



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 24, 2020 at 7:00 p.m.

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

A pre-meeting will begin at 6:40 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for the January 27, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Wier and Associates, Inc.**, requesting approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)
- b. Consideration of the application of **Wier and Associates, Inc.**, requesting approval of a Detail Plan for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)

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: 02/24/2020

Item Title: Plan Commission Minutes for the January 27, 2010 meeting.

Summary:

Consider approval of Minutes for the January 27, 2020 meeting.

Attachments

Plan Commission Minutes for the January 27, 2010 meeting

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, January 27, 2020, 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	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Assistant Recording Secretary	Denise Phillips
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Edwards to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Welborn and Commissioner Williams did not vote due to their absence from this meeting.

MINUTES

1a. APPROVED** Consider approval of Minutes for the January 13, 2020 meeting.

ZONING

2a. APPROVED** Consideration of the application of **MV Innovations LLC**, requesting approval of a Change of Zoning from Community Retail (CR) District to Single-Family-7 (SF-7) District. This property is located at 1617 Bruce Drive. (District 4) (File Z 19-42)

Property owner, Oscar Monterroso, 4701 Terry Street, Dallas, Texas 75223 and Applicant, Miguel Mendoza, 2709 Country Valley Road, Garland, Texas 75043 provided a brief overview of the request and remained available for questions.

There were no questions of the applicants.

Motion was made by Commissioner O'Hara to close the public hearing and **approve** the request as presented, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 7:10 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Assistant Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/24/2020

Item Title: Z 19-33 Wier and Associates, Inc. - Zoning (District 7)

Summary:

Consideration of the application of **Wier and Associates, Inc.**, requesting approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)

Attachments

Z 19-33 Wier and Associates, Inc. Report and Attachments

Planning Report

File No: Z 19-33/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 24, 2020



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses.

Approval of a Detail Plan for Community Office (CO) Uses.

LOCATION

5500 North Shiloh Road

APPLICANT

Wier and Associates, Inc.

OWNER

Sark Properties, LLC.

BACKGROUND

The subject property is currently undeveloped. In August 2005, the City Council approved Planned Development (PD) District 05-22 for Community Office Uses. The approved Concept Plan shows two (2) tracts.

Planned Development (PD) District 05-22 states that a Detail Plan must be approved for each development prior to the issuance of a building permit. A Detail Plan for the Assisted Living Facility on the northern tract was approved in September 2005. The applicant requests a Detail Plan with the intent to build five (5) office buildings in the southern tract. The proposed office buildings include General Office and Medical/Dental Office Uses.

SITE DATA

The site contains approximately 1.563 acres with 416.62 lineal feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 05-22 for Community Office Uses. The Community Office (CO) District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The CO District may be used as a transition district between low intensity office/retail uses and more intense uses. It is also generally appropriate along major transportation corridors.

CONSIDERATIONS

1. **Detail Plan:** The proposed Detail Plan (Exhibit C) is for the southern tract of Planned Development (PD) District 05-22. The applicant proposes five (5) new one-story office buildings. Buildings 1, 2 and 3 will be 2,400-square-feet, Building 4 will be 1,400-square-feet and Building 5 will be 2,400-square-feet.
2. **Building Setback:** Planned Development (PD) District 05-22 states that a minimum setback of seventy-eight (78) feet shall be required for yards that are adjacent to residential zoning districts. The proposed layout shows Building 5 to be located adjacent

to the residential zoning districts. The applicant requests to reduce the setback requirement from seventy-eight (78) feet to twenty-five (25) feet. It should be noted that there is an existing alley between the subject site and the single-family homes to the east. The GDC states that a minimum setback of twenty (20) feet shall be required for yards adjacent to residential districts. All other buildings will comply with the applicable setback requirements.

3. **Loading Spaces:** Per Section 4.22 of the GDC, each building must have a loading space. Based on five (5) proposed buildings, a total of five (5) loading spaces are required for the site. The applicant proposes three (3) loading spaces. Section 4.22 (D) of the GDC states that the applicant must provide a data report prepared by a licensed Transportation Engineer. The applicant has provided data report prepared by a licensed Transportation Engineer that demonstrates three (3) loadings spaces are adequate for that site. Per the data report, five (5) loading spaces may be excessive for the proposed office buildings.
4. **Signage:** The existing Planned Development only allows one (1) freestanding monument sign on the subject tract and limits the maximum sign area of fifty (50) square feet and a maximum height of seven (7) feet. The applicant proposes one (1) monument sign (Exhibit E) that will comply with the sign requirements.
5. **Parking:** The Garland Development Code (GDC) establishes a parking requirement of forty-six (46) parking spaces for the proposed office buildings. A total of forty-seven (47) parking spaces will be provided, thus the parking standards will be satisfied.
6. **Screening and Landscaping:** The proposed landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the Garland Development Code. Additionally, Planned Development (PD) District 05-22 requires perimeter fencing and landscaping along the eastern property line adjacent to the residential district. Further, the northern portion of the fencing wall along the eastern property line shall be located at top of the slope instead of on the property line. The proposed landscape plan reflects a six (6)-foot ornamental metal fence with masonry columns with high level screening shrubs located at the top of a slope along the eastern property line.
7. **Building Elevations:** The building elevations (Exhibit E) will comply with the applicable building design standards per Section 4.84 of the GDC.

COMPREHENSIVE PLAN

The site is designated for Compact Neighborhoods by the Envision Garland 2030 Comprehensive Plan. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) District 05-32 for Community Office uses; this property is developed with an Assisted Living Facility. The properties to the east and south are zoned Planned Development (PD) District 86-35 for Mixed Uses (Single-Family and Patio Home Uses); these properties are developed with single-family detached dwellings. The properties to the west are zoned Planned Development (PD) District 97-60 for Single-Family-7 Uses; these properties are developed with single-family detached dwellings.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses.

Approval of a Detail Plan for Community Office (CO) Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Site Plan
- iv. Landscape Plan
- v. Elevations
- vi. Photos

CITY COUNCIL DATE: March 17, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 99 feet

Zoning Map Z 19-33



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-33

5500 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for five (5) office buildings.
- 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) 05-22 District as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 05-22 District are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

Detail Plan: Development shall be in general conformance with the Detail Plan labeled Exhibit C through Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

- A. Permitted Uses:** Land Uses are permitted as in Planned Development (PD) District 05-22.
- B. Building Setback:** The minimum building setback from the eastern property line (adjacent to the residential zoning district) shall be twenty-five (25) feet.
- C. Site Plan:** The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- D. Landscape Plan:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- E. Elevations:** Building and Sign Elevations shall be in

general conformance with the elevations labeled
Exhibit E.

