



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 12, 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 6:10 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.

AGENDA:

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 the minutes for the January 22, 2018 meeting.

2. **PLATS**

- a. North Country Club Estates Preliminary Plat
- b. Salmeron 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.

3. **ZONING**

- a. 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)
- b. 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)
- c. 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)

4. **ADJOURN**

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

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



GARLAND

Plan Commission

1.a.

Meeting Date: 02/12/2018

Item Title: Plan Commission Minutes - January 22, 2018

Summary:

Consider approval of the minutes for the January 22, 2018 meeting.

Attachments

Plan Commission Minutes - January 22, 2018 Attachment

Garland, Texas
January 23, 2018

The Plan Commission of the City of Garland met in regular session on Monday, January 22, 2018, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Louis Moore
Commissioner	John O'Hara
Commissioner	Scott Roberts
Commissioner	Lori Barnett Dodson
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 Hedrick gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

- 1a.** Approval of Minutes for the regular meeting of January 8, 2018.

Motion was made by Commissioner Moore, seconded by Commissioner Hedrick to **approve** the minutes of the January 8, 2018 meeting. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Welborn did not vote due to his absence from this meeting.

Plats

- 2a.** Baginski Dental Office Addition Final Plat

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** the plat as it meets all technical requirements. **Motion carried: 8 Ayes, 0 Nays**

Zoning

- 3a. Consideration of the application of **Akram Alzoubi and Masterplan Consultants**, requesting approval of 1) an amendment to Planned Development District 13-32 for Mixed-Uses, and 2) a Detail Plan for a Car Wash, Automated/Rollover and Automobile Repair, Minor uses on a property zoned Planned Development (PD) District 13-32. This property is located south of the southwest intersection corner of Guthrie Road and Broadway Boulevard. (District 4) (File Z 17-41) (This item was postponed from the January 8, 2018 Plan Commission meeting.)

Representing the applicant, Maxwell Fisher and Dallas Cothrum, 900 Jackson Street, Suite 640, Dallas, Texas 75202, provided an overview of the request, spoke on design revisions to the previously presented plans, reduction to parking and elaborated on the possible use(s) of the surrounding properties.

Commissioner O'Hara referenced the I-30 Corridor Catalyst Area Plan and spoke in opposition of the request.

Commissioner Dalton noted the large scale modern gas station developments in immediate relation to multi-family developments, spoke to GP&L owned property and voiced his opposition to the request.

Commissioner Dodson asked staff to clarify allowed zoning uses and spoke in opposition of the request.

Motion was made by Commissioner O'Hara, seconded by Commissioner Dalton to close the public hearing and **deny** the request per staff recommendation. **Motion carried: 7 Ayes, 1 Nay** by Commissioner Ott.

- 3b. Consideration of the application of **Cates-Clark & Associates**, requesting approval of 1) an amendment to Planned Development (PD) District 94-06 for Shopping Center Uses, 2) a Detail Plan for a Retail Store on a property zoned Planned Development (PD) District 94-06 for Shopping Center Uses and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This site is located at 3501 Mars Drive. (District 1) (File Z 17-47) (This item was postponed from the January 8, 2018 Plan Commission meeting.)

Representing the applicant, Daniel Stewart, 14800 Quorum Drive, Ste. 200, Dallas, Texas provided supplemental information pertaining to the request for the additional sign height, including a flag test video.

Chairman Roberts inquired as to the distance from the proposed subject site to the location where the flag test began.

Commissioner Dalton spoke in opposition to the sign height request, questioned changing the pole sign to a pylon sign and further questioned the applicant about removing the monument sign proposed on Mars Drive to minimize the traffic in the rear of the development.

Commissioner Hedrick spoke in opposition to the sign height request.

Commissioner Dodson spoke in support of the request and made comparison to the existing surrounding signage.

Chairman Roberts spoke in support of a thirty-one foot sign request, raised concern regarding the additional traffic and the possibility of redirecting traffic to prevent traffic from entering/exiting the rear of the development.

Commissioner Welborn asked of staff the height of the existing electronic signage and spoke in support of the request.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **approve** of 1) an amendment to Planned Development (PD) District 94-06 for Shopping Center Uses, excluding the monument sign, 2) a Detail Plan for a Retail Store on a property zoned Planned Development (PD) District 94-06 for Shopping Center Uses and 3) a Variance to Section 4.45 of the Garland Development Code (GD) regarding the location of refuse containers. **Motion carried: 7 Ayes, 1 Nay** by Chairman Roberts.

- 3c. 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)

Representing the applicant, Dallas Cothrum and Maxwell Fisher, 900 Jackson Street, Ste. 640 Dallas, Texas, 75202 provided an overview of the request and additional information regarding the usable acreage due to flood plain issues, steps being taken to raise the land, additional funding required for lift station, proposed amenities, enhanced paving and landscaping. The Commission was also briefed on the per-unit storage space options, justification in the breakdown of one, two and three bedroom units and on the proposed materials. Mr. Fisher spoke regarding market shifts and softening.

Chairman Roberts and Commissioner Dalton spoke in opposition to the proposed Detail Plan and raised additional concerns to the design of the carports.

Commissioner Dodson asked for clarification on the acreage within the flood plain and target market. She also expressed concern the product is not the right product for this location.

Commissioner Moore questioned possible erosion or shifting of the soil.

The applicant, Chris Weigand, 7334 Blanc Road, Ste. 200 San Antonio, TX 78216 provided additional information regarding the proposed product and materials and spoke to a study of home values in the surrounding their properties.

Chairman Roberts asked of the applicant if they retain the property or do they develop with the intent for portfolio sale, their development experience in the area, and spoke in concern of possible softening of the market.

Citizens speaking in opposition:

Donna Thomas, 4901 & 5011 Bunker Hill Road, Garland, Texas
Isabel Lambert, 2301 S. Country Club Road, Garland, Texas

Concerns were raised regarding the aesthetics of the proposed development, possible flooding due to new development and home value.

Wayne Hearthcock, 4900 Windhaven Parkway, # 13104 Lewisville, Texas spoke on behalf of Isabel Lambert whose nearby property is located at 1520 Ben Davis Road, expressed concern the message being conveyed is property in a flood plain has no value, what is the future of the surrounding area and traffic impact. Concern was also raised regarding the developer's city-to-city comparison, building materials to be used and ratio of one, two and three bedroom apartments.

Commissioner Moore asked Isabel Lambert when she received her notification.

The applicant John Condit, 1453 Kendall Jackson, Comfort, Texas, spoke to the quality of the product being proposed and elaborated on the apartment amenities.

Motion was made by Commissioner Dalton, seconded by Commissioner O'Hara to **close** the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays.** Commissioner Hedrick recused himself from this case.

Commissioner Dalton reviewed concerns that were raised regarding the traditional garden-style development.

Commissioner Dodson expressed concern regarding the proposed development in the proposed location.

Chairman Roberts stated issues with the Detail Plan.

Motion was made by Commissioner Dalton, seconded by Commissioner Moore to **deny** the request **Motion carried: 7 Ayes, 0 Nays.** Commissioner Hedrick recused himself from this case.

After all cases on the January 22, 2018 agenda were heard, Dallas Cothrum requested the Plan Commission reconsider their motion for File Z 17-43.

Commissioner Dalton stated he was not opposed to the land use request; the Detail Plan was the issue.

Commissioner Welborn stated his opposition to due to the citizens that spoke earlier have left and are unaware of the reconsideration.

Commissioner Moore concurred with Commissioner Welborn and also stated he would support a reconsideration.

Motion was made by Commissioner Dodson, seconded by Commissioner Moore to **reconsider** the motion. **Motion carried: 5 Ayes, 2 Nays** from Chairman Roberts and Commissioner Welborn.

Commissioner Welborn again stated his request to forward this case to City Council.

Commissioner Dodson requested a revised Detail Plan is aligned with the discussion during this Plan Commission meeting.

Commissioner Moore requested the applicant meet with the surrounding property owners.

Commissioner Dalton requested clarification on the notification time frame and requested additional time for citizen notification when re-notifying for this case.

Staff clarified the state law on notification requirements.

Motion was made by Commissioner Dalton, seconded by Commissioner Dodson to postpone this case until the February 26, 2018 Plan Commission meeting. **Motion carried: 6 Ayes, 1 Nay** from Commissioner Welborn.

- 3d. Consideration of the application of **Nissi Development Group**, requesting approval of a Specific Use Provision to allow Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (File Z 17-48) (This item was postponed from the January 8, 2018 Plan Commission meeting.)

Representing the applicant Sammantha Kang, 12005 Ford Road, #555, Dallas, Texas provided an overview of the request and expanded on the facility's processes.

Commissioner Dodson requested clarification on any possible odor emissions from the facility.

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

- 3e. Consideration of the application of **GFF Architects**, requesting approval of 1) a Specific Use Provision for Drive-Through Service, 2) a Specific Use Provision for Automated Teller Machine (ATM)-Drive-Up and 3) a Major Waiver to Chapter 7 (Downtown District) of the Garland Development Code (GDC) on a property zoned Downtown (DT) District and within the Uptown (U) Sub-District. This property is located at 100, 106 and 116 North Eleventh Street and 1001 Main Street. (District 2) (File DD 18-01)

Representing the applicant, Duncan Fulton, 2808 Fairmount, #300, Dallas, Texas provided an overview of the request.

Commissioner Moore spoke in support of the request.

Robert Smith, 115 North Ninth Street, Garland, Texas 75040 spoke in support of this request.

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

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 10:00 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 02/12/2018

Item Title: P 16-48 North Country Club Estates (District 1)

Summary:

North Country Club Estates Preliminary Plat

Attachments

P 16-48 North Country Club Estates Report and Attachments

Planning Report

File No: P 16-48/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2018



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

North Country Club Estates

LOCATION

The site is located on the east side of Country Club Road, approximately 140 feet south of the intersection of Country Club Road and Shorecrest Drive

ZONING

Planned Development (PD) 06-51 District for Dwelling, Single-Family Detached

NUMBER OF LOTS

126 residential lots and three (3) common area lots (HOA lots)

ACREAGE

21.813 acres

BACKGROUND

The applicant requests approval of a preliminary plat. The proposed preliminary plat is comprised of 126 residential lots and three (3) common area lots. The preliminary plat is in full conformance with the Detail Plan and conditions tied to Planned Development (PD) 06-51 District for a residential subdivision approved in 2006. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits for residential dwellings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

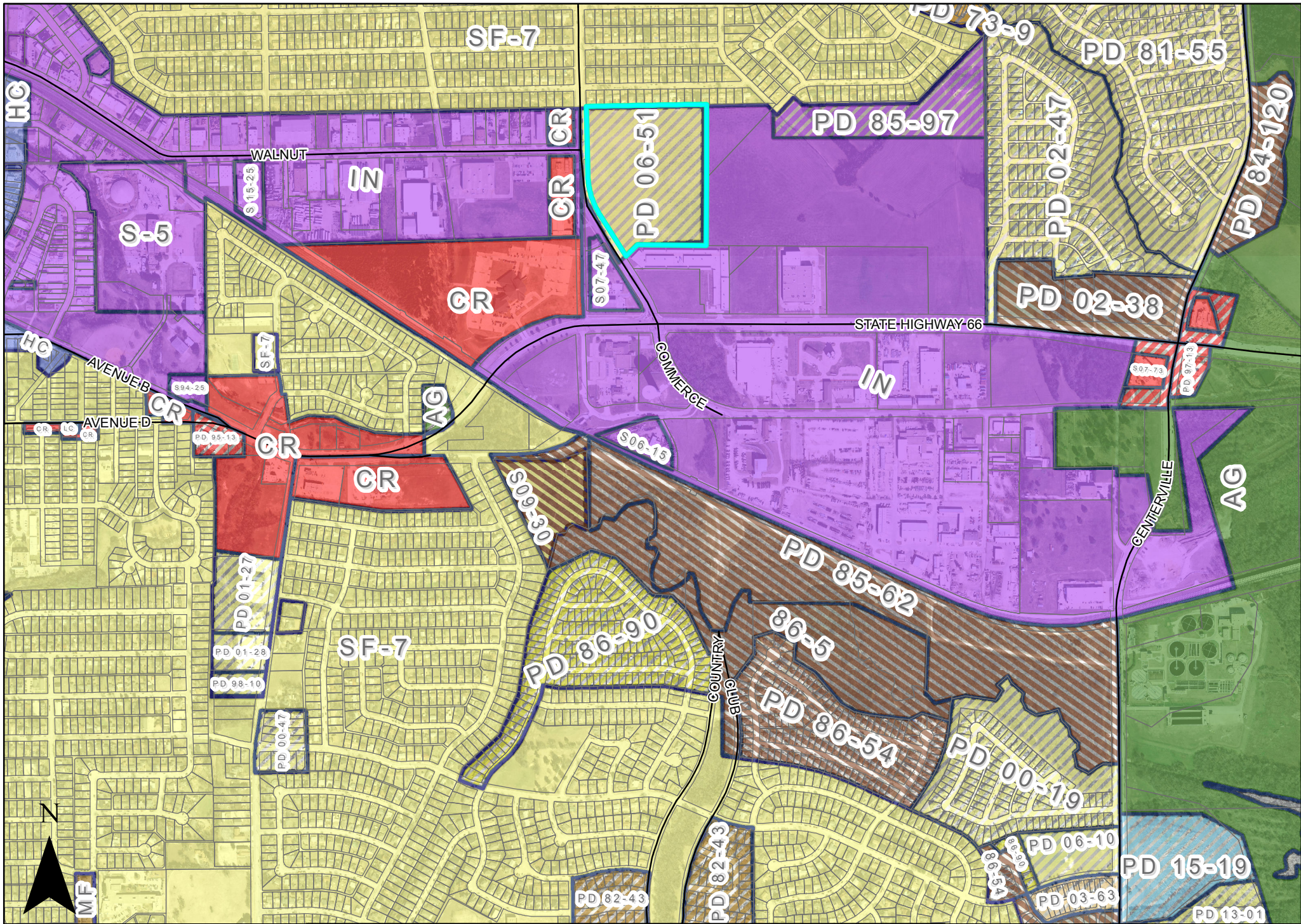
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT P 16-48

 INDICATES AREA OF REQUEST

CITY OF GARLAND
TUCKERVILLE PARK
REMAINING 62.50 ACRES
VOL. 96134, PG. 3796
D.R.D.C.T.

O.P.R.D.C.T.	OFFICIAL PLAT RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
P.U.E.	PEDESTRIAN AND UTILITY EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
INST.#	INSTRUMENT No.
VOL.	VOLUME
PG.	PAGE
CM	CONTROLLING MONUMENT
CL	CENTERLINE
①	15'x15' PEDESTRIAN & UTILITY EASEMENT CORNER CLIP
②	10'x10' PEDESTRIAN & UTILITY EASEMENT CORNER CLIP
○	5/8" IRON ROD WITH A YELLOW CAP STAMPED "WESTWOOD PS" SET
◆	STREET NAME CHANGE
◀	DENOTES ZERO SIDE OF LOT
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
C.U.C.A.E.	CITY UTILITY & CITY ACCESS EASEMENT
	HOA LOT

1. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
2. EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" (CIRS).
3. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4202), GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
4. COORDINATES SHOWN HEREON ARE NAD83(CORS96, EPOCH 2002 TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE(4202) USING CITY OF GARLAND GEODETIC CONTROL(2002 DATUM) MONUMENTS 26 AND 31:
 GPS26 - N=7022567.85 GPS31 - N=7018344.58
 E=2551404.12 E=2550402.80
 Z=498.01 Z=497.97
 WITH A COMBINED SCALE FACTOR OF 0.999993088.
5. ALL EASEMENTS SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE BY INSTRUMENT RECORDING INFORMATION.
6. 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 WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
7. LOTS 13, 59 & 60, BLOCK 1, SHALL BE DEDICATED AS COMMON SPACE TO THE H.O.A. AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
8. ALL SUBDIVISION SCREENING WALLS AND SCREENING WALL MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
9. MINIMUM FINISH FLOOR ELEVATION OF LOT 58, BLOCK 1, WAS ESTABLISHED BASED ON AN ELEVATION 1 FOOT ABOVE DETENTION POND SPILLWAY ELEVATION.
10. ANY AND ALL MAINTENANCE OF HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOA OWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS.
11. FOR LANDSCAPE MAINTENANCE OBLIGATIONS OF 10 FOOT PEDESTRIAN AND UTILITY EASEMENT ALONG COUNTY CLUB ROAD, SEE SUBDIVISION CONDITIONS, COVENANTS, AND RESTRICTIONS DOCUMENT(S).
12. LOT 13, BLOCK 1 IS TO BE AN HOA LOT AND EMERGENCY ACCESS EASEMENT FOR FIRE DEPARTMENT USE.

