



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 25, 2019 at 7:00 p.m.

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

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for the February 11, 2019 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Kimley-Horn**, requesting approval of 1) an amendment to Planned Development (PD) 12-41 District, 2) an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses and 3) a Detail Plan for Dwelling, Multi-Family on a property zoned Planned Development (PD) 12-41 District for Mixed-Use. This property is located at 6310 Naaman Forest Boulevard and 6501 North President George Bush Highway. (District 7) (File Z 18-41)
- b. Consideration of the application of **Tread Source LLC**, requesting approval of a Specific Use Provision (SUP) for Truck/Bus Repair on a property zoned Industrial (IN) District. This property is located at 1305 South Shiloh Road. (District 6) (File Z 19-01)

3. ADJOURN

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 02/25/2019

Item Title: Plan Commission Minutes - February 11, 2019

Summary:

Consider approval of Minutes for the February 11, 2019 meeting.

Attachments

Plan Commission Meeting Minutes - February 11, 2019

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, February 11, 2019, at 7:00 p.m. in the Council Chambers at the William E. Dollar Municipal Building, (City Hall), with the following members present:

COMMISSION PRESENT

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

STAFF PRESENT

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

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Hallman 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 Ott to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman, to approve items 1a and 2a. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Welborn did not vote due to his absence from the January 28, 2019 meeting.

MINUTES

1a. APPROVED** Approval of Minutes for the regular meeting of January 28, 2019.

PLATS

2a. APPROVED** P 19-03 GISD Natatorium Addition Final Plat, Lots 1 & 2, Block 1

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Development Engineering Consultants, LLC**, requesting approval of 1) an Amendment to Planned Development (PD) 03-53 for Freeway Uses, 2) an amended Concept Plan, and 3) a Detail Plan for Dwelling, Multi-Family Uses. This property is located at 3400 Firewheel Parkway. (District 1) (File Z 18-33)

The applicant Jay Grogan, 6331 Desco Drive, Dallas, Texas 75225 provided an overview of the request and elaborated on their commitment to providing access to the adjoining property. Mr. Grogen presented updated conditions including clarification on allowable uses on the commercial/retail tract [Lot 3]; a minimum of 10% open space is required for each project on Lots 2, 3, and 4; amending the maximum building height from 42 feet to 44 feet on Lot 1; and clarification regarding the swimming pool size on Lot 1. Mr. Grogen concurred with the PD conditions drafted regarding future vehicular access and landscaping maintenance.

Mike Dyer, 3900 Grapevine Mills Parkway, Apartment 523, Grapevine, Texas 76051 spoke of concerns regarding access to his property.

Commissioner Dalton questioned the applicant if they would be willing to provide access to the adjoining property at this time.

Motion was made by Commissioner Dalton, to **approve** the application as presented, including the conditions presented by the applicant during the hearing. Seconded by Commissioner Welborn. **Motion carried: 8 Ayes, 0 Nays.**

3b. APPROVED Consideration of the application of the **City of Garland**, requesting approval of a Change in Zoning from Planned Development (PD) 99-44 District for Cluster and Patio Homes to Single-Family Attached (SFA) District (townhouses). This property is located at 2901 Arapaho Road. (District 7) (File Z 18-49)

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:46 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 02/25/2019

Item Title: Z 18-41 Kimley-Horn (District 7)

Summary:

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

Attachments

Z 18-41 Kimley-Horn Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-41/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 25, 2019

REQUEST

Approval of 1) an amendment to Planned Development (PD) 12-41 District, 2) an amended Concept Plan for Dwelling, Multi-Family and Office, Retail & Service Uses and 3) a Detail Plan for Dwelling, Multi-Family on a property zoned Planned Development (PD) 12-41 District for Mixed-Use.

LOCATION

6310 Naaman Forest Boulevard and 6501 North President George Bush Highway

APPLICANT

Kimley-Horn

OWNER

Campbell 190 Partners LLC

BACKGROUND

In 2012 City Council approved Planned Development (PD) 12-41 District which establishes a wide range of detailed regulations including a Concept Plan for a mixed-use development that would be defined by pedestrian-oriented streetscape amenities, a diverse open space system, and a range of building types and uses that all combined would promote activity from the daytime through the evening. The intent through Planned Development (PD) 12-41 was to promote and regulate a mixed-use development that would serve the larger President George Bush Highway (SH 190) corridor by providing a center for living, commerce, community and recreation.

The approved Concept Plan divides the area under Planned Development (PD) 12-41 into four (4) blocks (Exhibit G). In 2015 City Council approved a Detail Plan that combined Block 2 and Block 3 and allowed the construction of a multi-family development (The Towers at Spring Creek) with 376 dwelling units, a 6,124-square foot restaurant with a drive-through, and a pad-site for a 1-story building with an area of 16,800 square feet for non-residential uses. Also in 2015, City Council approved a Detail Plan to allow the construction of a second multi-family development (The Mansions at Spring Creek) with 560 dwelling units on Block 4.

Planned Development (PD) 12-41 identifies the subject property as Block 1 on the approved Concept Plan and as an area prime for opportunities for more active retail and mixed-use development. As such, the allowable uses on the subject property include Community Retail, Senior Living, Multi-Family, Hotel and Health Care Uses.

The applicant proposes an amended Concept Plan for Block 1 and a Detail Plan for a multi-family development on an 8.96-acre portion of Block 1.

SITE DATA

Block 1 contains approximately 22.44 acres in area with approximately 1,100 lineal feet of frontage along the service road of SH 190 Highway, 815 linear feet of frontage along Mansions Drive, 760 lineal feet of frontage along Naaman Forest Boulevard and 250 lineal feet of frontage along Campbell Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 12-41 allows Community Retail Uses, Senior Living, Hotel and Health Care Uses on Block 1 of the approved Concept Plan; Multi-Family is also permitted on Block 1 provided it is part of a mixed-use development (see Consideration No. 2 and No. 3). Furthermore, Planned Development (PD) 12-41 requires the approval of a Detail Plan on any portion of Block 1 prior to the issuance of development permits.

CONSIDERATIONS

Amended Concept Plan for Block 1:

1. The applicant has brought forward an amended Concept Plan (Exhibit C) that divides Block 1 on the approved Concept Plan into two tracts, Tract 1 (8.96 acres) and Tract 2 (13.48 acres). The amended Concept Plan assigns Multi-Family; Office, General and Personal Services as the allowable land uses on Tract 1 while it designates Office; Retail and Hotel as the allowable land uses on Tract 2. The permitted land uses for Tract 2 should be further refined or/and expanded upon the submittal of a subsequent Detail Plan for Tract 2.
2. Planned Development (PD) 12-41 allows Multi-Family Use on Block 1 only in a mixed-use development in which three (3) or more uses are present within Block 1 (e.g. a multi-family combined with office, hotel and retail). The proposed Concept Plan, would establish non-residential land uses for Tract 2 and requires dwelling units along Mansions Drive on Tract 1 to be constructed to accommodate non-residential uses.
3. In addition to Multi-Family Use, the proposed Concept Plan allows the following non-residential land uses to be permitted on Tract 1: Office, General and Personal Services. This component of the amended Concept Plan is consistent with Planned Development (PD) 12-41 which requires at-grade units facing Mansions Drive to be constructed to allow non-residential uses. The applicant has expressed to staff and noted on the Detail Plan that the ground level units along Mansions Drive would be constructed in accordance with the aforementioned Planned Development (PD) 12-41 requirement but that such condition should not be construed as an assurance that mixed-use (multi-family and non-residential uses) will occur on Tract 1 given that their intention is exclusively focused on developing multi-family.

Detail Plan for Tract 1:

4. **Unit Count and Density:** Planned Development (PD) 12-41 places limits on the number of multi-family units that could be developed on the entire Block 1 by limiting the number of dwelling units to 225 and the density to twenty-seven (27) dwelling units per net acreage. The applicant proposes a Detail Plan (Exhibit D) on Tract 1 of Block 1 for the development of multi-family consisting of four (4) buildings identified on the Detail Plan as Building 1, Building 2, Building 3 and Building 4. This proposed multi-family development would provide a total of 225 dwelling units and a density of 28.99 dwelling units per net acreage.
5. **Unit Mix and Unit Sizes:** The proposed multi-family development would offer a unit mix of four (4) efficiency units, one hundred forty (140) one-bedroom units, seventy-two (72) two-bedroom units, and nine (9) three-bedroom units. Furthermore, the minimum area for the efficiency units would be 663 square feet, for the one-bedroom units 726 square feet, for the two-bedroom units 1,144 square feet and for the three-bedroom units 1,476 square feet; the minimum average dwelling unit area would be 930 square feet.