F. Maximum Height: The maximum height for all buildings
shall be thirty (30) feet.

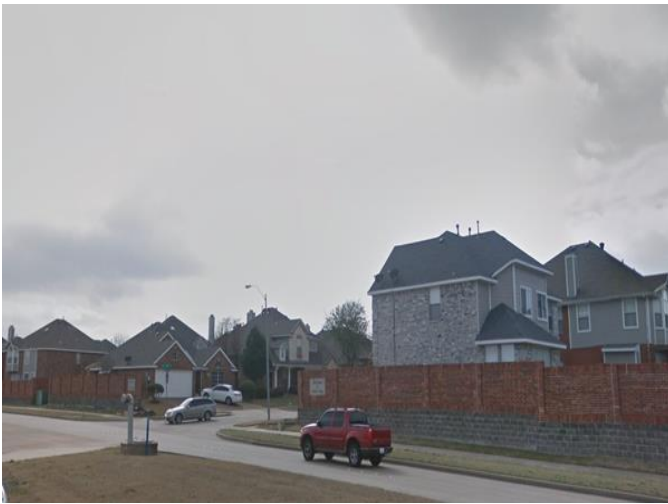
Z 19-33



View of the subject property from North Shiloh Road



South of the subject property from North Shiloh Road



West of the subject property from North Shiloh Road



East of the subject property from North Shiloh Road



GARLAND

Plan Commission

2. b.

Meeting Date: 02/24/2020

Item Title: Z 19-33 Wier and Associates, Inc. - Detail Plan (District 7)

Summary:

Consideration of the application of **Wier and Associates, Inc.**, requesting approval of a Detail Plan for Community Office (CO) Uses. This property is located at 5500 North Shiloh Road. (District 7) (File Z 19-33)

Attachments

Z 19-33 Wier and Associates, Inc. Report and Attachments

Planning Report

File No: Z 19-33/District 7

Agenda Item:

Meeting: Plan Commission

Date: February 24, 2020



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 05-22 for Community Office (CO) Uses.

Approval of a Detail Plan for Community Office (CO) Uses.

LOCATION

5500 North Shiloh Road

APPLICANT

Wier and Associates, Inc.

OWNER

Sark Properties, LLC.

BACKGROUND

The subject property is currently undeveloped. In August 2005, the City Council approved Planned Development (PD) District 05-22 for Community Office Uses. The approved Concept Plan shows two (2) tracts.

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STAFF RECOMMENDATION

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Approval of a Detail Plan for Community Office (CO) Uses.

ADDITIONAL INFORMATION

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- ii. PD Conditions
- iii. Site Plan
- iv. Landscape Plan
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- vi. Photos

CITY COUNCIL DATE: March 17, 2020

PREPARED BY:

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Development Planner
Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning

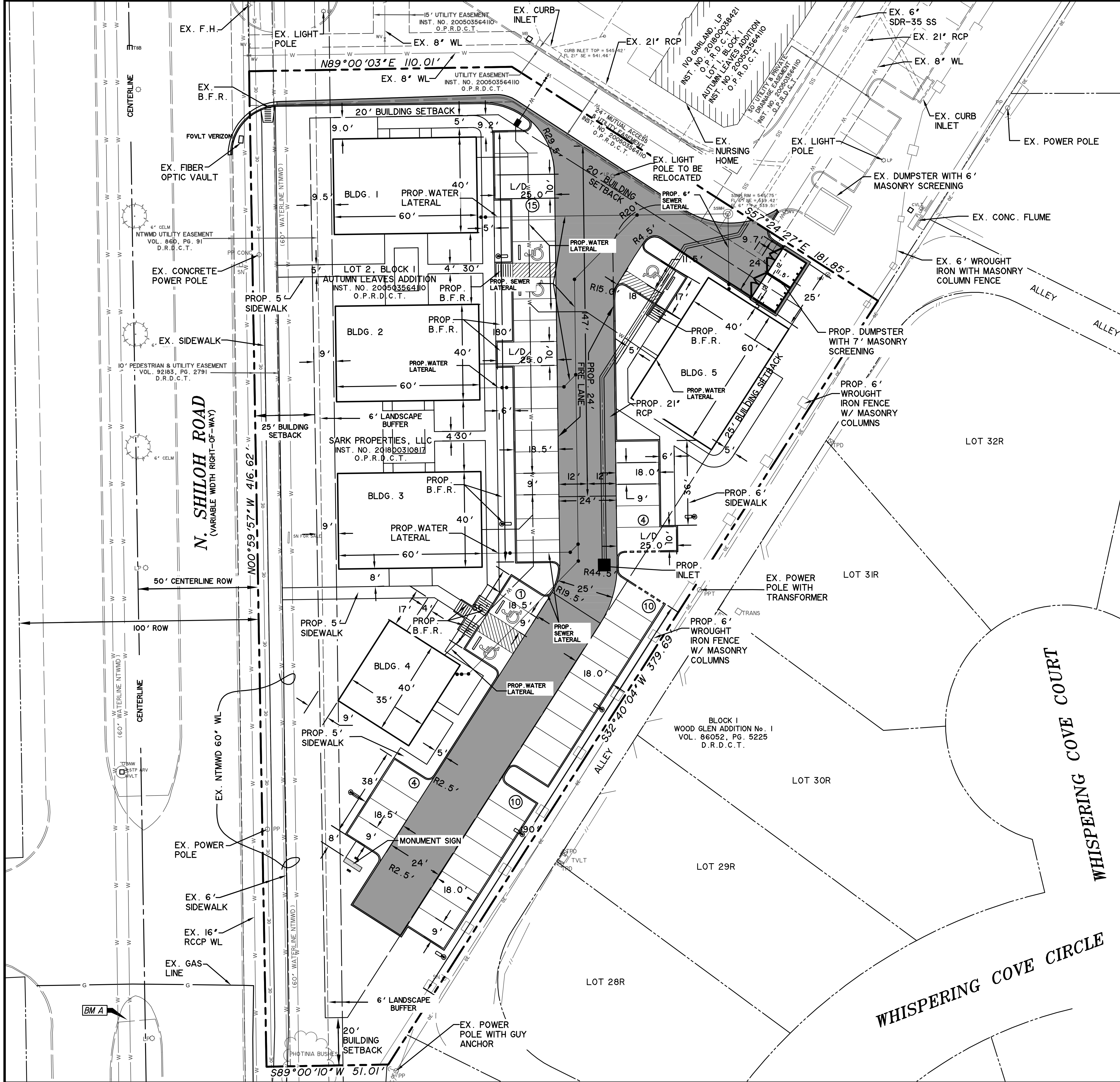


0 60 120 Feet
1 inch = 99 feet

Zoning Map Z 19-33

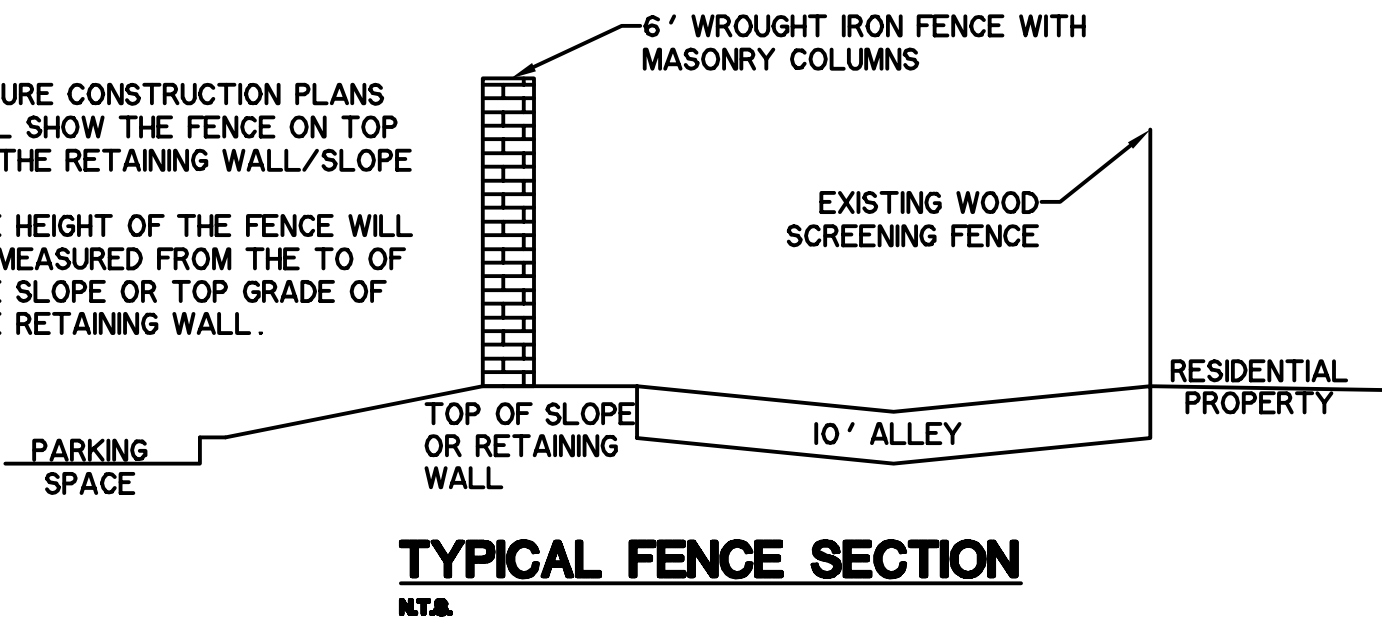


INDICATES AREA
OF REQUEST



NOTE:

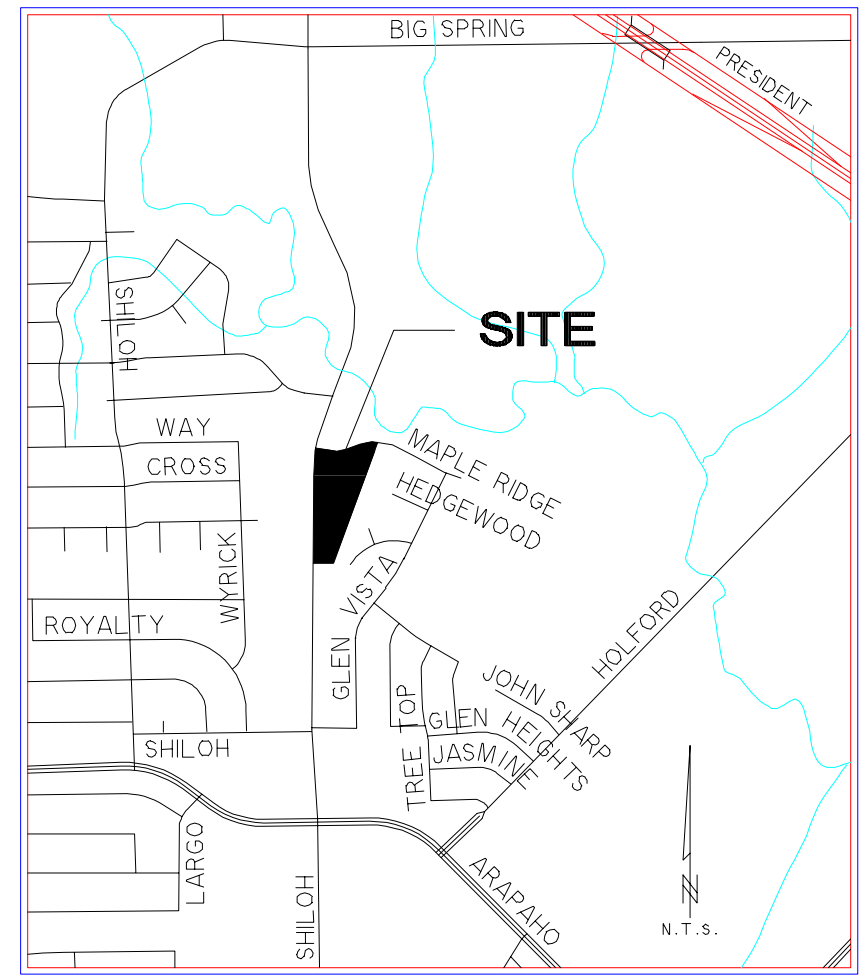
- 1) FUTURE CONSTRUCTION PLANS WILL SHOW THE FENCE ON TOP OF THE RETAINING WALL/SLOPE
- 2) THE HEIGHT OF THE FENCE WILL BE MEASURED FROM THE TO OF THE SLOPE OR TOP GRADE OF THE RETAINING WALL.



TYPICAL FENCE SECTION

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.



VICINITY MAP

LEGEND

[Symbol]	PROPOSED 6" CLASS 'C' CONCRETE
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED SEWER LATERAL
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED HANDICAP PARKING STALL
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SEWER LINE
[Symbol]	EXISTING STORM DRAIN
[Symbol]	BARRIER FREE RAMP
[Symbol]	LOADING DELIVERY SPACES
[Symbol]	SIGHT LIGHT POLE

SITE DATA TABLE

TOTAL SITE AREA	68,067 S.F. (1.563 ACRES)
TOTAL FLOOR AREA RATIO	0.16:1
TOTAL IMPERVIOUS COVER	36,259 S.F. (53%)
TOTAL BUILDING COVERAGE	11,000 SQUARE FEET
PARKING CALCULATION	S.F./250 (44 TOTAL SPACES REQUIRED)
PARKING PROVIDED	47
LOADING CALCULATION	5 SPACES REQUIRED
LOADING PROVIDED	3 LOADING SPACES PROVIDED *
OPEN SPACE REQUIRED	27,227 S.F.
OPEN SPACE PROVIDED	31,808 S.F.
	BLDG. 1BLDG. 2BLDG. 3BLDG. 4BLDG. 5
BUILDING HEIGHT PERMITTED	30'30'30'30'30'
BUILDING HEIGHT PROPOSED	21'-4"21'-4"21'-4"20'-11"21'-4"
NUMBER STORIES PERMITTED	11111
NUMBER STORIES PROPOSED	11111
GROSS SQUARE FOOTAGE	24002400240014002400
PROPOSED USE	MEDICAL OFFICE./MEDICAL OFFICE./MEDICAL OFFICE./MEDICAL OFFICE./MEDICAL OFFICE./GENERAL GENERAL GENERAL GENERAL GENERAL OFFICE OFFICE OFFICE OFFICE OFFICE
GROSS SQUARE FOOTAGE PER USE	24002400240014002400
GROSS SQUARE FOOTAGE PER FLOOR	24002400240014002400
PROVIDED PARKING PER BUILDING	10101010610
FINISHED FLOOR ELEVATION	550.4552.6552.4552.75550.65

