.89'
C15	163°44'23"	50.00'	350.00'
C16	163°44'23"	50.00'	350.00'
C17	163°44'23"	50.00'	350.00'
C18	163°44'23"	50.00'	350.00'
C19	163°44'23"	50.00'	350.00'
C20	26°40'55"	40.50'	9.60'
C21	39°35'36"	59.50'	21.42'
C22	35°35'23"	391.00'	13.28'
C23	37°29'11"	347.27'	10.57'

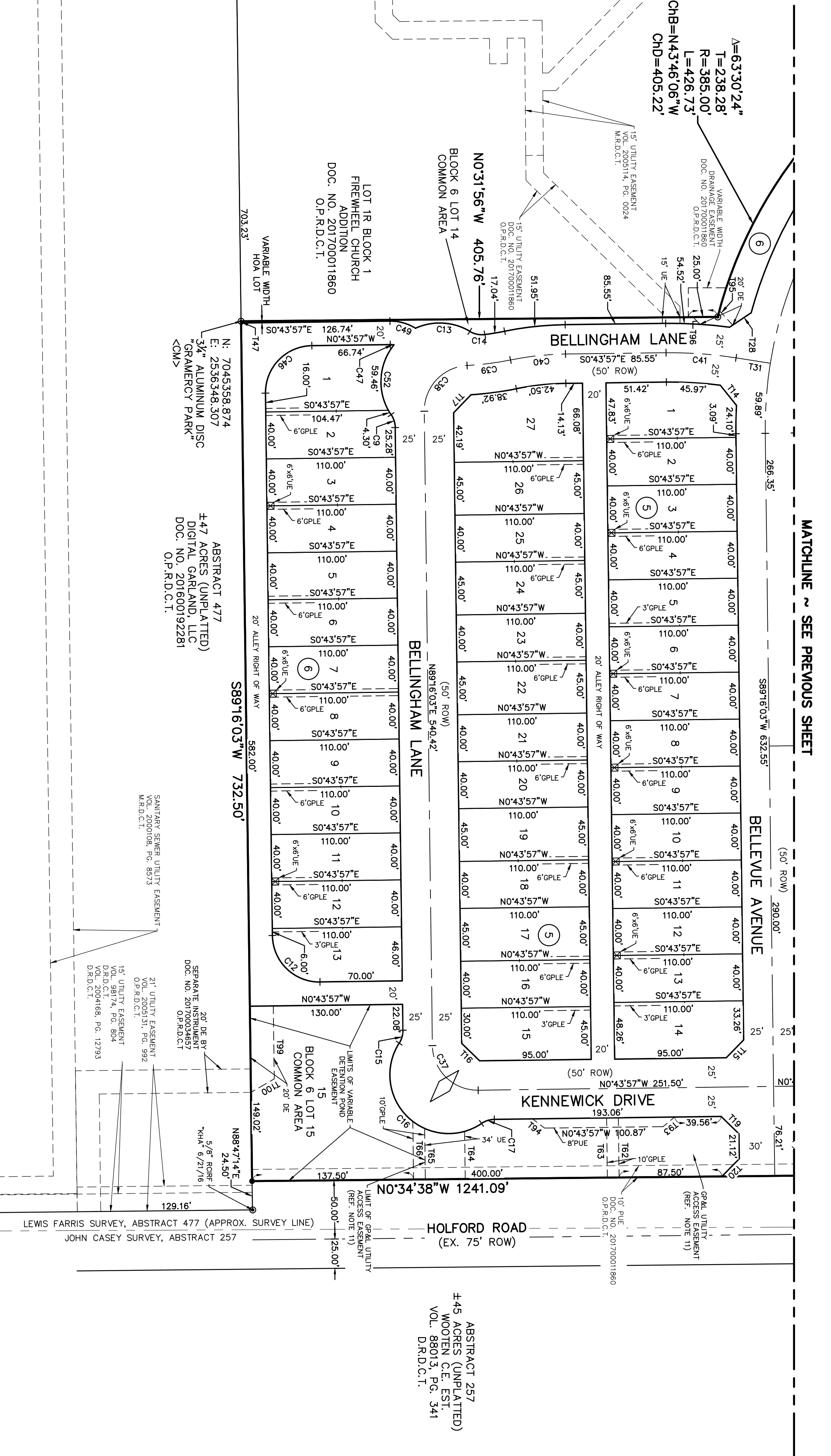
LOT CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT
C24	28°21'55"	60.00'	15.16'
C25	38°07'02"	38.50'	13.30'
C26	24°47'16"	350.00'	76.91'
C27	71°58'50"	350.00'	254.20'
C28	16°38'12"	350.00'	51.17'
C29	40°07'00"	350.00'	127.79'
C30	26°19'04"	350.00'	81.83'
C31	74°50'23"	38.50'	29.46'
C32	71°34'48"	500.00'	31.59'
C33	90°00'00"	38.50'	38.50'
C34	90°00'00"	38.50'	38.50'
C35	12°08'41"	350.00'	37.23'
C36	12°08'41"	350.00'	37.23'
C37	90°00'00"	38.50'	38.50'
C38	87°42'36"	38.50'	36.99'
C39	87°42'36"	250.00'	18.65'
C40	10°49'26"	250.00'	23.68'
C41	9°46'13"	350.00'	30.02'
C42	12°08'41"	350.00'	37.23'
C43	12°08'41"	350.00'	37.23'
C44	12°08'41"	350.00'	37.23'
C45	12°08'41"	350.00'	37.23'

ROADWAY CURVE TABLE			
CURVE	DELTA	RADIUS	TANGENT
C46	24°47'16"	350.00'	76.91'
C47	71°58'50"	350.00'	254.20'
C48	16°38'12"	350.00'	51.17'
C49	40°07'00"	350.00'	127.79'
C50	26°19'04"	350.00'	81.83'
C51	74°50'23"	38.50'	29.46'
C52	71°34'48"	500.00'	31.59'
C53	90°00'00"	38.50'	38.50'
C54	90°00'00"	38.50'	38.50'
C55	12°08'41"	350.00'	37.23'
C56	12°08'41"	350.00'	37.23'
C57	90°00'00"	38.50'	38.50'
C58	87°42'36"	38.50'	36.99'
C59	87°42'36"	250.00'	18.65'
C60	10°49'26"	250.00'	23.68'
C61	9°46'13"	350.00'	30.02'
C62	12°08'41"	350.00'	37.23'
C63	12°08'41"	350.00'	37.23'
C64	12°08'41"	350.00'	37.23'
C65	12°08'41"	350.00'	37.23'

ROADWAY LINE TABLE			
LINE	BEARING	DISTANCE	
T29	N07°57'45"W	70.45'	
T30	N11°24'44"E	50.16'	
T31	S09°04'16"W	29.53'	

OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
4800 RECENT BULEVARD, SUITE 100
IRVING, TEXAS 75063
CONTACT: MARC ZETT

ENGINEER
DOWDEY ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972-931-0664
STATE REGISTRATION NUMBER: 5289
SURVEY FIRM REGISTRATION NUMBER: 00077800
CONTACT: COLIN HELFRICH, P.E.



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T35	S60°39'33"E	196.46'
T36	N31°08'06"W	133.66'
T37	S64°32'14"W	15.44'
T38	S64°32'14"W	18.94'
T39	S46°00'08"W	14.76'
T40	S46°00'08"W	14.91'
T41	N61°55'47"E	263.44'
T42	N61°55'47"E	263.44'
T43	S32°43'17"W	16.76'
T44	S32°43'17"W	19.26'
T45	N59°38'06"E	13.03'
T46	N30°21'54"W	20.00'
T47	N91°16'44"E	186.73'
T48	N91°16'44"E	181.03'
T49	S89°38'06"W	4.42'
T50	N0°43'57"W	31.81'
T51	N0°43'57"W	31.77'
T52	N89°16'03"E	50.85'
T53	N89°16'03"E	50.82'
T54	N89°16'03"E	40.71'
T55	N89°16'03"E	43.52'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T56	N89°16'03"E	49.64'
T57	S89°16'03"E	18.55'
T58	N46°50'14"E	13.00'
T59	S50°17'15"E	36.48'
T60	N79°09'25"E	55.72'
T61	N1°15'35"E	26.76'
T62	N37°10'35"E	17.24'
T63	S32°43'17"W	16.76'
T64	S32°43'17"W	19.26'
T65	N89°38'06"E	13.03'
T66	N30°21'54"W	20.00'
T67	N91°16'44"E	186.73'
T68	N91°16'44"E	181.03'
T69	S89°38'06"W	4.42'
T70	N0°43'57"W	31.81'
T71	N0°43'57"W	31.77'
T72	N89°16'03"E	50.85'
T73	N89°16'03"E	50.82'
T74	N89°16'03"E	40.71'
T75	N89°16'03"E	43.52'
T76	N89°16'03"E	49.64'
T77	S89°16'03"E	18.55'
T78	N46°50'14"E	13.00'
T79	S50°17'15"E	36.48'
T80	N79°09'25"E	55.72'
T81	N1°15'35"E	26.76'
T82	N37°10'35"E	17.24'
T83	S32°43'17"W	16.76'
T84	S32°43'17"W	19.26'
T85	N89°38'06"E	13.03'
T86	N30°21'54"W	20.00'
T87	N91°16'44"E	186.73'
T88	N91°16'44"E	181.03'
T89	S89°38'06"W	4.42'
T90	N0°43'57"W	31.81'
T91	N0°43'57"W	31.77'
T92	N89°16'03"E	50.85'
T93	N89°16'03"E	50.82'
T94	N89°16'03"E	40.71'
T95	N89°16'03"E	43.52'
T96	N89°16'03"E	49.64'
T97	S89°16'03"E	18.55'
T98	N46°50'14"E	13.00'
T99	S50°17'15"E	36.48'
T100	N79°09'25"E	55.72'
T101	N1°15'35"E	26.76'
T102	N37°10'35"E	17.24'
T103	S32°43'17"W	16.76'
T104	S32°43'17"W	19.26'
T105	N89°38'06"E	13.03'
T106	N30°21'54"W	20.00'
T107	N91°16'44"E	186.73'
T108	N91°16'44"E	181.03'
T109	S89°38'06"W	4.42'
T110	N0°43'57"W	31.81'
T111	N0°43'57"W	31.77'
T112	N89°16'03"E	50.85'
T113	N89°16'03"E	50.82'
T114	N89°16'03"E	40.71'
T115	N89°16'03"E	43.52'
T116	N89°16'03"E	49.64'
T117	S89°16'03"E	18.55'
T118	N46°50'14"E	13.00'
T119	S50°17'15"E	36.48'
T120	N79°09'25"E	55.72'
T121	N1°15'35"E	26.76'
T122	N37°10'35"E	17.24'
T123	S32°43'17"W	16.76'
T124	S32°43'17"W	19.26'
T125	N89°38'06"E	13.03'
T126	N30°21'54"W	20.00'
T127	N91°16'44"E	186.73'
T128	N91°16'44"E	181.03'
T129	S89°38'06"W	4.42'
T130	N0°43'57"W	31.81'
T131	N0°43'57"W	31.77'
T132	N89°16'03"E	50.85'
T133	N89°16'03"E	50.82'
T134	N89°16'03"E	40.71'
T135	N89°16'03"E	43.52'
T136	N89°16'03"E	49.64'
T137	S89°16'03"E	18.55'
T138	N46°50'14"E	13.00'
T139	S50°17'15"E	36.48'
T140	N79°09'25"E	55.72'
T141	N1°15'35"E	26.76'
T142	N37°10'35"E	17.24'
T143	S32°43'17"W	16.76'
T144	S32°43'17"W	19.26'
T145	N89°38'06"E	13.03'
T146	N30°21'54"W	20.00'
T147	N91°16'44"E	186.73'
T148	N91°16'44"E	181.03'
T149	S89°38'06"W	4.42'
T150	N0°43'57"W	31.81'
T151	N0°43'57"W	31.77'
T152	N89°16'03"E	50.85'
T153	N89°16'03"E	50.82'
T154	N89°16'03"E	40.71'
T155	N89°16'03"E	43.52'
T156	N89°16'03"E	49.64'
T157	S89°16'03"E	18.55'
T158	N46°50'14"E	13.00'
T159	S50°17'15"E	36.48'
T160	N79°09'25"E	55.72'
T161	N1°15'35"E	26.76'
T162	N37°10'35"E	17.24'
T163	S32°43'17"W	16.76'
T164	S32°43'17"W	19.26'
T165	N89°38'06"E	13.03'
T166	N30°21'54"W	20.00'
T167	N91°16'44"E	186.73'
T168	N91°16'44"E	181.03'
T169	S89°38'06"W	4.42'
T170	N0°43'57"W	31.81'
T171	N0°43'57"W	31.77'
T172	N89°16'03"E	50.85'
T173	N89°16'03"E	50.82'
T174	N89°16'03"E	40.71'
T175	N89°16'03"E	43.52'
T176	N89°16'03"E	49.64'
T177	S89°16'03"E	18.55'
T178	N46°50'14"E	13.00'
T179	S50°17'15"E	36.48'
T180	N79°09'25"E	55.72'
T181	N1°15'35"E	26.76'
T182	N37°10'35"E	17.24'
T183	S32°43'17"W	16.76'
T184	S32°43'17"W	19.26'
T185	N89°38'06"E	13.03'
T186	N30°21'54"W	20.00'
T187	N91°16'44"E	186.73'
T188	N91°16'44"E	181.03'
T189	S89°38'06"W	4.42'
T190	N0°43'57"W	31.81'
T191	N0°43'57"W	31.77'
T192	N89°16'03"E	50.85'
T193	N89°16'03"E	50.82'
T194	N89°16'03"E	40.71'
T195	N89°16'03"E	43.52'
T196	N89°16'03"E	49.64'
T197	S89°16'03"E	18.55'
T198	N46°50'14"E	13.00'
T199	S50°17'15"E	36.48'
T200	N79°09'25"E	55.72'
T201	N1°15'35"E	26.76'
T202	N37°10'35"E	17.24'
T203	S32°43'17"W	16.76'
T204	S32°43'17"W	19.26'
T205	N89°38'06"E	13.03'
T206	N30°21'54"W	20.00'
T207	N91°16'44"E	186.73'
T208	N91°16'44"E	181.03'
T209	S89°38'06"W	4.42'
T210	N0°43'57"W	31.81'
T211	N0°43'57"W	31.77'
T212	N89°16'03"E	50.85'
T213	N89°16'03"E	50.82'
T214	N89°16'03"E	40.71'
T215	N89°16'03"E	43.52'
T216	N89°16'03"E	49.64'
T217	S89°16'03"E	18.55'
T218	N46°50'14"E	13.00'
T219	S50°17'15"E	36.48'
T220	N79°09'25"E	55.72'
T221	N1°15'35"E	26.76'
T222	N37°10'35"E	17.24'
T223	S32°43'17"W	16.76'
T224	S32°43'17"W	19.26'
T225	N89°38'06"E	13.03'
T226	N30°21'54"W	20.00'
T227	N91°16'44"E	186.73'
T228	N91°16'44"E	181.03'
T229	S89°38'06"W	4.42'
T230	N0°43'57"W	31.81'
T231	N0°43'57"W	31.77'
T232	N89°16'03"E	50.85'
T233	N89°16'03"E	50.82'
T234	N89°16'03"E	40.71'
T235	N89°16'03"E	43.52'
T236	N89°16'03"E	49.64'
T237	S89°16'03"E	18.55'
T238	N46°50'14"E	13.00'
T239	S50°17'15"E	36.48'
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T242	N37°10'35"E	17.24'
T243	S32°43'17"W	16.76'
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T245	N89°38'06"E	13.03'
T246	N30°21'54"W	20.00'
T247	N91°16'44"E	186.73'
T248	N91°16'44"E	181.03'
T249	S89°38'06"W	4.42'
T250	N0°43'57"W	31.81'
T251	N0°43'57"W	31.77'
T252	N89°16'03"E	50.85'
T253	N89°16'03"E	50.82'
T254	N89°16'03"E	40.71'
T255	N89°16'03"E	43.52'
T256	N89°16'03"E	49.64'
T257	S89°16'03"E	18.55'
T258	N46°50'14"E	13.00'
T259	S50°17'15"E	36.48'
T260	N79°09'25"E	55.72'
T261	N1°15'35"E	26.76'
T262	N37°10'35"E	17.24'
T263	S32°43'17"W	16.76'
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T265	N89°38'06"E	13.03'
T266	N30°21'54"W	20.00'
T267	N91°16'44"E	186.73'
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T269	S89°38'06"W	4.42'
T270	N0°43'57"W	31.81'
T271	N0°43'57"W	31.77'
T272	N89°16'03"E	50.85'
T273	N89°16'03"E	50.82'
T274	N89°16'03"E	40.71'
T275	N89°16'03"E	43.52'
T276	N89°16'03"E	49.64'
T277	S89°16'03"E	18.55'
T278	N46°50'14"E	13.00'
T279	S50°17'15"E	36.48'
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T296	N89°16'03"E	49.64'
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T329	S89°38'06"W	4.42'
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T331	N0°43'57"W	31.77'
T332	N89°16'03"E	50.85'
T333	N89°16'03"E	50.82'
T334	N89°16'03"E	40.71'
T335	N89°16'03"E	43.52'
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T353	N89°16'03"E	50.82'
T354	N89°16'03"E	40.71'
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T357	S89°16'03"E	18.55'
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T373	N89°16'03"E	50.82'
T374	N89°16'03"E	40.71'
T375	N89°16'03"E	43.52'
T376	N89°16'03"E	49.64'
T377	S89°16'03"E	18.55'
T378	N46°50'14"E	13.00'
T379</		

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, PULTE HOMES OF TEXAS, L.P., is the owner of a tract of land situated in the LEWIS FERRIS SURVEY, ABSTRACT NO. 477, City of Garland, Dallas County, Texas and being a portion of that tract of land conveyed to Pulte Homes of Texas, L.P., according to the document filed of record in Document Number 20160086919, Official Public Records, Dallas County, Texas and being a portion of Lot 2, Block 1 of FIREWHEEL CHURCH ADDITION REPLAT, an Addition to the City of Garland, according to the Plat filed of record in Document Number 201700011860, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a 3-1/4 inch aluminum disc stamped FIREWHEEL CHURCH found in said Halford Road, the south line of Campbell Road, a variable width right-of-way, and the west right-of-way line of Halford Road, a 50 foot right-of-way, from which a 3-1/4 inch brass monument stamped FIREWHEEL CHURCH found in said Halford Road, bears North 89° 27' 58" East, 9.00 feet;

THENCE South 00° 34' 38" East, with said west line of Halford Road, a distance of 1,241.09 feet to a 1/2-inch iron rod with a yellow plastic cap stamped DAA set in the south line of said Lot 2, being common with the north line of a tract of land conveyed to Digital Garland, LLC, according to the document filed of record in Document Number 201600192281, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod with a red cap stamped KIA bears North 88° 47' 14 East, 24.50 feet;

THENCE South 89° 16' 03" West, leaving said west line of Halford Road and with said common line of Digital Garland tract, a distance of 732.50 feet to a 5/8 inch iron rod with a 3-1/4 inch aluminum disc stamped GRAMERCY PARK found for the southwest corner of said Lot 2, being common with the southeast corner of Lot 1R, Block 1 of the above mentioned Firewheel Church Addition;

THENCE leaving said common corner, and with the west line of said Lot 2, being common with the east line of said Lot 1R, the following seven (7) courses and distances:

North 00° 31' 56" West, a distance of 405.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a non-tangent curve to the right having a central angle of 63° 30' 24", a radius of 385.00 feet and a chord bearing and distance of North 43° 46' 06" West, 405.22 feet;

With said curve to the right, an arc distance of 426.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

North 12° 00' 54" West, a distance of 42.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a curve to the left having a central angle of 31° 08' 59", a radius of 240.00 feet and a chord bearing and distance of North 27° 35' 23" West, 128.88 feet;

With said curve to the left, an arc distance of an arc distance of 130.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

North 43° 09' 52" West, a distance of 142.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

South 89° 49' 24" West, a distance of 14.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found in the south line of Campbell Road for the most westerly northwest corner of the above mentioned Lot 2, being common with the most northerly, northwest corner of the above mentioned Lot 1R, same being at the beginning of a non-tangent curve to the right having a central angle of 35° 16' 10", a radius of 929.40 feet and a chord bearing and distance of North 60° 03' 01" East, 563.12 feet;

THENCE with said south line of Campbell Road and north line of said Lot 2, and with said curve to the right, an arc distance of 572.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner, from which a 1/2 inch iron rod found bears South 84° 16' 08 West, 2.26 feet;

THENCE North 88° 30' 31" East, with said common line, a distance of 310.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

THENCE North 89° 27' 58" East, continuing with said common line, a distance of 385.40 feet to the POINT OF BEGINNING and containing 1,128,003 square feet, or 25.895 acres of land, more or less.

LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1*	1	142020	3.260	1	3	4600	0.106
2*	1	1253	0.029	2	3	4600	0.106
LOT AREA TABLE				3	3	4639	0.106
LOT	BLOCK	AREA (SF)	AREA (AC)	4	3	4794	0.110
1	2	5743	0.132	5	3	5075	0.116
2	2	6612	0.152	6	3	4520	0.104
3	2	7000	0.161	7	3	4203	0.096
4	2	8055	0.185	8	3	4589	0.105
5	2	9681	0.222	9	3	4600	0.106
6	2	11702	0.269	10	3	4600	0.106
7	2	6050	0.139	11	3	5029	0.115
8	2	4697	0.108	12	3	7438	0.171
9	2	4507	0.103	13	3	6600	0.152
10	2	4469	0.103	14	3	6600	0.152
11	2	4717	0.108	15	3	7038	0.162
12	2	6137	0.141	16	3	5029	0.115
13*	2	1265	0.029	17	3	4600	0.106
14*	2	1005	0.023	18	3	4600	0.106
LOT AREA TABLE				19	3	4600	0.106
LOT	BLOCK	AREA (SF)	AREA (AC)	20	3	4606	0.106

LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1	4	4350	0.100	21	3	4672	0.107
2	4	4414	0.101	22	3	4704	0.108
3	4	4481	0.103	23	3	4662	0.107
4	4	4504	0.103	24	3	4612	0.106
5	4	4501	0.103	25	3	4600	0.106
6	4	4492	0.103	26*	3	4587	0.105
7	4	4415	0.101	28*	3	1050	0.024
8	4	4400	0.101	29	3	32006	0.735
9	4	4400	0.101	LOT AREA TABLE			
10	4	4400	0.101	LOT	BLOCK	AREA (SF)	AREA (AC)
11	4	4400	0.101	1	4	4350	0.100
12	4	4400	0.101	2	4	4414	0.101
13	4	4400	0.101	3	4	4481	0.103
14	4	4400	0.101	4	4	4504	0.103
15	4	4400	0.101	5	4	4501	0.103
16	4	4400	0.101	6	4	4492	0.103
17	4	4400	0.101	7	4	4415	0.101
18	4	4357	0.111	8	4	4400	0.101
19	4	4400	0.101	9	4	4400	0.101
20	4	4400	0.101	10	4	4400	0.101
LOT AREA TABLE				11	4	4400	0.101
LOT	BLOCK	AREA (SF)	AREA (AC)	12	4	4419	0.101
1	4	4400	0.101	13	4	4490	0.103
2	4	4490	0.103	14	4	4494	0.103
3	4	4404	0.101	15	4	4404	0.101
4	4	4350	0.100	16	4	4350	0.100
5*	4	488	0.011	17	4	4838	0.111
56*	4	488	0.011	18	4	4837	0.111
57	4	488	0.011	19	4	4400	0.101
58	4	488	0.011	20	4	4400	0.101

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That PULTE HOMES 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 GRAMERCY PARK, an addition to the City of Garland, Texas, and dedicating the same to the public use forever. The City of Garland, Texas, hereby accepts the dedication shown hereon, 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 or fence 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 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 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 of any, time of procuring the permission of anyone. Any and all maintenance of private easements and fire lanes is the responsibility of the property owner.

All public 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, enclosures, fire hydrants, water services and wastewater services from the main to the curb or pavement line. The maintenance of paving on public easements is the responsibility of the property owner.

Aerial Electric Utility Easement

Garland Power & Light and it's designee's shall have the following rights within the Aerial Electric Utility Easement: (1) the right to construct, reconstruct, alter, rebuild, enlarge, improve, connect to, and perpetually maintain aerial electric utility facilities over and across the easement area excluding the right to construct poles inside the easement area; (2) the right to enter the easement area to inspect, operate, maintain, repair, replace, alter, expand, and remove those facilities; (3) the right to designate species of trees or shrubbery permitted within the easement area and the right, from time to time at its cost, to trim trees or shrubbery, or cause to be trimmed, within the easement area to the extent reasonably necessary to prevent actual, threatened, or possible harm to or interference with the electric facilities; and (4) the right to prevent the construction of, or remove at its cost any buildings, structures, fences, or other obstructions that may endanger or interfere with the efficiency, safety or operation of the electric facilities or access thereto.

Garland Power & Light Utility Access Easement

Garland Power & Light and it's designee's shall have the right to enter and utilize the easement areas identified as G&L Utility Access Easements to inspect, replace, maintain, repair, replace, alter, expand, and remove overhead electrical facilities located in Campbell Road and Halford Road rights-of-way and utility easements. Garland Power & Light shall be responsible for all cleanup and restoration of the Utility Access Easement area to its original condition including haul off and disposal of all debris, and restoration of damage to landscape plantings, turf and irrigation systems, sidewalks, or other improvements damaged by Garland Power & Light activities.

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 responsibility of grass, weeds, brush, trees, shrubs, vines, and other obstructions for the purpose 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 of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat. Any detention area designated on this plat shall be the responsibility of the owner of the detention area. The City of Garland, Texas shall not be responsible for the maintenance or operation of any detention area designated on this plat is controlled by and subject to the provisions of Sec. 31.36 of the Code of Ordinances of the City of Garland, Texas.

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

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

PULTE HOMES OF TEXAS, L.P.,

By: _____
Name: Clint Vincent
Title: Division Vice President of Land Development

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared Clint Vincent, Division Vice President of Land Development, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Texas
My commission expires: _____

SURVEYOR'S AFFIRMATION:

I, John L. Melton, 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 complies with Rules and regulations of the Texas Board of Professional Land Surveyors. I declare under penalty of perjury that I am a duly Licensed Professional Land Surveyor in good standing with the State of Texas and that I am not a party to any litigation involving this plat. I further declare that I am not a party to any litigation involving this plat and is in substantial compliance with the City of Garland Development Code and that the digital drawing file accompanying this plat representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

John L. Melton
Texas Registered Professional Land Surveyor No. 4268

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared John L. Melton, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas _____

APPROVED AND ACCEPTED for the City of Garland this the _____ day of _____, 2018, by the City Plan Commission of the City of Garland, Texas.