6. **Building Heights:** Planned Development (PD) 12-41 establishes a minimum height of thirty-six (36) feet for all multi-family buildings. Building 1 would have four (4) levels and a height of fifty-seven (57) feet while Buildings 2, 3 and 4 would have three (3) levels and a height of forty-five (45) feet.
7. **Parking:** Planned Development (PD) 12-41 prescribes a parking ratio of one (1) parking space for each bedroom. For a multi-family development with 315 bedrooms, 315 parking spaces are required. The proposed Detail Plan provides 339 parking spaces, of which 213 are surface parking spaces, seventy (70) parking spaces are provided under carports and fifty-six (56) parking spaces are provided in tuck under garages.
8. **Landscape Layout:** The proposed landscape layout (Exhibit E) is in compliance with the screening and landscape standards in Planned Development (PD) 12-41 and the Garland Development Code (GDC).
9. **Amenities:** The Garland Development Code (GDC) requires at least four (4) on-site amenities to be provided in the proposed multi-family development. The applicant proposes an on-site swimming pool, a fitness center, meeting/conference rooms and game/leisure rooms. These amenities would be located within Building 1 facing the pool/courtyard area.
10. **Building Design:** The proposed building elevations (Exhibit F) are in compliance with the building design standards in Planned Development (PD) 12-41.
11. **Signage:** The applicant has noted on the Detail Plan that all signage will comply with all the applicable standards in Planned Development (PD) 12-41 and the Garland Development Code (GDC) including prohibiting freestanding signage with the exception of monument signs.

Deviations:

12. Planned Development (PD) 12-41 establishes minimum and maximum setbacks (build-to-zones); a minimum setback of twenty-two (22) feet and a maximum setback of thirty (30) feet along Naaman Forest Boulevard and a minimum setback of seventeen (17) feet and a maximum setback of twenty-five (25) along Mansions Drive, both measured from the back of the curb. Furthermore, Planned Development (PD) 12-41 requires at least eighty (80) percent of the building street frontage (the building facade facing the street) to be within the above established minimum and maximum setbacks. The applicant proposes to reduce the established minimum percentage to fifty-two (52) percent for Building 1 along Mansions Drive.
13. Per Planned Development (PD) 12-41 any building feature, defined as architectural attachments to the primary building facade, may encroach up to four (4) feet from the building face into the minimum setback (beyond the build-to-zone). These features may include, but are not limited to stoops, planters and bay windows. The applicant proposes to increase the distance that these architectural attachments can encroach into the minimum setback to six (6) feet.
14. The Garland Development Code (GDC) requires at least fifty (50) percent of the required parking spaces in a multi-family development to be either in attached enclosed garages and/or under detached multicar covered parking structures (carports). Additionally, each dwelling unit in the multi-family development must have at least one enclosed or covered parking space. Based on the aforementioned requirements, the proposed multi-

family development would have to provide 225 enclosed and/or covered parking spaces. The applicant proposes to reduce the number of required enclosed and covered parking spaces to 126.

Outdoor Recreational Amenities:

15. The existing site contains a significant amount of mature trees with a creek along the western portion of the tract, offering an opportunity for recreational enjoyment for residents. While the applicant is proposing a dog park near the northwestern portion of the proposed development, staff recommends an additional recreational amenity within or along the green wooded area on the western side of Tract 1 as part of the proposed multi-family development. Additional amenities could include a pocket park, a picnic/gathering area, walking trail, or disc golf or other fitness amenities. Such amenities would enhance the character of the proposed multi-family development to a community that provides its residents a way to make full use of a green area that otherwise will remain underused or ignored. Moreover, there are numerous benefits to incorporating outdoor recreational features, including but not limited to providing a common space that promotes a sense of community and pride among the residents from the different developments within Planned Development (PD) 12-41 (The Towers at Spring Creek, The Mansions at Spring Creek and the proposed multi-family development, as well as future Tract 2), providing a more diverse open space system for the residents to enjoy which coincides with one of the goals of Planned Development (PD) 12-41 and fostering an active lifestyle as well as a physical environment that encourages pedestrian mobility. Should additional features be provided, staff encourages minimizing further tree loss in order to promote the enjoyment of the existing well-treed area.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type developments, which cumulatively employ large numbers of people.

Business centers are generally located at intersections of major streets or significant transit areas. 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. This development type includes a variety of primary and secondary uses, including compatible residential uses that support the business employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and east are zoned for Mixed-Uses and are developed with multi-family and a restaurant with a drive-through. Properties to the north across President George Bush Turnpike include apartments and offices as well as land zoned for Mixed-Uses including apartments, retail, and office uses. To the west of the site is property zoned and developed for Office Uses.

STAFF RECOMMENDATION

Staff recommends approval of the request, with the provision of an additional recreational amenity along or within the green/wooded area on the western portion of Tract 1 as part of the proposed multi-family development, as further explained in Consideration 15.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

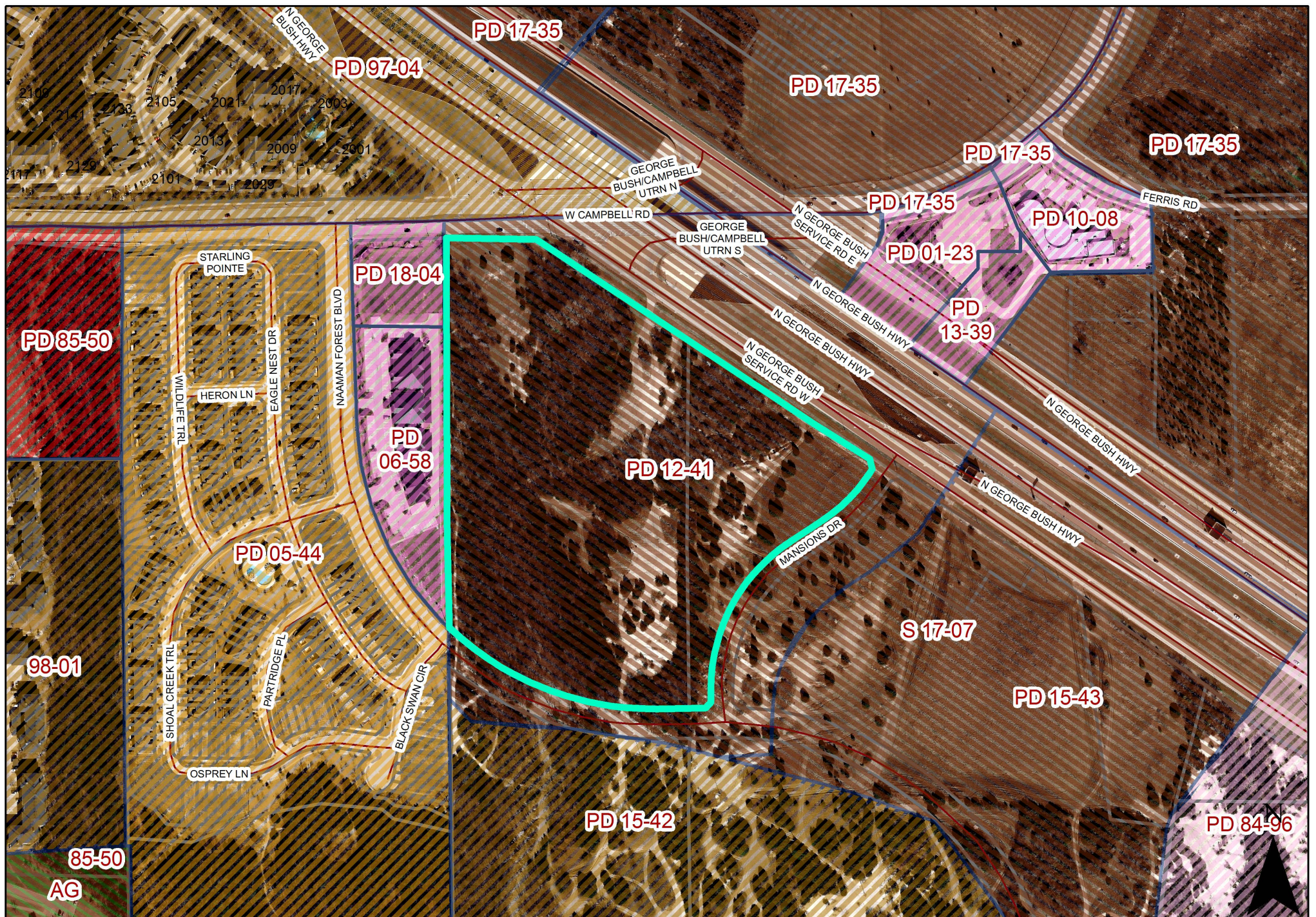
CITY COUNCIL DATE: March 19, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet

1 inch = 338 feet

ZONING MAP Z 18-41



INDICATES AREA
OF REQUEST

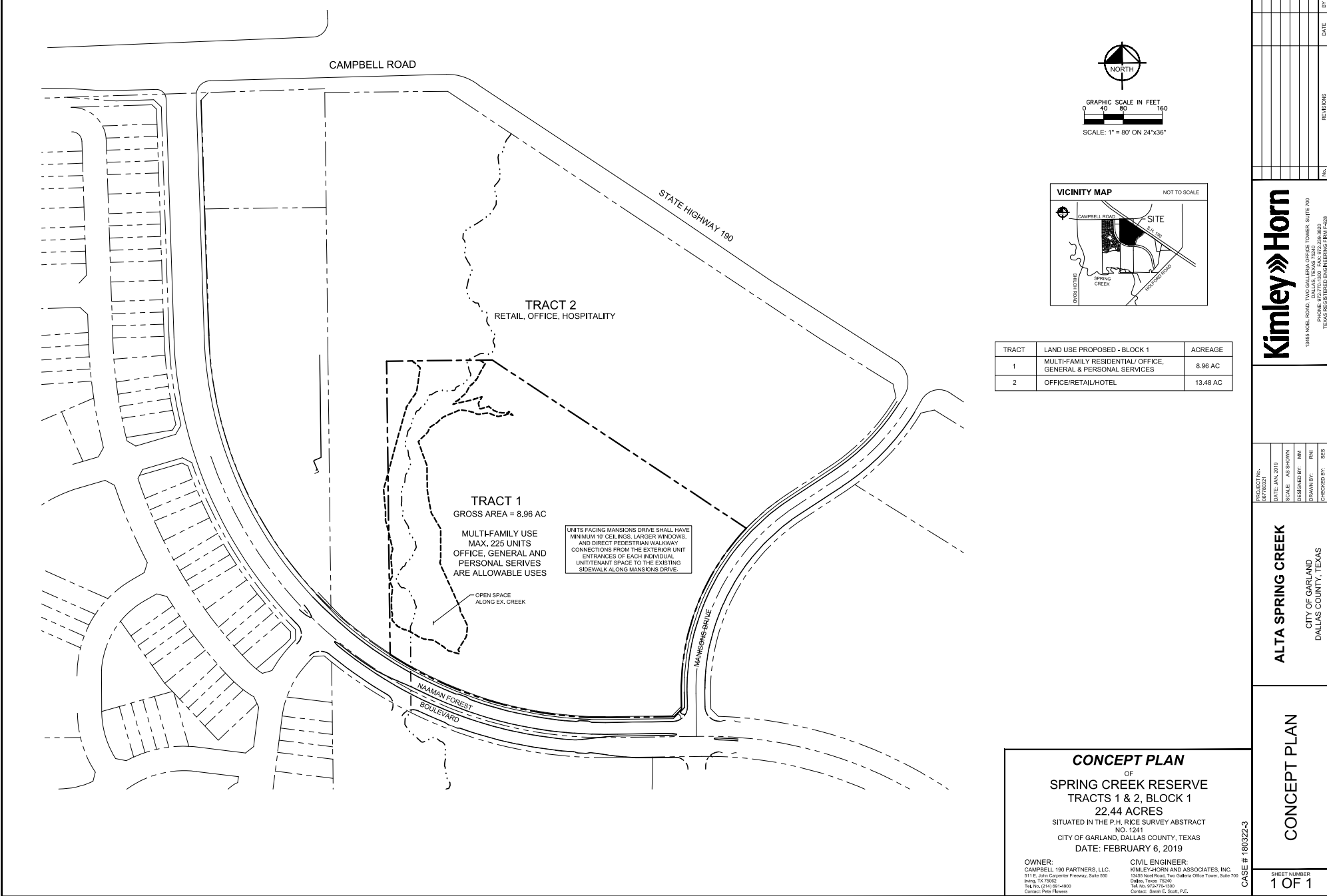
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-41

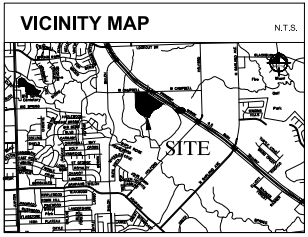
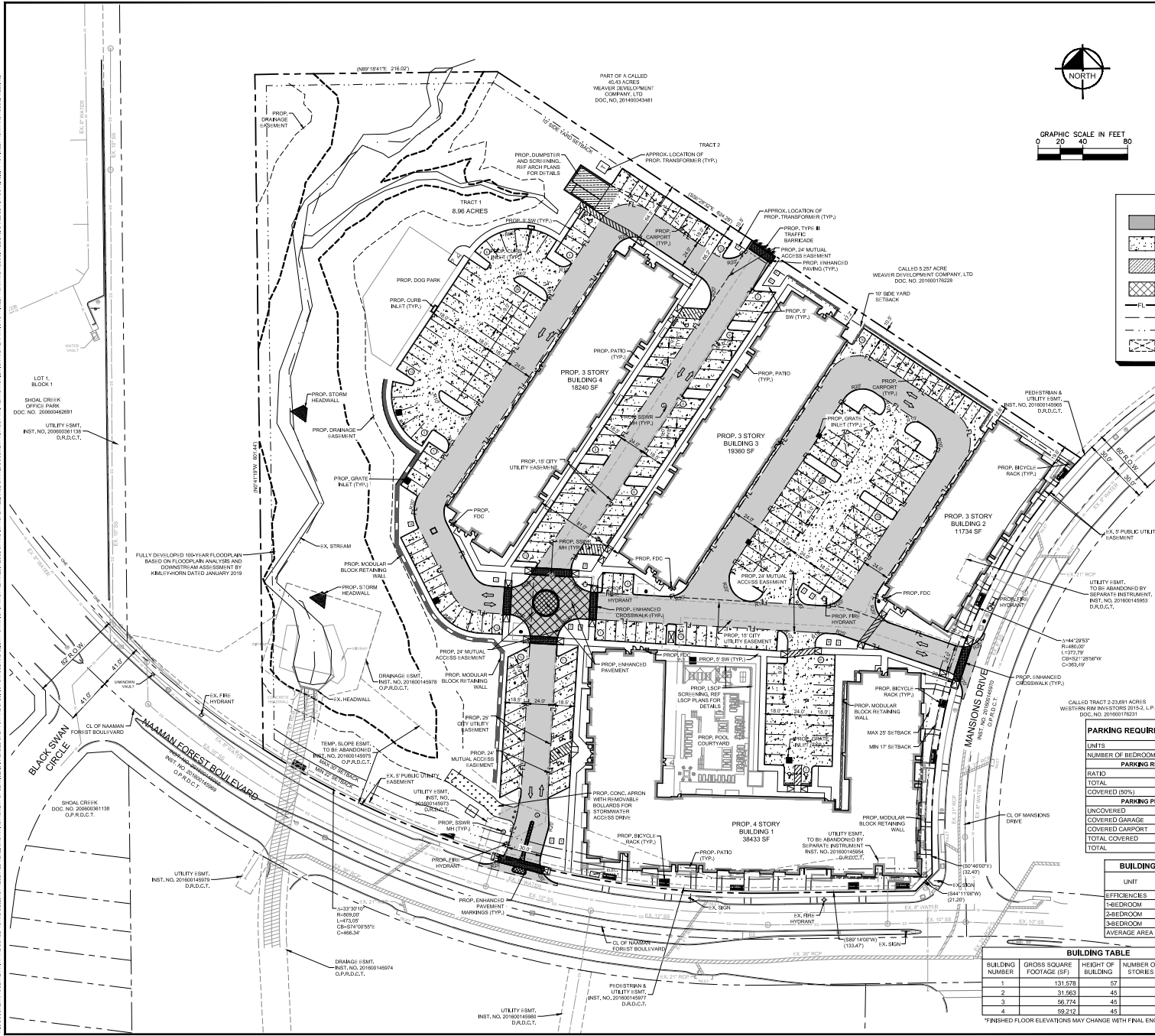
- I. Statement of Purpose:** The purpose of this Planned Development is to approve an amended Concept Plan and a Detail Plan subject to the conditions contain herein.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 12-41 District as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Division 4 of Chapter 2 of the Garland Development Code and Planned Development (PD) 18-41 District are included by reference and 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 labeled Exhibit C.
 - B. Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit D.
- V. Detail Plan:**
- A. Landscape Plan: Screening, landscaping and street furniture shall be in general conformance with the approved Landscape Plan labeled Exhibit E.
 - B. Elevations: Elevations shall be in general conformance with the approved elevations labeled Exhibit F.
 - C. Building Street Frontage: The percentage of building street frontage within the minimum and maximum setbacks (build-to-zones) along Naaman Forest Boulevard and Mansions Drive shall be as shown on the Detail Plan labeled Exhibit D.
 - D. Setback Encroachment: Any building feature, defined as architectural attachments to the primary building facade, may encroach up to six (6) feet from the building face into the setback area. These features may include, (but are not limited to): Stoops, chimneys, awnings, porches, canopies, eaves,

