



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
January 22, 2018 at 7:00 p.m.**

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

A pre-meeting will begin at 5:20 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:

1. MINUTES

- a.** Consider approval of the January 8, 2018 Plan Commission Minutes.

2. PLATS

- a.** Baginski Dental Office Addition Final Plat

3. ZONING

- a. 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.)
- b. 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 (GD) 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.)
- c. Consideration of the application of **Masterplan Consultants**, requesting approval of 1) a Change in Zoning from Agricultural (AG) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Multi-Family Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)
- d. 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.)
- e. 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)

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: 01/22/2018

Item Title: Plan Commission Minutes - January 8, 2018

Summary:

Consider approval of the January 8, 2018 Plan Commission Minutes.

Attachments

Plan Commission Minutes - January 8, 2018 Attachment

Garland, Texas
January 16, 2018

The Plan Commission of the City of Garland met in regular session on Monday, January 8, 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	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Mike Betz
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de la Vega
Staff	Isaac Williams

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of December 11, 2017.

Motion was made by Commissioner Moore seconded by Commissioner O'Hara to **approve** the minutes of the December 11, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.**

Plats

- 2a.** Mansions at Spring Creek 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: 7 Ayes, 0 Nays**

2b. Racetrac Garland Avenue Addition Replat

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: 7 Ayes, 0 Nays**

2c. Ballam River Addition Preliminary 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: 7 Ayes, 0 Nays**

2d. Callejo Addition Conveyance 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: 7 Ayes, 0 Nays**

2e. Ribelin-Miller Park Addition Conveyance 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: 7 Ayes, 0 Nays**

2f. Jupiter Miller Business Center 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: 7 Ayes, 0 Nays**

Zoning

- 3a.** Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) District 84-73; 2) an amended Concept Plan; 3) a Detail Plan for a Grocery/Supermarket (>5,000sf), on property zoned Planned Development (PD) 84-73 for Neighborhood Office (NO) District

Uses, and 3) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)

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

Motion was made by Commissioner Hedrick, seconded by Commissioner Dodson to **approve** per staff recommendation.
Motion carried: 7 Ayes, 0 Nays.

- 3b. Consideration of the application of **Fasil Kagnev**, requesting 1) a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for Elder Care-Assisted Living Facility on a property zoned Community Office (CO). This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)

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** per staff recommendation.
Motion carried: 7 Ayes, 0 Nays.

- 3c. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) an amendment to Planned Development (PD) 07-17 District for Single-Family-7 Uses, 2) an amendment to a Concept Plan, 3) a Detail Plan for Dwelling, Single-Family Detached, 4) a Variance to Section 4.37 of the Garland Development Code regarding residential development landscaping and 5) an Alley Waiver. This property is located on the south and east side of Ben Davis Road, approximately 1,500 feet southwest from the intersection of Ben Davis Road and Bunker Hill Road. (District 1) (File Z 17-38)

Representing the applicant, Abra Nusser, PO Box 1303 Bedford, Texas 76095, provided an overview of the request and additional information regarding the maximum lot coverage, proposed alleys, lot width, setback reductions, traffic and drainage issues.

The applicant, Chip Boyd, 2600 Network Blvd., Frisco, Texas and Jay Volk, 830 Central Pkwy, East #310, Plano, Texas provided information regarding the quality and type of proposed product, elaborated on the flood study for the proposed property and the developer's responsibility for Ben Davis Road.

Charles Ehrman, 1641 Ben Davis Road, Garland, Texas spoke of concerns regarding the increase of traffic, current condition of Ben Davis Road and asked who is/would be responsible for the maintenance of Ben Davis Road.

Commissioner Moore inquired as to the number of times Ben Davis Road has been rebuilt.

Motion was made by Commissioner Dalton, seconded by Commissioner Hedrick to **close** the public hearing and open the case for discussion. **Motion carried: 7 Ayes, 0 Nays.**

There was discussion among the Commission.

Commissioner Moore stated he agreed with the proposed development. However, he raised concerns regarding the current state of Ben Davis Road and asked if staff could verify the City's responsibility in relation to Ben Davis Road.

Chairman Roberts also commented on the need for City departments to determine where the responsibility lies with Ben Davis Road.

Commissioner Dodson commented on the consequences and cost of holding the case up, would like to see 60% of lot areas being 5,700 square feet or greater and minimum dwelling area 2,000 square foot while maintaining the total 143 proposed lots. Planning staff work with City departments, County, and the City of Sachse for a decision on who is ultimately responsible and who will be maintaining Ben Davis Road.

Motion was made by Commissioner Dalton, seconded by Commissioner Dodson to **approve** the request per staff recommendation with the addition of the minimum dwelling unit size of 2,000 square feet. **Motion carried: 7 Ayes, 0 Nays.**

- 3d. 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)

Representing the applicant, Maxwell Fisher, 900 Jackson St., Dallas, Texas 75202 provided an overview of the request and elaborated on the allowed and proposed uses within the surrounding area.

Commissioner O'Hara and Dalton commented on the I-30 Catalyst area study and best uses for that area, the need for additional residential development and spoke in agreement with staff's recommendation for denial.

Staff clarified the I-30 plan recognizes a greater residential need to aid in the economic growth of the area and recognized the requirements and entitlements tied to the existing Planned Development (PD) for the subject property.

Commissioner Dodson asked of staff if the consultant for the I-30 Catalyst study was aware of the proposed substation on the property owned by GP&L, if there is a need to revisit with them to ensure the market of residential development is still consistent with

the study's results and asked if the consultant can provide a report regarding best uses for the subject and surrounding properties.

Staff stated revisiting with the consultant to confirm regarding the results of the I-30 study is an option.

Commissioner Hedrick asked for clarification on the continuity of the GP&L site.

Commissioner Moore commented on the need for clarification on the potential future uses of the surrounding properties.

Chairman Roberts requested clarification on the term "attended carwash", requested the look of the overhead garage doors be redesigned and questioned the location of the ADA parking space and site layout.

Motion was made by Commissioner O'Hara, seconded by Commissioner Moore to postpone the request to the January 22, 2018 Plan Commission meeting. **Motion carried: 7 Ayes, 0 Nays.**

- 3e.** 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)

Representing the applicant, Daniel Stewart, 14800 Quorum Drive, Suite 200, Dallas, Texas 75254, provided additional information regarding deviation to the tree count along the front drive, relocation of parking, additional screening to the subject property and branding information regarding the pole sign.

Commissioner Dalton questioned the applicant on the signage height and altering the pole sign to a pylon sign, similar signage that is already in the area.

Commissioner Moore questioned the proposed location of parking.

Commissioner Hedrick and Dodson questioned the height of the proposed signage in relation to the freeway.

Chairman Roberts commented on the signage height being disproportionate to existing signage, questioned the applicant if they are over-parked and the possible redirection of exiting traffic away from Mars.

Citizen Jennifer Blakeman, 3022 Larkspur Court, Garland, Texas 75040, questioned the lack of a screening wall and landscaping between the subject property and Mars Road.

Citizen Juan Kadir, 3006 Gladiola, Garland, Texas 75040, raised concern regarding the additional traffic.

Staff stated the proposed berm and landscaping will pose as the barrier between the subject property and Mars Road.

There was discussion among the Commissioners after Commissioner Dalton's motion to approve the request but to lower the allowed height to twenty-two feet for signage and need for a line of sight study. Commission Hedrick seconded the motion; however, the Commission Dalton changed the motion after such discussion.

Commissioner Ott commented on the height of the existing sign and stated his opposition for the proposed sign height.

Motion was made by Commissioner Dalton, seconded by Commissioner Hedrick to postpone the request to the January 22, 2018 Plan Commission meeting, requesting additional information (line of sight study) from the applicant regarding signage. **Motion carried: 7 Ayes, 0 Nays.**

- 3e. 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) (Staff requests postponement to the January 22, 2018 Plan Commission meeting.)

Motion was made by Commissioner Dodson, seconded by Commissioner Ott to postpone the request to the January 22, 2018 Plan Commission meeting. **Motion carried: 7 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 8:57 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 01/22/2018

Item Title: Baginski Dental Office Addition Final Plat (District 1)

Summary:

Baginski Dental Office Addition Final Plat

Attachments

Baginski Dental Office Addition Final Plat Report and Attachments

Planning Report

File No: P 18-01/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018



GARLAND

TEXAS MADE HERE

FINAL PLAT

Baginski Dental Office Addition

LOCATION

The property is located on the northwest corner of Naaman Forest Boulevard and Brand Road.

ZONING

Planned Development (PD) 87-1 District for Community Office Uses.

NUMBER OF LOTS

2 lots

ACREAGE

2.999 acres

BACKGROUND

The applicant requests approval of a final plat consisting of two (2) lots, Lot 1 and Lot 2. The subject property stands undeveloped and the applicant proposes a final plat to develop Lot 1 with a dental office; at this point no development is being proposed on Lot 2.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

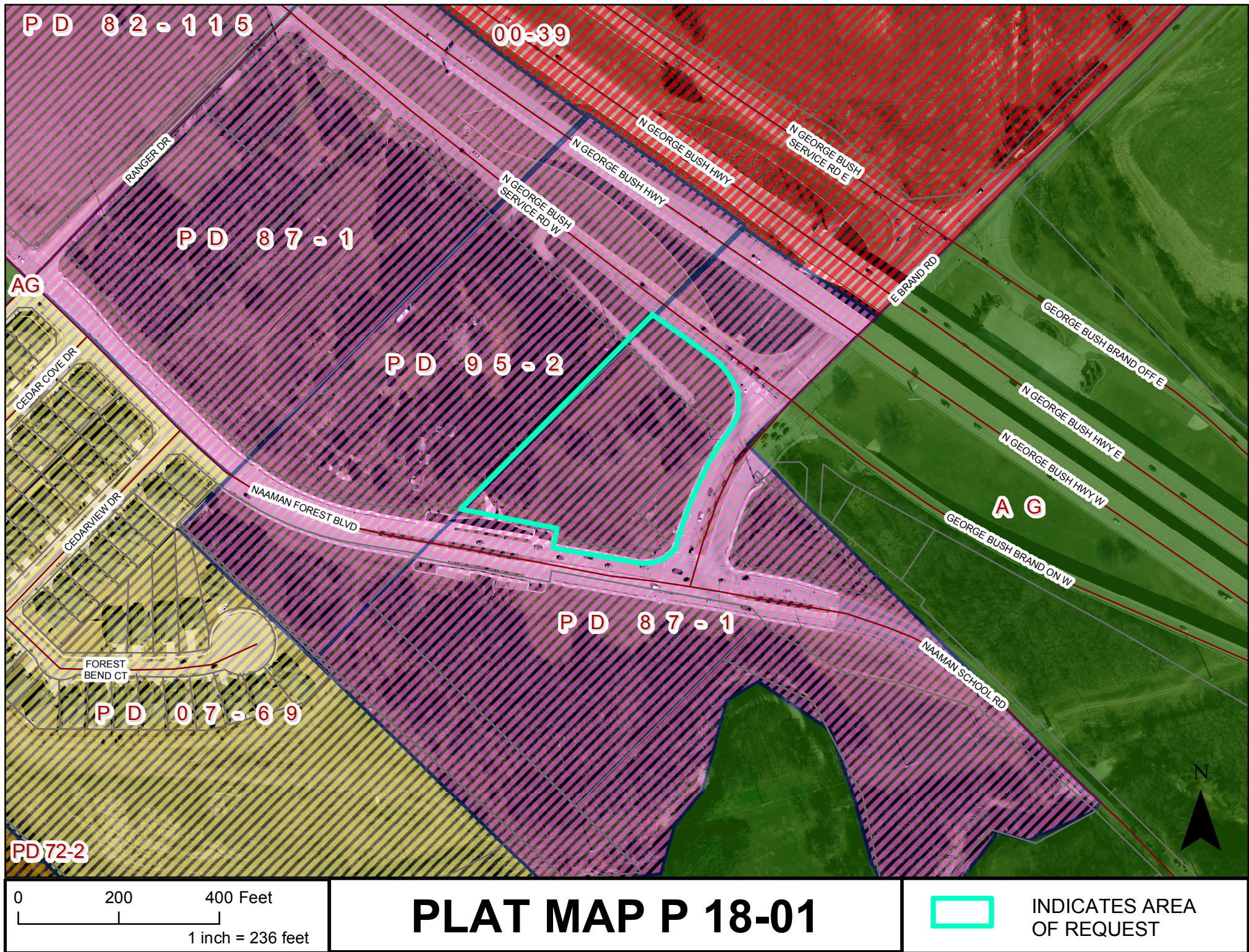
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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Development Planner
Planning and Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT MAP P 18-01



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

3.a.

Meeting Date: 01/22/2018

Item Title: Z 17-41 Akram Alzoubi and Masterplan Consultants (District 4)

Summary:

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.)

Attachments

Z 17-41 Akram Alzoubi and Masterplan Consultants Report and Attachments

Planning Report

File No: Z 17-41/District 4

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to Planned Development District 13-32 for Mixed-Uses, 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.

LOCATION

South of the southwest intersection of Guthrie Road and Broadway Boulevard.

APPLICANT

Akram Alzoubi and Masterplan Consultants

OWNER

Garland Pro Pretty, Ltd.

BACKGROUND

In September 2013 City Council approved an amendment to the Concept Plan for Planned Development (PD) District 09-29 for Freeway uses [Community Retail (CR) District uses under the Garland Development Code]. The lots that are located with frontage along Broadway Boulevard (Lots 1, 9, 10 and 11) are allowed uses that are reliant upon drive-by traffic, such as restaurants. The uses for lots without frontage along Broadway Boulevard (Lots 2 through 8), are to be more destination-oriented, such as office uses. PD 09-29 was amended by Planned Development (PD) District 13-32 which requires a Specific Use Provision for Automobile Repair, Minor uses on Lot 10. The applicant's request is to amend the Planned Development to permit the development of Lot 10 with a 4,530 square-foot automated car wash facility and a 3,265 square-foot minor automobile repair facility "by right".

To date the only developments within the PD 13-32 District are the RaceTrac Gas Station (Lot 9) and Captain D's Restaurant with Drive-Through (Lot 1); these have developed as prescribed by this PD District, and the remaining acreage remains undeveloped.

During the January 8, 2018 Plan Commission meeting, the Commission postponed this case, asking staff to contact the consultant of the I-30 Corridor Catalyst Area Plan to evaluate the I-30/Broadway area concept plan as it relates to a possible electrical substation being built on an adjacent tract ("Lot 13") to the west of the subject property. Garland Power & Light (GP&L) owns Lot 13. A memorandum from Freese & Nichols, Inc. discussing such a scenario is included in the agenda packet. However, as the memo also mentions, GP&L management staff has confirmed that it has no plans to construct a substation on the tract, and has stated that it is unlikely to do so due to upgrades completed at an existing substation.

SITE DATA

The subject property is approximately 1.12 acres with approximately 163.97 feet of frontage along Broadway Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) 13-32 District for (Limited) Community Retail Uses. The PD 13-32 limits the uses permitted on the subject property to the following types: Commercial Antennas, Automobile Repair [Minor], Pharmacy, Financial Institutions, Cleaners, Retail / Personal Services and Restaurants. The permitted uses were selected to be responsive to the proximity to Broadway Boulevard, but also to the existing retail uses in the surrounding area.

CONSIDERATIONS

1. The applicant's request seeks to amend PD 13-32 to permit the proposed Automobile Repair, Minor use "by-right" where the use currently requires Specific Use Provision on Lot 10. The Planned Development also requires that Automobile Repair, Minor uses maintain a minimum distance from a residential district of 500 feet. This request seeks to reduce this distance from 500 feet to 475 feet. Additionally, PD 13-32 omitted Car Wash uses from the approved land use chart; the applicant intends to amend the Planned Development to allow Car Wash, Automated/Rollover use "by right" on Lot 10.
2. **Parking:** Chapter 2, Section 2.52 of the GDC requires one (1) parking space for every 200 square feet of gross floor area for Car Wash, Automated/Rollover uses; one (1) space for every 400 square feet of gross floor area plus two (2) spaces per repair bay is required for Auto Repair Minor uses. The proposed development requires forty (40) parking spaces. The Detail Plan reflects thirty-three (33) parking spaces. The applicant states that the parking deviation more accurately reflects the actual parking demand for the car wash facility and is consistent with car wash parking requirements from neighboring communities.

The site contains a central driveway which provides access to the repair bays of the auto repair, the [car wash] detailing stalls, and the entrance to the car wash tunnel. The driveway also provides cross access to the adjacent RaceTrac Gas Station.

3. **Landscape and Screening:** The proposed Landscape Plan reflects 28.75% of the site is dedicated to landscaping including the required five (5) large canopy trees and thirty-five (35) shrubs within the fifteen (15) foot wide buffer along Broadway Boulevard (the landscape buffer is expanded to thirty (30) feet wide to account for utility, pedestrian, storm drainage, and traffic control easements). Additionally, 24% of the parking area is dedicated to landscaping found within islands and peninsulas; the parking area is screened from Broadway Boulevard with a continuous row of shrubs along the perimeter. The perimeter screening is integrated into the landscape buffers for a more coherent design. The site complies with and exceeds the Screening and Landscape Standards established in Chapter 4, Article 3 of the Garland Development Code.
4. **Building Design:** The proposed building meets the horizontal and vertical articulation requirements by utilizing mixed roof heights, and varying degrees of moldings and projections within the facades. The Building Elevation Plan reflects the incorporation of approved architectural design elements (e.g. varied roof heights, quoins, and ornamental façade trim) as set forth in Chapter 4, Article 6 of the GDC.

Each external building elevation contains a 100 percent masonry façade consisting of brick, stone, stucco and CMU. The applicant utilizes variations in masonry color and material textures to complete a more modern architectural aesthetic.

5. Any signage will be subject to the regulations set forth in Chapter 4, Article 5 of the Garland Development Code.

COMPREHENSIVE PLAN/ I-30 CORRIDOR CATALYST AREA PLAN

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

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

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

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

The Catalyst Area Concept Plan recommends the subject site and its adjacent area to the northwest be developed with residential uses. Quality residential development and mixes of housing types are intended to be critical components toward creating market-driven reinvestment of the existing commercial areas throughout the I-30 Corridor. Commercial uses are currently entitled on the subject property through PD 13-32; however, the applicant requests an additional use (car wash), as well as a less restrictive condition on the auto repair use, which hinder the compatibility with surrounding development, including existing and potential residential development. As mentioned in the Background section above, Garland Power & Light (GP&L) has no plans or intent to build a substation on the adjacent GP&L-owned lot to the west of the subject site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The area to the north of the subject property is zoned PD 13-32, and north of that property is a RaceTrac Gas Station which is zoned Planned Development 14-14. The property located to the east of the site, across Broadway Boulevard, is zoned Neighborhood Office (NO)

District and is mostly comprised of professional offices. Property further north along Broadway Boulevard is zoned Community Retail (CR) District and developed with more retail uses.

Although the request seeks to take advantage of the existing gas station development to the north, the proposed development introduces a use (car wash) that was omitted from an approved land use chart accepted with the adoption of the Planned Development (PD) District 13-32. Additionally, the request seeks to reduce the distance of an Automobile Repair, Minor facility to a residential district from 500 feet to 475 feet. The 500-foot distance requirement and reduced list of uses was deemed the appropriate calibration to be compatible and complimentary with the surrounding zoning and land uses; development contrary to this calibration is incongruent with the intent of Planned Development (PD) District 13-32.

STAFF RECOMMENDATION

Staff recommendation is to deny the request for an Amendment to Planned Development (PD) District 13-32 and the Detail Plan as submitted. The applicant's request is inconsistent with the intent of Planned Development (PD) District 13-32 regarding the development of uses. In addition, the request is contrary to the recommendations and strategies identified for reinvestment within the I-30 Catalyst Area Plan's Broadway Target Investment Area.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Planned Development Conditions
- iii. Site Photos

CITY COUNCIL DATE: February 20, 2018

PREPARED BY:

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Development Planner
Planning and Community Development
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Iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 17-41

 INDICATES AREA OF REQUEST

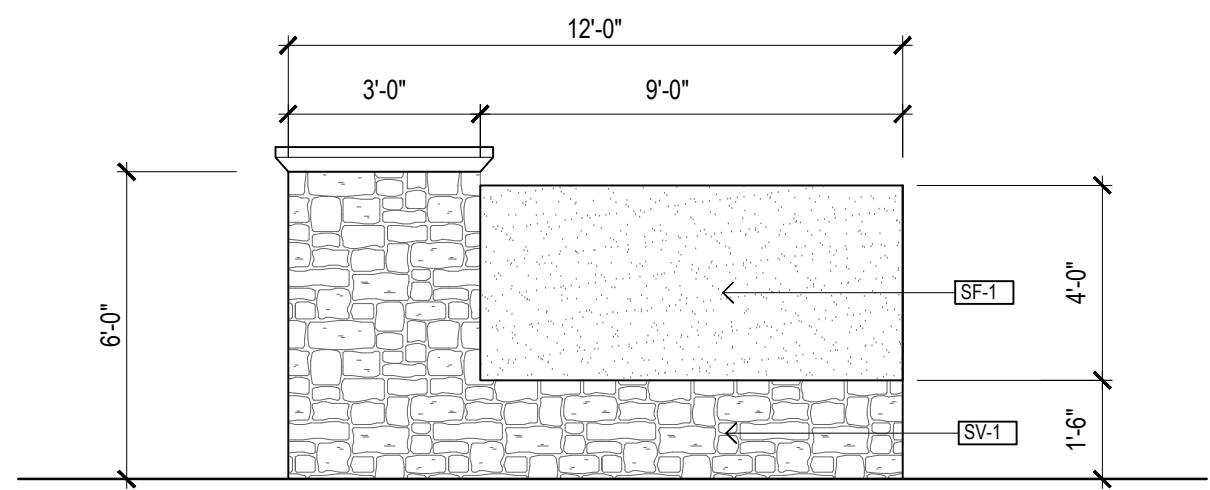
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-41

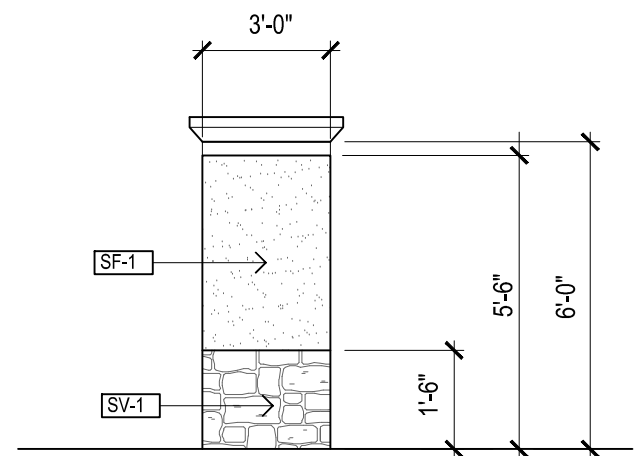
- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Car Wash (Automated/Rollover) and Automobile Repair (minor) uses on a property zoned Planned Development (PD) District 13-32.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Detail Plan labeled Exhibit C. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: No uses shall be permitted except for a Car Wash (Automated/Rollover) and an Automobile Repair, Minor use. The Automobile Repair, Minor use shall not be located within 475 feet of a residential zoning district.
 - B. Parking: Thirty-three (33) parking spaces shall be provided as reflected on the approved site plan (Exhibit C).
 - C. Site Plan: Development shall be in conformance with the approved site plan (Exhibit C).
 - D. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - E. Elevations: Building elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT B

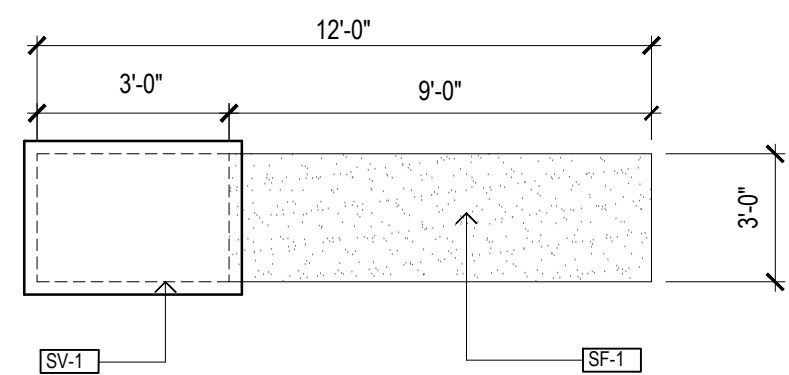
F. Signage: Attached signage shall be located as shown in Exhibit E. All signage shall be in conformance with Chapter 4, Article 5 of the Garland Development Code.



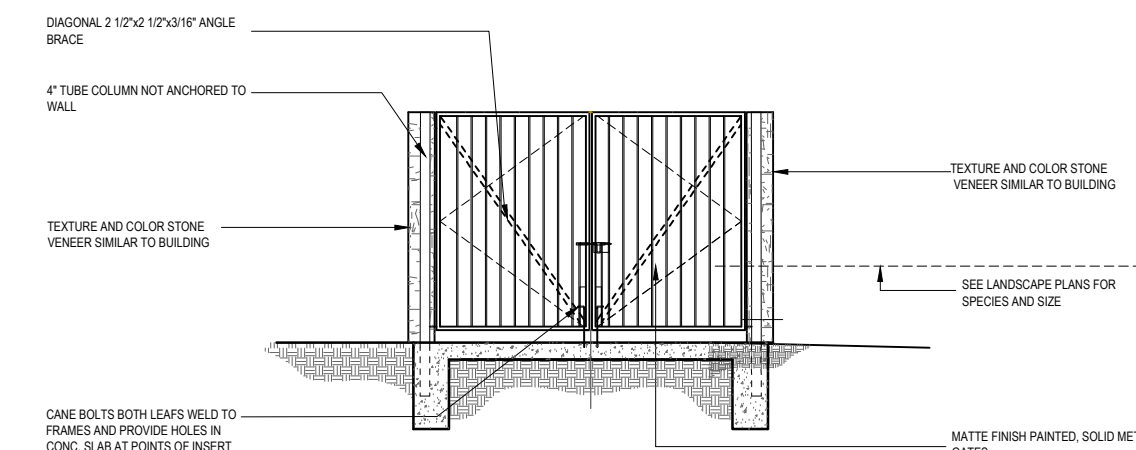
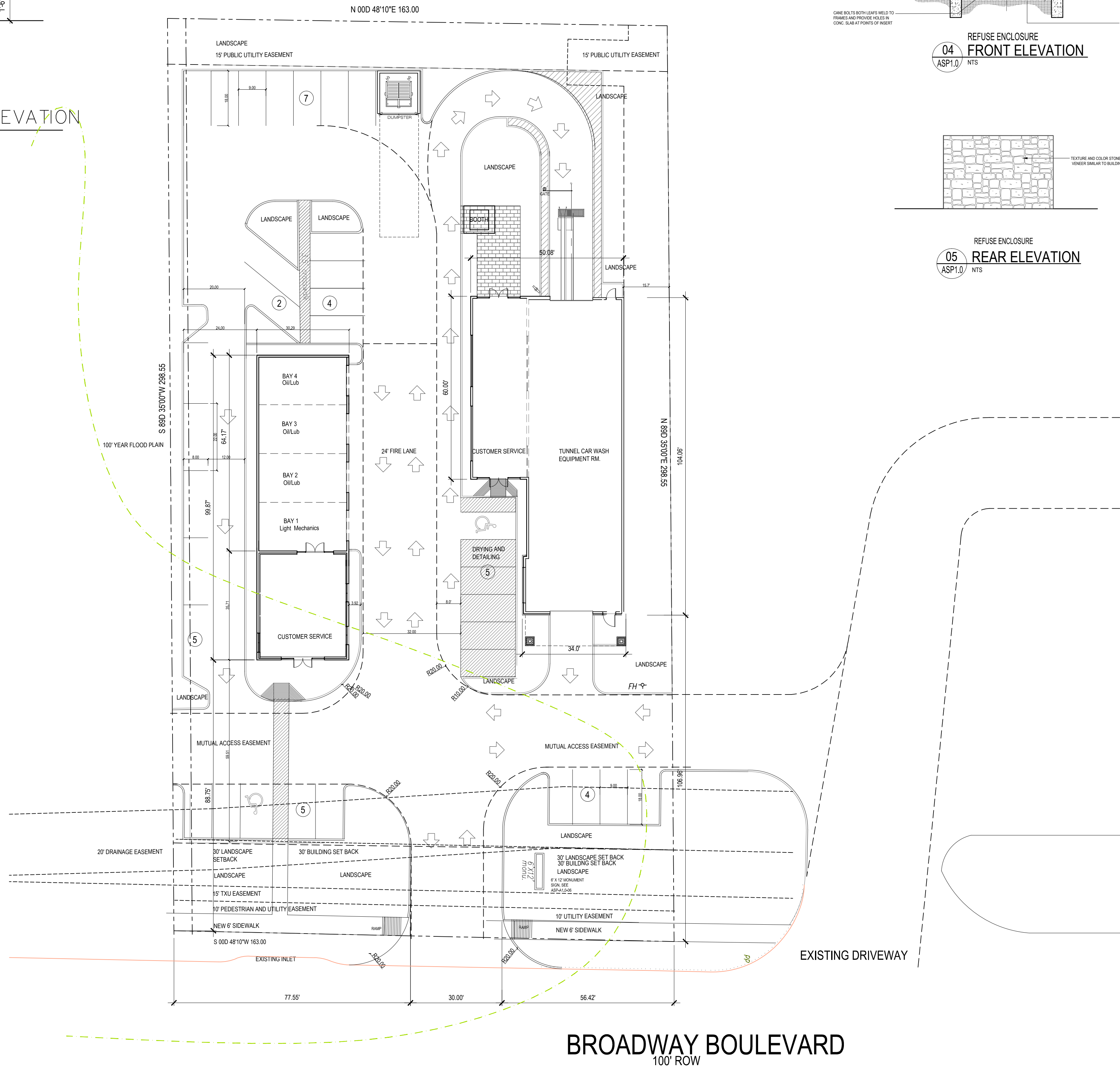
06 MONUMENT SIGN FRONT AND REAR ELEVATION
ASP1.0 NTS



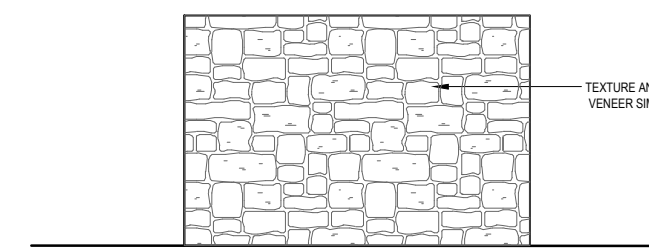
07 MONUMENT SIGN SIDE ELEVATION
ASP1.0 NTS