CHAIRMAN of the City Plan Commission _____

DIRECTOR of Planning Department _____

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

LOT AREA TABLE				LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)	LOT	BLOCK	AREA (SF)	AREA (AC)
1	5	5072	0.116	1	6	5332	0.122
2	5	4400	0.101	2	6	4372	0.100
3	5	4400	0.101	3	6	4400	0.101
4	5	4400	0.101	4	6	4400	0.101
5	5	4400	0.101	5	6	4400	0.101
6	5	4400	0.101	6	6	4400	0.101
7	5	4400	0.101	7	6	4400	0.101
8	5	4400	0.101	8	6	4400	0.101
9	5	4400	0.101	9	6	4400	0.101
10	5	4400	0.101	10	6	4400	0.101
11	5	4400	0.101	11	6	4400	0.101
12	5	4400	0.101	12	6	4400	0.101
13	5	4400	0.101	13	6	4717	0.108
14	5	5196	0.119	14*	6	14589	0.335
15	5	4838	0.111	15*	6	32640	0.749



GARLAND

Plan Commission

a.

Meeting Date: 02/26/2018

Item Title: Z 17-26 NH Consulting (District 3)

Summary:

Consideration of the application of **NH Consulting**, requesting approval of 1) Amendments to Planned Development (PD) 06-08 District for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service, 3) a Specific Use Provision for Hotel/Motel, Limited Service and 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding perimeter landscaping. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)

Attachments

Z 17-26 NH Consulting Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-26/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018

REQUEST

Approval of 1) Amendments to Planned Development (PD) 06-08 for Community Retail Uses, 2) a Detail Plan for Hotel/Motel, Limited Service, 3) a Specific Use Provision for Hotel/Motel, Limited Service, and 4) a Variance to Section 4.34 of the Garland Development Code (GDC) regarding perimeter landscaping.

LOCATION

4002 Easton Meadows Drive

APPLICANT

NH Consulting

OWNER

American Bank of Texas

BACKGROUND

In 2007 City Council approved Planned Development (PD) 06-08 and a Detail Plan, allowing the development of a shopping center consisting of two buildings; one building with a floor area of 4,153 square feet and the other building with a floor area of 7,065 square feet. However, the construction of the shopping center did not come to fruition and the subject property has remained undeveloped.

The applicant proposes a Planned Development (PD) District with conditions as well as a Detail Plan to develop the subject property with a Hotel/Motel, Limited Service in lieu of a shopping center.

SITE DATA

The subject property has an area of 1.8 acres with approximately 190 lineal feet of frontage along Roan Road and 500 linear feet of frontage along Easton Meadows Drive (a shared private driveway). The site will be accessed from Roan Road and Easton Meadows Drive.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 06-08 allows those land uses as permitted in the Community Retail (CR) District with the exception of Automobile Repair, Minor and Laundry, Self-Serve which are explicitly prohibited in the Planned Development (PD) 06-08 District. Hotel/Motel, Limited Service is only permitted with approval a Specific Use Provision through a public hearing process.

CONSIDERATIONS

Detail Plan

1. The applicant has brought forward a Detail Plan to develop the subject property with a 9,915-square foot (building foot print area), four (4)-story Hotel/Motel, Limited Service with seventy-one (71) guest rooms (Exhibit C). The Garland Development Code establishes a parking ratio of one (1) parking space per guest room plus one (1) parking space for every 200 square feet of conference space, yielding a parking requirement of seventy-four (74) parking spaces. The proposed Detail Plan provides seventy-four (74) parking spaces.

2. The proposed Hotel/Motel, Limited Service will include the following amenities and spaces which are required in the Garland Development Code as Specific Standards to Hotel/Motel, Limited Service:
 - A fitness center and a pantry (small sundries shop)
 - Guest rooms with a minimum area of 275 square feet
 - An outdoor swimming pool with at least eight hundred square feet of water surface area.
 - A conference room
 - A business center
3. The Garland Development Code (GDC) establishes a maximum building height of thirty-five (35) feet in the Community Retail (CR) District and Planned Development (PD) Districts based on the Community Retail (CR) District. The proposed Hotel/Motel, Limited has a maximum building height of fifty-six (56) feet and nine (9) inches. It should be noted that the nearest residential development is an apartment complex located approximately 100 feet north from where the proposed Hotel/Motel, Limited Service would be located on the subject property; this apartment complex consists of 2-story buildings.
4. The Garland Development Code (GDC) estates that a minimum of seventy-five (75) guest room should be provided in a Hotel/Motel, Limited Service. The proposed Hotel/Motel, Limited Service would provide seventy-one (71) guest rooms.
5. The Garland Development Code (GDC) establishes a minimum floor area of 700 square feet for the required conference room. The proposed Hotel/Motel, Limited Service would provide a conference room with an area of 600 square feet.

The applicant asserts that the deviations presented in considerations No. 3 through No. 5 have resulted from their attempt to comply with various site requirements including but not limited to stormwater detention, setbacks, easements, driveways, amenities and landscaping on a site whose surface area is significantly constrained.

6. With the exception of Section 4.34, as described further in Consideration 9, the proposed landscape layout (Exhibit D) complies with all the applicable screening and landscape standards in the Garland Development Code (GDC).
7. The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).
 - At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.

- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

Specific Use Provision

8. A Specific Use Provision for a Hotel/Motel, Limited Service for thirty (30) years is requested by the applicant.

Variance

9. Section 4.34 of the Garland Development Code (GDC) requires a fifteen (15)-foot wide landscape buffer with tree plantings plus shrubs or ornamental grass along the entire frontage along Roan Road (approximately 161 feet of frontage on the south side of the driveway entrance along Roan Road).

The applicant requests a Variance to the aforementioned provision to forego the landscape requirement along that last portion of the frontage along Roan Road (the southernmost ninety-one (91) feet of property along Roan Road) where the right-of-way is off-set and the existing access drive prohibits the placement of a landscape buffer.

It should be noted that this same variance request was approved by the Plan Commission in the year of 2006 as part of their recommendation of approval of Planned Development (PD) 06-08 and the Detail Plan for a shopping center.

COMPREHENSIVE PLAN

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

The subject site falls within the IH-30 Corridor Catalyst Area Plan. There were three Target Investment Areas (TIA) and subsequent concept plans identified within the Plan, including the I-30/Broadway area, the I-30/Rosehill area, and the I-30/Harbor Point area. The subject site is not included within a particular TIA or concept plan. However, the proposed hotel use generally supports the goals and strategies of the IH-30 Corridor Catalyst Area Plan as it relates to commercial revitalization and attracting visitors to the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and west of the subject property are zoned Multi-Family (MF) District and are developed with apartment complexes. The properties to the south of the subject property are zoned Community Retail (CR) District and Community Office (CO) District; these properties are developed with a restaurant with a drive-through and a gas station.

Due to its proximity to a major highway like I-30 and the Harbor Point development, the subject property is suitable for a Hotel/Motel, Limited Service that can provide quality hospitality service to a regional recreation area. Furthermore, the scale of the proposed Hotel/Motel, Limited Service is appropriate for an area that is partially developed with apartment complexes.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD/SUP Conditions
Photos

CITY COUNCIL DATE: March 20, 2018

PREPARED BY:

Josue De La Vega
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 17-26

4002 Easton Meadows Drive

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow a Hotel/Motel, Limited Service.
- 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 approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Permitted Uses: The land uses are as permitted in the Community Retail (CR) District. However, Automobile Repair, Minor and Laundry, Self-Serve (Laundromat) are not permitted.
- B. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- C. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- D. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.
- E. Building Height: The maximum building height shall be fifty-seven (57) feet.

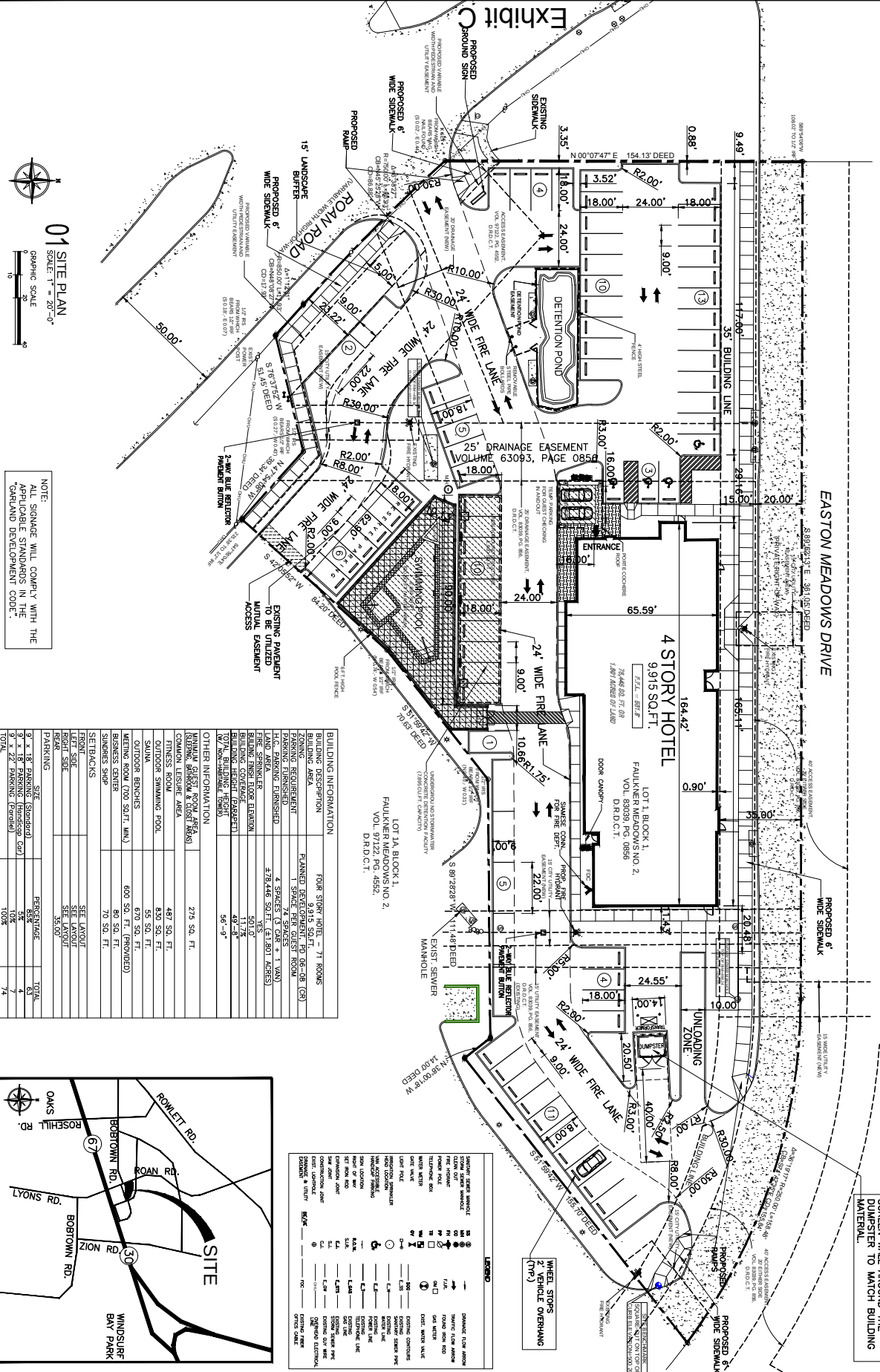
- F. Number of Guest Rooms: The Hotel/Motel, Limited Service shall have a minimum of seventy-one (71) guest rooms.
- G. Conference or Meeting Space: The Hotel/Motel, Limited Service shall provide at least six hundred square feet of meeting or conference rooms.
- H. Landscape Buffer Along Roan Road: No landscape buffer shall be required for the southernmost ninety-one (91) feet of property along Roan Road. With the exception of the above-stated portion of the landscape buffer the site shall meet overall site, buffer and parking lot landscaping requirements as set forth in the Garland Development Code (GDC).

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-26

4002 Easton Meadows Drive

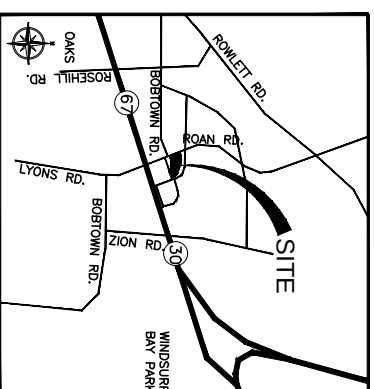
- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Hotel/Motel, Limited Service.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, 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. Specific Use Provision: The Specific Use Provision for Hotel/Motel, Limited Service shall be in effect for a period of thirty (30) years.



01 SITE PLAN
SCALE: 1" = 20'-0"
GRAPHIC SCALE
0 20 40
10


NOTE:
ALL SIGNAGE WILL COMPLY WITH THE
APPLICABLE STANDARDS IN THE
"GARLAND DEVELOPMENT CODE".

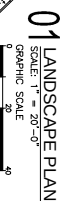
BUILDING INFORMATION		FOUR STORY HOTEL - 71 ROOMS	
BUILDING DESCRIPTION			
BUILDING AREA	9,915 SQ. FT.		
FOUND. TYPE	FOUND. DEVELOPMENT (ON OR BELOW 05)		
PARKING FINISHES	1. GRAVEL (1.000)		
116. PARKING FINISHED	2. GRAVEL (1.000)		
FIN. STAIRWELL	3. GRAVEL (1.000)		
BUILDING FINISHES	4. GRAVEL (1.000)		
BUILDING FINISHES	5. GRAVEL (1.000)		
BUILDING FINISHES	6. GRAVEL (1.000)		
107M. BUILDING HEIGHT	56'-9"		
OTHER INFORMATION			
COMMON LEISURE AREA	275 SQ. FT.		
FINISH ROOM	487 SQ. FT.		
FINISH ROOM	50 SQ. FT.		
SWIMMING POOL	50 SQ. FT.		
SWIMMING POOL	670 SQ. FT.		
OUTDOOR BENCHES	600 SQ. FT. (PROVIDED)		
WINEING ROOM (700 SQ. FT., MAX)	80 SQ. FT.		
SWIMMING CENTER			
SWIMMING SHIP			
SETBACKS			
REAR SETBACK	35.00'		
REAR SIDE			
PARKING			
SIZE			
7' x 1.16 PARKING (Standard)			
9' x 1.16 PARKING (Standard)			
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SITE PLAN

R E V I S I O N		
No.	Description	Date

PROJECT No.	
DRAWN BY:	
CHECKED BY:	
DATE:	02/06/18



NOTE: "HOLLY DWARF BUFFROD" SHRUBS WILL GROW UP TO AT LEAST TO 3 FT. WITHIN 2 YEARS OF INSTALLATION.

TOTAL PARKING AREA: 27,450 SQ.FT.

PARKING LANDSCAPE AREA: 4,181 SQ.FT.
(15% OF THE TOTAL PARKING AREA)

REQUIRED: 5% MINIMUM

BENEFITED SCREENING & LANDSCAPE BUFFER:

NORTH SIDE OF LOT (BORNE ROAD) - 15 FT.	SOUTH SIDE OF LOT (ROAD ROAD) - 15 FT.
Large trees = 15 Medium trees = 15 Small trees = 15	Large trees = 15 Medium trees = 15 Small trees = 15
Large trees = 4 Medium trees = 4 Small trees = 4	Large trees = 4 Medium trees = 4 Small trees = 4

ZONING = PLANNED DEVELOPMENT, PD 06-08 (CR)



LANDSCAPE PLAN

CASE #: 161011-3

- GENERAL LANDSCAPE NOTES
(REF TO GARIANO DEVELOPMENT CONF)

PROJECT No.
DRAWN BY:
CHECKED BY:
DATE: 02/06/18

DATE: 02/06/18

C-02

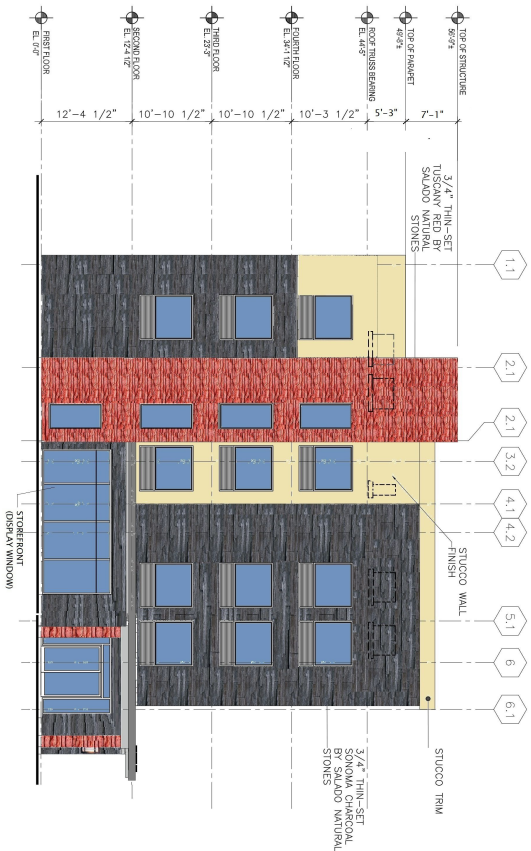
*Proposed
4 Story Hotel*

PROJECT ADDRESS
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER

Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell. (214)-228-1710

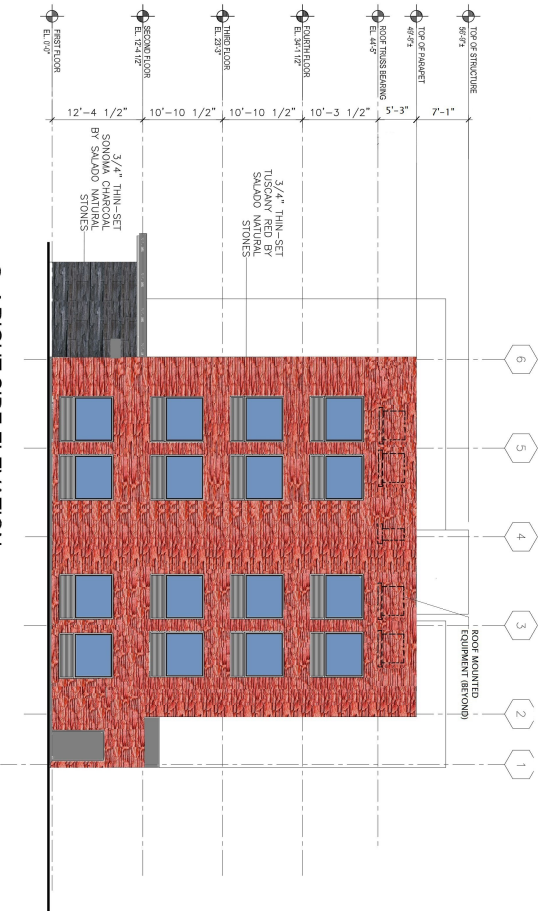




MASONRY PERCENTAGE AND MATERIALS:	
LEFT SIDE ELEVATION	Wall Area (Excluding Windows) = 2,420 S.F. Stone Veneer = 2,110 S.F. (87%) Stucco = 310 S.F. (13%)

02 LEFT SIDE ELEVATION

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



MASONRY PERCENTAGE AND MATERIALS:	
RIGHT SIDE ELEVATION	Wall Area (Excluding Windows) = 1,912 S.F. Stone Veneer = 1,682 S.F. (88%) Stucco = 230 S.F. (12%)

01 RIGHT SIDE ELEVATION

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

CASE #: 161011-3

EXTERIOR ELEVATION

Exhibit E

Proposed
4 Story Hotel

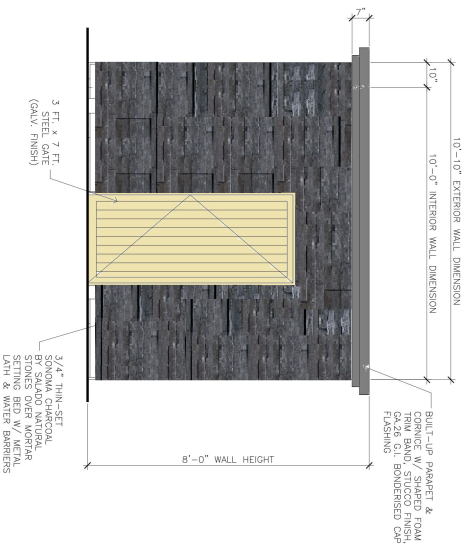
PROJECT ADDRESS:
4002 Easton Meadows
City of Garland, Texas

PROJECT OWNER:
Shahi Group
Nash Patel
1607 N. Watson Road
Arlington, Texas 76006
Cell: (214) 228-1710

REVISION	
No.	Date

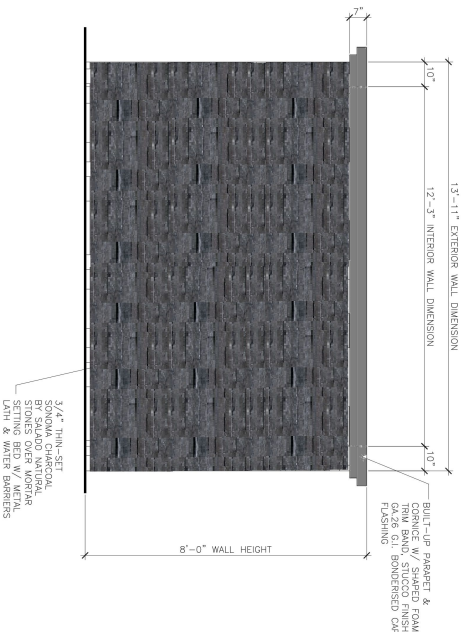
PROJECT No.	
DRAWN BY:	
CHECKED BY:	
DATE:	01/05/18

A2.1



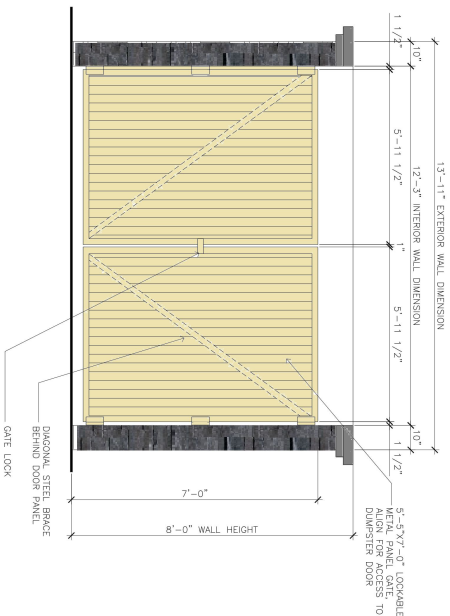
02 LEFT SIDE ELEVATION

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



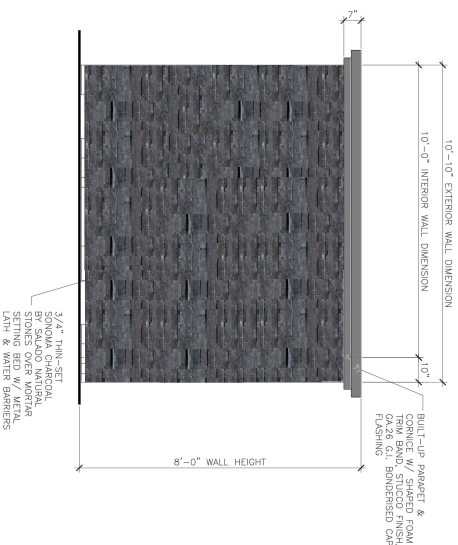
04 REAR ELEVATION

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



01 FRONT ELEVATION

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



03 RIGHT SIDE ELEVATION

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

DUMPSTER ENCLOSURE ELEVATIONS

CASE #: 161011-3

PROJECT No.	
DRAWN BY:	
CHECKED BY:	
DATE: 01/20/18	

A2.2

REVISION	
No.	Description

PROJECT OWNER:
Shahi Group
Noah Hotel Build
1602 N. Wilson Road
Alhambra, CA 91803
Cell: (214) 228-1710

PROJECT ADDRESS:
4002 Eastern Meadows
City of Santa Ana, Texas

Proposed
4 Story Hotel

Z 17-26



Looking at the subject property from Roan Road.



Looking at the properties located to the south of the subject property.



Looking at the properties located to the north of the subject property.



Looking at the properties across Roan Road.



GARLAND

Plan Commission

b.

Meeting Date: 02/26/2018

Item Title: Z 17-33 ADI, Inc. (District 4)

Summary:

Consideration of the application of **ADI, Inc.** requesting approval of a Detail Plan for General Office Uses. This property is located west of the intersection of Guthrie Road and Broadway Boulevard. (District 4) (File Z 17-33)

Attachments

Z 17-33 ADI, Inc. Report and Attachments

Planning Report

File No: Z 17-33/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval a Detail Plan for General Office Uses.

LOCATION

West of the northwest intersection of Broadway Boulevard and Guthrie Road

APPLICANT

ADI Inc.

OWNER

Willcare E.C.

BACKGROUND

In September 2013 City Council approved Planned Development 13-32 as an amendment to the Concept Plan for Planned Development (PD) District 09-29 for Freeway Uses [Community Retail (CR) District uses under the Garland Development Code]. The Planned Development established the development guidelines of twelve (12) commercial lots, (the amended Concept Plan combined Lot 10 and 11, reducing the number of development sites from 12 to 11) including the elimination of more intense commercial and industrial uses, while leaving uses that are more retail and general business in nature.

Planned Development (PD) District 13-32 tailored the allowed uses for each lot to be more responsive to the individual lot location. As a result, the lots that are located with frontage along Broadway Boulevard (Lots 1, 9, 10 and 11) were allowed uses that are reliant upon drive-by traffic, such as restaurants. For lots without frontage along Broadway Boulevard (Lots 2-8), the applicant tailored the allowed uses to be more destination-oriented, such as office uses. Prior to development of any of the lots, a Detail Plan and conditions shall be approved through the public hearing process.

The applicant requests approval of a Detail Plan to develop the subject property (Lot 2) with a 16,000 square two-story office building.

SITE DATA

The subject property contains approximately 1.377 acres and has frontage of approximately 291.42 linear feet along Guthrie Road; the site will be accessible from Guthrie Road and contains future mutual access drives joining Lots 1 and 2.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 13-32 District for (Limited) Community Retail Uses. The Planned Development permits uses General Offices on the property subject to Detail Plan approval. The proposed use is consistent with the intended development of the subject site.

CONSIDERATIONS

Detail Plan:

1. The applicant has brought forward a Detail Plan to develop a multi-tenant, 16,000-square foot two-story office building. The office building provides a covered outdoor plaza with outdoor seating on the south side of the building facing Guthrie Road. An additional outdoor open area, identified as a patio on the plan, is located on the western portion of the building.
2. **Parking:** Section 2.51 of the Garland Development Code establishes a minimum parking requirement for General Office uses of one (1) parking space for every 300 square feet of gross floor area. This development will require 54 parking spaces and the Detail Plan proposes 65 parking spaces.
3. **Screening and Landscape:** The proposed Landscape Plan reflects approximately 40% of the site is dedicated to landscaping including the required ten (10) foot wide buffer along Guthrie Road. The Guthrie Road buffer contains seven (7) large canopy and six (6) small ornamental trees with additional shrubs for parking area screening. The parking area screening is integrated into the landscape buffers for a more coherent design. The site complies with and exceeds the Screening and Landscape Standards established in Chapter 4, Article 3 of the Garland Development Code.
4. **Exterior Elevations:** The proposed facades consist of primarily masonry materials with articulations in the form of façade projections and covered gathering area (canopy) on the front elevation. The building utilizes varying material colors and textures coupled with fenestration to create a unique aesthetic that is still distinguishable as an office building. The application of the articulations and masonry materials meets the Building Design Standards of the Garland Development Code.
5. No signage has been proposed at this stage of development; however, all signage will comply with the applicable regulations in the Garland Development Code.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit.