planters, bay windows, balconies, pilasters, tower elements.

- E. Enclosed/Covered Parking: A minimum of 126 parking spaces shall be covered parking, of which at least fifty-six (56) shall be provided in tuck under garages.



DATE: 02/20/2019
DRAWN BY: JH
CHECKED BY: JH
DESIGNED BY: JH
PROJECT NO: 180322-3



LEGEND

[Symbol]	PROPOSED CONCRETE PERILANE	[Symbol]	TRANSFORMER PAD (SEE MEP PLANS)
[Symbol]	PROPOSED CONCRETE PAVEMENT	[Symbol]	PROPOSED SANITARY SEWER MANHOLE
[Symbol]	PROPOSED DUMPSITE PAVEMENT	[Symbol]	PROPOSED WATER METER & VALVE
[Symbol]	PROPOSED UNIMPAVED PAVEMENT	[Symbol]	PROPOSED FIRE DEPARTMENT CONNECTION
[Symbol]	PROPOSED INPAVED PAVEMENT	[Symbol]	PROPOSED LIGHT STANDARD
[Symbol]	PROPOSED CURB BUILT	[Symbol]	TRAFFIC FLOW ARROW
[Symbol]	PROPOSED GRATE BUILT	[Symbol]	PROPOSED CURB BUILT
[Symbol]	PROPOSED FIRE HYDRANT	[Symbol]	PROPOSED RETAINING WALL
[Symbol]	PROPOSED RETAINING WALL	[Symbol]	

- NOTES**
- THE SITE IS ZONED IN PD 12-41.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADIUS 2' UNLESS SHOWN OTHERWISE.
 - DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE. CONTRACTOR SHALL USE ARCHITECT'S STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POOLING BUILDING DETAILS.
 - ALL SIDEWALKS, BIKES, AND DRIVE APPROACHES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GARLAND STANDARD DETAILS.
 - MINIMUM FIRE LANE RADIUS IS TO BE 20'.
 - THE REFUSE FACILITY IS TO BE 30' L x 28' W x 7' H, AND CONSTRUCTED WITH CHICLAD WITH BRICK.
 - AMENITIES INCLUDE A SWIMMING POOL, FITNESS CENTER, MEETING/CONFERENCE ROOMS, AND GAME AND LEISURE ROOM.
 - ARCHITECTURAL ATTACHMENTS TO NOT ENCLOSE MORE THAN 6" INTO THE NEIGHBORING SETBACK AREA.
 - PER SECTION 2.5 IN PD 12-41, ALL BUILDINGS THAT FACE CENTRAL GREEN ALONG MANSIONS DRIVE SHALL BE CONSTRUCTED TO ALLOW FOR NON-IDENTICAL USES TO OCCUR AT GRADE.
 - RETAINING WALLS ADJACENT TO THE BUILDING WILL HAVE BRICK MATCHING THE BRICK ON THE MAIN BUILDINGS AS THE FINISH CLADDING MATERIAL. RETAINING WALLS IN LANDSCAPE AND ADJACENT TO THE CREEK TO HAVE COMPLEMENTARY MATERIALS TO THE DEVELOPMENT AND THE NATURAL SURROUNDINGS.
 - ALL BROWS WILL COMPLY WITH PD 12-41, SECTION 2.4 IN THE OGC AND APPROX 8' IN CHAPTER 4 OF THE OGC.

SITE TABLE

TOTAL SITE AREA	8.96 AC
TOTAL FLOODPLAIN AREA	1.2 AC
NET DEVELOPABLE SITE AREA	7.76 AC
TOTAL FLOOR AREA RATIO	0.721
TOTAL IMPERVIOUS AREA	242,511 SF
PERCENT IMPERVIOUS COVER	82.16%
BUILDING COVERAGE	279,127 SF
TOTAL UNITS	229 UNITS
DENSITY	25.55 UNITS/NET AC

BUILDING SETBACKS

FRONT YARD SETBACK ON NAAIMAN FOREST BOULEVARD	MIN. 22' MAX. 30'
FRONT YARD SETBACK ON MANSIONS DRIVE	MIN. 17' MAX. 25'
SIDE YARD SETBACK	10'

BUILDING STREET FRONTAGE

NAAIMAN FOREST BLVD	15 IN
BUILDING 1	240
BUILDING 2	145
TOTAL MANSIONS DR	290

BENCHMARKS

CITY OF GARLAND MONUMENT NO. 015 103.27 BRASS CIRC. STAMPED 1950 LOCATED ON MANSIONS DRIVE 10' SOUTH OF INTERSECTION OF MANSIONS DRIVE AND 100' NORTH OF CENTERLINE OF NAAIMAN FOREST BOULEVARD. ELEV. = 507.74
BM #1 SQUARE CUT WITH "X" ON CENTER OF CURB BUILT ON WEST SIDE OF MANSIONS DRIVE. 100' SOUTH OF SETBACK LINE TO POST AND 30' NORTH OF CENTERLINE OF NAAIMAN FOREST BOULEVARD. ELEV. = 505.96
BM #2 SQUARE CUT WITH "X" ON CENTER OF CURB BUILT ON WEST SIDE OF MANSIONS DRIVE. 100' NORTH OF CENTERLINE OF NAAIMAN FOREST BOULEVARD. ELEV. = 505.96
BM #3 SQUARE CUT WITH "X" ON CENTER OF CURB BUILT ON NORTH CURB OF NAAIMAN FOREST BOULEVARD AND WEST OF INTERSECTION OF NAAIMAN FOREST BOULEVARD AND MANSIONS DRIVE. ELEV. = 505.92

PARKING REQUIREMENT TABLE

UNITS	229
NUMBER OF BEDROOMS	315
RATIO	1.3 PER BEDROOM
TOTAL	315
COVERED (50%)	158
UNCOVERED	213
COVERED GARAGE	55
COVERED CARPORT	79
TOTAL COVERED	128
TOTAL	339

BUILDING UNIT DATA

UNIT	MIN DWELLING AREA
EFFICIENCIES	663 SF
1-BEDROOM	726 SF
2-BEDROOM	1144 SF
3-BEDROOM	1476 SF
AVERAGE AREA	930 SF

BUILDING TABLE

BUILDING NUMBER	GROSS SQUARE FOOTAGE (SQ FT)	HEIGHT OF BUILDING	NUMBER OF STORES	FINISHED FLOOR ELEVATION (FT)
1	131,578	57	4	546
2	31,563	45	3	505-566
3	56,774	45	3	545-601
4	59,212	45	3	545-642