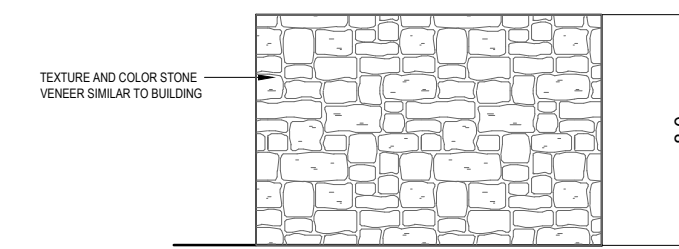
08 MONUMENT SIGN PLAN DETAIL
ASP1.0 NTS



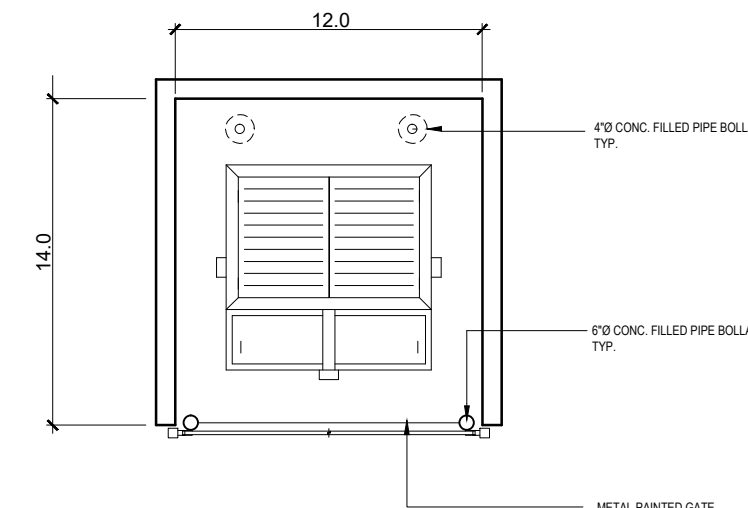
04 REFUGE ENCLOSURE FRONT ELEVATION
ASP1.0 NTS



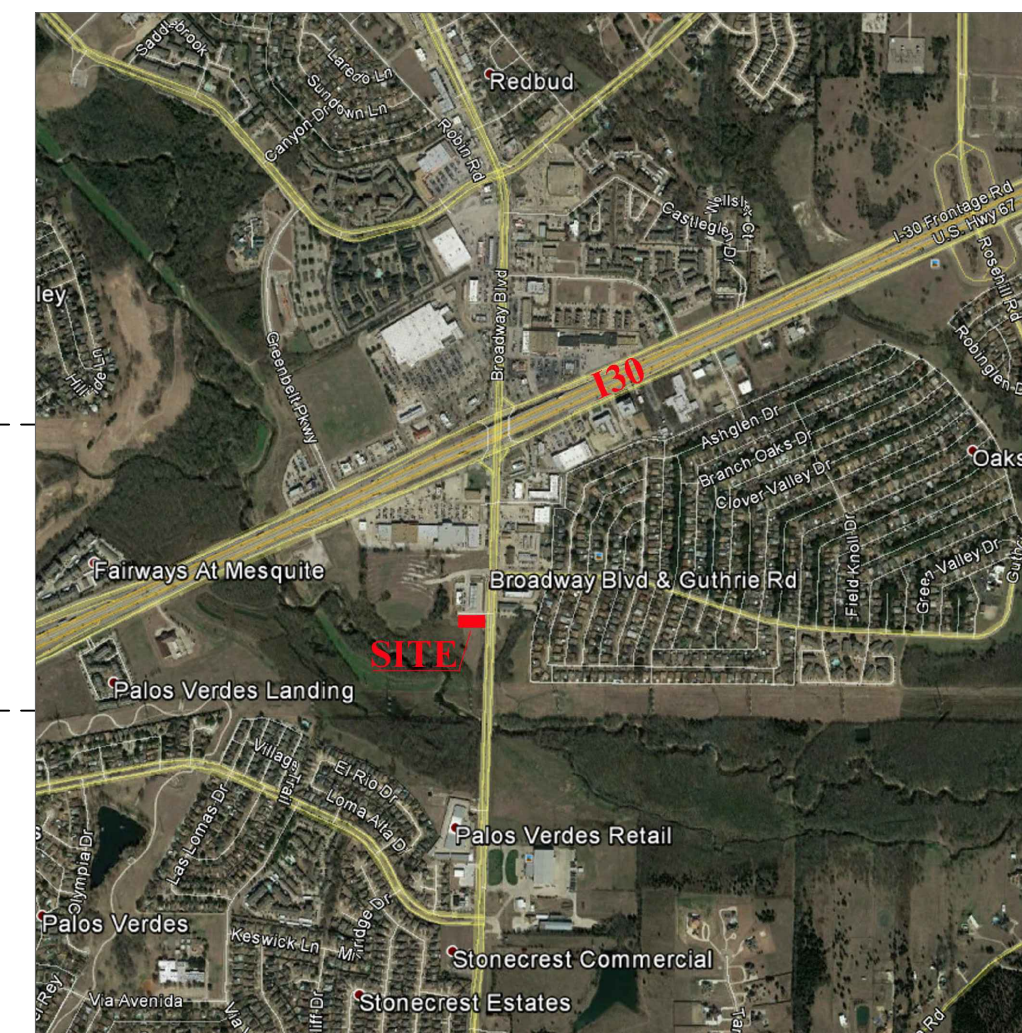
05 REFUGE ENCLOSURE REAR ELEVATION
ASP1.0 NTS



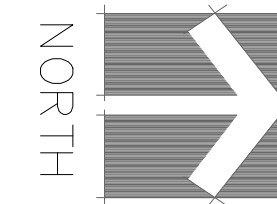
03 REFUGE ENCLOSURE SIDE ELEVATION
ASP1.0 NTS



02 REFUGE ENCLOSURE PLAN DETAIL
ASP1.0 NTS



VICINITY MAP



01- DETAIL PLAN

SCALE 1" = 20'

SITE DATA

LOTS	1
SITE AREA	48,651 SF (1.12 AC.)
EXISTING ZONING	PD 13-32
PROPOSED USE	AUTOMOTIVE SERVICE
BUILDING SQ. FT.	AUTO SERVICE 2980. SQ.FT.
	CAR WASH 4950. SQ.FT.
TOTAL BUILDINGS AREA	7930. SQ.FT.
PARKING REQUIREMENTS	
AUTOMOTIVE SERVICE @ 1/400 SF GLA = 7 SPACES	
AUTOMOTIVE SERVICE @ 2/ BAY = 8 SPACES	
CAR WASH @ 1/200 SF GLA = 25 SPACES	
TOTAL PARKING REQUIRED	= 40 SPACES
TOTAL PARKING PROVIDED INCLUDING 5 DRYING AND DETAILING	= 33 SPACES
BUILDING COVERAGE	16%
BUILDING HEIGHT ALLOWED	30'
BUILDING HEIGHT PROPOSED	30'
BUILDING SETBACKS	FRONT 30'
	REAR 0'
	SIDES 0'
LANDSCAPE SETBACKS	FRONT 30'
	REAR 0'
	SIDES 0'

CITY CASE # Z170314-2



Know what's below.
Call before you dig.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED FOR CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (1 1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §1515.0 OF TITLE 7, PART XIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCHING

SCARPED SURFACE TO A MINIMUM OF 3" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.
IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDS WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 1" OF TOPSOIL AND 1" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 6". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREPARED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4 1/2" WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

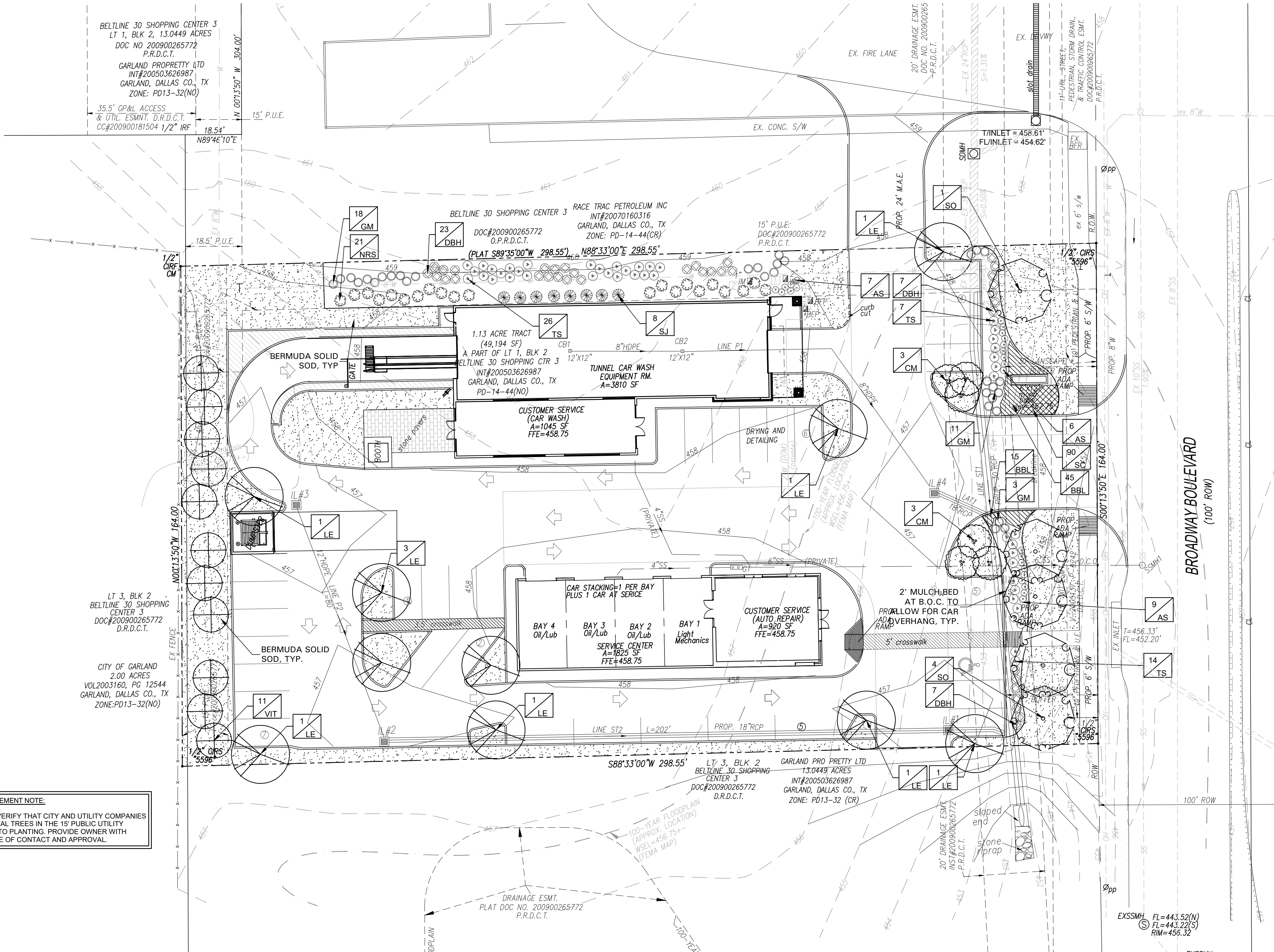
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 1/16" X 4 1/2" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH-BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

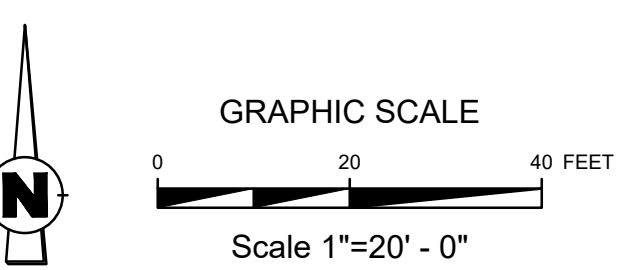
PUBLIC UTILITY EASEMENT NOTE:
CONTRACTOR TO VERIFY THAT CITY AND UTILITY COMPANIES ALLOW ORNAMENTAL TREES IN THE 15' PUBLIC UTILITY EASEMENT PRIOR TO PLANTING. PROVIDE OWNER WITH WRITTEN EVIDENCE OF CONTACT AND APPROVAL.



LANDSCAPE TABULATIONS for Garland, Texas	
SITE LANDSCAPE	
1. Landscape materials must cover a minimum of 10% of the total site area.	
2. A landscape buffer of 30' must be provided.	
3. For every 30 l.f., one large canopy tree is required with 7 shrubs or ornamental grasses.	
REQUIRED	PROVIDED
4,919 s.f. (10%)	12,354 s.f. (25%)
30' buffer	30' buffer
5 trees, 3" cal.	5 trees
38 shrubs	64 shrubs
PARKING AREA	
1. A minimum of 5% of the total parking area shall be landscaped.	
2. Perimeter landscape must have a minimum of 2' bumper overhang	
3. At the terminus of each parking row, an island must be present and contain one large canopy tree.	
4. There shall be one canopy tree within 65' of every parking space.	
5. One canopy tree is required for every 10 parking spaces.	
6. Screening is required with a continuous undulating row of shrubs or grasses that are a minimum of 24" at the time of installation.	
Parking Spaces = 33	
REQUIRED	PROVIDED
1,031 s.f. (5%)	1,809 s.f. (8.7%)
2' overhang	2' overhang
4 trees	10 proposed trees, 3" cal., 6 ornamental trees
screen, 24" at time of planting	screen, 36" at time of planting
**surplus of 20 ornamental trees provided	

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE NOTES
SHADE TREES				
10	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal. 12' ht., 4' spread
5	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal. 12' ht., 5' spread
ORNAMENTAL TREES				
6	CM	Crape Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	30 gal. 8' ht. 3' spread, matching
11	VIT	Vitex	<i>Vitex agnus castus</i>	30 gal. 8' ht. 4' spread, 3 trunk minimum
SHRUBS				
25	AS	Autumn Sage	<i>Salvia greggii</i>	3 gal. full, 24" o.c.
37	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal. full, 20" spread, 36" o.c.
32	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal. full, 30" o.c.
21	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal. full, 40" o.c.
8	SJ	Spartan Juniper	<i>Juniperus chinensis 'Spartan'</i>	7 gal. full, 30" sprd, 40" o.c.
47	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal. full, 24" sprd, 38" o.c.
GROUND COVER/VINES/GRASS				
60	BBL	Big Blue Linopie	<i>Liriope muscari 'Big Blue'</i>	1 gal. full, 18" o.c.
90	SC	Seasonal Color		4" pots full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



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AUTOMOTIVE PLAZA BROADWAY BLVD. GARLAND, TX.

Revisions

Issue Date June 12, 2017

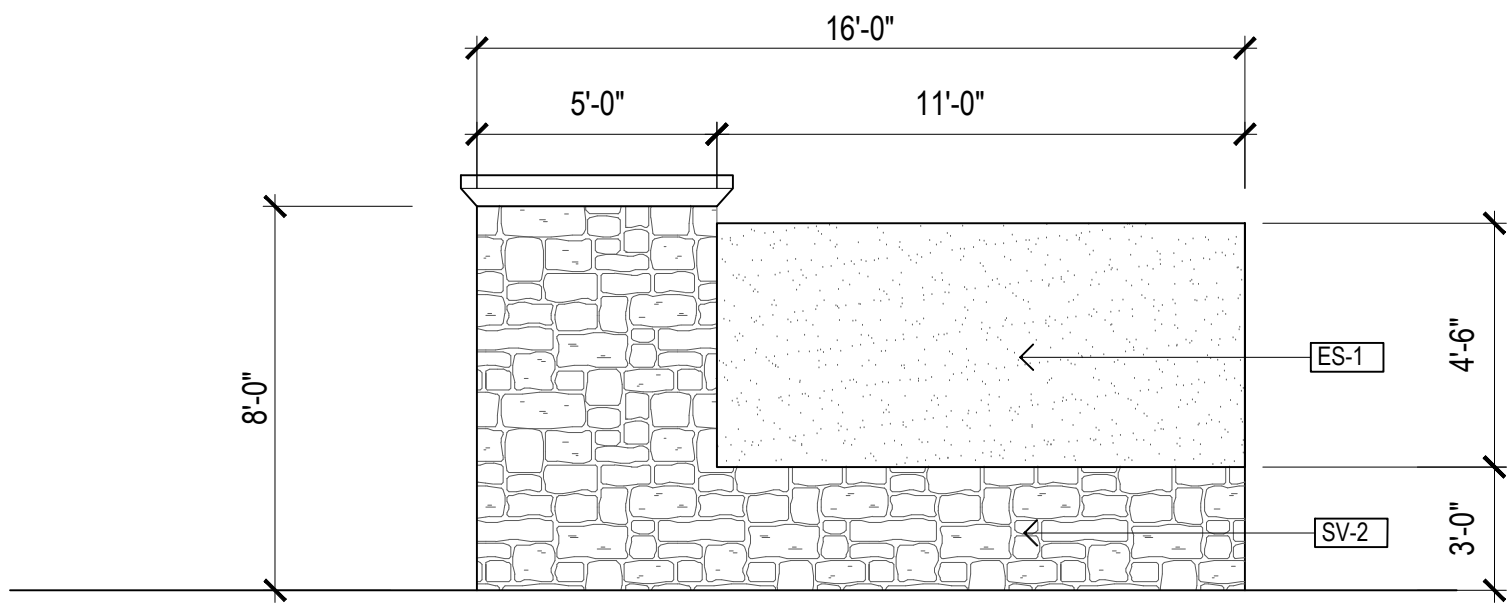
Issue for Permit

Issue for Construction

LANDSCAPE PLAN

Sheet No.

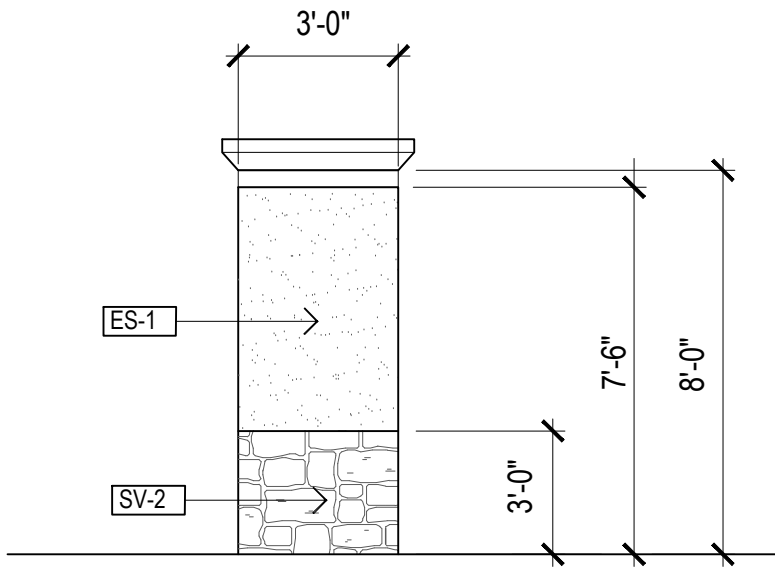
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MONUMENT SIGN
FRONT AND REAR ELEVATION

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A4.0

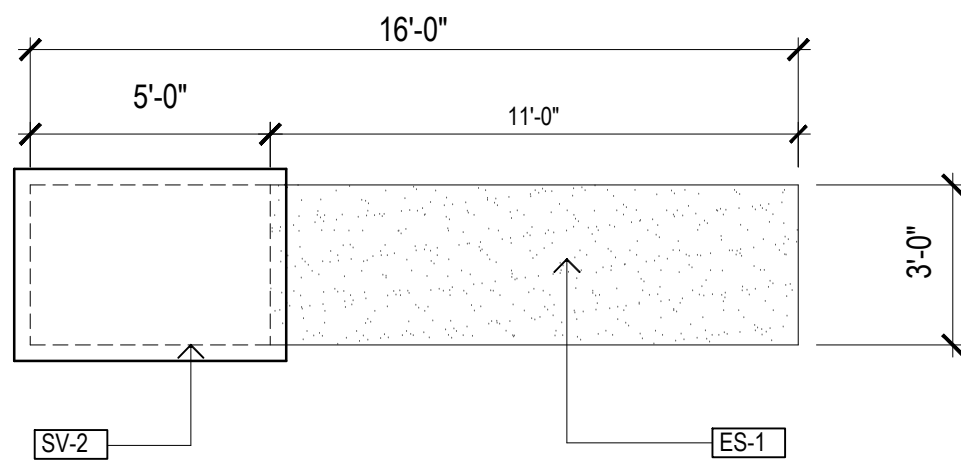
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MONUMENT SIGN
SIDE ELEVATION

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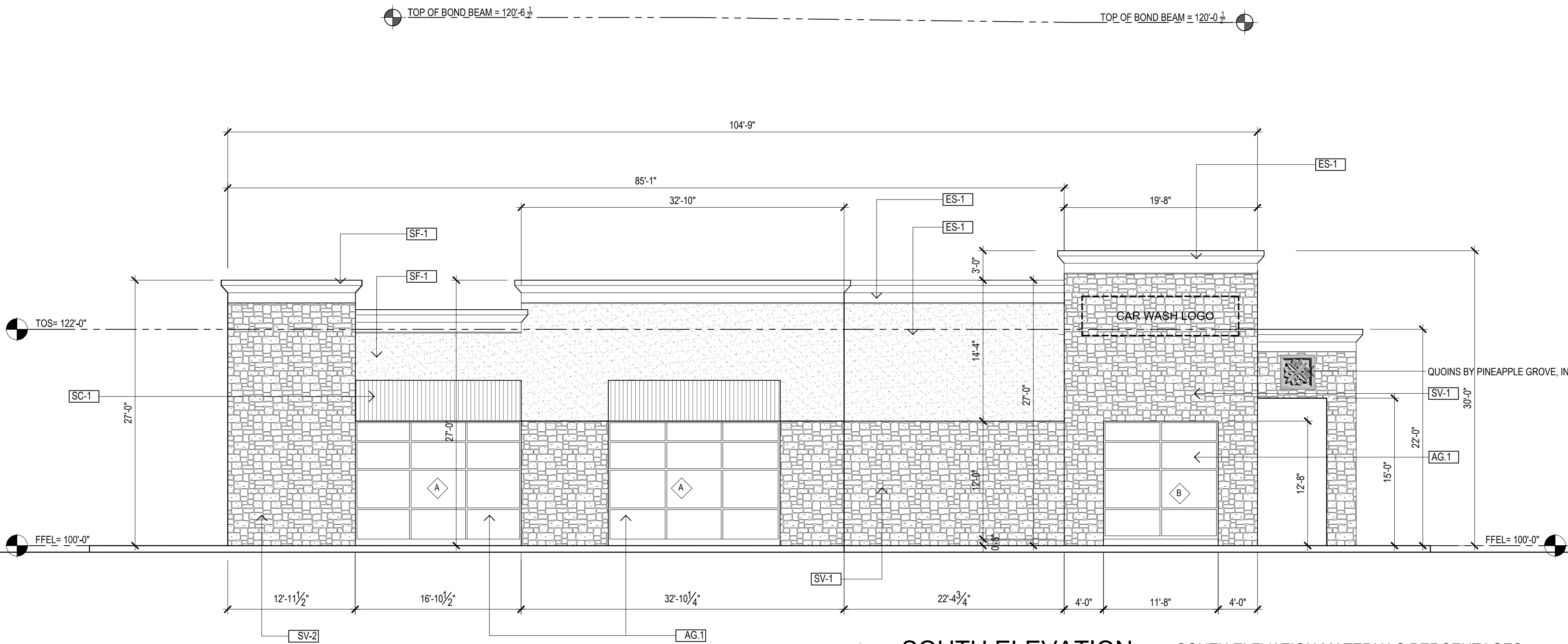
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PLAN DETAIL

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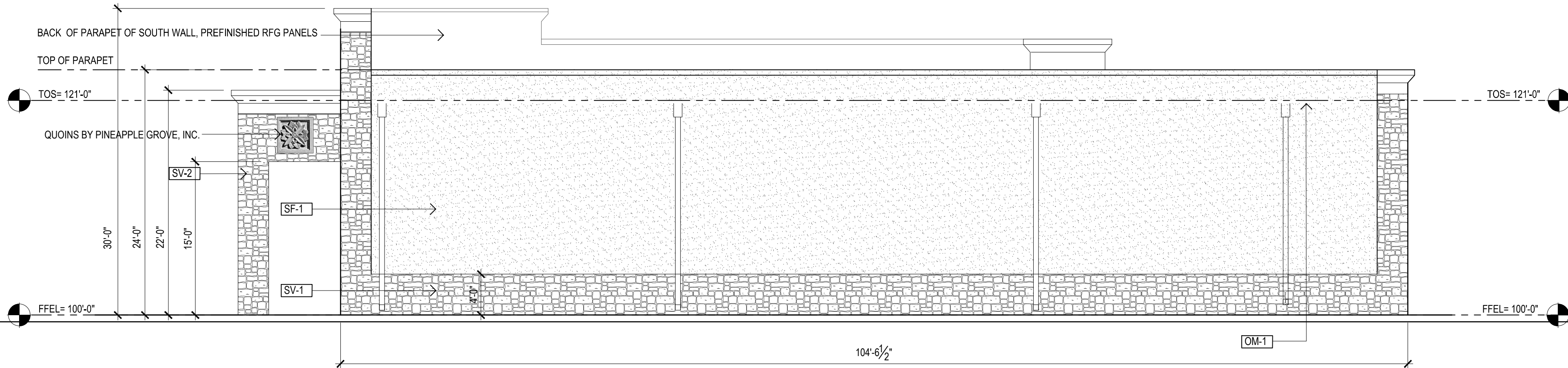
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SOUTH ELEVATION

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

SOUTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 55.6 %
STUCCO = 44.4 %



01
A4.0

NORTH ELEVATION

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

NORTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 27.0 %
STUCCO = 73.0 %

EXTERIORS MATERIALS SCHEDULE

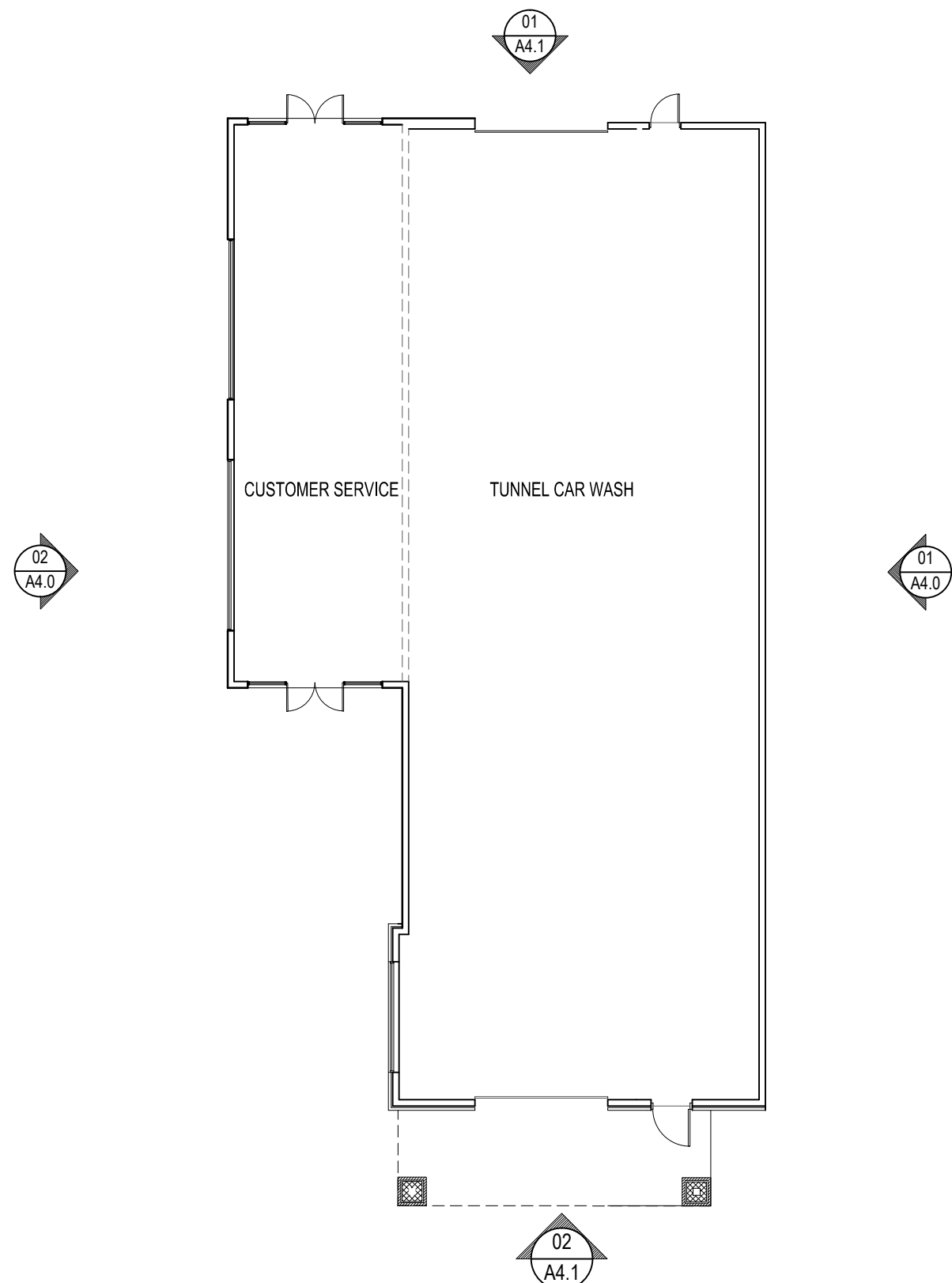
KEY	ITEM	DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls Columns
CM-1	CMU TYPE 1	SIMILAR TO TERRACOTA	FETHERLITE	Exterior Walls Columns
CM-2	CMU TYPE 2	SIMILAR TO TEXAS SHELL	FETHERLITE	Exterior Walls Columns
AG-1	STOREFRONT FRAMES	TRIFAB VG 450, ANODIZED BRONZE	KWNEER	East Exterior Wall
OD-1	ROLL UP OVERHEAD DOORS	COLOR TO MATCH: SW 6365 CACHET CREAM	SHERWIN WILLIAMS	Access/ Exit Openings
OM-1	HM INSULATED DOORS GUTTERS AND DOWNSPOUTS	COLOR TO MATCH: SW 6365 CACHET CREAM	SHERWIN WILLIAMS	East Exterior Wall
SC-1	STEEL CANOPY	COLOR TO MATCH: SW 6369 FOREST GREEN	SHERWIN WILLIAMS	East Exterior Wall

BUILDING MATERIALS CALCULATIONS

	NORTH	PERCENT	SOUTH	PERCENT	EAST	PERCENT	WEST	PERCENT
STONE TYPE 1 & 2	633 SF	27. %	1252 SF	55.6%	992 SF	74.3 %	686 SF	77.0%
CMU TYPE 1 & 2	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
STUCCO	1700 SF	73.0%	1000 SF	44.4 %	342 SF	25.7 %	206 SF	23.0%
TOTAL	2333 SF	100%	2252 SF	100%	1334 SF	100%	892 SF	100%

