



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 8, 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 5:10 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

AGENDA:

1. MINUTES

- a. Consider approval of the December 11, 2017 Minutes.

2. PLATS

- a. Mansions at Spring Creek Addition Final Plat

- b. Racetrac Garland Avenue Addition Replat
- c. Ballam River Addition Preliminary Plat
- d. Callejo Addition Conveyance Plat
- e. Ribelin-Miller Park Addition Conveyance Plat
- f. Jupiter Miller Business Center Final Plat

3. **ZONING**

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

- e. 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)
- f. 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.)

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: 01/08/2018

Item Title: Plan Commission Minutes - December 11, 2017

Summary:

Consider approval of the December 11, 2017 Minutes.

Attachments

Plan Commission Minutes - December 11, 2017 Attachment

Garland, Texas
December 12, 2017

The Plan Commission of the City of Garland met in regular session on Monday, December 11, 2017, 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	Truett Welborn
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Isaac Williams

CALL TO ORDER

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

MINUTES

- 1a.** Approval of Minutes for the regular meeting of November 27, 2017.

Motion was made by Commissioner Moore seconded by Commissioner O'Hara to **approve** the minutes of the November 27, 2017 meeting. **Motion carried: 7 Ayes, 0 Nays.** Chairman Roberts did not vote due his absence from this meeting.

Zoning

- 2a.** Consideration of the application of **Arleen Macias**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3265 Broadway Boulevard. (District 4) (File Z 17-44) (This item was postponed from the November 27, 2017 Plan Commission meeting.)

The applicant, Arleen Macias, 2022 Wynn Joyce, Garland, Texas, provided additional information regarding the cost of an acoustician, additional measures to be taken to aid in noise reduction,

elaborated on the primary entry/exit points of the building and agreed to a 10 year Specific Use Provision if approved.

Commissioner Dalton asked of the applicant if the addition of an interior vestibule would adversely affect the interior of the building. He also asked if the applicant would consider additional sound deadening measures if complaints were to arise in the future.

Chairman Roberts requested clarification on the primary entrance/exit of the facility.

Motion was made by Commissioner O'Hara, seconded by Commissioner Moore to **approve** the Specific Use Provision for a period of 10 years. **Motion carried: 8 Ayes, 0 Nays.**

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:14 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 01/08/2018

Item Title: Mansions at Spring Creek Addition Final Plat (District 7)

Summary:

Mansions at Spring Creek Addition Final Plat

Attachments

Mansions at Spring Creek Addition Final Plat Report and Attachments

Planning Report

File No: P 16-23/District 7

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

FINAL PLAT

Mansions at Spring Creek Addition

LOCATION

The property is located southwest of PGBT/SH 190, northwest of Holford Road, south of the expansion of Naaman Forest Boulevard and east of Shiloh Road.

ZONING

Planned Development (PD) District 15-42 for Multi-Family Uses

NUMBER OF LOTS

1 Lot

ACREAGE

42.030 acres

BACKGROUND

The proposed plat consists of one (1) 42.030-acre lot. The subject property is being platted and is zoned for a multi-family development. The proposed final plat is in compliance with Planned Development (PD) 15-42 District.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

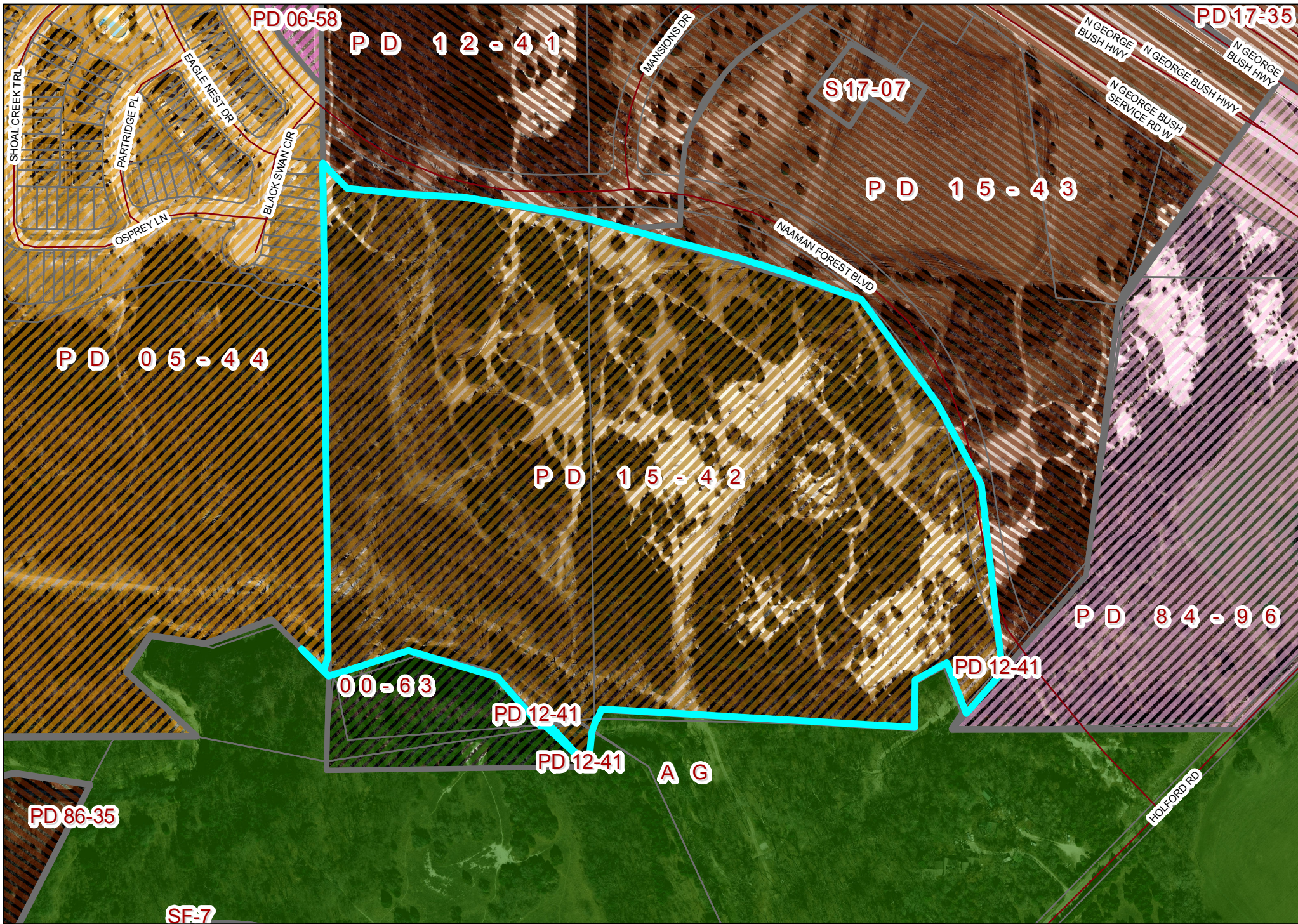
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