Diagram illustrating a typical rear entry lot configuration. The lot is bounded by a 20' Residential Alley to the north and a 50' Residential Street to the south. The lot width is 40.0'. The lot depth is 110.0'. The lot is divided into two sections: a 10' B.L. (Back Lot) section on the left and a 9' B.L. section on the right. The 10' B.L. section is 110.0' deep, and the 9' B.L. section is 99.0' deep. The lot is flanked by 3' Maintenance Easements on both sides. The lot is labeled '1' and 'Denotes Zero Side of lot.' The lot is bounded by a 20' Residential Alley to the north and a 50' Residential Street to the south.

PRELIMINARY PLAT
OF
NORTH COUNTRY CLUB ESTATES
129 LOTS / 21.813 ACRES

OUT OF THE
W. CARTER SURVEY, ABSTRACT NO. 324
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CASE# 160531-1
OWNER
C C E LAND L.P.
55 N. DALLAS PARKWAY ~ SUITE 1000 ~ ADDISON, TEXAS 75010
972-387-6054
ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.

JANUARY 25, 2018

#0008728

LOT 7R, BLOCK H
GARVON ADDITION NO. 10
VOL. 2001134, PG. 35
D.R.D.C.T.

BLOCK H
VON ADDITION NO. 10
VOL. 823, PG. 2085
M.B.D.C.T.

EX. 10' G.P.& L. EASEMENT
VOL. 2001134, PG. 35

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNERS CERTIFICATE

WHEREAS CCE LAND, L.P., A TEXAS LIMITED PARTNERSHIP IS THE OWNER OF A 21.813 ACRE TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, BEING A PART OF THE WORMLEY CARTER SURVEY, ABSTRACT NO. 324, BEING A PART OF THAT TRACT OF LAND CONVEYED TO JOSEPH E. SAAR, TRUSTEE BY DEED OF RECORD IN VOLUME 73121, PAGE 1221 OF THE DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF THE CALLED 21.7753 ACRE TRACT OF LAND SUBSEQUENTLY CONVEYED BY JOSEPH E. SAAR, TRUSTEE TO CCE LAND LP, BY DEED OF RECORD IN INSTRUMENT NO. 200600343669, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, SAID 21.813 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "TIPTON" FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD WITH THE SOUTH LINE OF A 15 FEET WIDE PUBLIC ALLEY AS SHOWN ON PLAT OF NORTH LAKE ESTATES NO. 3, AN ADDITION TO THE CITY OF GARLAND OF RECORD IN VOLUME 70197, PAGE 2039 OF SAID DEED RECORDS, SAID ROD BEING THE NORTHWEST CORNER OF SAID 21.7753 ACRE TRACT;

THENCE NORTH 88 DEGREES 55 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 15' PUBLIC ALLEY, A DISTANCE OF 933.26 FEET TO A 1/2" IRON ROD WITH A RED CAP STAMPED "R-DELTA FOUND FOR THE NORTHWEST CORNER OF THE 3.30 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GARLAND BY DEED OF RECORD IN VOLUME 2000123, PAGE 166 OF SAID DEED RECORDS, SAID ROD BEING THE NORTHEAST CORNER OF SAID 21.7753 ACRE TRACT;

THENCE SOUTH 00 DEGREES 05 MINUTES 03 SECONDS WEST WITH THE WEST LINE OF SAID 3.30 ACRE TRACT, CROSSING THE NORTHWEST LINE OF THE 62.5000 ACRE TRACT OF LAND CONVEYED TO THE CITY OF GARLAND BY DEED OF RECORD IN VOLUME 96134, PAGE 3796 OF SAID DEED RECORDS AND OVER AND ACROSS, A TOTAL DISTANCE OF 1,085.83 FEET TO A 1/2" IRON ROD WITH A RED CAP STAMPED "R-DELTA" FOUND IN THE NORTH LINE OF ASSURE HIGHWAY 66 ADDITION, AN ADDITION TO THE CITY OF GARLAND AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 200900345574 OF SAID OFFICIAL PUBLIC RECORDS, SAID ROD BEING IN THE SOUTH LINE OF SAID 62.5000 ACRE TRACT AND MAINTAINING THE SOUTHEAST CORNER OF SAID 21.7753 ACRE TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID ASSURED HIGHWAY 66 ADDITION THE FOLLOWING CALLS AND DISTANCES:

NORTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, A DISTANCE OF 528.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 44 MINUTES 41 MINUTES 31 SECONDS WEST, A DISTANCE OF 127.63 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID ASSURED HIGHWAY 66 ADDITION, SAME BEING THE SOUTHWEST CORNER OF SAID 21.7753 ACRE TRACT;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTRY CLUB ESTATES ROAD THE FOLLOWING CALLS AND DISTANCES:

NORTH 32 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 378.74 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET AND AN ARC LENGTH OF 328.61 FEET (CHORD BEARS NORTH 16 DEGREES 57 MINUTES 01 SECONDS WEST, 324.52 FEET) TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 01 DEGREES 15 MINUTES 37 SECONDS WEST, A DISTANCE OF 424.43 FEET TO A 5/8" IRON ROD WITH A YELLOW CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 02 DEGREES 47 MINUTES 41 SECONDS WEST A DISTANCE OF 104.96 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 950,185 SQUARE FEET OR 21.813 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT CCE LAND 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 **NORTH COUNTRY CLUB ESTATES** AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE, FOR THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED; PROVIDED, HOWEVER, THAT NO PUBLIC DEDICATION IS MADE OR INTENDED AS TO ANY PRIVATE EASEMENT, SCREEN WALL EASEMENT, OR WALL MAINTENANCE EASEMENT SHOWN ON THIS PLAT. ALL EASEMENTS DEDICATED BY THIS PLAT SHALL BE OPEN TO, WITHOUT LIMITATION, ALL PUBLIC AND PRIVATE UTILITIES USING OR DESIRING TO USE THE SAME FOR THE PURPOSES DEDICATED. NO BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS ANY PUBLIC EASEMENT DEDICATED BY THIS PLAT. ANY PUBLIC OR PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITY WITHIN A PUBLIC EASEMENT; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY AND ALL MAINTENANCE OF HOME OWNERS ASSOCIATION COMMON AREAS OR LOTS, PRIVATE EASEMENTS, SCREENING WALLS, SCREEN WALL EASEMENTS AND WALL MAINTENANCE EASEMENTS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS.

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND/OR DRAINAGE AND FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATERS OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE STABILIZATION, MOWING, WEEDING, LITTER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUNOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE, INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF ANY DAM, BUILDING, FENCE, BRIDGE, WALKWAY, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE CHANNELS OR EASEMENTS, UNLESS APPROVED BY THE CITY OF GARLAND, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE CITY OF GARLAND, TEXAS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF ANY DETENTION AREA DESIGNATED ON THIS PLAT OR FOR ANY DAMAGE OR INJURY TO PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG, INTO OR OUT OF THOSE DETENTION AREAS, OR FOR THE CONTROL OF EROSION. THE CONSTRUCTION, OPERATION, AND MAINTENANCE 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.

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 GARLAND, TEXAS, THIS THE _____DAY OF _____, 2018.

CCE LAND L.P.
a Texas Limited Partnership

BY: _____

NAME: _____

TITLE: _____

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CCE LAND L.P. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S AFFIRMATION

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF GARLAND, TEXAS. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____DAY OF _____, 2018.

Jason B. Armstrong
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 5557

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND, THIS _____DAY OF _____, 2018, BY THE CITY PLAN COMMISSION FOR THE CITY OF GARLAND, TEXAS.

THE APPROVAL OF THIS PLAT IS CONTINGENT UPON THE PLAT BEING FILED WITH THE COUNTY CLERK IN DALLAS COUNTY, TEXAS WITHIN 180 DAYS FROM THE ABOVE DATE.

CHAIRMAN, CITY PLAN COMMISSION

DIRECTOR OF PLANNING DEPARTMENT

BLOCK 1		
LOT	ACREAGE	SQ.FT.
1	0.199	8676
2	0.142	6205
3	0.133	5780
4	0.132	5750
5	0.132	5754
6	0.151	6595
7	0.153	6678
8	0.146	6380
9	0.132	5751
10	0.132	5749
11	0.132	5749
12	0.132	5749
13	0.079	3450
14	0.132	5750
15	0.132	5750
16	0.131	5695
17	0.184	8030
18	0.263	11474
19	0.139	6045
20	0.121	5250
21	0.121	5250
22	0.121	5250
23	0.121	5250
24	0.121	5250
25	0.121	5250
26	0.121	5250
27	0.121	5250
28	0.121	5250
29	0.121	5250
30	0.121	5250
31	0.129	5616
32	0.231	10076
33	0.203	8850
34	0.121	5289
35	0.121	5250
36	0.121	5250
37	0.121	5250
38	0.121	5250
39	0.121	5250
40	0.121	5250
41	0.121	5250
42	0.121	5250
43	0.121	5250
44	0.121	5250
45	0.121	5250

BLOCK 1		
LOT	ACREAGE	SQ.FT.
46	0.121	5250
47	0.121	5250
48	0.121	5250
49	0.132	5735
50	0.309	13452
51	0.152	6600
52	0.121	5252
53	0.121	5250
54	0.121	5250
55	0.121	5250
56	0.121	5261
57	0.125	5462
58	0.138	6009
59	0.669	29156
60	0.075	3247
BLOCK 2		
LOT	ACREAGE	SQ.FT.
1	0.137	5960
2	0.101	4400
3	0.101	4400
4	0.101	4400
5	0.101	4400
6	0.101	4400
7	0.101	4400
8	0.107	4662
9	0.121	5253
10	0.123	5352
11	0.118	5133
12	0.101	4403
13	0.123	5348
14	0.146	6369
15	0.100	4371
16	0.101	4400
17	0.101	4400
18	0.101	4400
19	0.101	4400
20	0.116	5062
21	0.116	5060
22	0.101	4400
23	0.101	4400
24	0.101	4400
25	0.101	4400
26	0.101	4399
27	0.101	4411
28	0.108	4708

BLOCK 2		
LOT	ACREAGE	SQ.FT.
29	0.106	4631
30	0.134	5822
31	0.107	4652
32	0.110	4792
33	0.101	4402
34	0.101	4400
35	0.108	4710
36	0.128	5566
37	0.110	4802
38	0.101	4404
39	0.101	4400
40	0.101	4400
41	0.101	4400
42	0.101	4400
43	0.101	4400
44	0.101	4400
45	0.101	4400
46	0.137	5960
BLOCK 3		
LOT	ACREAGE	SQ.FT.
1	0.145	6301
2	0.101	4400
3	0.101	4400
4	0.101	4400
5	0.101	4400
6	0.101	4400
7	0.147	6403
8	0.198	8609
9	0.133	5809
10	0.133	5775
11	0.130	5642
12	0.121	5291
13	0.116	5041
14	0.115	5000
15	0.144	6253
16	0.171	7455
17	0.134	5824
18	0.149	6474
19	0.147	6389
20	0.135	5888
21	0.135	5861
22	0.135	5866
23	0.141	6132

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°13'24"	325.00'	N47°14'54"E	114.12'	114.71'
C2	20°13'27"	350.00'	N47°14'52"E	122.90'	123.54'
C3	20°13'24"	375.00'	N47°14'54"E	131.68'	132.36'
C4	62°06'43"	350.00'	S58°52'50"E	361.11'	379.42'
C5	26°33'51"	350.00'	S14°32'33"E	160.82'	162.27'
C6	90°00'00"	40.00'	N46°04'19"W	56.57'	62.83'
C7	90°00'00"	40.00'	S43°55'41"W	56.57'	62.83'
C8	14°49'27"	240.00'	S08°29'03"E	61.92'	62.10'
C9	15°58'49"	260.00'	N07°54'22"W	72.28'	72.52'
C10	15°58'49"	240.00'	N07°54'22"W	66.72'	66.94'
C11	14°49'27"	260.00'	S08°29'03"E	67.08'	67.27'
C12	26°33'51"	350.00'	S14°32'33"E	160.82'	162.27'
C13	14°11'02"	185.00'	S80°11'41"E	45.68'	45.80'
C14	104°18'54"	40.00'	S20°56'42"E	63.18'	72.83'
C15	9°31'35"	240.00'	S35°58'32"W	39.86'	39.90'
C16	7°32'42"	260.00'	S36°57'58"W	34.21'	34.24'
C17	54°58'48"	50.00'	S88°17'18"E	46.16'	47.98'
C18	35°44'31"	50.00'	S19°51'13"E	30.69'	31.19'
C19	114°11'49"	40.00'	S89°42'29"E	67.17'	79.72'
C20	4°47'06"	185.00'	S30°13'01"E	15.45'	15.45'
C21	26°33'51"	235.00'	S14°32'33"E	107.98'	108.95'
C22	26°33'51"	255.00'	S14°32'33"E	117.17'	118.23'
C23	62°06'43"	205.00'	S58°52'50"E	211.51'	222.23'
C24	141°52'20"	50.00'	S43°50'02"W	94.52'	123.81'
C25	142°50'24"	50.00'	N45°29'38"W	94.79'	124.65'
C26	141°39'48"	50.00'	N45°04'26"E	94.46'	123.62'
C27	21°13'02"	375.00'	S38°25'59"E	138.07'	138.87'
C28	62°06'43"	325.00'	S58°52'50"E	335.32'	352.32'
C29	33°14'59"	375.00'	S73°18'42"E	214.58'	217.62'
C30	26°33'51"	325.00'	S14°32'33"E	149.33'	150.68'
C31	26°33'51"	375.00'	S14°32'33"E	172.31'	173.86'
C32	9°48'49"	310.00'	N51°18'57"E	53.03'	53.10'
C33	18°31'45"	585.00'	S10°31'30"E	188.36'	189.18'
C34	8°49'11"	315.00'	N41°59'57"E	48.44'	48.49'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	35.36	N12°21'36"E
L2	31.46	S77°38'24"E
L3	25.00	N57°21'36"E
L4	30.91	N37°08'09"E
L5	315.84	N27°49'28"W
L6	28.33	S46°09'58"E
L7	28.57	S44°30'22"W
L8	28.28	N44°55'34"W
L9	23.35	N31°07'10"E
L10	56.76	S27°49'28"E
L11	85.67	N27°49'28"W
L12	85.67	N27°49'28"W
L13	16.01	N40°44'19"E
L14	16.01	N40°44'19"E
L15	90.04	N00°05'03"E

LINE TABLE		
LINE #	LENGTH	BEARING
L16	90.05	N00°05'03"E
L17	86.95	N01°04'19"W
L18	86.95	N01°04



GARLAND

Plan Commission

2.b.

Meeting Date: 02/12/2018

Item Title: P 18-03 Salmeron Addition Final Plat (District 4)

Summary:

Salmeron 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.

Attachments

P 18-03 Salmeron Addition Final Plat Report and Attachments

Planning Report

File No: P 18-01/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2018



GARLAND

TEXAS MADE HERE

FINAL PLAT

Salmeron Addition

LOCATION

405, 409 and 413 Little Lane

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

4 lots

ACREAGE

1.949 acres

BACKGROUND

The applicant proposes a final plat consisting of four (4) lots for the purpose of developing the subject property with single-family detached dwelling units. The proposed plat is in compliance with the zoning regulations in the Single-Family-7 (SF-7) District.