In 2016 the City commissioned a study of a 2.18 square mile area along the north and south sides of Interstate Highway 30 (I-30) known as the I-30 Corridor Catalyst Area Plan. The purpose of the Catalyst Area Plan was to create a cohesive vision and appropriate strategies with the overarching goal to revitalize the corridor. Within the Catalyst Area Plan, three Targeted Investment Areas (TIA) were identified, each TIA at major intersections along the corridor. These major intersections are located at Broadway Boulevard, Rosehill Road, and Harbor Point. The subject site is within the Broadway Target Investment Area. The Catalyst Area Plan identifies key opportunities for redevelopment and reinvestment. The

Catalyst Area Plan's TIA Concept Plan illustrates a preferred pattern of development to be used as a tool to guide investment, development, infrastructure, and future development decisions.

The Catalyst Area Plan recognizes that the Broadway TIA includes a large amount of existing and aged commercial development which create less than ideal environments for redevelopment. For this reason, a revitalization-focused approach is recommended for the Broadway TIA to capitalize on the existing commercial development.

The proposed development is consistent with the office-centric recommendation of the Catalyst Area Concept Plan for this area and with the destination oriented nature of uses permitted on the subject property through PD 13-32.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north of the subject property is zoned Community Retail (CR) District and generally consists of retail and commercial uses. The property located to the east of the site, across Broadway Boulevard, is zoned Community Retail (CR) District and is comprised of retail and office uses. The property to the south across Guthrie Road and immediately to the west is within the same Planned Development as the subject site. The proposed use is consistent with the development design and intent of Planned Development (PD) 13-32.

STAFF RECOMMENDATION

Approval of a Detail Plan for General Office uses.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

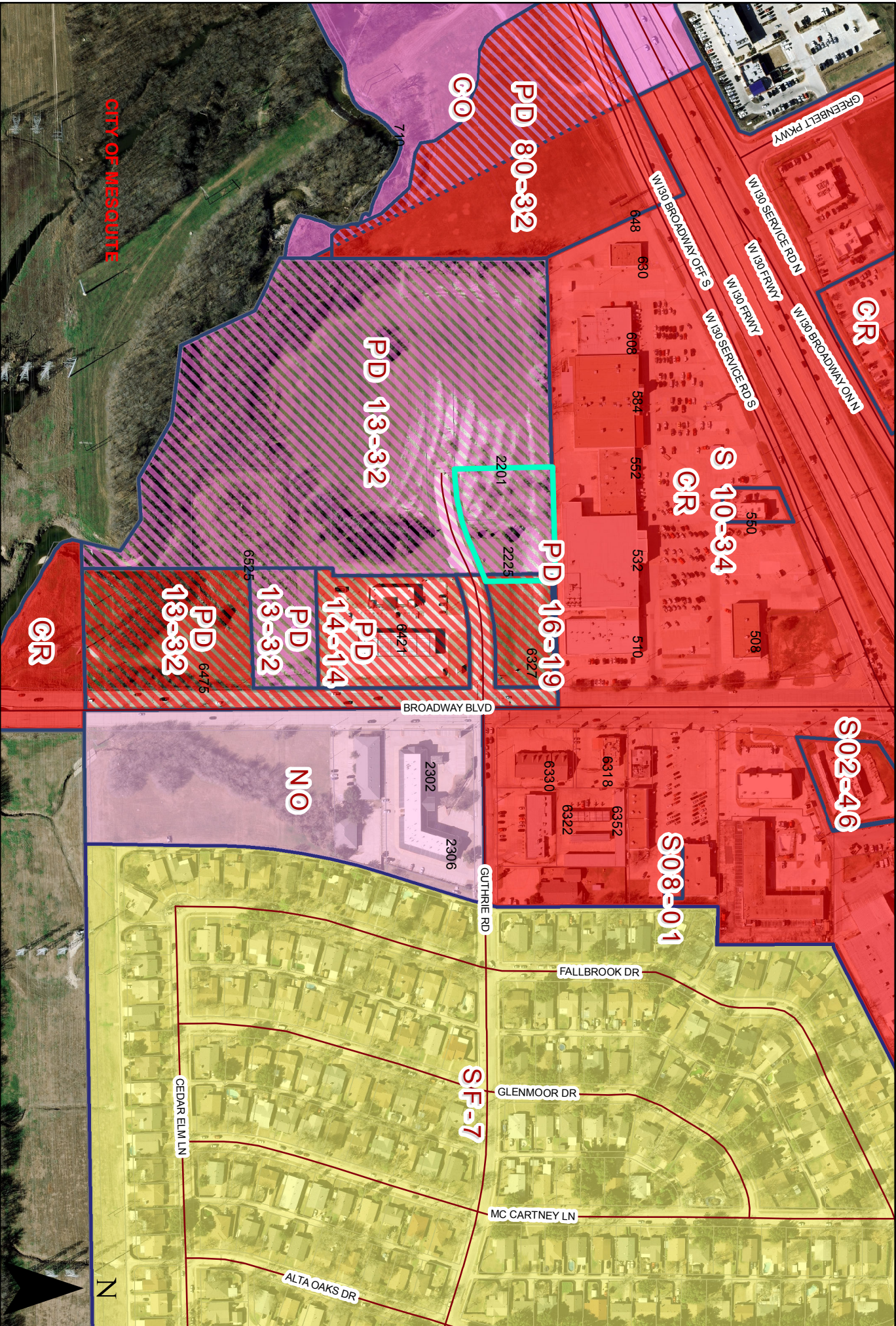
CITY COUNCIL DATE: March 20, 2018

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
(972) 205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



CITY OF MESQUITE

0 200 400 Feet
1 inch = 313 feet

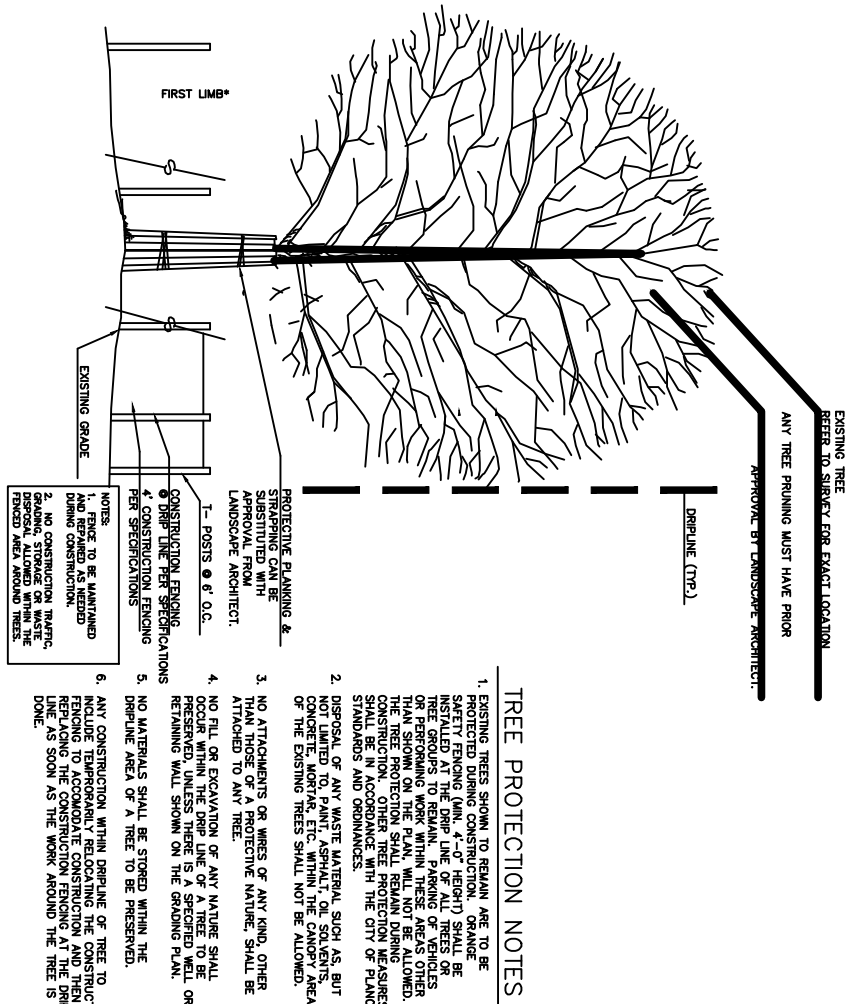
ZONING MAP Z 17-33

INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

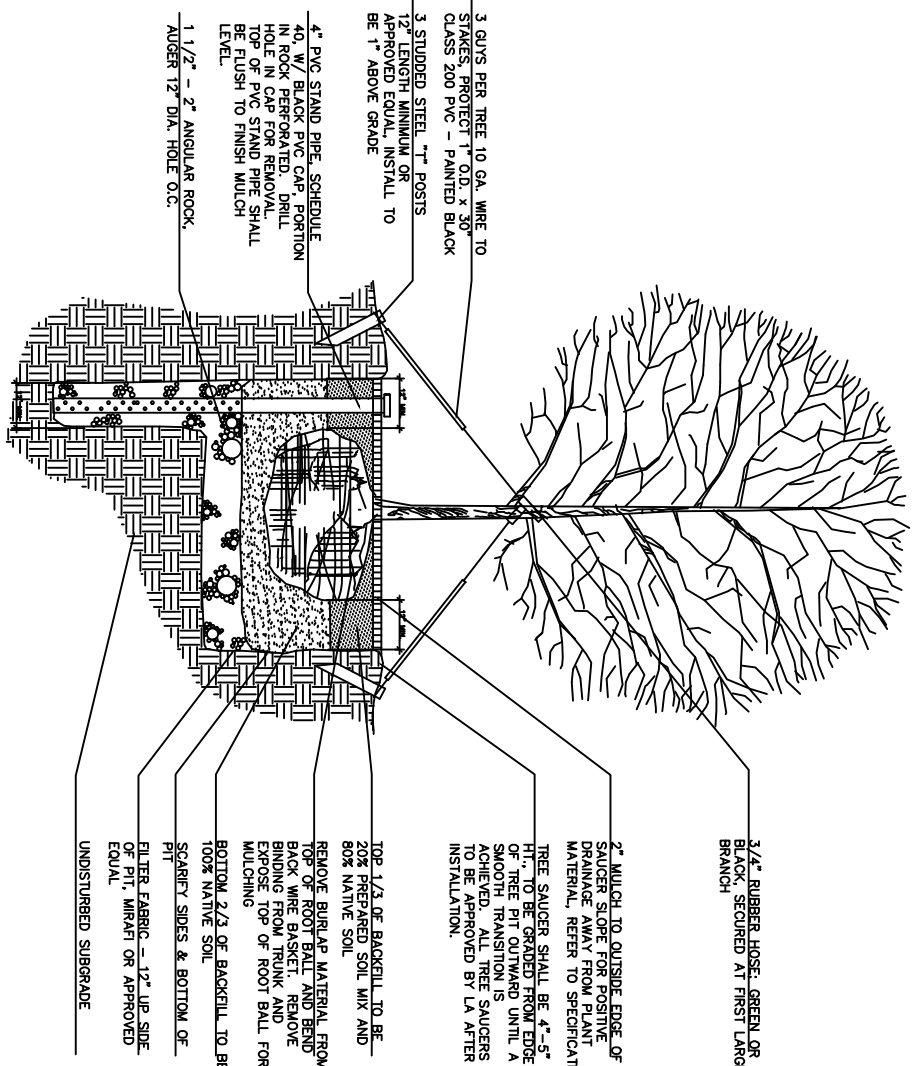
ZONING FILE Z 17-33

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a General Office Building.
- 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 Planned Development (PD) District 13-32 and of the Neighborhood Office (NO) 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. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** No uses shall be permitted except for General Office uses.
 - B. Screening and Landscaping:** Landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit E.



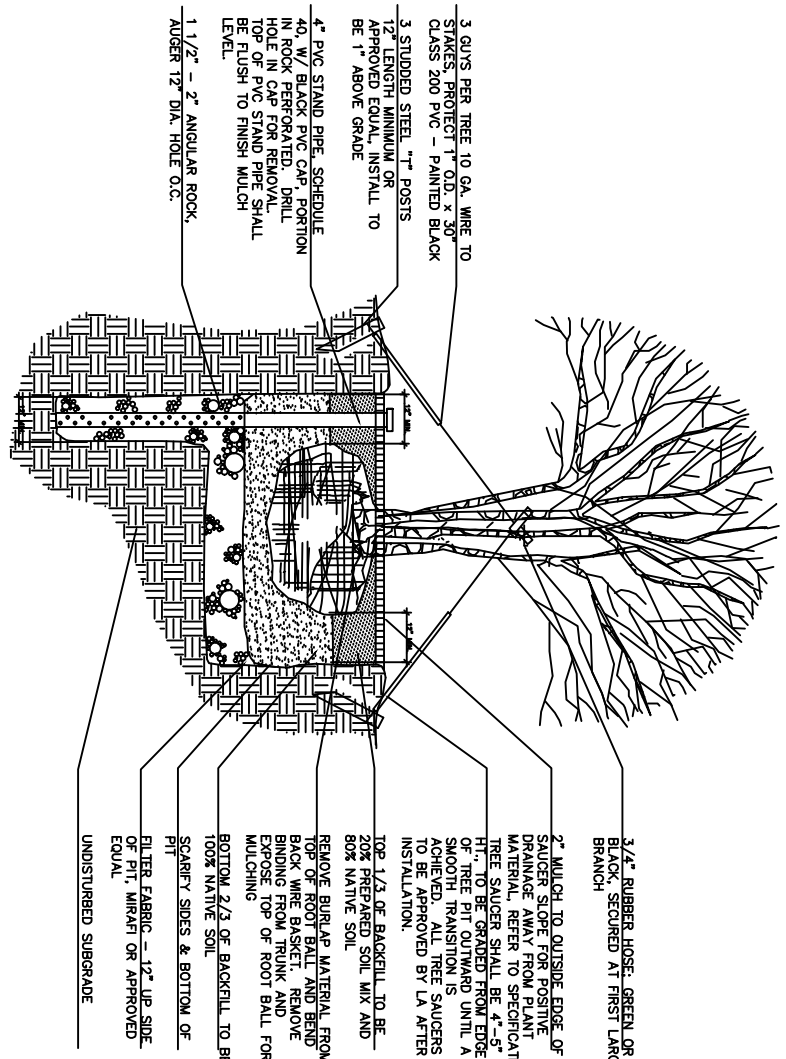
2 TREE PROTECTION DETAILS

L1.0
NTS



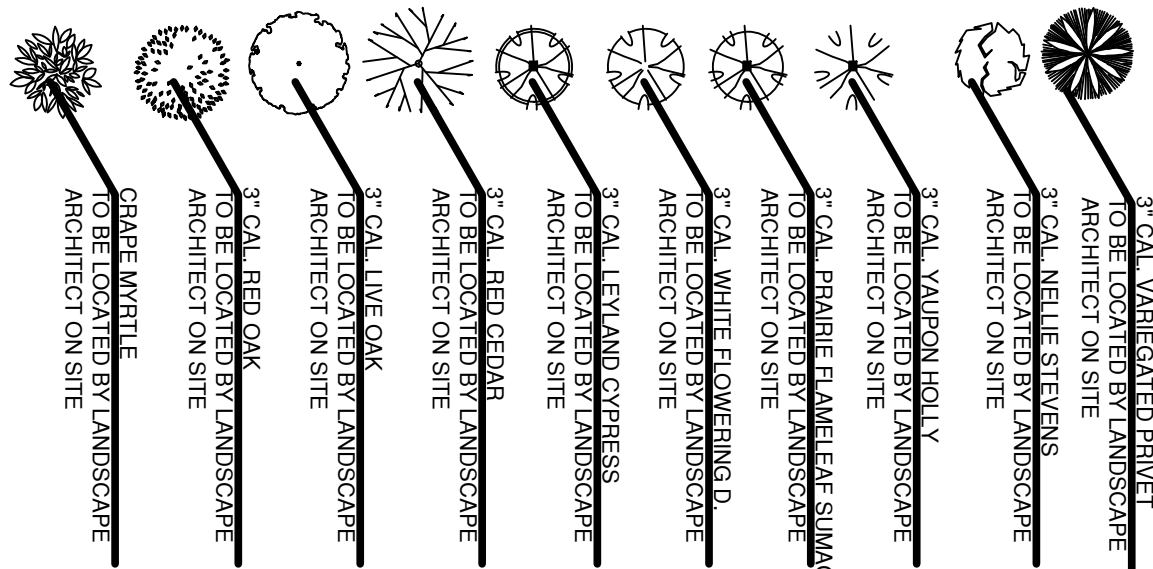
3 CANOPY TREE

L1.0
NTS



4 ORNAMENTAL

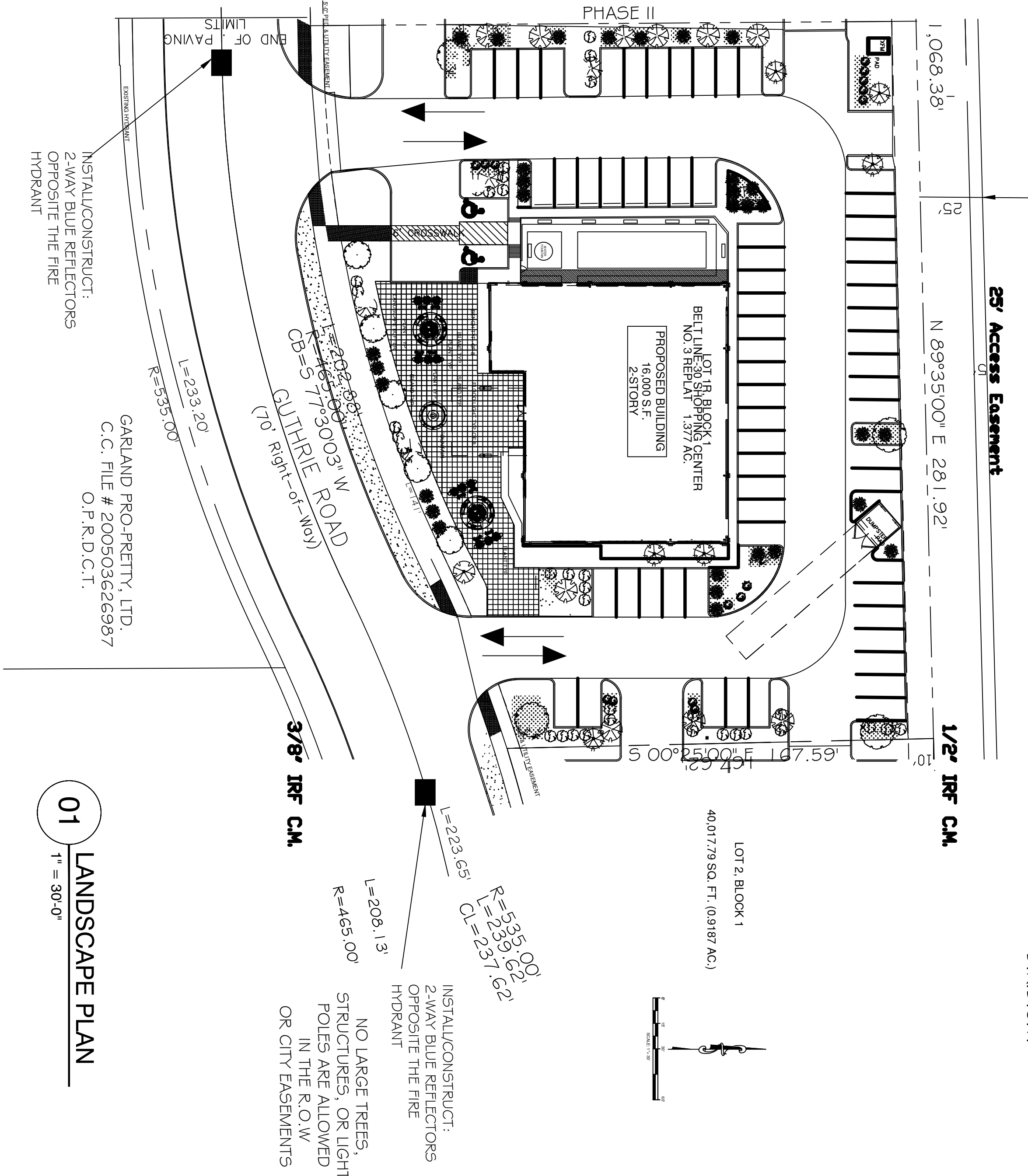
L1.0
NTS



SITEPLAN DATA

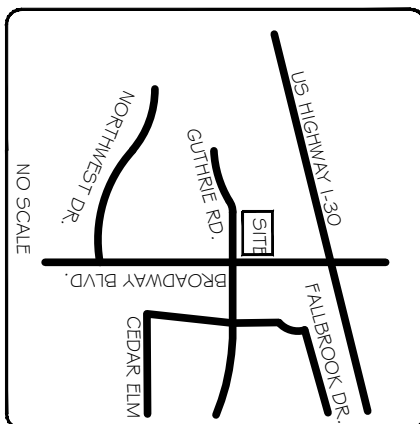
TOTAL SITE SQUARE FOOTAGE : 1,377 ACRES
 SITE DEVELOPED = APPROX. 60,000 SQ. FT
 BUILDING FIRST FLOOR: 8,000 SF
 BUILDING SECOND FLOOR: 8,000 SF
 BUILDING TOTAL BUILDING AREA 16,000 SF
 PARKING SPACE AREA: 11,854 SF
 LANDSCAPE AREA : 23,000 SF (ABOUT 40%)
 SIDEWALK AREA : 2,754 SF
 HEAVY PAVING: 14,518 SF

LARGE CANOPY TREES					
QUANTITY	COMMON NAME	SPACING	CALIPER	SOIL DEPTH PLANTS OUT FT.	MIN. HEIGHT
9	LIVE OAK OR EQ FROM APPROX LIST	30"	3"	75"	6'-0"
11	MANGOLIA SOUTHERN OR EQ FROM APPROX LIST	30"	3"	75"	6'-0"
8	OAK BURR, CONTAINER	30"	3"	32"	3'-0"
6	SWEET GUM	30"	3"	32"	3'-0"
15	AMERICAN ELM OR EQ FROM APPROX LIST	30"	3"	75"	6'-0"
SMALL ORNAMENTAL TREES					
49	PHOTINA (PHOTINA FRASER) SHRUBS 5 GAL. CONTAINER	48"		32"	3'-0"
15	ABELIA OR EQ FROM APPROX LIST	3"	3"	75"	6'-0"
35	MANGOLIA SOUTHERN OR EQ FROM APPROX LIST	40"	3"	75"	6'-0"
GROUND COVER					
40	VINCA	48"		32"	3'-0"
36	LIRIOPE	48"		32"	3'-0"



01 LANDSCAPE PLAN

1" = 30'-0"



ADI ASSOCIATES, INC.
 8035 E. L. THORNTON FWY.
 SUITE 414
 DALLAS, TX 75228
 Tel: (214) 760-1112
 Fax: (214) 242-2742
 adirepresent@shinshin.net

ISSUED:
 PERMIT SET 01-19-09
 CONST. SET XX

REVISIONS:

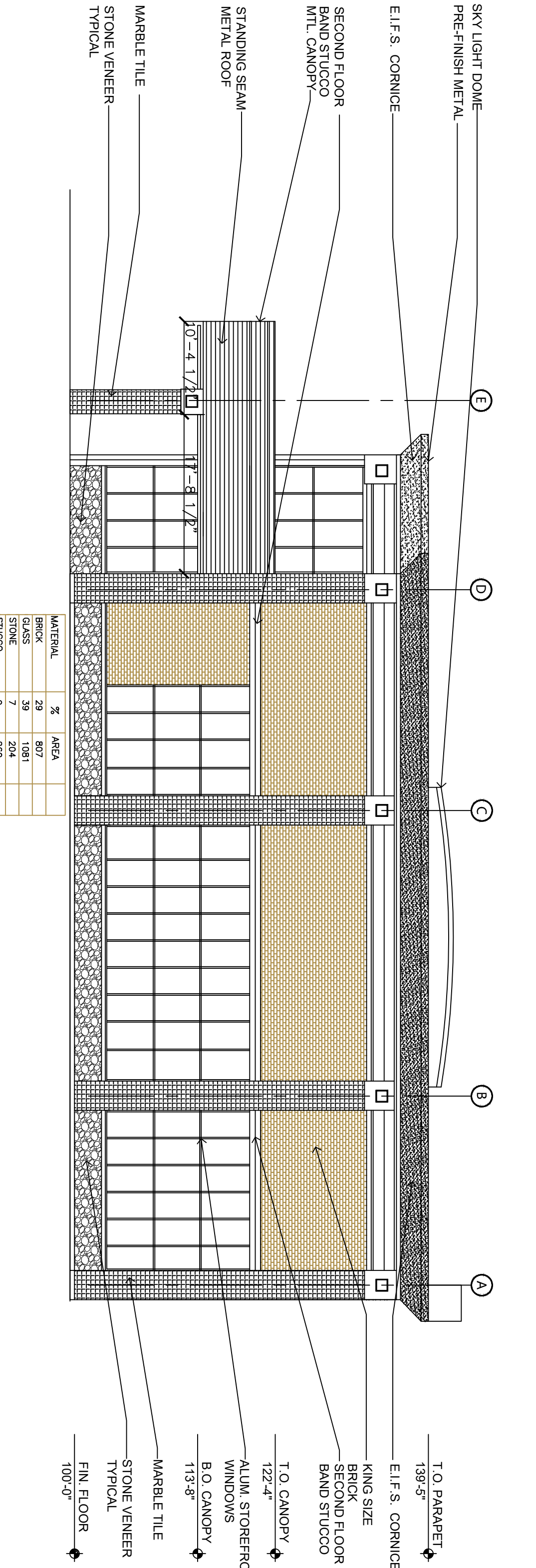
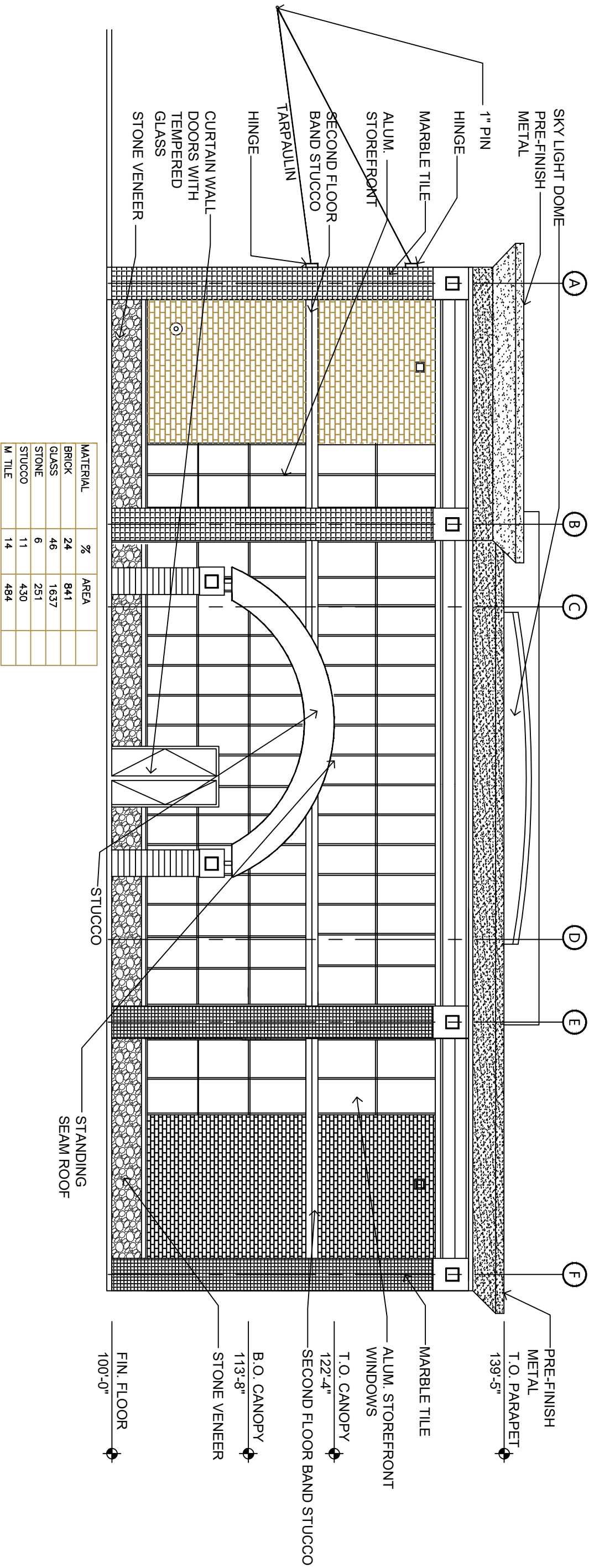
DRAWN: ADI
 CHECKED: DA
 DATE: _____