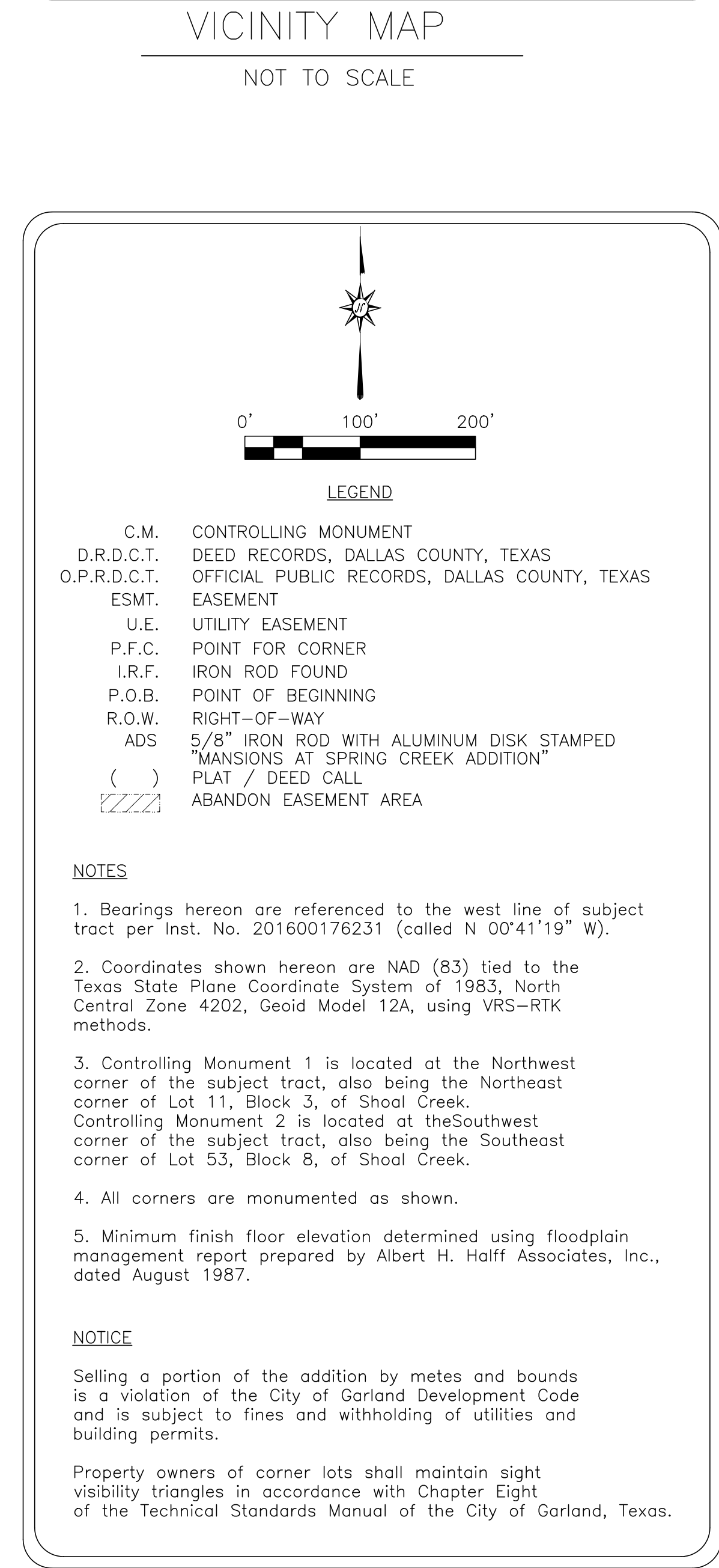
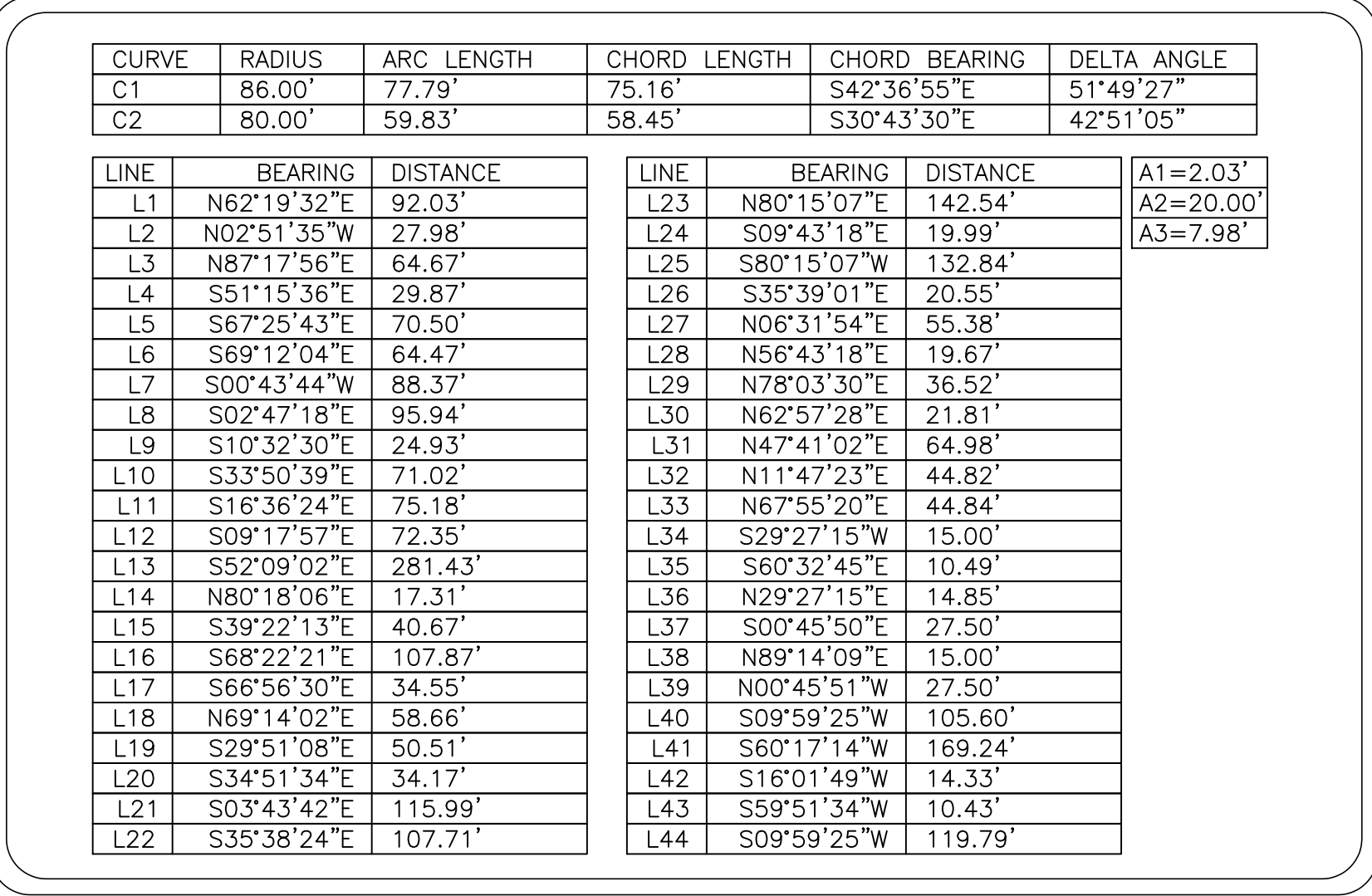
Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 300 feet

PLAT P 16-23

 INDICATES AREA OF REQUEST



ENGINEER	OWNER	APPLICANT	SURVEYOR
RKM & Associates, Inc. 1700 Alma Drive, Suite 227 Plano, Texas 75075 PH: (469) 361-1416 CONTACT: Robert K. Manaois, P.E.	Western Rim Investors 2015-2, L.P. 2505 N. State Hwy. 360, Ste 800 Grand Prairie, Texas 75050 PHONE: (972) 471-8700 CONTACT: Mathew Hiles	Western Rim Investors 2015-2, L.P. 2505 N. State Hwy. 360, Ste 800 Grand Prairie, Texas 75050 PHONE: (972) 471-8700 CONTACT: Mathew Hiles	ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317-0250 CONTACT: Philip Adams, R.P.L.S. Email: padams@tasc.com TBPLS Firm Registration No. 10177500