The Garland Development Code (GDC) allows administrative approval of Alley Waivers for subdivisions with four (4) or fewer lots. The Director of Engineering has approved the applicant's request for an Alley Waiver.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

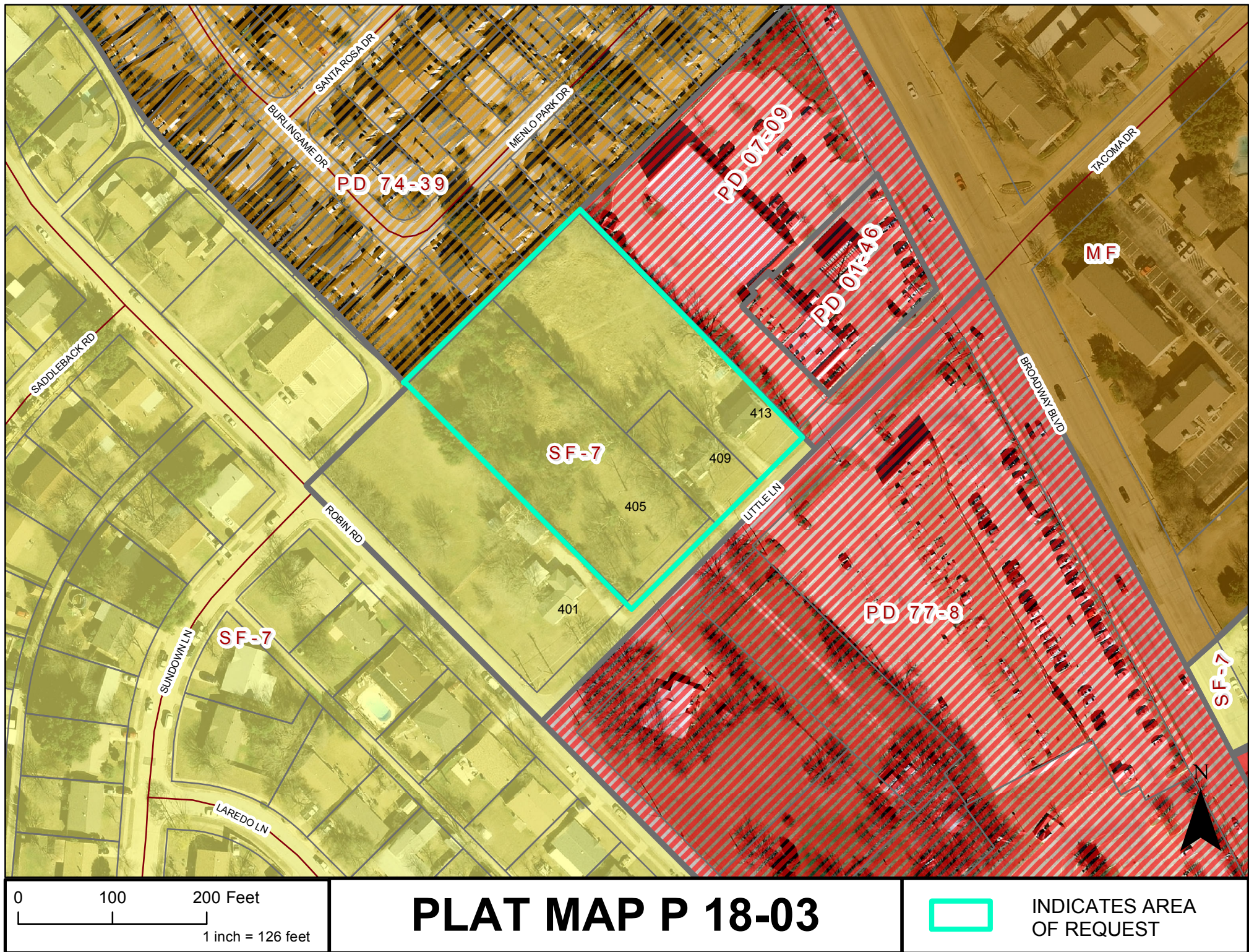
- i. Location Map
- ii. 8x11 Plat

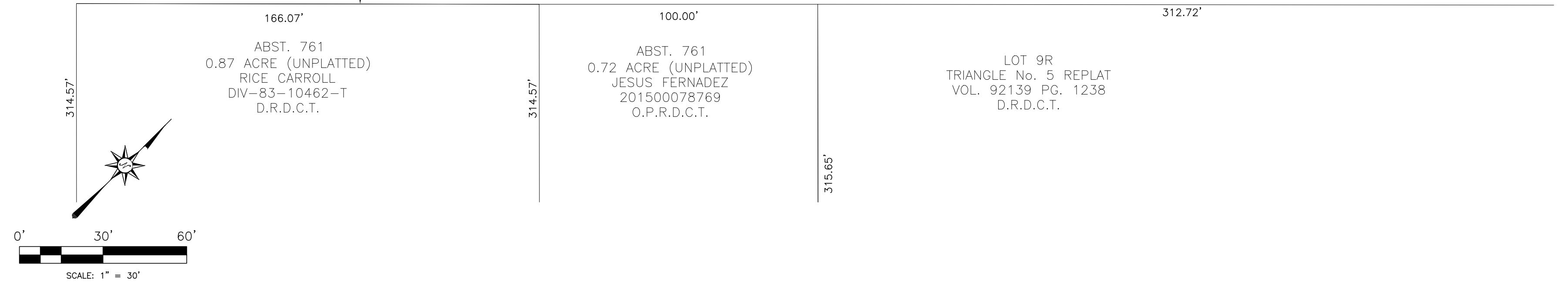
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning





© COPYRIGHT 2017 \\WATXSYS01\Public\ASC Jobs\Jobs 2017\17104 405-409 Little Lane\Boundary JOB No. 17104



GARLAND

Plan Commission

3.a.

Meeting Date: 02/12/2018

Item Title: Z 18-03 RGA Architects (District 5)

Summary:

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)

Attachments

Z 18-03 RGA Architects Report and Attachments

Planning Report

File No: Z 18-03/District 5

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a High Risk Use on property zoned Industrial (IN) District

LOCATION

3502 Regency Crest Drive

APPLICANT

RGA Architects

OWNER

Stag Garland 2, LP

BACKGROUND

The subject property is an approximately 12.8 acre site containing an existing building that is currently occupied and operated by the Zobelle Group which offers contract manufacturing services of products that can be supplied worldwide. The primary operation at this facility will be the production of fabric softener / scent booster beads. The operations will consist of office, product manufacturing areas, product testing facilities, as well as raw goods storage, product warehouse and equipment storage. A component of the raw goods storage is the perfume additive that, according to the product's Material Safety Data Sheet (MSDS), is classified as a Class III A combustible liquid. The anticipated maximum storage capacity for the fragrance product is 60 tons of product which is a quantity deemed as High Hazard by the Garland Fire Marshall's Office and requires Specific Use Provision approval for High Risk Use at this location.

SITE DATA

The subject site is developed with an approximately 165,000 square-foot building. The site has 808.33 feet of frontage along Regency Crest Drive and 656.66 feet of frontage along Jupiter Road. Primary ingress and egress is from Regency Crest Road; access to the building's truck court is provided from Jupiter Road.

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 district also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions. A Specific Use Provision is required for High Risk Uses in the Industrial (IN) District.

CONSIDERATIONS

1. The approximately 165,000 square-foot building provides 138,000 square feet dedicated to factory and manufacturing operations, approximately 22,000 square feet

for the main office and the shipping office and approximately 5,000 square feet dedicated for the indoor high hazard storage area. The manufacturing and storage areas will only be accessible to the associated employees. The fragrance product will be stored in a Group H-3 containment area, and constructed per the guidelines set forth in the Fire & Life Safety Report prepared by Jensen Hughes, Inc. The containment area will be located inside the facility in the southwest portion of the building.

2. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
3. The proposed operation includes the outdoor installation of a thirty-seven (37) foot tall nitrogen tank and a forty-one (41) foot tall PEG tank. The installation of two additional PEG tanks are anticipated for the future. The PEG tanks will be partially screened with a twelve (12) foot tall concrete wall, while the Nitrogen tank will be partially screened with a six (6) foot tall chain link fence with gates. All tanks are located within the gated truck court in the southernmost portion of the site.

The site plan also reflects the installation of "chillers" and "cooler [towers]", electric transformers along the eastern wall of the building. The chillers will be screened from Jupiter Road with a ten (10) foot masonry wall consistent with the design of the existing tiltwall building and a row of low-level shrubs. The transformers will be screened from Regency Crest and Jupiter Road with a row of mid-level shrubs.

4. The Nitrogen tanks will be surrounded by twenty-six (26) impact-protecting bollards designed in accordance with the City of Garland's "Vehicle Impact Protection" guidelines. Similarly the concrete wall surrounding the PEG tanks must be designed in accordance with the City of Garland's "Vehicle Impact Protection" guidelines.
5. All production operations will occur indoors, within the existing building footprint. The product will be stored at the southwest corner of the building, not adjacent to public streets.
6. The applicant is requesting approval of the Specific Use Provision for a period of forty (40) 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. The existing and proposed operations are consistent with uses intended for the Industry Center recommendation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is zoned Industrial (IN)) District and developed with buildings that are currently utilized for light industrial and heavy industrial uses. The Specific Use Provision for a High Risk Use should not have an adverse impact on existing development in the area, particularly if all requirements of the Fire Department are met. Additionally, the applicant has placed the high hazard in a portion of the building that

is furthest away from nearby streets and the closest outdoor PEG tank will be located approximately ninety-seven (97) feet from Jupiter Road.

Additionally, the operator will be required to maintain a Hazardous Materials Permit, updated annually with the Garland Fire Marshall's Office.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a High Risk Use. The proposed operation will continue review by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

SPECIFIC USE PROVISION CONDITIONS

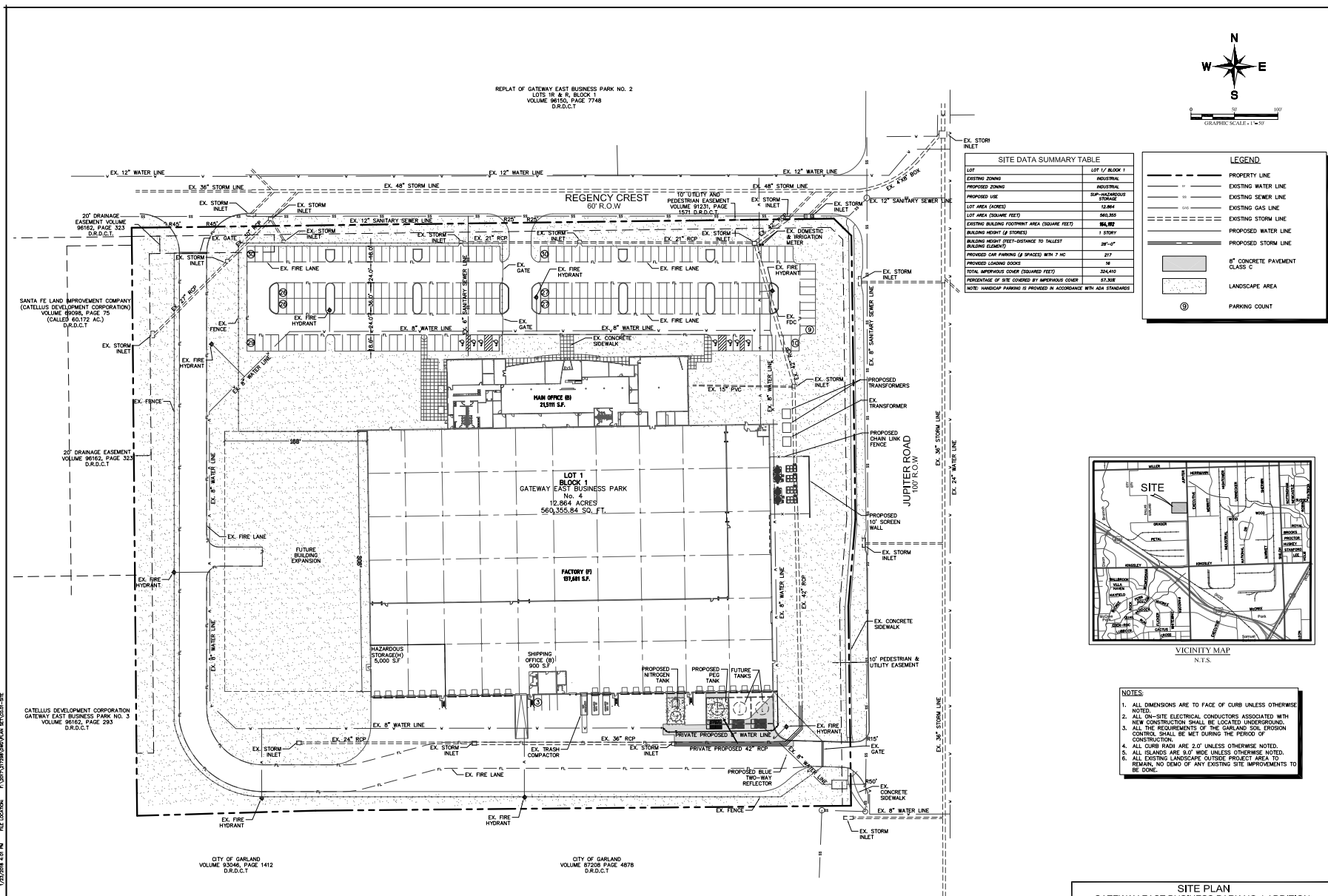
ZONING FILE Z 18-03

3502 Regency Crest Drive

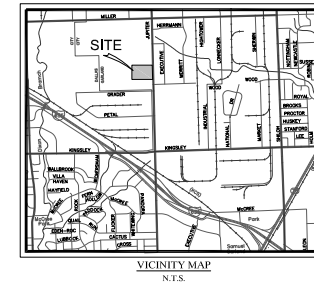
- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District 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. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall be in effect for a forty (40) year time period.
 - B. Impact Protection: The Nitrogen tanks shall be surrounded by bollards located and designed in accordance with the City of Garland's Vehicle Impact Protection guidelines. The PEG tanks shall be surrounded by a twelve (12) foot tall concrete wall designed in accordance with the City of Garland's Vehicle Impact Protection guidelines.
 - C. Combustion Protection: All tanks onsite shall comply with all major safety codes related to above ground storage tanks, including but not limited to National Fire Protection Association (NFPA) 30, Flammable and Combustible Liquids Code, and National Fire Protection Association (NFPA) 1, Uniform Fire Code and International Fire Code.
 - D. Inspections: The facility must comply with all required Building Inspection, Health and Fire Department requirements including but not limited to sections or chapters 1, 5, 9, 10, 11, 32, 50, 53, 55, 57 and any and all reference standards adopted within the 2015 IFC and local amendments.
 - E. Site Plan: Development shall be in conformance with the approved site plan Exhibit C.

Landscape and Screening: Development shall be in conformance with the approved Landscape and Screening Plan Exhibit D. Above ground storage

tanks shall be screened in conformance with Exhibit E.



SITE DATA SUMMARY TABLE	
LOT	LOT 1 / BLOCK
EXISTING ZONING	INDUSTRIAL
PROPOSED ZONING	INDUSTRIAL
PROPOSED USE	SUP+HAZARDOUS STORAGE
LOT AREA (ACRES)	12.864
LOT AREA (SQUARE FEET)	560,355
EXISTING BUILDING FOOTPRINT AREA (SQUARE FEET)	164,192
BUILDING HEIGHT (ft STORES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	26'-0"
PROVIDED CAR PARKING (ft SPACES) WITH 7 HC	217
PROVIDED LOADING DOCKS	16
TOTAL IMPERVIOUS COVER (SQUARE FEET)	324,410
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	57.30%
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	



ZOBELE
3502 REGENCY CREST DR.
GARLAND, TX 75041

SITE PLAN
GATEWAY EAST BUSINESS PARK NO.4 ADDITION
12.864 AC. (560,355 S.F.)
LOT 1, BLOCK 1
COLLINS SURVEY, ABSTRACT NO. 329
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY OF GARLAND PROJECT NO. 171109-3

OWNER	ENGINEER
ZOBELLE GROUP 3502 GREGORY CREST DR. GARLAND, TEXAS 75041 469-275-0080 CONTACT: JOHN LAFORCE	HART, GAUGLER & ASSOCIATES 12801 N. CENTRAL EXPWY. DALLAS, TEXAS 75243 972-239-5111 / 972-239-0656 (FAX) THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE SEAL OF THE ENGINEER

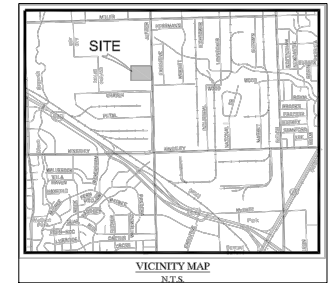
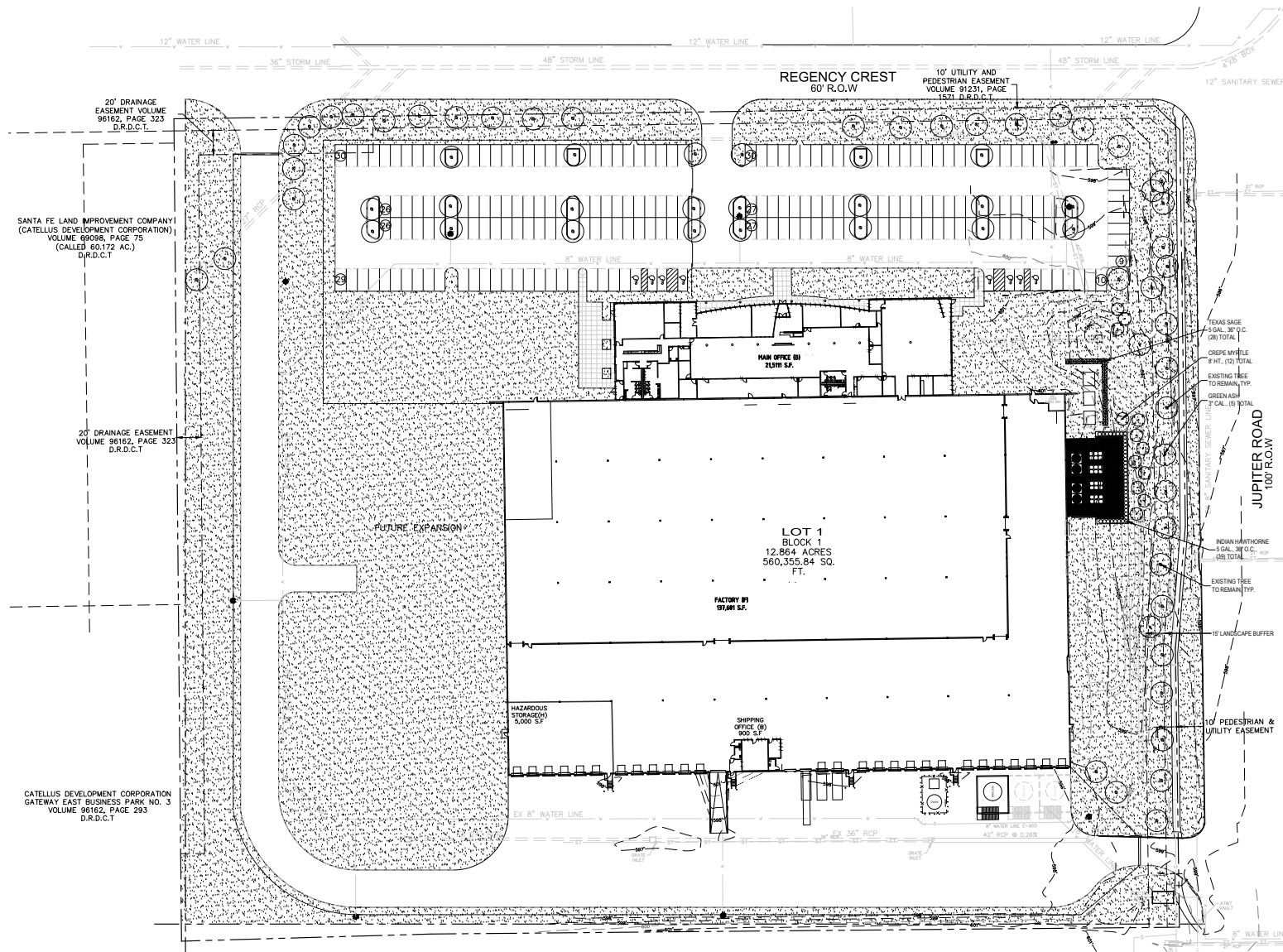
SHEET: 00.01