Kimley»Horn

13455 MOORE ROAD TWO GALLERIA OFFICE TOWER, SUITE 100
DALLAS, TEXAS 75243-3823
PHONE: (214) 743-1300 FAX: (214) 743-3823
TEAS REGISTERED PROFESSIONAL ENGINEER #28947

ALTA SPRING CREEK

CITY OF GARLAND
DALLAS COUNTY, TEXAS

SITE PLAN

CASE # 180322-3

SHEET NUMBER
D-01

PROJECT NO: 180322-3
DATE: FEB. 2019
SCALE: AS SHOWN
DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: JH

Exhibit D



PLANT SCHEDULE					
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CALIPER	SIZE
	CECA	1	Cercis canadensis 'Newport' / Texas Redbud	4" MIN.	6'-8" HT.
	FRTE	1	Fraxinus texensis / Texas Ash	4" MIN.	8'-10" HT.
	GBAG	3	Grigio ibkita 'Autumn Gold' TM / Masterton Tree	4" MIN.	8'-10" HT.
	BLVO	2	Ilex vomitoria / Yaupon Holly	4" MIN.	8' HT MIN.
	LAWN	8	Lagerstrœmia indica / Crape Myrtle	4" MIN.	8'-12" HT.
	QUOH	64	Quercus shumardii / Shumard Red Oak	4" MIN.	8'-10" HT.
	QUVA	3	Quercus virginiana / Southern Live Oak	4" MIN.	10'-12" HT.
	TACH	77	Taxodium distichum / Bald Cypress	4" MIN.	10'-12" HT.
	ALOR	37	Ulmus crassifolia / Cedar Elm	4" MIN.	10'-12" HT.
	VC	2	Vitis aestivalis / Chaste Tree	4" MIN.	8'-10" HT.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
	ABGR	214	Aster x grandiflorus / Glossy Aster	4' O.C.	2' HT MIN.
	CAMM	18	Calliandra americana / American Bougainvillea	4' O.C.	2' HT MIN.
	IVNA	538	Ilex vomitoria 'Nana' / Dwarf Yaupon	2' O.C.	1' HT MIN.
	LEFR	62	Leucophyllum frutescens / Texas Sage	3' O.C.	2' HT MIN.
	MGLG	9	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	10' O.C.	6'-8" MIN. HT.
	MYNA	91	Myrica carolinensis / Dwarf Waxy Myrica	3' O.C.	2' HT MIN.
	PRCA	125	Prunus caroliniana / Carolina Laurel Cherry	4' O.C.	2' HT MIN.
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
	MEAL	235	Meibomia serotina / Morning Light / Eklake Grass	3' O.C.	1' HT MIN.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPACING	SIZE
	CD	12,044 sf	Cynodon dactylon / Bermuda Grass	-	800'
	ERT	-	Existing Turf To Remain	-	-
	LM	2,029 sf	Unripe muscadine / Lily Turf	18" O.C.	12" HT MIN.
	TA	8,291 sf	Tachikopium asiaticum / Asian Jasmine	12" O.C.	12" HT MIN.

SITE AREA:		
	SQ. FT.	%
TOTAL SITE AREA	390,298	100%
LANDSCAPE AND OPEN SPACE	183,004	47%
PARKING AREA:		
	SQ. FT.	%
TOTAL PARKING AREA	121,533	100%
LANDSCAPED ISLANDS	6,077	5%

REQUIRED TREES:			
	RATIO	REQUIRED	PROVIDED
MANSIONS DRIVE -420 LF FRONTAGE	1 TREE/ 30 LF AVE.	14 TREES	14 TREES
NAAMAN FOREST DRIVE -621 LF FRONTAGE	1 TREE/ 35 LF AVE.	18 TREES	18 TREES
PARKING -356 SPACES	1 TREE/ 10 LF AVE.	36 TREES	36 TREES

REQUIRED SHRUBS:			
	RATIO	REQUIRED	PROVIDED
MANSIONS DRIVE -420 LF FRONTAGE -NOT LISTED ON THOROUGHFARE PLAN	NONE	NONE	FRONT YARD PLANTING PER PD 12-41
NAAMAN FOREST DRIVE -621 LF FRONTAGE -TYPE D THOROUGHFARE PLAN	7 SHRUBS / 30 LF	154 SHRUBS	FRONT YARD PLANTING PER PD 12-41 (MIN. 154 SHRUBS)

PLANTING NOTES:
1. ALL SHRUBS SCREENING PARKING AREAS WILL HAVE A MINIMUM HEIGHT OF 2 FEET AT TIME OF PLANTING AND WILL REACH A MINIMUM HEIGHT OF 3 FEET WITHIN 2 YEARS OF PLANTING.
2. ALL AREAS OF EXISTING VEGETATION DISTURBED BY CONSTRUCTION ACTIVITY AREA TO BE REPLANTED WITH SOO OR GROUNDCOVER UNLESS SPECIFIED OTHERWISE.

NO.	DESCRIPTION	DATE
1	TECHNICAL REVIEW	02/06/2019
2		
3		
4		
5		
6		
7		
8		
9		
10		

RAY 504

C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2948

PROJECT

WOOD PARTNERS

LANDGEBIET IN PROZENT 8518063

SIGNED BY:
 DRAWN BY:
 CHECKED BY:

STREET FURNITURE PLAN

SHEET NUMBER

L1-02



NOT TO SCALE



NOTE:
1. BIKE RACK TO MATCH EXISTING BIKE RACKS ON MANSIONS DRIVE.
2. REFER TO PLANS FOR LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



NOT TO SCALE

SPECIFICATIONS:
MANUFACTURER
DUMOR SITE FURNISHINGS

PRODUCT
BENCH 106-60
6' BACKLESS CAST STEEL BENCH

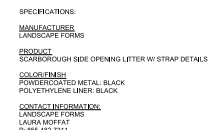
FINISH
BLACK POWDERCOAT

CONTACT INFORMATION:
PAUL E ALLEN CO.
ERIC MILLER
P: 972.724.2656
ericmiller@paulallenco.com
www.paulallenco.com

NOTE:
1. BENCH TO MATCH EXISTING BENCHES ON MANSIONS DRIVE.
2. REFER TO PLANS FOR LOCATIONS.
3. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.



NOT TO SCALE



NOTE:

1. TRASH RECEPTACLE TO MATCH EXISTING TRASH RECEPTABLES ON MANXIONS DRIVE.
2. REFER TO PLANS FOR TRASH RECEPTACLE LOCATION.
3. INSTALL TRASH RECEPTACLE PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

OWNER / DEVELOPER
WOOD PARTNERS
5401 HARVEST HILL ROAD # 200
DALLAS, TX
214.563.0218

ARCHITECT
GFP
2808 FAIRMOUNT STREET SUITE 300
DALLAS, TX
214.303.1500

CIVIL ENGINEER
KOLLEY-ACHIN
15405 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX
972.770.1300

REVIEW

SD:

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.
C. Heth Kendrick
Registered Landscape Architect of the
State of TEXAS
Registration Number: 2948

**NOT FOR
CONSTRUCTION**

PROJECT

**ALTA SPRING
CREEK**

WOOD PARTNERS

LANDSCAPE PROJECT 8518053

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	TECHNICAL REVIEW REVISIONS	02.08.2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

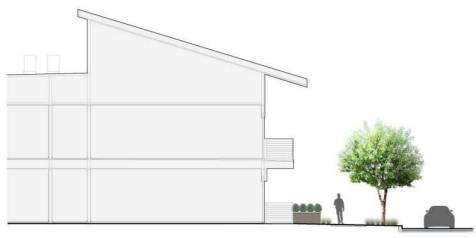
SCALE
VERT: 1"=10'
HORIZ: 1"=10'
0 10' 20'