ARCHITECTURAL ELEMENTS

A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



CAR WASH KEY PLAN

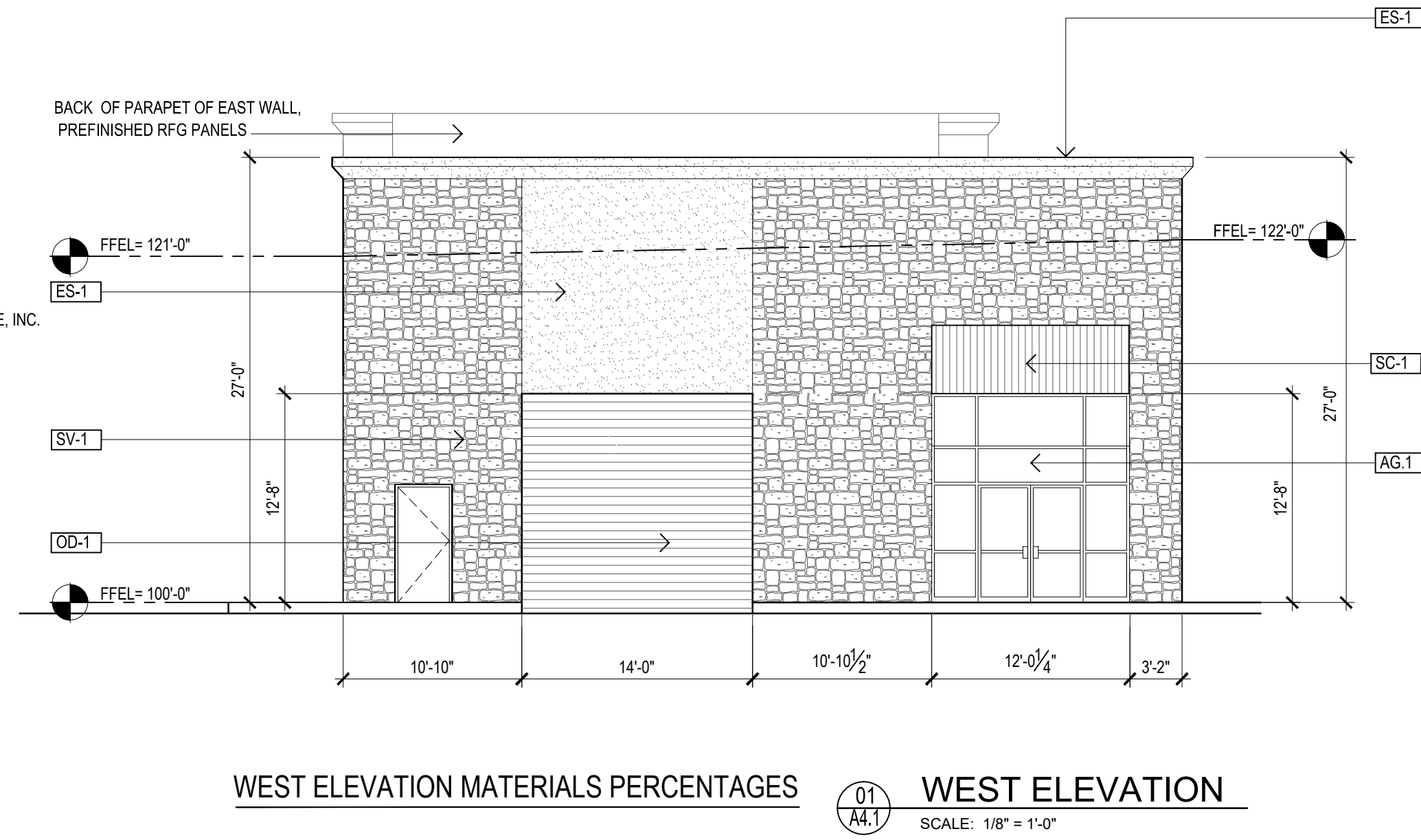
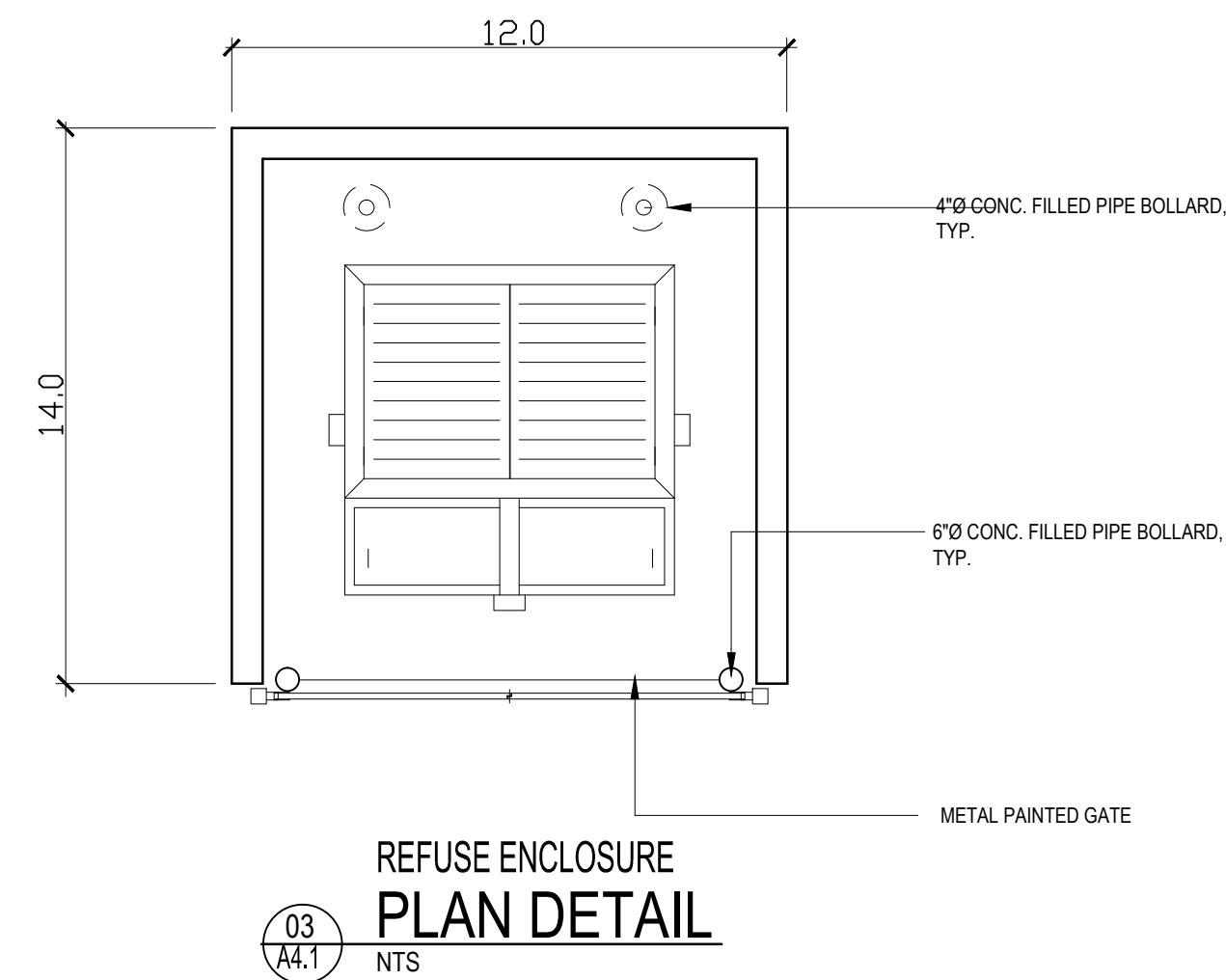
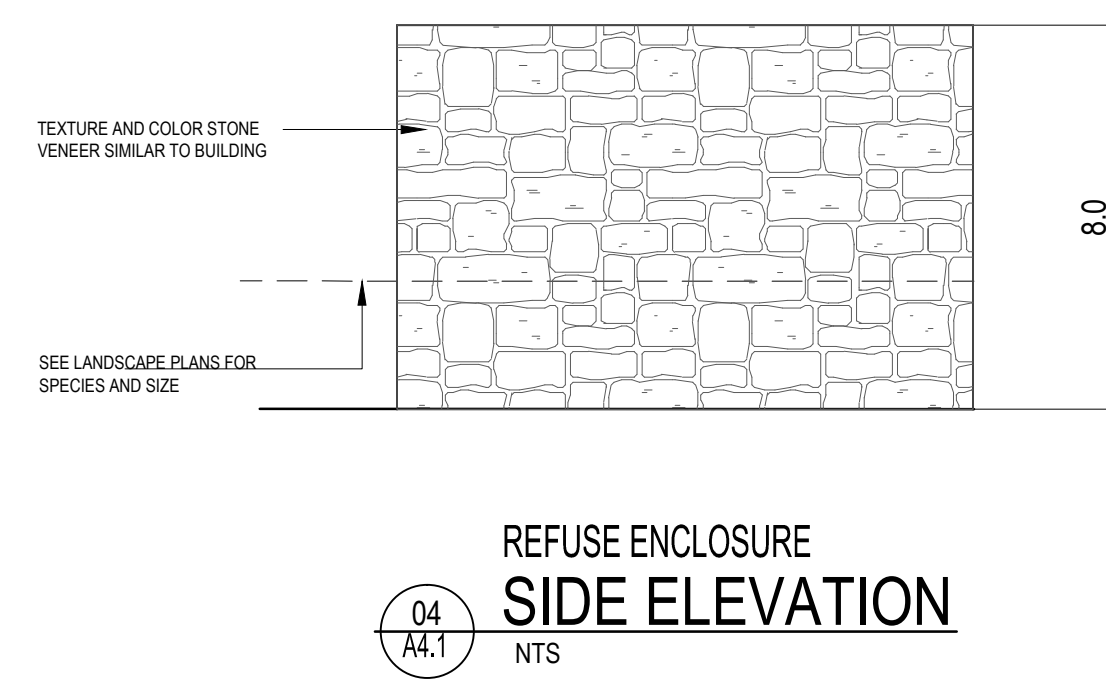


October 16, 2017

REVISIONS

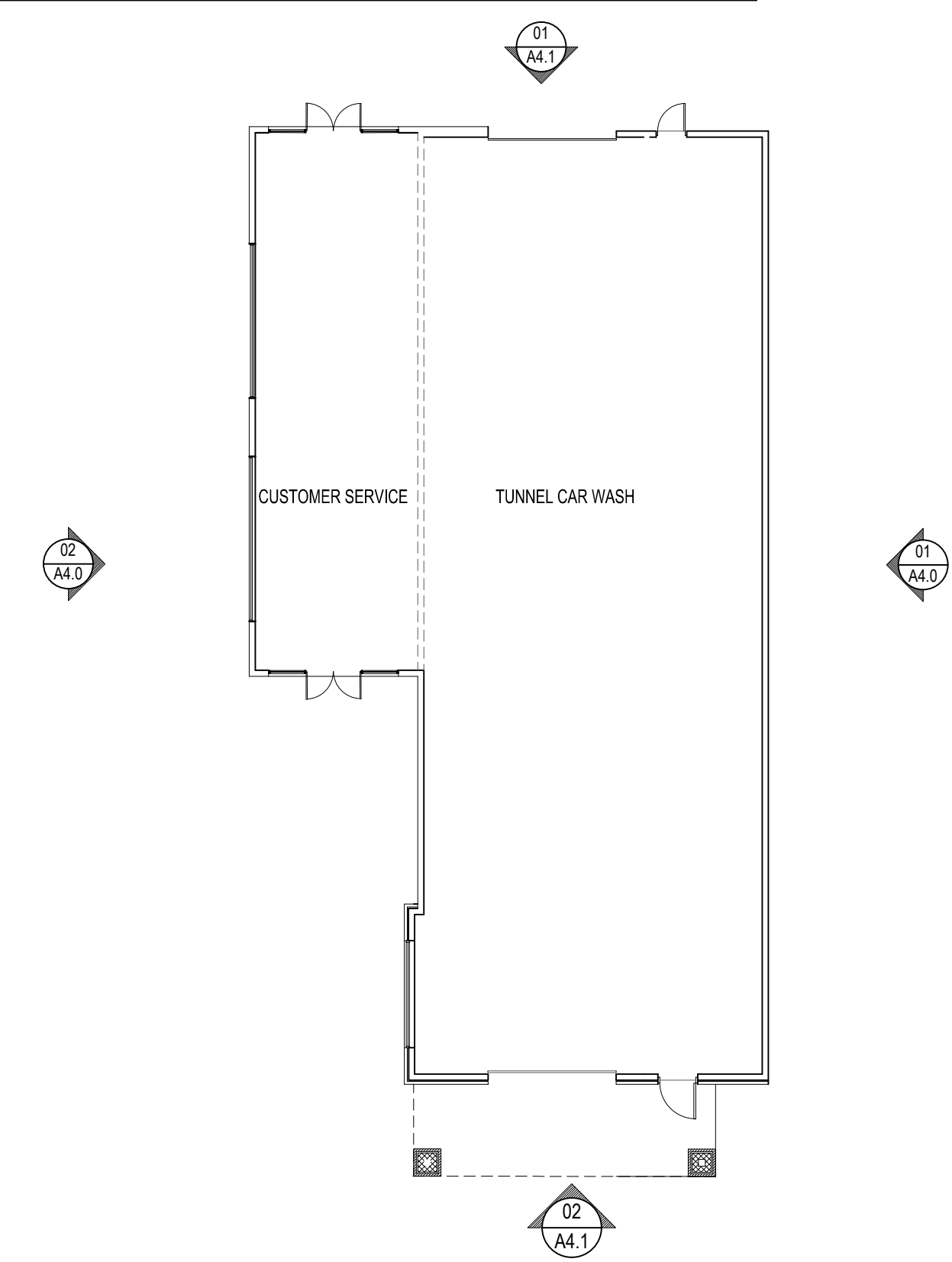
Issue Date December 12, 2017
Issue for Permit
Issue for Construction
EXTERIOR ELEVATIONS
Sheet No.

CW-A4.0



WEST ELEVATION MATERIALS PERCENTAGES

STONE VENEER	= 77.0 %
STUCCO	= 23.0 %



EXTERIORS MATERIALS SCHEDULE					
KEY	ITEM		DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1		COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2		COUNTRY RUBBLE- ANTIQUE CREAM	CORONADO STONE	Exterior Walls Columns
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SC-1	STEEL CANOPY		COLOR TO MATCH: SW 6369 FOREST GREEN	SHERWIN WILLIAMS	East Exterior Wall

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ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



October 16, 2017

A DEVELOPMENT OF
AKRAM ALZOUBI
4561 Woodbluff Drive
Mesquite, TX. 75150

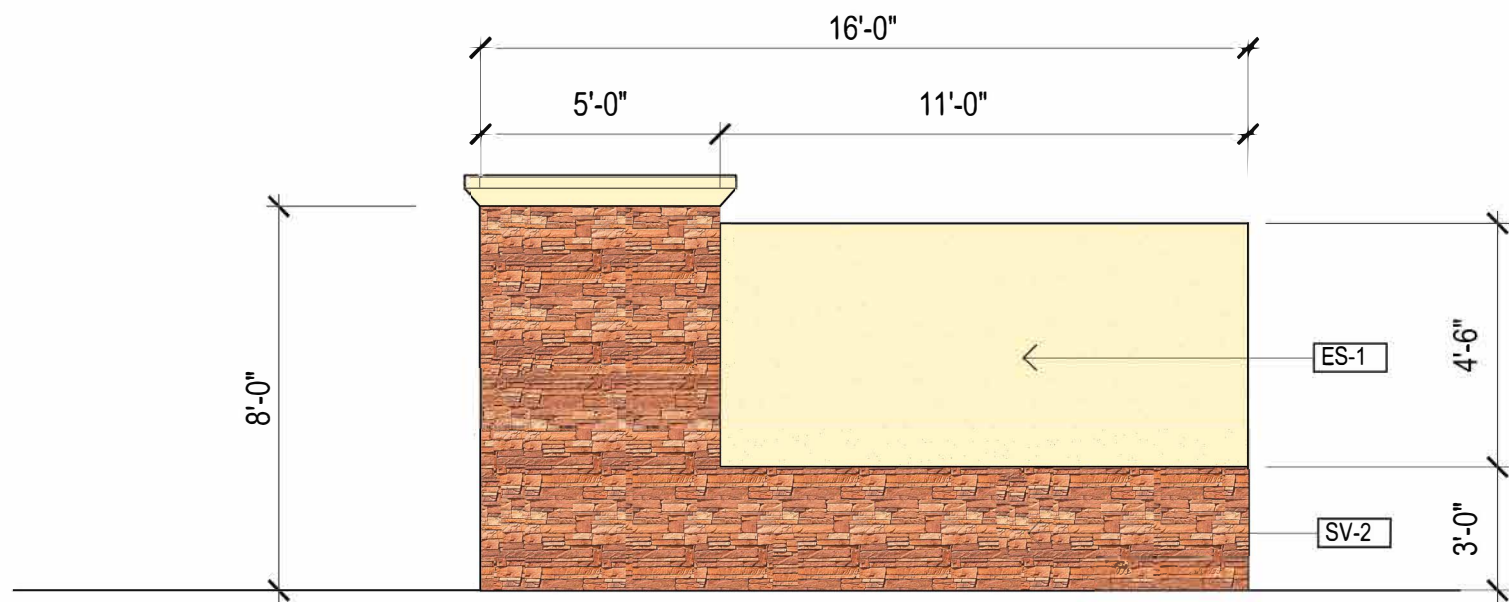
AUTOMOTIVE PLAZA
BROADWAY BLVD.
GARLAND, TX.

REVISIONS

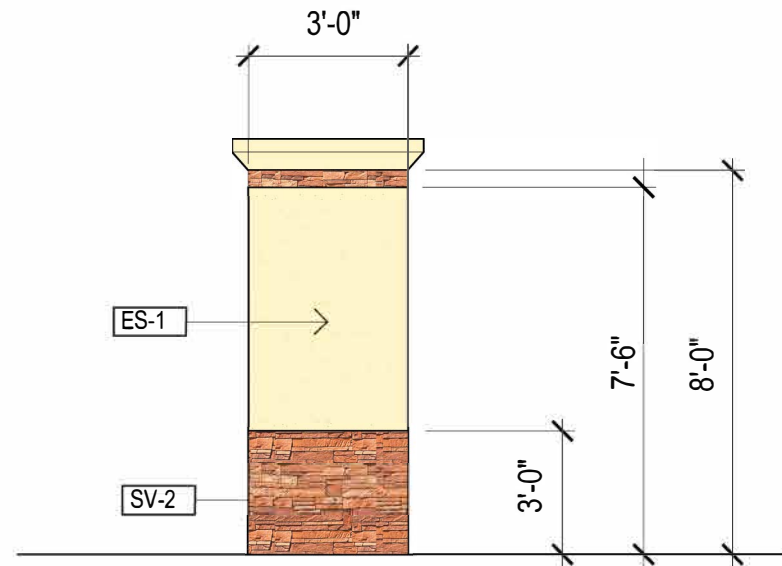
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Issue for Permit	
Issue for Construction	

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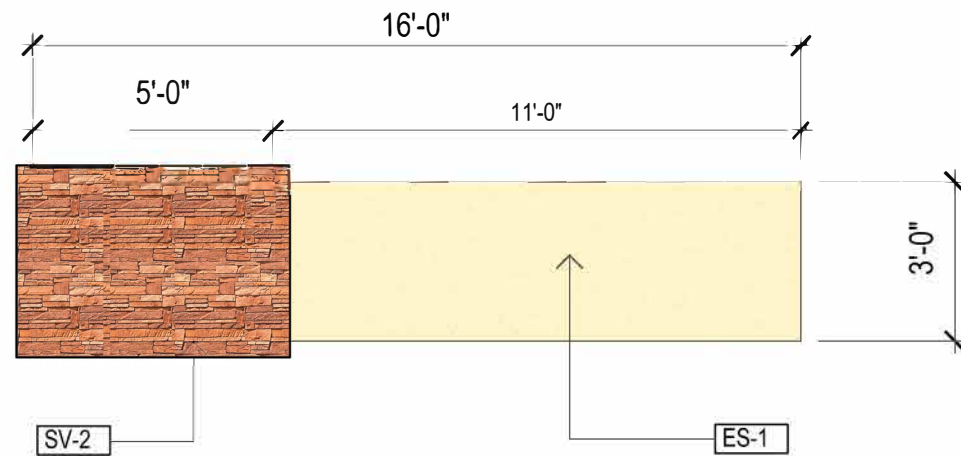
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05
A4.0
MONUMENT SIGN
FRONT AND REAR ELEVATION
SCALE 1/2" = 1'-0"



04
A4.0
MONUMENT SIGN
SIDE ELEVATION
SCALE 1/2" = 1'-0"

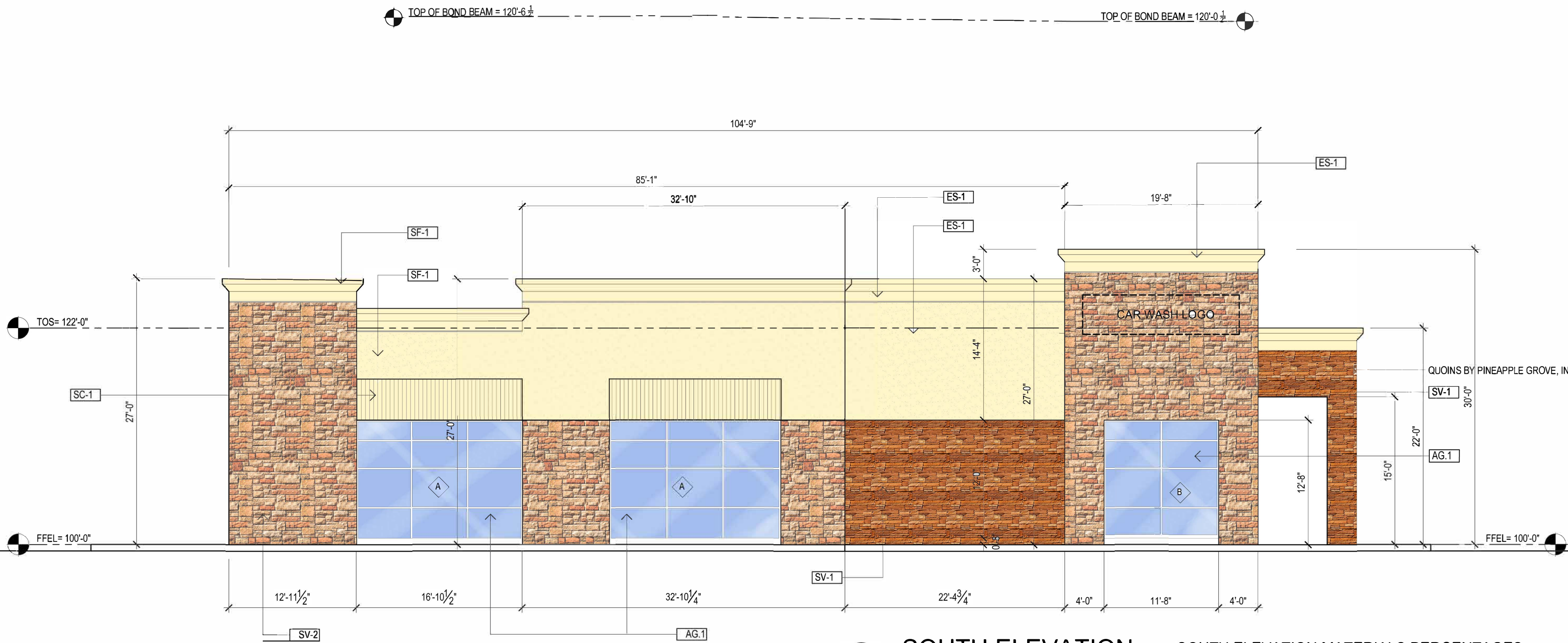


03
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MONUMENT SIGN
PLAN DETAIL
SCALE 1/2" = 1'-0"

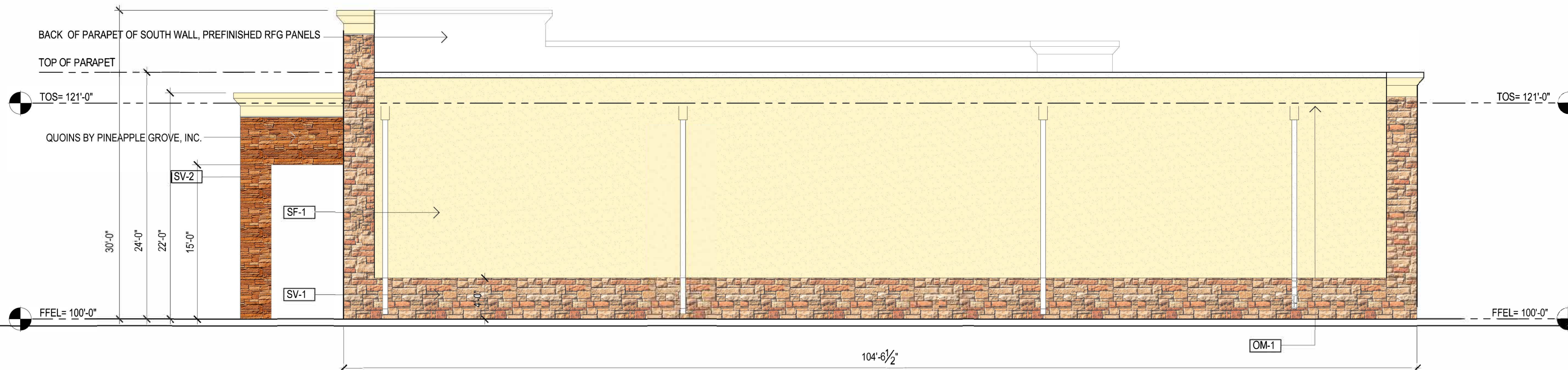
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STUCCO	1700 SF	73.0%	1000 SF	44.4 %	342 SF	25.7 %	206 SF	23.0%
TOTAL	2333 SF	100%	2252 SF	100%	1334 SF	100%	892 SF	100%

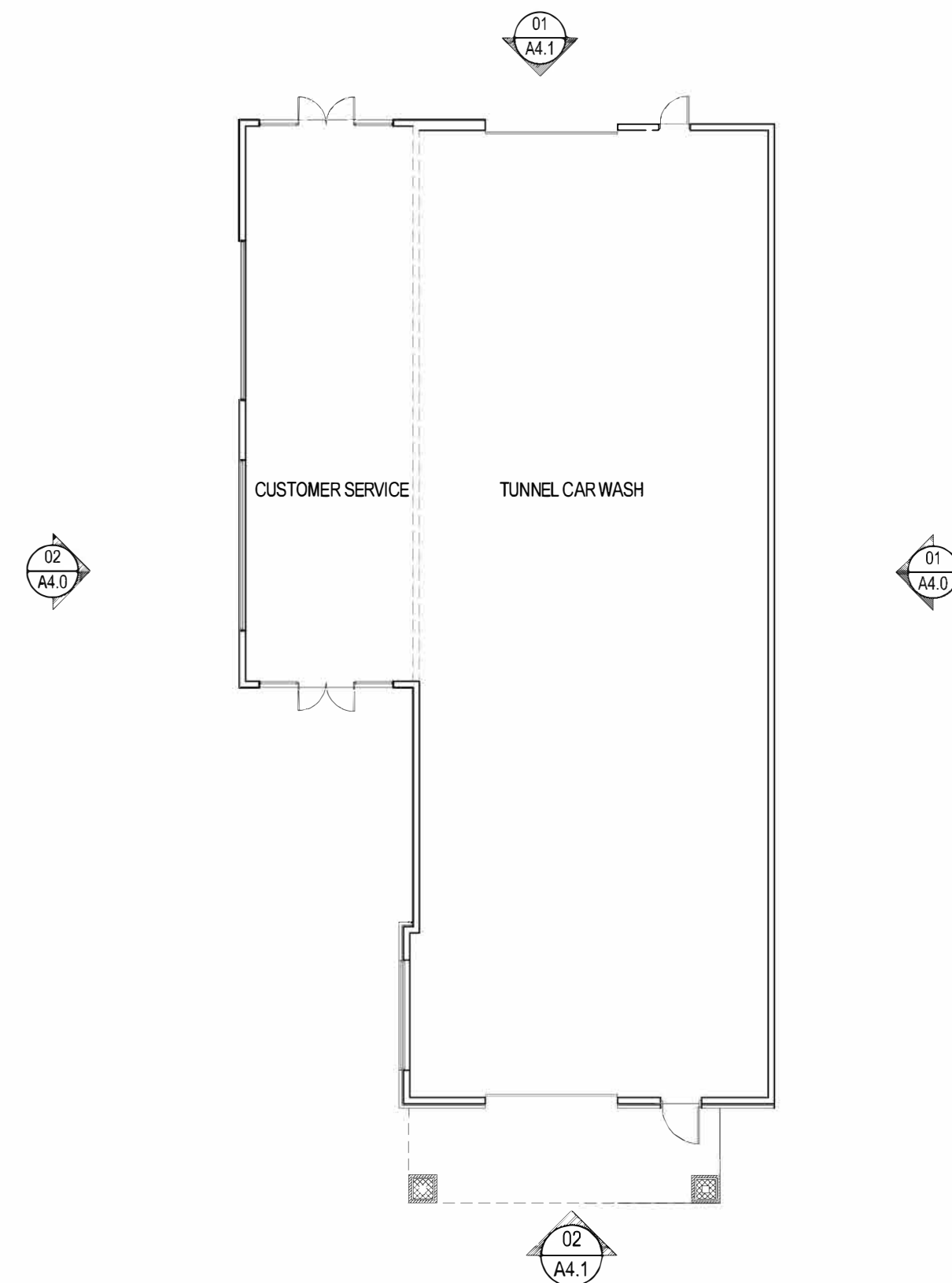
ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



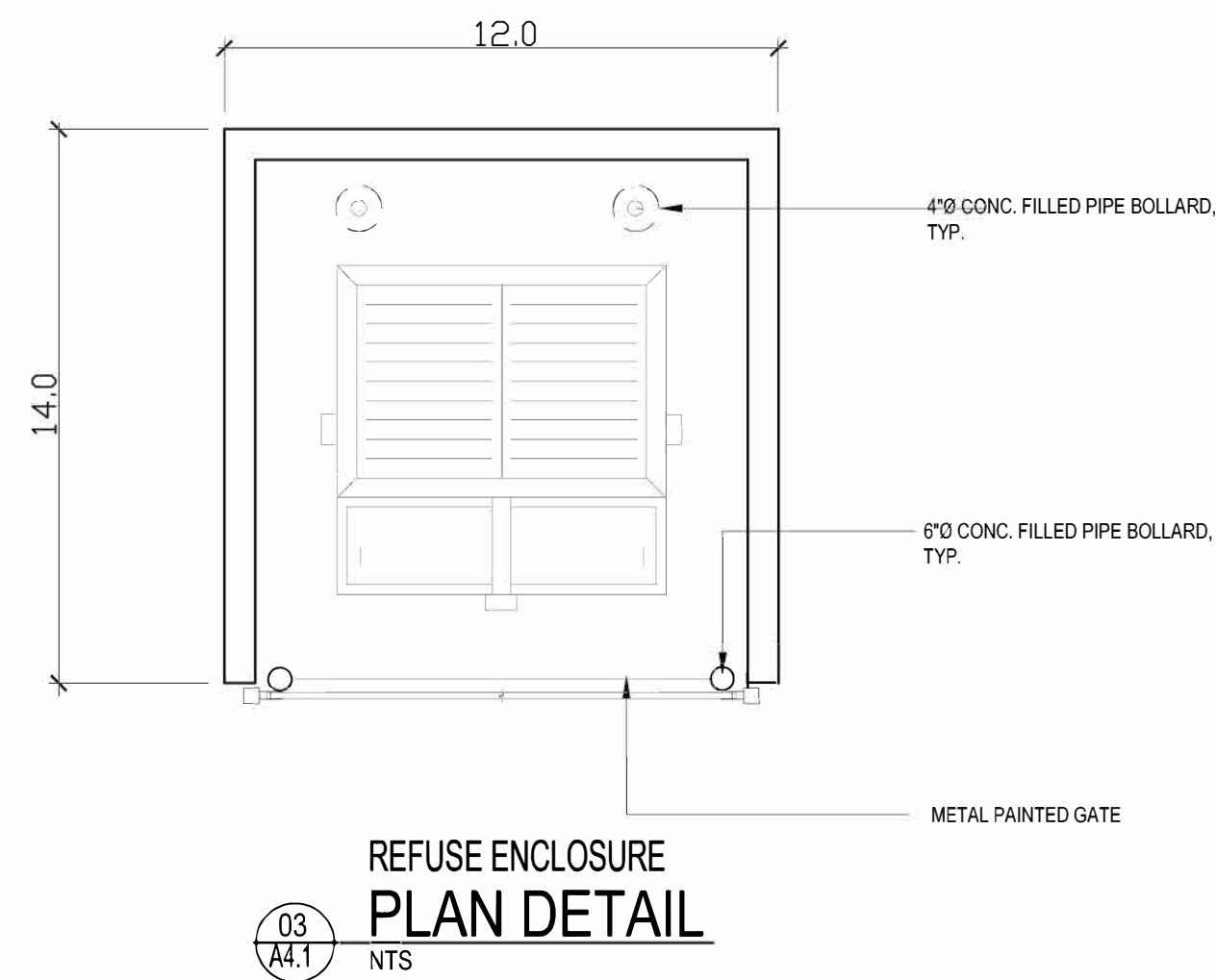
02
A4.0
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH ELEVATION MATERIALS PERCENTAGES
STONE VENEER = 55.6 %
STUCCO = 44.4 %