LANDSCAPE PLAN

SHEET:
L1.0

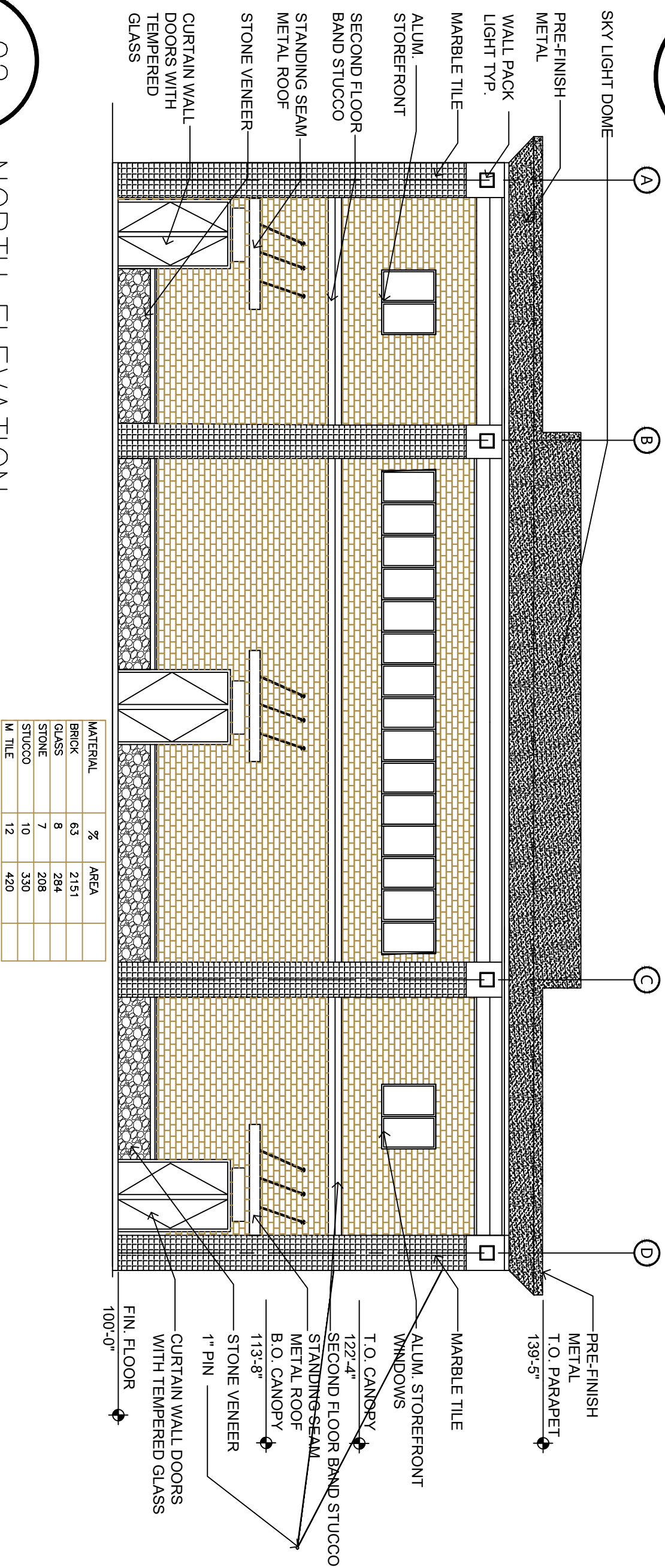
1. © - ADI ENGINEERING, INC.

CASE: # 170504-3

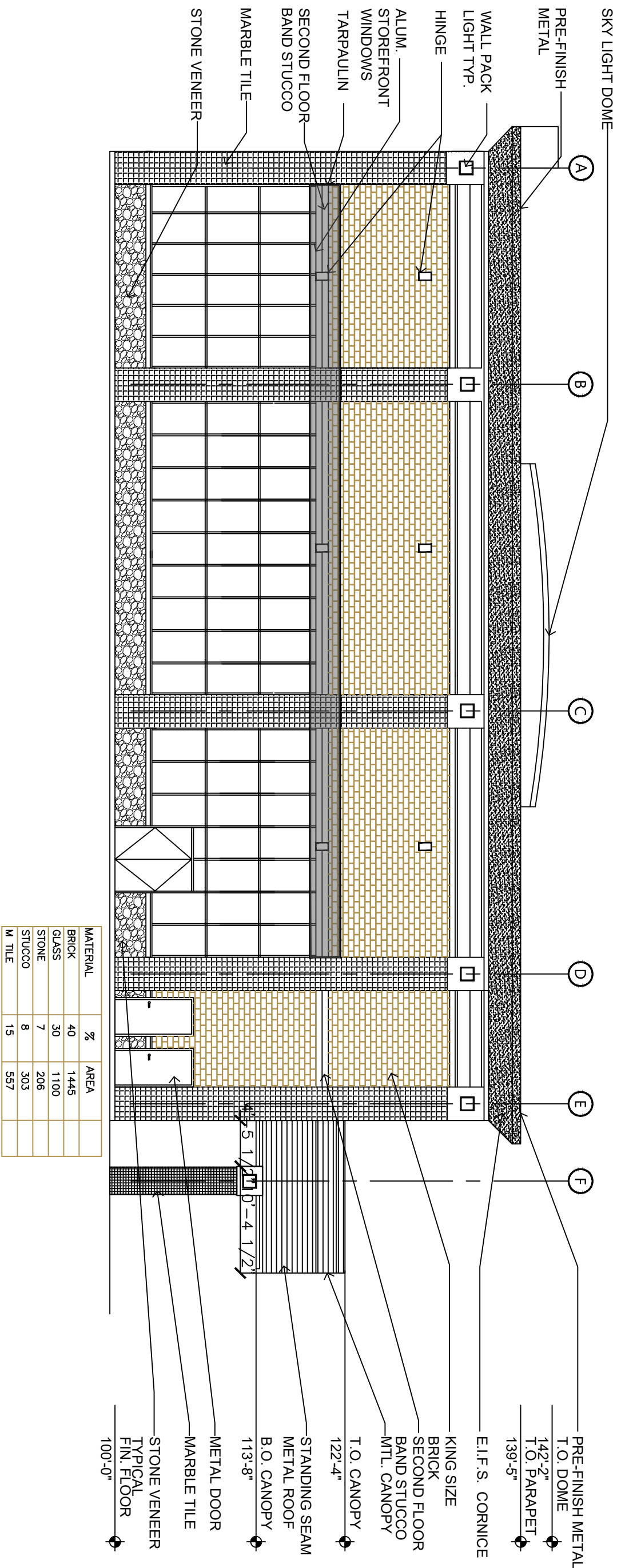


03 SOUTH ELEVATION
A4.1
SCALE: 3/32" = 1' 0"

04 EAST ELEVATION
A4.1
SCALE: 3/32" = 1' 0"



02 NORTH ELEVATION
A4.1
SCALE: 3/32" = 1' 0"



01 WEST ELEVATION
A4.1
SCALE: 3/32" = 1' 0"

- SIX ARCHITECTURAL ARTICULATIONS
- 1 AMINIOS OR CANOPIES
 - 2 FOUNTAIN
 - 3 VARIED ROOF HEIGHTS
 - 4 BENCHES FOR OUTDOOR SEATING
 - 5 PORTICOS
 - 6 BUILDING HORIZONTAL & VERTICAL ARTICULATION

GRID LINES

Exhibit E

Z 17-33



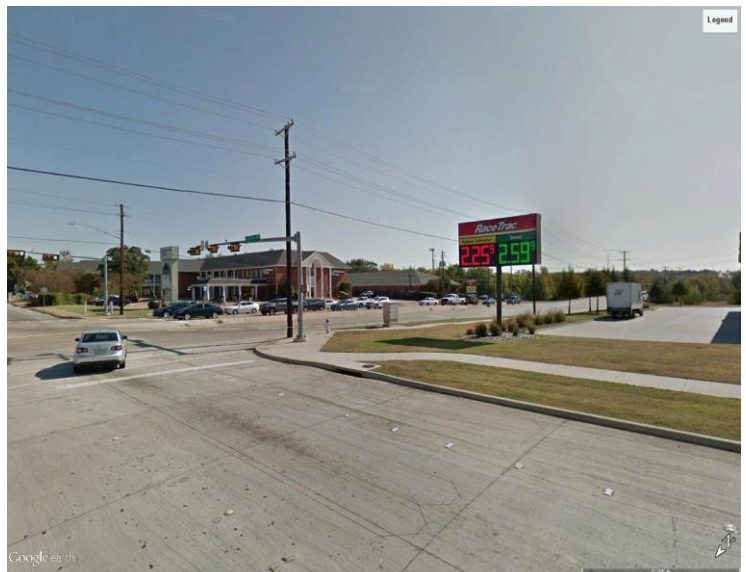
Looking east at adjacent property across Guthrie Road from subject site.



Looking north at the subject site, from adjacent property from Guthrie Road.



Looking at the northwest intersection of Guthrie Road and Broadway Boulevard. East of the subject site



Looking at the southwest intersection of Guthrie Road and Broadway Boulevard. East of the subject site



GARLAND

Plan Commission

C.

Meeting Date: 02/26/2018

Item Title: Z 17-43 Masterplan Consultants (District 1)

Summary:

Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43) (Applicant requests postponement to the April 9, 2018 Plan Commission Meeting).

Attachments

Z 17-43 Masterplan Consultants Postponement Memo

Planning Report

File No: Z 17-43/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses, and 2) a Detail Plan for Multi-Family Uses.

LOCATION

4701 Bunker Hill Road

APPLICANT

Masterplan Consultants

OWNER

Norberto Guillen

The applicant requests postponement to the April 9, 2018 Plan Commission meeting to allow the applicant additional time to address Plan Commission and Staff comments.



GARLAND

Plan Commission

d.

Meeting Date: 02/26/2018

Item Title: Z 18-04 Claymoore Engineering (District 7)

Summary:

Consideration of the application of **Claymoore Engineering**, requesting a Detail Plan approval for Medical/Dental Office use on a property zoned Planned Development (PD) District 06-58 for Community Office (CO) Use. This property is located at 6650 Naaman Forest Boulevard. (District 7) (File Z 18-04)

Attachments

Z 18-04 Claymoore Engineering Report and Attachments

Planning Report

File No: Z 18-04 / District 7

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for Medical and Dental Office/Clinic.

LOCATION

6650 Naaman Forest Boulevard

APPLICANT

Claymoore Engineering

OWNER

GPC, LLC

BACKGROUND

The subject site is part of the Shoal Creek Office Plaza development established with Planned Development (PD) District 06-58. The development will ultimately consist of six (6) office buildings on approximately 4.95 acres as reflected within the Planned Development's Concept Plan. The site received Detail Plan approval to develop five (5) of the six (6) proposed buildings; separate Detail Plan approval must be secured prior to development of the sixth building. The applicant's request is for the development of the sixth building, a 10,000 square foot medical office building on the remaining undeveloped 1.38 acres in accordance with the conditions of Planned Development (PD) District 06-58.

SITE DATA

The subject site contains approximately 1.38 acres and has frontage of approximately 238.51 linear feet along West Campbell Road and approximately 222.72 linear feet along Naaman Forest. The site will have dedicated access from Naaman Forest Boulevard and access from West Campbell Road through a proposed mutual access drive.

USE OF PROPERTY UNDER CURRENT ZONING

Development on the subject site is restricted to the development standards and permitted uses of Planned Development (PD) District 06-58 for Neighborhood Office uses. Medical Office/Clinic uses are permitted subject to Detail Plan approval.

CONSIDERATIONS

Detail Plan

1. The applicant requests Detail Plan approval for the development of a 10,000-square foot single-story, multi-tenant Medical Office building.
2. **Exterior Elevations:** The proposed facades consist primarily of brick and stone masonry materials with articulations in the form of façade projections and recesses and the incorporation of approved architectural design elements (e.g. canopies, transoms, and ornamental façade trim). The incorporation of the façade articulations, masonry materials and architectural design elements meet the requirements as set forth in Chapter 4, Article 6 of the Garland Development Code (GDC) and are consistent with the City's goal to create aesthetically pleasing and quality environments.

3. **Parking:** The site plan provided with the approved Concept Plan and Planned Development District 06-58 reflects the dedication of 58 parking spaces for this Medical Office site, while the Detail Plan reflects 58 parking spaces provided and designed in accordance with the conceptual site plan of Planned Development District 06-58.
4. **Screening and Landscape:** The proposed Landscape Plan reflects 27.31% of the site is dedicated to landscaping including the development of a twenty-one (21) foot wide buffer along West Campbell Road and a twenty-five (25) foot buffer along Naaman Forest Boulevard. The landscape buffers and plant material within each buffer were established with the development of the previous phase of the office park. The site complies with and exceeds the Screening and Landscape Standards established in Chapter 4, Article 3 of the GDC and is consistent with the conceptual landscape plan of Planned Development District 06-58.
5. **Signage:** The applicant proposes two (2) freestanding monument signs seven (7) feet in height, and thirty-nine (39) square feet in area. One sign will be located along West Campbell Road; the other along Naaman Forest Boulevard. Each sign will be setback approximately twelve (12) feet from the property line. No attached signage is proposed at this time; however, all attached signage must be compliant with the Signage Standards in Chapter 4 Article 5 of the GDC.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, which cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed development is consistent with the recommendation of the Envision Garland Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north of the subject property across West Campbell Road is zoned Planned Development (PD) District 97-04 for Multi-Family uses and is developed with the Seven Oaks [Apartment Complex]. Properties west of the subject property are zoned Planned Development (PD) District 05-44 for Single-Family Attached (townhouses) and developed with the Shoal Creek Townhome Development. Property south of the subject property is Zoned Planned Development 15-42 and is currently developing as The Mansions [apartment complex]. Property to the east of the subject site is zoned Planned Development (PD) 12-41 for Mixed Uses; this property is currently undeveloped.

The design of the building is of a character and scale that is compatible with the surrounding residential uses. The proposed use and overall design of the building is consistent with the

development intent of Planned Development (PD) 06-58 and compatible with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of a Detail Plan for Medical and Dental Office/Clinic uses.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: March 20, 2018

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
(972) 205-2459
iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-04

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Medical and Dental Office/Clinic.
- 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 Neighborhood Office (NO) 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. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: No uses shall be permitted except for a Medical and Dental Office/Clinic.
 - B. Screening and Landscaping: Landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations: Building and Sign elevations shall be in general conformance with the elevations labeled Exhibit E.
 - D. Signage: The development shall contain two (2) monument signs that shall be no greater than seven (7) feet in height, and thirty-nine (39) square feet in area, setback a minimum of twelve (12) feet from the property line and generally located as reflected on the Detail Plan (Exhibit C).

10,000 SF MEDICAL OFFICE BUILDING
LOT 2, BLOCK 1
SHOAL CREEK OFFICE PARK ADDITION
1.38 ACS (60,207 SF)

W Campbell Road
(Variable Width Right-of-Way)

Naaman Forest Boulevard
(82' Right-of-Way)

CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	PAVEMENT STRIPING
4	HANDICAP SIGN
5	4' PARKING STALL STRIPING COLOR: WHITE (TYP)
6	SIDEWALK
7	CURB AND GUTTER
8	DETECTABLE WARNING STRIP PER CITY STANDARDS

ZONING INFORMATION

ZONING	PD 06-58
SETBACKS	
CAMPBELL RD	15' LANDSCAPE BUFFER
	25' BUILDING LINE
NAAMAN FOREST BLVD	15' LANDSCAPE BUFFER
	25' BUILDING LINE

PARKING INFORMATION

REQUIRED PARKING 10,000 SF MEDICAL OFFICE (1 SPACE EVERY 250 SF)	40 SPACES (2 ADA)
PROPOSED PARKING SPACES	58 (4 ADA)

DEVELOPMENT DETAILS

BUILDING AREA	10,000 SF
BUILDING LOT COVERAGE	16.61%
BUILDING HEIGHT	30'-4" (1/2")
NUMBER OF STORES	1 STORY
PROPOSED USE	MEDICAL OFFICE

IMPERVIOUS CALCULATIONS

TOTAL SITE AREA	1.38 AC (60,207 SF)
EXISTING IMPERVIOUS AREA	4,804 SF
EXISTING IMPERVIOUS PERCENTAGE	7.97%
PROPOSED IMPERVIOUS AREA ADDED	37,088 SF
TOTAL IMPERVIOUS AREA	41,892
TOTAL IMPERVIOUS PERCENTAGE	69.58%

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

LEGEND

PROPOSED CONCRETE CURB AND GUTTER
PROPOSED FULL DEPTH SAWCUT (18" MAXIMUM)
PROPERTY LINE
PROPOSED LIGHT DUTY 5" CONCRETE PAVING
PROPOSED MEDIUM DUTY 6" CONCRETE PAVING
PROPOSED DUMPSTER DUTY 7" PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED DRIVEWAY PAVEMENT

VICINITY MAP
NTS

GRAPHIC SCALE
1 inch = 20 ft.

LEGAL DESCRIPTION:

CITY CASE #: 170720-1

SCHEMATIC ENGINEERING

OWNER:

CHC DEVELOPMENT
916 BRYAN AVENUE, SUITE 104
FORT WORTH, TX 76104
PH: 817.288.3035

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1200 CENTRAL DRIVE, SUITE 406
DALLAS, TX 75201
PH: 817.281.0572

SURVEYOR:

REAL SEARCH OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TX 76044
PH: 817.937.2665

CITY: DALLAS

STATE: TEXAS

EXHIBIT C

CHC GARLAND
CAMPBELL RD & NAAMAN FOREST RD
GARLAND, TX 75040
CITY CASE #: 170720-1

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
DESIGN CONSULTANTS
P.E. No. 25651, Exp. 02/01/2018

DESIGN: ASD
DRAWN: ASD
CHECKED: MAM
DATE: 10/20/2018

SHEET
SP-1



1903 CENTRAL DRIVE, SUITE #406
CENTRAL DR., TX 76021

PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

P R E L I M I N A R Y

FOR REVIEW ONLY

Not for construction purposes.

CLAYMOORE ENGINEERING

ENGINEERING AND PLANNING
CONSULTANTS

Engineer: **DREW DONOSKY**

E. No. **125651** Date **02/01/2018**

Exhibit C			
No.	DATE	REVISION	BY

SP-1

Exhibit C

PLANTLIST

SYM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
LB	LACEBARK ELM	5	3" CAL.	10-12'	6-7'	NURSERY GROWN	
CO	ULMIUS PARVIFOLIA SEMPERVIRENS	4	3" CAL.	10-12'	5-6'	NURSERY GROWN	
VT	QUERCUS MULHENBERGIA						
VTEX	TEX. AGNUS CASTUS		30 GAL.	8-10'	4-5'	CONTAINER GROWN	
NR	N.R. TEXAS HOLLY	9	15 GAL.	4-5'	2-3'	CONT. GROWN	50c
DB	DWFE BURROD HOLLY	86	5 GAL.	15"	15"	FULL	3070c
IHC	ILEX CORNUATA BURROD NANA						
IHC	INDIAN HAWTHORN	13	5 GAL.	15"	15"	FULL	3070c
GSN	RAPIDOLEPS INDICA 'CALISTO'						
GSN	GULFSTREAM NAINDIA	37	3 GAL.	12"	12"	FULL	2470c
MFG	NAINDIA DOMESTICA 'GULF STREAM'						
MFG	MEX. FEATHERGRASS	41	1 GAL.	12"	10"	FULL	1870c
PW	WINTERCREPER	561	1 GAL.	MIN.	3-12"	RUNNERS	2070c
GL	GREEN LITOPSE	53	1 GAL.	10"	10"	FULL	1870c
SE	STEEL EDGING	332	LIN. FT.	REF.	DETAIL		

-  **Leeming
Design Group**
Landscape Architecture
- 4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896 leemingdesigngroup@sbcglobal.net

AN

LANDING AT BLVD.	LANDSCAPE PLAN Exhibit D
------------------------------------	--

NG
).



ICE BUY MAN FOREST

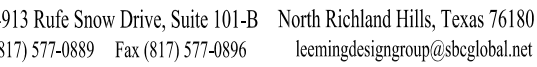


PR
CA
GA



PROPOSED OFFICE BUILDING
CAMPBELL RD. at NAAMAN FOREST BLVD.
GARLAND, TEXAS

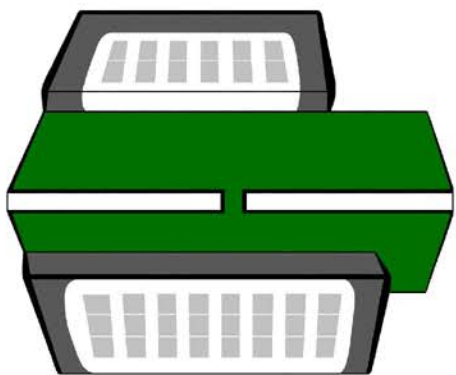
Exhibit D



01-B North Richland Hills, Texas 76180
896 leemingdesigngroup@sbcglobal.net



appr. by:
drawn by:
date: 01-05-18



CHC DEVELOPMENT

916 IRVING AVENUE, SUITE 104
DALLAS, TEXAS 75204

916 IRVING AVENUE, SUITE 104
DALLAS, TEXAS 75204

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

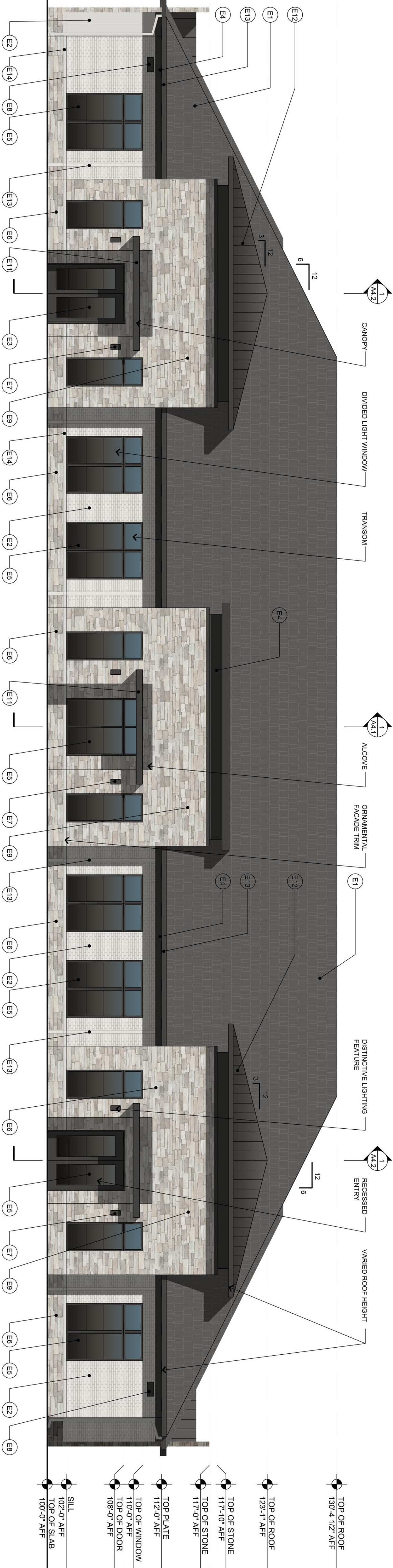
JOB NUMBER: 17-103.02

ISSUE BLOCK	
	2/1/18
CHECKED BY:	MIG / JNC
DRAWN BY:	JMB
DOC DATE:	2/1/18



EXTERIOR
ELEVATIONS

A3.0

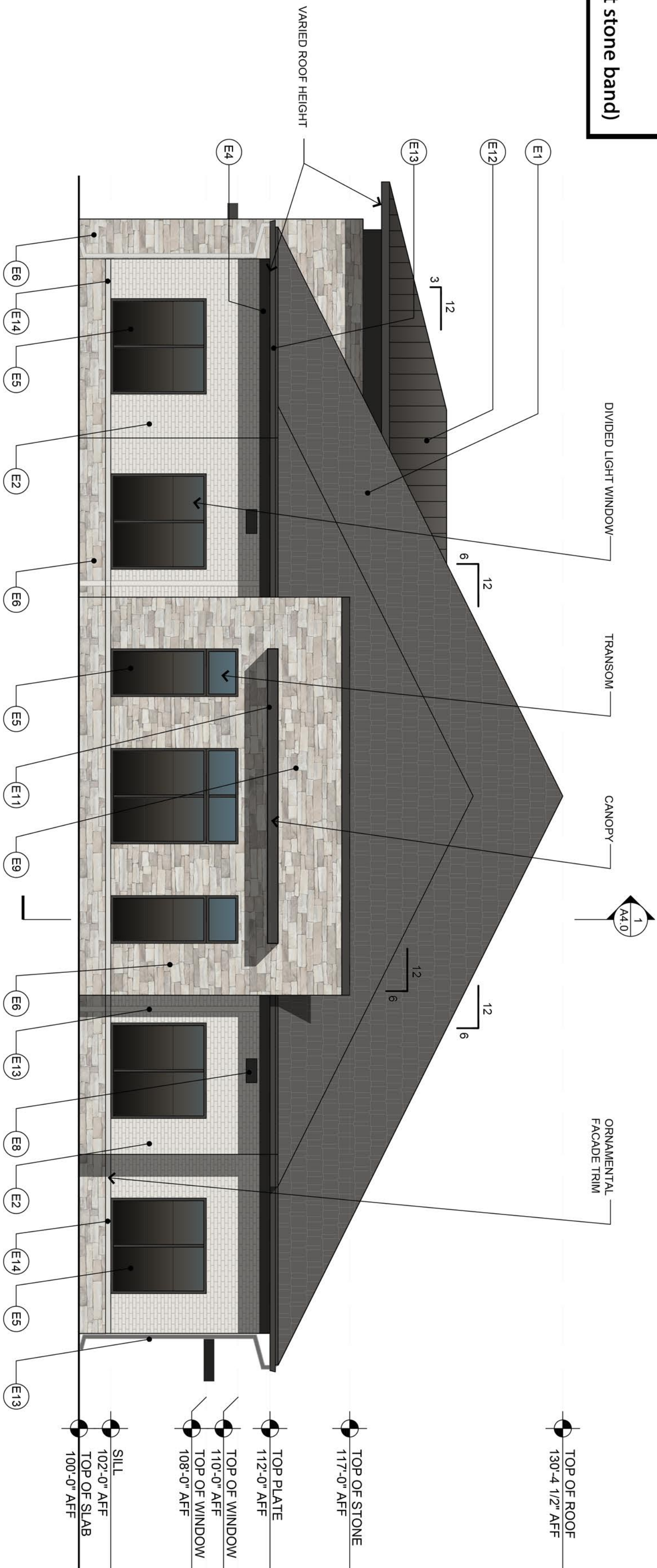


1 EXTERIOR ELEVATION - NORTH
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

MATERIAL LEGEND		
MARK	LOCATION	MATERIAL / FINISH / NOTE
EXTERIOR		
E1	PRIMARY ROOFING	COMPOSITE SHINGLES / DARK GRAY
E2	PRIMARY FACADE	BRICK / WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM / BLACK
E4	FASCIA BOARD	PAINTED BOARDS / GRAY
E5	WINDOW	STOREFRONT ALUMINUM / BLACK
E6	FACADE	STONE / LEUDERS PLATINUM / BLACK
E7	WALL SCONCE	ALUMINUM / BLACK
E8	WALL PACK LIGHTS	ALUMINUM / BLACK
E9	SIGNAGE	ALUMINUM / TBD
E10	REARSIDE FACADE DOORS	HOLLOW METAL / DARK GRAY
E11	METAL SHADE CANOPY	METAL / DARK GRAY
E12	ACCENT ROOFING	METAL / DARK GRAY
E13	DOWNSPOUT	ALUMINUM / LIGHT GRAY
E14	SILL COURSE	STONE / LEUDERS PLATINUM
E15	MORTAR	MORTAR / TBD