OWNER’S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS Western Rim Investors 2015–2, L.P., is the owner of a parcel or tract of land situated in the P.H. Rice Survey, Abstract No. 1241, City of Garland, Dallas County, Texas, being Tracts 1 and 2, as described in Special Warranty Deed to Western Rim Investors, 2015–2, L.P., as recorded in County Clerk Instrument Number 201600176231, Official Public Records, Dallas County, Texas (OPRDCT), and being more particularly described as follows;

BEGINNING at a 1/2” iron rod found (hereinafter referred to as IRF), for the northwest corner of said Tract1, being in the south line of Naaman Forest Boulevard (82–foot right–of–way), and being the northeast corner of Lot 11, Block 3 of Shoal Creek Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument Number 20060361138, OPRDCT, and being at the beginning of a curve to the left whose chord bears S 71°01’27” E, 601.95 feet;

THENCE along said southerly right of way line of Naaman Forest Boulevard the following courses and distances:

Along said curve to the left having a central angle of 39°29’06”, a radius of 891.00 feet, an arc length of 614.03 feet, whose chord bears S 71°01’27” E, a distance 601.95 feet to a 1/2” IRF for corner;

N 89°14’00” E a distance of 188.44 feet, to a 5/8” IRS with Aluminum Disk Stamped "Mansions at Spring Creek Addition", (hereinafter referred to as ADS) for corner, at the beginning of a curve to the right, whose chord bears S 49°47’59” E, 1060.80 feet;

Along said curve to the right having a central angle of 81°56’02”, a radius of 809.00 feet, and an arc length of 1156.88 feet to a 1/2” IRF for corner;

S 08°49’58” E a distance of 138.44 feet to a 1/2” IRF for corner at the beginning of a curve to the left, whose chord bears S 18°05’23” E, 302.74 feet;

THENCE along said curve to the left having a central angle of 18°30’50”, a radius of 941.00 feet, and an arc length of 304.06 feet to an ADS for the most easterly southeast corner of the herein described parcel, the southeast corner of the aforesaid Tract 2, and being on the west line of a called 19.768 acre tracts of land described to Don Nicholson & Alice Nicholson as recorded in Volume 91225, Page 245, of the Deed Records, Dallas County, Texas;

THENCE S 40°05’29” W with the common line of said Tract 2 and said 19.768 acre tract of land, a distance of 177.06 feet to a 1/2” IRF for corner, and being in the north line of a called 15.574 acre tract of land described to John Roland Lynn and Lucretia Wagnon Lynn as described in Volume 96130, Page 2848 Deed Records, Dallas County, Texas;

THENCE with the common line of said Wester Rim Investors tract and said 15.574 acre tract of land the following courses and distances:

N 20°31’21” W a distance of 133.24 feet to a 1/2” IRF for corner;

S 54°39’06” W a distance of 84.33 feet to a 1/2” IRF for corner;

S 04°21’54” W a distance of 110.83 feet to a 1/2” IRF for corner;

N 88°37’00” W a distance of 776.85 feet to a 1/2” IRF for corner;

S 00°45’24” E a distance of 9.29 feet to a 1/2” IRF for corner;

S 88°49’28” W a distance of 140.64 feet to a point for corner, being in the approximate center line of Spring Creek, and being the called southeast corner of a called 1.480 acre tract of land described to the County of Dallas as recorded in Volume 90183, Page 2827, Deed Records, Dallas County, Texas;

THENCE along the south line of said Western Rim Investors tract and generally with the center line of Spring Creek and the north line of said 1.480 acre tract of land the following courses and distances:

N 41°11’18” W a distance of 149.92 feet to a point for corner;

N 75°19’15” W a distance of 213.32 feet to a point for corner;

S 71°23’31” W a distance of 200.77 feet to a point for corner;

N 45°55’45” W a distance of 23.01 feet to a 1/2” IRF for corner being the northwest corner of said 1.480 acre tract of land, being the southwest corner of the aforesaid Tract 1, and being the Southeast corner of Lot 53, Block 8, Shoal Creek Addition, an addition to the City of Garland, Texas, as recorded in County Clerk Instrument Number 200600361138 in the Official Public Records, Dallas County, Texas;

THENCE N 00°41’19” W with the west line of said Tract 1 and the east line of said Lot 53, Block 8, a distance of 1347.16 feet, to the POINT OF BEGINNING and containing 42.030 acres or 1,830,848 square feet of land more or less.

Electrical or Utility easement crossing Tract II of Special Warranty Deed to Western Rim Investors 2015–2, L.P. (CC# 201600176231 OPRDCT), located between 20’ Elec. Distribution Easement (CC#200600245238 OPRDCT) and 20’ Utility Easement (CC#200600245237 OPRDCT) was appartenly never filed of record. By abandonment of the listed easements by the City of Garland (CC#201700339757 OPRDCT), all claim to easement rights for this area are abandoned by this Plat.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Western Rim Investors 2015–2, L.P., the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as **MANSIONS AT SPRING CREEK ADDITON** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick–up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 20_____.

BY: MATTHEW HILES, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN under my hand and seal of office this _____ day of _____, 20____.

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

SURVEYOR’S AFFIRMATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field perations and other reliable documentation; and that this plat substantially complies with Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed as described hereon and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2017.

Paul Hubert, Texas Registered Professional Land Surveyor No. 1942

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority,on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 20____.

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



APPROVED AND ACCEPTED for the City of Garland,
This _____ day of _____,
2017, by the City Plan Commission of the City of Garland,
Texas. The approval of this plat is contingent upon the plat
being filed with the County Clerk of Dallas County with in 180
days from the date below.

CHAIRMAN OF THE PLAN COMMISSION _____ DATE: _____

DIRECTOR OF PLANNING DEPARTMENT _____ DATE: _____

FINAL PLAT
MANSIONS AT SPRING CREEK ADDITON

LOT 1, BLOCK 1,

BEING 42.030 ACRES
IN THE

P.H. RICE SURVEY, ABSTRACT NO. 1241
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE # 150602–1
FEBRUARY 7, 2017

ENGINEER RKM & Associates, Inc. 1700 Alma Drive, Suite 227 Plano, Texas 75075 PH: (469) 361–1416 CONTACT: Robert K. Manosis, P.E.	OWNER Western Rim Investors 2015–2, L.P. 2505 N. State Hwy. 360, Ste 800 Grand Prairie, Texas 75050 PHONE: (972) 471–8700 CONTACT: Mathew Hiles	APPLICANT Western Rim Investors 2015–2, L.P. 2505 N. State Hwy. 360, Ste 800 Grand Prairie, Texas 75050 PHONE: (972) 471–8700 CONTACT: Mathew Hiles	SURVEYOR ADAMS SURVEYING COMPANY, LLC P.O. BOX 260392 PLANO, TEXAS 75026 PH: (469) 317–0250 CONTACT: Philip Adams, R.P.L.S. Email: padams@txasc.com TBPLS Firm Registration No. 10177500
---	---	---	--



GARLAND

Plan Commission

2.b.