PREPARED BY:

WIER & ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 (817) 467-7700

Texas Firm Registration No. F-2776 www.wierassociates.com

RAM OFFICE PARK

LOT 2, BLOCK 1

CITY OF GARLAND, TEXAS

DALLAS COUNTY, TX

SITE PLAN

CASE # 190110-2

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

Prepared By/Or Under Direct Supervision Of

Randy Eardley, PE

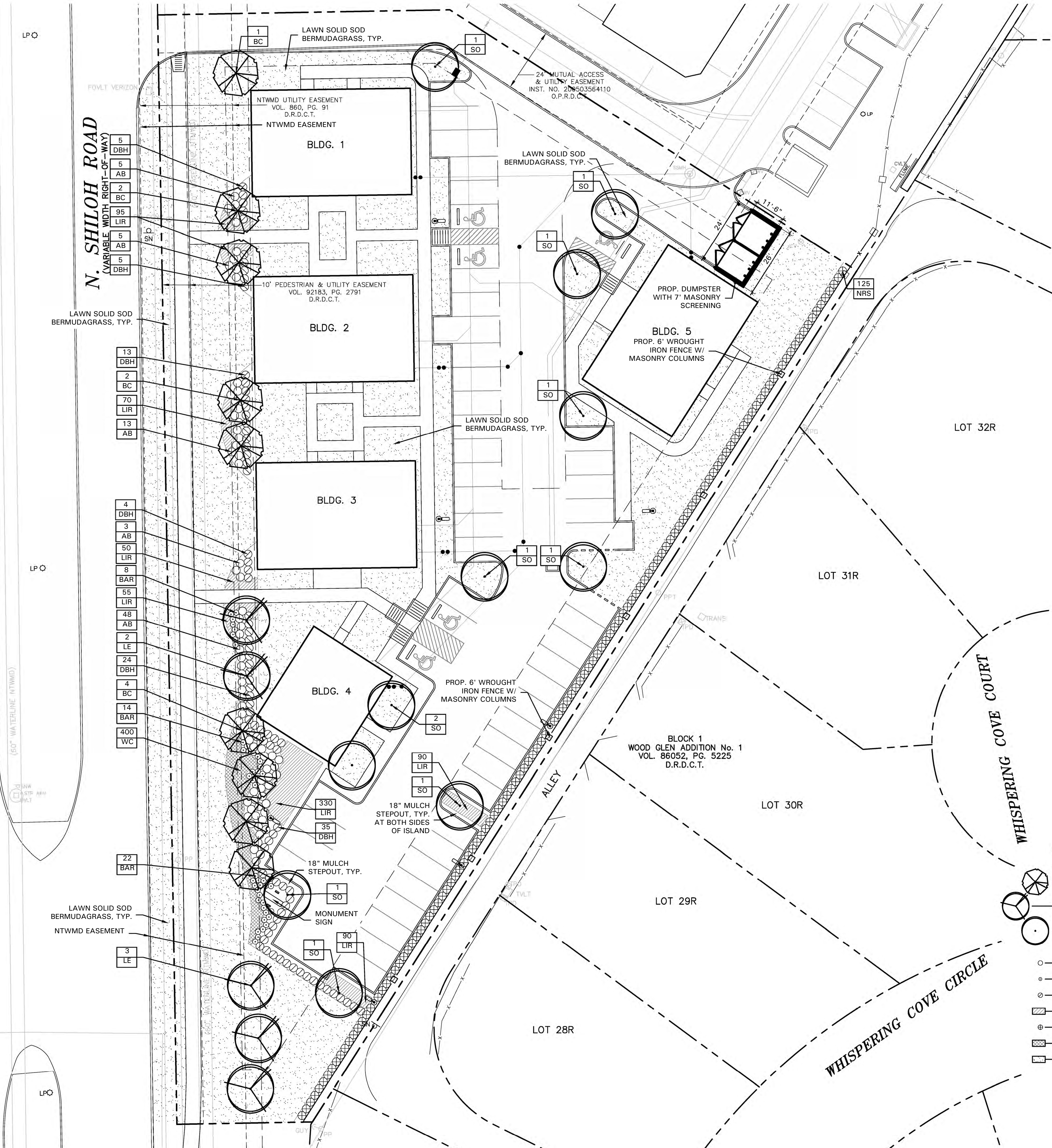
Texas Registration No. 104957 On Date Shown Below.

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LAST SHEET EDIT DATE 1/30/2020

WA# 05030.02

SHEET NO. 1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA

- 10% of site to be landscaped.

Total Site: 68,068 s.f.	Provided
Required	27,008 s.f. (40%)
6,807 s.f. (10%)	

LANDSCAPE BUFFERS

- 20' landscape buffer and one (1) tree and seven (7) shrubs per 30 l.f. adjacent to AA thoroughfare or larger.
- 10' landscape buffer and one (1) tree per 30 l.f. adjacent to all other street types.
- 75% max. turf in landscape buffer area.

SHILOH ROAD: 417 l.f.

Landscape Buffer: 13,708 s.f.	Provided
Required	20' landscape buffer
20' landscape buffer	(14) trees, 3" cal.
(14) trees, 3" cal.	(14) trees, 3" cal.
(98) shrubs	(110) shrubs
10,280 s.f. (75%)	8,782 s.f. (64%)

PARKING AREA LANDSCAPING

- 5% of parking area covered in living landscape.
- One (1) large canopy tree within 65 feet of all parking spaces.
- One (1) large canopy tree per 10 spaces.
- Screen parking with a continuous row of shrubs.