HART GAUGLER + ASSOCIATES
Structural + Civil Engineering Services
12801 N. Central Expwy. Suite 1400
Dallas, Texas 75243
972.239.5111 / 972.239.5055 fax
www.hartgaugler.com
Texas Registered Engineering Firm #F-5053

ZOBELE GROUP
3502 REGENCY CREST DR.
GARLAND, TEXAS, 75041
409-275-8086
CONTACT: JOHN LAFORCE
john.laforce@zobelev.com

ENGINEER
HART, GAUGLER + ASSOCIATES
12801 N. CENTRAL EXPWY.
DALLAS, TEXAS 75243
972-239-5111 / 972-239-5055 (FAX)
TEXAS REGISTERED ENGINEERING FIRM #F-505
CONTACT: JOHN D. BLACKER

JANUARY 23, 2018



SITE DATA SUMMARY TABLE	
LOT	LOT 1/ BLOCK 1
EXISTING ZONING	INDUSTRIAL
PROPOSED ZONING	INDUSTRIAL
PROPOSED USE	SUP-INDUSTRIAL
LOT AREA (ACRES)	12.864
LOT AREA (SQUARE FEET)	560,355
EXISTING BUILDING FOOTPRINT AREA (SQUARE FEET)	54,182
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING CORNER)	28'-0"
PROVIDED CAR PARKING (# SPACES) WITH 7' HD	217
PROVIDED LOADING DOCKS	16
TOTAL IMPERVIOUS COVER (SQUARE FEET)	504,410
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	90.0%
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	

LANDSCAPE TABULATIONS

TOTAL LANDSCAPE AREA
 Requirements:
 Min. 10% of total site area to be landscaped.

SITE AREA: 560,355 s.f.	Provided	216,783 s.f. (38.7%)
Required: 56,035 s.f. (10%)		

LANDSCAPE BUFFER
 Requirements: Adjacent to Major Thoroughfares:
 Fifteen foot landscape buffer.
 (1) large canopy tree and (2) shrubs or ornamental grasses per 30' l.f.

JUPITER ROAD: 65'± l.f.	Provided	(3) trees, 2" cal.
Required: 60'± trees, 2" cal.		(12) ornamental trees
(147) shrubs		(10) existing trees

Requirements: Adjacent to All Other Public Streets:
 Ten foot landscape buffer with (1) large canopy tree 30' l.f.

REGENCY CREST: 1,277'± l.f.	Provided	(16) existing trees
Required: 1,277'± trees, 2" cal.		

PARKING LOT: 217± Spaces / 73,415.56 s.f.

Requirements:
 Min. 5% of parking area to be landscaped.
 (1) large canopy tree at terminus of each row
 (1) large canopy tree per 100 parking spaces.
 (1) large canopy tree within 25' of every parking space.

Required: 3,875.83 s.f. (6%)	Provided: 3,940.84 s.f. (5.4%)
(22) trees, 2" cal.	(24) existing trees

PLANT LIST

TREES	CITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5		Green Ash	<i>Fraxinus pennsylvanica</i>	2" cal.	container grown, 12' H, 4" spread min, 5' clear trunk
12		Crape Myrtle	<i>Lagerströmia indica</i>	8' H.	3-5 trunk, no cross canes, 4" spread, matching

SHRUBS	CITY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
39		Indian Hawthorne	<i>Raphiolepis indica</i>	5 gal.	container full, 20" spread min, 30" o.c.
29		Texas Sage	<i>Leucophyllum frutescens</i>	5 gal.	container full, 20" spread min, 30" o.c.

NOTE: 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. All trees to have straight trunks and be matching within varieties.

01 S.U.P. LANDSCAPE PLAN
 SCALE: 1" = 40'-0"



Exhibit D



Zobe Group
 3502 Regency Crest Dr.
 Garland, TX 75041
 John Luford, Project Contact
 john.luford@zobe.com
 Call: 409-275-8008



Architect
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 Shawna Harris
 Ewelyn Walder
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 Shawna Call: 817-430-1880
 Ewelyn Call: 972-658-7429
 Ewelyn@garlandarchitects.com
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Civil Engineer
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 Ruth Rangel, PE
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 Dallas, Texas 75202



landscape architects, inc.
 Landscape Architect
 224-671-0583
 mtaylor@smr-lia.com



02.07.2018

Garland SUP Application
 Zobe Addition Application
 Lot 1, Block 1, 12.864 Acres Net
 City of Garland, Dallas County,
 Texas

Case Number # 171109-03



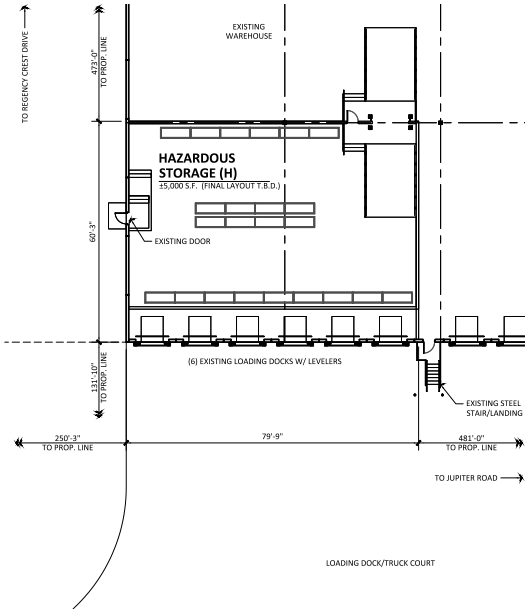
1 VICINITY MAP
Scale: N.T.S.



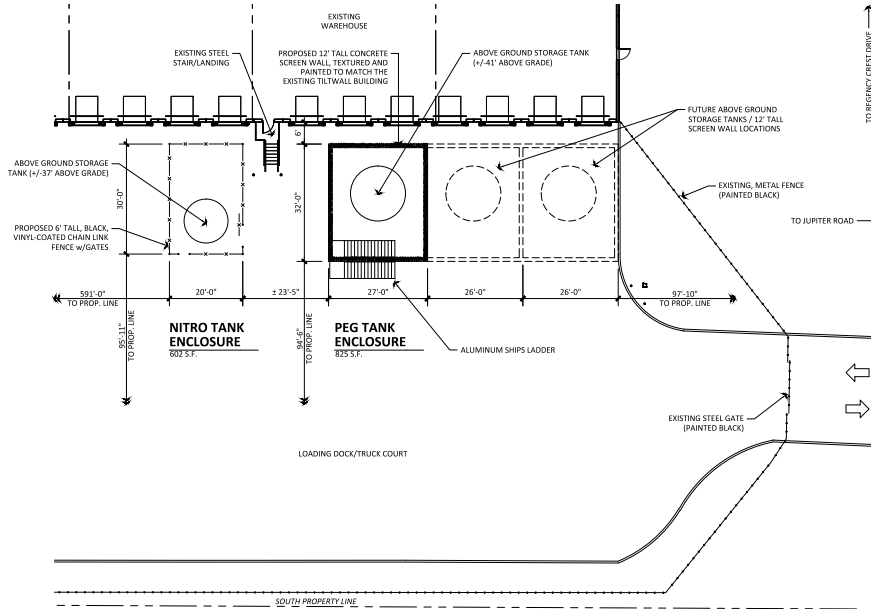
2 NITRO TANK EXAMPLE
Not To Scale



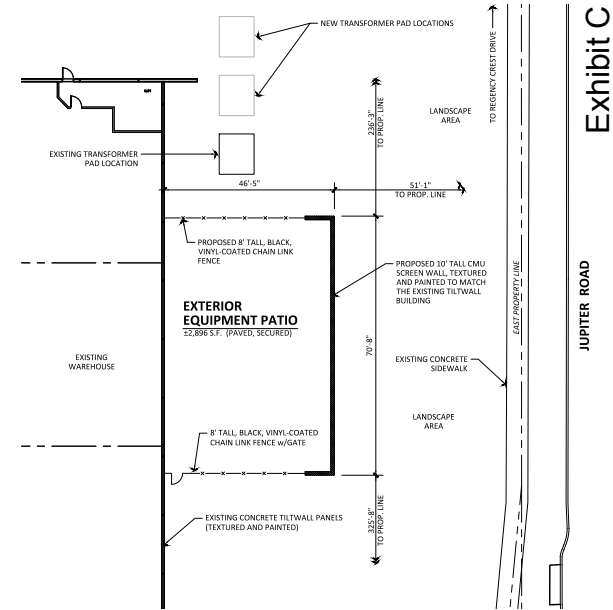
3 PEG TANK EXAMPLE
Not To Scale



4 HAZARDOUS STORAGE PLAN
Scale: 1/16" = 1'-0"



5 TRUCK COURT PLAN
Scale: 1/16" = 1'-0"



6 BUILDING ADDITION PLAN
Scale: 1/16" = 1'-0"



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John LaForce, Project Contact
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smr
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Landscape Architect
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Matt Taylor, RLA
Office: 214-871-0083
mtaylor@smr-la.com



Garland SUP Application

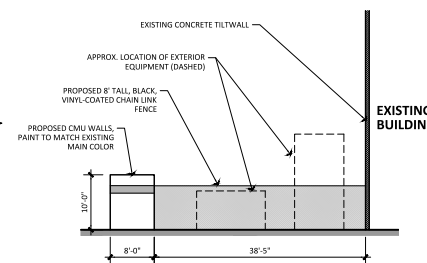
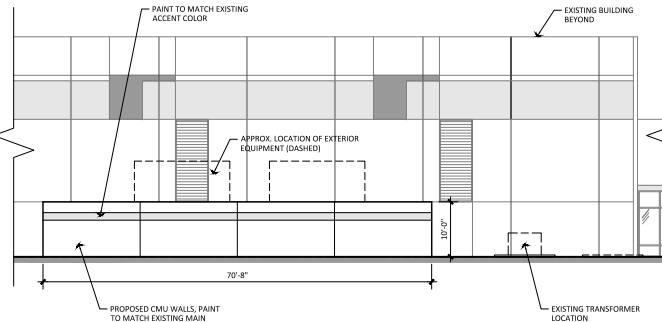
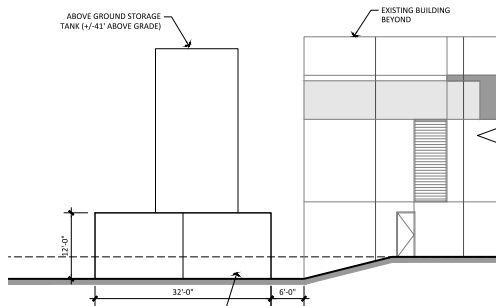
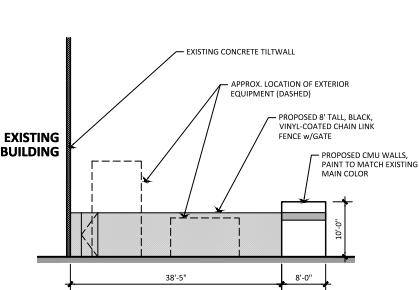
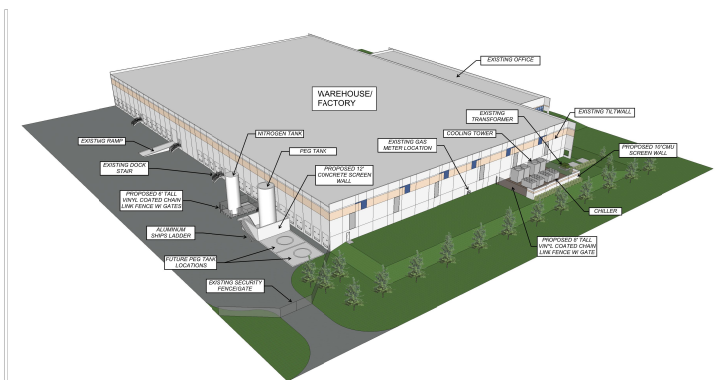
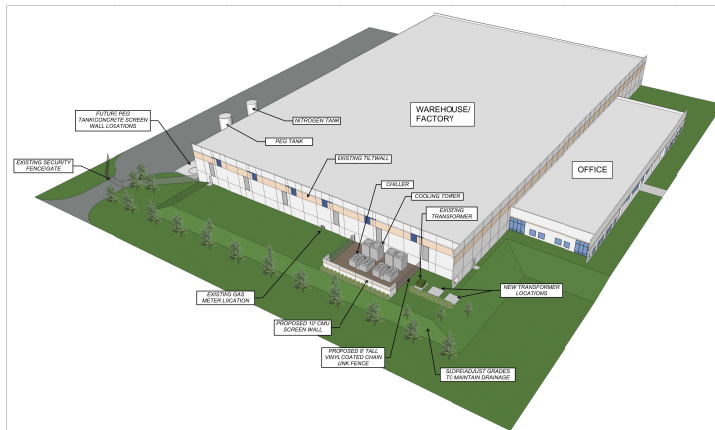
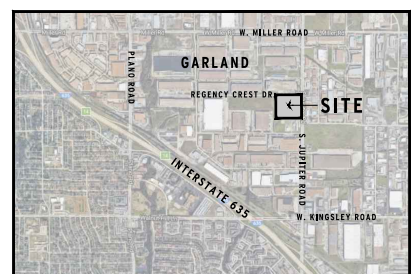
Zobele Addition Application
Lot 1, Block 1, 12.864 Acres Net
City of Garland, Dallas County, Texas

Case Number # 171109-03

Exhibit C

JUPITER ROAD

- EAST ELEVATION SHOWN FOR EXTERIOR CHANGES. NO OTHER CHANGES TO THE EXISTING BUILDING ELEVATIONS TO OCCUR.
- ALL NEW CMU TO BE TEXTURED TO AND PAINTED TO MATCH EXISTING TILTWALL.
- ALL SIGNAGE TO BE PERMITTED SEPARATELY
- EXISTING AND NEW LANDSCAPING NOT SHOWN FOR CLARITY
- IF NOT EXISTING, INSTALL 2-WAY BLUE REFLECTOR PAVEMENT BUTTONS AT ALL FIRE HYDRANT LOCATIONS.
- SEPARATION CONSTRUCTION MATERIALS AND DISTANCES TO BE CONFIRMED THROUGH THE BUILDING DEPARTMENT.
- ESRF/FOAM SYSTEMS WILL REQUIRE SEPARATE PERMIT FROM THE BASIC SPRINKLER PERMIT SUBMISSION.
- OPERATIONAL PERMITS FOR HIGH PILE STORAGE AND HAZARDOUS MATERIALS STORAGE WILL BE REQUIRED BY THE FIRE DEPARTMENT. BOTH PERMITS WILL BE UPDATED ANNUALLY.



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Shane@rgaarchitects.com
Evelyn Cell: 972-658-7429
Evelyn@rgaarchitects.com

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smr
landscape architects, inc.

Landscape Architect

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mtaylor@psmr-la.com



**Zobebe Addition Application
Lot 1, Block 1, 12.864 Acres Net
City of Garland, Dallas County, Texas**

Case Number # 171109-03

Z 18-03



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



Looking north at the subject site, from adjacent property from the south.



Looking at the rear elevation of the building (truck court).



Looking south at adjacent property.