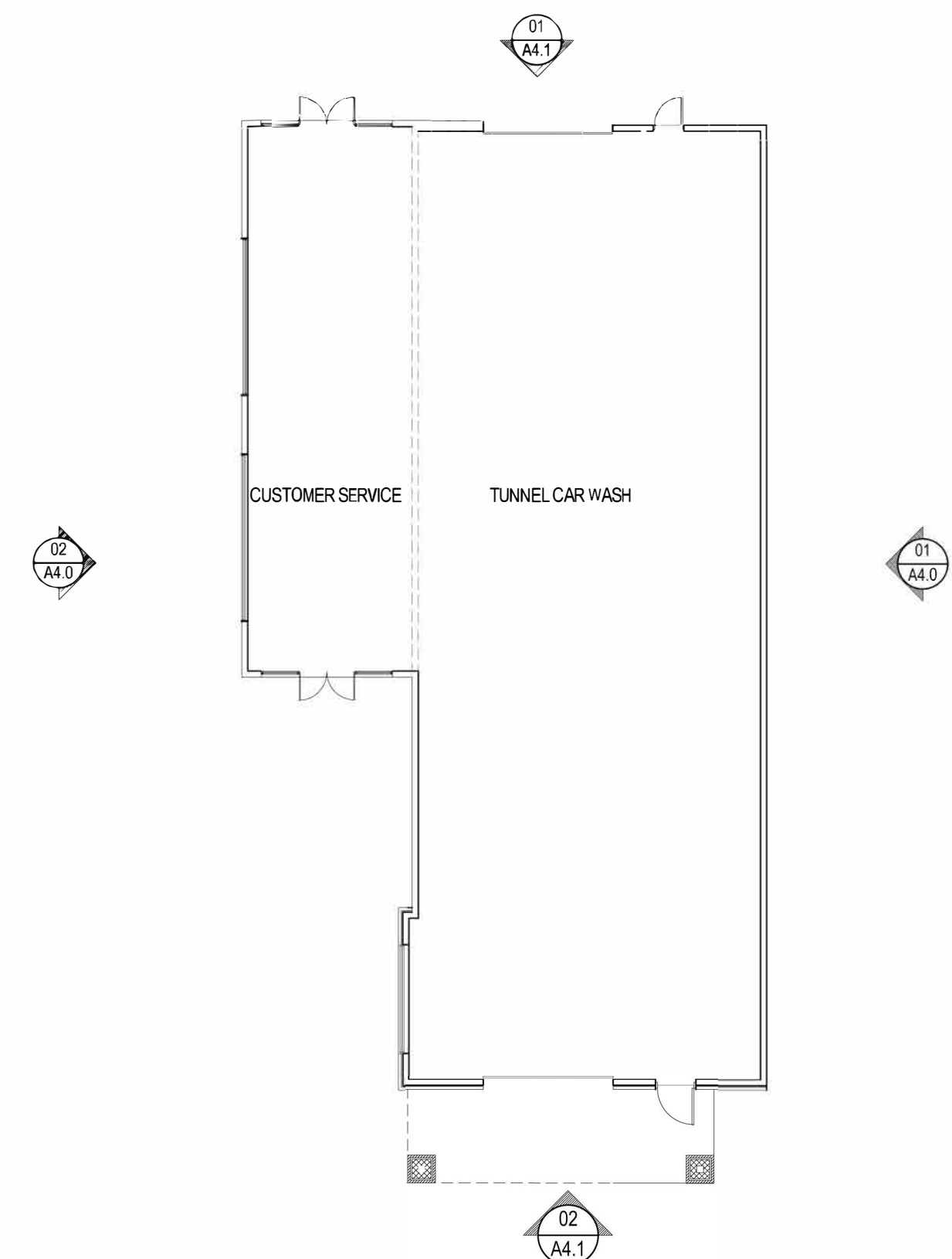
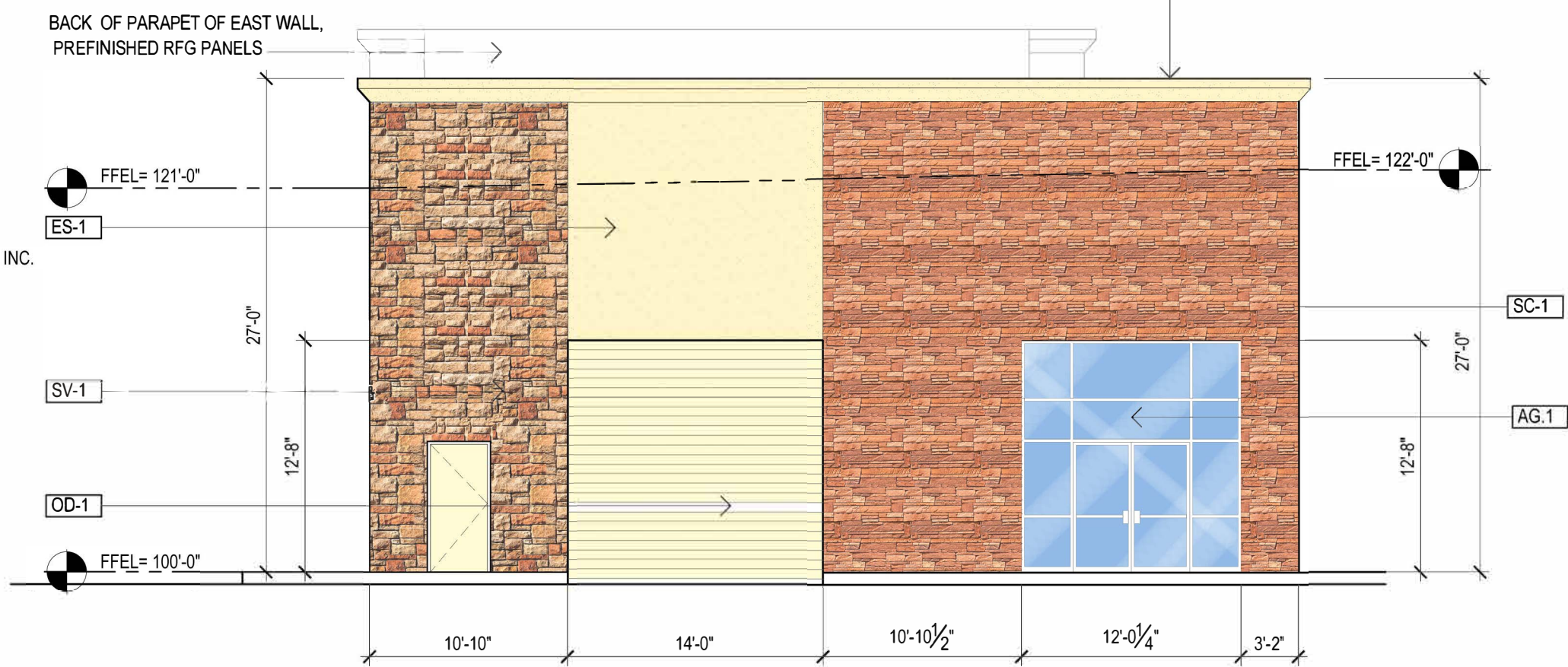
01
A4.0
NORTH ELEVATION
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NORTH ELEVATION MATERIALS PERCENTAGES
STONE VENEER = 27.0 %
STUCCO = 73.0%

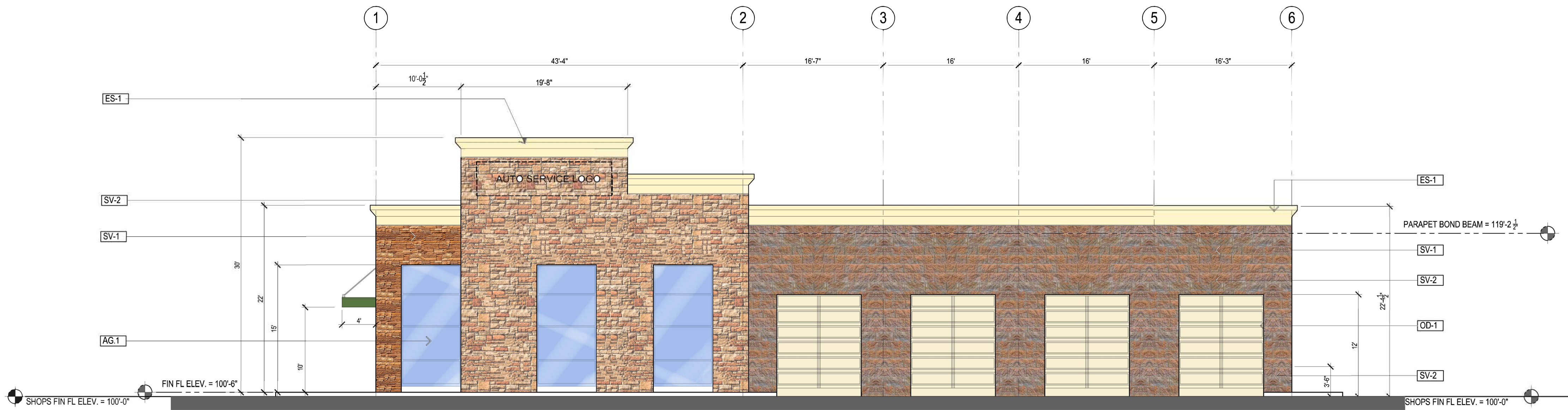


CAR WASH KEY PLAN



ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



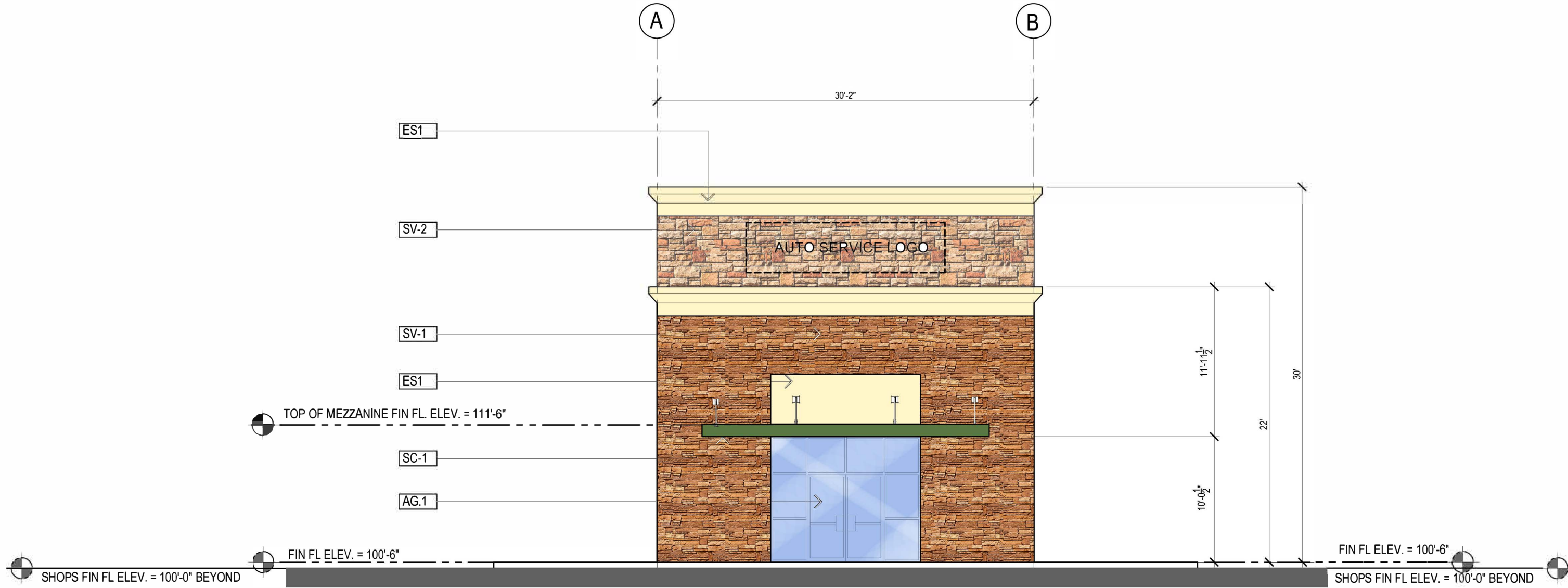


02- NORTH ELEVATION

Scale 3/16"= 1'-0"

NORTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 42.6 %
CMU = 45.4 %
STUCCO = 12.0%



01- EAST ELEVATION

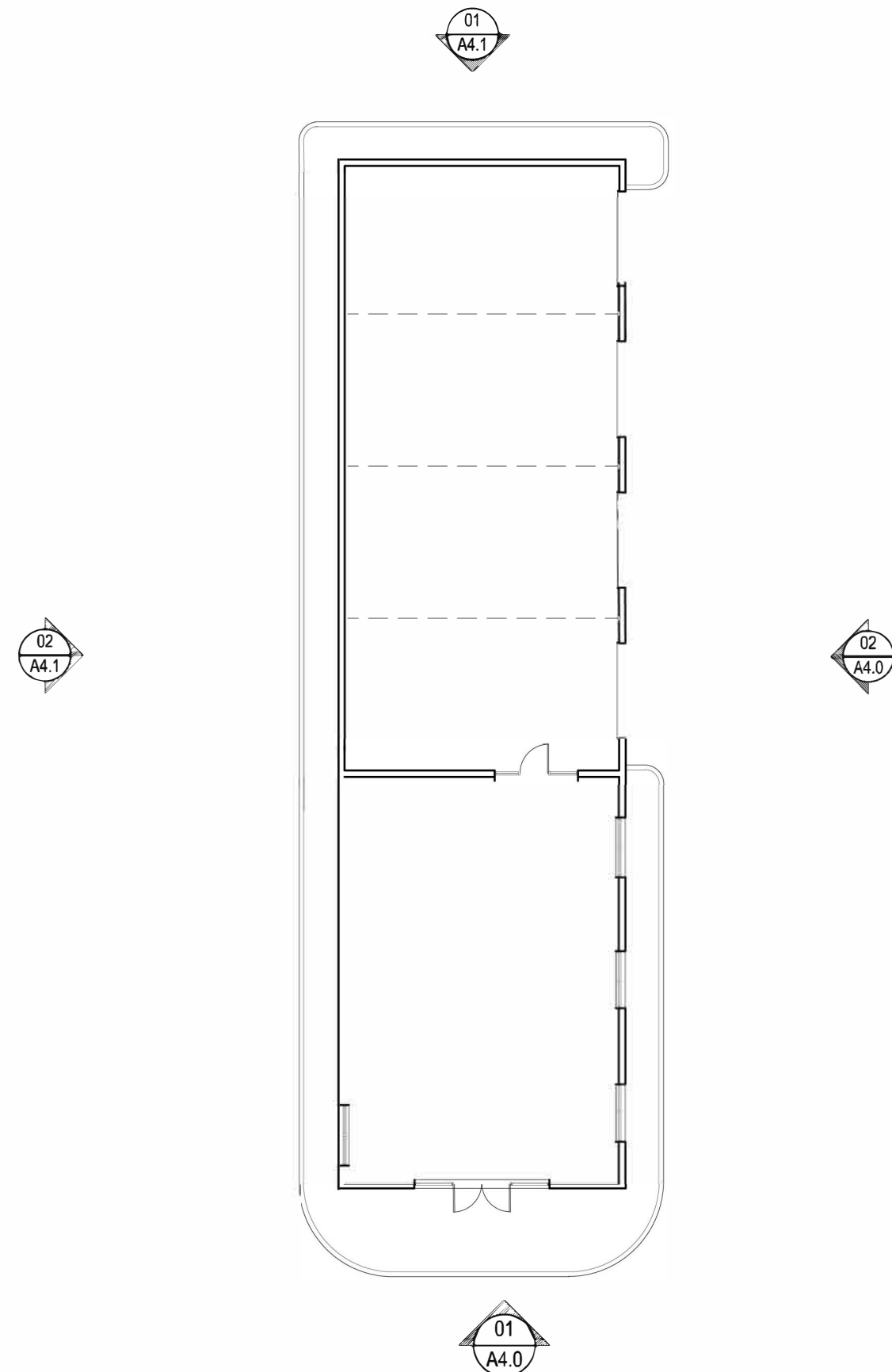
Scale 3/16"= 1'-0"

EAST ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 75.6 %
CMU = -0-
STUCCO = 24.4 %

EXTERIORS MATERIALS SCHEDULE				
KEY	ITEM	DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1	COUNTRY RUBBLE: SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2	COUNTRY RUBBLE: SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls Cornices
CM-1	CMU TYPE 1	SIMILAR TO TERRACOTA	FETHERLITE	Exterior Walls Columns
CM-2	CMU TYPE 2	SIMILAR TO TEXAS SHELL	FETHERLITE	Exterior Walls Columns
AG-1	STOREFRONT FRAMES	TRIFAB VG 450, ANODIZED BRONZE	KWNEER	East Exterior Wall
OD-1	ROLL UP OVERHEAD DOORS	COLOR TO MATCH: SW 6365 CACHET CREAM	SHERWIN WILLIAMS	Access/ Exit Openings
OM-1	HM INSULATED DOORS GUTTERS AND DOWNSPOUTS	COLOR TO MATCH: SW 6365 CACHET CREAM	SHERWIN WILLIAMS	East Exterior Wall
SC-1	STEEL CANOPY	COLOR TO MATCH: SW 6369 FOREST GREEN	SHERWIN WILLIAMS	East Exterior Wall

BUILDING MATERIALS CALCULATIONS								
	NORTH	PERCENT	SOUTH	PERCENT	EAST	PERCENT	WEST	PERCENT
STONE TYPE 1 & 2	758 SF	42.6%	969 SF	48.3%	581 SF	75.6 %	40 SF	4.7%
CMU TYPE 1 & 2	808 SF	45.4%	809 SF	40.3%	-0-	-0-	639 SF	74.7%
STUCCO	213 SF	12.0%	229 SF	11.4%	187 SF	24.4 %	176 SF	20.6%
TOTAL	1779 SF	100%	2007 SF	100%	768 SF	100%	855 SF	100%



AUTOMOTIVE SERVICE KEY PLAN



October 16, 2017

REVISIONS

Issue Date December 2, 2017

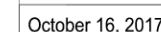
Issue for Permit

Issue for Construction

EXTERIOR ELEVATION

Sheet No.

LT-A4.0

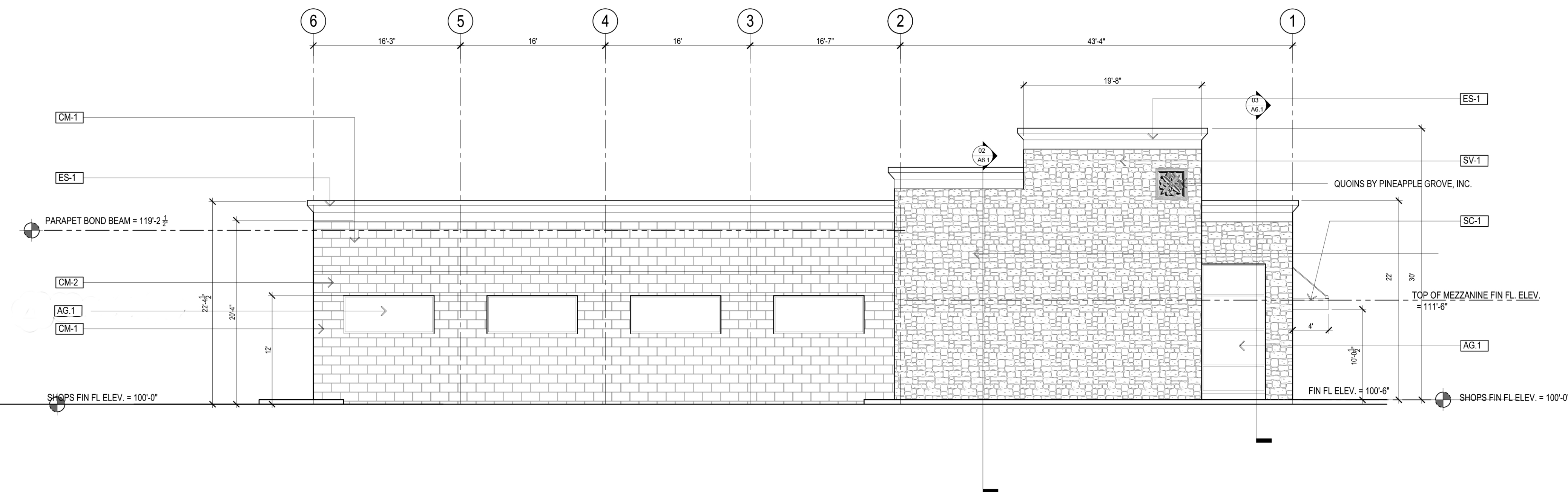
[illegible]

A DEVELOPMENT OF
AKRAM ALZOUBI
4561 Woodbluff Drive
Mesquite, TX. 75150

AUTOMOTIVE PLAZA
BROADWAY BLVD.
GARLAND, TX.

REVISIONS	
1	January 12, 2018
Issue Date	December 12, 2017
Issue for Permit	
Issue for Construction	
EXTERIOR ELEVATION	
Sheet No.	

LT-A4.1



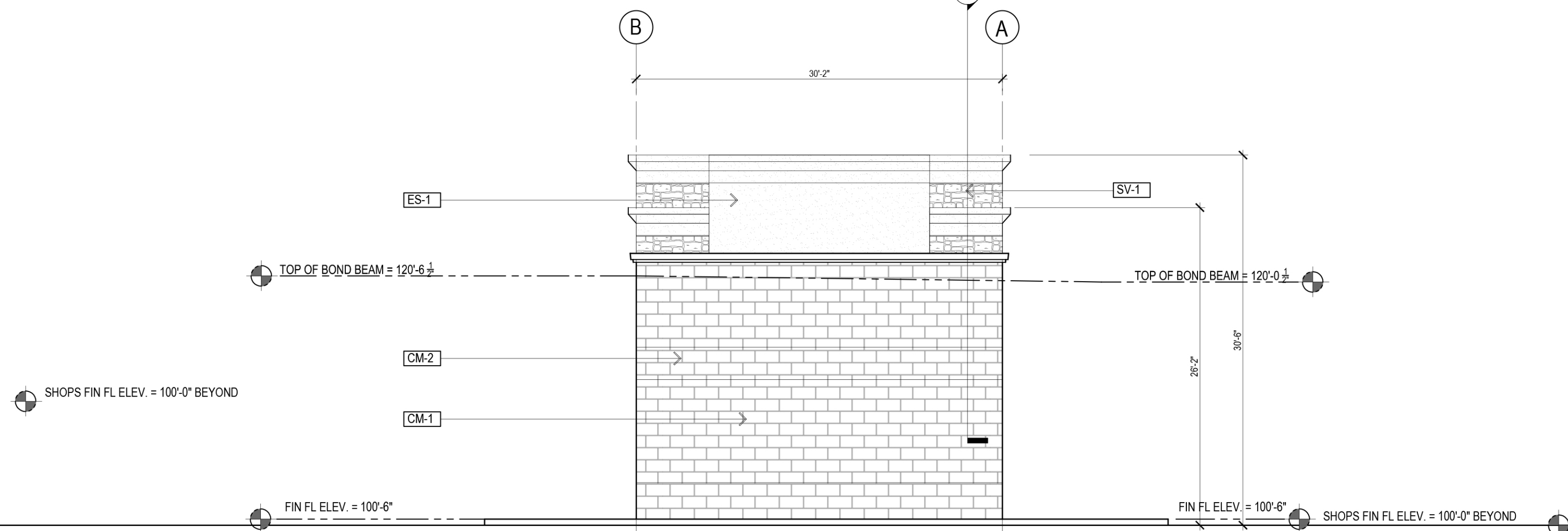
02- SOUTH ELEVATION

Scale 3/16"= 1'-0"

SOUTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER	= 48.3 %
CMU	= 40.3 %
STUCCO	= 11.4%

ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



01- WEST ELEVATION

Scale 3/16"= 1'-0"

WEST ELEVATION WALL ONE

STONE VENEER	=	4.7 %
CMU	=	74.7%
STUCCO	=	20.6%

Z 17-41



View of subject site from adjacent RaceTrac property



View east at adjacent property across Broadway Boulevard



View looking north along Broadway Boulevard



View north at adjacent RaceTrac Gas Station

MEMORANDUM



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www.freese.com

TO: Mr. William Guerin, AICP, CNU-A

CC: Mr. Isaac Williams

FROM: Wendy Shabay, AICP; Alexis Garcia

SUBJECT: Professional Analysis Regarding Zoning File No. Z 17-41

DATE: 1/12/2018

The I-30 Corridor Catalyst Area Plan was developed to strategize effective methods to spur revitalization in the corridor, with special attention to the unique circumstances of each Target Investment Area (TIA). The approach used in the Broadway TIA incorporated revitalization of the existing commercial structures and encouragement of infill development on available land. These methods were recommended for the Broadway TIA to capitalize on the existing retail development and land use patterns in the area. The subject site is currently vacant and located in the area designated for townhomes on the Broadway TIA's concept plan. This infusion of residential development is an important component of the Broadway TIA to bolster retail market viability. With knowledge of existing entitlements on these properties, the small amount of available land south of I-30 at Guthrie Road and Broadway Boulevard was recommended to develop as neighborhood office and residential townhomes to add a variety to the mix of existing uses in the area to help support the future resurgence of commercial activity following the successful revitalization of the TIA.

While the proposed uses of a carwash and auto repair would fill an immediate need for new commercial development in this area and could support the neighboring gas station with similar auto-related uses along this section of Broadway Boulevard, neither a carwash nor an auto repair establishment promote the future development of office, retail, and personal services as recommended by the Comprehensive Plan, I-30 Corridor Catalyst Area Plan, or the existing Planned Development and subsequent amendments. Based on the market analysis conducted in the I-30 Corridor Catalyst Area Plan, this area should encourage neighborhood-serving retail, restaurants, and smaller-scale entertainment options. Although the property to the west of the subject property is owned by Garland Power & Light (GP&L), according to their sources, it is unlikely this property will develop as an electrical substation. In the unlikely event it was to develop as an electrical substation, the subject site could still develop as a residential neighborhood provided adequate buffering is provided adjacent to the substation.

It is our professional opinion that the existing entitlements on the site allow for a variety of office, retail, and personal services that are appropriate for the recommendations of the recently approved I-30 Corridor Catalyst Area Plan, and that an amendment to the existing Planned Development would not be necessary to meet the intent for the area.

Wendy D. Shabay, AICP
Vice President/Principal
Freese and Nichols, Inc.



GARLAND

Plan Commission

3.b.

Meeting Date: 01/22/2018

Item Title: Z 17-47 Cates-Clark & Associates, LLP (District 1)

Summary:

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 (GD) 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.)

Attachments

Z 17-47 Cates-Clark & Associates, LLP Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-47/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018

REQUEST

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.

LOCATION

3501 Mars Drive

APPLICANT

Cates-Clark & Associates, LLP

OWNER

Valley Creek/State Highway 190 Partners, L.P.

BACKGROUND

The applicant is seeking approval of a Detail Plan to develop an unimproved property for a Commercial Retail use. In 1994 the property was zoned Planned Development (PD) District 94-06 for Shopping Center and Multi-Family Uses as part of a larger 215.4-acre tract of land referred to as the Valley Creek development. The subject site is identified in the PD as Tract 13 consisting of approximately 11.11 acres of the larger zoned property. Specifically PD 94-06 designates this site for Shopping Center Use, including retail, restaurant and commercial service uses supportive of a regional mall such as the Firewheel Town Center. A Detail Plan, approved through a public hearing is required prior to development. The applicant is seeking approval of a Planned Development amendment to develop an approximate 100,890 square foot retail store ("At Home").

During the January 8, 2018 meeting, the Plan Commission postponed this case, requesting additional information from the applicant regarding signage.

SITE DATA

The subject property is approximately 11.11 acres with the following approximate frontage along three streets: 896 feet of frontage along President George Bush Turnpike (State Highway 190); 973 feet of frontage along Firewheel Parkway; and 1,283 feet of frontage along Mars Drive. The proposed site layout includes three points of access. Two access driveways are on Firewheel Parkway. The southern driveway on Firewheel Parkway is designed with a median break to accommodate both north bound and south bound traffic. The northern driveway on Firewheel Parkway is designed without a median break and accommodates northbound traffic with right-in turn into the site and right-out turn out of the site. The third access is onto Mars Drive and provides direct access to the signalized intersection of Firewheel Parkway and Mars Drive, although this access point is not intended as the primary site access.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 94-06 allows Community Retail (CR) District uses, including the proposed retail store use. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a

shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

CONSIDERATIONS

1. **Detail Plan:** The 100,890 square-foot retail store is sited near the middle of the property frontage along Mars Drive as shown on Exhibit C. The customer entry to the building is oriented towards Firewheel Parkway and President George Bush Turnpike. Primary site access is from Firewheel Parkway and secondary access is to Mars Drive. The majority of the parking is provided in front of the building, while two smaller parking fields are located to the southeast and northwest (sides) of the building. A full (two-way) median break allows north and south traffic flow on Firewheel Parkway, this access is located toward the southern frontage of Firewheel Parkway. A second, right-in and right-out, driveway provides access to Firewheel Parkway for traffic heading north and this access is located toward the northern frontage of Firewheel Parkway. A third access, along Mars Drive, is located at the east side of the proposed building.
2. **Parking:** The site is designed with adequate parking, and includes a ten (10) percent increase in parking above the GDC requirement of three hundred sixty-seven (367) parking spaces. Four hundred and five (405) parking spaces are provided. Where parking is provided in excess of the required parking ratio, the GDC requires mitigation with various methods including the applicant's proposal for additional landscaping. Ten (10) percent of the site is required to be landscaped while the site layout proposes thirty-four (34) percent landscaped areas. (Exhibit D).