Parking Area: 17,085 s.f.	Provided
Parking spaces: 47	1,747 s.f. (10%)
Required	(5) trees, 3" cal.
854 s.f. (5%)	

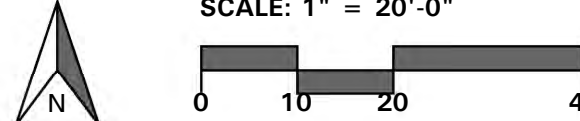
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
BC	<i>Taxodium distichum</i>	Bald Cypress	9	3" cal.	container grown, 12" ht., 4" spread, 4" branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	5	3" cal.	container grown, 12" ht., 4" spread, 4" branching ht., matching
SO	<i>Quercus shumardi</i>	Shumard Red Oak	11	3" cal.	container grown, 12" ht., 4" spread, 4" branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	74	5 gal.	container full, 24" spread, 36" o.c.
BAR	<i>Barberis thunbergii 'Roseglow'</i>	Rose Glow Barberry	44	5 gal.	container full, 20" spread, 24" o.c.
DBH	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	86	5 gal.	container full, 24" spread, 36" o.c.
LIR	<i>Liriope muscari 'Big Blue'</i>	Liriope 'Big Blue'	780	4" pots	container full top of container, 12" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	125	7 gal.	container full to base, 36" ht., 36" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	400	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

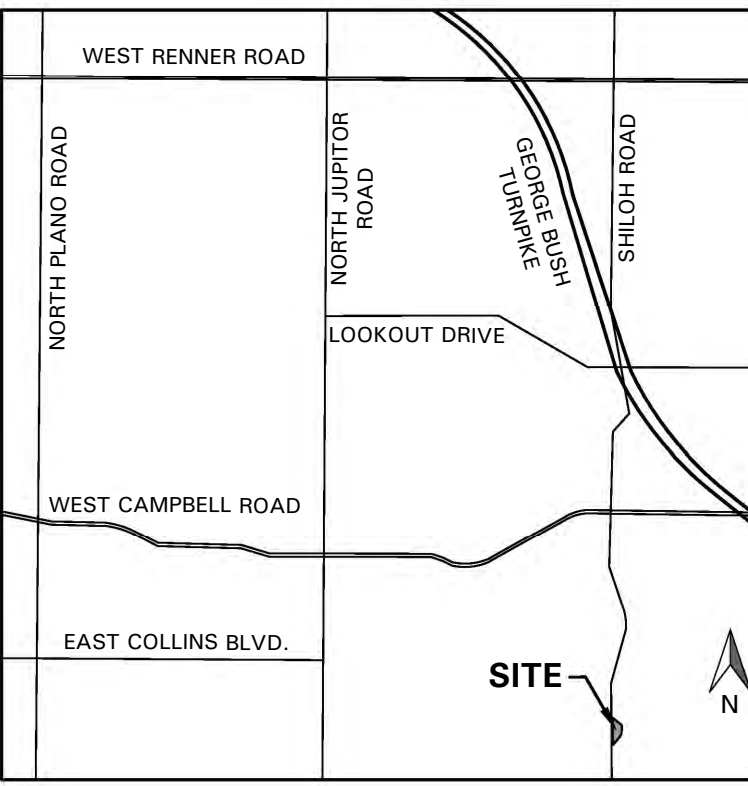
CASE #: 190110-2

SCALE: 1" = 20'-0"



VICINITY MAP

NOT TO SCALE



GENERAL LAWN NOTES

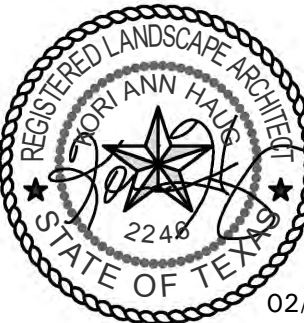
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS. AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



RAM
OFFICE
PARK

Lot 2, Block 1
Garland, Texas

Project Number: 19096
Issue Date: 08.20.2019
Drawn By: NAY
Checked By: KAH

Revisions	No.	Date:	Detail:
	1	10.29.19	City Comments
	2	11.22.19	City Comments
	3	01.15.20	City Comments
	4	02.05.20	City Comments
	5	02.13.20	City Comments

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01



A SOUTH (FRONT) ELEVATION
1/4"=1'-0"



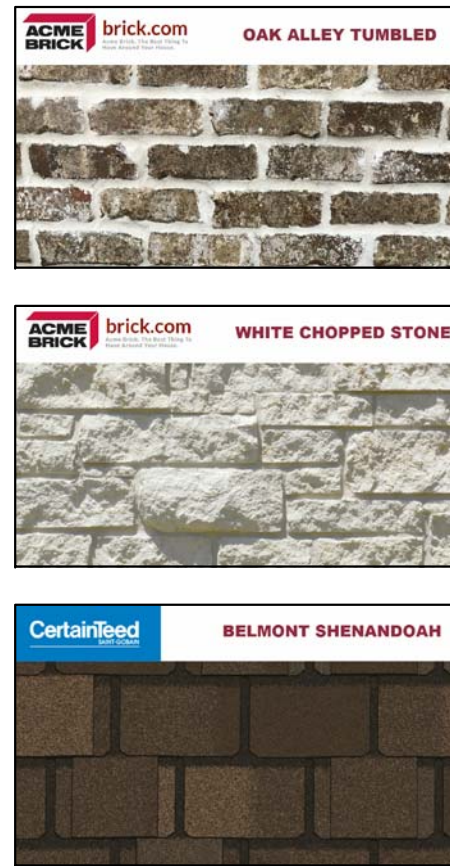
B EAST ELEVATION
1/4"=1'-0"



D WEST ELEVATION
1/4"=1'-0"



C NORTH ELEVATION
1/4"=1'-0"



ELEVATION FINISHING NOTES

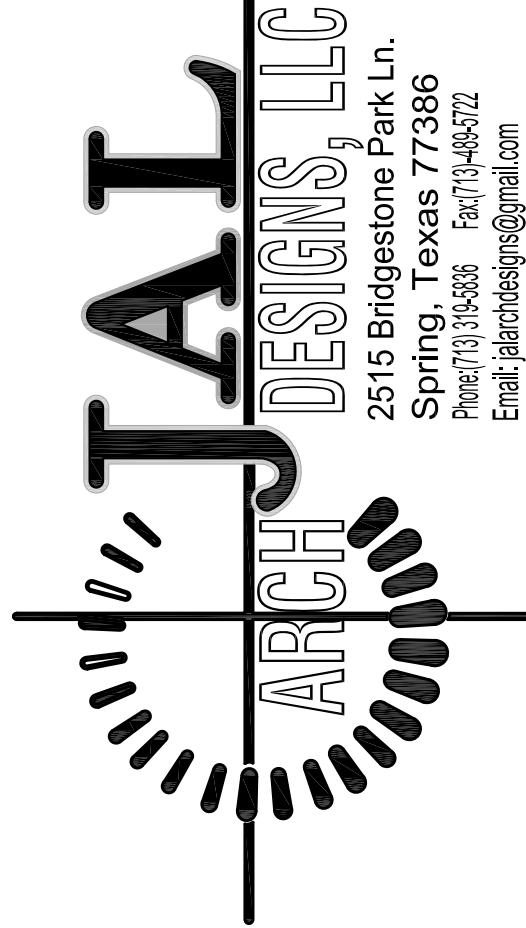
- A ACME BRICK OAK ALLEY TUMBLED WITH WHITE MORTAR
LIFE TIME WARRANTY BY ACME BRICK.
- B ACME BRICK - WHITE CHOPPED STONE WITH WHITE MORTAR
LIFE TIME WARRANTY BY ACME BRICK.
- C ACME BRICK - MANUFACTURED WHITE PRECAST STONE
LINTELS, WINDOW SURROUND TRIMS, ARCH TRIM AND SILL
WHITE MORTAR, LIFE TIME WARRANTY BY ACME BRICK.
- D CERTANTEED - BELMONT SHENANDOAH LANDMARK PREMIUM
SHINGLE ROOFING, WARRANTY PERIOD LIFE TIME, SURE
START PERIOD 10 YEARS, WIND WARRANTY MILES PER HOUR
110 MPH, ALGAE RESISTANT WARRANTY PERIOD 15 YEARS.