GARLAND

Plan Commission

3.b.

Meeting Date: 02/12/2018

Item Title: Z 18-05 Monk Consulting, Inc. (District 3)

Summary:

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)

Attachments

Z 18-05 Monk Consulting, Inc. Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-05/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2018

REQUEST

Approval of 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.

LOCATION

The site is located at 4440 Waterhouse Boulevard

APPLICANT

Monk Consulting, Inc.

OWNER

Oasis Church Lakeview Assembly Of God

BACKGROUND

In 1997 City Council approved Planned Development (PD) 97-39 District, deeming the subject property appropriate for Community Retail Uses and requiring approval of a Detail Plan through a public hearing process prior to the development of this property. The applicant proposes a new Planned Development (PD) District with a Concept Plan (for Lots 1 and 2) and a Detail Plan (for Lot 1) to develop a church complex.

SITE DATA

The subject property (Lots 1 and 2 on Concept Plan) consists of approximately 18.04 acres. The site has approximately 1,600 linear feet of frontage along Waterhouse Boulevard, 905 linear feet of frontage along Wellington Avenue and 45 linear feet of frontage along the service road of E I-30 W. The church complex would be accessed from Waterhouse Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

Church or Place of Worship is allowed by right in Planned Development (PD) 17-04 District; however, approval of a Detail Plan is required through a public hearing process prior to the development of the site.

CONSIDERATIONS

Concept Plan (Exhibit C)

1. The applicant proposes a Concept Plan for the 18.04-acre site. This Concept Plan divides the subject property in two tracts (Lot 1 and Lot 2), with Community Retail (CR) District continuing as the base zoning for both tracts.

Detail Plan (Exhibit D)

2. The applicant has brought forward a Detail Plan for Lot 1, a 6.50-acre tract of land where a church complex would be constructed. The church complex consists of an 18,418-square foot, one-story building and on-site parking to meet the demand of the church. The building will have a maximum height of thirty-two (32) feet, three feet lower than the maximum permitted building height in the Community Retail (CR) District.

3. The Garland Development (GDC) establishes a parking ratio of one (1) parking space for every four (4) seats; the applicant proposes 552 seats, resulting in a parking requirement of 138 parking spaces.

Furthermore, the Garland Development (GDC) allows the parking requirement to be exceeded by up to five (5) percent, establishing a maximum number of 145 parking spaces for this church complex. The applicant proposes 189 parking spaces for their new church complex and has provided a parking study with empirical data demonstrating a parking demand at their previous location that resulted in a parking ratio of one (1) parking space for every 2.8 seats. When their historical parking ratio is applied to their proposed 552 seats, it yields a parking demand of 197 parking spaces.

4. With the exception of Section 4.34, as described further in Consideration 6, the proposed landscape layout (Exhibit E) complies with all the applicable screening and landscape standards in the Garland Development Code (GDC).
5. The design of the church building (Exhibit F) 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.

Variance

6. Section 4.34 of the Garland Development Code (GDC) requires a landscape buffer that is ten (10) feet in depth (from the property line) along the entire 905 feet of frontage along Wellington Avenue. Additionally, for every thirty lineal feet, or fraction thereof, of required landscape buffer, one large canopy tree is required.

The applicant seeks a variance to the aforementioned section to provide seventeen (17) large canopy trees instead of the thirty (30) large canopy trees required within the landscape buffer along Wellington Avenue. For approximately 125 feet into the property, along the northern half of the frontage along Wellington Avenue, the site is densely populated with trees; the applicant asserts that this natural vegetation already provides the buffering that is intended to be provided thus meeting the above requirement. The proposed seventeen (17) large canopy trees and other vegetation would be planted along the southern half of the landscape buffer along Wellington Avenue, an area cleared of vegetation.

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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north of the subject property, across Waterhouse Boulevard, are zoned Planned Development (PD) 98-04 for Single-Family Uses and developed with single-family residences. The properties to the east, across Zion Road, are zoned Community Retail (CR) District and are developed with a hotel/motel and a gas station. The properties to the south are zoned Multi-Family (MF) District and are developed with two apartment complexes. The properties to the west, across Wellington Avenue, are zoned Planned Development (PD) 85-44 District for Single-Family-7 (SF-7) Uses and Multi-Family (MF) District; these properties are developed with single-family residences and an apartment complex.

A church or place of worship is allowed by right in any zoning district per the GDC and federal law.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: March 6, 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 18-05

The site is located at 4440 Waterhouse Boulevard

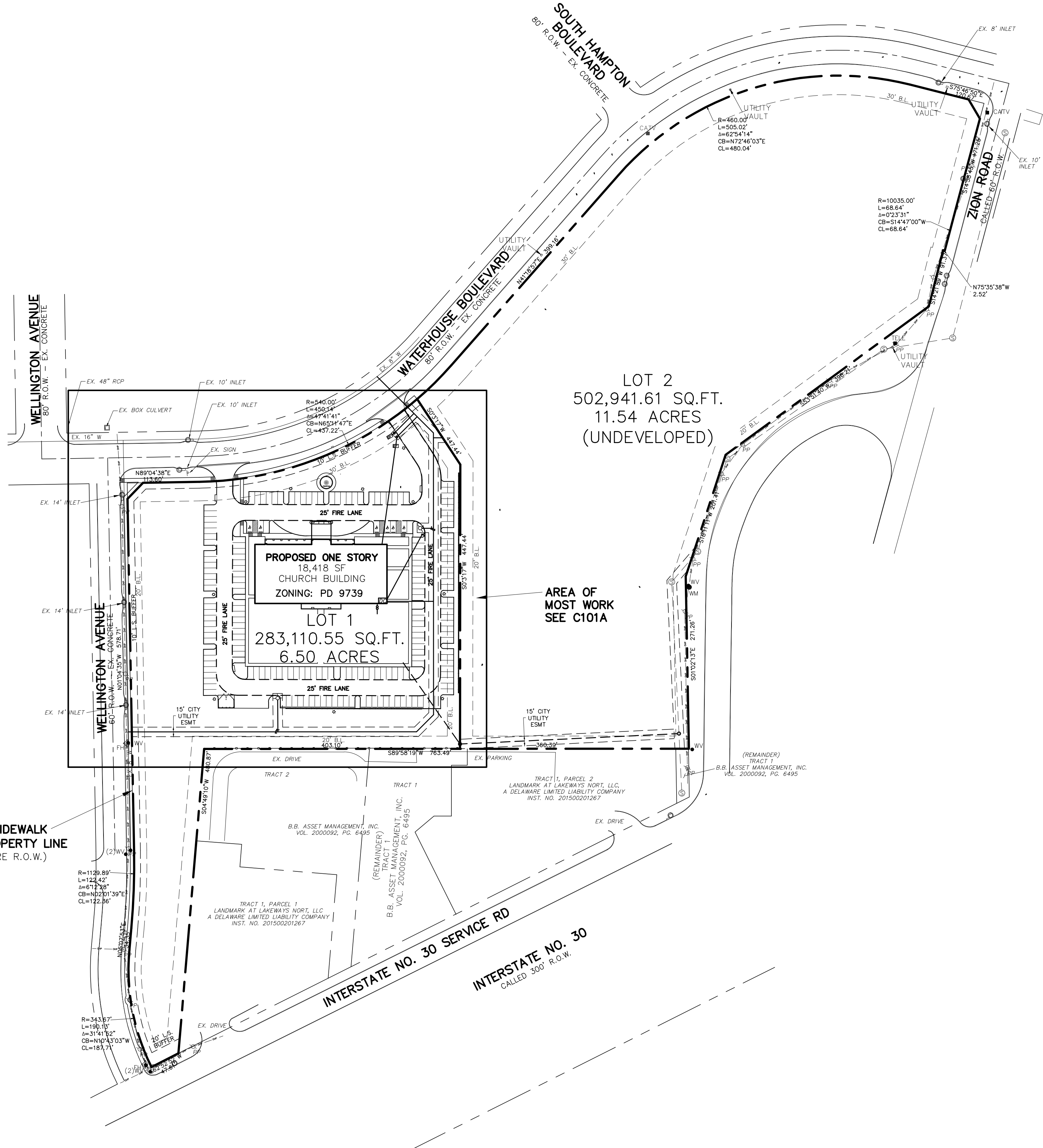
- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow the development of a Church or Place of Worship.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior 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. Concept Plan:** Development shall be in general conformance with the Concept Plan labeled Exhibit C.

Detail Plan: Development on Lot 1 shall be in conformance with the approved Detail Plan labeled Exhibit D. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
 - B. Development on Lot 2:** Development on Lot 2 shall be subject to approval of a Detail Plan through a public hearing process.
- V. Detail Plan:**
 - A. Permitted Uses:** Only those land uses as permitted in the Community Retail (CR) District.
 - B. Site Layout:** The site shall conform to the site layout reflected on Exhibit D.
 - C. Screening and Landscaping:** Screening and landscaping shall conform to the layout reflected on Exhibit E.
 - D. Building Elevations:** Building elevations shall conform to the elevations as approved on Exhibit F.
 - E. Buffer Plant Materials:** Tree plantings shall not be required for the northern half of landscape buffer along Wellington Avenue (the northern 400 feet of a 905-foot long landscape buffer), provided that existing trees within the undisturbed area identified as "Existing Trees

EXHIBIT B

To Be Protected” on Exhibit E remain protected. The remaining 505 feet of landscape buffer shall comply with the buffer plant material standards per the Garland Development Code.

- F. Maximum Number of Parking Spaces: The maximum number of allowed parking spaces shall be 189 parking spaces.



- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.
 - 7) DEVELOPER/ CONTRACTOR TO CONTACT WATER DEPARTMENT @ 972-205-3214 FOR APPROVED BACKFLOW DEVICES.
 - 8) ALL UTILITY LOCATIONS SHOWN PER CITY OF GARLAND UTILITY MAPS. MUST FIELD VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.
 - 9) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF GARLAND.
 - 10) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)

LOT 1 SITE DATA:

BUILDING AREA:
Lot 1: 18,418 sq.ft.
LOT COVERAGE:
6.5%
FLOOR TO AREA RATIO:
15.37:1
BUILDING HEIGHT:
35' (One Story)
PROPOSED USE:
Church
IMPERVIOUS AREA
(including buildings):
107,835 sq.ft.
PARKING:
Required:
1 space/4 seats (552/4)
Total Required = 138
Provided:
Standard= 183
Handicapped Required = 6
Handicapped Provided = 6
Total Provided = 189
LANDSCAPE AREA:
Required (10%): 28,311 sq.ft.
Provided: 175,275 sq.ft.

ONLY DRAWINGS STAMPED
"RELEASED FOR CONSTRUCTION"
BY THE CITY OF GARLAND
TO BE USED FOR CONSTRUCTION.



CASE #171010-3
OVERALL SITE PLAN

OASIS CHURCH AT
LAKEVIEW ASSEMBLY OF GOD

5001 ZION RD
LOTS 1 & 2, 18.04 ACRES
City of Garland, Dallas County, Texas
OWNER:
OASIS CHURCH AT LAKEVIEW ASSEMBLY OF GOD
310 E. I-30 Ste. B101, Garland, Texas 75043
Contact: John Sherman
972 203-3522 Fax 972 203-0742
john@oasis.org

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-16 REG. NO.: F-2567

date: 2/6/18 scale: 1"=60' sheet: C101

BM #1:
CITY BENCHMARK 64
GPS 064, 2" BRASS DISK STAMPED 64
IS LOCATED IN THE S.W. @ THE S.E.
END OF THE BRIDGE ON ZION RD.OVER
I-30. APPROX. 25.80' E. OF THE C/L
OF ZION, AND APPROX. 10' N. OF THE
S.E. END OF THE BRIDGE CONCRETE
RAIL
N = 6998760.35284
E = 2563544.43983
ELEVATION=516.19'

BM #2:
CITY BENCHMARK 226
GPS 226, 2" BRASS DISK STAMPED
226, LOCATED ON INLET TOP APPROX.
26.50' N.W. OF IH-30 W. BOUND
FRONTAGE RD C/L & APPROX. 65.30'
N.E. WELLINGTON AVE. C/L.
N = 6998617.792
E = 2562560.827
ELEVATION=495.43

Exhibit D

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF GARLAND "RIGHT-OF-WAY MANAGEMENT ORDINANCE No.5504" STANDARDS AND DETAILS EASEMENTS, PROPERTY LINES, ETC.
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) SEE DETAILS SHEETS FOR PRIVATE DETAILS. ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 5) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 6) ALL SCREENING WALLS SHALL COMPLY WITH THE SCREENING WALL DETAILS OF THE "CITY OF GARLAND ENGINEERING DEPT. STANDARD DETAILS, 2006" AS AN ALTERNATIVE, AN EQUIVALENT SCREENING WALL PLAN, DESIGNED BY A STATE OF TEXAS PROFESSIONAL ENGINEER, MAY BE SUBMITTED TO THE BUILDING INSPECTION DEPT. FOR REVIEW AND APPROVAL.
 - 7) DEVELOPER/ CONTRACTOR TO CONTACT WATER DEPARTMENT @ 972-205-3214 FOR APPROVED BACKFLOW DEVICES.
 - 8) ALL UTILITY LOCATIONS SHOWN PER CITY OF GARLAND UTILITY MAPS. MUST FIELD VERIFY ALL LOCATIONS PRIOR TO CONSTRUCTION.
 - 9) ALL WATER & SEWER SERVICES MUST BE APPROVED & PERMITTED BY THE CITY OF GARLAND.
 - 10) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT. BACKFLOW PREVENTION DEVICES MUST BE PLACED ON PRIVATE PROPERTY (NOT IN AN EASEMENT)
 - 11) ALL SIGNAGE WILL COMPLY WITH THE APPLICABLE STDs. IN THE GARLAND DEVELOPMENT CODE

!!!! CAUTION !!!!
CALL 811 TO LOCATE
UNDERGROUND LINES
48 HRS PRIOR TO CONSTRUCTION

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.

NOTE:
NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND R.O.W.

PROPOSED ENTRANCE.
REMOVE EX. CURB.
CONSTRUCT HEADER
PER CITY STDs. INSTALL
BARRIER FREE ADA
RAMPS @ PROP SIDEWALK.

PROP. SIDEWALK 1' OFF
PROPERTY LINE ALONG
ENTIRE R.O.W. OF LOT 1
(PER CITY & ADA STDs)

PROPOSED FOUNTAIN
& SIDEWALK

R=540.00'
L=450.14'
Δ=47°41'41"
CB=N65°14'47"E
CL=437.22'

CONNECT TO EX. 8"
WATER & INSTALL:
(1) 8x8x8 TEE
(1) 8" CUT IN VALVE
(1) 8" VALVE
(THRUST BLOCK TYP)

PROP. DOMESTIC &
IRRIGATION SERVICES
W/ BACKFLOW PREVENTOR
ON PRIVATE PROPERTY
(SIZE TO BE DETERMINED)

STUBOUT 8" WATER TO
ADJACENT PROPERTY

PROPOSED CURB INLET

INSTALL:
(1) 8"x6" TEE
(1) 8" VALVE
(1) 6" VALVE
(1) FIRE HYDRANT
ASSEMBLY

PROP. FIRE
DEPT CONNECTION

6" FIRE LINE
w/ DETECTOR
CHECK VAULT
IN BLDG

STA: 3+45
INSTALL STD. 4' MH
& 251 LF 8" SDR-26
PVC PRIVATE MAIN
w/DBL CLEANOUT 5'
FROM BUILDING
RIM ELEV.=492.0
FL (IN) = TBD
EX. FL ELEV.= tbd

PROPOSED
RETAINING WALL
W/ HANDRAIL
(SEE C103 & C103A)

TRACT 1, PARCEL 2
LANDMARK AT LAKEWAYS NORTH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
INST. NO. 201500201267

PROP. 6" WROUGHT IRON
FENCE W/ LIVING SCREEN
(SEE LANDSCAPE)

B.B. ASSET MANAGEMENT, INC.
VOL. 2000092, PG. 6495

WELLINGTON AVENUE
80' R.O.W. - EX. CONCRETE

WELLINGTON AVENUE
60' R.O.W. - EX. CONCRETE

CONNECT TO EX. 8"
WATER & INSTALL:
(1) 8x8x8 TEE
(1) 8" CUT IN VALVE
(1) 8" VALVE
(THRUST BLOCK TYP)

PROPOSED CURB INLET

PROPOSED LIGHT POLE
(LP)

PROPOSED DUMPSTER
PAD

EX. DRIVE

TRACT 1

TRACT 2

TRACT 1

TRACT 2

TRACT 1

TRACT 2

TRACT 1

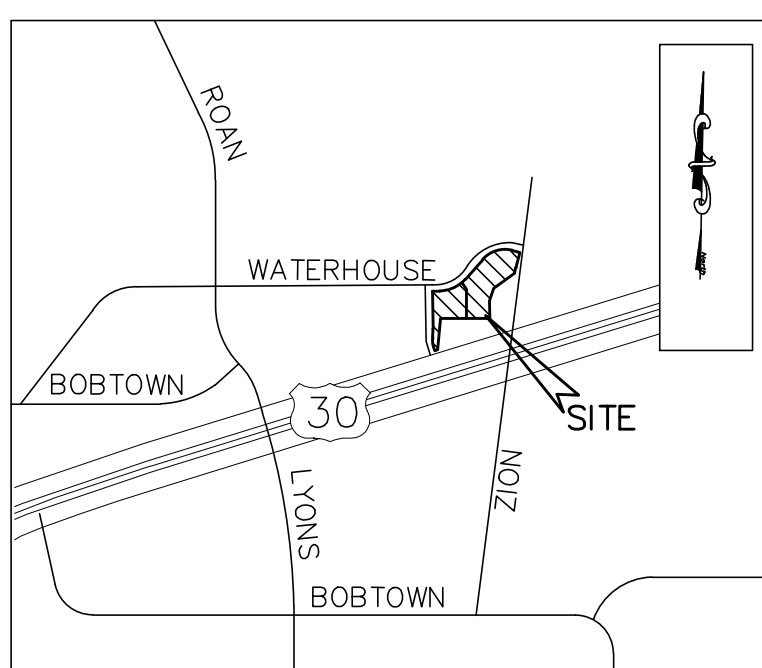
TRACT 2

TRACT 1

TRACT 2

TRACT 1

TRACT 2



VICINITY MAP
NOT TO SCALE

LEGEND

- = PROPERTY LINE
- EX. W. = EX. WATER
- EX. SS. = EX. SANITARY SEWER
- SS. = EX. SS MANHOLE
- CO. = EX. SS CLEANOUT
- WM. = EX. WATER METER
- T. = EX. WATER VALVE
- PP. = EX. POWER POLE
- FH. = EX. FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS. = LANDSCAPE
- BC. = BACK OF CURB
- B-B. = BACK OF CURB TO BACK OF CURB
- CL. = CENTERLINE
- PP. = PROP. FIRE HYDRANT

LOT 1 SITE DATA:

BUILDING AREA:
Lot 1: 18,418 sq.ft.
LOT COVERAGE:
6.5%

FLOOR TO AREA RATIO:
15.37:1

BUILDING HEIGHT:
35' (One Story)

PROPOSED USE:
Church

IMPERVIOUS AREA
(including buildings):
107,835 sq.ft.