Meeting Date: 01/08/2018

Item Title: Racetrac Garland Avenue Addition Replat (District 5)

Summary:

Racetrac Garland Avenue Addition Replat

Attachments

Racetrac Garland Avenue Addition Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-25/District 5

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018

REPLAT PLAT

Racetrac Garland Avenue Addition Replat

LOCATION

Northeast of the intersection of South Shiloh Road and South Garland Avenue

ZONING

Planned Development District (PD) 17-22

NUMBER OF LOTS

1

ACREAGE

2.341 Acres

BACKGROUND

The applicant requests approval of a Replat for the additional pedestrian and utility easements for the development of a Car Wash, Automated/Rollover facility.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

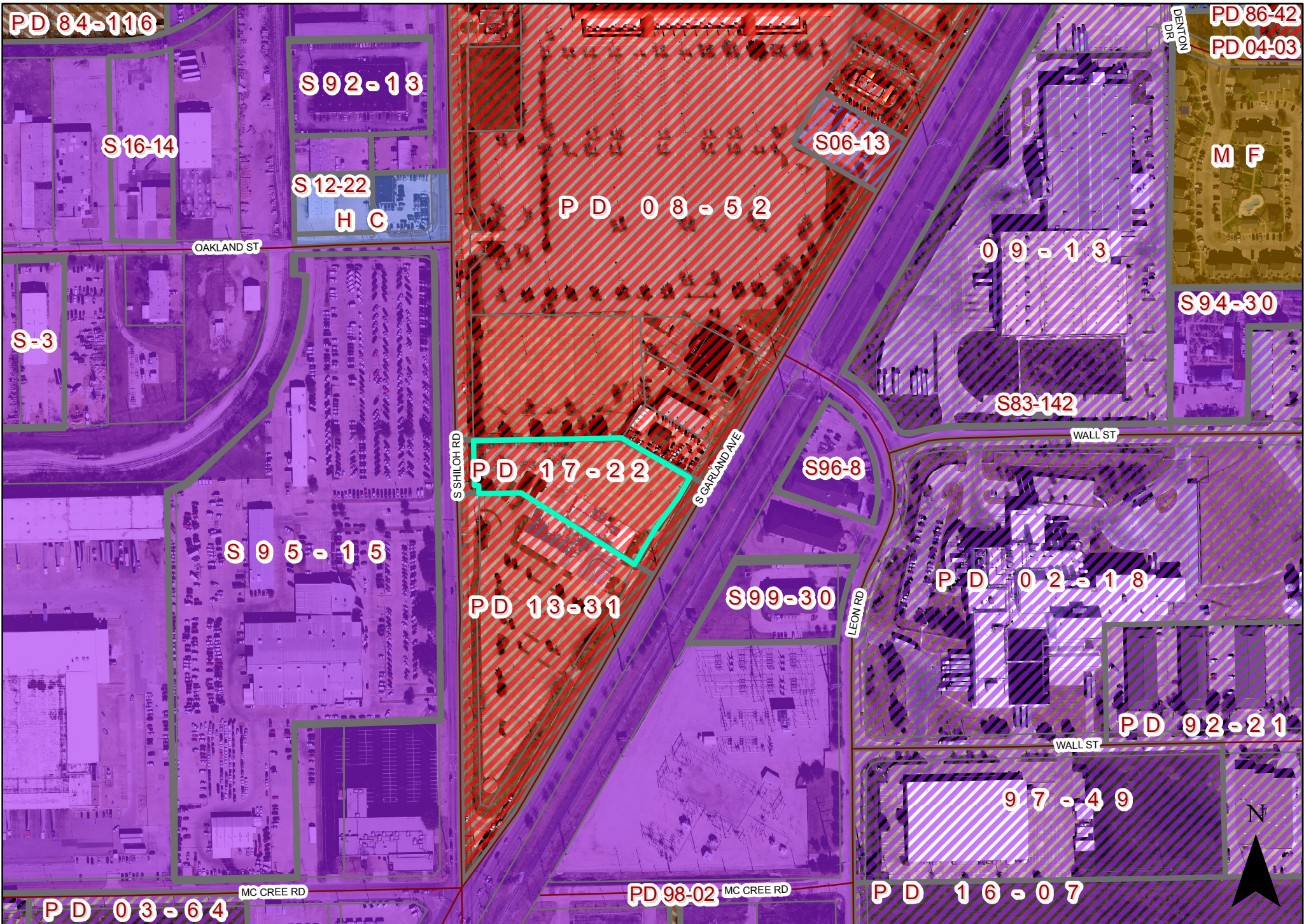
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 310 feet

PLAT P 17-25

INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

2.c.

Meeting Date: 01/08/2018

Item Title: Ballam River Addition Preliminary Plat (District 2)

Summary:

Ballam River Addition Preliminary Plat

Attachments

Ballam River Addition Preliminary Plat Report and Attachments

Planning Report

File No: P 17-26/District 2

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

PRELIMINARY PLAT

Ballam River Addition

LOCATION

The property is located on the northwest corner of East Centerville Road and High Meadow Drive.

ZONING

Planned Development (PD) 06-10 District for Single-Family-7 Uses

NUMBER OF LOTS

21 residential lots and 1 HOA lot.

ACREAGE

5.50 acres

BACKGROUND

The proposed preliminary plat consists of twenty-one (21) residential lots and one (1) HOA lot. The subject property is being platted and is zoned for a residential subdivision. The proposed preliminary plat is in compliance with Planned Development (PD) 06-10 District. Provided the preliminary plat is approved, the applicant would bring forward an application for approval of a final plat prior to issuance of any building permits for residential dwellings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet

1 inch = 315 feet

PLAT P 17-26



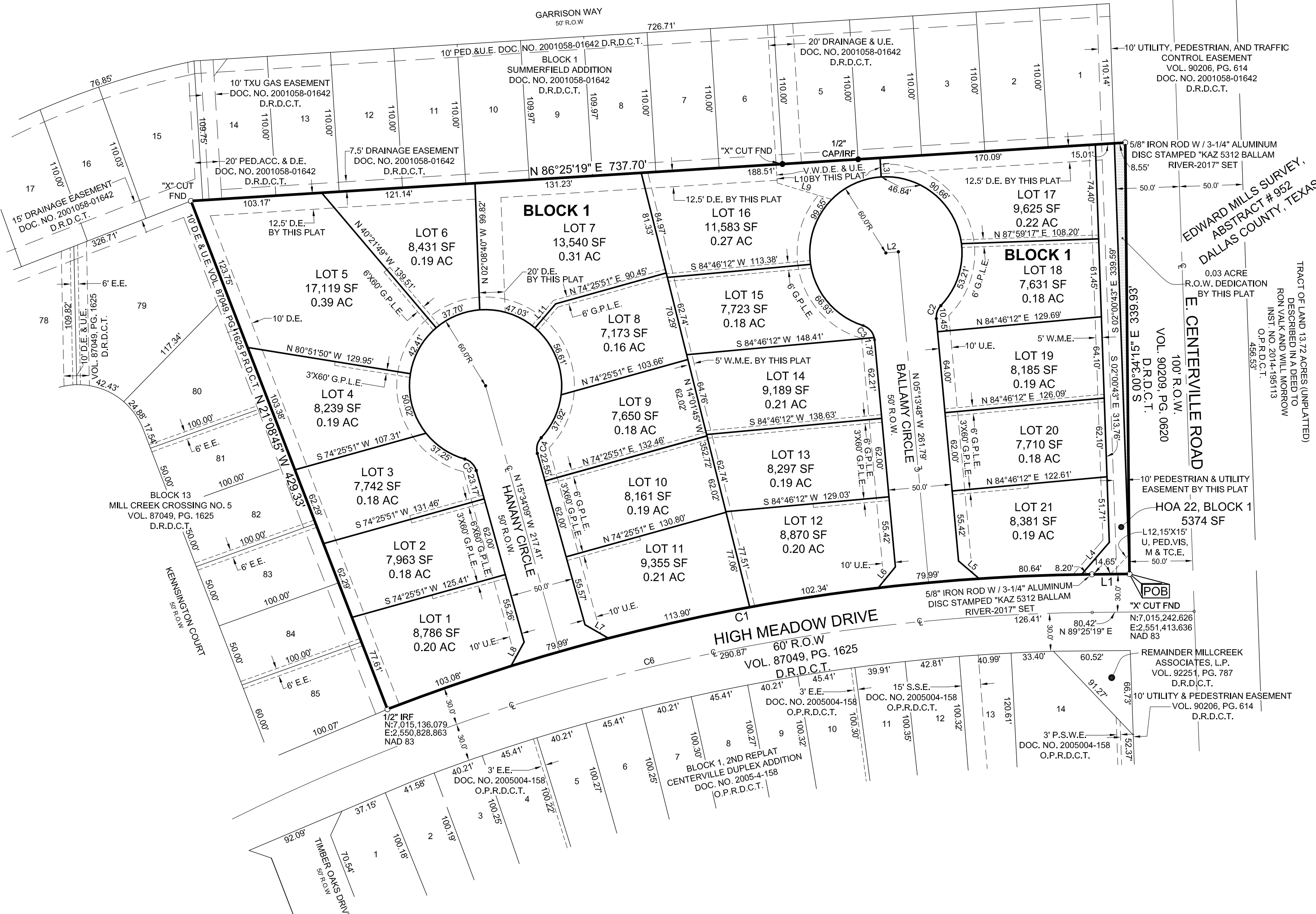
INDICATES AREA
OF REQUEST



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH A 1/2" IRON ROD SET WITH AN ORANGE PLASTIC CAP STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- COORDINATES & BEARINGS DETERMINED BY TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND ARE BASED ON VRS-RTK OBSERVATIONS WITH NO SCALE AND NO PROJECTION.
- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC MANAGEMENT STANDARDS OF THE CITY OF GARLAND, TEXAS.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 21 RESIDENTIAL LOTS FROM A TRACT OF LAND.
- WALL MAINTENANCE EASEMENT TO BE MAINTAINED BY HOA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°25'19" W	29.65'
L2	S 84°46'12" W	9.86'
L3	N 03°34'41" W	15.00'
L4	S 40°59'23" W	33.49'
L5	N 49°38'36" W	21.43'
L6	S 39°11'00" W	21.43'
L7	N 60°09'39" W	21.36'
L8	S 28°39'57" W	21.49'
L9	N 73°17'58" W	44.85'
L10	N 03°34'41" W	14.69'
L11	N 40°33'05" E	25.00'
L12	S 43°42'18" W	20.95'

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

Chairman of the City Plan Commission

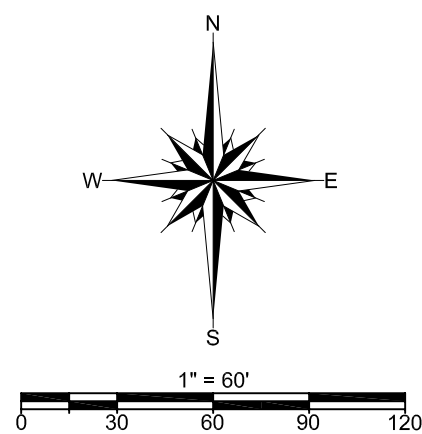
Director of Planning Department

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

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1587.20'	568.23'	565.20'	S 79°09'54" W
C2	13.00'	11.13'	10.79'	N 19°17'16" E
C3	13.00'	15.28'	14.41'	S 38°53'33" E
C4	13.00'	13.30'	12.73'	S 13°44'46" W
C5	13.00'	13.30'	12.73'	N 44°53'05" W
C6	1557.20'	703.12'	697.16'	N 76°29'09" E

LEGEND

U.PED.VIS.M. & T.C.E. = UTILITY, PEDESTRIAN VISIBILITY, MAINTENANCE & TRAFFIC CONTROL EASEMENT
G.P.L.E. = GARLAND POWER & LIGHT EASEMENT
AC = ACRE
NAD 83 = NORTH AMERICAN DATUM 1983
P.E.E., ACC. = PEDESTRIAN & ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
W.M.E. = WALL MAINTENANCE EASEMENT
V.W.D.E. & U.E. = VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
V.W.D.E. & U.E. = VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
PG. = PAGE
VOL. = VOLUME
INST. NO. = INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CAPIRF = CAPPED IRON ROD FOUND
CAPIRF = CAPPED IRON ROD SET STAMPED "KAZ"
D.R.D.C.T. = DEED RECORDS DALLAS COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY



SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBLS FIRM #10002100

OWNER:

ZAKIAH US, LLC
15150 PRESTON ROAD, SUITE 300
DALLAS, TX 75248
PHONE: (214) 650-4559
CONTACT: KELVIN HOANG

ENGINEER:

GEES, INC.
1621 AMANDA COURT
PONDER, TX 76259
GREG EDWARDS
PHONE: (940) 482-2907
TBPE FIRM # F-004550

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS ZAKIAH US, LLC is the owner of all that certain 5.50 acre tract of land situated in the Edward Mills Survey, Abstract Number 952, City of Garland, Dallas County, Texas, said tract of land described in deed to Zakiah US, LLC recorded in Instrument Number 201600252338, Official Public Records, Dallas County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the North line of High Meadow Drive with the West line of East Centerville Road;

THENCE along said North line, South 89 degrees 25 minutes 19 seconds West, 29.65 feet to a 5/8" Iron Rod W / 3-1/4" Aluminum Disc Stamped "KAZ 5312 BALLAM RIVER-2017" set at the P.C. of a curve to the left whose long chord bears, South 79 degrees 09 minutes 59 seconds West, 565.28 feet;

THENCE continuing along said North line and along said curve whose radius is 1587.20 feet and an arc length of 568.31 feet to a 1/2 inch iron rod found;

THENCE North 21 degrees 08 minutes 45 seconds West, 429.33 feet to an "X" cut found;

THENCE North 86 degrees 25 minutes 19 seconds East, 737.70 feet to a 5/8" Iron Rod W / 3-1/4" Aluminum Disc Stamped "KAZ 5312 BALLAM RIVER-2017" set in the West line of said East Centerville Road;

THENCE along said West line, South 00 degrees 34 minutes 15 seconds East, 339.93 feet to the PLACE OF BEGINNING and containing 5.50 acres of land more or less;

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

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

EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE CHANNELS AND /OR DRAINAGE FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY OTHER SUBSTANCE WHICH MAY IMPEDE THE FLOW OF STORMWATERS OR RESULT IN UNSANITARY CONDITIONS. THIS INCLUDES ALL NECESSARY ESTABLISHMENT OF GROUND COVER, SLOPE, STABILIZATION, MOWING, WEEDING, LITER PICK-UP, AND OTHER NORMAL PROPERTY OWNER RESPONSIBILITIES. THE CITY OF GARLAND SHALL HAVE THE RIGHT IF INGRESS AND EGRESS FOR THE PURPOSES OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. NO OBSTRUCTION TO THE NATURAL FLOW OF THE STORMWATER RUNOFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION OF ANY DAM, BUILDING, FENCE, BRIDGE, WALKWAY, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE CHANNELS OR EASEMENTS, UNLESS APPROVED BY THE CITY OF GARLAND, PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF GARLAND TO ERECT ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE OR FLOODWAY EASEMENTS AT ANY POINT OR POINTS TO ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

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

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

WITNESS, MY HAND AT GARLAND, TEXAS, THIS THE _____ DAY OF _____, 20____

OWNER: ZAKIAH US, LLC

BY: _____

NAME: _____, TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS MY COMMISSION EXPIRES: _____

SURVEYOR'S AFFIRMATION

STATE OF TEXAS
COUNTY OF DENTON

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

DATED THIS THE _____ DAY OF _____, 20____

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KENNETH A. ZOLLINGER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5312

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____.