- GDC Architectural Elements
- 1) Awnings AND canopies
 - 2) Divided light windows
 - 3) Transoms
 - 4) Alcoves / porticos
 - 5) Recessed entries
 - 6) Distinctive lighting features
 - 7) Varied roof heights
 - 8) Ornamental façade trims (accent stone band)



2 EXTERIOR ELEVATION - WEST
scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

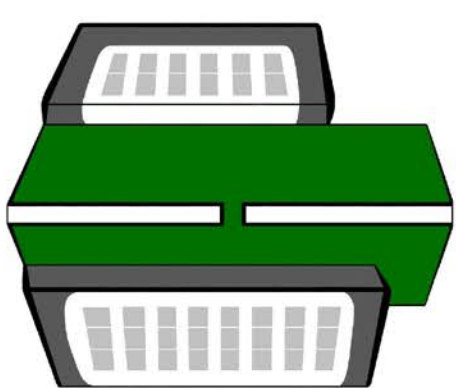
FACADE NOTES

- 1) ALL SIGNAGE SUBJECT TO CITY SIGNAGE DEPARTMENT APPROVAL.
- 2) ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- 3) UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
- 4) ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY BUILDING OFFICIAL.
- 5) PROVIDE MASONRY MOCKUP FOR FINAL APPROVAL OF OWNER & ARCHITECT

NOT FOR CONSTRUCTION



WWW.URBANBOBCAT.COM
info@urbanbobcat.com



CHC DEVELOPMENT

WWW.CHUDEY.COM
817.288.3033 | 817.881.037

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

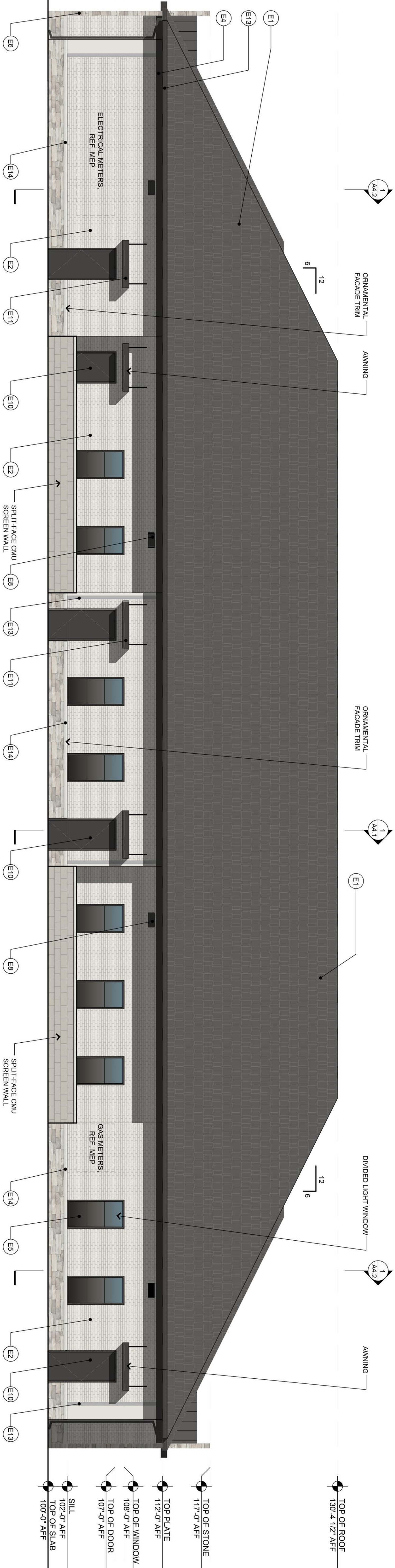
JOB NUMBER: 17-103.02

ISSUE BLOCK	
TRC COMMENTS	2/1/18
CHECKED BY:	MTG / NKC
DRAWN BY:	JMB
DOC. DATE:	2/1/18



EXTERIOR ELEVATIONS

A3.1



1	EXTERIOR ELEVATION - SOUTH
A3.1	scale: 3/16" = 1'-0"

MATERIAL PERCENTAGES
MASONRY (BRICK / STONE) 100%

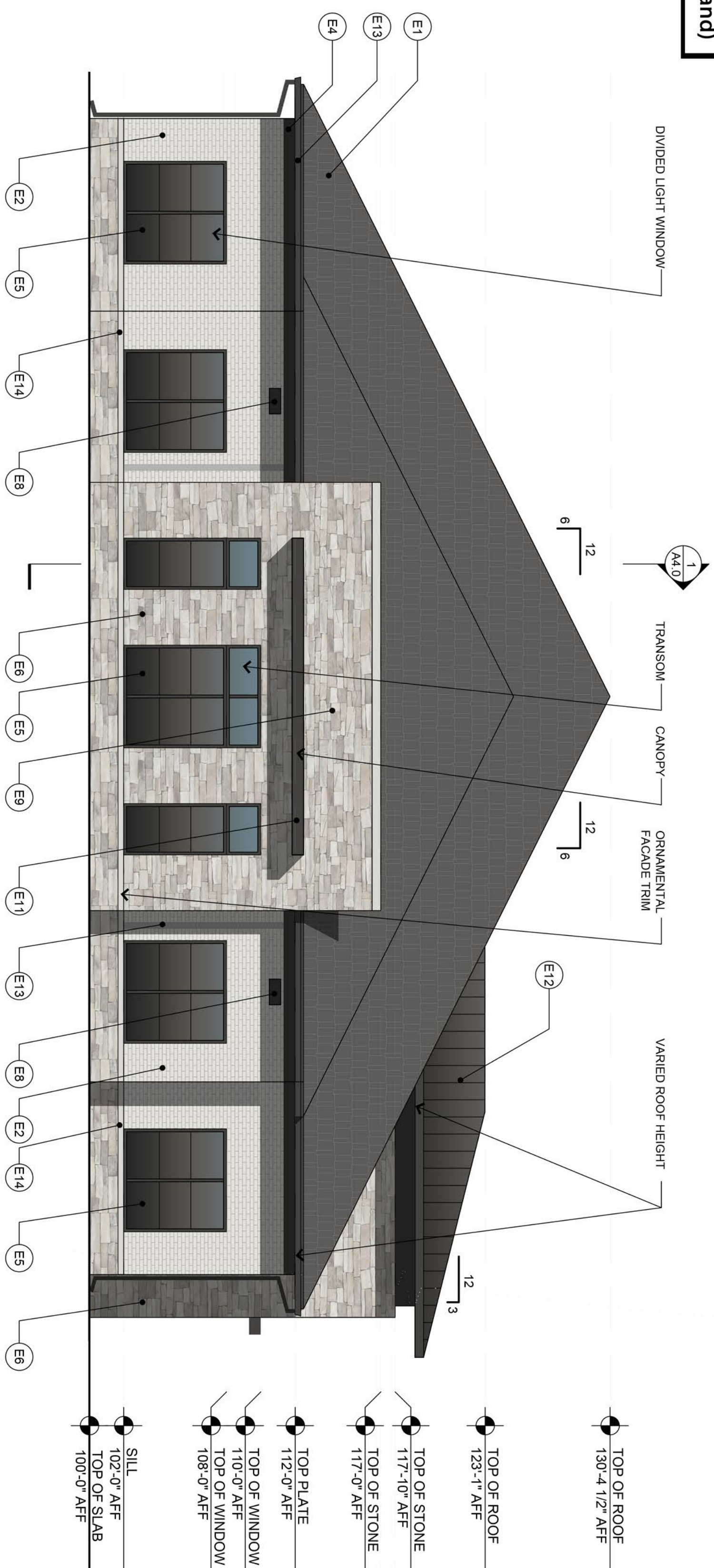
GDC Architectural Elements

- 1) Awnings AND canopies
- 2) Divided light windows
- 3) Transoms
- 4) Alcoves / porticos
- 5) Recessed entries
- 6) Distinctive lighting features
- 7) Varied roof heights
- 8) Ornamental façade trims (accent stone band)

Material Legend			
MARK	LOCATION	MATERIAL	FINISH / NOTE
EXTERIOR			
E1	PRIMARY ROOFING	COMPOSITE SHINGLES	DARK GRAY
E2	PRIMARY FACADE	BRICK	WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM	BLACK
E4	FASCIA BOARD	PAINTED BOARDS	GRAY
E5	WINDOW	STOREFRONT ALUMINUM	BLACK
E6	FACADE	STONE	LEUDERS PLATINUM
E7	WALL SCONCE	ALUMINUM	BLACK
E8	WALL PACK LIGHTS	ALUMINUM	BLACK
E9	SIGNAGE	ALUMINUM	TBD
E10	REAR/SIDE FACADE DOORS	HOLLOW METAL	DARK GRAY
E11	METAL SHADE CANOPY	METAL	DARK GRAY
E12	ACCENT ROOFING	METAL	DARK GRAY
E13	DOWNSPOUT	ALUMINUM	LIGHT GRAY
E14	SILL COURSE	STONE	LEUDERS PLATINUM
E15	MORTAR	MORTAR	TBD

FACADE NOTES

- 1) ALL SIGNAGE SUBJECT TO CITY SIGNAGE DEPARTMENT APPROVAL.
- 2) ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
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- 5) PROVIDE MASONRY MOCKUP FOR FINAL APPROVAL OF OWNER & ARCHITECT

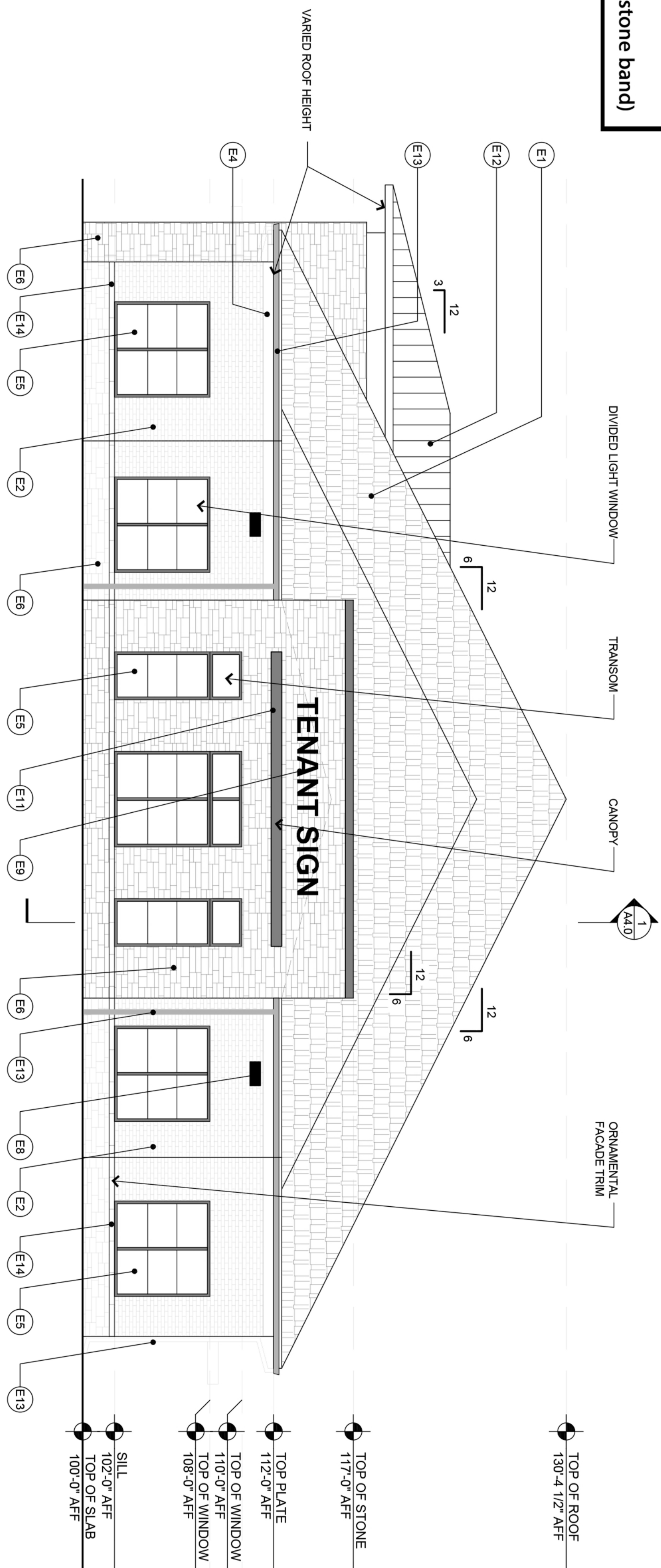


2 EXTERIOR ELEVATION - EAST

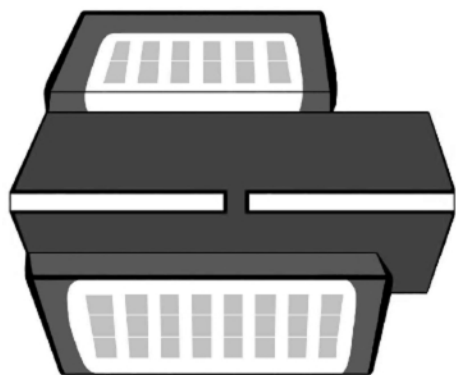
MATERIAL PERCENTAGES	
MASONRY (BRICK / STONE)	100%



- 1) Awnings AND canopies
- 2) Divided light windows
- 3) Transoms
- 4) Alcoves / porticos
- 5) Recessed entries
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CHC DEVELOPMENT

4638th AVENUE
FORT WORTH, TX 76104

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817.458.5533 F 817.881.9373

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

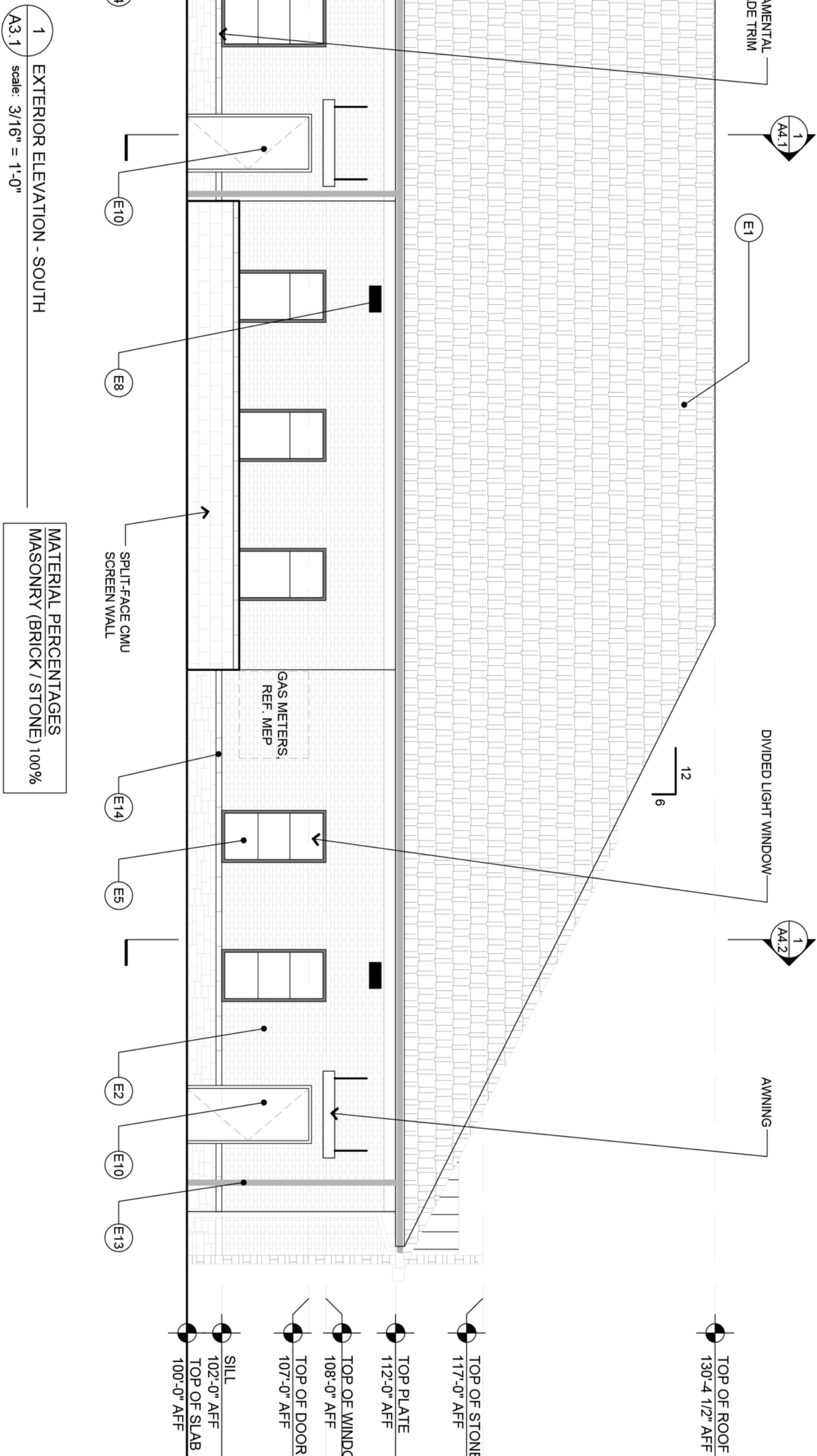
JOB NUMBER: 17-103.02

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CHECKED BY:	MIG / NAC
DRAWN BY:	JMB
DOC. DATE:	2/1/18



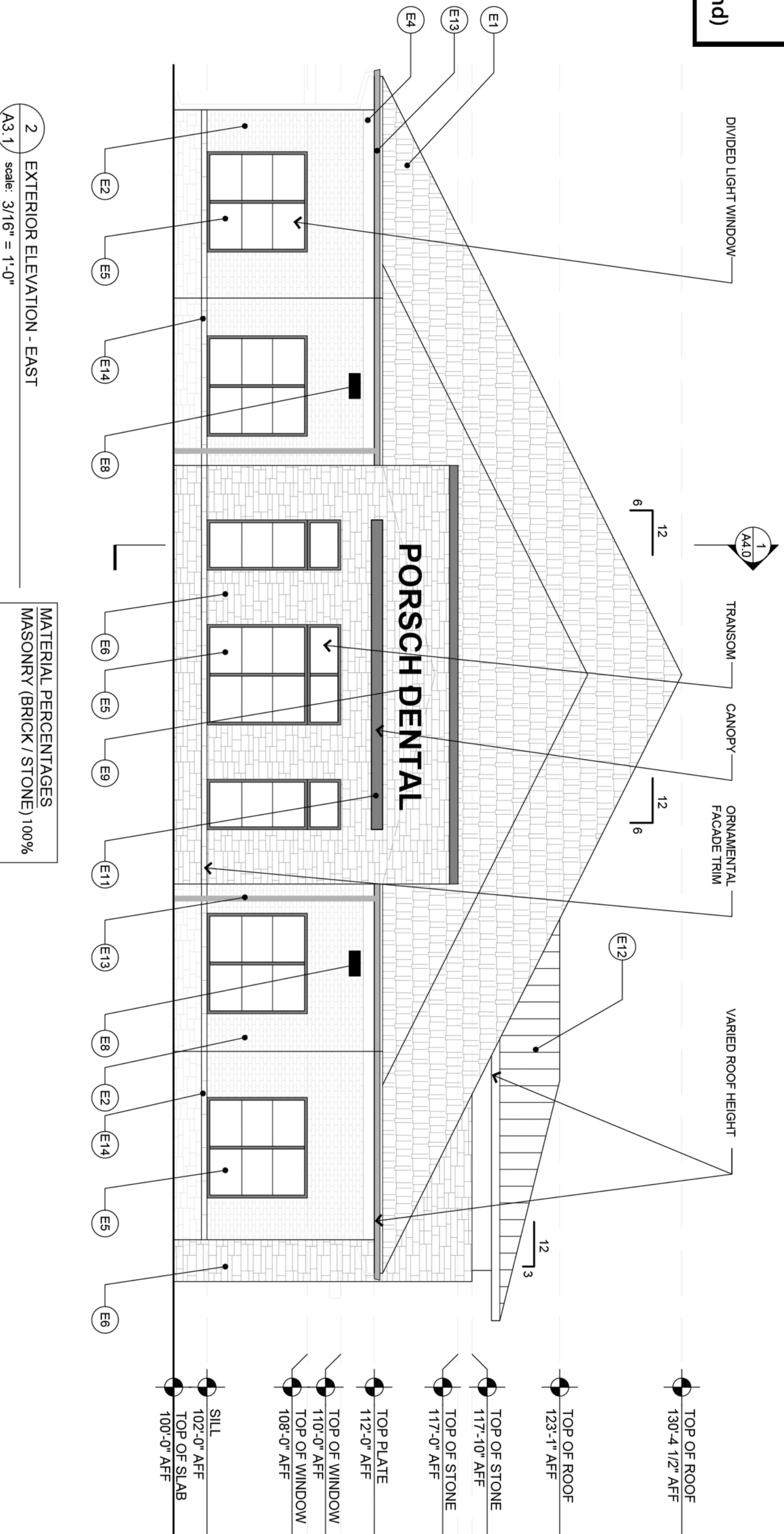
EXTERIOR
ELEVATIONS

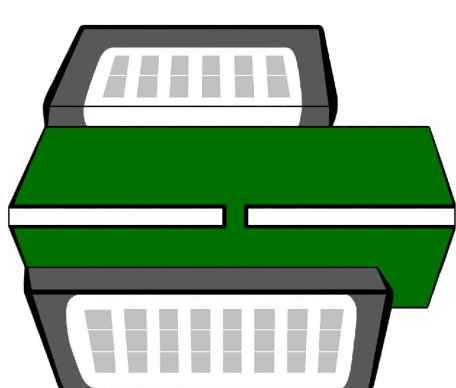
A3.1



MATERIAL LEGEND		
MARK	LOCATION	FINISH / NOTE
EXTERIOR		
E1	PRIMARY ROOFING	COMPOSITE SHINGLES DARK GRAY
E2	PRIMARY FACADE	BRICK WHITE
E3	ENTRY DOOR	STOREFRONT ALUMINUM BLACK
E4	FASCIA BOARD	PAINTED BOARDS GRAY
E5	WINDOW	STOREFRONT ALUMINUM BLACK
E6	FACADE	STONE LEUDERS PLATINUM
E7	WALL SCOSCE	ALUMINUM BLACK
E8	WALL PACK LIGHTS	ALUMINUM BLACK
E9	SIGNAGE	ALUMINUM TBD
E10	REARSIDE FACADE DOORS	HOLLOW METAL DARK GRAY
E11	METAL SHADE CANOPY	METAL DARK GRAY
E12	ACCENT ROOFING	METAL DARK GRAY
E13	DOWNSPOUT	ALUMINUM LIGHT GRAY
E14	SILL COURSE	STONE LEUDERS PLATINUM
E15	MORTAR	MORTAR TBD

- GDC Architectural Elements
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 - 8) Ornamental façade trims (accent stone band)