Chapter 4, Section 4.25 of the Parking & Loading Article requires sites located along President George Bush Turnpike to have a maximum of one single- or double-loaded row of parking between the front or face of the building and the highway right-of-way line. Due to the lower elevation of the Turnpike the parking view from the highway will be minimized.

3. **Loading and Outdoor Display / Storage:** The GDC precludes locating heavy load vehicles (semi-trucks) and apron space on the street side of a building. The site is surrounded by street frontages which minimizes the ability to comply with this regulation. The applicant requests a deviation to allow the heavy load area along Mars Drive frontage. In addition, to lessen impacts of the heavy load area, it is entirely screened from view with screen walls, landscape berms, high level screening shrubs, and other landscaping materials.

The applicant has proposed a condition that would preclude outdoor sales or storage except those areas fully screened by a permanent enclosure as described above and shown on the Detail Plan.

4. **Parking Lot Landscaping:** Parking lot landscaping is provided with proposed deviations, to allow development without one required landscape planter island and with modified landscaping within the landscape islands.

The GDC Screening & Landscaping Section 4.35 contains specific landscaping requirements for parking areas. This proposal would result in development without a landscape island at the terminus of the parking row located within the service area

where the box bale storage, refuse, and loading docks are shown on the Detail Plan (Exhibit C).

Additionally, the applicant requests a deviation of the Screening & Landscape Section 4.35 Parking Area Landscaping to allow small ornamental trees in place of large canopy trees within the landscape islands at the terminus of the four parking rows in front of the retail building. Large canopy trees may be replaced at a rate of three small ornamental trees per one large canopy tree; however, the applicant has elected to replace the large canopy trees at half the allowed rate.

Additionally, the landscape design incorporates additional landscape planter islands and large canopy trees in landscape planter islands throughout the parking field. Specifically, along the north frontage of President George Bush Turnpike three planter islands with large canopy trees are proposed whereas these planter islands are not required by the GDC.

5. **Other Landscaping:** The remaining landscape layout reflected on Exhibit D complies with the applicable regulations of the GDC.
6. **Building Design:** The design of the building (Exhibit E) is complies with the following GDC 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.

However, the applicant is requesting a deviation from the horizontal and vertical articulation requirements.

- Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C). The applicant requests a deviation from these articulation requirements to create a building design with massing that reduces the overall visual size of the building.

In addition, PD 94-06 requires that rear and side building facades facing onto residential districts be architecturally consistent in construction and appearance with the front elevation of the building. The proposed design satisfies this requirement.

7. **Building Height:** Building height in Community Retail (CR) District (the base zoning district for PD 94-06) is allowed at a maximum of thirty-five (35) feet. In addition, the height of appurtenant, non-occupied, structures may achieve a maximum fifty (50) feet of height with one additional foot of setback for every additional foot of height greater than 35-feet. The proposed building contains a fifty (50) foot high peaked roof element at the front (north) side which meets the height and additional setback requirement. Also, at the back (southeast) side of the building, a sixty-four foot width of the building is designed with a thirty-five (35) foot, four (4) inch high projected building edge. This is a deviation of four (4) inches from the maximum thirty-five (35) foot standard, and an additional one-half foot building setback is provided in conformance with the GDC.

7. **Signs:** The applicant proposes the Planned Development with two pole signs. The site is located in an area within which pole signs are prohibited by the GDC. This application was submitted prior to the SH 190 area pole sign prohibition adopted by City Council in 2017. The GDC contains standards for pole signs and these standards would apply if the pole sign type was allowed in this area.

Number of Signs. Two pole signs are proposed with this development. The maximum number of free standing (pole) signs allowed for sites with more than one street frontage is two. This site has three street frontages.

Sign Spacing. The minimum spacing between freestanding pole signs on-site and from those on adjacent properties must be at least one-hundred and fifty (150) feet. The proposed pole signs are one-hundred and fifty-five (155) feet from one another.

Sign Height. A fifty-two (52) foot tall pole sign is shown on the site plan at the north corner of the site, at the intersection of President George Bush Turnpike and Firewheel Parkway. That sign exceeds the allowed maximum twenty-two (22) foot sign height. The pole sign located at the northern driveway access on Firewheel Parkway meets the maximum twenty-two (22) foot height limit.

Sign Setback. Both pole signs meet or exceed the minimum twenty (20) foot setback from the property or right-of-way line.

As an alternative option to the pole signs, pylon signs may be considered. Pole signs are constructed with one support structure whereas pylon signs are constructed with two or more support structures. In this vicinity, the Lowe's commercial center to the west of Firewheel Parkway is developed with pylon signs.

A third freestanding sign is proposed along the frontage of Mars Drive at the east side of the building. This sign is a monument sign and meets the requirements of the GDC.

Variance:

9. **Refuse Enclosure:** Section 4.53 of the GDC states that refuse containers provided in conjunction with nonresidential developments must be located behind the main building(s) or within an interior service court where possible. This triangular shaped lot is bounded by streets on all sides. The proposed development consists of a single building. Therefore, a variance to Section 4.53 is requested to allow a refuse container along the Mars Drive side of the site. The proposed site design secludes the refuse container within the service area of the development, adjacent to loading docks and a box bale storage enclosure. This service area is screened from view with a berm landscape area including high level screening shrubs, trees and ground cover; solid screening fencing; and an architectural wall that extends from the building.

COMPREHENSIVE PLAN

The subject property is located within the Vital Neighborhoods Building Block and the Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property.

The Urban Neighborhoods land use designation is a land use subset within the Vital Neighborhoods Building Block. Vital Neighborhoods are described as an important asset in creating the community's desired future. They provide a range of housing and neighborhood options ensures Garland's competitiveness in the Region and allows residents to remain in the community as their needs change.

Urban Neighborhoods are described as higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

This type of development should encourage access to a range of mobility options and is generally located in the vicinity of major intersections and/or secondary arterial streets, with proximity to significant bus or rail amenities.

The development intensity of Urban Neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than twelve (12) dwelling units per acre. Developments within this category generally are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the west is developed with a similarly sized retail store (Lowe's) and property to the north, across President George Bush Turnpike, is zoned for town center retail mixed use development. These properties are compatible with the proposed retail store.

Across the street to the southeast is a single-family residential subdivision. Commercial retail development is commonly adjacent to single-family neighborhoods, and this proposal minimizes outdoor characteristics to create a compatible development.

STAFF RECOMMENDATION

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.

In addition, as mentioned in Consideration 7 and to adhere to the recent Garland Development Code amendment approved by the City Council regarding pole signs within the SH 190 Corridor, the Commission may consider an alternative freestanding sign type to pole signs, such as pylon signs, as currently reflected on the nearby Lowe's site.

ADDITIONAL INFORMATION

Location Map
Conditions
Photos

CITY COUNCIL DATE: February 20, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-47

3501 Mars Drive

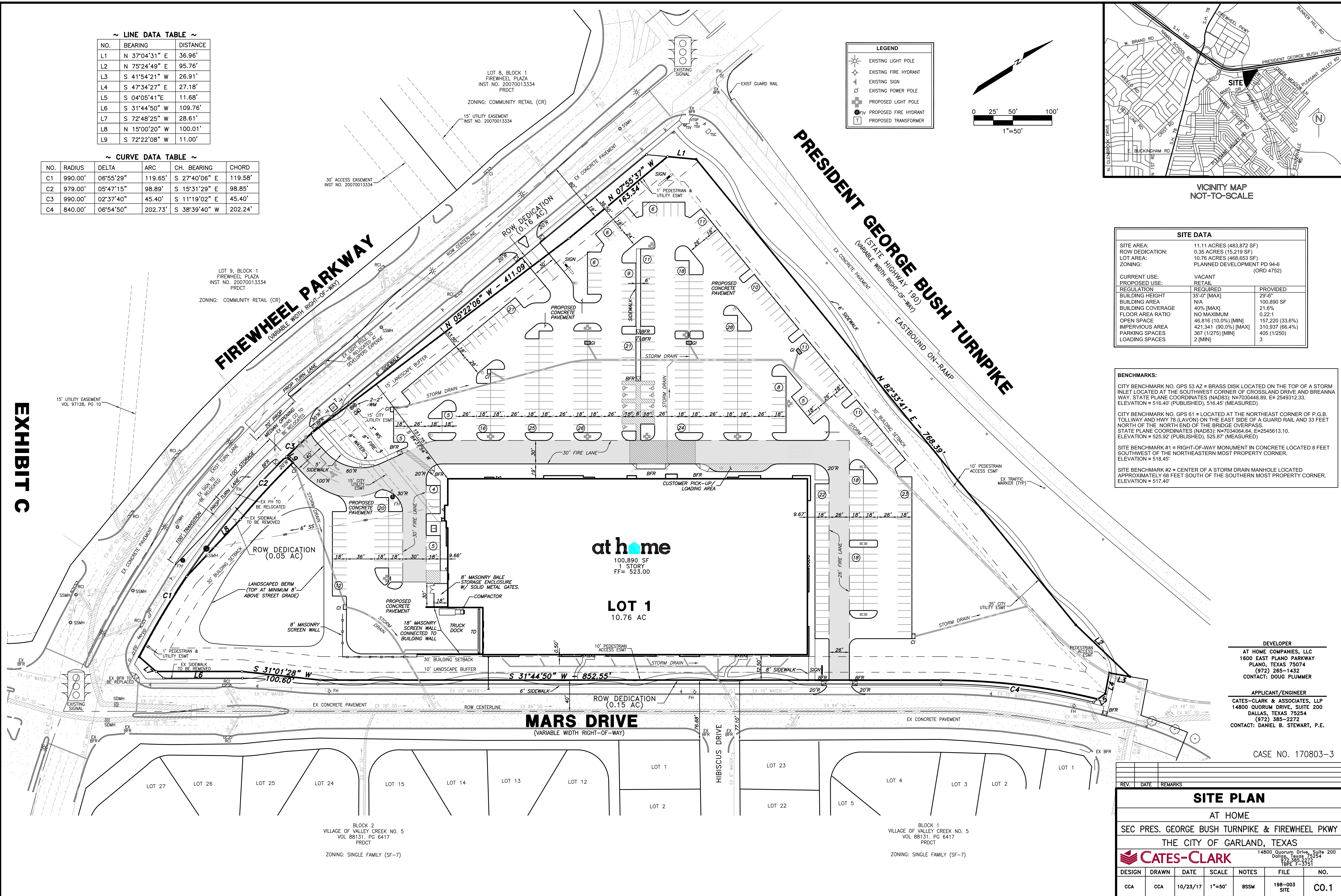
- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to permit the development of a Retail Store subject to a Detail Plan and conditions.
- II. Statement of Effect:** This Planned Development (PD) District should not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development will conform to the Detail Plan labeled as Exhibit C. In the event of conflict between the conditions and the Detail Plan the conditions listed below shall apply.
- V. Detail Plan:**
- A. Landscape Plan: Landscaping is to be in general conformance with the approved Landscape Plan labeled as Exhibit D.
- B. Building Elevations: Exterior building elevations are to be in general conformance with the approved elevations labeled as Exhibit E.
- C. Parking: Parking is allowed with a parking lot consisting of more than one single- or double-loaded row of parking between the front or face of the building and the President George Bush Turnpike highway right-of-way line as shown on Exhibit C.
- D. Outdoor Display/Storage: There shall be no outdoor sales or storage except storage areas fully screened by a permanent enclosure as shown on Exhibit C, Exhibit D and Exhibit E.

- E. Loading and Refuse Container: The location of the loading and refuse container is allowed at the southwest side of the building, north of Mars Drive and shall provide screening elements including berms, landscape materials, and screen walls as shown on Exhibit C, Exhibit D, and Exhibit E.
- F. Parking Lot Landscaping: The landscape island at the terminus of the parking row located at the service area is not required. In addition, the landscape islands at the front of the retail building shall be landscaped with small ornamental trees and additional landscape planters shall be required with large canopy trees as shown on Exhibit C and Exhibit D.
- G. Building Elevations: The building elevations shall be in general conformance with Exhibit E.
- H. Building Elevations: The horizontal and vertical articulation requirements of the Garland Development Code do not apply and the elevations shall adhere to the building design as in Exhibit E.
- I. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D. In the event of conflict between the conditions and Exhibit E the conditions listed herein shall apply.
- J. Freestanding Signs: Freestanding Signs for the site are two (2) pole signs and one (1) monument sign. The sign locations are shown on Exhibit C and Exhibit E. The pole sign located at the intersection of President George Bush Turnpike and Firewheel Parkway shall be a maximum of fifty-two (52) feet in total height per the Garland Development Code sign height measurement requirements. All City sign requirements are applicable.

EXHIBIT C

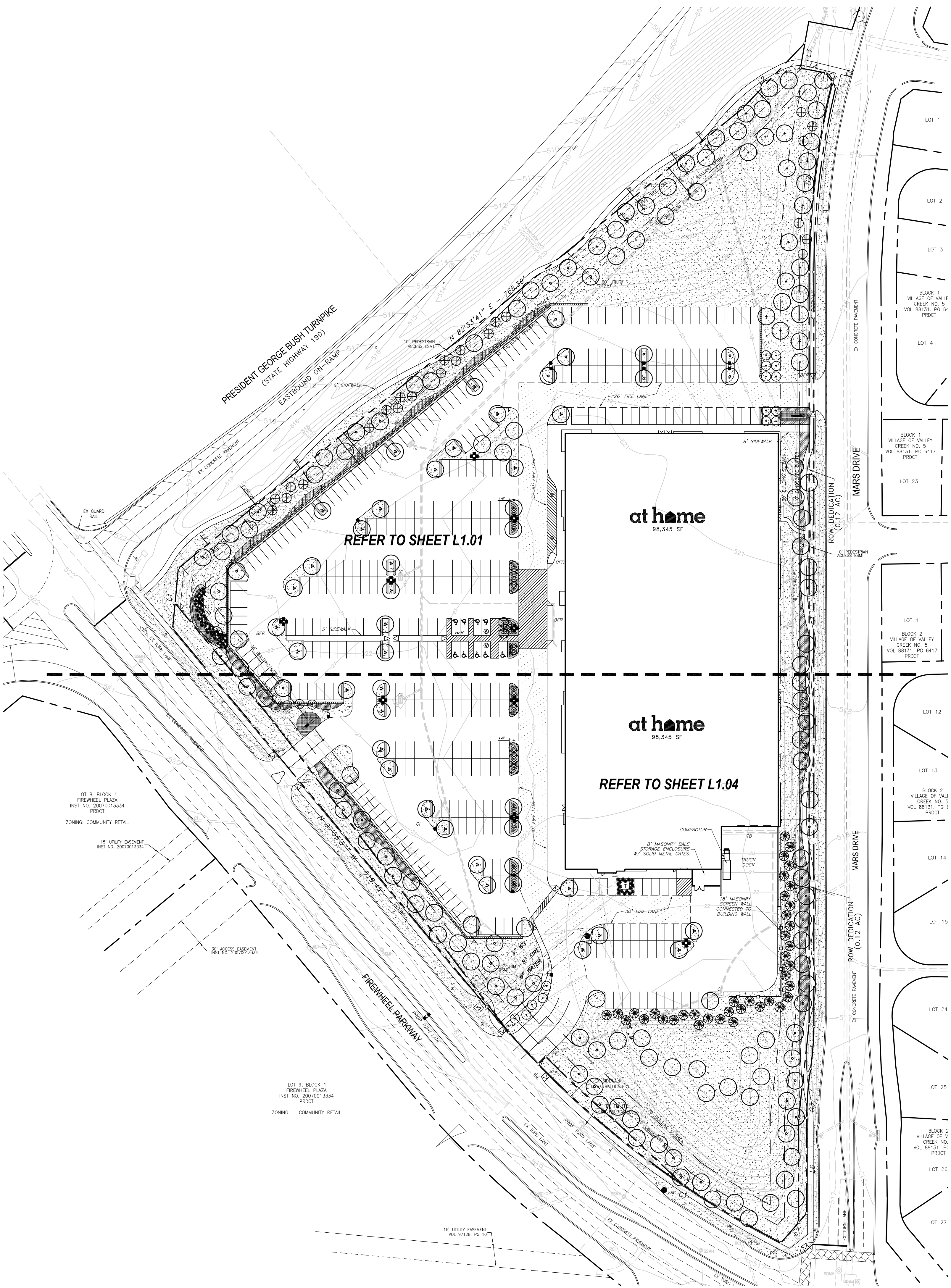
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L2	N 75°24'49" E	95.76'
L3	S 41°54'21" W	26.91'
L4	S 47°34'27" E	27.18'
L5	S 04°05'41" E	11.68'
L6	S 31°44'50" W	109.76'
L7	S 72°48'25" W	28.61'
L8	N 15°00'20" W	100.01'
L9	S 72°22'08" W	11.00'

~ CURVE DATA TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
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C2	979.00'	05°47'15"	98.89'	S 15°31'29" E	98.85'
C3	990.00'	02°37'40"	45.40'	S 11°19'02" E	45.40'
C4	840.00'	06°54'50"	202.73'	S 38°39'40" W	202.24'



CASE NO. 170803-3

REV.	DATE	REMARKS																		
SITE PLAN AT HOME SEC PRES. GEORGE BUSH TURNPIKE & FIREWHEEL PKWY THE CITY OF GARLAND, TEXAS  CATES-CLARK 14800 Quorum Drive, Suite 200 Dallas, Texas 75234 972.385.2272 18PE F-3751 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 12.5%;">DESIGN</th> <th style="width: 12.5%;">DRAWN</th> <th style="width: 12.5%;">DATE</th> <th style="width: 12.5%;">SCALE</th> <th style="width: 12.5%;">NOTES</th> <th style="width: 12.5%;">FILE</th> <th style="width: 12.5%;">NO.</th> </tr> </thead> <tbody> <tr> <td>CCA</td> <td>CCA</td> <td>10/23/17</td> <td>1"=50'</td> <td>BSSM</td> <td>198-003 SITE</td> <td>C0.1</td> </tr> </tbody> </table>							DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	CCA	CCA	10/23/17	1"=50'	BSSM	198-003 SITE	C0.1
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.														
CCA	CCA	10/23/17	1"=50'	BSSM	198-003 SITE	C0.1														



SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE TABULATIONS

STREET REQUIREMENTS

Requirements: (1) tree, 3" cal., and (7) shrubs per 30 Lf. of landscape buffer.

All parking spaces must be screened by a berm or shrubs, 24"ht. 1.75% turf grass

PRESIDENT GEORGE BUSH TOLLWAY: 896.00 Lf. / 35' Buffer

Required	Provided
(30) trees, 3" cal.	(30) trees, 3" cal.
(210) shrubs	(220) shrubs

MARS DRIVE: 1,283 Lf. / 10' Buffer

Required	Provided
(43) trees, 3" cal.	(43) trees, 3" cal.
24" ht. screen	24" ht. screen and berm

FIREWHEEL PARKWAY: 889 Lf. / 15' Buffer

Required	Provided
(31) trees, 3" cal.	(31) trees, 3" cal.
(217) shrubs	(225) shrubs

PARKING LOT: (407 SPACES) / 169,302 s.f.

Requirements: (1) tree, 3" cal., per (10) parking spaces; All parking spaces shall be no further than 65' of a required tree, 5% of parking lot required to be landscape.

Required	Provided
(41) trees, 3" cal.	(43) trees, 3" cal.
8,465 s.f. (5%)	16,815 s.f. (9.9%)

OVERALL TREE SUMMARY:

TOTAL TREES REQUIRED:	145
TOTAL TREES PROVIDED:	192

PLANT LIST

LARGE TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
26	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container grown, 13' ht., 4'-5' spread min.
53	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13'-14' ht. min. 4' spread min.
31	CP	Chinese Pistache	<i>Pistachia chinensis</i>	3" cal.	B&B, 13' ht. min. 5' spread min.
82	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 13' ht. min. 4'-5' spread min.

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
66	DA	Dwarf Abelia 'Gold Mound'	<i>Abelia sp. 'Gold Mound'</i>	5 gal.	container, grown, full plant, 36" o.c.
277	DBH	Dwarf Burford Holly	<i>Ilex cornuta Burfordii nana</i>	24" ht. min.	container, grown, full plant, 5 gal. min. 24" ht. min. 24" o.c.
236	DTS	Dwarf Texas Sage 'Ranger'	<i>Leucophyllum compactum 'Ranger'</i>	24" ht. min.	container, grown, full plant, 24" o.c.
41	GM	Gulf Muhly	<i>Muhlenbergia filipes</i>	24" ht. min.	container, grown, full top of container, 24" o.c.
44	MIS	Miscanthus 'Morning Light'	<i>Miscanthus sinensis 'Morning Light'</i>	24" ht. min.	container, full plant, 36" o.c.
25	RY	Red Yucca 'Brakeleights'	<i>Hesperaloe parviflora 'Brakeleights'</i>	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
860	BKSG	Berkeley Sedge	<i>Carex divisa</i>	4" pots	container full top of container, 12" o.c.
4657	WC	Wintercreeper	<i>Euroynymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
950	SC	Seasonal Color	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes
				4" pots	container, full plant, selection at time of install, 12" 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.

Note: Per City of Garland all caliper sizes are measured at 12" above rootball for large 3" cal. trees and 6" above root ball for 1.5" cal. small trees. Note to contractor: this contradicts American Standard for Nursery Stock measurement practices

No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way

Any landscape or irrigation in R.O.W. or easements will require License Agreement of Real Prop Agreement

~ CURVE DATA TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	990.00'	23°12'14"	400.93'	N 19°31'44" W	398.20'
C2	840.00'	06°54'50"	202.73'	S 38°39'40" W	202.24'
C3	335.50'	03°29'59"	40.99'	S 35°14'40" W	40.96'

~ LINE DATA TABLE ~

NO.	BEARING	DISTANCE
L1	N 37°04'31" E	63.83'
L2	N 75°24'49" E	95.76'
L3	S 41°54'21" W	26.91'
L4	S 47°34'27" E	27.18'
L5	S 04°05'41" E	11.68'
L6	S 31°44'50" W	100.72'
L7	S 72°48'25" W	41.55'

LANDSCAPE NOTES

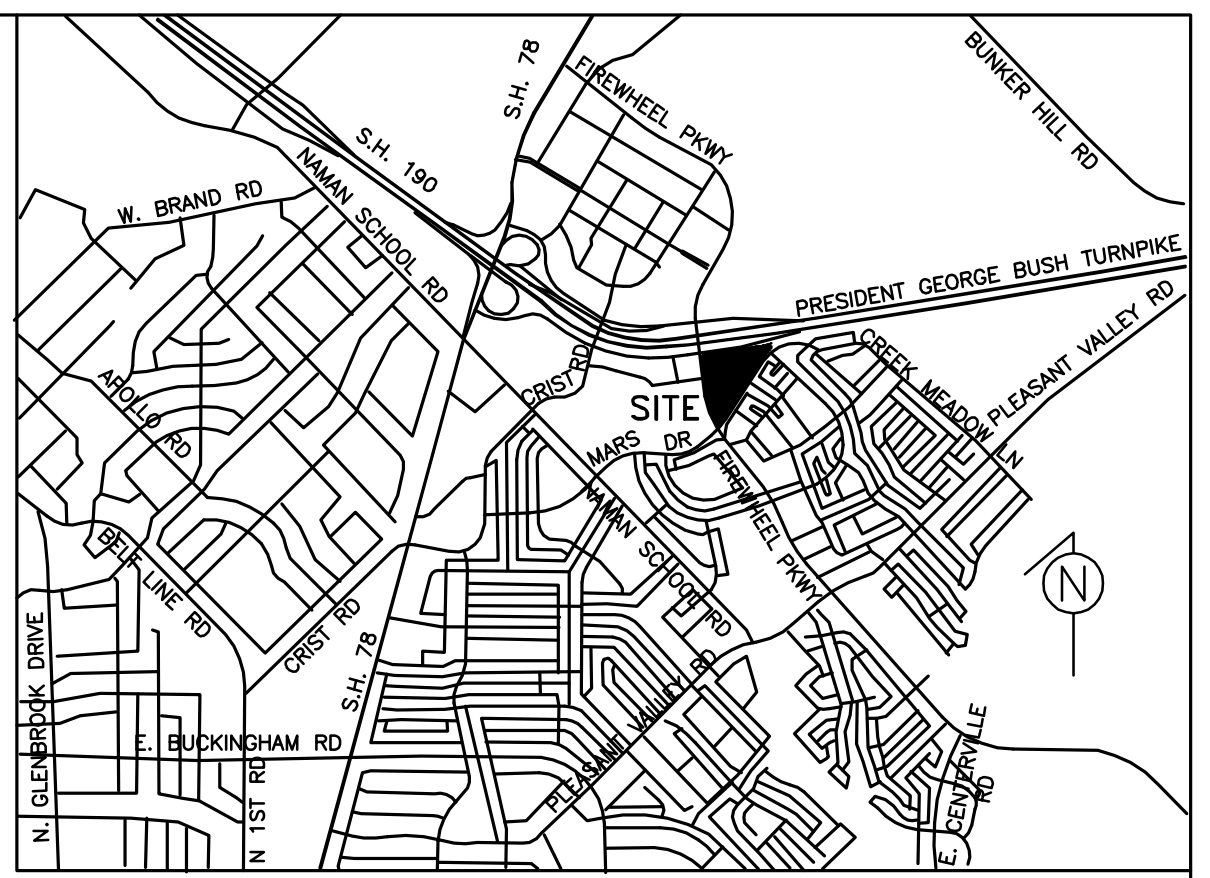
1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as: bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

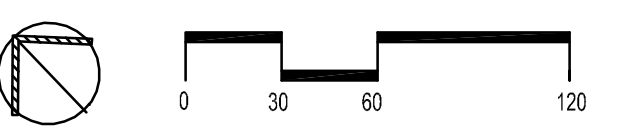


VICINITY MAP
NOT-TO-SCALE

SITE AREA:	11.11 ACRES (483,872 SF)
ROW DEDICATION:	0.36 ACRES (15,716 SF)
LOT AREA:	10.75 ACRES (468,157 SF)
ZONING:	PLANNED DEVELOPMENT PD 94-6 (ORD 4752)
CURRENT USE:	VACANT
PROPOSED USE:	



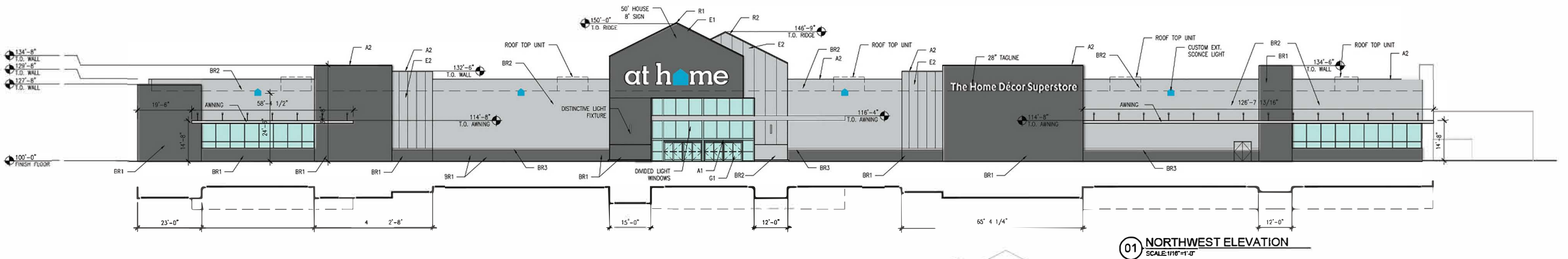
01 LANDSCAPE SITE PLAN
SCALE: 1" = 60'-0"



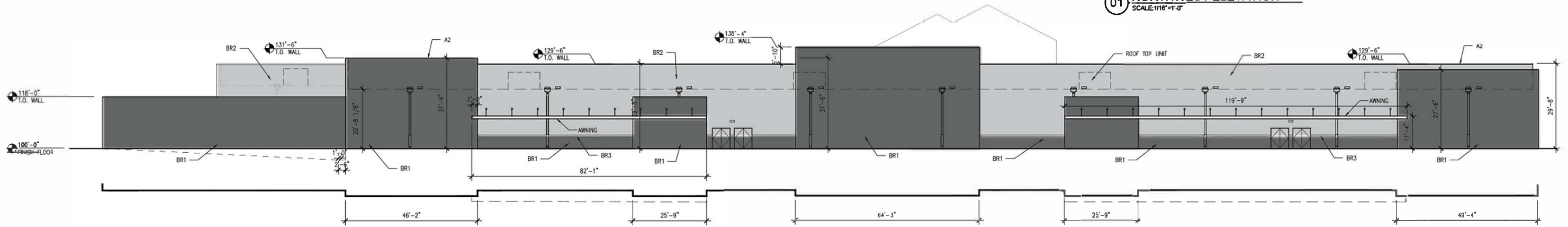
smr
landscape architects, inc.
1709 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-ls.com

CASE NO. 170803-3

REV.	DATE	CITY COMMENTS	REMARKS
2	12.1.17		
1	11.8.17		
LANDSCAPE SITE PLAN			
AT HOME			
SEC PRES. GEORGE BUSH TURNPIKE & FIREWHEEL PKWY			
THE CITY OF GARLAND, TEXAS			
14800 Quorum Drive, Suite 200 Dallas, Texas 75254 972-885-9272 TBPE F-3751			
DESIGN	DRAWN	DATE	SCALE
BDA	BDA	10/18/17	1"=60'
NOTES	FILE	NO.	
BSSM	198-003	DIMCTRL	L1.00



01 NORTHWEST ELEVATION
SCALE: 1/16"=1'-0"



02 SOUTHEAST ELEVATION
SCALE: 1/16"=1'-0"

MATERIAL PERCENTAGE CALCULATIONS - OPTION 1				
	NORTHWEST	SOUTHEAST	SOUTHWEST	NORTHEAST
TOTAL SURFACE AREA SQ.FT	13,429 SQ. FT.	14,091 SQ. FT.	6,140 SQ. FT.	6,773 SQ. FT.
QUICKBRICK (BR1)	37.14%	57.93%	18.14%	58.51%
QUICKBRICK (BR2)	41.66%	40.04%	79.74%	39.54%
QUICKBRICK (BR3)	0.95%	0.84%	1.08%	0.71%
EIFS 1 (E1)	9.33%			
EIFS 2 (E2)	9.84%			
METAL COPING (A2)	1.08%	1.19%	1.04%	1.24%