PRELIMINARY PLAT BALLAM RIVER ADDITION LOTS 1-21, BLOCK 1

BEING A 5.50 ACRE TRACT OF LAND SITUATED IN THE EDWARD MILLS SURVEY, ABSTRACT NO. 952, CITY OF GARLAND, DALLAS COUNTY, TEXAS AS RECORDED IN INST. NO. 201600252338, DEED RECORDS, DALLAS COUNTY, TEXAS
CITY CASE NO. 161004-3

KAZ SURVEYING
www.kazsurveying.com

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 170031-FP
DRAWN BY: TK
DATE: 11-28-2017
R.P.L.S.
KENNETH A. ZOLLINGER



GARLAND

Plan Commission

2.d.

Meeting Date: 01/08/2018

Item Title: Callejo Addition Conveyance Plat (District 7)

Summary:

Callejo Addition Conveyance Plat

Attachments

Callejo Addition Conveyance Plat Report and Attachments

Planning Report

File No: P 17-29/District 7

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

CONVEYANCE PLAT

Callejo Addition

LOCATION

The property is located on the southeast corner of Arapaho Road and North Shiloh Road

ZONING

Planned Development (PD) 84-73 District for Neighborhood Office Uses and Community Office Uses.

NUMBER OF LOTS

1 lot

ACREAGE

4.686 acres

BACKGROUND

The applicant requests approval of a conveyance plat consisting of one (1) lot. The subject property is undeveloped; however, a proposal for a grocery store/supermarket use will be brought forward as a separate zoning case.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

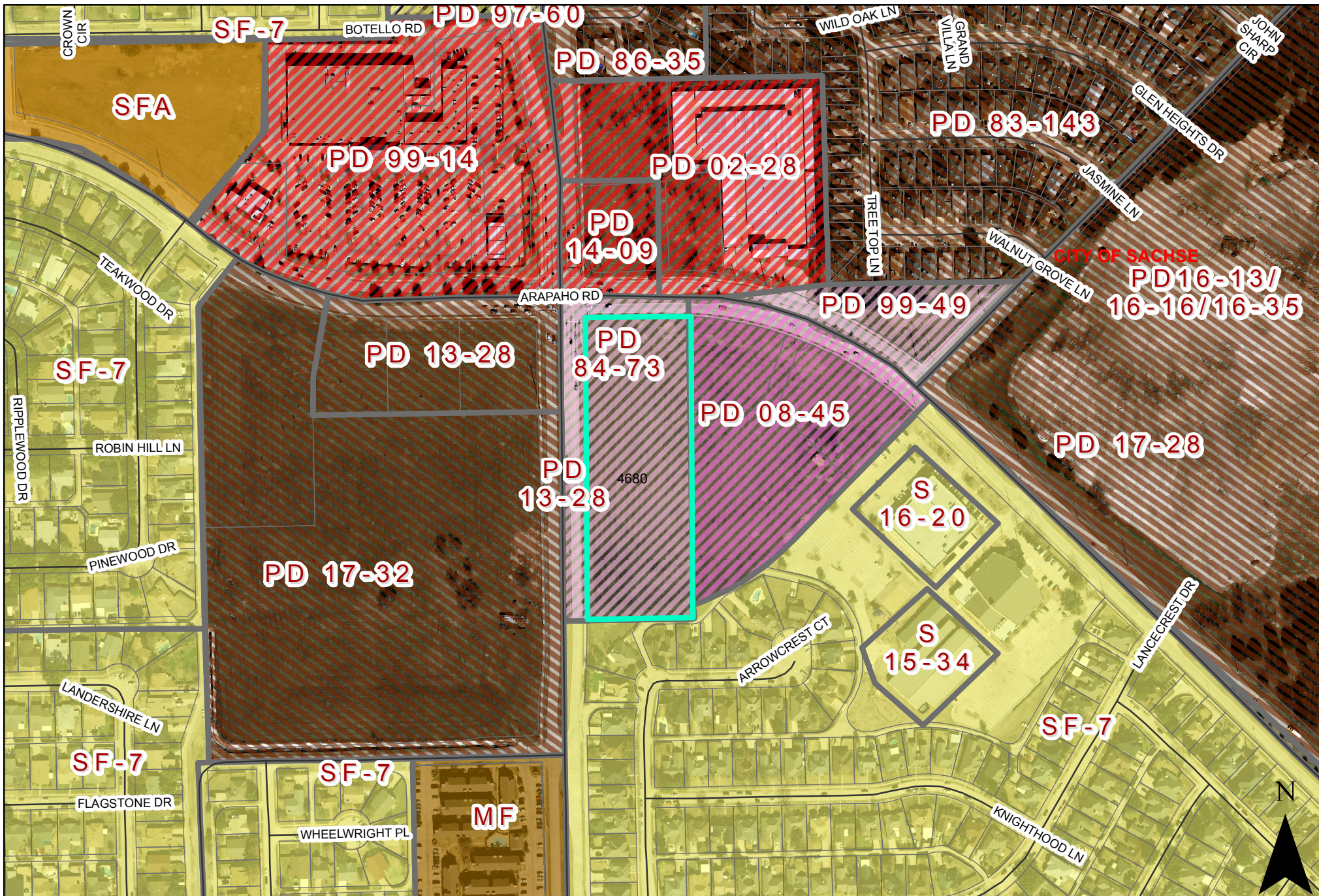
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLAT

P 17-29



INDICATES AREA
OF REQUEST

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas William F. Callejo, Trustee, does hereby own a 4.686 acre tract of land described in the deed to William F. Callejo, Trustee, recorded in Volume 67197, Page 1530, Deed Records of Dallas County, Texas (D.R.D.C.T.) being situated in the Thomas Montgomery Survey, Abstract Number 962, Dallas County, Texas in the City of Garland, being more particularly described as follows:

Lot 1 - 4.686 Acres

BEING a 4.686 acre tract of land situated in the Thomas Montgomery Survey, Abstract Number 962, Dallas County, Texas, in the City of Garland. Being a portion of the tract of land described in the deed to William F. Callejo, Trustee recorded in Volume 67197, Page 1530, Deed Records of Dallas County, Texas, said 4.686 acre tract of land being more particularly described as follows:

BEGINNING at an "X" found in the concrete for the point of intersection of the southerly right-of-way line of Arapaho Road (a variable width right-of-way) and the easterly right-of-way line of Shiloh Road (a variable width right-of-way), also being the northeasterly corner of the tract of land described in Exhibit D of the instrument to the City of Garland recorded in Volume 87025, Page 4759, Deed Records of Dallas County, Texas;

THENCE with the southerly right-of-way line of Arapaho Road the following:

North 89° 19' 12" East a distance of 213.22 feet to a ½ inch iron rod found for the beginning of a non-tangent curve to the right having a radius of 867.86 feet;