DATE: 02/08/2019

BUILDING EDGE SECTIONS

SHEET NUMBER

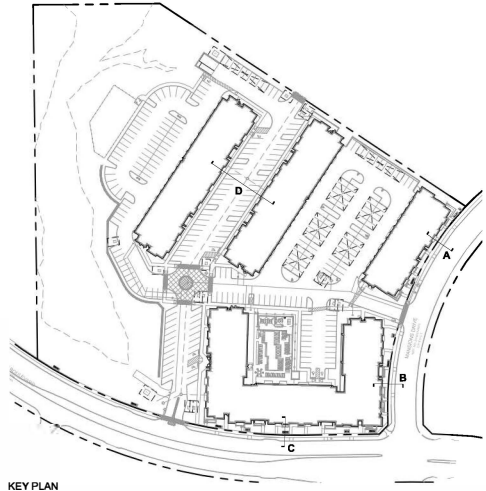
L1-03



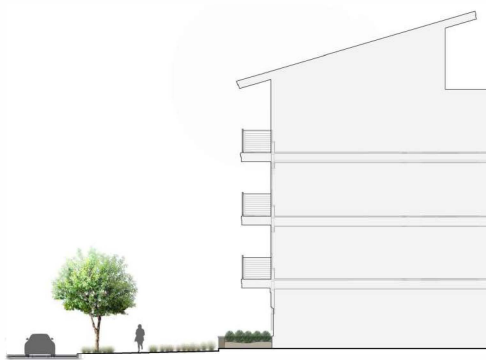
SECTION A



SECTION B



KEY PLAN



SECTION C



SECTION D

Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Brick (Primary)	22.1%	585
Stucco (Secondary)	76.7%	2035
Cementitious Trim (Accent)	1.2%	32
Total	100.0%	2652

Building 1 Courtyard West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	31.2%	1201

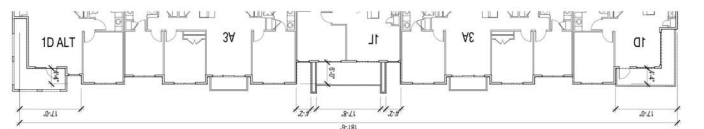
Building 1 Courtyard East Elevation	Percentage	Area (SF)
Brick (Primary)	21.4%	892
Stucco (Secondary)	75.5%	3142
Cementitious Trim (Accent)	3.1%	128
Total	100.0%	4162

Building 1 Courtyard East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.1%	1970

Building 1 East Elevation (Mansion Dr)	Percentage	Area (SF)
Brick (Primary)	78.9%	3323.9
Stucco (Secondary)	11.6%	490.0
Cementitious Trim (Accent)	9.4%	396.0
Total	100.0%	4209.9

Building 1 East Elevation (Mansion Dr)	Percentage	Area (SF)
Glazing (must be <50%)	34.6%	2229

Building 1 East Elevation (Mansion Dr)	Percentage
Recessed Façade	60%
Total	181.5
Percentage Recessed	33.1%



Building 2 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.2%	87



Building 2 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	4.2%	87

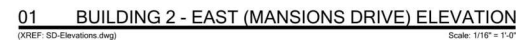


*Non-veneer brick product

Building 2 West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	22.2%	1248



Building 2 East Elevation (Mansion Dr)	Percentage	Area (SF)
Glazing (must be <50%)	29.5%	1058



Accent Features Schedule	
Street-Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries
	Ornamental Window Headers
	Articulated Window Sills
	Planters (see plans)
Non-Street Facing	Varied Roof Heights
	Overhang Eaves
	Recessed Entries

Building 3 West Elevation	Percentage	Area (SF)
Brick (Primary)	72.4%	4743
Stucco (Secondary)	18.8%	1232
Cementitious Trim (Accent)	8.8%	573
Total	100.0%	6548

Building 3 West Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.6%	3169

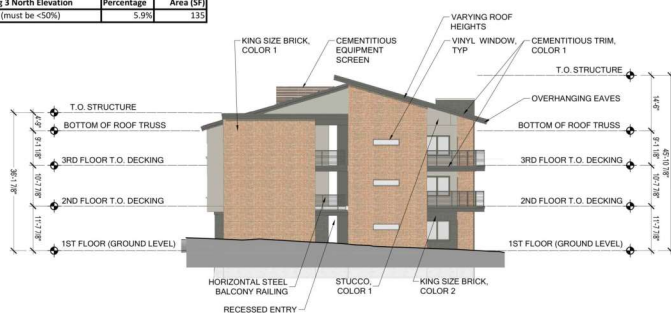


03 BUILDING 3 - WEST ELEVATION
(XREF: SD_Elevations.dwg) Scale: 1/16" = 1'-0"

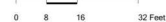


Building 3 North Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 3 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135



04 BUILDING 3 - NORTH ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

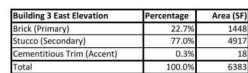
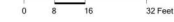


Building 3 South Elevation	Percentage	Area (SF)
Brick (Primary)	87.4%	1867
Stucco (Secondary)	9.2%	197
Cementitious Trim (Accent)	3.4%	72
Total	100.0%	2136

Building 3 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	139



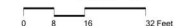
02 BUILDING 3 - SOUTH ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"



Building 3 East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	25.0%	2124



01 BUILDING 3 - EAST ELEVATION
(XREF: SD-Elevations.dwg) Scale: 1/16" = 1'-0"

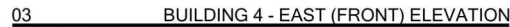


*Non-veneer brick product

Building 4 East Elevation	Percentage	Area (SF)
Glazing (must be <50%)	32.4%	3286

Building 4 South Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135

Building 4 North Elevation	Percentage	Area (SF)
Glazing (must be <50%)	5.9%	135





ALTA SPRING CREEK
Garland, Texas 75044

SCHEMATIC DESIGN

THIS DOCUMENT IS
NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.

Drawn _____

Approved _____ TYLER CINI, AIA

RENDERED PERSPECTIVES

Project No.	17229.00
Date	01/08/19

G-301

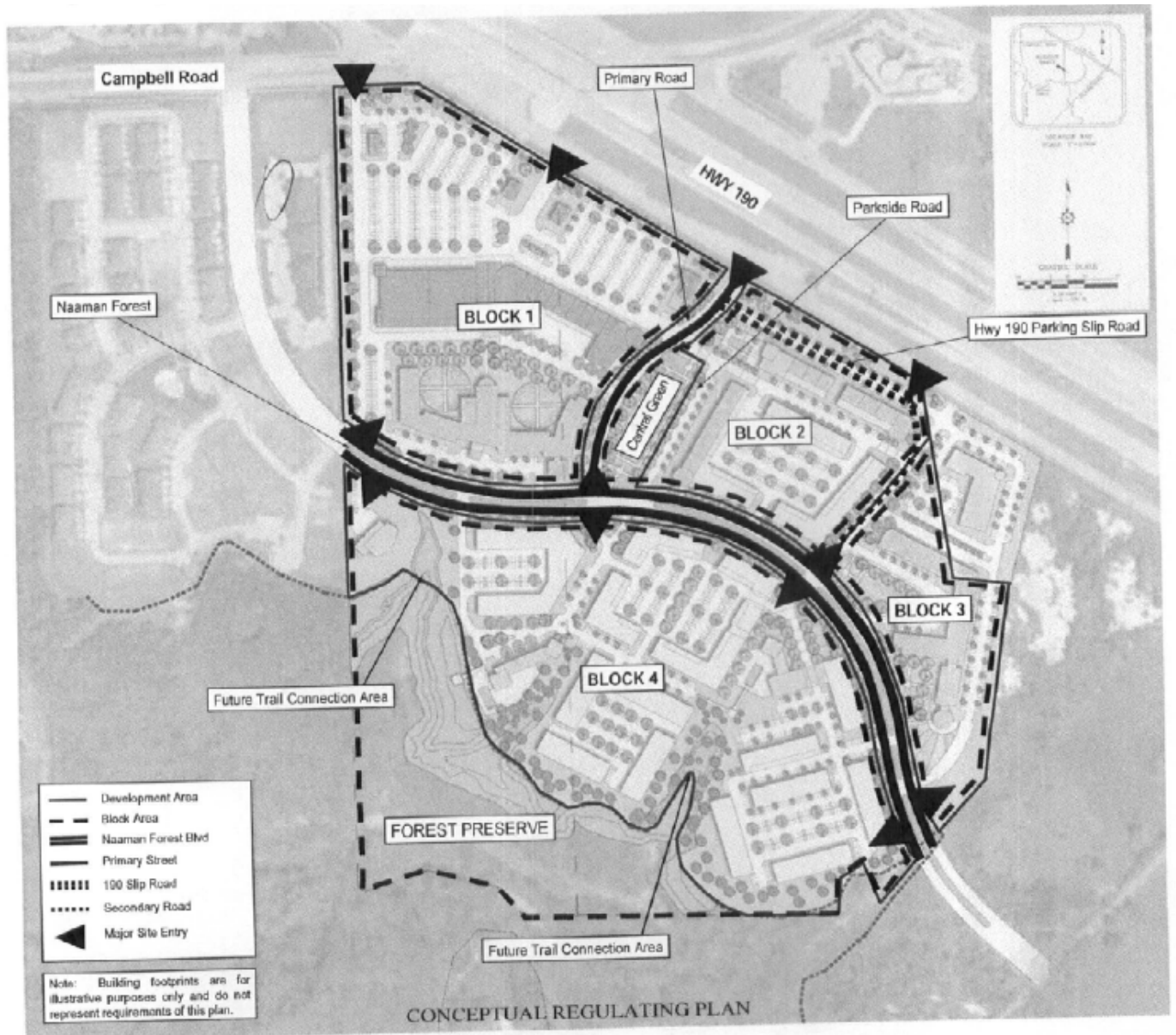


Exhibit G



View of the subject property from Mansions Dr.