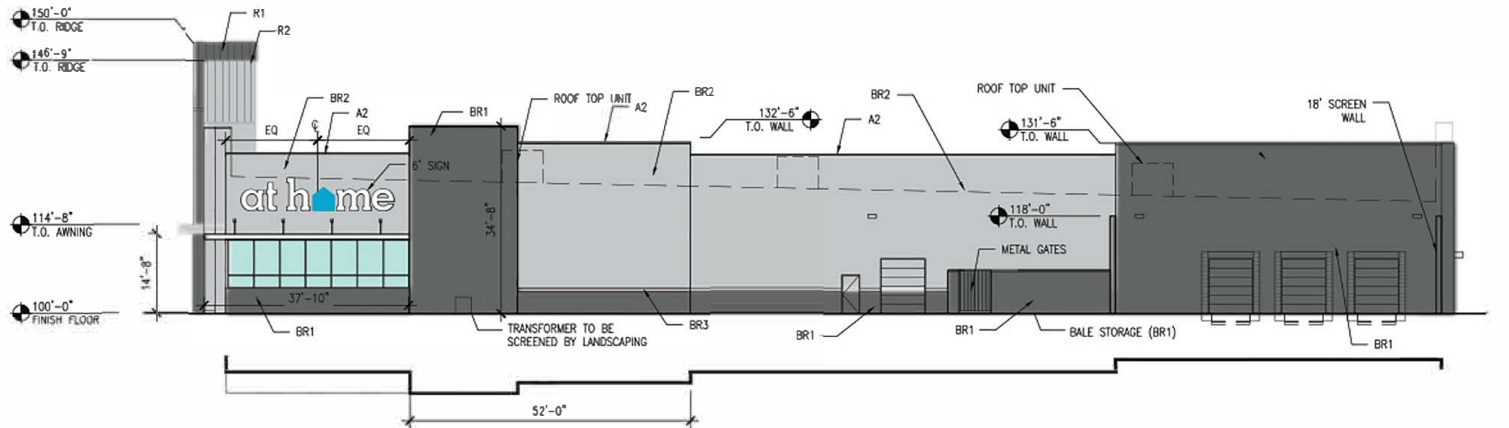
ARCHITECTURE ELEMENTS INCLUDED IN DESIGN

1. Awnings/Canopies
2. Divided Light Windows
3. Transoms
4. Recessed Entry
5. Distinctive Lighting Features
6. Varied Roof Heights

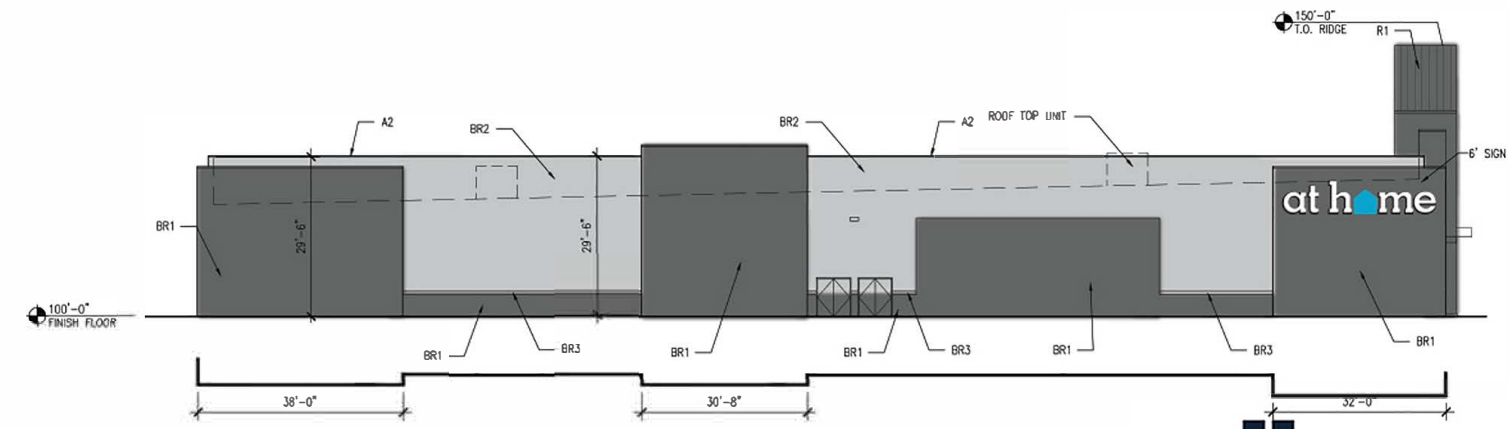
FACADE CALCULATIONS				
	NORTHWEST	SOUTHEAST	SOUTHWEST	NORTHEAST
FACADE LENGTH	464'-0"	417'-2"	164'-8"	231'-0"
HORIZONTAL REQ'D (30%)	139'-2"	125'-2"	49'-5"	69'-4"
HORIZONTAL PROV'D	169'-8"	211'-1"	52'-0"	100'-8"
VERTICAL WIDTH REQ'D (20%)	92'-10"	83'-5"	32'-11"	46'-2"
VERTICAL WIDTH PROV'D	65'-4"	64'-3"	52'-0"	38'-0"

NOTE: AREA CALCULATIONS ARE EXCLUSIVE OF BUILDING OPENINGS

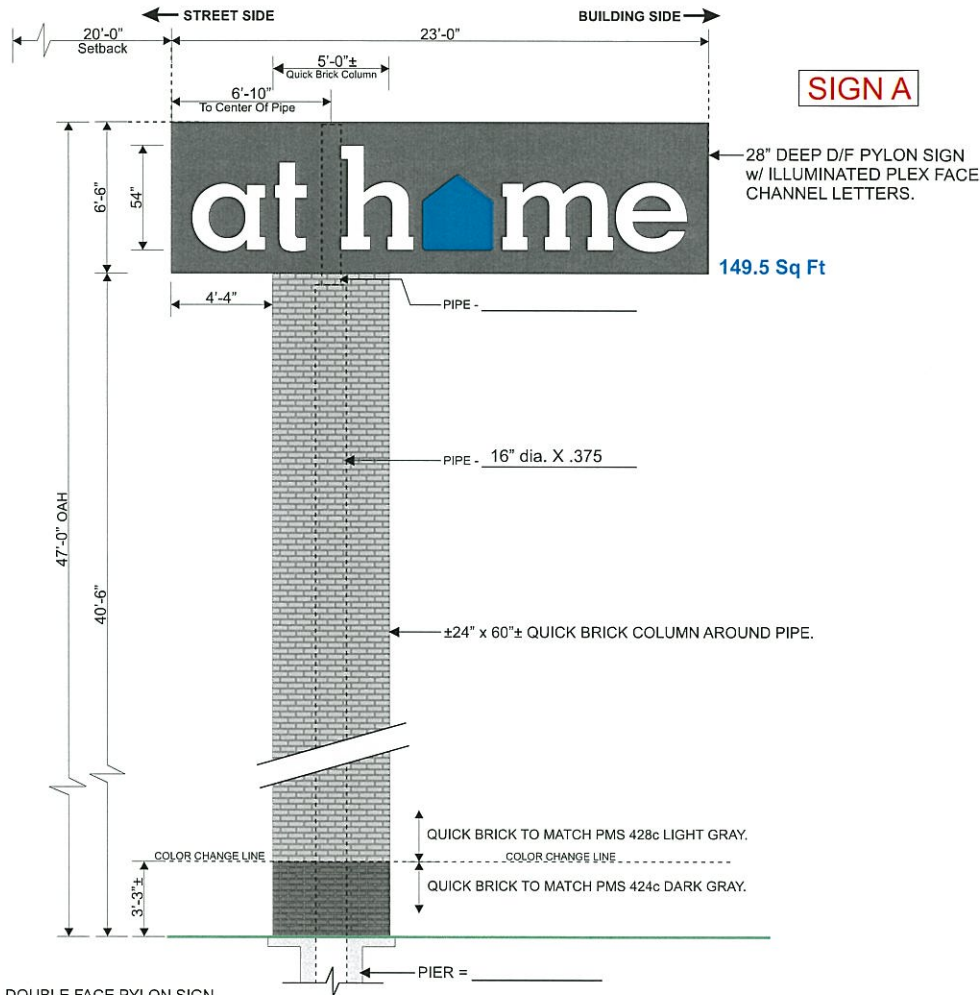
MATERIAL	DESCRIPTION
BR-1	QUICK-BRIK TYPE A, 12"x4"x16" MANUFACTURER: OLDCASTLE COMPANY PRODUCT: SHADOW GRAY LOCATION: WAINSCOT & PILASTERS
BR-2	QUICK-BRIK TYPE B, 12"x4"x16" MANUFACTURER: OLDCASTLE COMPANY PRODUCT: MONUMENT WHITE LOCATION: FIELD
BR-3	QUICK-BRIK TYPE C, 12"x4"x16" MANUFACTURER: OLDCASTLE COMPANY PRODUCT: ELITE WHITE LOCATION: ACCENT
E-1	EIFS MANUFACTURER: DRYVIT SYSTEMS COLOR: MATCH "AT HOME EXTERIOR DARK GRAY" LOCATION: ENTRY
E-2	EIFS MANUFACTURER: DRYVIT SYSTEMS COLOR: MATCH "AT HOME EXTERIOR JENINSON GRAY" LOCATION: ENTRY
A-1	ALUMINUM STOREFRONT MANUFACTURER: KAWNEER SYSTEMS, RECORD-USA SYSTEMS COLOR: CLEAR MILL FINISH
A-2	PRE-FINISHED SHEET METAL FABRICATIONS MANUFACTURER: BERRIDGE MANUFACTURING COMPANY COLOR: SHASTA WHITE LOCATION: COPINGS
G-1	GLASS/GALZING 1" INSULATED UNIT WITH LOW-E COATING ON 2ND SURFACE; SHGC AS REQUIRED BY CODE COLOR: CLEAR
R-1	STANDING SEAM METAL ROOFING MANUFACTURER: BERRIDGE MANUFACTURING COMPANY;CEE-LOCK PANEL SYSTEM COLOR: ZINC GRAY
R-2	STANDING SEAM METAL ROOFING MANUFACTURER: BERRIDGE MANUFACTURING COMPANY;CEE-LOCK PANEL SYSTEM COLOR: SHASTA WHITE



03 SOUTHWEST ELEVATION
SCALE: 1/16"=1'-0"



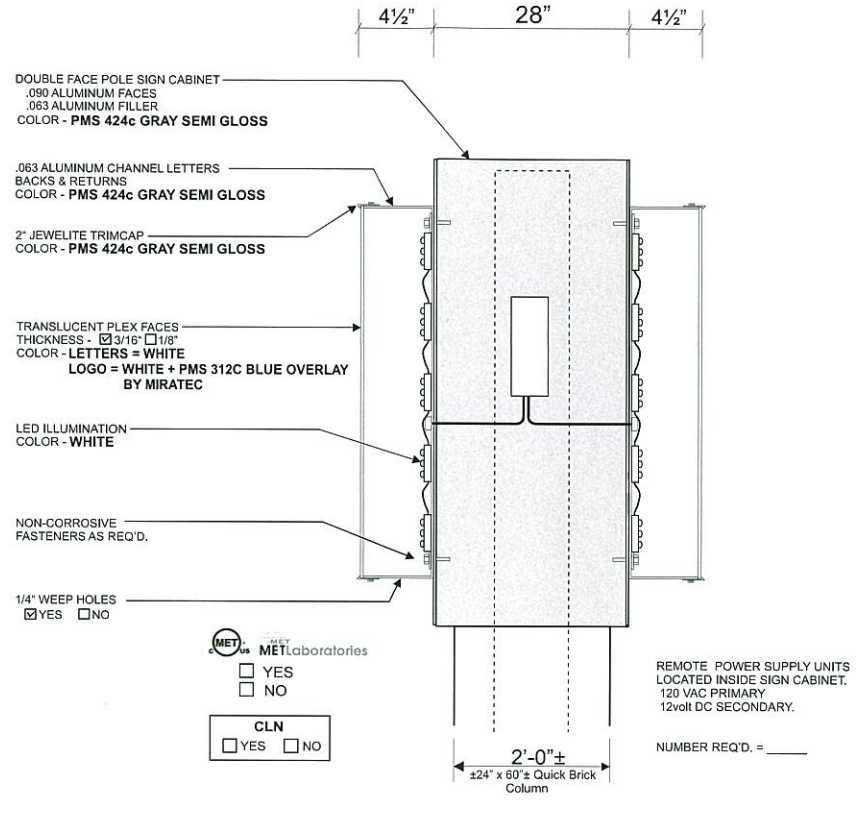
04 NORTHEAST ELEVATION
SCALE: 1/16"=1'-0"



DOUBLE FACE PYLON SIGN

(1) REQUIRED

Scale: 3/16" = 1'-0"



SECTION DETAIL - DOUBLE FACE PYLON SIGN with PLEX FACE CHAN LTRS (LED ILLUMINATION)

Scale: NTS

DATE	REVISIONS	NAME	AUTHORIZATION
8-28-17	REDUCE TO 22' OAH / REVISE SETBACK / ADD BRICK COLUMN	KN	
8-30-17	ADD NON-TYPICAL HOUSE ICON SHAPED PYLON SIGN OPTION	KN	
8-15-17	REVISIONS ON PAGES 1-2-3-4-5-6-9	KN	
10-3-17	REMOVE PYLON OPTION / RESTORE & REVISE TYP PYLON + CHAN LTRS	KN	
10-18-17	WIDEN BRICK BASE & INCREASE OAH OF SIGN TO 35'-0"	KN	
11-6-17	REVISIONS ON PAGES 4-5-6-10	KN	

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ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.

CLIENT AT HOME STORE #

INSTALLATION ADDRESS GEORGE BUSH HWY (SH190) & FIREWHEEL PKWY GARLAND, TX

DESIGNER KN ACCOUNT EXECUTIVE MDF

DATE 8-4-17 SHEET 7 OF 10 DESIGN # 17-232 R6

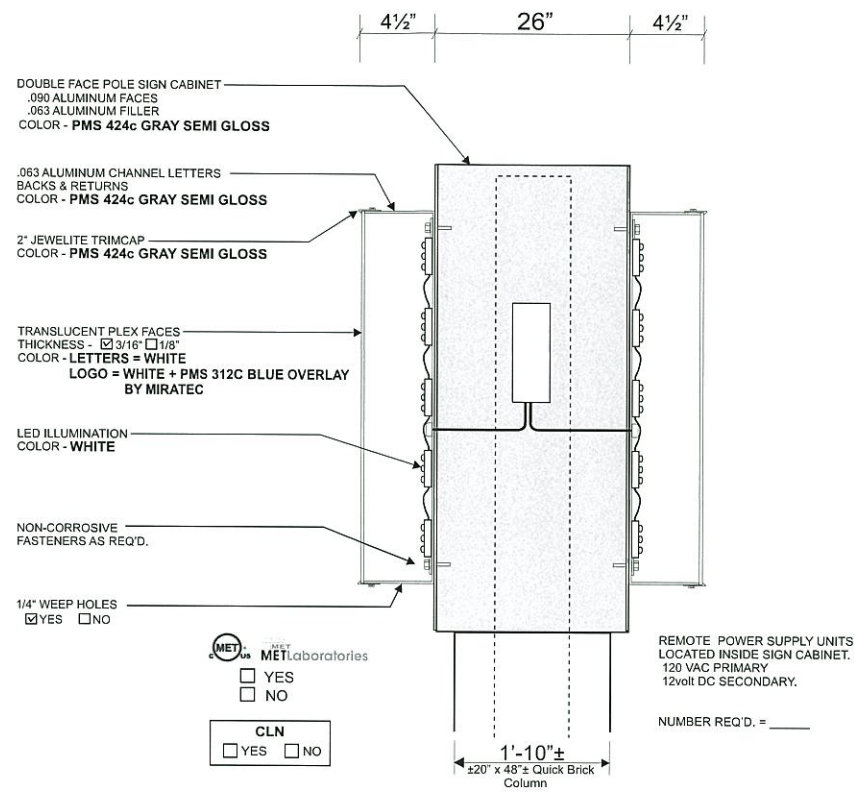
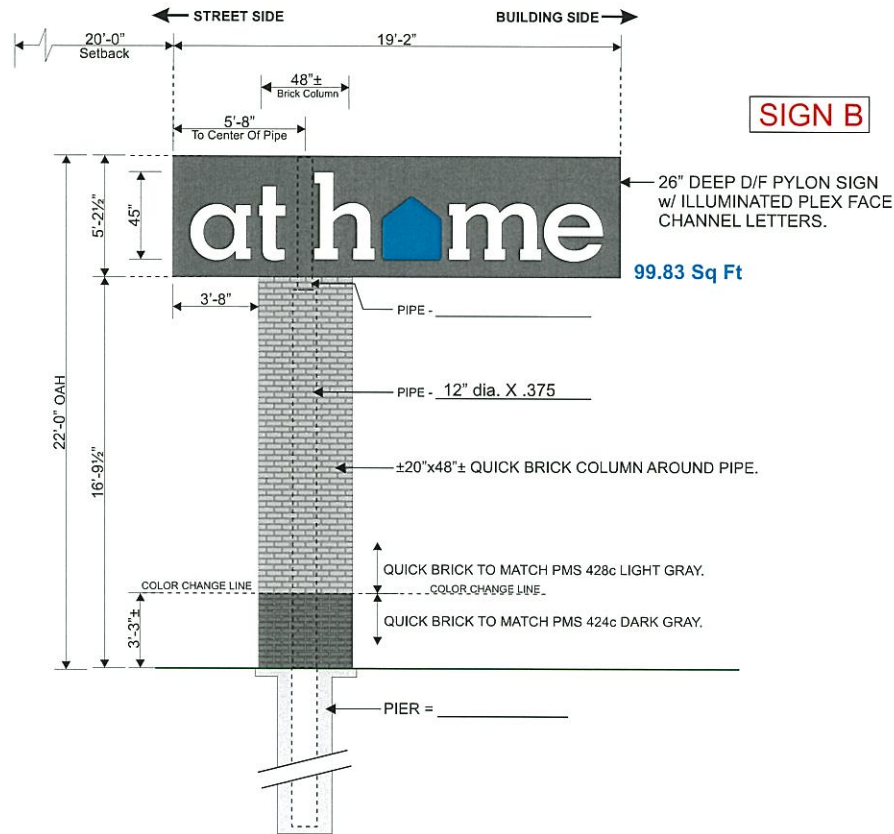
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Corel FILE = 1-2017-Jobs12-AtHome\TX\Garland-Firewheel\Drawings\17-232

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FAX (972) 986-4456
FAX (800) 810-3045



SECTION DETAIL - DOUBLE FACE PYLON SIGN with PLEX FACE CHAN LTRS. (LED ILLUMINATION)

Scale: NTS

DOUBLE FACE PYLON SIGN

(1) REQUIRED

Scale: 3/16" = 1'-0"

DATE	REVISIONS	NAME	AUTHORIZATION
8-28-17	REDUCE TO 22' OAH / REVISE SETBACK / ADD BRICK COLUMN	KN	
8-30-17	ADD NON-TYPICAL HOUSE ICON SHAPED PYLON SIGN OPTION	KN	
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10-3-17	REMOVE PYLON OPTION / RESTORE & REVISE TYP PYLON + CHAN LTRS	KN	
10-18-17	WIDEN BRICK BASE	KN	
11-6-17	REVISIONS ON PAGES 4-5-6-10	KN	

CLIENT _____ DATE _____

ACCOUNT EXECUTIVE _____ DATE _____

LANDLORD _____ DATE _____

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DESIGNER KN ACCOUNT EXECUTIVE MDF

DATE 8-4-17 SHEET 8 OF 10 DESIGN # 17-232 R6

Gerber FILE = 1-2017-Jobs\2-AtHome\TX\Garland-Firewheel\ProductionJobs\ATHOME103

Corel FILE = 1-2017-Jobs\2-AtHome\TX\Garland-Firewheel\Drawings\17-232

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FAX (800) 810-3045

Z 17-47



Looking to the site at Firewheel Parkway and SH190



Looking to the site from Lowe's on Firewheel Parkway



Looking south on Firewheel Parkway
Lowe's is located to the right on this photo



Single-Family Residential development to the south of the subject site



Looking towards SH 190 from east of the site,
the subject site is to the left on this photo



GARLAND

Plan Commission

3.c.

Meeting Date: 01/22/2018

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

Summary:

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

Attachments

Z 17-43 Masterplan Consultants Report and Attachments

Planning Report

File No: Z 17-43/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018



GARLAND
TEXAS MADE HERE

REQUEST

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

LOCATION

4701 Bunker Hill Road

APPLICANT

Masterplan Consultants

OWNER

Norberto Guillen

BACKGROUND

The applicant requests approval of a Planned Development (PD) District and Detail Plan for the development of a 291-unit multi-family dwelling site.

SITE DATA

The subject site is the combination of two unimproved tracts currently zoned Agricultural (AG) District and containing approximately 41 acres. The site has frontage along Bunker Hill Road for approximately 769.07 feet. All of the multi-family and accessory buildings will be constructed within the easternmost 17 acres of the site. The remaining acreage is within the 100 year floodway and will be dedicated to open space, walking trails and respite areas.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Agricultural (AG) District. This district is typically intended for vacant land which is not yet ready for development, land which is used for agricultural or open space purposes, land which due to its topography or location within a floodplain or other undevelopable area is not anticipated to be developed for more intense use. Once development patterns warrant more intensive use, it is anticipated that Agriculture Districts will be changed to an appropriate, more specific zoning classification.

CONSIDERATIONS

1. **Detail Plan:** The proposed Detail Plan reflects the development of eleven (11) multi-family buildings, at three (3)-stories in height and containing a total of 291 dwelling units. The development will provide a club house combination leasing office that will be the location of the centralized amenity and pool area.
2. **Building Design.** The proposed multi-family buildings meet the horizontal and vertical articulation requirements by utilizing varying degrees of roof pitch, balcony depths, façade projections and recesses. These elements are provided on all building elevations. The Building Elevation Plan also reflects the incorporation of approved architectural design elements reflected in Section 4.83 (e.g. recessed entries, varied roof heights, and alcoves).

- a. Section 4.83 of the GDC requires that the exterior walls of all multi-family buildings and structures regardless of public visibility be a minimum of eighty (80) percent masonry construction (excluding doors, windows and window walls). The applicant requests a deviation from the masonry requirement on nine (9) of the eleven (11) multi-family buildings and each of the garage structures. The applicant proposes this alternative to the minimum masonry requirement based on the location of the buildings within the development.

The Landscape Plan, Exhibit D contains notes indicating building numbers.

Buildings 11, 10 and the Clubhouse [Building 1] are located closest to Bunker Hill Road. These buildings are designed with 100 percent masonry facades consisting of a predominately "3-part Cement Plaster" that incorporates stone as an accent façade material. The applicant utilizes the masonry colors and textures to establish visual depth.

Buildings 12, 9, 6, and 2 are located toward the center of the development and comprise all of the buildings around the central amenity area in addition to the Clubhouse (Building 1). These buildings maintain the overall architectural theme; however, the façade material would be comprised of no more than seventy (70) percent masonry material on any elevation.

Buildings 8, 7, 5, 4 and 3 are located furthest away from Bunker Hill Road toward the rear of the development and are adjacent to the trail and open space area. They are designed with the lowest percentages of masonry materials at no more than forty (40) percent masonry material on any elevation.

The cart storage accessory buildings generally incorporates the overall color and design of the multi-family buildings and are 100 percent masonry.

Section 2.60 requires multi-family carport structures to be supported by columns that are architecturally integrated and are similar to the materials and colors of the main building. This is typically achieved with a complete masonry cladding of the support columns; the applicant proposes carports and cabanas with columns with exposed stained wood and masonry cladding only at the base of the support column.

This site is situated along Bunker Hill Road, which constitutes the northeastern City Limits. As such, the development to the southwest of Bunker Hill represents the City's "Front Door". These developments should positively contribute to the overall community appearance and image and support the community design considerations of building form, architectural details and compatible materials. These considerations are generally incorporated into the minimum Building Design standards of the GDC. Staff recommends that the building elevations be designed with the minimum eighty (80) percent masonry in accordance with Section 4.83 of the Garland Development Code.

- b. **Unit Mix.** The maximum density in Multi-Family (MF) Districts is eighteen (18) units per acre. The proposed development provides approximately 6.9

units per acre; Vantage at Garland will contain the following unit mix percentages and sizes:

Twenty-one (21) Efficiency units (7%, 500 Square feet);
 138 One-bedroom units (48%, 629 and 750 square feet);
 108 Two-bedroom units (37%, 1,026 square feet); and
 Twenty-four (24) Three-bedroom units (8%, 1,196 square feet).

Vantage at Garland meets the minimum dwelling unit area requirements for the efficiency units and exceeds the minimum for the two-bedroom and three-bedroom units.

However, the applicant requests deviation for the one-bedroom unit. The GDC establishes the minimum square footage of one-bedroom units at 650 square feet; Vantage at Garland proposes that 66 of the 138 one-bedroom units contain 629 square feet, a decreased area of three (3) percent. The remaining seventy-two (72) one-bedroom units contain 750 square feet (fifteen (15) percent increase).

3. **Storage Facilities.** Section 2.39 (I) (1) of the GDC requires that each dwelling unit have corresponding and conveniently located enclosed storage facility. The storage facilities must contain at least twenty-five (25) square feet and no less than 175 cubic feet. The applicant requests relief from the storage requirement as written and intends to provide storage areas within the units to accommodate tenants. These areas will be within bedroom and hallway closets and within laundry areas.
4. **Resident Services and Amenities.** Vantage at Garland will provide a 5,668 square-foot leasing and clubhouse building located adjacent to the pool area. The GDC requires multi-family developments provide a minimum of one (1) pool containing 800 square feet [surface water]; a development must provide a second pool of 800 square feet [surface water] if the development has more than 250 dwelling units. Vantage provides 291 dwelling units. However, in lieu of two (2) pools, the applicant intends to develop a large centralized amenity area containing an approximate 2,600 square-foot pool [surface water] and 9,300 square-foot deck area with cabanas. The development also provides multiple leisure areas throughout consisting of table and grill stations, pergolas with benches and dog parks. The development will also dedicate approximately ten (10) acres to open space, walking paths and future connections to the Rowlett Creek Linear Park System.
5. **Parking.** The Detail Plan reflects that the development will exceed the minimum parking requirements and will provide a minimum parking ratio of 1.88 parking spaces for each dwelling unit providing 548 spaces for 291 units; there will be an additional thirty-nine (39) parking spaces throughout the development to accommodate parking for the club house, guests and dog park visitors. Half of the required parking spaces will be covered by detached garage and canopy structures in accordance with the standards for multi-family development.
6. **Landscape and Screening.**
 - a. Section 4.34 (A) of the GDC requires multi-family developments to dedicate a minimum of forty (40) percent of the total site to landscaping, open space areas, pools and similar outdoor recreation activities. The Landscape Plan reflects compliance with this standard.
 - b. The development provides the required fifteen (15) foot landscape buffer

adjacent to Bunker Hill Road. The buffer must contain one (1) large tree and seven (7) shrubs for every thirty (30) feet of landscape buffer. The landscape plan reflects a landscape buffer adjacent to Bunker Hill Road for approximately 770 feet; within it are twenty-six (26) large canopy trees and 180 shrubs and ornamental grasses. The landscape buffer material is in accordance with Section 4.34. The development will also provide perimeter screening adjacent to Bunker Hill Road consisting of a six-foot ornamental metal fence with masonry columns adjacent to the proposed large canopy trees and shrubs. A similar perimeter screening will be provided along the south side of the developable portion of the site, behind and connecting to the rear buildings.

The applicant proposes a six-foot ornamental metal fence with a curvilinear row of large canopy trees along the northwest and southeast property lines, as an alternative to ornamental metal fencing with masonry columns. The northwestern and southeastern property lines will be heavily planted with large canopy tree varieties that typically reach heights in excess of fifty feet at maturity.

COMPREHENSIVE PLAN

The Envision Garland Plan 2030 Comprehensive Plan recommends Compact Neighborhoods and Parks and Open Spaces

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).

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and northeast are developed with single-family dwellings within the City of Sachse. The property to the southeast of the subject site is zoned Planned Development (PD) District 15-40 for Multi-family Uses and a portion of that property is developed with a 300-unit multi-family development. The properties to the northwest and west are zoned Agricultural (AG) District and are undeveloped; the area to the west contains a portion of the Rowlett Creek Flood Plain.

STAFF RECOMMENDATION

Staff recommends approval of the request for 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. However, Staff recommends that the building elevations be designed with the minimum eighty (80) percent masonry in accordance with Section 4.83 of the Garland Development Code.

ADDITIONAL INFORMATION

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

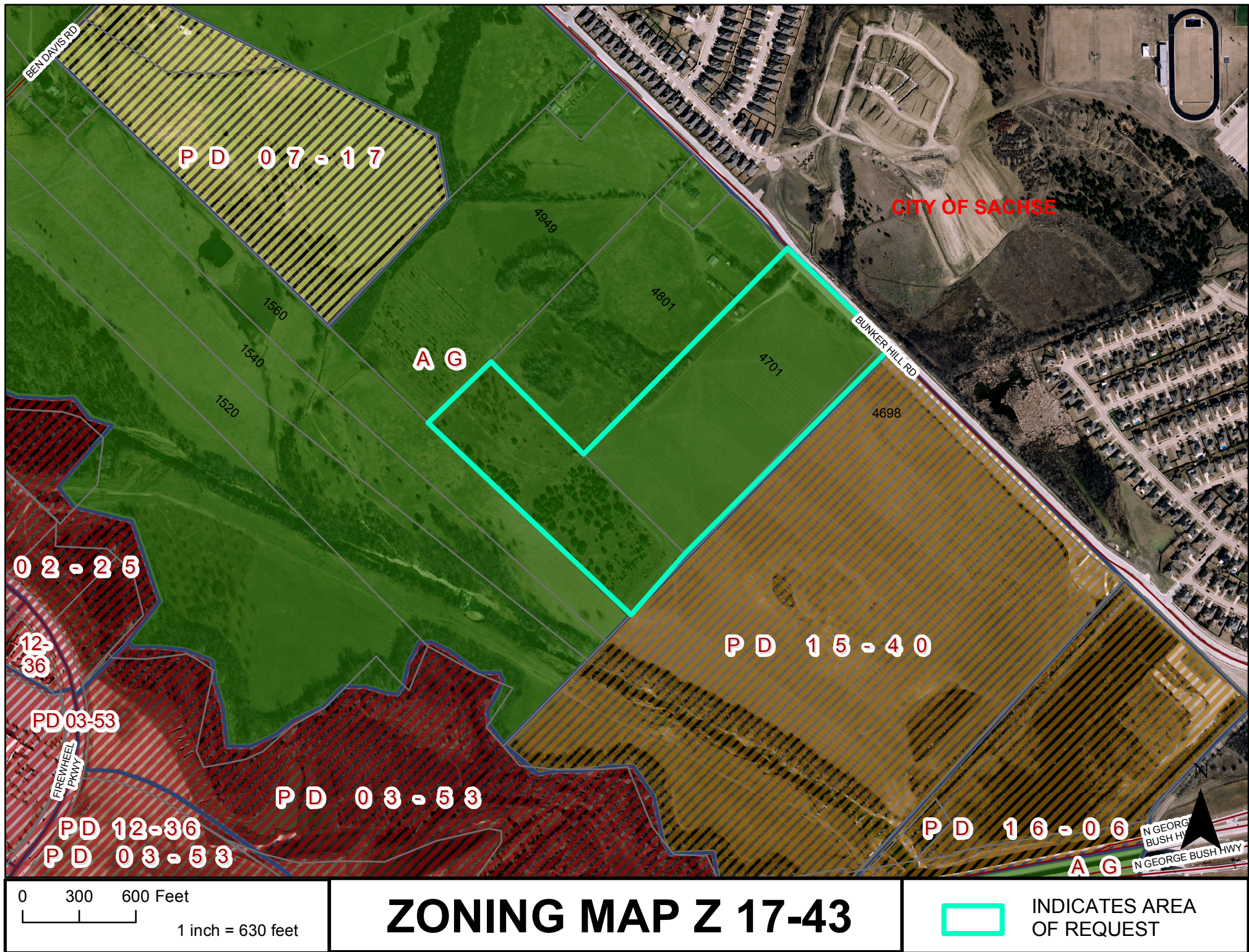
CITY COUNCIL DATE: February 20, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



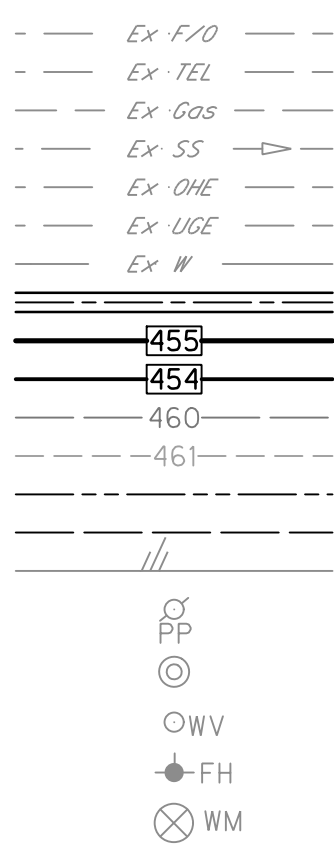
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 17-43

4701 Bunker Hill Road

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of Multi-Family Uses subject to conditions.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Multi-Family (MF) District are included by reference and shall apply, except as otherwise specified by this Ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Uses shall be as permitted within the Multi-Family (MF) District.
- B. Parking: Parking shall be generally located as and provided shown on the Detail Plan (Exhibit C).
- C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the approved landscape plan labeled Exhibit D.
- D. Building Elevations: Building elevations shall be in conformance with Exhibit E.
- E. Storage Facilities: The development may provide unit storage areas that do not adhere to the requirements in Section 2.39 (I)(1) of the Garland Development Code.