CHC DEVELOPMENT

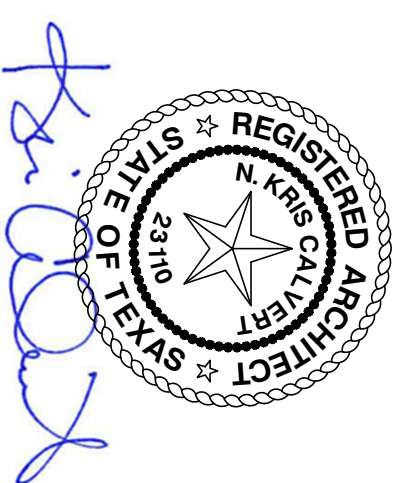
608 8TH AVENUE
FORT WORTH, TX 76104

WWW.CHOCDEV.COM
817.288.3033 | 817.881.0303

MEDICAL OFFICE BUILDING
CAMPBELL RD & NAAMAN FOREST BLVD
GARLAND, TX

JOB NUMBER: 17-103.02

ISSUE BLOCK	
TRC COMMENTS	01/23/2018
CHECKED BY:	MIG / MKC
DRAWN BY:	JMB
DOC. DATE:	01/23/2018



SITE DETAILS

A.1.1

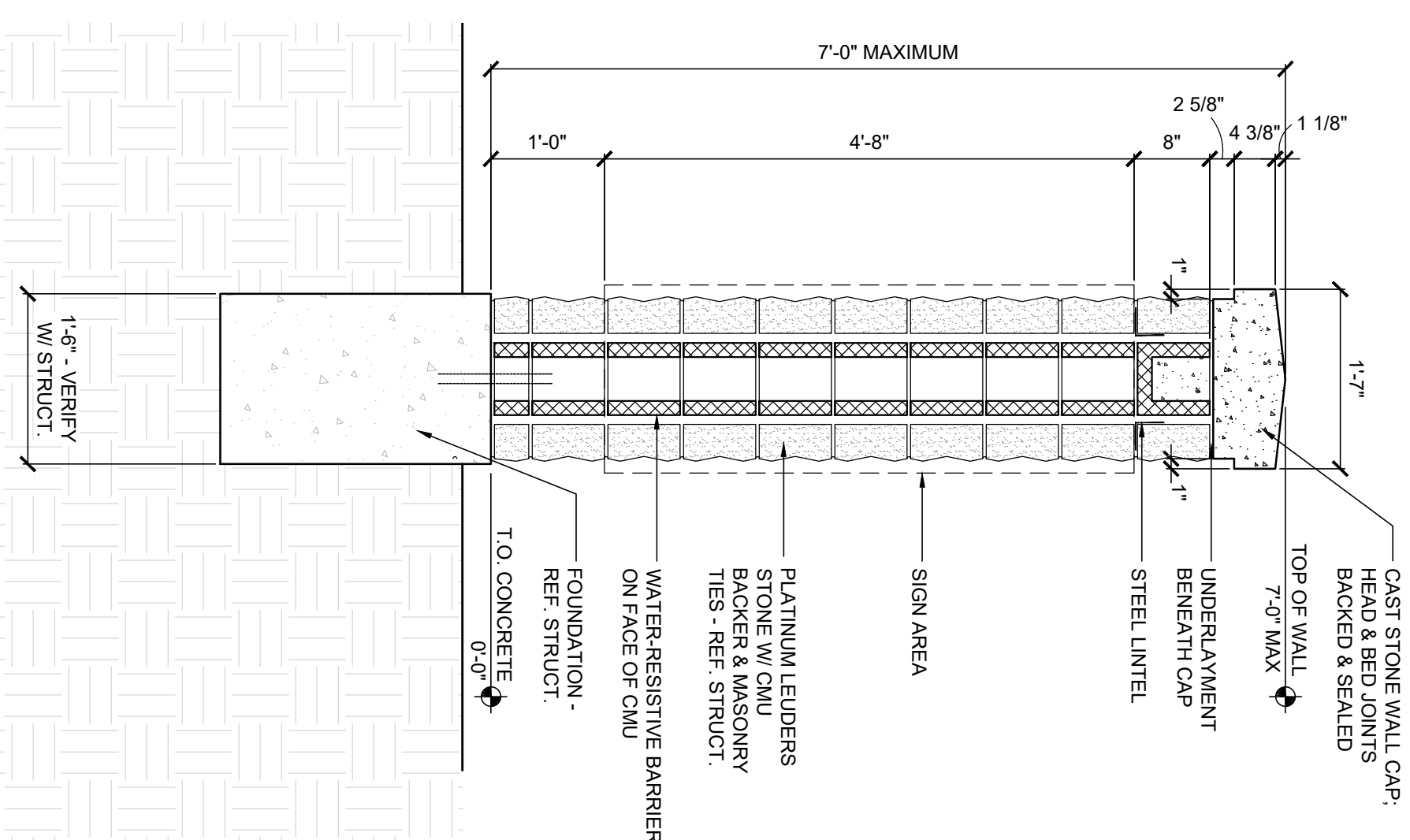
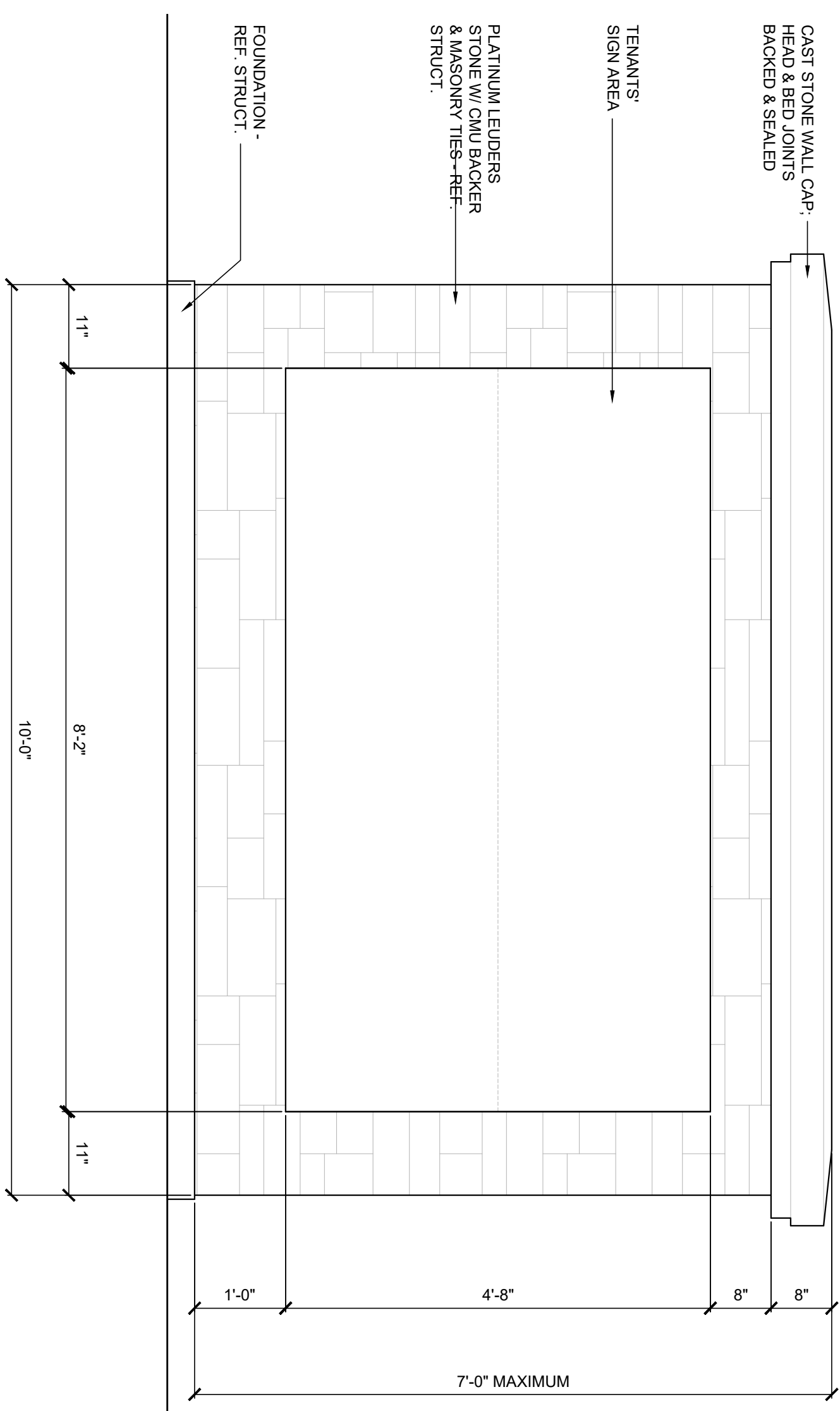


Exhibit E

Z 18-04



Looking west at adjacent Single-Family attached from Naaman Forest Boulevard



Looking north at adjacent Multi-Family from West Campbell Road.



Looking east at subject site from Naaman Forest Boulevard



Looking south at subject site from West Campbell Road



GARLAND

Plan Commission

e.

Meeting Date: 02/26/2018

Item Title: Z 18-06 Calvert & Co/Architects, Inc. (District 5)

Summary:

Consideration of the application of **Calvert & Co/Architects, Inc.**, requesting 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor. This property is located at 3300 South Shiloh Road. (District 5) (File Z 18-06)

Attachments

Z 18-06 Calvert & Co/Architects, Inc. Report and Attachments

Planning Report

File No: Z 18-06/District 5

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor.

LOCATION

3300 South Shiloh Road

APPLICANT

Calvert & Co/Architects, Inc.

OWNER

RRREI LP

BACKGROUND

The existing zoning was established in 2008 for Shopping Center Uses (the GDC approval in 2015 modified Shopping Center Uses to Community Retail Uses). Community Retail Uses include a variety of office, retail, and service activities. The following uses are specifically listed as not allowed in PD 08-52: Automobile Repair, Minor; Equipment Leasing, Indoor; Office Equipment Sales, Repair, and Maintenance; Tire Dealer, No Outside Storage; Used Goods or Products Collection Point, Temporary; and Wrecker Service (one).

The purpose of PD 08-52 was in response to the abandonment a 1987 era 226,408 square foot Wal-Mart. The zoning action affected eighteen properties comprising approximately forty-two (42) acres and of which, with the exception of two properties, all were developed with commercial uses. At the time of PD 08-52 evaluation, the use on this particular subject site was an automobile sales use.

PD 08-52 has been modified four times.

- PD 09-10. Specific Use Provision for a Car Wash (Unattended) at 3120 South Shiloh Road. This site is located south of Kingsley Road, and east of Shiloh Road.
- PD 13-31. Specific Use Provision for a RaceTrac gas station at the intersection of South Garland Avenue and South Shiloh Road.
- PD 17-16. Specific Use Provision for a drive-through restaurant at an existing building on property located at 3110 South Shiloh Road (the southeast corner of Kingsley Road and Shiloh Road).
- PD 17-22. Specific Use Provision for an automated rollover car wash and retail building on a vacant site located north of the RaceTrac.

The applicant is seeking approval of a Change in Zoning and to modify PD 08-52 to allow a Minor Automobile Repair use on the subject site. The Change in Zoning would not apply to any other property contained in PD 08-52; other portions of the PD 08-52 would remain under its existing parameters.

SITE DATA

The subject property is approximately 3.1 acres with approximately 320 feet of frontage along South Shiloh Road; the site provides a single point of access from South Shiloh Road and to the property east of the site thorough shared access.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 08-52 within which Community Retail (CR) District uses are allowed along with uses as discussed above. Minor Automobile Repair use is a permitted (by right) use in the Community Retail District. However, Planned Development 08-52 limits uses to more community serving-scale retail/personal service uses and precludes Minor Automobile Repair.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The PD District requires approval of both a Concept and Detail Plan prior to any redevelopment on the property.

CONSIDERATIONS

1. **Land Use:** Minor automobile repair is defined by the Garland Development Code as: "General repair or reconditioning of automobiles such as the following: engines, air-conditioning systems and transmissions for motor vehicles, collision repair services including body, frame or fender straightening or repair, customizing, painting, vehicle steam cleaning, undercoating and rustproofing, the uses listed under Automobile Repair (Minor), and other similar uses." The application content indicates the intended use will conform to this definition, and specifically requests that Automobile Repair, Minor is the only use for the property.

In addition, the GDC contains Special Standards for Minor Automobile Repair use, which the application content indicates the use will be in compliance. These Special Standards are:

- Automotive Service Bays must comply with stacking requirements.
- Overhead/roll-up service bay doors may not face any public street unless the site exhibits certain constraints such as a corner or thorough lot; this site is neither lot type.
- The use may not: (i) conduct any outdoor vehicle or equipment repairs; and (ii) maintain or store overnight vehicles, parts, equipment, or accessories outdoors, except the parking of vehicles currently being repaired, which may remain on-site for a maximum of fourteen calendar days.
- In addition, the use is allowed to keep a maximum of one wrecker on-site for incidental towing.

The project proposes conditions that would limit the operations to certain specified "light repair" activities; these uses are consistent with the GDC use definition for Automobile Repair, Minor. In addition, the application proposes conditions to specifically exclude uses that are considered heavy repair, including: paint and body repair, sprayed pick-up bed liners, engine rebuild and/or replacement, transmission rebuild and/or replacement, and outside storage of any type. These limitations are listed in Attachment B.

Further limits, consistent with the GDC, are proposed by the applicant as conditions to this use which is requested to be allowed with the Planned Development uses. The limits include indoor operations, development per the plans submitted, mechanical equipment would not face the public street, parking per the GDC, provision of streetscape and landscaping, lighting designed as shown on the plans, existing trees

shown to remain to be protected during development, building height would be limited to twenty-four (24) feet, one individual (employee/staff member) would be trained and responsible for workplace safety, and all hazardous liquids and materials will be properly stored and disposed of.

In addition, the hours of operation are specified as 7:00 am to 7:00 pm, Monday through Saturday.

2. **Site Design:** The applicant requests approval to develop the existing vacant site into a minor automobile repair facility including a canopied front entry for customers with a 3,333 square foot reception area and a sixteen (16) bay service area. In addition, the facility includes incidental wash rooms, office, storage area, and an employee break room. The building is sited on the central portion of the property. The primary access drive to the site is from South Shiloh Road and a secondary access point will be to future Leon Road at the northeast side of the property, across adjoining property. The service bays will face north, south, and east towards adjoining properties and not directly towards South Shiloh Road. The face of the canopy vehicle drop-off is set well back from the street, at seventy-four (74) feet and the face of the building is approximately 115 feet from the street; PD 08-52 requires a minimum 30-foot front yard from South Shiloh Road. The applicant's conditions include setbacks greater than the minimums in PD 08-52 and the Garland Development Code (GDC).
3. **Landscape and Screening:** This site development includes a wider buffer along the street, and more trees and plants than are required by the GDC. The South Shiloh Road side is required to have a minimum width of fifteen (15) feet whereas a minimum twenty-six (26) foot wide buffer is shown on the landscape plan. In addition, the proposal retains on-site thirteen (13) of sixteen (16) existing trees, making use of the GDC provision for Tree Retention Credits. The credit is allowed to meet up to thirty percent of the GDC tree planting requirements. While the GDC requires eleven (11) large canopy trees along South Shiloh Road it also allows the tree retention credits which results in five (5) trees as shown on the landscape plan along the street. In addition to these trees, while a minimum of sixteen trees are required, thirty-six (36) trees will be provided on-site. The proposal is in conformity with the GDC landscape provisions.

In addition, the planting layout includes high-level screening shrubs (Nellie Stevens Holly), trees, and grass along the north property line as a supplemental landscape feature to provide screening to the adjacent property. Eastern Red Cedar, considered a high-level screening shrub is shown on the east property line and trees with ground cover are proposed along the south property line.

While not highly visible from the street, the refuse container is placed to the side of the building, set approximately 210 feet away from the street with its opening facing away from the street towards the east. A refuse enclosure screening wall surrounds the refuse container providing screening. The GDC requires that the refuse enclosures be placed behind the building or in a service court yard.

4. **Building Design.** The design of the building is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty (80) percent masonry per Section 4.83(A).

- At least two (2) different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
- At least six (6) of the twelve (12) architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

5. **Parking:** This project provides forty-four (44) parking spaces, in conformance with the Garland Development Code standards. In addition, the parking lot landscape requirements are provided as shown on the landscape plan.
6. As mentioned above, an access drive will be provided to South Shiloh Road. Another access to the site will be provided to future Leon Road, although not currently adjacent, the connection to Leon Road would be from the site's northeast corner.
7. Any signage will be subject to the regulations set forth in Chapter 4, Article 5 of the Garland Development Code.

COMPREHENSIVE PLAN

The zoning change for PD 08-52 was heard and approved by City Council in November 2008. At that time, the Envision Garland Comprehensive Plan was in its formative stage and the site was being considered to recommend uses that would recognize the prevailing zoning and land use pattern of the site and balance of properties in the boundaries of PD 08-06. The Envision Garland Comprehensive Plan was adopted much later, in March, 2012 with a recommendation of Business land use for this site and the other PD 08-52 properties. In addition, the City recognizes the site as part of the South Garland Avenue Catalyst Area and the Centerville Marketplace Revitalization Strategy. Currently, the area is under study with the South Garland Avenue Catalyst Area Plan.

Envision Garland 2030 Comprehensive Plan

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site for Business Center uses in the Employment Center Building Block. The Employment Centers Building Block provides concentrated options for high-quality, business environments within the city. Employment Centers support major employers and suppliers, along with providing services and amenities for employees. Located throughout Garland, Employment Centers enhance the livability of residents by providing accessible employment opportunities. The Employment Center Building Block:

- Expands opportunities for emerging technology and industry within the city
- May be developed as mixed-use
- Proximity of employment and residential areas offers reduction of commute times and distances

Strategies for employment centers include:

Distinctive Community Design

Plan for concentrated clusters of commercial activities that include major employers, business support services, and employee services.

Redevelopment and Revitalization

Provide support to business and industry to facilitate expansion and redevelopment of commercial and industrial sites.

Strategic Investment

Work aggressively to attract jobs and employers to Garland through a comprehensive economic development strategy that expands the business and industrial base and attracts growth industries.

Increased Mobility Options

Continue to invest in roads, highways, rail, and transit to further connect Garland to the North Texas region.

Business Center Designation

Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Business centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

Catalyst Areas

South Garland Avenue Catalyst Area. The site is located in a key commercial corridor and gateway to the community. The strategy for this area is to diversify large infill sites to transform the area into a viable employment and training center, taking advantage of regional transit access. The development focus is redevelopment and revitalization. In this plan, the site is identified for targeted investment. The *Garland and Kingsley Target Investment Area* focuses development opportunity on re-use of the Hypermart with suggestions for recreational facility, employment/education, or medical center. The size and flexibility of space offers widely varying potential land uses. The key assets of this area include potential for adaptive reuse, assemblage, and recognition of the importance of the area as the IH 635 access and gateway into Garland. As mentioned earlier, a Catalyst Area Plan is underway for the South Garland Avenue corridor.

Centerville Marketplace Revitalization Strategy. The Centerville Marketplace Revitalization Strategy overlays this site and the plan encourages redevelopment of underutilized properties to increase density and quality. The focus of this area is redevelopment and revitalization. In this Catalyst Area residential development potential is recognized but in a small scale and intended to attract workforce renters and buyers. Professional and smaller-format office users would benefit from new residential design and take advantage of IH-635 access. The key assets of this area include IH-635, proximity to major employment concentrations, and ample vacant/underutilized parcels. The accompanying *Target Investment Area* establishes a strategy for reuse, re-positioning, and redeveloping vacant commercial space and land. Specifically the site is included as part of the Hypermart Site / Live Work Center, as Catalyst Site No. 4. The Strategy encourages business park development and commercial spaces that would be modest in scale, and primarily the type that would support the daytime workforce population.

The proposed minor automobile repair facility will offer support services for employment and residential uses in the area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of employment, support services, and residential development. There are properties, such as the vacant Hypermart to the north, that present reinvestment opportunities. The proposed use is complementary and compatible with the adjacent RaceTrac convenience store/gas station, car wash (under construction) and automotive related uses along South Shiloh Road. The repair facility will provide similar support services to the surrounding area.

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

STAFF RECOMMENDATION

Approval of 1) an amendment to Planned Development (PD) District 08-52 for Community Retail Uses, 2) a Concept Plan, and 3) a Detail Plan for Automobile Repair, Minor.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

CITY COUNCIL DATE: March 20, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-06

3300 South Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of an Automobile Repair, Minor Use on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773 shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C.
- B. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit D. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Regulations:**
- A. Uses: The use permitted shall be Automobile Repair, Minor specifically including the following "light repair" services for passenger cars and light to medium duty trucks:
- Engine and transmission oil changes (including filters)
 - Tire sales (including balancing and flat repair)
 - Wheel alignment
 - Battery sales
 - Brake repair
 - Alternator repair
 - Lamps and bulb replacement
 - Electrical repair
 - Wiper blade replacement
 - Air conditioning service

In addition, the following uses are not considered "light repair" and are specifically prohibited:

- Paint & body repair
- Sprayed pick-up bed liners
- Engine rebuild and/or replacement
- Transmission rebuild and/or replacement
- Outside storage of any type

B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E.

C. Building Elevations: The building elevations shall be in general conformance with Exhibit F.

D. Special Development Standards:

- 1) All repair work shall be confined within the building. Vehicle repair shall not be allowed outside of the building.
- 2) The Quick Lane facility shall be constructed in accordance with the approved Site Plan, Floor Plan, Building Materials, Colors, Finishes and Landscaping.
- 3) Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
- 4) Parking: Parking counts shall meet the current city standards.
- 5) Streetscape and landscaping
 - a) Streetscape lamp posts shall be in similar design as detailed on the approved plans.
 - b) Existing trees (shown to remain) shall be protected during the development of the site.
 - c) The hours of operation shall be limited to 7am to 7pm, Monday through Saturday.
- 6) Building Elevations.
 - a) Shall be in accordance with the approved building elevations.
 - b) Maximum building height shall be 24'0".
- 7) At least one individual shall be trained and responsible for workplace safety.
- 8) All hazardous liquids and other materials shall be properly stored and disposed of.

OAKLAND RD.

FUTURE ACCESS DRIVE

LOT 12R, BLOCK 1
VOL. 87242, PG. 3019
2009 STRAITLANE FAMILY, L.P.
INST. NO. 200900358636

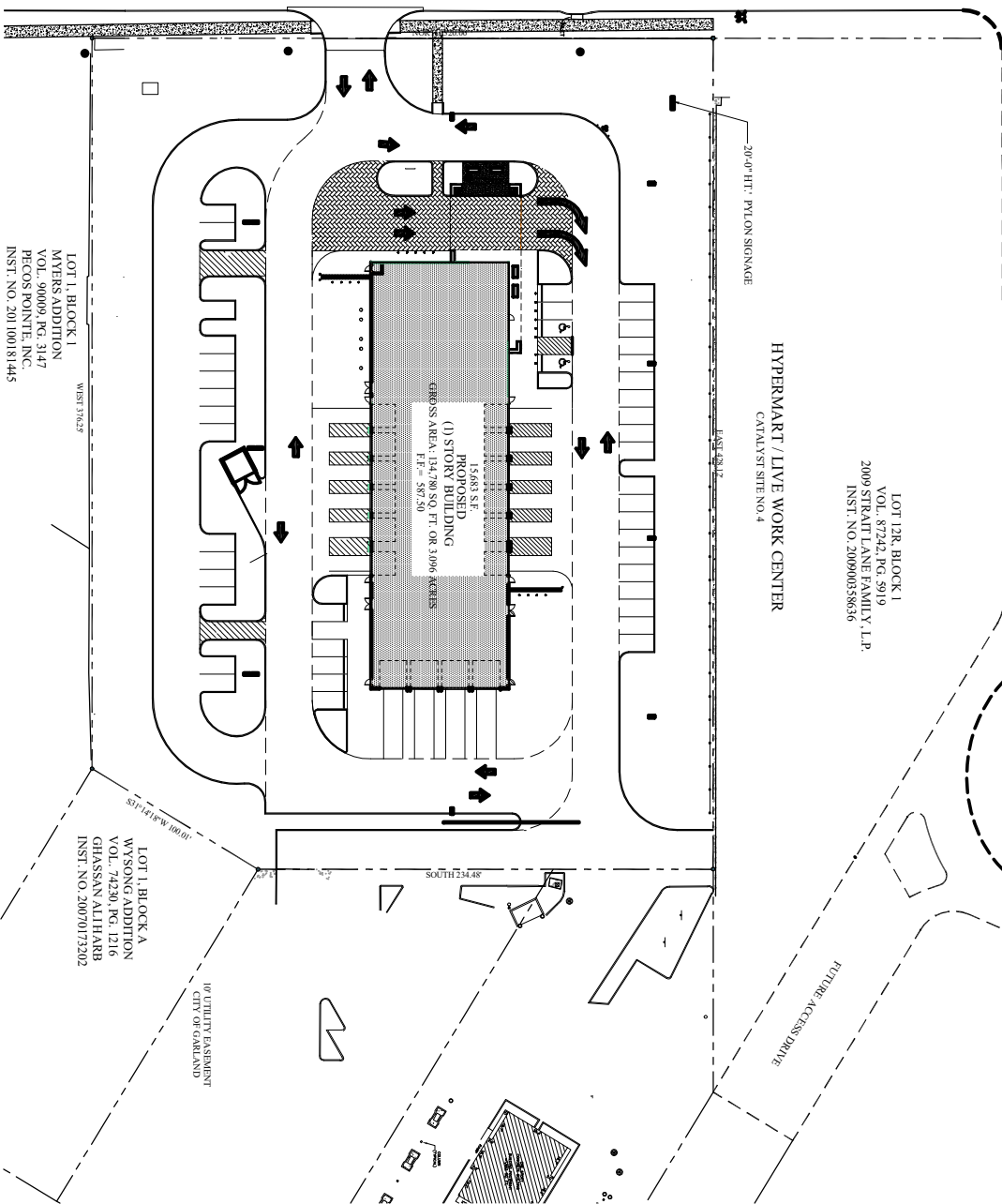
HYPERMART / LIVE WORK CENTER
CATALYST SITE NO. 4

30'-0" HT. PYLON SIGNAGE

15'-0" WIDE

SOUTH SHILOH ROAD

(TOP PUBLIC RIGHT-OF-WAY)
(TOP CONCRETE PAVEMENT)
(TYPE B ROAD)



LOT 1, BLOCK 1
MYERS ADDITION
VOL. 90009, PG. 3147
PECOS POINTE, INC.
INST. NO. 201100181445

LOT 1, BLOCK A
WYSONG ADDITION
VOL. 74230, PG. 1216
GHASSAN ALI HARB
INST. NO. 20070173202

CONCEPT SITE PLAN

SCALE: 1"=50'-0"

BUILDING SUMMARY

- PARKING:**
- 1 PARKING SPACE PER 400 S.F. GROSS FLOOR AREA WITHOUT BAYS
 - 2 PARKING SPACES PER REPAIR BAY

16 BAY MINOR AUTO REPAIR
SERVICE AREA—12,007 S.F.
PARTS—790 S.F.
TIRE STORAGE—300 S.F.
RECEPTION—3,666 S.F.
BUILDING S.F.—15,683 S.F.