ARCHITECTURAL
RESIDENTIAL ELEMENTS

- 1 DIVIDED LIGHT WINDOWS
- 2 TRANSOM WINDOWS OR PRECAST STONE ARCH
- 3 RECESSED ENTRY (main entry doors are located
on perpendicular walls left & right, ref. floor plan)
- 4 ORNAMENTAL WINDOW LINTEL - PRECAST STONE LINTEL.
- 5 VARIED ROOF HEIGHTS.
- 6 ORNAMENTAL FACADE WINDOW - PRECAST
STONE TRIMS.

BUILDING # 1 & 3
2x1,200 S.F. LEASE SPACE OFFICE

CITY OF GARLAND PLANNING DEPARTMENT
File No. : Z 19-33 / Case Number 190110-2



SARK PROPERTICES, LLC
N. SHILOH RD. BUSINESS PARK
5500 N. SHILOH ROAD
GARLAND, TEXAS 75044

ELEVATION
RENDERINGS

ISSUED FOR: ZONING SUBMITTAL

1	0/0/00	-
2	0/0/00	-
3	0/0/00	-
4	0/0/00	-

REVISION NUMBER, DATE & CONTENT

DATE DRAWN	02/11/20
CHECKED BY	JAL
DRAWN BY	JOHN. A. LOPEZ
PROJECT NO.	JAL01-022619
CAD FILENAME	N. SHILOH RD. BUSINESS PARK
SHEET NO.	A.03.2



A NORTH (FRONT) ELEVATION
1/4"=1'-0"



B EAST ELEVATION
1/4"=1'-0"

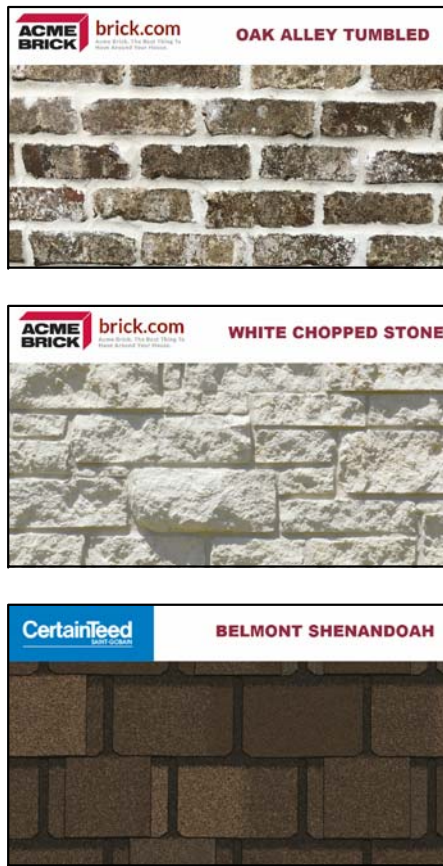


D WEST ELEVATION
1/4"=1'-0"



C SOUTH ELEVATION
1/4"=1'-0"

BUILDING # 2
2x1,200 S.F. LEASE SPACE OFFICE



ELEVATION FINISHING NOTES

- A ACME BRICK OAK ALLEY TUMBLED WITH WHITE MORTAR. LIFE TIME WARRANTY BY ACME BRICK.
- B ACME BRICK - WHITE CHOPPED STONE WITH WHITE MORTAR. LIFE TIME WARRANTY BY ACME BRICK.
- C ACME BRICK - MANUFACTURED WHITE PRECAST STONE LINTELS, WINDOW SURROUND TRIMS, ARCH TRIM AND SILL. WHITE MORTAR, LIFE TIME WARRANTY BY ACME BRICK.
- D CERTANTEED - BELMONT SHENANDOAH LANDMARK PREMIUM SHINGLE ROOFING. WARRANTY PERIOD LIFE TIME, SURE START PERIOD 10 YEARS, WIND WARRANTY MILES PER HOUR 110 MPH, ALGAE RESISTANT WARRANTY PERIOD 15 YEARS.

ARCHITECTURAL
RESIDENTIAL ELEMENTS

- 1 DIVIDED LIGHT WINDOWS
- 2 TRANSOM WINDOWS OR PRECAST STONE ARCH
- 3 RECESSED ENTRY (main entry doors are located on perpendicular walls left & right, ref. floor plan)
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- 5 VARIED ROOF HEIGHTS.
- 6 ORNAMENTAL FACADE WINDOW - PRECAST STONE TRIMS.

ELEVATION
RENDERINGS

ISSUED FOR: ZONING SUBMITTAL

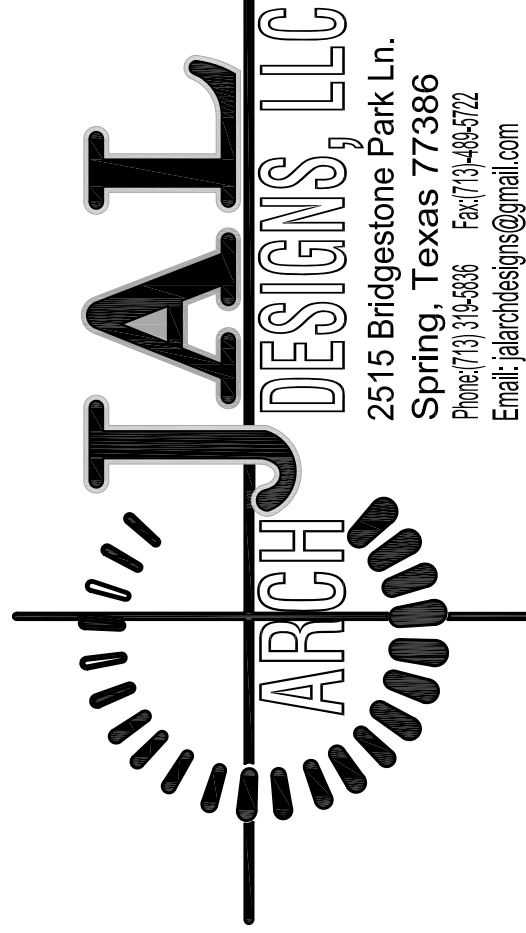
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REVISION NUMBER, DATE & CONTENT

DATE DRAWN	02/11/20
CHECKED BY	JAL
DRAWN BY	JOHN. A. LOPEZ
PROJECT NO.	JAL01-022619
CAD FILENAME	N. SHILOH RD. BUSINESS PARK
SHEET NO.	A.03.2

CITY OF GARLAND PLANNING DEPARTMENT
File No. : Z 19-33 / Case Number 190110-2

SARK PROPERTICES, LLC
N. SHILOH RD. BUSINESS PARK
5500 N. SHILOH ROAD
GARLAND, TEXAS 75044



2515 Bridgestone Park Ln.
Spring, Texas 77386
Phone: 713-936-5208 Fax: 713-936-5272
Email: jalarchdesigns@gmail.com



A SOUTH EAST (FRONT) ELEVATION
1/4"=1'-0"