Southeasterly along said curve through a central angle of 3° 05' 25" an arc distance of 46.81 feet with a chord bearing of South 89° 07' 28" East and a chord distance of 46.80 feet to a ½ inch iron rod found for the northwesterly corner of the tract of land described in the deed to Jain Society of North Texas recorded in Volume 97228, Page 883, Deed Records of Dallas County, Texas, also being the northwesterly corner of the Jain Temple Addition, an addition to the City of Garland according to the plat recorded in Volume 92093, Page 4740, Deed Records of Dallas County, Texas, continuing with a easterly line of said Camelot No. 19 in all a total distance of 754.25 feet to a 5/8 inch iron rod with an orange cap stamped "JDJR" found an re-entrant corner of said Camelot No. 19 and the tract of land described in the deed to Centennial Homes, Inc. recorded in Volume 80012, Page 1993, Deed Records of Dallas County, Texas;

THENCE departing the southerly right-of-way line of Arapaho Road with the westerly line of said Jain Society of North Texas tract and said Jain Temple Addition South 00° 51' 45" East at a distance of 721.58 feet passing a 5/8 inch iron rod with an orange cap stamped "JDJR" found for the southwesterly corner of said Jain Society of North Texas tract and said Jain Temple Addition, also being a northerly corner of Camelot No. 19, an addition to the City of Garland according to the plat recorded in Volume 92093, Page 4740, Deed Records of Dallas County, Texas, continuing with a easterly line of said Camelot No. 19 in all a total distance of 754.25 feet to a 5/8 inch iron rod with an orange cap stamped "JDJR" found an re-entrant corner of said Camelot No. 19 and the tract of land described in the deed to Centennial Homes, Inc. recorded in Volume 80012, Page 1993, Deed Records of Dallas County, Texas;

THENCE with a northerly line of said Camelot No. 19 and said Centennial Homes, Inc. tract South 89° 00' 45" West a distance of 270.00 feet to an "X" found in concrete in the easterly right-of-way line of Shiloh Road for the northwesterly corner of said Centennial Homes, Inc. tract also being the southeasterly corner of the tract of land described as Tract 3 in the instrument to the City of Garland recorded in Volume 93114, Page 2695, Deed Records of Dallas County, Texas;

THENCE with the easterly right-of-way line of Shiloh Road and the easterly line of said Tract 3 North 00° 51' 45" West at a distance of 656.97 feet passing the northeasterly corner of said Tract 3, continuing along the easterly right-of-way line of Shiloh Road and the easterly line of said City of Garland tract (Volume 87025 Page 4759) in all a total distance of 746.97 feet to a point from which an "X" found in concrete bears South 00° 51' 45" East a distance of 0.22 feet;

THENCE continuing with the easterly right-of-way line of Shiloh Road and the easterly line of said City of Garland tract (Volume 87025 Page 4759) North 44° 13' 43" East a distance of 14.12 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 4.686 acres (204,116 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That William F. Callejo, Trustee, the owner of the property described in this plat, acting by and through its duly authorized agent does hereby adopt this plat, designating the property as **Callejo Addition** an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, any streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or place upon, over or across any easement dedicated by this plat in such a manner as to restrict the use or scope of, or interfere with the purpose and intent of the easement. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easement dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

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

WITNESS, my hand at Garland, Texas, this _____ day of _____, 20__.

BY: _____

William F. Callejo, Trustee

STATE OF TEXAS

COUNTY OF _____

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

GIVEN under my hand and seal of office this _____ day of _____, 20__.

Notary Public for and in the State of Texas

My commission expires: _____

LOT 1, BLOCK 1
ILT HS ADDITION
INSTRUMENT NUMBER
20130038771687716
O.P.D.R.D.C.T.

SURVEYOR'S AFFIRMATION

I, Gregory S. Ifland, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed as described and is in substantial compliance with the City of Garland Development Code, and that the digital file submitted with this plat is a precise representation of this signed final plat.

Dated this the _____ day of _____, 20__.

Gregory S. Ifland
Texas Registered Professional Land Surveyor No. 4351

STATE OF TEXAS
COUNTY OF TARRANT

Before me, a notary in and for said county and state personally appeared, Gregory S. Ifland, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 20__.

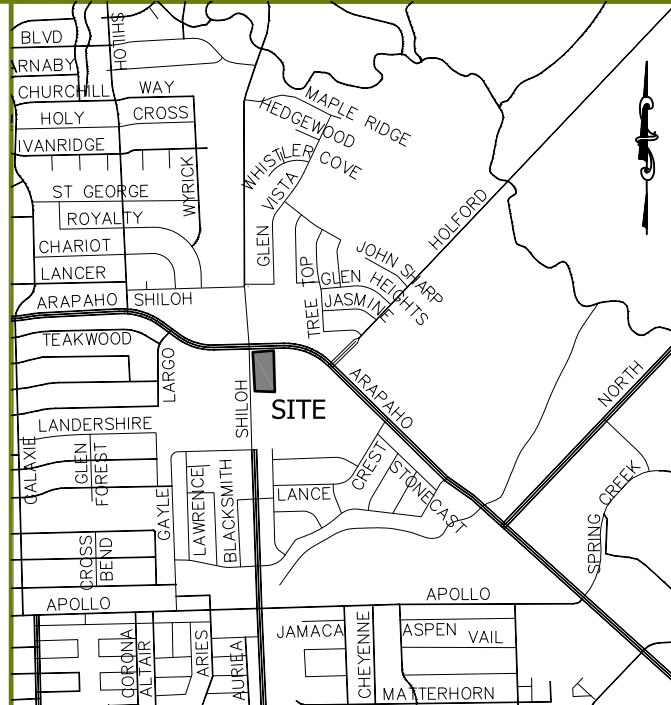
Notary Public for and in the State of Texas

My commission expires: _____

NOTES:

- Coordinates and bearings for this survey are based on is the Texas State Coordinate System (NAD83), North Central Zone, derived from GPS measurements, according to the North Central Texas Cooperative VRS Network.
- According to the graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Panel Number 48113C0210 L, Map Revised Date: July 7, 2014, the subject property is located in Zone "X", defined as areas determined to be outside of the 0.2% annual chance flood, This statement does not reflect any type of flood study by this firm.
- Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of The City of Garland, Texas.
- Minimum finished floor elevations shall be established by final plat.
- Selling a portion on this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

LOT 1, BLOCK 1
GRAUE ADDITION
VOLUME 2003093, PAGE 117
D.R.D.C.T.



VICINITY MAP
NOT TO SCALE

SURVEYOR/ENGINEER

DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVE.
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121 (PHONE)
(817) 335-7437 (FAX)
FIRM REGISTRATION NUMBER: 10098100

OWNER/DEVELOPER

WILLIAM F. CALLEJO
10135 ROCKMOOR DR
DALLAS, TEXAS 75229
(XXX) XXX-XXXX (PHONE)

RESERVED FOR COUNTY RECORDING INFO

Conveyance Plat

This plat is a Conveyance Plat only, and is approved solely of the purpose of defining lots and other interests in the land described herein. No approval shall be issued or is hereby intended, nor shall permanent public utility service be provided to any lot described on the Conveyance Plat until a Final Plat is approved, filed of record, and the public improvements shown thereon have been accepted in accordance with the provisions of the ordinances of the City of Garland, Texas.