LEGEND:



EXISTING FIBER OPTIC
EXISTING TELEPHONE LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING WATER LINE
STORM SEWER
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
EXISTING MAJOR CONTOUR LINE
EXISTING MINOR CONTOUR LINE
PROPERTY LINE
EASEMENT LINE
ASPHALT
POWER POLE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
WATER METER

CITY OF GARLAND
VOLUME 79042, PAGE 1320 DRDCT
VOLUME 2004174, PAGE 4183 DRDCT

N 44°35'20" E - 437.43'
12' BUILDING SETBACK

N 45°42'36" W - 1489.31'
12' BUILDING SETBACK

(16.003 ACRES)
NORBERTO GUILLEN
VOLUME 2002058, PAGE 7057 DRDCT
TRACT 1

FUTURE CONNECTIONS TO THE
CITY OF GARLAND
ROWLETT CREEK LINEAR
PARK SYSTEM

(26.54 ACRES)
NORBERTO GUILLEN
VOLUME 2002058, PAGE 7057 DRDCT
TRACT 2

APPROXIMATE LOCATION OF
FUTURE CITY OF GARLAND
ROWLETT CREEK LINEAR
PARK SYSTEM EASEMENT
TO BE DEDICATED FOR TRAIL
TO BE CONSTRUCTED BY THE
CITY OF GARLAND

BENCHMARKS:

REFERENCE BENCHMARK NO.1 = FOUND CITY OF
GARLAND GPS MONUMENT NO.149 2" BRASS DISK
LOCATED ON INLET TOP @ NEC INTERSECTION
5500 LAVON DRIVE & SH 78.
NORTHING = 7039859.203'
EAST = 2548313.851'
ORTHO ELEVATION = 516.87'

REFERENCE BENCHMARK NO.2 = FOUND CITY OF
GARLAND GPS MONUMENT NO.151 2" BRASS DISK
LOCATED ON MEDIAN NOSE OF FIREWHEEL
PARKWAY @ LAVON DRIVE
NORTHING = 7036724.643'
EAST = 2546480.606'
ORTHO ELEVATION = 490.06'

Preliminary - Building Matrix Vantage Garland R11

BLDG TYPE I									
BUILDINGS		#3, 4, 7, 8, 9, 10 & 11		No. of units per bldg	Breakdown of Units	Number of bldgs	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per bldg
3rd floor	B	A2/A1	E	A2/A1	B	9	6	A1	7,346
2nd floor	B	A2/A1	E	A2/A1	B	9	6	A2	7,346
1st floor	B	A2/A1	E	A2/A1	B	9	12	B	7,346
Totals:				27	27	7	189	22,038	25,290

BLDG TYPE II									
BUILDINGS		#1 & 5		No. of units per bldg	Breakdown of Units	Number of bldgs	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per floor
3rd floor		C1	C1	4				4,784	5,762
2nd floor		C1	C1	4	12	C1		4,784	5,740
1st floor		C1	C1	4				4,784	6,141
Totals:				12	12	C1	2	14,352	17,643

BLDG TYPE III									
BUILDINGS		#2 & 6		No. of units per bldg	Breakdown of Units	Number of bldgs	Total Number of Units	Net sq. ft. per floor	Gross sq. ft. per bldg
3rd floor	B	A2/A1	A2	B	13	12	A1	10,338	13,334
2nd floor	B	A2/A1	A2	B	13	15	A2	10,338	13,334
1st floor	B	A2/A1	A2	B	13	12	B	10,338	13,388
Totals:				39	39		2	31,014	40,056

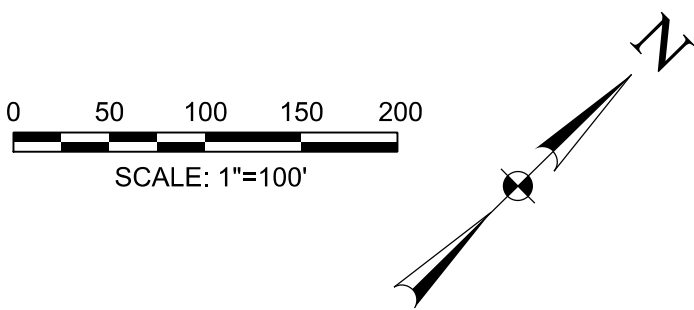
OUTBUILDING SUMMARY			
Outbuildings	No. of Bldgs	Net Area (ft. sq.)	Gross Area (ft. sq.)
Clubhouse	1	3,303	5,668
Cart storage / 25 5x8 Storage Units	1	1,692	2,181
Cabana	1		886
Storage 32/units	1	1,547	1,547
Dog Wash	1		100
Totals	5	7,149	10,382

Parking Matrix			
Unit Type	Total Number of Units	Min Parking Spaces Required Per Dwelling	Min. Total Number of Required
A1 - 1 bd/1-ba	66	1.50	99
A2 - 1 bd/1-ba	72	1.50	108
B2 - 2 bd/2-ba	108	2.00	216
C1 - 3 bd/2-ba	24	2.00	48
E - FFF	21	1.00	21
Total:	291		492
Club House	1 space per 2000, included only offices & 1000 area (clubroom is for residents only)		15
	1.5 - 2 per unit req. by city		507

COMPLETE BUILDING SUMMARY			
	Total No. of Buildings	Total No. of Units	Total Net Sq. ft.
Apartment Bldgs	11	291	245,526
Outbuildings	5	n/a	7,149
Dog park Arbor	2	0	n/a
Garages	9	88	22,823
Dog Yards		36	
Carports	23	203	
Totals	50		275,498

Unit Mix			
Unit Type	No. of Units	% of units in project	Net sq. ft. per unit
A1	66	23%	629
A2	72	25%	750
B	108	37%	1,026
C	24	8%	1,196
E	21	7%	500
Totals	291	100%	245,526

Parking Summary	
Open Parking provided for units	246
Open HC Parking provided for units	11
Covered Parking provided for units	198
Covered HC Parking provided for units	5
Garage Parking provided for units	86
HC Garage Parking provided for units	2
Parking provided for Storage / Dog Park	24
HC Parking provided for Storage Dog Park	0
Parking provided for club house	14
HC Parking provided for club house	1
Total parking provided	587
Parking Ratio Apartments	1.88



(23.0 AC.)
DONNA E. THOMAS
VOLUME 2000066, PAGE 4154 DRDCT

INSET A
SEE SHEET C1.02

N 44°30'05" E - 1514.03'

ORNAMENTAL FENCING
WITH TREES

PROPOSED FULLY DEVELOPED FLOODPLAIN
REVISED EXISTING FULLY DEVELOPED
FLOODPLAIN

Δ= 07°44'04"
R= 845.00'
L= 114.07'
CL= 113.98'
CB= S 41°53'42" E

LOT 41R
COMMON AREA
DRAINAGE EASEMENT
REPLAT
JACKSON HILLS, PHASE 3A-1
CCF# 201300185367
LOT 42R
COMMON AREA
DRAINAGE EASEMENT
REPLAT
JACKSON HILLS, PHASE 3A-2
CCF# 201400287494
BLOCK F
REPLAT
JACKSON HILLS, PHASE 3A-2
CCF# 201400287494
ORNTMENTAL FENCING
WITH ROCK COLUMNS
ON 50' CENTERS
ROBERT MCCULLOUGH SURVEY
ABSTRACT NO. 938

SOUTH ROSEWOOD LANE

0.803 AC.
CITY OF SACHSE
CC# 201400136844
BLOCK P
JACKSON HILLS
PHASE 3A-2
CCF# 201600008833
LOT 25
BLOCK P
COMMON AREA
DRAINAGE
EASEMENT
JACKSON HILLS, PHASE 3A-2
CCF# 201600008833

N 43°59'47" E - 1944.48'

(135.89 AC.)
RCM FIREWHEEL LLC
CCF# 201200379857
TRACT 1

OWNER:
VANTAGE AT GARLAND, LLC
7334 BLANCO ROAD, STE 200
SAN ANTONIO, TX 78216

ENGINEER:
HALFF ASSOCIATES
3803 PARKWOOD BLVD., SUITE 800
FRISCO, TEXAS 75034
CONTACT: BRIAN SATAGAJ, P.E.
214-618-4570

NOTES

1. ALL 2" DOMESTIC AND 6" FIRE SERVICES
SHALL HAVE BACKFLOW PREVENTION DEVICES
INTERNAL TO THE BUILDING

CITY CASE #170613-1

BUNKER HILL
GARLAND, TEXAS

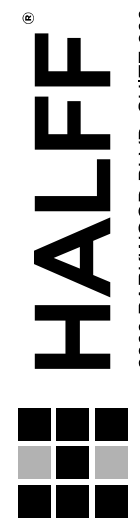


Exhibit C

PRELIMINARY

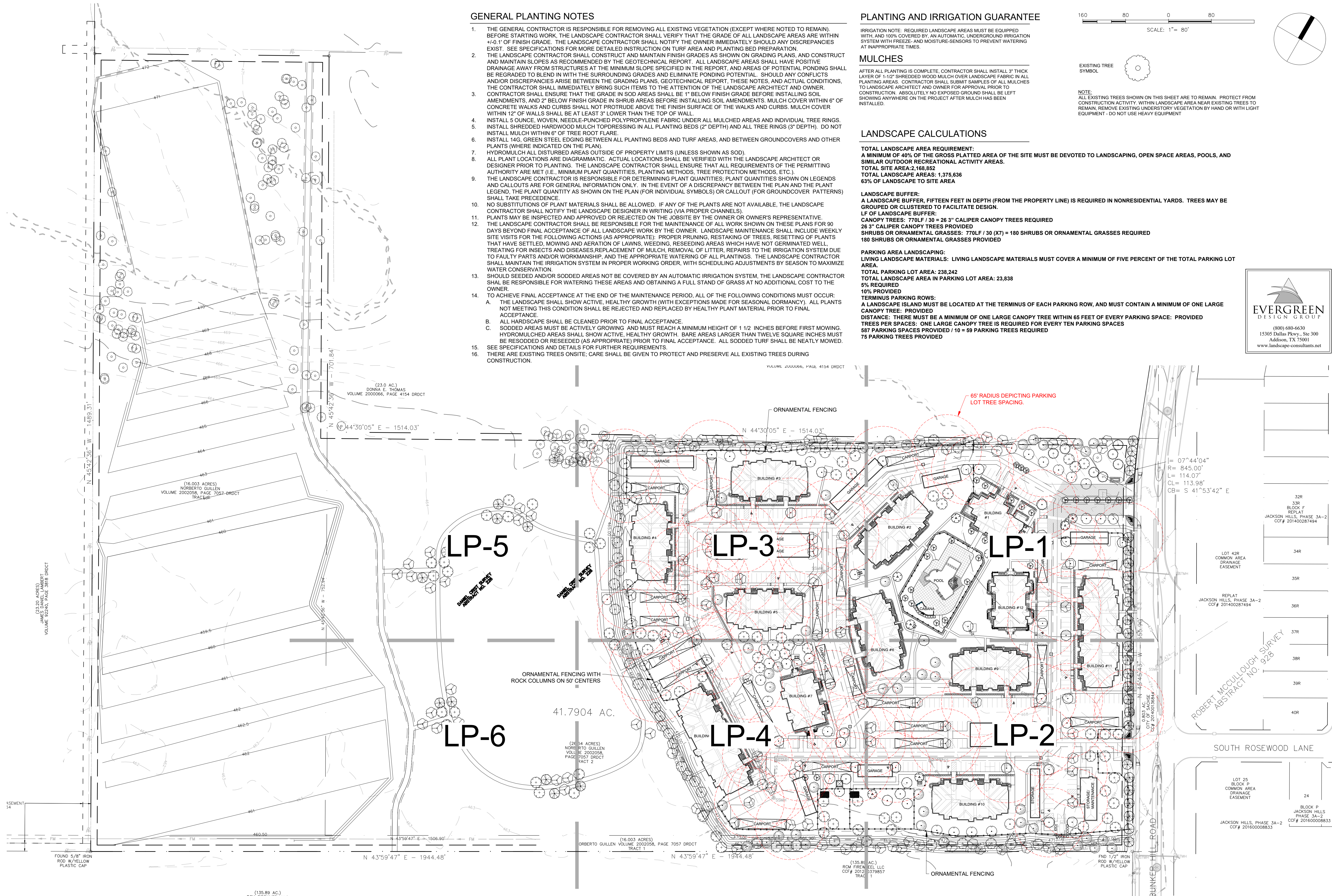
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL. PERMIT,
BIDDING OR CONSTRUCTION
PURPOSES. THEY WERE PREPARED
BY OR UNDER THE SUPERVISION OF:
BRIAN M. SATAGAJ 107708
NAME P.E. NO.
DATE 1/17/2018
TBPE FIRM #F-312

Project No.: 32708
Issued: 1/17/2018
Drawn By: CAD
Checked By: BMS
Scale: AS NOTED
Sheet Title

DETAIL
PLAN

C1.01
Sheet Number



GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
5. INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
6. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
7. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
10. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
11. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
13. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
14. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
16. THERE ARE EXISTING TREES ONSITE; CARE SHALL BE GIVEN TO PROTECT AND PRESERVE ALL EXISTING TREES DURING CONSTRUCTION.

PLANTING AND IRRIGATION GUARANTEE

IRRIGATION NOTE: REQUIRED LANDSCAPE AREAS MUST BE EQUIPPED WITH, AND 100% COVERED BY, AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH FREEZE- AND MOISTURE-SENSORS TO PREVENT WATERING AT INAPPROPRIATE TIMES.

MULCHES

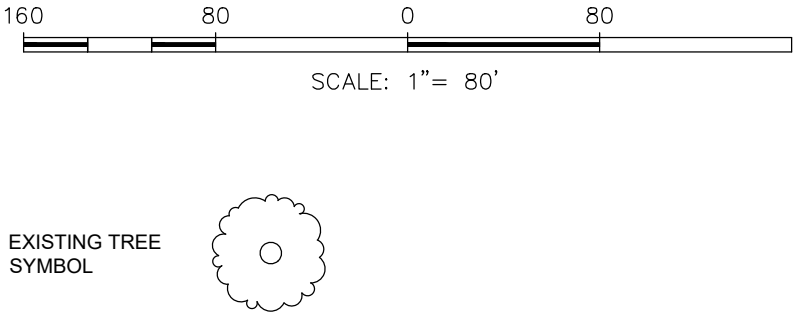
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE CALCULATIONS

TOTAL LANDSCAPE AREA REQUIREMENT:
A MINIMUM OF 40% OF THE GROSS PLATTED AREA OF THE SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR RECREATIONAL ACTIVITY AREAS.
TOTAL SITE AREA: 2,168,852
TOTAL LANDSCAPE AREAS: 1,375,636
63% OF LANDSCAPE TO SITE AREA

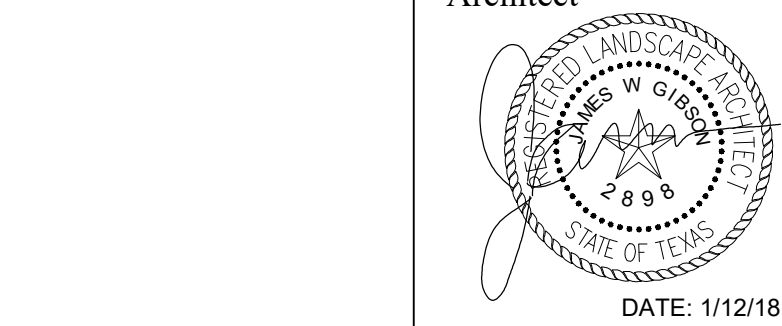
LANDSCAPE BUFFER:
A LANDSCAPE BUFFER, FIFTEEN FEET IN DEPTH (FROM THE PROPERTY LINE) IS REQUIRED IN NONRESIDENTIAL YARDS. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE DESIGN.
LF OF LANDSCAPE BUFFER:
CANOPY TREES: 770LF / 30 = 26 3/4" CALIPER CANOPY TREES REQUIRED
26 3/4" CALIPER CANOPY TREES PROVIDED
SHRUBS OR ORNAMENTAL GRASSES: 770LF / 30 (X7) = 180 SHRUBS OR ORNAMENTAL GRASSES REQUIRED
180 SHRUBS OR ORNAMENTAL GRASSES PROVIDED

PARKING AREA LANDSCAPING:
LIVING LANDSCAPE MATERIALS: LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA.
TOTAL PARKING LOT AREA: 238,242
TOTAL LANDSCAPE AREA IN PARKING LOT AREA: 23,838
5% REQUIRED
10% PROVIDED
TERMINUS PARKING ROWS:
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE: PROVIDED
DISTANCE: THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN 65 FEET OF EVERY PARKING SPACE: PROVIDED
TREES PER SPACES: ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN PARKING SPACES
687 PARKING SPACES PROVIDED / 10 = 69 PARKING TREES REQUIRED
75 PARKING TREES PROVIDED



EXISTING TREE SYMBOL

NOTE:
ALL EXISTING TREES SHOWN ON THIS SHEET ARE TO REMAIN. PROTECT FROM CONSTRUCTION ACTIVITY. WITHIN LANDSCAPE AREA NEAR EXISTING TREES TO REMAIN, REMOVE EXISTING UNDERSTORY VEGETATION BY HAND OR WITH LIGHT EQUIPMENT - DO NOT USE HEAVY EQUIPMENT



Architect

Issuance

Not For Construction

Revisions:

(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addicks, TX 75001
www.landscape-consultants.net

Vantage at Garland
Apartments

Bunker Hill Road
Garland, Texas

Page Description

OVERALL
LANDSCAPE
PLAN

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Drawn By:

Checked By:

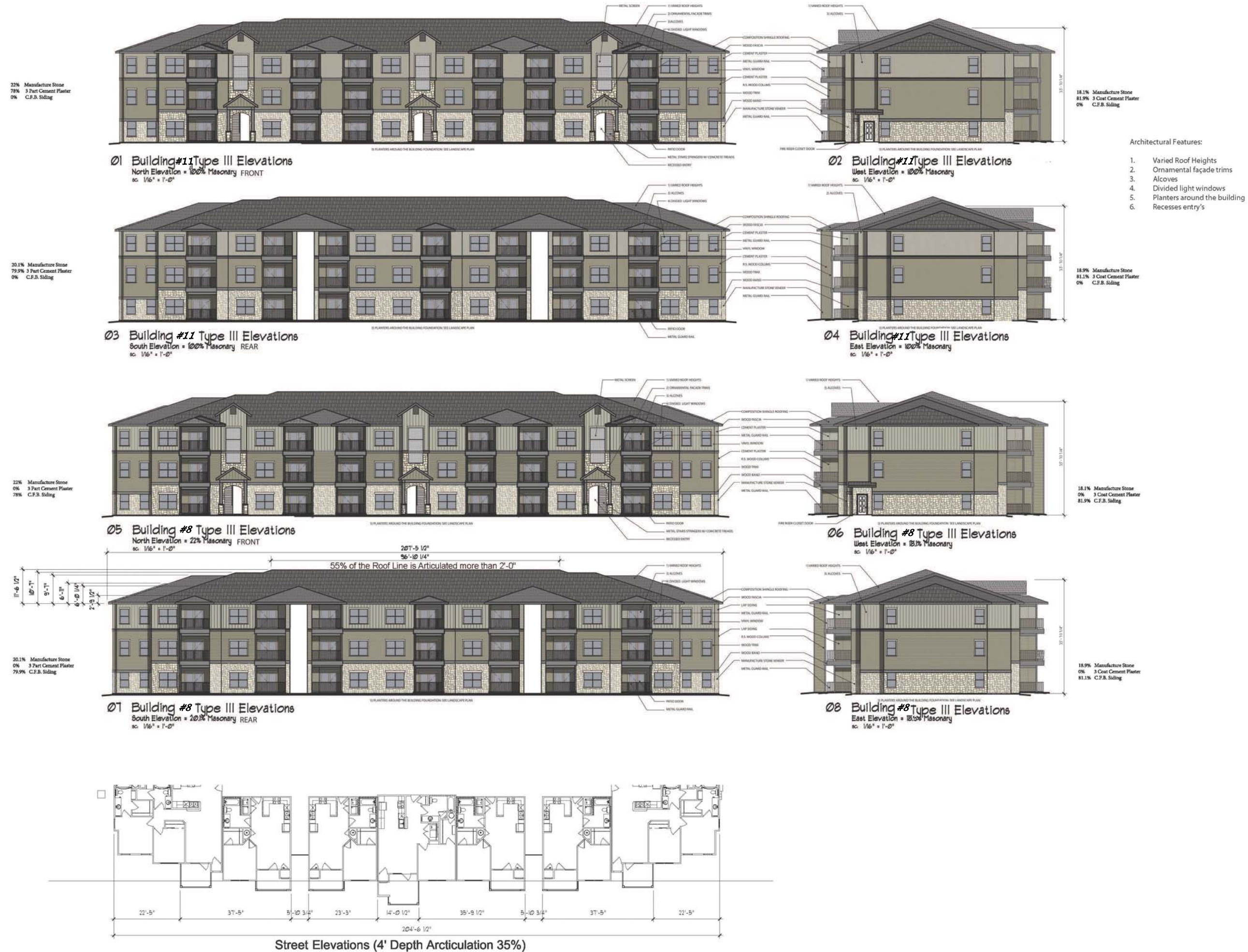
Project No.

Date:

Page

LP-0

CITY CASE #170613-1
PRELIMINARY SET
NOT FOR CONSTRUCTION



222 Midway
San Antonio, Texas 78209
ph. 210.829.1896 fax 210.829-1899
architects@baa-architects.com
www.baa-architects.com

Architect
ERIC A. BRENDLER JR.
DATE 10/17
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

Issuance
Not For Construction

Revisions:

Exhibit E

Vantage at Garland
Apartments
Bunker Hill Road
Garland Texas

Page Description
BUILDING TYPE III
EXTERIOR ELEV.

These drawings and accompanying
specifications are to be an instrument
of service and shall remain the property
of the Architect. They are not to be
used on other projects or extensions of
this project except by agreement in
writing and with appropriate
compensation to the Architect.

Drawn By: *SDM*
Checked By:
Project No. 17010
Date: 12.29.2017
Page

A5.3

20% Manufacture Stone
49% 3 Coat Cement Plaster
31% C.P.B. Siding



01 Building #12 Type II Elevations
North Elevation = 63% Masonry FRONT
sc. 3/32" = 1'-0"



02 Building #12 Type II Elevations
West Elevation = 72% Masonry
sc. 3/32" = 1'-0"

29% Manufacture Stone
41% 3 Coat Cement Plaster
28% C.P.B. Siding

Architectural Features:

1. Varied Roof Heights
2. Ornamental façade trims
3. Alcoves
4. Divided light windows
5. Planters around the building
6. Recessed entry's

21.5% Manufacture Stone
48.5% 3 Coat Cement Plaster
30% C.P.B. Siding



03 Building #12 Type II Elevations
South Elevation = 70% Masonry REAR
sc. 3/32" = 1'-0"



04 Building #12 Type II Elevations
East Elevation = 72% Masonry
sc. 3/32" = 1'-0"

29% Manufacture Stone
43% 3 Coat Cement Plaster
28% C.P.B. Siding

20% Manufacture Stone
0% 2 Coat Cement Plaster
80% C.P.B. Siding



05 Building #7 Type II Elevations
North Elevation = 20% Masonry FRONT
sc. 3/32" = 1'-0"



06 Building #7 Type II Elevations
West Elevation = 29% Masonry
sc. 3/32" = 1'-0"

29% Manufacture Stone
0% 3 Coat Cement Plaster
71% C.P.B. Siding

21.5% Manufacture Stone
0% 3 Coat Cement Plaster
78.5% C.P.B. Siding



07 Building #7 Type II Elevations
South Elevation = 21.5% Masonry REAR
sc. 3/32" = 1'-0"



08 Building #7 Type II Elevations
East Elevation = 29% Masonry
sc. 3/32" = 1'-0"

29% Manufacture Stone
0% 3 Coat Cement Plaster
71% C.P.B. Siding



222 Ridgeway
San Antonio, Texas 78209
ph. 210.829.1898 fax 210.829.1899
architects@ba-architects.com
www.ba-architects.com

Architect

ERIC A. BRENDLER JR.

DATE 10/17

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

Issuance

Not For Construction

Revisions:

Vantage at Garland
Apartments
Bunker Hill Road
Garland Texas

Page Description

BUILDING TYPE II
EXTERIOR ELEV.

These drawings and accompanying
specifications are to be an instrument
of service and shall remain the property
of the Architect. They are not to be
used on other projects or extensions of
this project except by agreement in
writing and with appropriate
compensation to the Architect.

Drawn By: *SDM*

Checked By:

Project No. 17010

Date: 12.29.2017

Page

A4.3

19% Manufacture Stone
81% 3 Coat Cement Plaster
0% C.F.B. Siding



01 Building #10 Type I Elevations
North Elevation = 100% Masonry FRONT
sc. 1/16" = 1'-0"

19% Manufacture Stone
81% 3 Coat Cement Plaster
0% C.F.B. Siding



02 Building #10 Type I Elevations
West Elevation = 100% Masonry
sc. 1/16" = 1'-0"

19% Manufacture Stone
81% 3 Coat Cement Plaster
0% C.F.B. Siding



03 Building #10 Type I Elevations
South Elevation = 100% Masonry REAR
sc. 1/16" = 1'-0"

19% Manufacture Stone
81% 3 Coat Cement Plaster
0% C.F.B. Siding



04 Building #10 Type I Elevations
East Elevation = 100% Masonry
sc. 1/16" = 1'-0"

19% Manufacture Stone
50% 3 Coat Cement Plaster
31% C.F.B. Siding



05 Buildings #2, 3, 6 & 9 Type I Elevations
North Elevation = 69% Masonry FRONT
sc. 1/16" = 1'-0"

19% Manufacture Stone
48% 3 Coat Cement Plaster
33% C.F.B. Siding



06 Buildings #2, 3, 6 & 9 Type I Elevations
West Elevation = 67% Masonry
sc. 1/16" = 1'-0"

19% Manufacture Stone
49% 3 Coat Cement Plaster
32% C.F.B. Siding



07 Buildings #2, 3, 6 & 9 Type I Elevations
South Elevation = 68% Masonry REAR
sc. 1/16" = 1'-0"

19% Manufacture Stone
47% 3 Coat Cement Plaster
34% C.F.B. Siding



08 Buildings #2, 3, 6 & 9 Type I Elevations
East Elevation = 66% Masonry
sc. 1/16" = 1'-0"

19% Manufacture Stone
0% 3 Coat Cement Plaster
81% C.F.B. Siding



09 Buildings #4, 5 & 8 Type I Elevations
North Elevation = 19% Masonry FRONT
sc. 1/16" = 1'-0"

19% Manufacture Stone
0% 3 Coat Cement Plaster
81% C.F.B. Siding



10 Buildings #4, 5 & 8 Type I Elevations
West Elevation = 19% Masonry
sc. 1/16" = 1'-0"

19% Manufacture Stone
0% 3 Coat Cement Plaster
81% C.F.B. Siding



11 Buildings #4, 5 & 8 Type I Elevations
South Elevation = 19% Masonry REAR
sc. 1/16" = 1'-0"

19% Manufacture Stone
0% 3 Coat Cement Plaster
81% C.F.B. Siding



12 Buildings #4, 5 & 8 Type I Elevations
East Elevation = 19% Masonry
sc. 1/16" = 1'-0"



Issuance
Not For Construction

Vantage at Garland
Apartments
Bunker Hill Road
Garland Texas

EXTERIOR ELEV.
CLUBHOUSE, ETC.

These drawings and accompanying specifications are to be an instrument of service and shall remain the property of the Architect. They are not to be used on other projects or extensions of this project except by agreement in writing and with appropriate compensation to the Architect.

Checked By: _____

Date: 12.29.2017

A4.5



Z 17-43



Looking at Single Family development (City of Sachse) from Bunker Hill Road



Looking at subject site from Bunker Hill Road.



Looking at Single Family development (City of Sachse) from Bunker Hill Road



Looking at Single Family development (City of Sachse) from Bunker Hill Road



GARLAND

Plan Commission

3.d.

Meeting Date: 01/22/2018

Item Title: Z 17-48 Nutribiotech USA, Inc. (District 6)

Summary:

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.)

Attachments

Z 17-48 Nutribiotech USA, Inc. Report and Attachments

Planning Report

File No: Z 17-48/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018

REQUEST

Approval of a Specific Use Provision to allow Food Processing & Storage on a property zoned Industrial (IN) District.

LOCATION

3350 Marquis Drive

APPLICANT

Nissi Development Group

OWNER

Nutribiotech USA Inc.

BACKGROUND

The subject property is a portion of the former Raytheon site and is improved with three primary buildings and two accessory buildings. Parking and landscaping exist throughout the property and an electrical substation is located on the northwest portion of the site. The former industrial use, Raytheon, is no longer operating at this location. The applicant, Nutribiotech, desires to use the site for industrial production of health functional food including vitamins and supplements in powder and liquid forms. The Garland Development Code (GDC) defines this activity as a Food Processing & Storage use which requires a Specific Use Provision through a public hearing.