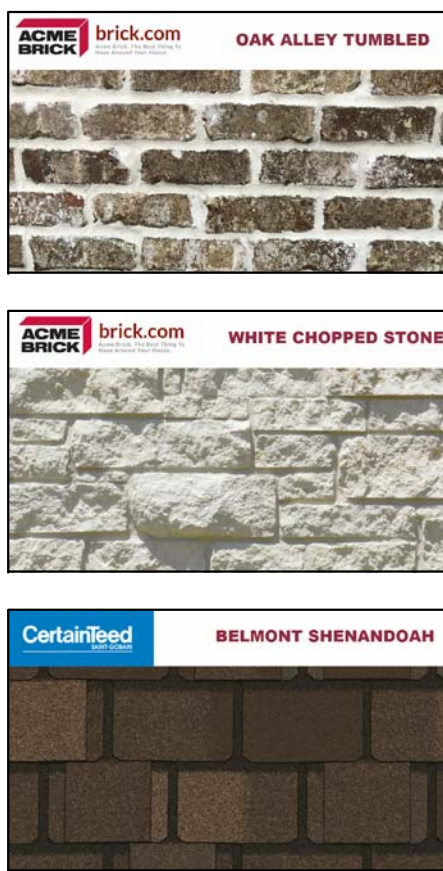
B NORTH EAST ELEVATION
1/4"=1'-0"



D SOUTH WEST ELEVATION
1/4"=1'-0"



C NORTH WEST ELEVATION
1/4"=1'-0"



ELEVATION FINISHING NOTES

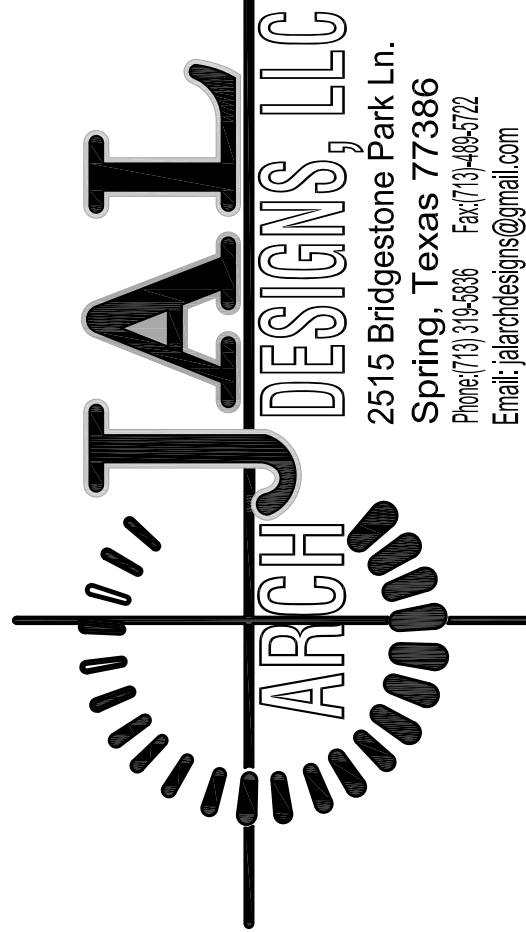
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- B ACME BRICK - WHITE CHOPPED STONE WITH WHITE MORTAR. LIFE TIME WARRANTY BY ACME BRICK.
- C ACME BRICK - MANUFACTURED WHITE PRECAST STONE LINTELS, WINDOW SURROUND TRIMS, ARCH TRIM AND SILL. WHITE MORTAR. LIFE TIME WARRANTY BY ACME BRICK.
- D CERTAINTEED - BELMONT SHENANDOAH LANDMARK PREMIUM SHINGLE ROOFING. WARRANTY PERIOD LIFE TIME, SURE START PERIOD 10 YEARS, WIND WARRANTY MILES PER HOUR 110 MPH, ALGAE RESISTANT WARRANTY PERIOD 15 YEARS.

ARCHITECTURAL
RESIDENTIAL ELEMENTS

- 1 DIVIDED LIGHT WINDOWS
- 2 TRANSOM WINDOWS OR PRECAST STONE ARCH
- 3 RECESSED ENTRY (main entry door, ref. floor plan)
- 4 ORNAMENTAL WINDOW LINTEL - PRECAST STONE LINTEL.
- 5 VARIED ROOF HEIGHTS.
- 6 ORNAMENTAL FACADE WINDOW - PRECAST STONE TRIMS.

BUILDING # 4
1,400 S.F. SATELLITE OFFICE

CITY OF GARLAND PLANNING DEPARTMENT
File No. : Z 19-33 / Case Number 190110-2



SARK PROPERTICES, LLC
N. SHILOH RD. BUSINESS PARK
5500 N. SHILOH ROAD
GARLAND, TEXAS 75044

ELEVATIONS
RENDERINGS

ISSUED FOR: ZONING SUBMITTAL

1	0/0/00	-
2	0/0/00	-
3	0/0/00	-
4	0/0/00	-

REVISION NUMBER, DATE & CONTENT

DATE DRAWN	02/11/2020
CHECKED BY	JAL
DRAWN BY	JOHN. A. LOPEZ
PROJECT NO.	JAL01-022619
CAD FILENAME	N. SHILOH RD. BUSINESS PARK
SHEET NO.	



A WEST (FRONT) ELEVATION
1/4"=1'-0"



B SOUTH ELEVATION
1/4"=1'-0"

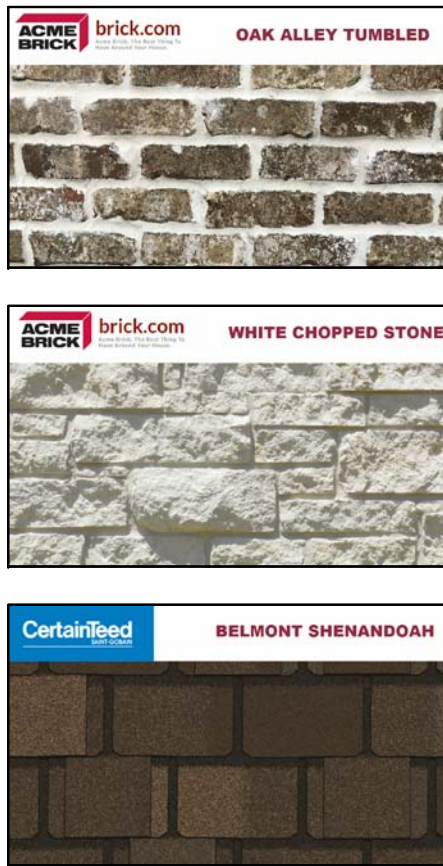


D NORTH ELEVATION
1/4"=1'-0"



C EAST ELEVATION
1/4"=1'-0"

BUILDING # 5
2,400 S.F. LEASE SPACE OFFICE



ELEVATION FINISHING NOTES

- A ACME BRICK OAK ALLEY TUMBLED WITH WHITE MORTAR
LIFE TIME WARRANTY BY ACME BRICK.
- B ACME BRICK - WHITE CHOPPED STONE WITH WHITE MORTAR
LIFE TIME WARRANTY BY ACME BRICK.
- C ACME BRICK - MANUFACTURED WHITE PRECAST STONE
LINTELS, WINDOW SURROUND TRIMS, ARCH TRIM AND SILL
WHITE MORTAR, LIFE TIME WARRANTY BY ACME BRICK.
- D CERTANTEED - BELMONT SHENANDOAH LANDMARK PREMIUM
SHINGLE ROOFING, WARRANTY PERIOD LIFE TIME, SURE
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ARCHITECTURAL
RESIDENTIAL ELEMENTS

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STONE TRIMS.