PARKING:
Required:
1 space/4 seats (552/4)
Total Required = 138
Provided:
Standard = 183
Handicapped Required = 6
Handicapped Provided = 6
Total Provided = 189

LANDSCAPE AREA:
Required (10%): 28,311 sq.ft.
Provided: 175,275 sq.ft.

OVERALL SITE DATA:

LOT AREAS:
Lot 1: 6.5 Acres, 283,110.55 sq. ft.
Lot 2: 11.54 Acres, 502,941.61 sq. ft.

BUILDING SETBACKS:
Front: 30'
Rear & Side: 20'

ZONING:
Existing: PD-9739

SEE PLAN

12" x 18" GRADE BEAM
REINF. W/2-#6 TOP &
BOTTOM CONT. AND #3
TIES @ 12" O.C.

8" PAVING W/ #3
REBAR @ 24" O.C.
6 SACK MIX, 3600
PSI

SLOPE
PAVEMENT
(TO DRAIN)

SITE
PAVING

#5 VERT @ 16" O.C. INTO
SLAB & DUOWALL HORIZ
REINFORCEMENT @ 16" O.C.
STONE VENEER OVER CMU
TO MATCH BUILDING

DUMPSTER PAD DETAIL
N.T.S.

STEEL CAP

3"x3"x4" HINGES W/ 1/8"
HOLE FOR 1/2" HINGE PIN

6" T.S. COLUMN ANCHORED
TO BRICK COLUMN AT MAX
24" O.C. VERTICAL

18" CONCRETE
PIER W/ STEEL
COLUMNS

T.S. 3"x3"x4" DIAGONAL BRACE

T.S. 3"x3"x4" METAL FACE

DUMPSTER GATE DETAIL
N.T.S.

ALL METAL GATE
T.S. 3"x3"x4" BEHIND

GRADE

(REMAINDER)
TRACT 1
B.B. ASSET MANAGEMENT, INC.
VOL. 2000092, PG. 6495

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

BM #1:
CITY BENCHMARK 64
GPS 064, 2" BRASS DISK STAMPED 64
IS LOCATED IN THE S.W. @ THE S.E.
END OF THE BRIDGE ON ZION RD.OVER
I-30. APPROX. 25.80' E. OF THE C/L
OF ZION, AND APPROX. 10' N. OF THE
S.E. END OF THE BRIDGE CONCRETE
RAIL
N = 6998760.35284
E = 2563544.43983
ELEVATION=516.19'

BM #2:
CITY BENCHMARK 226
GPS 226, 2" BRASS DISK STAMPED
226, LOCATED ON INLET TOP APPROX.
26.50' N.W. OF IH-30 W. BOUND
FRONTAGE RD C/L & APPROX. 65.30'
N.E. WELLINGTON AVE. C/L.
N = 6998617.792
E = 2562560.827
ELEVATION=495.43

ONLY DRAWINGS STAMPED
"RELEASED FOR CONSTRUCTION"
BY THE CITY OF GARLAND
TO BE USED FOR CONSTRUCTION.



CASE #171010-3

SITE & UTILITY PLAN

OASIS CHURCH AT
LAKEVIEW ASSEMBLY OF GOD

5001 ZION RD
LOTS 1 & 2, 18.04 ACRES
City of Garland, Dallas County, Texas
owner
OASIS CHURCH AT LAKEVIEW ASSEMBLY OF GOD
310 E. I-30 Ste. B101, Garland, Texas 75043
Contact: John Sherman
972 203-3522 Fax 972 203-0742
john@oasis.org

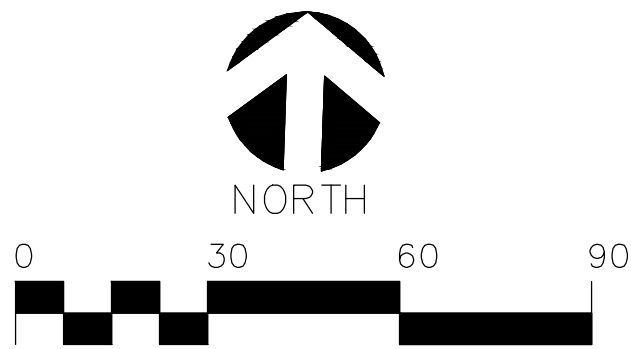
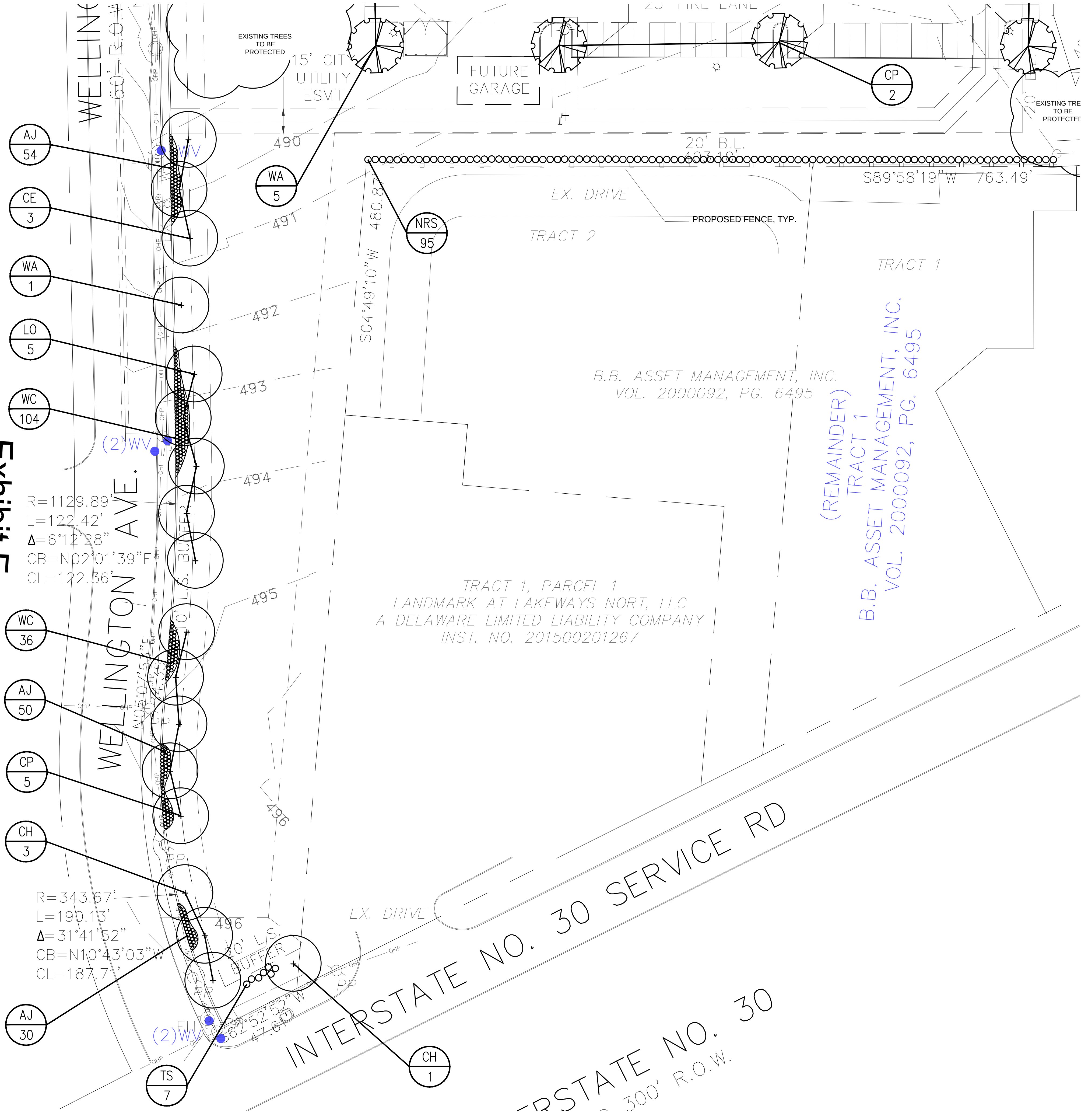
prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2017-16 REG. NO.: F-2567

date: 2/6/18 scale: 1"=60' sheet: C101A

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Exhibit E



OASIS CHURCH
5001 ZION Road, Lot 1
Oasis Church Lakeview Assembly of God
Garland, Texas 75043

PROJECT: OWNER:

REVISIONS:	
Number	Date
One	1.8.2018
Two	1.24.2018
Three	
Four	
Five	
Six	

DATE:
JAN. 24, 2018

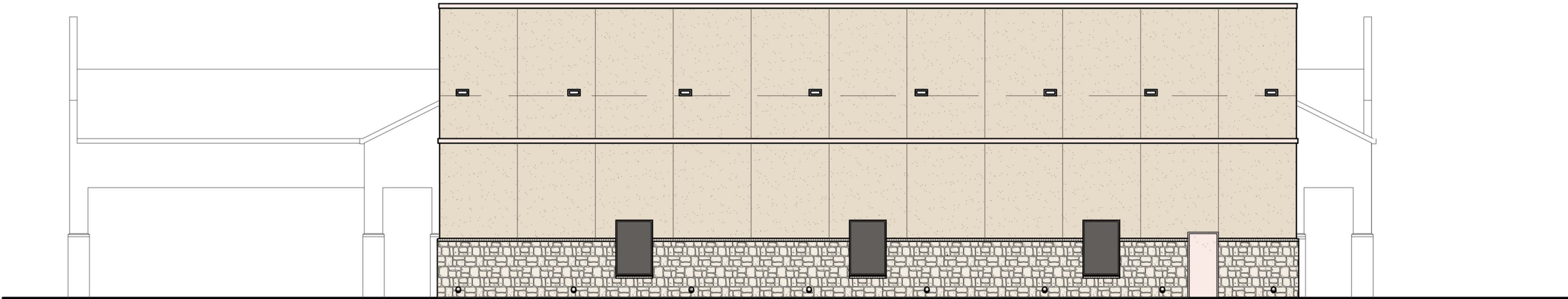
TITLE:
LANDSCAPE
PLAN

SHEET:
L A-2LP

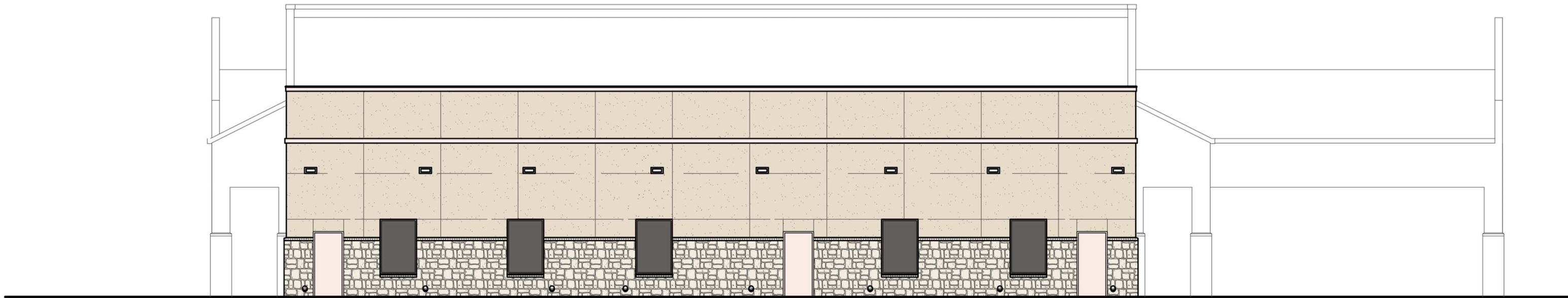
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PRICING & CONSTRUCTION
GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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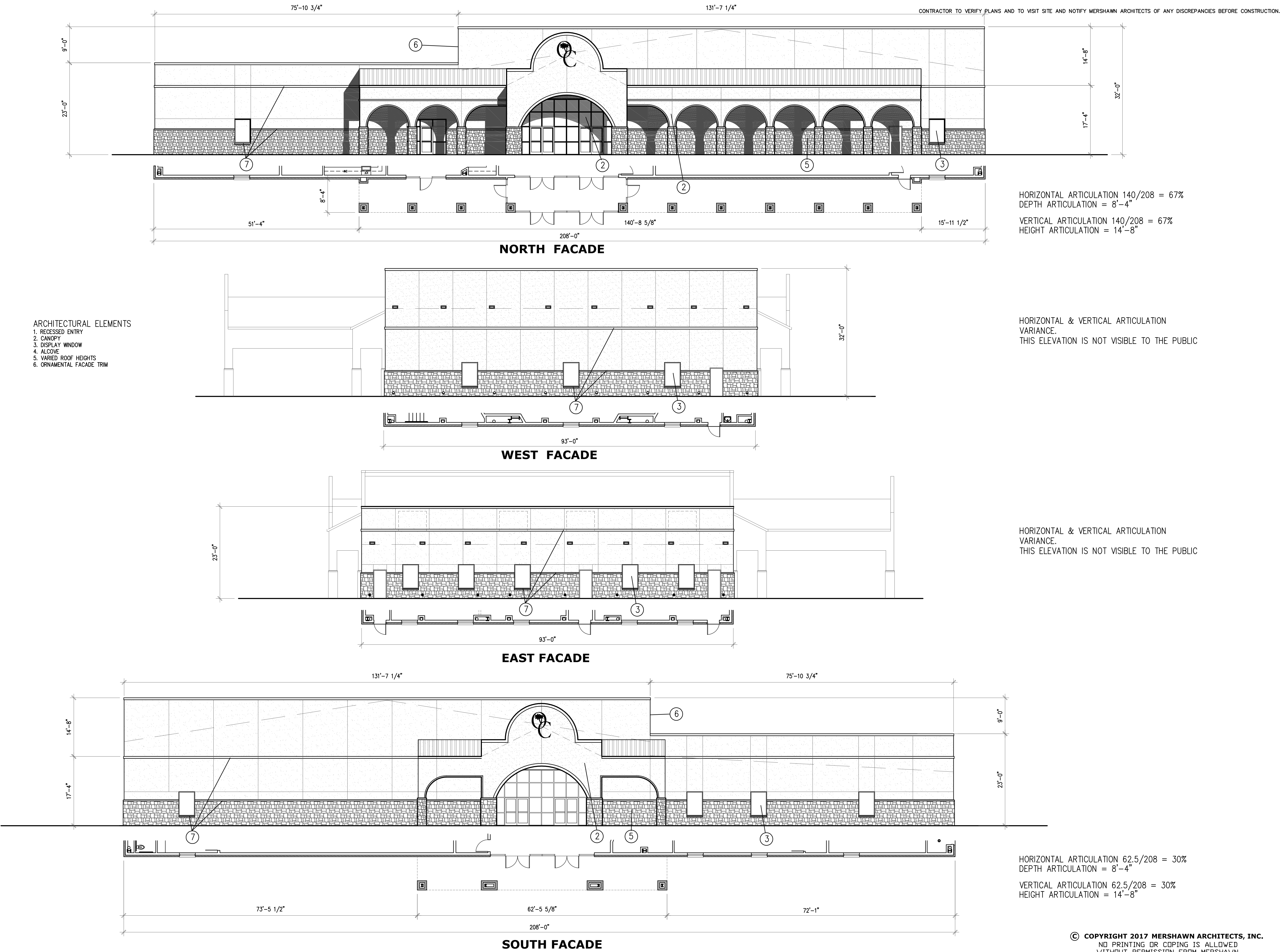
MEDICAL COMMERCIAL CHURCHES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTS
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX : 972-249-2051

No.	Date	Revision	By



OASIS CHURCH
GARLAND, TEXAS

Scale:	3/32" = 1'-0"
Date:	4/7/2017
Project No.:	170402
Designed:	GW
Drawn:	GW
Checked:	WM



No.	Date	Revision	By



Scale:	3/32" = 1'-0"
Date:	4/7/2017
Project No.:	170402
Designed:	GW
Drawn:	GW
Checked:	WM

Z 18-05



Looking at the subject property from Waterhouse Boulevard.