View of The Towers at Spring Creek from the subject property



View of The Mansions at Spring Creek from the subject property



View of the green wooded area where additional amenities are recommended



View of the green wooded area where additional amenities are recommended



View of the green wooded area where additional amenities are recommended



GARLAND

Plan Commission

2.b.

Meeting Date: 02/25/2019

Item Title: Z 19-01 Tread Source LLC (District 6)

Summary:

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

Attachments

Z 19-01 Tread Source LLC Report and Attachments

Planning Report

File No: Z 19-01/District 6

Agenda Item:

Meeting: Plan Commission

Date: February 25, 2019



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision (SUP) for Truck/Bus Repair on a property zoned Industrial (IN) District.

LOCATION

1305 South Shiloh Road

APPLICANT

Tread Source LLC

OWNER

Realm Management LLC (Danny Ralhan)

BACKGROUND

The applicant makes the above request to allow the operation of a truck/bus repair shop on a 1.8-acre lease area (subject site) developed with a building and parking area. The Garland Development Code defines Truck/Bus Repair as an establishment that provides major and minor repairs to trucks, buses, trailers, and other heavy load vehicles for a fee. The term includes no outside storage except the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days.

SITE DATA

The site contains approximately 1.8 acres with 165 lineal feet of frontage along South Shiloh Road and 500 lineal feet of frontage along Marquis Drive. The site is accessed from Marquis Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. Truck/Bus Repair is allowed only upon approval of a Specific Use Provision (SUP).

CONSIDERATIONS

1. The site is currently developed with a 4,843-square foot building and a parking area with thirty-nine (39) parking spaces. The site, prior to becoming vacant, was occupied by a truck/bus repair shop that was permitted by right under the ordinance that preceded the Garland Development Code (GDC). However, under the Garland Development Code (GDC) all new truck/bus repair shops are permitted only with the approval of a Specific Use Provision (SUP). The applicant is proposing to establish a new truck/bus repair shop (not associated with the previous truck/bus repair shop) that would be open Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 12:00 p.m. The applicant would occupy the site as is with no proposals for building expansions or redevelopment.

2. The Garland Development Code (GDC) establishes a parking requirement of eight (8) customer/employee parking spaces for the proposed truck/bus repair shop. Of the thirty-nine (39) existing parking spaces, fourteen (14) will be dedicated for customers and employees while the remaining will be reserved for the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days.
3. Given that the scope of the site improvements under this request is limited to the interior of the building, neither screening/landscape standards nor building design standards are triggered.
4. The applicant requests the Specific Use Provision (SUP) to be in effect for a period of fifteen (15) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry 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 that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and south are primarily zoned Industrial (IN) District and developed with buildings that are currently utilized for manufacturing, light industrial and heavy commercial uses. The properties to the east, across South Shiloh Road, are zoned for Community Retail (CR) Uses and Multi-Family (MF) Uses; these properties are developed with an auto repair shop, a convenience store, a commercial multi-tenant building and an apartment complex. Further east, the properties are zoned Single-Family-7 (SF-7) District and developed as a residential neighborhood; however, these properties do not have any adjacency or direct visibility to the subject property.

With the exception of the properties immediately to the east, the nature of the subject property and most of the properties by which it is surrounded is primarily industrial and heavy commercial; the proposed truck/bus repair shop should not impact the character established in the area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision (SUP) for Truck/Bus Repair for a period of fifteen (15) years.