ARCHITECT:
Richard Calvert
calvert & co./architects, inc.
1001 W. MAIN STREET
CARROLLTON, TX 75006
Phone: (972)446-0493

DEVELOPERS:
Randall Reed's Prestige Ford
Brian D. Adams
Supervisors, Inc.
15100 Capital Drive
Carrollton, TX 75006
Phone: (972)712-0653

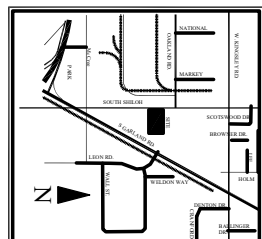
CIVIL:
GWC Engineering
2301 Leeland St. #124
Carrollton, TX 75006
Phone: (469) 374-4810
glen.campbell@gwcengineering.com

SITE SUMMARY	
LOT 12R, BLOCK 1	
GROSS AREA: 14,780 S.F.	
3.06 ACRES	
NET AREA: 98,377 S.F.	
2.26 ACRES	
PAR	
0.1161	

TOTAL REQUIRED: 13 PARKING SPACES
TOTAL PROVIDED: 14 PARKING SPACES



0 15 30 60
SCALE 1"=50'



VICINITY MAP

LOT 8R, BLOCK 1

WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3,096 ACRES

CONCEPT PLAN

calvert & co./architects, inc.
1001 W. MAIN STREET
CARROLLTON, TX. 75006
(972)446-0493

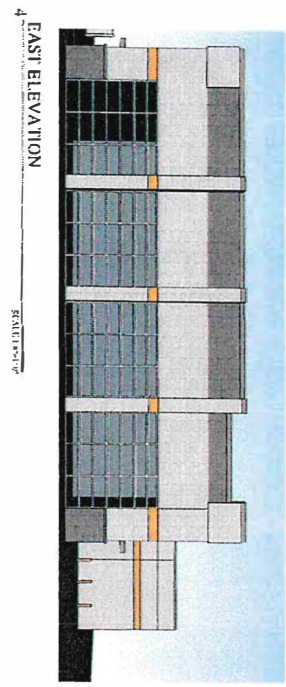
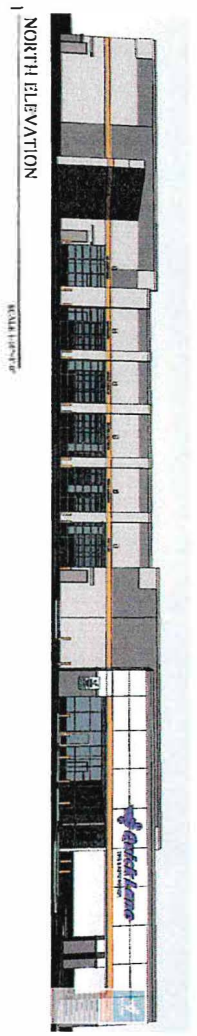


Issue date
JULY 07, 2018

EXHIBIT C

quick lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

Sheet
P1.0
of



SIGN PLAN

LOT 8R, BLOCK 1
WAL-MART SUPER CENTER 2 ADDITION
134,780 SQ. FT. OR 3.096 ACRES

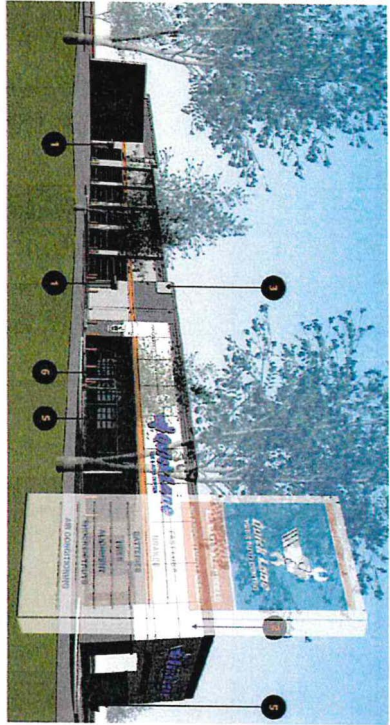
calvert & co./architects, inc.
1001 w. main street
carrollton, tx. 75006
(972)446-0493

CASE NO: 171005-2

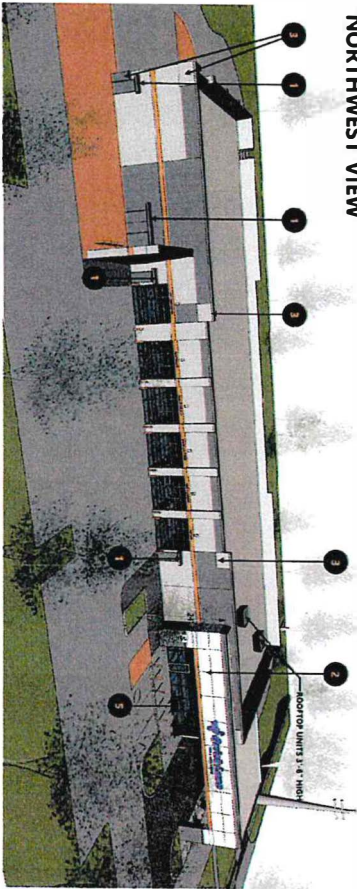
Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, Tx

sheet
P4.0

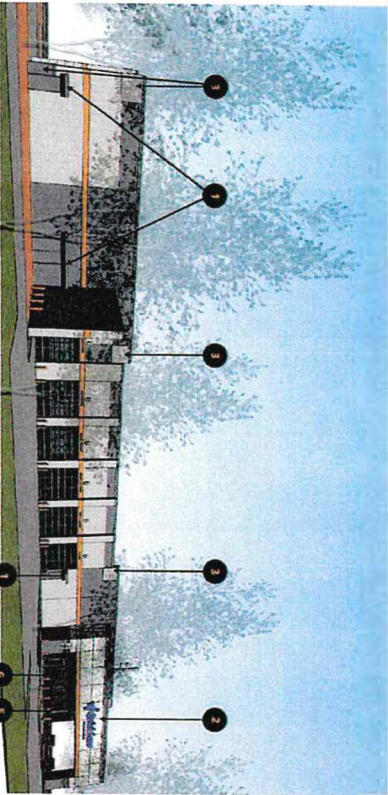




NORTHWEST VIEW



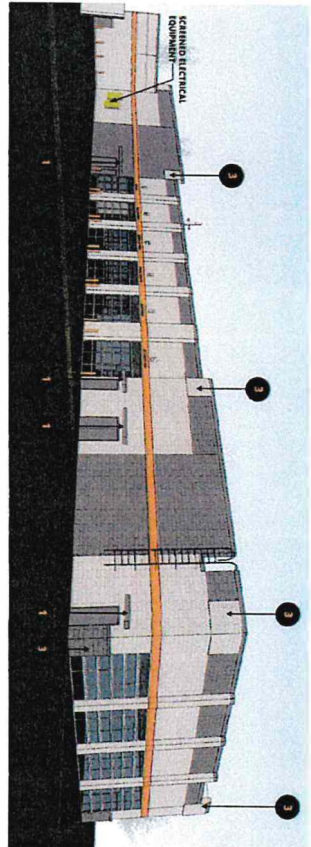
AERIAL VIEW NORTHEAST VIEW



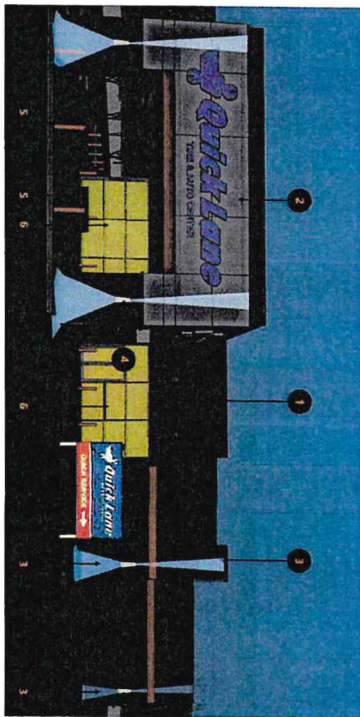
NORTHEAST VIEW

ARCHITECTURAL ELEMENTS:

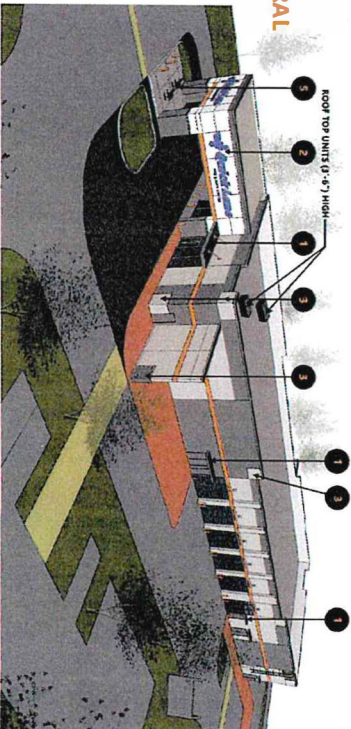
1. AERIAL AWNING
2. DROP-OFF CANOPY
3. QUOINS
4. DISTINCTIVE LIGHTING
5. BENCHES
6. DISPLAY WINDOWS



SOUTHEAST VIEW



WEST VIEW



AERIAL SOUTHWEST VIEW

CASE NO: 171005-2

Quick Lane
TIRE AUTO CENTER
3300 S. Shiloh Road
Garland, TX

Sheet
P5.0
of

calvert & co./architects, inc.
1001 W. MAIN STREET
CARROLLTON, TX. 75006
(972) 446-0493



Z 18-06



Looking at the site from its northwest corner.



Looking south along the site's South Shiloh Road frontage.



Automobile dealership west of site on South Shiloh Road.



Looking north to the site and property beyond.



GARLAND

Plan Commission

f.

Meeting Date: 02/26/2018

Item Title: Z 18-13 Winkelmann & Associates, Inc. (District 5)

Summary:

Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on property zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses. This property is located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive. (District 5) (File Z 18-13)

Attachments

Z 18-13 Winkelmann & Associates, Inc. Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-13 / District 5

Agenda Item:

Meeting: Plan Commission

Date: February 26, 2018

REQUEST

Approval of 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on property zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses.

LOCATION

The site is located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive.

APPLICANT

Winkelmann & Associates, Inc.

OWNER

Garland Eastgate, LP

BACKGROUND

In 2012, City Council approved Planned Development (PD) 11-32 District for Multi-Family and Freeway Uses on 14.6 acres. The approval also included a Concept Plan for multi-family dwellings uses and two retail pad sites. The multi-family and future retail use are intended to contribute to a more comprehensive redevelopment and revitalization of the surrounding area.

This application requests approval of an updated Concept Plan and a Detail Plan for the development of the multi-family development containing approximately 300 dwelling units. The request does not include the entire PD 11-32 boundaries; future development application will be required for those portions of the overall site.

SITE DATA

The site is currently vacant and consists of approximately 11.9 acres. The site has approximately 458 linear feet of frontage along Saturn Road, and approximately 298 feet of frontage along Marketplace Drive. The site will be accessed from both frontages.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 11-32 contains a list of permitted uses that is generally characterized as community retail uses and multi-family residential dwellings. In addition, the density of multi-family development is limited to thirty (30) units per acre. This request is for multi-family development with a density of twenty-five (25) units per acre.

CONSIDERATIONS

1. **Amended Concept Plan** (Exhibit C). The applicant seeks approval of an amended Concept Plan. On the previously approved Concept Plan, the PD 11-32 site was laid out as an integrated development with shared entrance drives leading into an ungated multi-family community, with commercial development on one side of each drive, as shown in Exhibit G. The proposed Concept Plan excludes the commercial areas as well as the multi-family clubhouse site at the frontage along Marketplace Drive.

While PD 11-32 states that perimeter screening or controlled access shall not be required, this proposal includes both perimeter screening and controlled access. The development plans show a perimeter screening wall and gated entrances. Access drives are from Saturn Road and Marketplace Drive. While the approved Concept Plan displays parking and vehicular connections into the adjacent parcels, the proposed Concept Plan proposes no edge treatments such as landscaping, parking, or access drives at or to the abutting parcels at this time. Such treatments may come forward with future Detail Plans on those parcels. Access to adjacent PD 11-32 parcels will be required for future development.

2. **Detail Plan (Exhibit D).** The proposed development consists of open spaces, parking, pedestrian areas, and five (5) buildings. A total of 300 units are proposed including 180 one-bedroom units and 120 two-bedroom units.

The building placement is similar to the arrangement approved in PD 11-32 with central drives lined with parking; some drives are designed with garages integral to the buildings. Parking is provided at a rate of 1.67 spaces per unit, consistent with the approved PD 11-32 parking ratio for multi-family residential development. An additional five (5) parking spaces are included in the development; however, PD 11-32 does not preclude the provision of additional parking, therefore excess parking is acceptable. The intended purpose of the open spaces includes a dog park, pool area, and courtyard. Other open spaces consist of landscaped areas. The overall percentage of open space required by the GDC is forty (40) percent while the proposal provides thirty-three (33) percent open space.

A leasing combination clubhouse, which is a condition of PD 11-32 to be no less than 4,000 square feet of floor area, is conceptually shown within one of the multi-family buildings. The application does not propose a deviation of the clubhouse size.

A minimum 1,600 square foot pool area is proposed as shown on the Detail Plan. The GDC standard requires two swimming pools, each having a surface area of 800 square feet, for multi-family developments consisting of 201 to 350 dwelling units.

Two leisure areas are required for developments with more than 250 units. This proposal includes a passive secondary court yard and a dog park area which qualify as the requisite leisure areas.

3. **Landscape Plan (Exhibit E).** PD 11-32 allows a landscape buffer along Saturn Road and Centerville Marketplace drive at twenty (20) feet in width in addition to the 10/11-foot overlap of pedestrian and utility easement. Along Saturn Road the proposed plan notes indicate a twenty (20) foot wide landscape buffer while the planting zone measures thirty-five (35) feet between the right-of-way and the proposed improvements (parking, drive aisles, and building). The GDC requires thirteen (13) large canopy trees while nineteen (19) are proposed. In addition the GDC requires ninety-four (94) shrubs and ground cover within the landscape buffer. The number of shrubs and ground cover are not specified on the plans, although the plants are indicated. A fence is proposed at the street side of the landscaping, whereas the fence should be placed away from the street so that the landscaping sets between the fence and sidewalk area.

Along Marketplace Drive the proposed plan notes indicate a variable width landscape buffer being a maximum of forty (40) feet and a minimum of thirty (30) feet wide. The GDC requires eight (8) large canopy trees while nine (9) are proposed. In addition the GDC requires fifty-five (55) shrubs and ground cover within the landscape buffer. The number of shrubs and ground cover are not specified on the plans although the plants

are indicated. In similar fashion as the Saturn Road frontage, a fence is placed in front of the landscaping at the street while the fence should be placed away from the street so that the landscaping sets between the fence and sidewalk area. However, in this area there is an easement within which fence structures are not allowed. It would be acceptable to place the fence on top of the detention pond retaining wall and allow it to serve as the development's perimeter fence as well as provide protection from the retaining wall drop-off (the ground will be at a lower elevation to the north of the retaining wall and a top-of-wall fence will be required for safety to prevent pedestrians from falling into the drainage basin). Landscaping is required around the basin per the GDC; although not shown on the plans this can be incorporated with the Site Permit.

Along the west side of the property a fence is proposed on the property line without landscaping on its west side. This property is located adjacent to a WalMart retail store parking lot and retention basin, which gives the appearance as a street edge. The property's west could be designed with landscaping along its length, including a sidewalk and gated access points for pedestrian use.

The type of fence proposed is a tubular metal fence (ornamental screen fence). The GDC specifies either a brick or stone masonry wall, or ornamental metal fences.

Parking lot landscaping is provided throughout the development. Additional information will be verified with the Site Permit review assure the proposal satisfies the GDC parking area landscape standards. Likewise, base plantings along the buildings and common areas will be verified with the Site Permit review.

4. **Unit Areas.** Table 2-4 in the Garland Development Code establishes the following minimum dwelling unit areas:

- Efficiency unit: 500 square feet
- 1-bedroom unit: 650 square feet
- 2-bedroom unit: 800 square feet
- 3-bedroom unit: 950 square feet
- Average: 725 square feet

The applicant requests a minimum of 600 square feet for the 1-bedroom units.

5. **Building Elevations.** The building elevations (Exhibit F) are required to comply with the following GDC development standards:

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

The proposed building elevations comply with the aforementioned development standards. In addition, the total building height is approximately fifty (50) feet to the top of the roof, and approximately thirty-and-a-half (30.5) feet to the top plate of the

third floor; PD 11-32 contains a maximum height of forty (40) feet to the top bearing wall plate for multi-family residential buildings.

Roof and ground-mounted mechanical equipment must be completely screened from the view of adjacent public streets. Elevation “Representative Elevation facing internal parking lot” suggests that there may be exposed mechanical equipment. A condition is included to assure mechanical equipment is in compliance with the GDC.

The applicant intends to do further community outreach regarding the design of the proposal.

6. **Signs.** Signs are not included with this application. However, PD 11-32 states that freestanding signage for Multi-Family development allows no more than a total of two (2) monument signs, one at an entrance on Saturn Road and one at an entrance on Marketplace Drive. Signage dimensions and location with respect to street are limited to the code standards.

COMPREHENSIVE PLAN

The Envision Garland Future Land Use Map depicts the subject property as a Community Center within the Activity Center Building Block. Community Centers are described as areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses including retail, services, office use, multi-family residential and entertainment. In addition, the Envision Garland Plan identifies this property as part of the Centerville Marketplace Catalyst Area and states that the City's overall strategy for this area is to redevelop underutilized properties to increase density and quality.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within a large area of established and developing retail, restaurant and personal and professional service uses, and has proximity to existing and proposed multi-family residential development. It has frontage along a major thoroughfare (Saturn Road) which provides direct access to IH 635, making the site highly accessible to visitors entering Garland. The proposed use is compatible with the surrounding zoning and land uses. As mentioned above, the applicant intends to do further community outreach regarding the design of the proposal.

STAFF RECOMMENDATION

Approval of 1) an amended Concept Plan and 2) a Detail Plan for Dwelling, Multi-Family Use on property zoned Planned Development (PD) 11-32 District for Multi-Family Uses and Retail Uses.

ADDITIONAL INFORMATION

Location Map
PD Conditions
PD 11-32 Approved Concept Plan (for reference only)
Photos

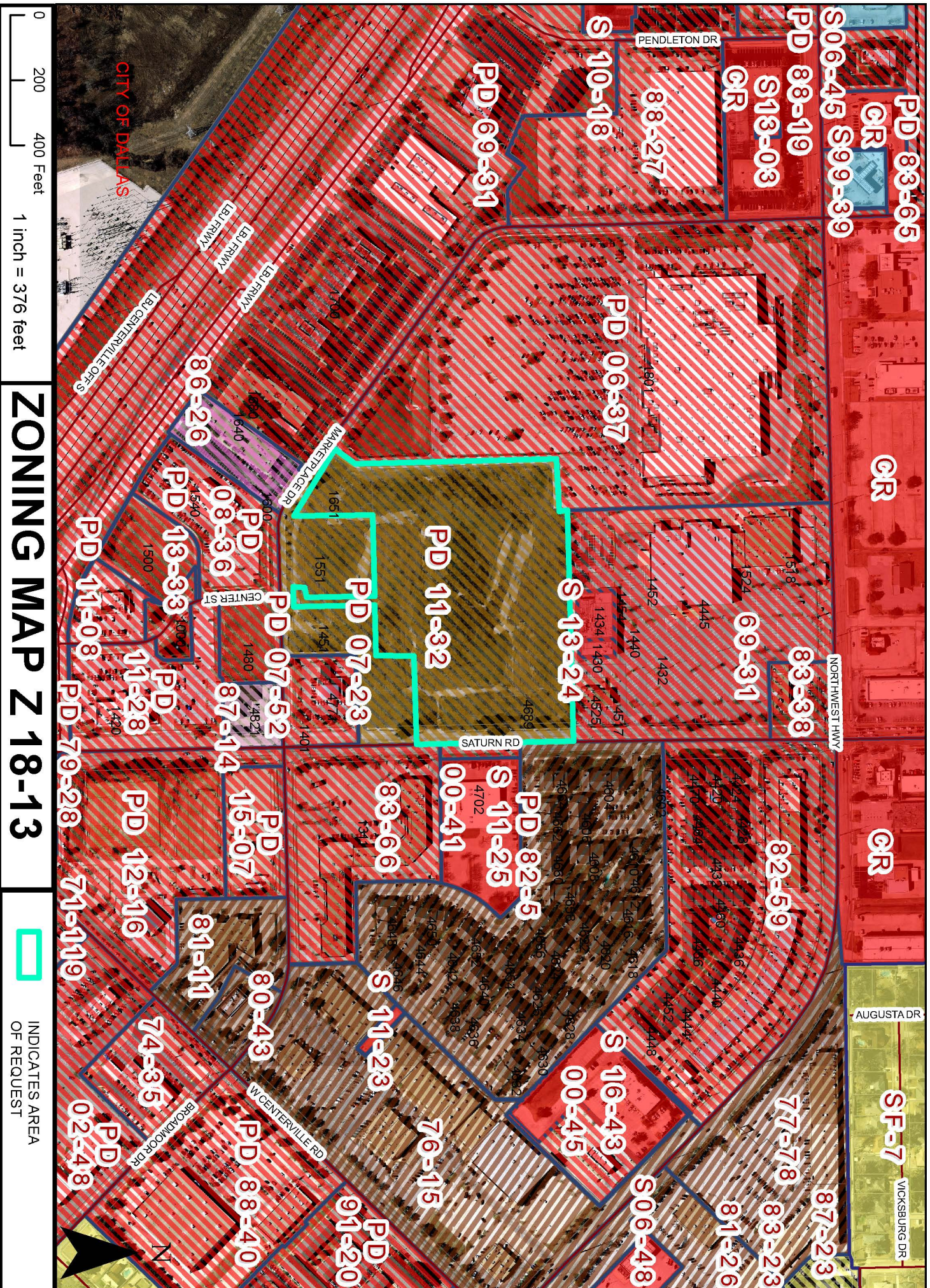
CITY COUNCIL DATE: March 6, 2018

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



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-13

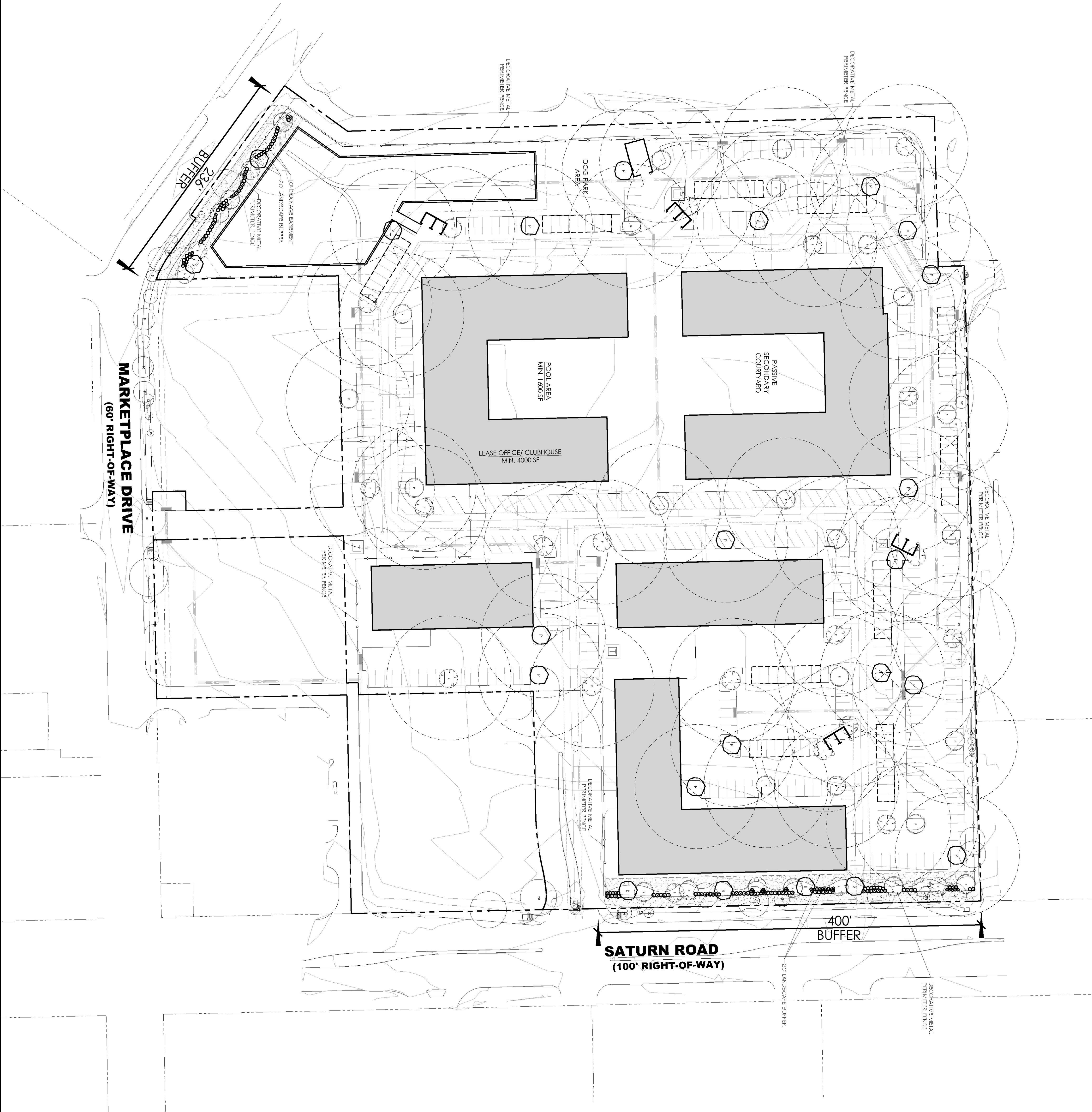
4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive

- I. Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a Multi-Family Use on the subject property subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773 shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Concept Plan:** Development shall be in general conformance with the Concept Plan set forth in Exhibit C.
 - B. Detail Plan:** Development shall be in general conformance with the Detail Plan set forth in Exhibit D. In the event of a conflict between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Regulations:**
 - A. Uses:** The use permitted shall be Multi-Family Dwelling.
 - B. Density:** The total density shall not exceed thirty (30) units per acre.
 - C. Unit Area:** The minimum dwelling unit area for the 1-bedroom units shall be six hundred (600) square feet. The minimum dwelling unit areas shall otherwise be in compliance with the Garland Development Code.
 - D. Parking:** Off-street parking for the multi-family residential development shall be provided at a rate of 1.57 parking spaces per unit.

- E. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E.
- F. Plant Material: The quantity, spacing, size, and location of all plant material shall be provided in conformity with the Garland Development Code.
- G. Fencing: Perimeter fencing shall be placed with landscaping on the outside of the fence (towards the right-of-way or adjoining property). Along Marketplace Drive and at the drainage pond the fencing shall be placed outside of easements, and on top of the drainage pond retaining wall.
- H. Clubhouse: The minimum floor area of the clubhouse shall be 4,000 square feet.
- I. Swimming Pool: Only one swimming pool, being 1,600 square feet in area, shall be provided for the development.
- J. Building Elevations: The building elevations shall be in general conformance with Exhibit F.
- K. Building Height: The maximum building height is forty (40) feet to the top bearing wall plate of multi-family residential buildings.
- L. Mechanical Screening: All mechanical units and equipment shall be screened in accordance with the Garland Development Code.
- M. Freestanding Signage, Multi-family: No more than a total of two (2) monument signs are permitted on the multi-family development site. No other sign types are allowed. One monument sign is permitted at an entrance on Saturn Road and one monument sign is permitted at an entrance on Marketplace Drive. The sign locations shall include a minimum of low level shrubs and ground cover, trees may be provided if space is available outside of any clear sight visibility triangles/areas. Sign dimensions and locations are subject to the Garland Development Code.
- N. Special Development Requirements:
 - 1) Gated entries shall be designed in compliance with the Garland Development Codes and Requirements.