Looking at the properties across Waterhouse Blvd.



Looking at the subject property from Wellington Avenue



Looking at the properties across Wellington Avenue



GARLAND

Plan Commission

3.c.

Meeting Date: 02/12/2018

Item Title: Z 18-07 Hidden Oaks Lot Venture Ltd. (District 1)

Summary:

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)

Attachments

Z 18-07 Hidden Oaks Lot Venture Ltd. Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 18-07/District 1

Agenda Item:

Meeting: Plan Commission

Date: February 12, 2018

REQUEST

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).

LOCATION

This property is located to the east of Lavon Drive, between Foster Road and Crist Road.

APPLICANT

Hidden Oaks Lot Venture Ltd.

OWNER

Hidden Oaks Lot Venture Ltd.

BACKGROUND

In 2017 City Council approved Planned Development (PD) 17-04 District, a Detail Plan and an Alley Waiver to allow the development of ninety (90) townhouse dwelling units on the subject property. The applicant makes the above request to allow the construction of the townhouse development in two phases and increase the overall site area originally included in Planned Development (PD) 17-04 District.

SITE DATA

The subject property consists of approximately 14.25 acres. The site has approximately 1,635 linear feet of frontage along Crist Road. The townhouse development would be accessed from two entry points along Crist Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 17-04 District allows the construction of a townhouse development with ninety dwelling units in conformance with the approved Detail Plan and Specific Conditions.

CONSIDERATIONS

Amendment to Planned Development (PD) 17-04 District and Detail Plan

1. The applicant proposes to amend the existing Detail Plan (Exhibit E) for a previously approved townhouse development by establishing a phasing plan for construction, and to expand the overall project boundaries, thus increasing certain lot depths.
2. The ninety (90) unit townhome development would be constructed in two phases (Exhibit C and Exhibit D); the following itemizes the site elements that will be constructed in each phase:

Phase 1

- 11.06 acres
- Sixty-five (65) residential lots
- Screening from non-residential zoned properties consisting of a minimum six-foot tall, and maximum eight-foot tall masonry wall placed along the rear property lines of Lots 2 through 42 of Block A and a six-foot tall, board-on-board wood

fences with steel posts placed along the rear of Lots 2 through 25 and 27 through 41 on Block A.

- 2.34 acres of common areas (open space) (21.2% of the area in Phase 1)
- Twenty-two (22) guest parking spaces
- The construction and completion of Crist Road public improvements as established in the Garland Thoroughfare Plan
- Sidewalk and the full length of the perimeter screening (fencing and vegetation) along Crist Road
- The abandonment of Foster Road
- The relocation of existing utilities along Foster Road
- With the exception of the trail connecting from Crist Road to cul-de-sac at the end of Hidden Oaks Avenue, all the amenities for the entire townhouse development
- Detention pond

Phase 2

- 3.19 acres
 - Twenty-five (25) residential lots
 - 0.34 acres of common areas (open space)(10.7% of the area in Phase 2)
 - Nineteen (19) guest parking spaces
 - Trail connecting from Crist Road to cul-de-sac at the end of Hidden Oaks Avenue
3. The applicant proposes a revision to increase the original overall site area of the townhouse development by approximately 0.608 acres, increasing the area of request to approximately 14.3 acres. The expansion will occur along the rear of Lots 7 through 25 on Block A; thus, increasing the depth of these lots by approximately thirty (30) feet.

On the original (approved) Detail Plan, the 0.608-acre area was part of the adjacent site to the west of the subject property. However, due to the dimensions and location of this 0.608-acre area, it could be impractical to incorporate it into any development that were to occur on the site to the west of subject property; hence, potentially becoming a "no man's land" or a remnant. Given its location in reference to the subject property, it seems coherent and beneficial as it results in a number of larger lots to include this 0.608-acre area into the townhouse development.

The inclusion of the 0.608 acres to the townhouse development should not hinder the developability of the adjacent site to the west of the subject property.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and to the south of the subject property are zoned for Single-Family Uses; these properties are developed with residential neighborhoods. The properties to the north and to the west of the subject property are zoned for Light Commercial and Community Retail Uses; these properties front Lavon Drive and are developed with a mix of commercial uses that range from restaurants to retail.

A townhouse development will expand housing options through infill; its location and how it relates to the surrounding land uses position the proposed townhouse development to serve as a logical transition from the single-family residential neighborhoods to the east and the commercial properties along Lavon Drive. The proposed amendments to Planned Development (PD) 17-04 District and the approved Detail Plan do not diminish the compatibility of the proposed townhome development with the surrounding zoning and land uses.

STAFF RECOMMENDATION

Approval of the request as presented by the applicant.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

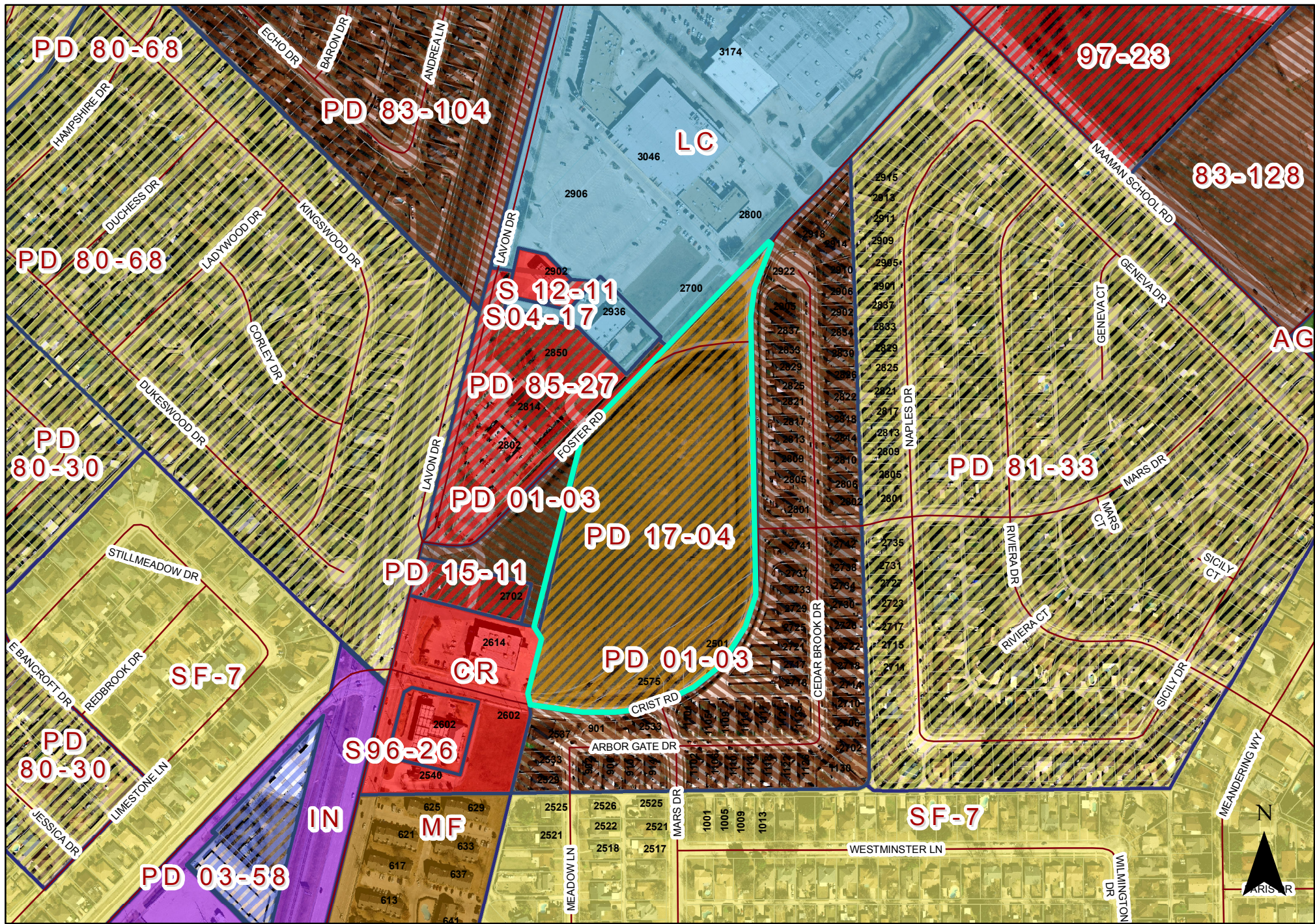
CITY COUNCIL DATE: March 6, 2018

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



0 200 400 Feet
1 inch = 378 feet

ZONING MAP Z 18-07



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-07

I. Statement of Purpose: The purpose of this Planned Development is to approve expand the boundaries of an existing Detail Plan and approve a phasing plan for construction for a Dwelling, Single-Family Attached (Townhouse) development approved under Planned Development (PD) 17-04 District.

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) 17-04 District as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Single-Family Attached (Townhouse) (SF-A) District as set forth in Chapter 2 of the Garland Development Code and Planned Development (PD) 17-04 District are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Detail Plan: Development shall conform to the Detail Plan and Landscape Plan set forth in Exhibit C and Exhibit D; however, in the event of conflict between the Detail Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. Specific Conditions:

A. Permitted Uses: Only Dwelling, Single-Family Attached (Townhouse) uses are permitted.

B. Development Phases: The ninety (90) unit townhouse development in Planned Development (PD) 17-04 District shall be permitted to be constructed in no more than two phases. If constructed in two phases with the phase line as shown on Exhibit C and Exhibit D, the following itemizes the site elements that shall be constructed in each phase:

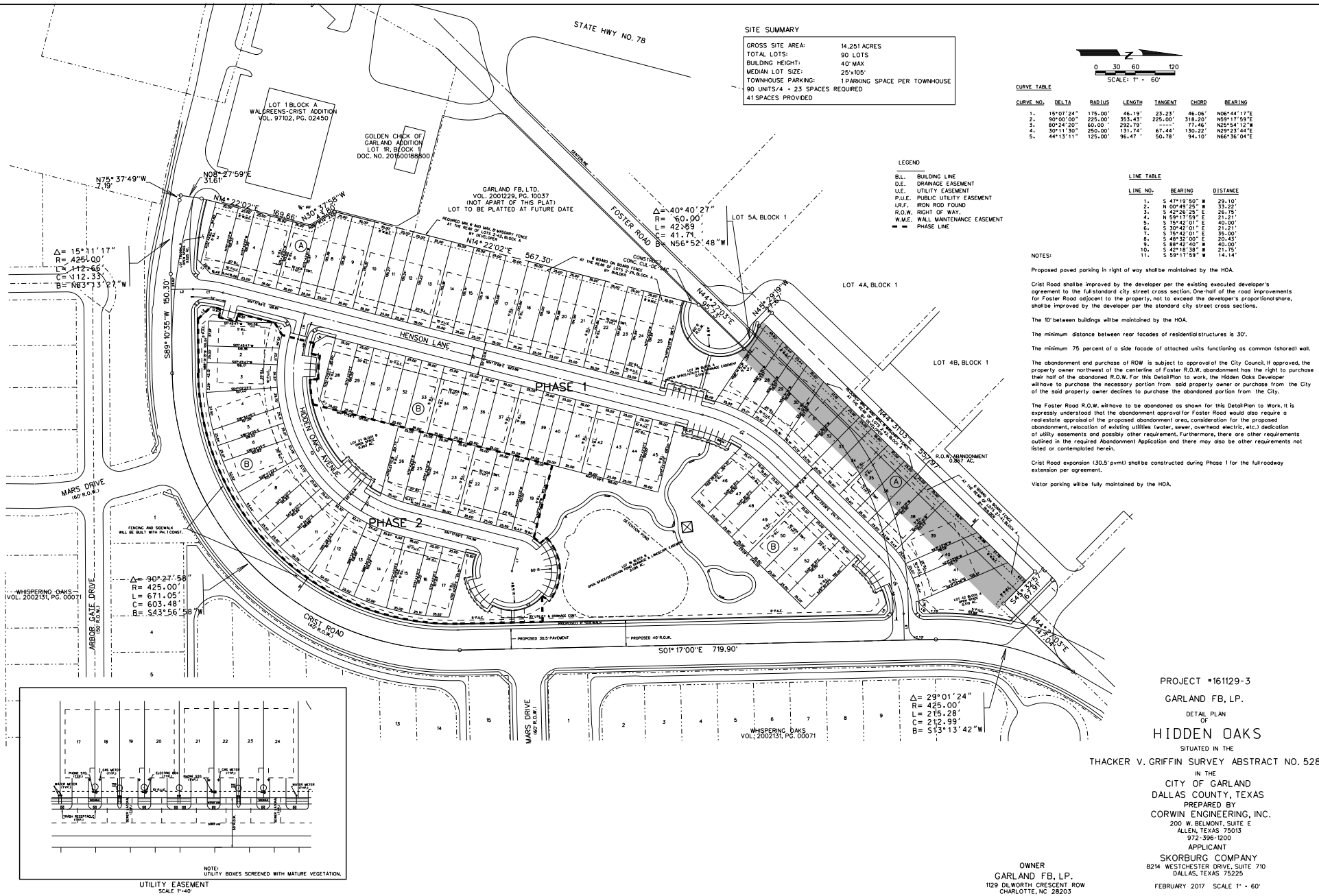
Phase 1:

- 11.06 acres
- Sixty-five (65) residential lots

- Screening from non-residential zoned properties consisting of a minimum six (6) feet tall, and maximum eight (8) feet tall masonry wall placed along the rear property lines of Lots 2 through 42 of Block A and a six (6) feet tall, board-on-board wood fences with steel posts placed along the rear of Lots 2 through 25 and 27 through 41 on Block A.
- 2.34 acres of common areas (open space) (21.3 percent of the area in phase 1)
- Twenty-two (22) guest parking spaces
- The construction and completion of Crist Road public improvements as established in the Garland Thoroughfare Plan
- Sidewalk and the full length of the perimeter screening (fencing and vegetation) along Crist Road
- The abandonment of Foster Road right-of-way.
- The relocation of existing utilities along Foster Road
- With the exception of the trail connecting from Crist Road to cul-de-sac at the end of Hidden Oaks Avenue, all the amenities for the entire townhome development
- Detention pond

Phase 2:

- 3.19 acres
- Twenty-five (25) residential lots
- 0.34 acres of common areas (open space) (10.7 percent of the area in phase 2)
- Nineteen (19) guest parking spaces
- Trail connecting from Crist Road to cul-de-sac at the end of Hidden Oaks Avenue



SITE SUMMARY

GROSS SITE AREA:	14.251 ACRES
TOTAL LOTS:	90 LOTS
BUILDING HEIGHT:	40' MAX
MEDIAN LOT SIZE:	25'x105'
TOWNHOUSE PARKING:	1 PARKING SPACE PER TOWNHOUSE
90 UNITS/4 - 25 SPACES REQUIRED	
41 SPACES PROVIDED	

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'	N06°44'17"E
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N59°17'59"E
3.	80°24'20"	60.00'	292.79'	---	17.46'	N25°54'12"W
4.	30°11'50"	250.00'	131.74'	67.44'	130.22'	N29°23'04"E
5.	44°13'11"	125.00'	96.47'	50.78'	94.10'	N68°36'04"E

- LEGEND**
- B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - U.R.F. IRON ROD FOUND
 - R.O.W. RIGHT OF WAY
 - W.M.E. WALL MAINTENANCE EASEMENT
 - PHASE LINE

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 41°19'50" W	29.10'
2.	N 00°49'25" W	35.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.45'
9.	S 88°42'40" W	40.00'
10.	S 42°18'58" W	21.75'
11.	S 59°17'59" W	14.14'

NOTES:

Proposed paved parking in right of way shall be maintained by the HOA.