At the January 8, 2018 meeting, the Plan Commission postponed this case upon staff's request to allow the applicant additional time to address review comments.

SITE DATA

The subject property contains 18.857 acres and has approximately 1,700 lineal feet of frontage along Marquis Drive. The site exists with two access points onto Marquis Drive. Secondary shared access through adjacent properties provide access to South Jupiter Road and West Miller 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 (IN) 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.

CONSIDERATIONS

1. The applicant is proposing to operate a Food Processing & Storage use in an existing industrial facility. The use will constitute production of health functional food including vitamins and supplements in powder and liquid form. The site is surrounded by

industrial warehouse and distribution centers; in addition the area includes other manufacturing and industrial uses. The closest residential use is approximately one-half mile east of the site. The proposed use is compatible with uses in the immediate surrounding area.

2. The site improvements including the existing buildings, parking and loading, and landscaping will remain primarily unchanged. However, a new parking lot with landscaping will be constructed at the east side of the site in order to accommodate additional employee parking resulting from the new use. The size of that new parking lot does not result in additional landscaping or modifications to the parking and landscaping on the remainder of the property.
3. The applicant is not requesting a time limit for the Specific Use Provision. While not required, the Garland Development Code (GDC) allows a time period to be conditioned with a Specific Use Provision.

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 within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). 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 are generally located along major arterial streets, and highways and at significant transit areas (bus/rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Existing development in this area is industrial. The nearest residential development is approximately one-half mile to the east.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Food Processing & Storage as requested by the applicant.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

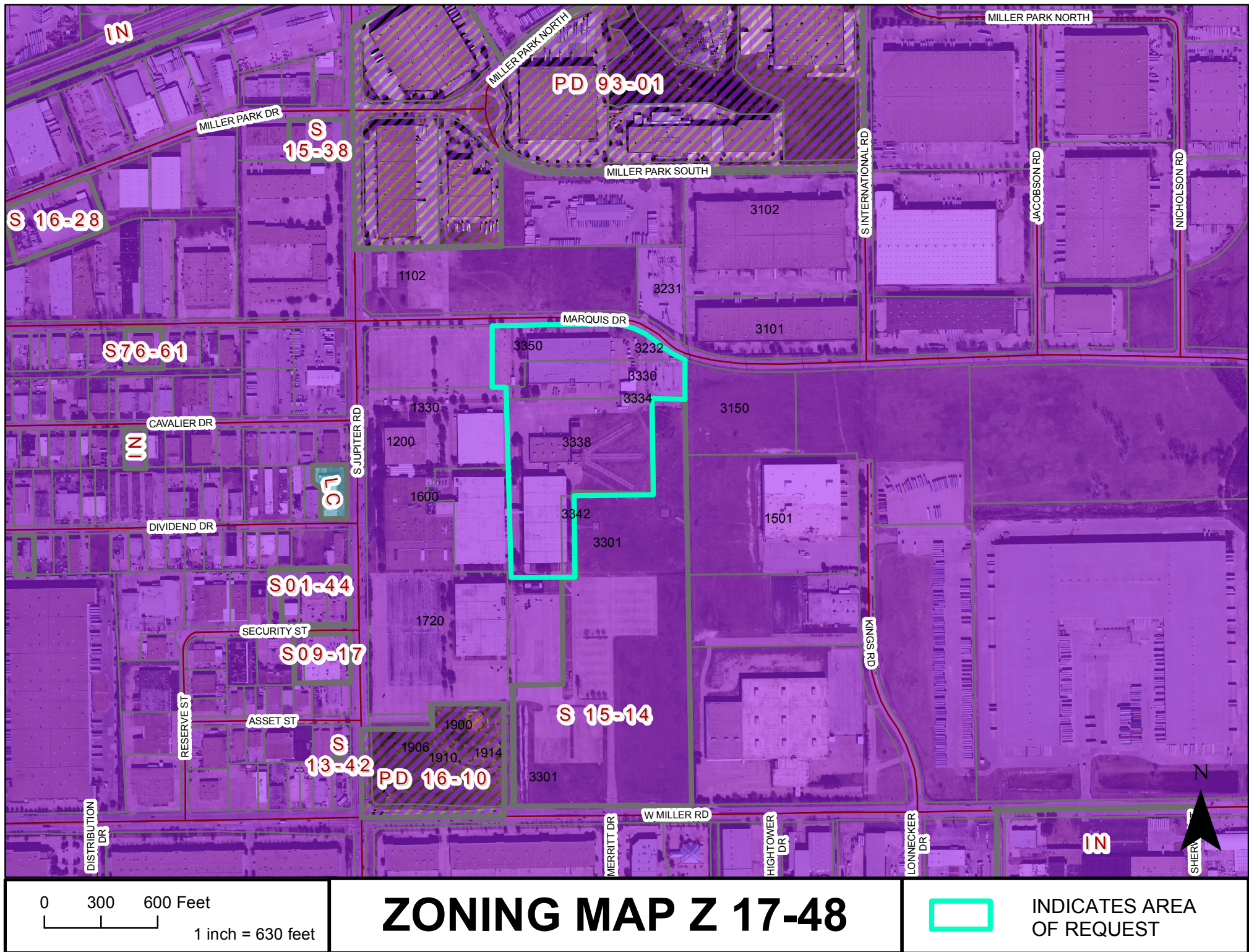
CITY COUNCIL DATE: February 20, 2017

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning & Community Development
972-205-2459
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



SPECIFIC USE PROVISION CONDITIONS

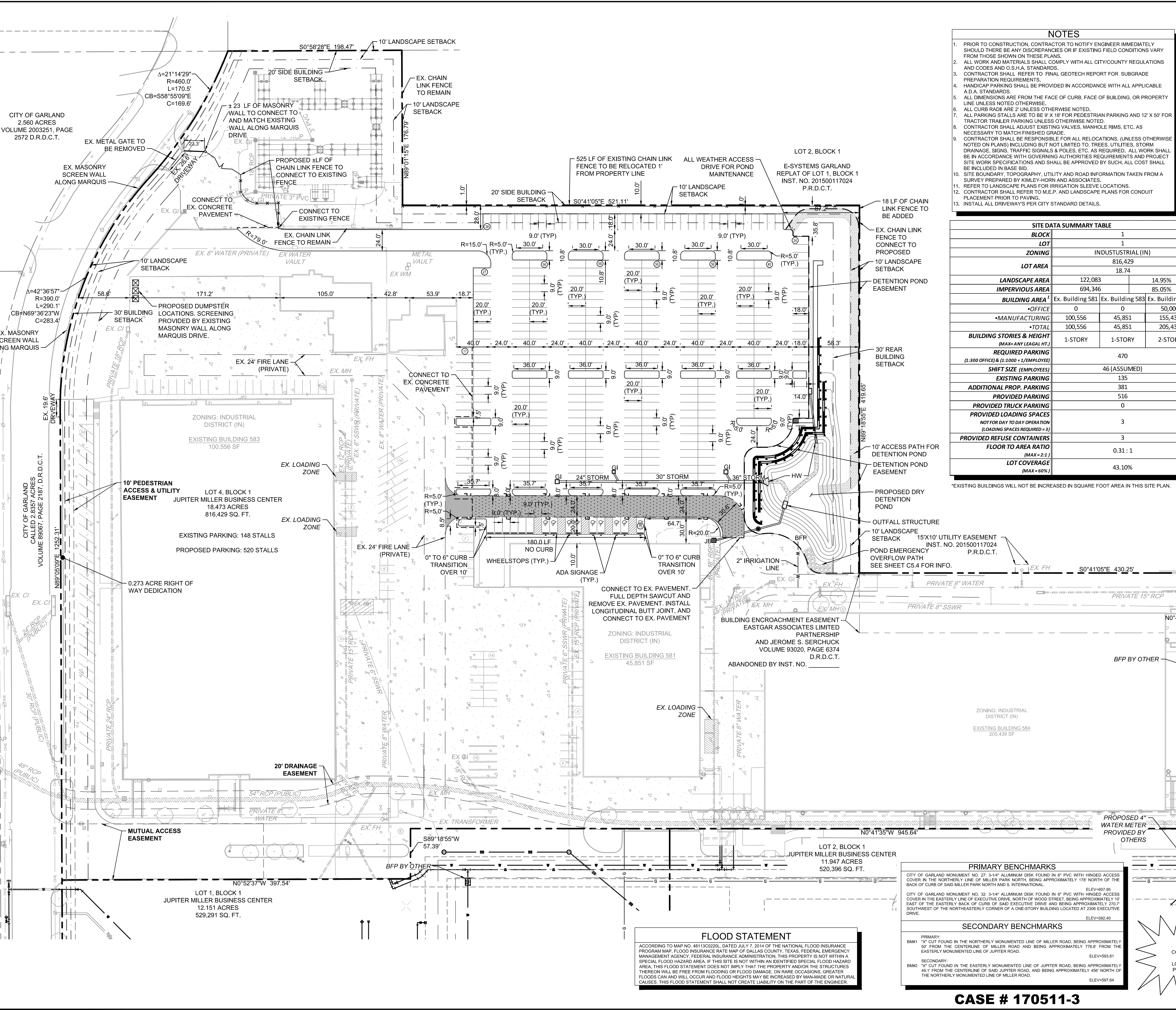
ZONING FILE Z 17-48

3350 Marquis Drive

- I. **Statement of Purpose:** The purpose of this Specific Use Provision is to permit Food Processing & Storage use.
- II. **Statement of Effect:** These Specific Use Provisions shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. Time Period: The Specific Use Provision is not limited to a time period.
 - B. Site Layout: The site shall conform to the site layout reflected on Exhibit C.

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT C



NOTES

- PRIOR TO CONSTRUCTION, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY SHOULD THERE BE ANY DISCREPANCIES OR IF EXISTING FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO FINAL GEOTECH REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
- HANDICAP PARKING SHALL BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE A.D.A. STANDARDS.
- ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
- ALL CURB RADI ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS ARE TO BE 9' X 18' FOR PEDESTRIAN PARKING AND 12' X 50' FOR TRACTOR TRAILER PARKING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC., AS NECESSARY TO MATCH FINISHED GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, TREES, UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS.
- CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
- INSTALL ALL DRIVEWAYS PER CITY STANDARD DETAILS.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED FIRE LANE, 6 INCH WIDE RED TRAFFIC PAINT, WITH 4 INCH HIGH LETTERING, USING A 1 INCH STROKE OF WHITE TRAFFIC PAINT ON THE CONTRASTING BACKGROUND STATING: "NO PARKING - FIRE LANE", ON 25 FOOT INTERVALS.
- PROPOSED STORM LINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING CABLE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- LIGHT DUTY CONCRETE
- MEDIUM DUTY CONCRETE
- EXISTING PAVEMENT
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- PROPOSED PARKING COUNT
- EXISTING PARKING COUNT
- EXISTING POWER POLE

SITE DATA SUMMARY TABLE			
BLOCK	1		
LOT	1		
ZONING	INDUSTRIAL (IN)		
LOT AREA	816,429		
LANDSCAPE AREA	122,083	14.95%	
IMPERVIOUS AREA	694,346	85.05%	
BUILDING AREA ¹	Ex. Building 581	Ex. Building 583	Ex. Building 584
-OFFICE	0	0	50,000
-MANUFACTURING	100,556	45,851	155,439
-TOTAL	100,556	45,851	205,439
BUILDING STORIES & HEIGHT (MAX=ANY LEGAL HT.)	1-STORY	1-STORY	2-STORY
REQUIRED PARKING (1:300 OFFICE & 1:1000 +1/EMPLOYEE)	470		
SHIFT SIZE (EMPLOYEES)	46 (ASSUMED)		
EXISTING PARKING	135		
ADDITIONAL PROP. PARKING	381		
PROVIDED PARKING	516		
PROVIDED TRUCK PARKING	0		
PROVIDED LOADING SPACES NOT FOR DAY TO DAY OPERATION (LOADING SPACES REQUIRED = 3)	3		
PROVIDED REFUSE CONTAINERS	3		
FLOOR TO AREA RATIO (MAX=2:1)	0.31 : 1		
LOT COVERAGE (MAX=60%)	43.10%		

*EXISTING BUILDINGS WILL NOT BE INCREASED IN SQUARE FOOT AREA IN THIS SITE PLAN.

FLOOD STATEMENT
ACCORDING TO MAP NO. 481130220L, DATED JULY 7, 2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION. THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

PRIMARY BENCHMARKS	
CITY OF GARLAND MONUMENT NO. 27, 3-1/4" ALUMINUM DISK FOUND IN 8" PVC WITH HINGED ACCESS COVER IN THE NORTHERLY LINE OF MILLER PARK NORTH, BEING APPROXIMATELY 178' NORTH OF THE BACK OF CURB OF SAID MILLER PARK NORTH AND S. INTERNATIONAL.	ELEV=607.95
CITY OF GARLAND MONUMENT NO. 32, 3-1/4" ALUMINUM DISK FOUND IN 8" PVC WITH HINGED ACCESS COVER IN THE EASTERLY LINE OF EXECUTIVE DRIVE, NORTH OF WOOD STREET, BEING APPROXIMATELY 10' EAST OF THE EASTERLY BACK OF CURB OF SAID EXECUTIVE DRIVE AND BEING APPROXIMATELY 270.7' SOUTHWEST OF THE NORTHEASTERLY CORNER OF A ONE-STORY BUILDING LOCATED AT 2306 EXECUTIVE DRIVE.	ELEV=592.40
SECONDARY BENCHMARKS	
PRIMARY: BM1 "X" CUT FOUND IN THE NORTHERLY MONUMENTED LINE OF MILLER ROAD, BEING APPROXIMATELY 50' FROM THE CENTERLINE OF MILLER ROAD AND BEING APPROXIMATELY 776.5' FROM THE EASTERLY MONUMENTED LINE OF JUPITER ROAD.	ELEV=593.81
SECONDARY: BM2 "X" CUT FOUND IN THE EASTERLY MONUMENTED LINE OF JUPITER ROAD, BEING APPROXIMATELY 49.1' FROM THE CENTERLINE OF SAID JUPITER ROAD, AND BEING APPROXIMATELY 456' NORTH OF THE NORTHERLY MONUMENTED LINE OF MILLER ROAD.	ELEV=597.64

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Know what's below.
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5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY	DATE
	JCM	JCM	KMB	JCM	

SITE PLAN

NUTRIBIOTECH PARKING LOT 4, BLOCK 1
JUPITER MILLER BUSINESS CENTER
CITY OF GARLAND, TEXAS

REVISIONS	No.	DATE

DATE
10/25/2017

PROJECT NO.
63233000

SHEET NUMBER
1 OF 1

Z 17-48



Looking east to the site from Marquis Drive



Looking east to the site from Marquis Drive



Looking west into the site from Marquis Drive



Industrial development to the east on Marquis Drive



Industrial development under construction to west of the site



GARLAND

Plan Commission

3.e.

Meeting Date: 01/22/2018

Item Title: DD 18-01 GFF Architects (District 2)

Summary:

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)

Attachments

DD 18-01 GFF Architects Report and Attachments

Planning Report

File No: DD 18-01/District 2

Agenda Item:

Meeting: Plan Commission

Date: January 22, 2018



GARLAND

TEXAS MADE HERE

REQUEST

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.

LOCATION

1001 Main Street

APPLICANT

GFF Architects

OWNER

Veritex Community Bank

BACKGROUND

The subject property is currently under demolition; the previous development consisted of single-family dwellings converted to commercial uses. At the time of this report, the buildings were being removed from the property. The foundations, utilities and other horizontal improvements will be demolished in preparation for construction of a proposed bank.

The original development of the land occurred in the early 1900's with residential dwellings; the building at the corner of State Street and 11th Street was built in 1923. That building was later converted to a Dental Office. The building at the corner of Main Street and 11th Street was also converted to a Dental Office. The building at 106 North Eleventh Street (in the middle of the other two buildings) was used for an office as well as personal services.

The applicant is proposing to construct a bank building with drive-through services, automatic teller machine service, and walk-in services, as shown on the site plan (Exhibit C).

Chapter 7 of the Garland Development Code (GDC) regulates land use and development in the Downtown (DT) District. Specific Use Provision (SUP) requests for certain uses, including the proposed drive-through and ATM are allowed through a public hearing. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

SITE DATA

The subject property contains approximately 0.79 acres, and has a box-shape with each side having approximately 190 lineal feet of frontage along the adjacent street. The site is bounded by Main Street, North 11th Street, West State Street and North 10th Street. The site is accessible from 10th Street and 11th Street.

USE OF PROPERTY UNDER CURRENT ZONING

The Uptown (U) Sub-district in the Downtown (DT) District consists of mixed-use office, retail and urban lifestyle housing. Uses allowed include a wide range of residential building types and uses. Setbacks and landscaping are variable.

CONSIDERATIONS

1. The proposed bank building will be placed at the frontage of Main Street and is a continuous building frontage, with the building extending along the entire block face of Main Street from North Eleventh Street to North Tenth Street. The design sets the building with recesses away from the pedestrian walkway including space for the building entry feature and other amenity such as landscaping that contribute to pedestrian area amenities. The main entrance to the building is towards the west side of the building facing Main Street.
2. The automatic teller machine and drive-through service lanes are placed on the north side of the building, screened from Main Street, and with access from North Eleventh Street and North Tenth Street. These areas are further screened with perimeter landscaping and a median with landscaping that serves to separate traffic between parking and service lanes north of the bank building. The on-site surface parking is landscaped with a double row of trees as set out in GDC Section 7.20, Parking Lot Landscaping, counting towards the continuous frontage.
3. The building placement along North Tenth Street and Main Street conforms to the Build-To-Zone (setback) area. The majority of the building along North Eleventh Street is set close to the street frontage with deep horizontal recesses extending twenty-five (25) feet or more from the main façade which minimizes the appearance of a more suburban stylized building and maintains the intent of the urban intent of the Downtown (DT) District. The Build-To-Zone is intended to provide space for an amenity zone between the building and the street. The proposed design includes bicycle parking and a minimum 8-foot sidewalk pedestrian zone which widens at the street intersections, building recesses, and at the main entrance to the building. The amenity zone also includes a row of trees and landscaping along the street edge and street parking areas.
4. The proposed building design contributes to the intent of the Downtown (DT) District with its presence on the street and amenity zone, use of durable materials, and articulated facades that provide visual interest. This one-story building includes stone and metal panel elements as well as store front windows, and canopies. A Major Waiver would accommodate a single-story building constructed without the ability to accommodate a second story as well as the north, east, and south façades with less than eighty percent masonry materials. Metal façade panels are proposed along portions of the building along the street faces.
5. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. Further, it is to enhance property values, and to improve the overall perception of Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. It also provides flexibility to allow response to market demands. These demands may include proposals such as this application that may result in development

sparkling interest and investment in the Downtown area. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the District.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are located in the Downtown (DT) District, particularly in the Uptown (U) Sub-district. These properties are developed with an array of land uses including Offices, Printing Services, Social Services, Government Services, Personal Care Services, and Restaurants, and Retail uses. A Bank Use in the Downtown (DT) District is compatible with these types of uses.

STAFF RECOMMENDATION

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.

ADDITIONAL INFORMATION

Location Map
Exhibits
Photos

CITY COUNCIL DATE: February 20, 2018

PREPARED BY:

Kira Wauwie
Principal Planner
Planning & Community Development
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and

Josue De La Vega
Development Planner
Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



SPECIFIC USE PROVISION CONDITIONS

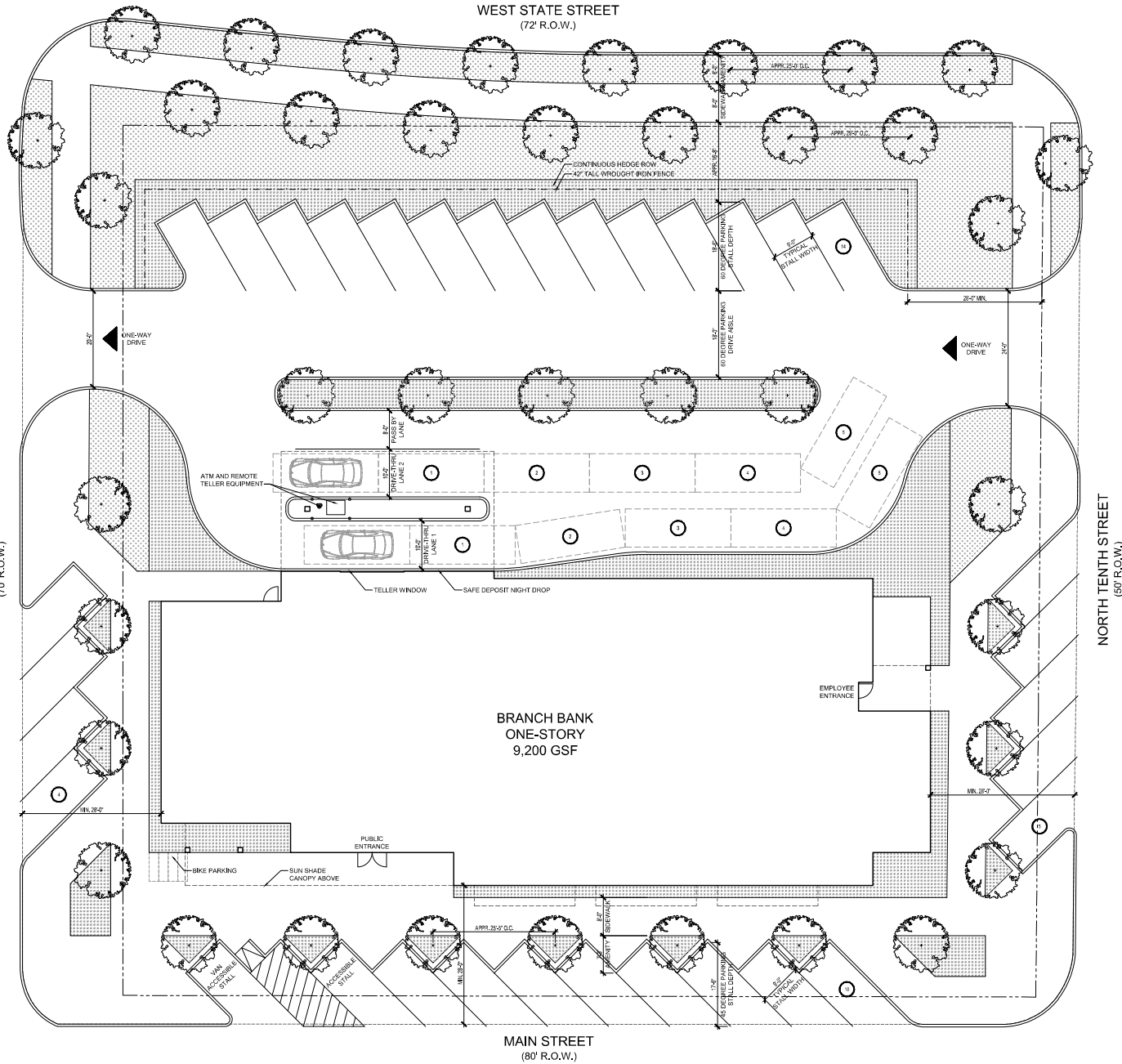
ZONING FILE DD 18-01

1001 Main Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Drive-Through Service and an Automated Teller Machine (ATM) – Drive-Up.
- 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 use regulations of the Downtown (DT) District and its Uptown (U) Sub-District as set forth in Chapter 7 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period: The Specific Use Provision is not limited to a time period.

EXHIBIT C

NORTH ELEVENTH STREET
(70' R.O.W.)



PROJECT INFORMATION

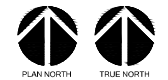
ZONING	DOWNTOWN DISTRICT (DT) UPTOWN SUBDISTRICT (U)
SITE AREA	.797 ACRES (34,703 SF)
BUILDING AREA	9200 GSF
LOT COVERAGE	26.5%
BUILDING HEIGHT	24 FEET
PROPOSED USES	FINANCIAL INSTITUTION ATM - DRIVE-UP
PARKING REQUIRED PROVIDED	1/300 GSF = 31 SPACES ON-STREET OFF-STREET TOTAL
BIKE PARKING REQUIRED PROVIDED	1/10 CARS = 4 SPACES 4 SPACES

SITE LAYOUT PLAN LEGEND

---	PROPERTY LINE
---	EXISTING BACK OF CURB LINE
---	BUILDING
---	BUILDING OVERHANG
---	42" WROUGHT IRON FENCE
■	PLANTING MATERIAL 1 TURF GRASS
■	PLANTING MATERIAL 2 GROUND COVER
○	PARKING/STACKING COUNT



VICINITY MAP



VERITEX COMMUNITY BANK

8214 Westchester Drive, Suite 400
Dallas, TX 75225
972-349-6144

DOWNTOWN DEVELOPMENT APPLICATION

SITE LAYOUT PLAN

Presubmittal No. 171026-3
Date 01/08/2018

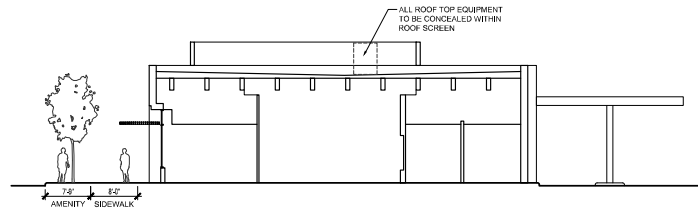
gff ARCHITECTS

VERITEX
COMMUNITY BANK

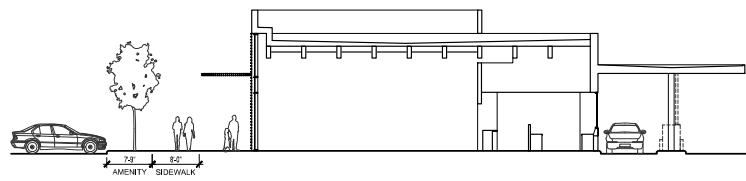
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

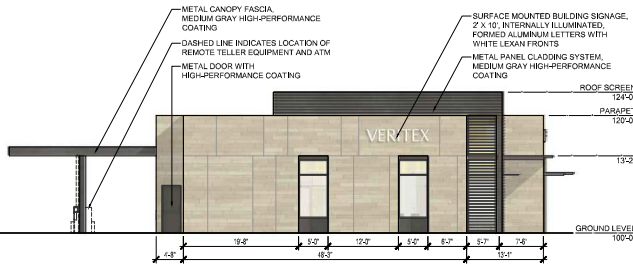
EXHIBIT D



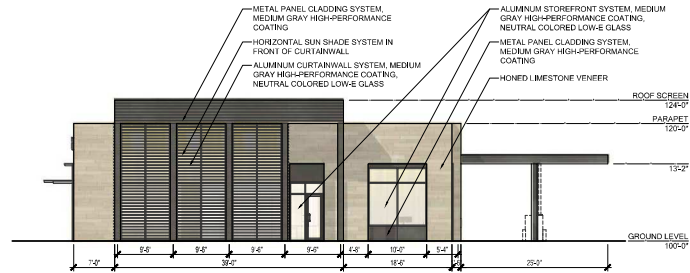
BUILDING SECTION - BANKING FLOOR



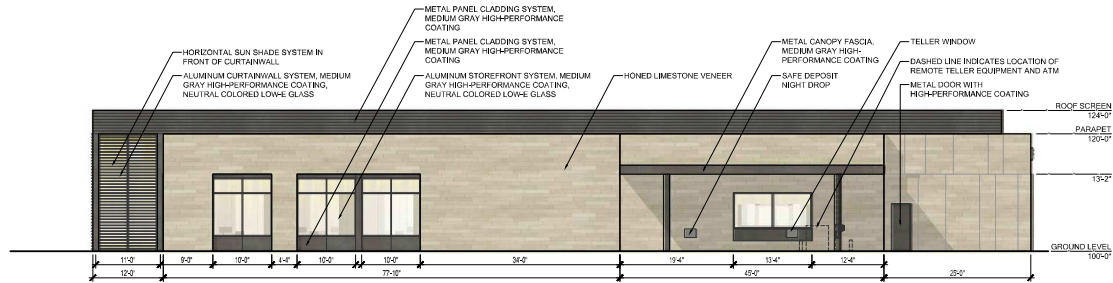
BUILDING SECTION - LOBBY



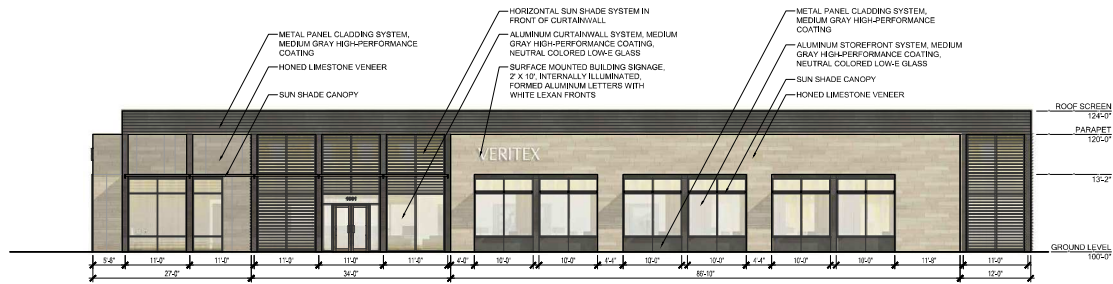
BUILDING ELEVATION - WEST



BUILDING ELEVATION - EAST



BUILDING ELEVATION - NORTH



BUILDING ELEVATION - SOUTH (FRONT)

AREA CALCULATIONS

ELEVATION	AREA*	STONE	METAL PANEL
SOUTH	2,230 SF	1,235 SF 55%	995 SF 45%
WEST	1,243 SF	1,073 SF 86%	170 SF 14%
NORTH	3,206 SF	2,410 SF 75%	796 SF 25%
EAST	789 SF	522 SF 65%	277 SF 35%
TOTAL	7,478 SF	5,240 SF 70%	2,238 SF 30%

* EXCLUDES WINDOWS AND DOORS

** ALL INFORMATION IS CONCEPTUAL AND INTENDED TO INDICATE DESIGN INTENT.



VICINITY MAP



DD 18-01



Looking to the site from the corner of Main Street and 10th Street



Looking to the site from the corner of Main Street and 11th Street



Printing service west of the site and north of Main Street



Office, south of the site, south of Main Street between 10th Street and 11th Street



Office north of site along State Street between 10th Street and 11th Street



GARLAND

Plan Commission

4.

Meeting Date: 01/22/2018

Item Title: Future Cases Meeting Memo

Summary:

ADJOURN

Attachments

Future Cases Meeting Memo Attachment



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: January 22, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the February 12, 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 **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)
6. 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)
7. 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)
8. 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)
9. 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)
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 **Monk Consulting, Inc.**, requesting approval of a Detail Plan for a Church or Place of Worship Use on a property zoned Planned Development (PD) District 97-39 for Community Retail (CR) Use. This property is located at 5001 Zion Road. (District 3) (File Z 18-05)
12. Consideration of the application of **Hidden Oaks Lot Venture, Ltd.**, requesting approval of an amendment to a Detail Plan for Dwelling, Single Family Attached (Townhouse) on property zoned Planned Development (PD) District 17-04 for Dwelling, Single-Family Attached (Townhouse) Use. This property is located at 2575 Crist Road. (District 1) (File Z 18-07)