EXHIBIT B

- 2) The development shall comply with the Fire Protection and Safety standards per the Fire Marshall's Office.
- 3) Structures and buildings shall not be placed within public utility easements, nor shall they be located on public utilities.
- 4) The detention pond shall be designed so that the required pond storm screening devices are located to allow necessary maintenance without parking or standing in the public right-of-way, street, or private driving aisle.
- 5) The developer is responsible for any city, state or federal requirements regarding private improvements within any potential environmentally impacted areas.



SATURN ROAD
(100' RIGHT-OF-WAY)

MARKETPLACE DRIVE
(60' RIGHT-OF-WAY)

PLANT SCHEDULE - OVERALL

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	COAT
P	QT	17	Quercus texana / Texas Red Oak 7' Ht. Min.	3"
Q	QV	20	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"
U	UC	18	Ulmus crassifolia / Cedar Elm 7' Ht. Min.	3"
BUFFER TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	COAT
B	QT2	6	Quercus texana / Texas Red Oak 7' Ht. Min.	3"
Q	QV2	8	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"
U	UC2	8	Ulmus crassifolia / Cedar Elm 7' Ht. Min.	3"
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	COAT
Q	CM4	30	Calliandra americana / American Beautyberry 36" Ht. Min., 24" Spread Min.	10 gal
L	L4	51	Leucophyllum frutescens / Texas Sage 24" Ht. Min., 24" Spread	5 gal
M	MC2	37	Morone caroliniana / Florida / Dwarf Wax Myrtle 24" Ht. Min., 24" Spread Min.	5 gal
P	PA	31	Pinus australis / Fragrant Spruce 24" Ht. Min.	5 gal
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	COAT
GSD		13,150 sq ft	Cynodon dactylon 'TIF 419' / Bermuda Grass-Cool Free of Weeds and Undesirable Native Grasses	5g. Ft.

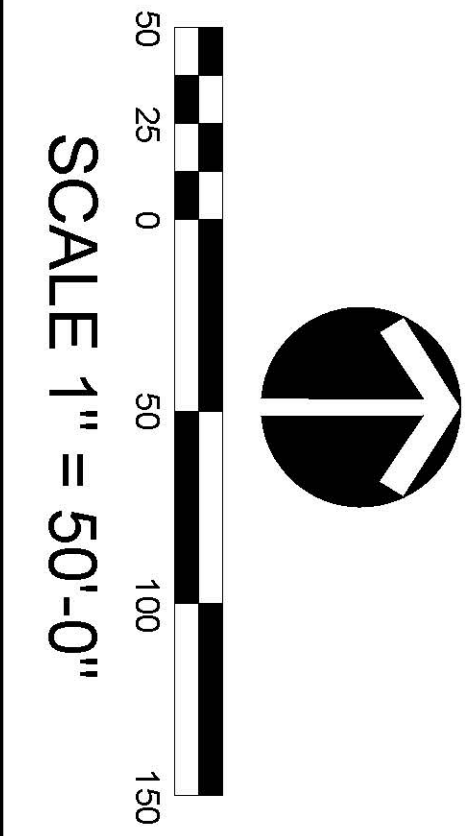
NOTE: TREES TO BE PLANTED SHALL BE AT LEAST 7'-0" IN HEIGHT AND A MINIMUM 3" CALIPER.

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTE: NO LANDSCAPING, SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

EXHIBIT E



8601 RANCH ROAD 2222
BUILDING 1, SUITE 200
ALISO VIEJO, CA 92653
(512) 345-8477
www.leeassociates.net

DATE: FEBRUARY 7, 2018

PROJ. NO.: 1944

Revisions

No.	By	Date	Comments

GARLAND MULTIFAMILY
GARLAND, TEXAS

LANDSCAPE ORDINANCE PLAN - SITE PLAN

THIS DRAWING IS FOR BIDDING PURPOSES ONLY. NOT FOR PERMITTING, REGULATORY APPROVAL, OR CONSTRUCTION.

LP-2

TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	P	QT	17	Quercus laevis / Texas Red Oak 7' Ht. Min.	3"
	QV	20	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"	
	LC	14	Liriodendron latifolium / Cedar Elm 7' Ht. Min.	3"	
BUSHES / TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	B	QT2	6	Quercus laevis / Texas Red Oak 7' Ht. Min.	3"
	QV2	6	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"	
	LC2	6	Liriodendron latifolium / Cedar Elm 7' Ht. Min.	3"	
SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	C44	30	Calluna americana / American Beautyberry 36" Ht. Min., 24" Spread Min.	10 gal	
	UF	51	Loniceryllum latifolium / Texas Sage 24" Ht. Min., 24" Spread	5 gal	
	MC2	37	Mazus pendula / Swamp / Dwarf Wax Myrtle 24" Ht. Min., 24" Spread Min.	5 gal	
	RA	31	Rosa acuminata / Fragrant Spine 24" Ht. Min.	5 gal	
GROUND COVERS		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	G50	13,158 sq	Opuntia stricta "T1 4 19" / Bermuda Grass Sod Free of Weeds and Undesirable Native Grasses	54 sq. Ft.	

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTE: TREES TO BE PLANTED SHALL BE AT LEAST 7'-0" IN HEIGHT AND A MINIMUM 3" CALIPER.

PLANT SCHEDULE - SATURN ROAD BUFFER			
BUFFER TYPES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	QT2	4	Quercus laevis / Texas Red Oak
	QV2	5	Quercus virginiana / Southern live Oak
	UC2	5	Ulmus crassifolius / Cedar Elm
	SC4	20	Salix caprea / Common Willow
	UF	31	Ulmus floribundus / Texas Sycamore
	MC2	18	Myrica carolinensis / Swamp Wax Myrtle
	RA	25	Rhus aromatica / Fragrant Sumac
	GS90	61,196 sq ft	Grass seed, 1 lb / 4 lb / 9 lb / Bermuda Grass Seed
			Grass seed, 1 lb / 4 lb / 9 lb / Bermuda Grass Seed
PLANT SCHEDULE - MARKETPLACE DRIVE BUFFER			
BUFFER TYPES	CODE	QTY	BOTANICAL NAME / COMMON NAME
	QT2	2	Quercus laevis / Texas Red Oak
	QV2	3	Quercus virginiana / Southern live Oak
	UC2	3	Ulmus crassifolius / Cedar Elm
	SC4	10	Salix caprea / Common Willow
	UF	20	Ulmus floribundus / Texas Sycamore
	MC2	18	Myrica carolinensis / Swamp Wax Myrtle

PERIMETER METAL FENCE DETAIL

- (1) 3" SQUARE TUBULAR STEEL POST
- (2) 1-1/2" SQUARE TUBULAR STEEL TOP RAIL
- (3) 1-1/2" SQUARE TUBULAR STEEL BOTTOM RAIL
- (4) 3.5" STEEL CAP
- (5) 1/2" SQUARE TUBULAR STEEL PICKET
- (6) FINISH GRADE

NOTES:
 1. SECTION / ELEVATION SHOWN FOR DESIGN INTENT ONLY
 2. REFER TO FENCE SHOP DRAWINGS AND STRUCTURAL DRAWINGS.

8' O.C. MAX

DUMPSTER ENCLOSURE DETAIL

1'-0" SEE PLAN SHEET

SECTION OF DUMPSTER ENCLOSURE DETAIL
 SHOWING THE LOCATION OF THE DUMPSTER ENCLOSURE DETAIL IN RELATION TO THE PERIMETER METAL FENCE DETAIL.
 1. 3.5" STEEL CAP
 2. 1-1/2" SQUARE TUBULAR STEEL TOP RAIL
 3. 1-1/2" SQUARE TUBULAR STEEL BOTTOM RAIL
 4. 3" SQUARE TUBULAR STEEL POST
 5. 1/2" SQUARE TUBULAR STEEL PICKET
 6. FINISH GRADE

LEE
AND ASSOCIATES

8601 RANCH ROAD 7222
BUILDING A, SUITE 200
FALGOUT, TEXAS 76036

(512) 345-8477
www.leeandassociates.net

Revisions			
No.	By	Date	Comments

TREES				PLANT SCHEDULE - OVERALL					
	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	QT	17	Quercus texana / Texas Red Oak 7' Ht. Min.	3"	                    	CV	20	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"
	LC	14	Liriodendron / Cedar Elm 7' Ht. Min.	3"		UC	14	Liriodendron / Cedar Elm 7' Ht. Min.	3"
	QT2	6	Quercus texana / Texas Red Oak 7' Ht. Min.	3"		UC2	6	Liriodendron / Cedar Elm 7' Ht. Min.	3"
	CV2	6	Quercus virginiana / Southern Live Oak 7' Ht. Min.	3"					
SHRUBS									
	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	C44	30	Calliandra americana / American Beautyberry 36" Ht. Min., 24" Spread Min.	10 gal					
	U	51	Lonicocylon frutescens / Texas Sage 24" Ht. Min., 24" Spread	5 gal					
	MC2	37	Mazzeia pedunculata / Dwarf Wax Myrtle 24" Ht. Min., 24" Spread Min.	5 gal					
	RA	31	Rosa acuminata / Fragrant Shrub 24" Ht. Min.	5 gal					
GROUND COVERS									
	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.		CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.
	G50	13,156 sq	Opuntia basilaris 'Titi 4 1/2' / Bermuda Grass Sod Free of Weeds and Underside Native Grasses	54" Ft.					

NOTE: TREES TO BE PLANTED SHALL BE AT LEAST 7'-0" IN HEIGHT AND A MINIMUM 3" CALIPER.

1. GRASS CHANGES MAY, BUT ARE NOT REQUIRED, BE REQUESTED TO THE ATTENTION OF THE LANDSCAPE COMMITTEE BY THE GENERAL COMMISSIONER BEFORE COMMISSIONING BENIGNS.
2. THE LANDSCAPE COMMITTEE HAS THE RIGHT TO MAKE RECOMMENDATIONS REGARDING THE OR ADAPTED SPECIES, FOR THE PROPOSED PLANTINGS, FOR APPROVAL OF THE LANDSCAPE SUPERVISOR.
3. MODIFY THE FARMERS BETWEEN ALL VERTICAL USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A F COVERED CORNER, CAN BE REQUESTED.
4. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPE.
5. SCREENING FOR SOIL WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS FOR SOIL QUALITY TO PRINCIPAL BUILDING MATERIALS.
6. A MINIMUM OF 10% OF THE PROJECT SITE SHALL BE ADDED TO NON-PLANT AREAS TO THE SITE SURFACE AFTER PLANTING. NON-PLANT AREAS SUCH AS SHEET PAVING SHALL NOT BE PLACED UNDER THE MANTLE.
7. NO LANDSCAPING, SUCH AS TREES, SHRUBS, AND UNDERGROUND STRUCTURES, SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EXHAUSTS AND HIGH OR LOW VOLUME THROUGH CANYONS CITY'S REAL PROPERTY ADJACENT AUTHORITY FOR CITY OR CITY'S LICENSE AGREEMENT.

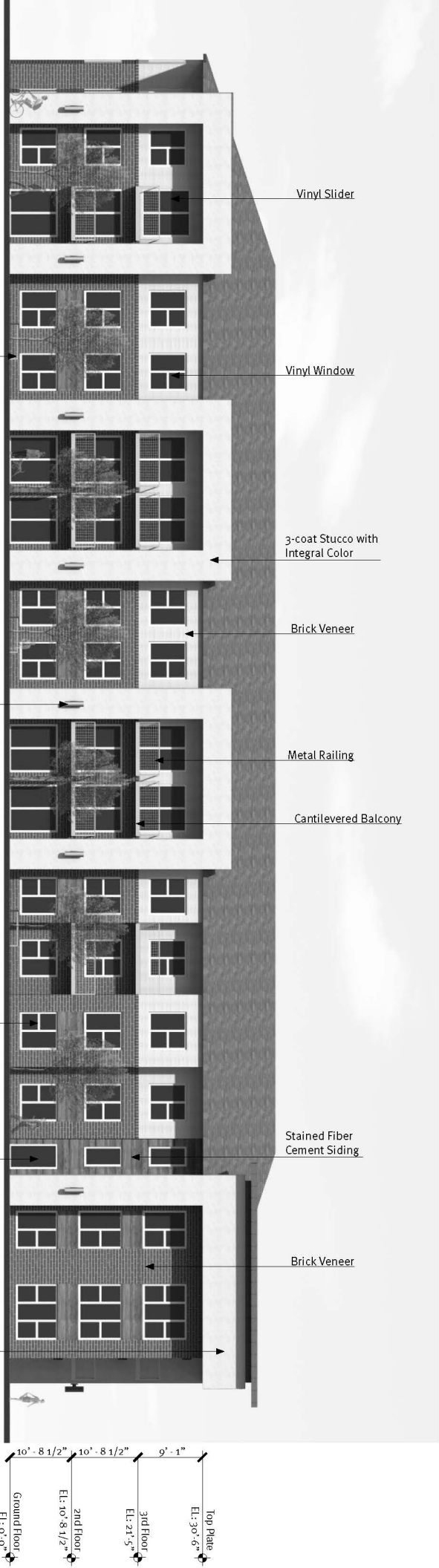
[illegible][illegible]

Diagram illustrating the cross-section of a raised bed, showing the planting layout and dimensions:

- REMOVE TOP 1/3 OF BURLAP**: Indicated by an arrow pointing to the top layer of the raised bed.
- 3" ORGANIC MULCH**: Indicated by an arrow pointing to the layer of mulch above the soil.
- SPACING AS SHOWN ON PLANS**: Indicated by a dimension line showing the spacing between plants.
- 12 MIN (7" P)**: Indicated by a dimension line showing the minimum spacing between plants.
- 1' (MIN)**: Indicated by a dimension line showing the minimum width of the raised bed.
- SECTION**: Labeled on the left side of the diagram.
- 1' (MIN) CENTER**: Indicated by a dimension line showing the minimum center-to-center spacing between plants.
- 1' (MIN)**: Indicated by a dimension line showing the minimum width of the raised bed.

GARLAND MULTIFAMILY
GARLAND, TEXAS

LANDSCAPE ORDINANCE PLAN - NOTES & CALCULATIONS



L. Benches for Outdoor Seating

J. Distinctive Lighting Features

C. Divided Light Windows

G. Recessed Entries

A. Awnings or canopies

Distinctive Architectural Elements
(Minimum (6) per Building)
Minimum Masonry Required:
As Shown:

80%
91%

JHP

Garland Marketplace
Garland, TX

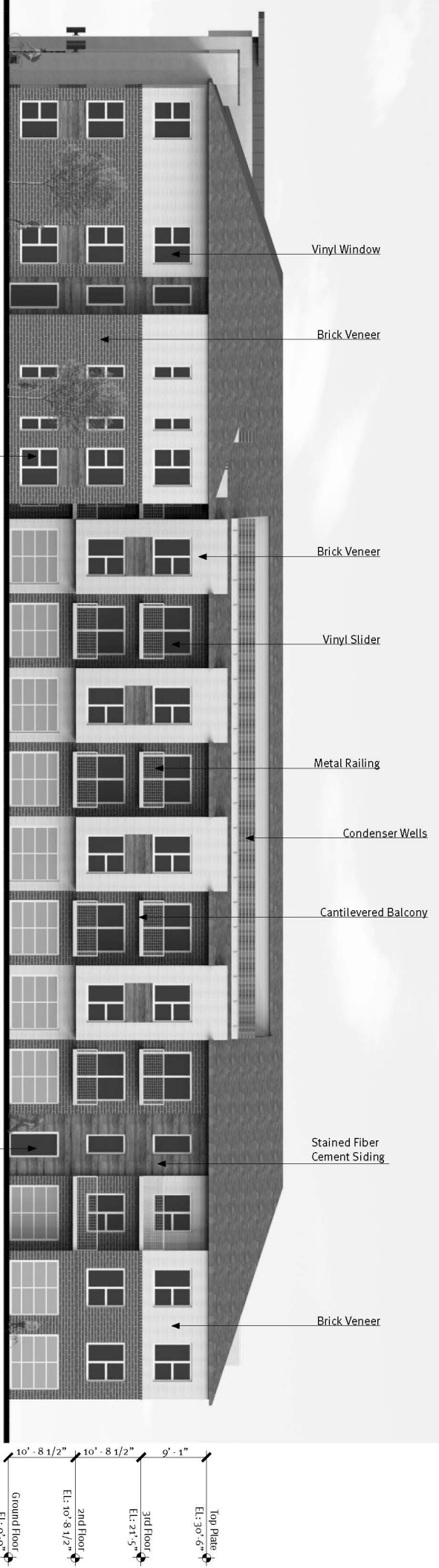
THE WOLFF COMPANY
Since 1948

Representative Elevation
facing internal drive

02.19.2018	2018011	GA
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Case 18109-1 Z 18-13

EXHIBIT F



Vinyl Window

Brick Veneer

C. Divided Light Windows

Brick Veneer

Vinyl Slider

Metal Railing

Condenser Wells

Cantilevered Balcony

Stained Fiber
Cement Siding

Brick Veneer

G. Recessed Entries

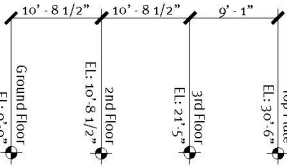


EXHIBIT F

Distinctive Architectural Elements
(Minimum (6) per Building)
Minimum Masonry Required:
As Shown:

80%
88%

JHP

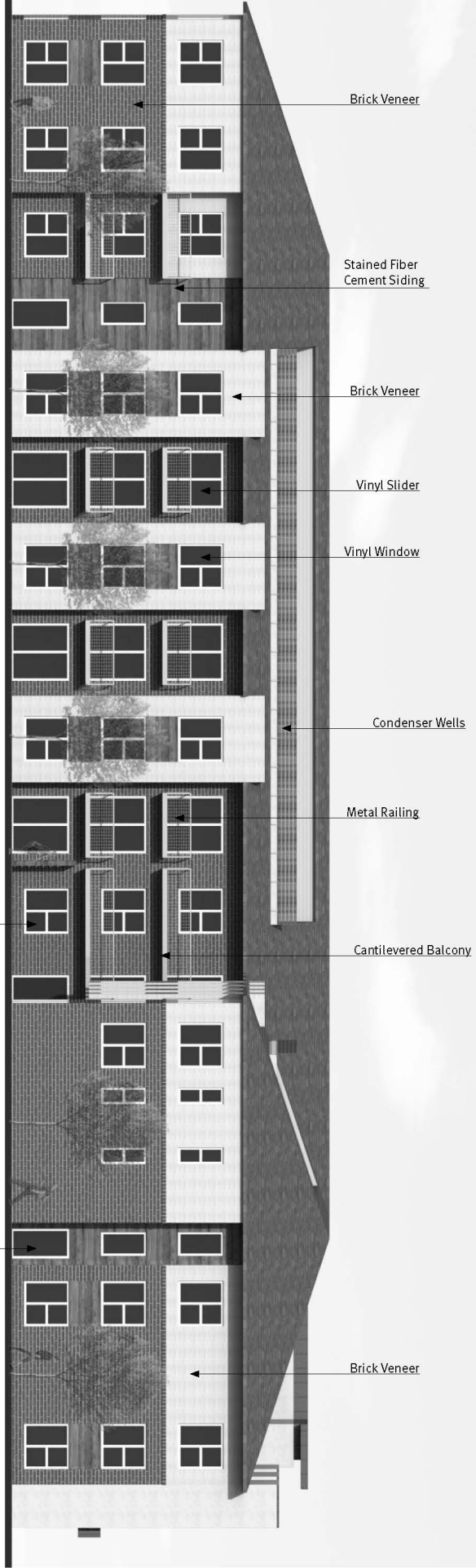
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Garland, TX

THE WOLFF COMPANY
SINCE 1948

Representative Elevation
facing internal parking lot

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Case 18109-1 Z 18-13



C. Divided Light Windows

G. Recessed Entries

EXHIBIT F

Distinctive Architectural Elements
(Minimum (5) per Building)
Minimum Masonry Required:
As Shown:

80%
87%

JHP

Garland Marketplace
Garland, TX

THE WOLF COMPANY
Since 1949

Representative Elevation
facing internal parking lot

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Case 18109-1 Z 18-13



L. Benches for Outdoor Seating

B. Display Windows

A. Awnings or canopies

J. Distinctive Lighting Features

G. Recessed Entries

C. Divided Light Windows

Vinyl Window

Cantilevered Balcony

Metal Railing

Vinyl Slider

Brick Veneer

3-coat Stucco with
Integral Color

Stained Fiber
Cement Siding

Brick Veneer

Top Plate
El: 30'-6"

3rd Floor
El: 21'-5"

2nd Floor
El: 10'-8 1/2"

Ground Floor
El: 0'-0"

10'-8 1/2"

10'-8 1/2"

9'-1"

EXHIBIT F

Distinctive Architectural Elements
(Minimum (5) per Building)
Minimum Masonry Required:
As Shown:

80%
93%

JHP

Garland Marketplace
Garland, TX

THE WOLF COMPANY
SINCE 1944

Representative Elevation
facing internal drive
Clubhouse Entrance

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Case 18109-1 Z 18-13



Distinctive Architectural Elements
(Minimum (6) per Building)
Minimum Masonry Required:
As Shown:

80%
91%

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Garland Marketplace
Garland, TX

THE WOLFF COMPANY
Since 1948

Representative Elevation
facing internal drive

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Case 18109-1 Z 18-13



A. Awnings or Canopies

L. Benches for Outdoor Seating

J. Distinctive Lighting Features

C. Divided Light Windows

G. Recessed Entries

H. Ornamental Window Headers

Distinctive Architectural Elements
(Minimum (5) per Building)
Minimum Masonry Required:
As Shown. 80%
94%

Vertical Articulation Along Saturn Road
Building's total street-facing facade width:
20% of width:
Articulation widths on building: 48' + 30' + 30' = 108'
Articulation heights on building: @ 48' width 8'
@ 30' width (x2) 5'

Partial Plan
Horizontal Bldg. Articulation
(Generators/conditions are subject to change)

Top Plate
El: 30'-6"
3rd floor
El: 21'-5"
2nd floor
El: 10'-8 1/2"
10'-8 1/2" 10'-8 1/2" 9'-1"



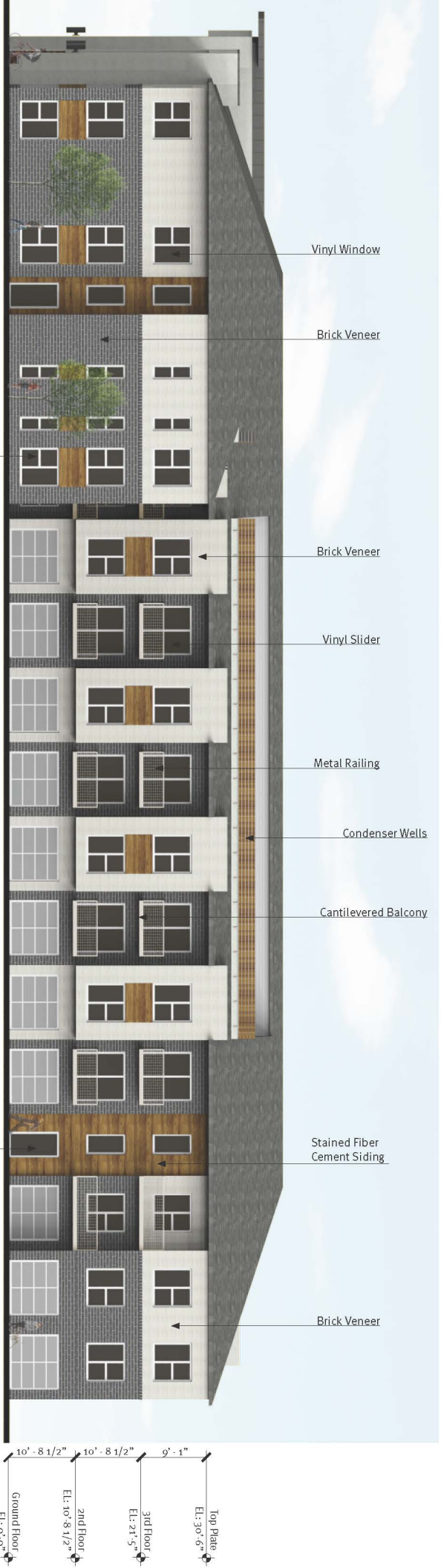
Garland Marketplace
Garland, TX



Representative Elevation
facing Saturn Road

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Case 18109-1 Z 18-13



Distinctive Architectural Elements
(Minimum (6) per Building)

Minimum Masonry Required:
As Shown:

80%

88%

JHP

Garland Marketplace
Garland, TX

THE WOLFF COMPANY
SINCE 1949

Representative Elevation
facing internal parking lot

02.19.2018	2018011	GA
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Case 18109-1 Z 18-13



Distinctive Architectural Elements
(Minimum (5) per Building)

Minimum Masonry Required:
As Shown: 80%
87%



Garland Marketplace
Garland, TX



THE WOLF COMPANY
Since 1949

Representative Elevation
facing internal parking lot

02.19.2018	2018011	6A
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Case 18109-1 Z 18-13



L. Benches for Outdoor Seating

B. Display Windows

A. Awnings or canopies

J. Distinctive Lighting Features

G. Recessed Entries

C. Divided Light Windows

Vinyl Window

Cantilevered Balcony

Metal Railing

Vinyl Slider

Brick Veneer

3-coat Stucco with
Integral Color

Stained Fiber
Cement Siding

Brick Veneer

Distinctive Architectural Elements
(Minimum (5) per Building)
Minimum Masonry Required:
As Shown:

80%
93%

JHP

Garland Marketplace
Garland, TX

THE WOLF COMPANY
Since 1948

Representative Elevation
facing internal drive
Clubhouse Entrance

02.19.2018 2018011
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GA

Case 18109-1 Z 18-13

Z 18-13



Looking at the site from its southwest corner.



Looking east along Marketplace Drive.



Looking north along Saturn Road.



GARLAND

Plan Commission

Meeting Date: 02/26/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - March 12, 2018



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: February 26, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the March 12, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat
Jackson Technology Center Replat

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting approval of a Change in Zoning from Urban Business (UB) District to Planned Development (PD) to Urban Business (UB) District and Single-Family-5 (SF-5) District Uses for Single-Family Residential development. This property is located at 5501 Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
3. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)

4. Consideration of the application of **Jordan Engineering, LLC**, requesting approval of 1) a Change in Zoning from Single Family (SF-7) District to Planned Development (PD) District for Elder Care – Nursing/Convalescent Care Use; 2) a Concept Plan; and 3) a Detail Plan on property zoned Single-Family-7 (SF-7) District. This property is located at 3100 W Buckingham Road. (District 6) (File Z 17-49)
5. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single Family (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
6. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for an Elder Care-Independent Living Use on property zoned Planned Development (PD) District 17-28 for Mixed Use. This property is located at 4217 North Garland Avenue. (District 7) (File Z 17-52)
7. Consideration of the application of **Star Plus, Inc.**, requesting approval of a Specific Use Provision for a Food Processing and Storage Use on a property zoned Industrial (IN) District. This property is located at 3925 Miller Park Drive. (District 6) (File Z 18-15)
8. Consideration of the application of **IDI Logistics**, requesting approval of an amendment to Planned Development (PD) District 16-07 for Industrial (IN) Use to allow a New Materials, and Outside Storage, Used Materials. This property is located at 3901 Towngate Drive. (District 5) (File Z 18-16)