Cris Road shall be improved by the developer per the existing executed developer's agreement to the full standard city street cross section. One-half of the road improvements for Foster Road adjacent to the property, not to exceed the developer's proportional share, shall be improved by the developer per the standard city street cross sections.

The 10' between buildings will be maintained by the HOA.

The minimum distance between rear facades of residential structures is 30'.

The minimum 75 percent of a side facade of attached units functioning as common (shared) wall.

The abandonment and purchase of ROW is subject to approval of the City Council. If approved, the property owner northwest of the centerline of Foster R.O.W. abandonment has the right to purchase their half of the abandoned R.O.W. For this Detail Plan to work, the Hidden Oaks Developer will have to purchase the necessary portion from sold property owner or purchase from the City of the sold property owner decides to purchase the abandoned portion from the City.

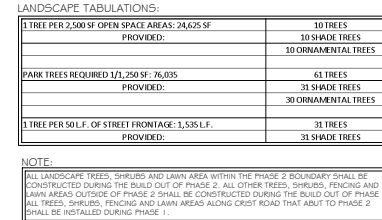
The Foster Road R.O.W. will have to be abandoned as shown for this Detail Plan to Work. It is expressly understood that the abandonment approval for Foster Road would also require a real estate appraisal of the proposed abandonment area, consideration for the proposed abandonment, relocation of existing utilities (water, sewer, overhead electric, etc.) dedication of utility easements and possibly other requirement. Furthermore, there are other requirements outlined in the required Abandonment Application and there may also be other requirements not listed or contemplated herein.

Cris Road expansion (30.5 pvt.) shall be constructed during Phase 1 for the full roadway extension per agreement.

Visitor parking will be fully maintained by the HOA.

PROJECT #161129-3
GARLAND FB, LP.
DETAIL PLAN
OF
HIDDEN OAKS
SITUATED IN THE
THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528
IN THE
CITY OF GARLAND
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75015
972-396-1200
APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
FEBRUARY 2017 SCALE 1" = 60'

OWNER
GARLAND FB, LP.
1129 DILWORTH CRESCENT ROAD
CHARLOTTE, NC 28203



TYPICAL FRONT LANDSCAPE FOR TOWNHOMES

17 18 19 20 21 22 23 24

PHONE STD. (TYP.)

SHADE TREE (TYP.)

GAS METER (TYP.)

SHRUBS/ GROUND COVER (TYP.)

ELECTRIC BOX (TYP.)

PHONE STD. (TYP.)

GAS METER (TYP.)

ORNAMENTAL TREE (TYP.)

WATER METER (TYP.)

TRASH RECEPTACLE (TYP.)

SEWER LATERAL (TYP.)

TURF AREA (TYP.)

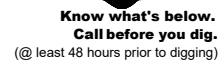
36" DIA. BURFORD HOLLY TO BE PLANTED AROUND ELECTRICAL BOXES FOR SCREENING (TYP.)

50' E.O.W.

SEWER LINE

SEWER LATERAL (TYP.)

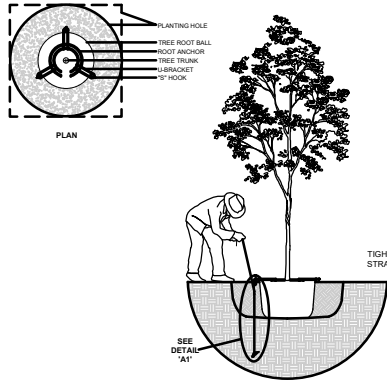
WATER METER (TYP.)



INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

GENERAL NOTES:

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.



ROOT ANCHOR ITEM	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V88 Anchors
30-BG	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V88 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V88 Anchors
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V88 Anchors
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	3 - V88 Anchors
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	3 - V88 Anchors
300-BG	300 Gallon or 58" root ball	48" Minimum Depth	3 - V88 Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

STEP 1:

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

STEP 2:

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

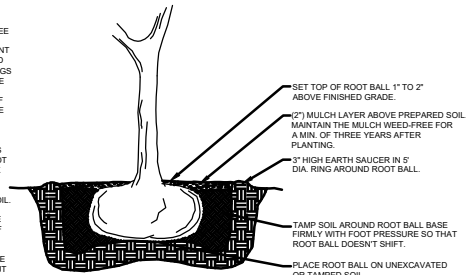
- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 2" for the v-88 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.

A SHRUB PLANTING DETAIL

NOT TO SCALE

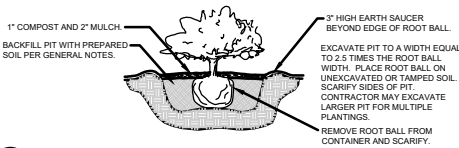
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



B TREE PLANTING DETAIL

NOT TO SCALE



C SHRUB PLANTING DETAIL

NOT TO SCALE



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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240 N. Meacham Road | Mesquite, TX 76063 | 817-842-2094 | 817-842-2095 fax
REGISTRATION # F-10599 (TEXAS)

HIDDEN OAKS TOWN HOMES
GARLAND, TEXAS

LANDSCAPE NOTES

No.	Date	Revision Description

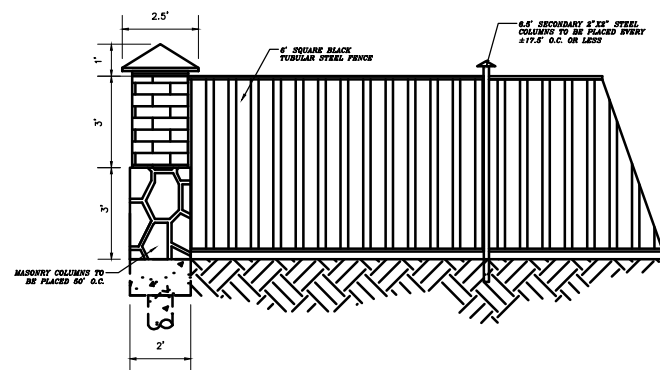
PROJECT NO.: 0904-17-03



SHEET NO.

L-1.1

- ① SOLDIER COURSE - TOP OF WALL (SEE ELEVATION)
- ② STANDARD RABBING BOND BRICK FRAGS 16" STANDARD MATCHING 16" REINFORCING
- ③ REINFORCING BY CHAIN REINFORCED 1" X 10-0, 6 GALLIE REIN HORIZONTAL AT EACH COURSE, PROVIDE SLIGHT SLOPE TOP FACE SHOWN TO FACILITATE DRAINAGE.
- ④ COMPACTED SUBGRADE TO 95% OF AASHTO 1-66 DENSITY.
- ⑤ STANDARD 16" WIDE BRICK SUPPORT @ 12' O.C.
- ⑥ BOTTOM COURSE WITH WEEP OPENINGS
- ⑦ STANDARD 16" WIDE BRICK @ 12' O.C.
- ⑧ BARS CONTINUOUS @ 4' O.C. MIN.
- ⑨ 1" SAND SETTING BED.
- ⑩ 12" - PIER X DEFIN TO 7" MIN. BELOW EXISTING GRADE @ 12' O.C. MAX. (O.C. TO MATCH COURSES & BRICK SUPPORTS)
- ⑪ CAST STONE COLLAR CAP
- ⑫ 3"x3"4" GALVANIZED ANGLE IRON
- ⑬ 4" OPENING



6' BOARD
ON BOARD
WOOD FENCE

6' TO 8'
MASONRY WALL
(AT PROPERTY
LINE)

TOWNHOUSE
BACKYARD

8' FENCE
EASEMENT

COMMERCIAL



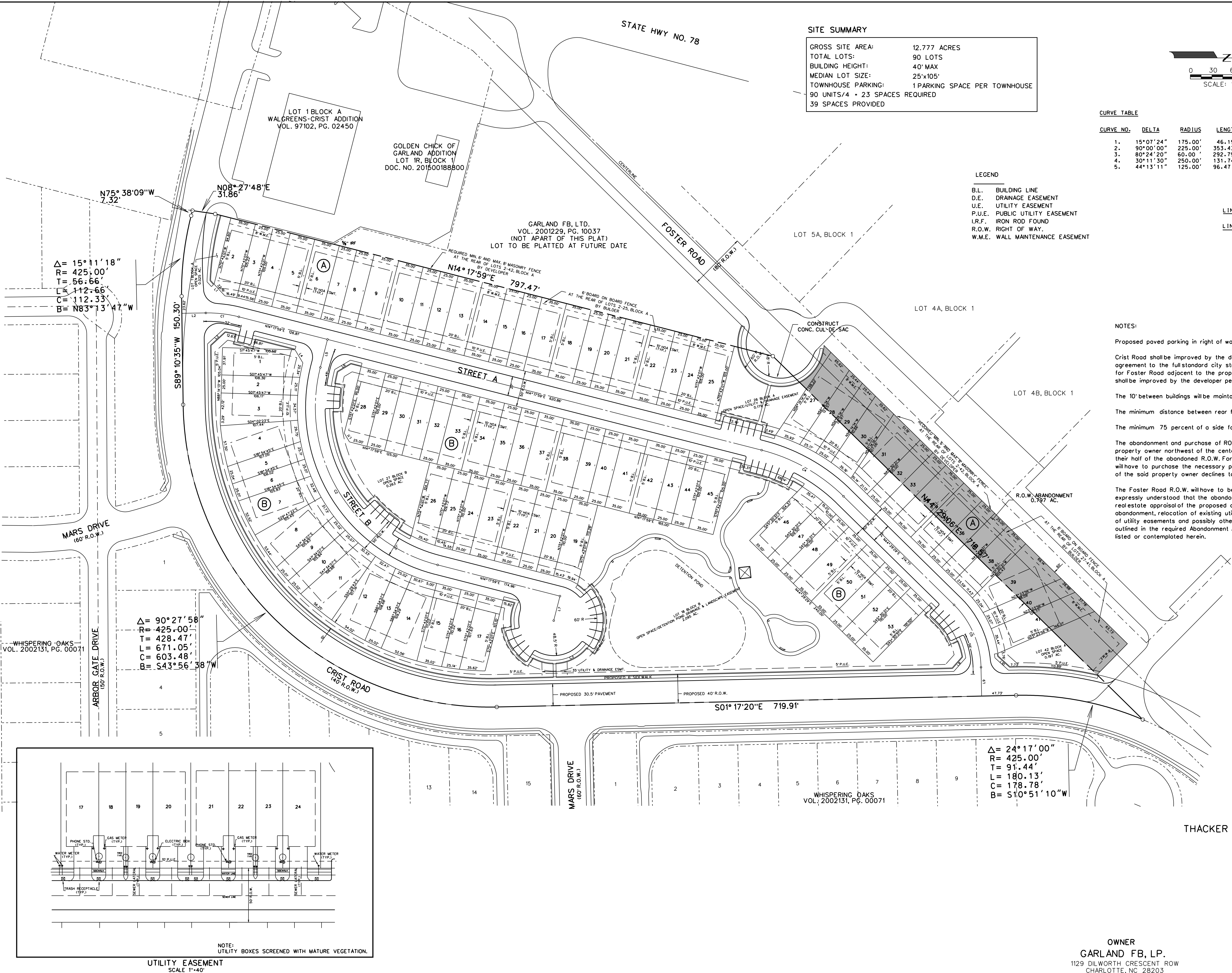
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[illegible]

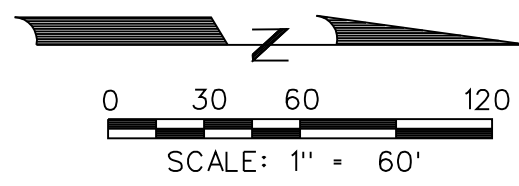
SHEET NO.

L-1.2

Exhibit E



SITE SUMMARY	
GROSS SITE AREA:	12.777 ACRES
TOTAL LOTS:	90 LOTS
BUILDING HEIGHT:	40' MAX
MEDIAN LOT SIZE:	25'x105'
TOWNHOUSE PARKING:	1 PARKING SPACE PER TOWNHOUSE
90 UNITS/4	23 SPACES REQUIRED
39 SPACES PROVIDED	



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	15°07'24"	175.00'	46.19'	23.23'	46.06'	N06°44'17"E
2.	90°00'00"	225.00'	353.43'	225.00'	318.20'	N59°17'59"E
3.	80°24'20"	60.00'	292.79'	---	177.46'	N25°54'12"W
4.	30°11'30"	250.00'	131.74'	67.44'	130.22'	N29°23'44"E
5.	44°13'11"	125.00'	96.47'	50.78'	94.10'	N66°36'04"E

LEGEND		
B.L.	BUILDING LINE	
D.E.	DRAINAGE EASEMENT	
U.E.	UTILITY EASEMENT	
P.U.E.	PUBLIC UTILITY EASEMENT	
I.R.F.	IRON ROD FOUND	
R.O.W.	RIGHT OF WAY	
W.M.E.	WALL MAINTENANCE EASEMENT	

LINE TABLE		
LINE NO.	BEARING	DISTANCE
1.	S 47°19'50" W	29.10'
2.	N 00°49'25" W	33.22'
3.	S 42°26'25" E	26.75'
4.	N 59°17'59" E	21.21'
5.	S 75°42'01" E	40.00'
6.	S 30°42'01" E	21.21'
7.	S 75°42'01" E	35.00'
8.	S 48°32'00" E	20.43'
9.	S 88°42'40" W	40.00'
10.	S 42°18'38" W	21.75'
11.	S 59°17'59" W	14.14'

NOTES:

Proposed paved parking in right of way shall be maintained by the HOA.

Crist Road shall be improved by the developer per the existing executed developer's agreement to the full standard city street cross section. One-half of the road improvements for Foster Road adjacent to the property, not to exceed the developer's proportional share, shall be improved by the developer per the standard city street cross sections.

The 10' between buildings will be maintained by the HOA.

The minimum distance between rear facades of residential structures is 30'.

The minimum 75 percent of a side facade of attached units functioning as common (shared) wall.

The abandonment and purchase of ROW is subject to approval of the City Council. If approved, the property owner northwest of the centerline of Foster R.O.W. abandonment has the right to purchase their half of the abandoned R.O.W. For this Detail Plan to work, the Hidden Oaks Developer will have to purchase the necessary portion from said property owner or purchase from the City of the said property owner declines to purchase the abandoned portion from the City.

The Foster Road R.O.W. will have to be abandoned as shown for this Detail Plan to Work. It is expressly understood that the abandonment approval for Foster Road would also require a real estate appraisal of the proposed abandonment area, consideration for the proposed abandonment, relocation of existing utilities (water, sewer, overhead electric, etc.) dedication of utility easements and possibly other requirement. Furthermore, there are other requirements outlined in the required Abandonment Application and there may also be other requirements not listed or contemplated herein.

PROJECT *161129-3

GARLAND FB, LP.

DETAIL PLAN
OF

HIDDEN OAKS

SITUATED IN THE

THACKER V. GRIFFIN SURVEY ABSTRACT NO. 528

IN THE

CITY OF GARLAND

DALLAS COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

APPLICANT

SKORBURG COMPANY

8214 WESTCHESTER DRIVE, SUITE 710

DALLAS, TEXAS 75225

FEBRUARY 2017 SCALE 1" = 60'

OWNER

GARLAND FB, LP.

1129 DILWORTH CRESCENT ROW

CHARLOTTE, NC 28203

Z 18-07



View of subject property from Crist Road.



View of subject property from Foster Rd.



View of subject property from Foster Rd.



View of the residential neighborhood located across Crist Rd. from the Subject property

Z 18-07



View of the rear elevations of some of the commercial development adjacent to the subject property



GARLAND

Plan Commission

4.

Meeting Date: 02/12/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo Attachment



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: February 12, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the February 26, 2018 Plan Commission meeting.

PLATS

Sears Industrial District No. 4 Final Plat

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 **NH Consulting**, requesting approval of a Specific Use Provision for a Hotel/Motel, Full Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
3. Consideration of the application of **ADI Inc.**, requesting approval of a Detail Plan for general office use on property zoned Planned Development (PD) 13-32 District for Limited Freeway Uses (includes general office use). This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
4. 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)

5. 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) (This item was postponed from the January 22, 2018 Plan Commission Meeting).
6. 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)
7. 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)
8. 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)
9. 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)
10. Consideration of the application of **Claymoore Engineering**, requesting approval of a Detail Plan for a Medical and Dental Office/Clinic 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)
11. Consideration of the application of **Calvert & Co / Architects, Inc.**, requesting approval of a Change in Zoning from Planned Development (PD) District 08-52 for Community Retail (CR) Use to Planned Development (PD) District for Automobile Repair-Minor Use. This property is located at 3300 South Shiloh Road. (District 5) (File Z 18-06)
12. Consideration of the application of **Winkelmann Engineering**, requesting approval of a Detail Plan for a Dwelling, Multi-Family Use on a property zoned Planned Development (PD) District 11-32 for Multi-Family (MF) Use. This property is located at 4689 Saturn Road and 1651, 1551 and 1451 Marketplace Drive. (District 5) (File Z 18-13)