SARK PROPERTICES, LLC
N. SHILOH RD. BUSINESS PARK
5500 N. SHILOH ROAD
GARLAND, TEXAS 75044

ELEVATIONS
RENDERINGS

ISSUED FOR: ZONING SUBMITTAL

1	0/0/00	-
2	0/0/00	-
3	0/0/00	-
4	0/0/00	-

REVISION NUMBER, DATE & CONTENT

DATE DRAWN 02/11/2020

CHECKED BY JAL

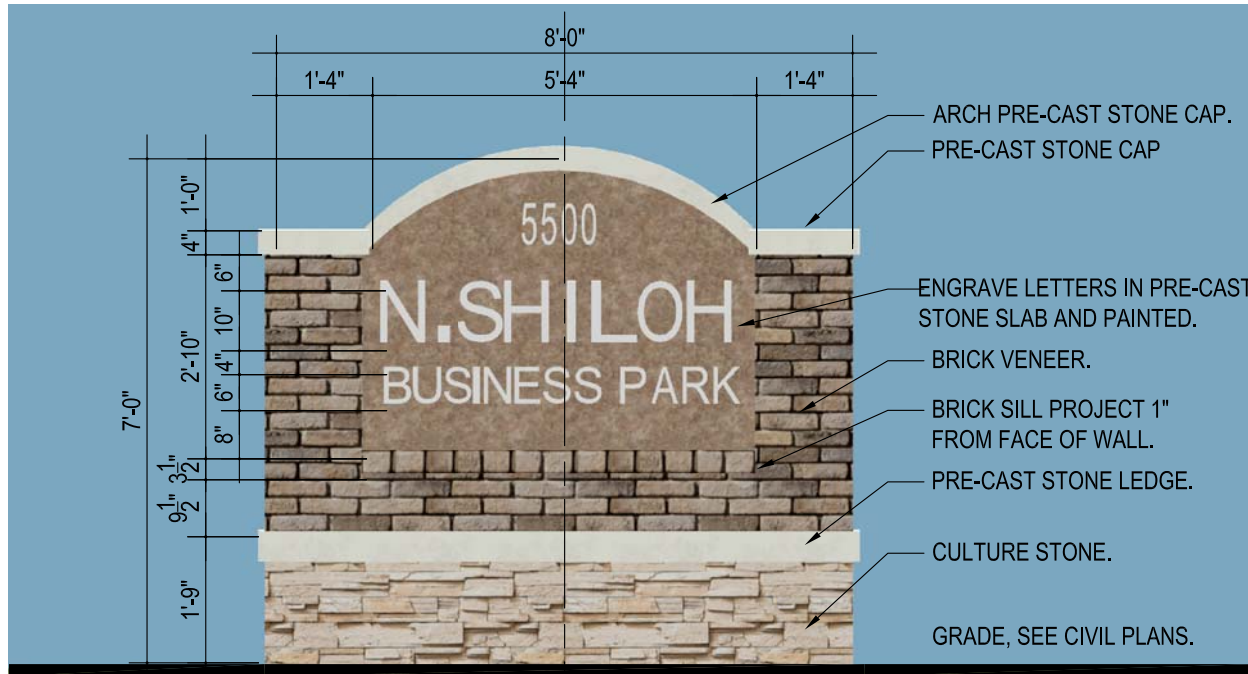
DRAWN BY JOHN. A. LOPEZ

PROJECT NO. JAL01-022619

CAD FILENAME N. SHILOH RD. BUSINESS PARK

SHEET NO.

CITY OF GARLAND PLANNING DEPARTMENT
File No. : Z 19-33 / Case Number 190110-2



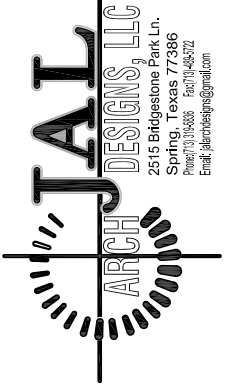
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A01.3

MONUMENT SIGN RENDERED ELEVATION

NOTE TO SCALE

PROPERTY SIGN

CITY OF GARLAND PLANNING DEPARTMENT
File No. : Z 19-33 / Case Number 190110-2



SARK PROPERTICES, LLC

N. SHILOH RD. BUSINESS PARK

5500 N. SHILOH ROAD

GARLAND, TEXAS 75044

MONUMENT SIGN RENDERING		
ISSUED FOR: ZONING SUBMITTAL		
①	0/0/00	-
②	0/0/00	-
③	0/0/00	-
④	0/0/00	-
REVISION NUMBER, DATE & CONTENT		
DATE DRAWN	01/13/20	
CHECKED BY	JAL	
DRAWN BY	JOHN. A. LOPEZ	
PROJECT NO.	JAL01-022619	
CAD FILENAME	N. SHILOH RD. BUSINESS PARK	
SHEET NO.	A01.1B	

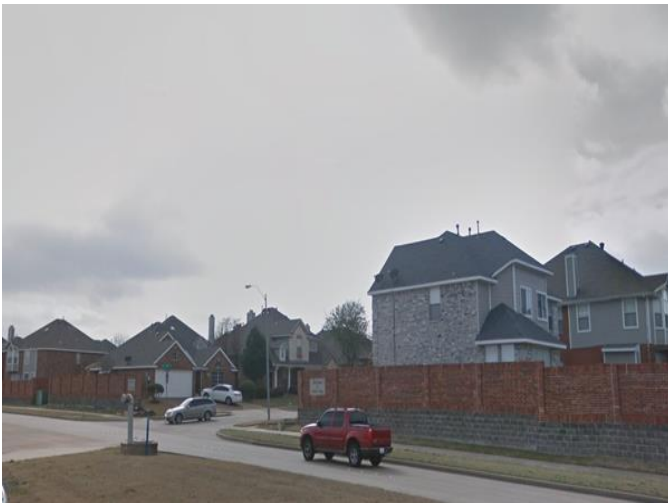
Z 19-33



View of the subject property from North Shiloh Road



South of the subject property from North Shiloh Road



West of the subject property from North Shiloh Road



East of the subject property from North Shiloh Road