ADDITIONAL INFORMATION

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

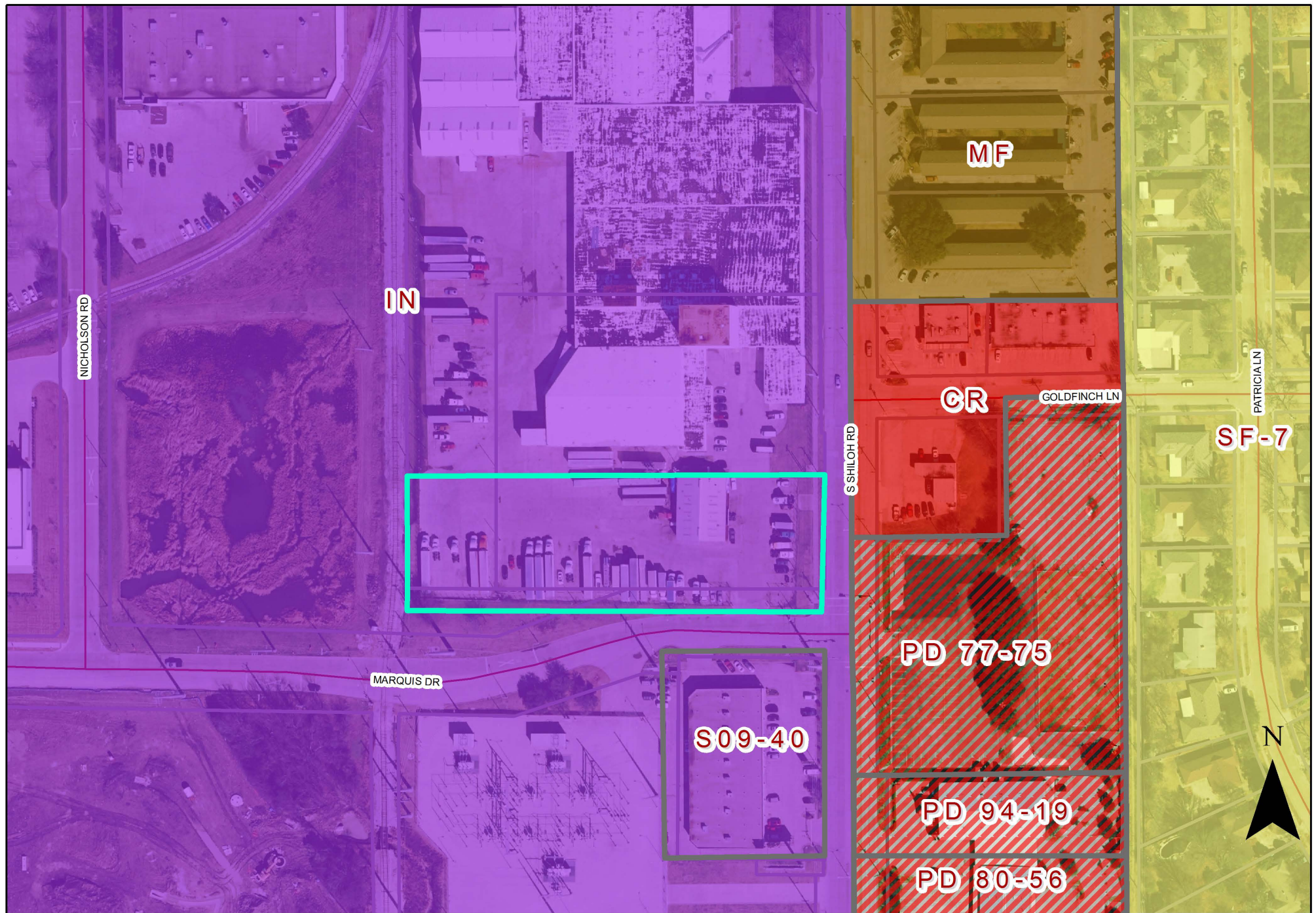
CITY COUNCIL DATE: March 19, 2019

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



NICHOLSON RD

IN

MF

CR

GOLDFINCH LN

PATRICIA LN

SF-7

S SHILOH RD

MARQUIS DR

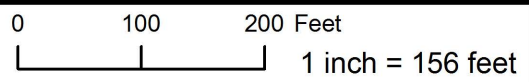
S09-40

PD 77-75

PD 94-19

PD 80-56

N



Zoning Map Z 19-01



INDICATES AREA
OF REQUEST

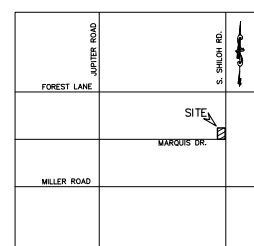
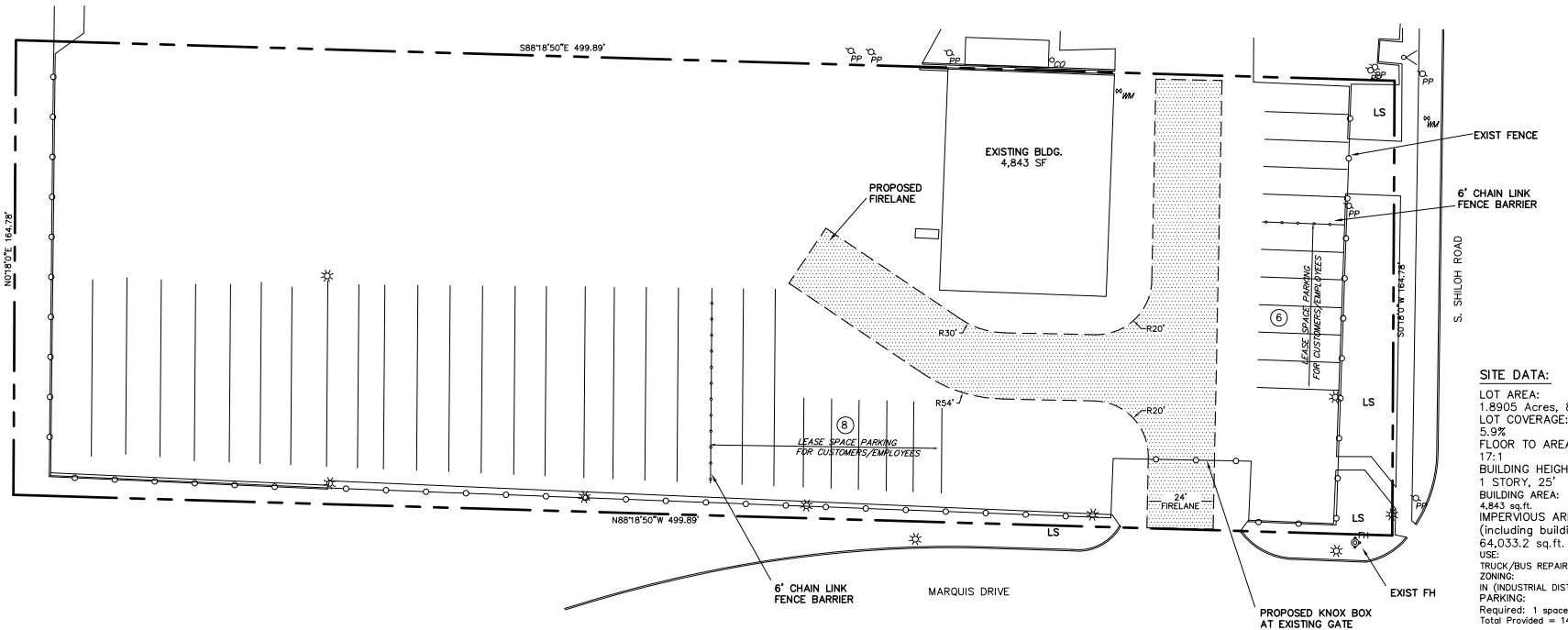
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 19-01

1305 South Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Truck/Bus Repair.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) 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. Site Layout: The site should be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and the site plan, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Truck/Bus Repair shall be in effect for a period of fifteen (15) years and shall apply only to the area depicted on the approved site plan labeled Exhibit C.
- B. Outside Storage and Parking: Outside storage of trucks, buses, trailers, equipment and any other vehicles is prohibited except the parking of vehicles being repaired, which may remain on-site for no longer than ninety (90) calendar days.
- C. Truck/Bus Repairs: All repairs and services shall be conducted inside the existing building (indoors).

Exhibit C



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. # = EX. WATER
- EX. SS = EX. SANITARY SEWER
- ⊙ = EX. SS MANHOLE
- ⊙ = EX. SS CLEANOUT
- ⊙ = EX. GAS METER
- ⊙ = EX. WATER METER
- T = EX. WATER VALVE
- ⊙ = EX. LIGHT POLE
- ⊙ = EX. POWER POLE
- ⊙ = EX. TELEPHONE BOX
- ⊙ = EX. SWELL MANHOLE
- ⊙ = EX. FIRE HYDRANT
- - - - = PROPOSED FIRELANE

SITE DATA:

LOT AREA:
1.8905 Acres, 82,349.93 sq. ft.
LOT COVERAGE:
5.9%
FLOOR TO AREA RATIO:
17:1
BUILDING HEIGHT:
1 STORY, 25'
BUILDING AREA:
4,843 sq.ft.
IMPERVIOUS AREA
(including buildings):
64,033.2 sq.ft.
USE:
TRUCK/BUS REPAIR
ZONING:
IN (INDUSTRIAL DISTRICT)
PARKING:
Required: 1 space/600 (4843/600) = 8
Total Provided = 14

- NOTES:
- 1) SITE IS FULLY DEVELOPED
NO WATER/SEWER REQ'D.
 - 2) A KNOX BOX IS REQUIRED ON
GATES BLOCKING FIRELANE.

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND
& NCTCOG STANDARDS AND DETAILS 3rd EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL
CONFORM TO CITY OF GARLAND STANDARDS
AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING
EASEMENTS, PROPERTY LINES, ETC.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION
OR CONSTRUCTION STAKING, IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO CONTACT THE
CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE
IN POSSESSION OF THE MOST CURRENT SET OF
CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF
OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK.
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT
SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES
AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL
FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



SUP SITE PLAN		
1305 S. SHILOH RD.		
City of Garland, Dallas County, Texas		
ORIGIN TREAD SOURCE 802 Nicholson, Garland Texas 75042 Contact: Mark Madson 214-228-8787		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2019 Monk Consulting Engineers, Inc., All Rights Reserved		
date:	scale:	sheet:
1/8/19	1"=20'	C101

Z 19-01



View of the subject property from Marquis Dr.



View of properties located to the west of the subject property



View of properties located to the south, across Marquis Dr. from the subject property



View of properties located to the east, across Shiloh Rd. from the subject property.



GARLAND

Plan Commission

3.

Meeting Date: 02/25/2019

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo - March 11, 2019



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, and Principal Planner
DATE: February 25, 2019
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the March 11, 2019 Plan Commission meeting.

ZONING

1. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West IH-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
2. Consideration of the application of **Alejandro F. Herrera, Ph.D.**, requesting approval of a Detail Plan on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Homes. This property is located at 2675 East Brand Road. (District 1) (File Z 17-51)
3. Consideration of the application of **Pankaj Patel**, requesting approval of 1) an amendment to Planned Development (PD) District 03-53 for Urban Business Uses; 2) an amended Detail Plan for Hotel/Motel, Limited Service; and 3) a Specific Use Provision for Hotel/Motel, Limited Service Use. This property is located at the north corner of Town Center and Prairie Clover. (District 1) (File Z 18-19)
4. Consideration of the application of **Kristen Russell**, requesting approval of an amendment to Planned Development (PD) District 85-44 to change the requirement of materials used for the perimeter screening wall. This property is located at 5201-5211 Waltham Court. (District 3) (File Z 18-46)