Additionally, as a part of the Final Plat requirements, a drainage easement to be dedicated to the City of Garland shall be required, covering the 1% annual chance floodplain (a.k.a. "100 year floodplain") plus one foot of freeboard, plus a City Access Easement. The final geometrical configuration of said drainage easement shall be reviewed and approved by the City of Garland Engineering Department.

Approved and accepted for the City of Garland this _____ day

of _____, 20__ by the City Plan Commission of the City of Garland, Texas.

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

CHAIRMAN OF THE CITY PLANNING COMMISSION

PLANNING DEPARTMENT DIRECTOR

CONVEYANCE PLAT
OF
CALLEJO ADDITION
LOT 1, BLOCK 1

Situated in the T.G. Montgomery Survey, Abstract Number 962
City of Garland, Dallas County, Texas

CASE NUMBER: 170058-0

GROSS AREA = 4.686 ACRES / 204,116 SQUARE FEET
THIS PLAT WAS PREPARED IN NOVEMBER, 2017



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
FIRM REGISTRATION 10098100



GARLAND

Plan Commission

2.e.

Meeting Date: 01/08/2018

Item Title: Ribelin-Miller Park Addition Conveyance Plat (District 6)

Summary:

Ribelin-Miller Park Addition Conveyance Plat

Attachments

Ribelin-Miller Park Addition Conveyance Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-30/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018

CONVEYANCE PLAT

Ribelin-Miller Park Addition

LOCATION

3857 Miller Park Drive

ZONING

Industrial (IN) District

NUMBER OF LOTS

2

ACREAGE

7.359 Acres

BACKGROUND

The applicant proposes to divide a single 7.359-acre tract of land into two (2) lots; Lot 1 containing 3.421 acres, and Lot 2 containing 3.938 acres. Lot 1 is the current location for Ribelin Sales, Inc. Lot 2 is undeveloped and no further development is imminent at this time. When or if development does occur on Lot 2 the property shall be properly platted in the form of a Final Plat prior to any type of development, construction activities, or further subdivision of the land.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

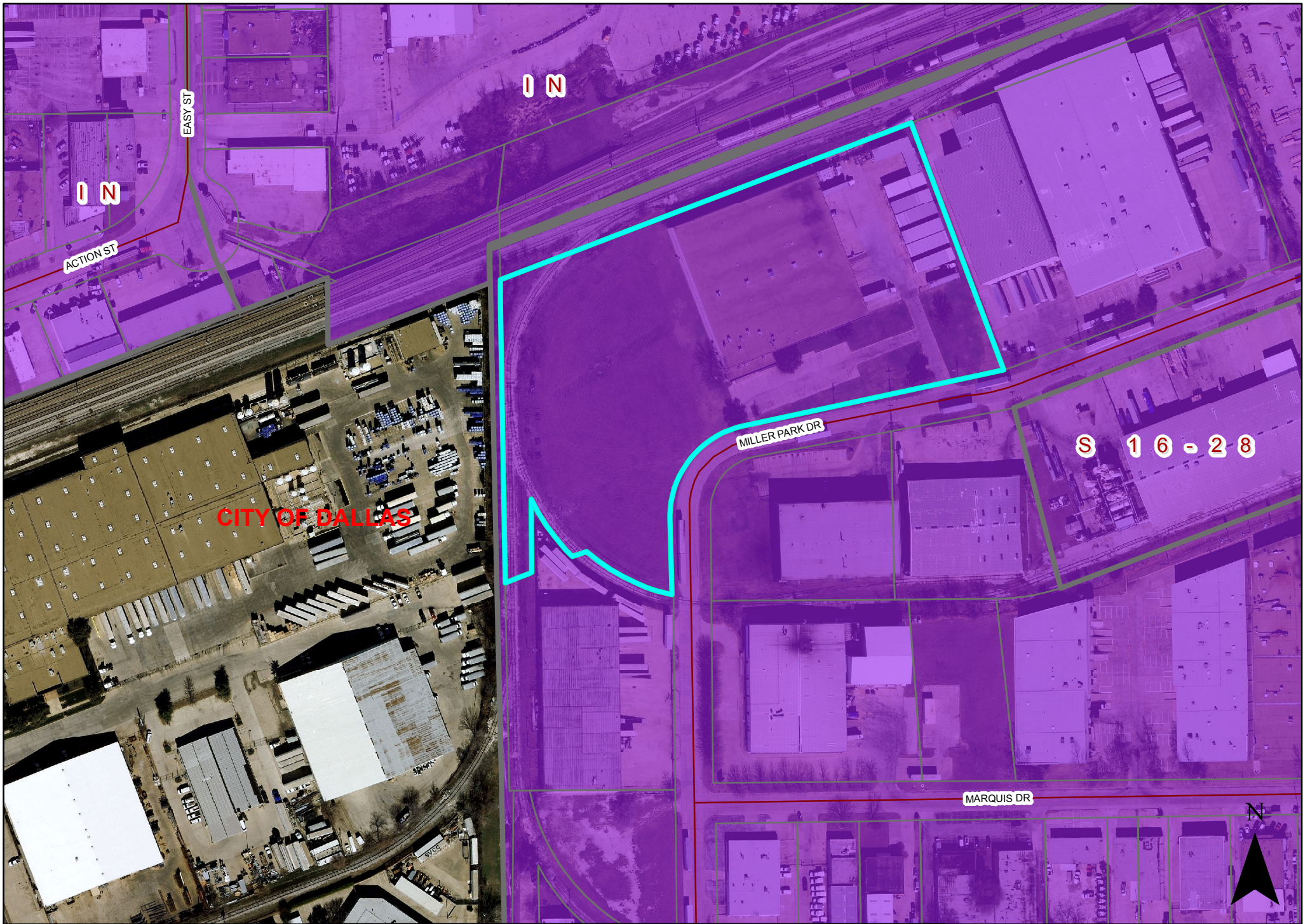
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 90 180 Feet
1 inch = 194 feet

PLAT P 17-30

 INDICATES AREA OF REQUEST

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Ribelin Distributors, Inc., is the sole owner of a tract of land situated in the William D. Reed Survey, Abstract No. 1249, Dallas, Dallas County, Texas, and being part of Lot 4, Block 3, in Garland West Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof, recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, same being all Tracts 1 and 2 of land conveyed to Ribelin Distributors, Inc., by deed recorded in Volume 77086, Page 3033, Deed Records of Dallas County, Texas, and being tract 3 of land conveyed to Ribelin Distributors, Inc. by deed recorded in Volume 77248, Page 228, Deed Records, Dallas County, Texas, Release of Lien being recorded in Volume 787157, Page 3476, Deed Records, Dallas County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being in the northerly right-of-way line of Miller Park Drive (60 foot Right-of-Way) and being the most southerly corner of Lot 1, Block 1, of MEM Associates Addition, an addition to the City of Garland, Dallas County, Texas, according to the Map thereof recorded in Volume 98176, Page 2463, Map Records, Dallas County, Texas, said corner being the beginning of a non-tangent curve to the right, with a radius of 256.48 feet, a delta angle of 05 degrees 12 minutes 13 seconds, a chord bearing of South 76 degrees 12 minutes 21 seconds West, and a chord length of 23.28 feet;

THENCE along said curve to the right, along said northerly right-of-way line of Miller Park Drive, an arc length of 23.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 79 degrees 34 minutes 29 seconds West, continuing along said northwesterly right-of-way line of said Miller Park Drive, a distance of 406.58 feet to a mag nail found for corner, said corner being the beginning of a curve to the left, with a radius of 144.59 feet, a delta angle of 79 degrees 53 minutes 11 seconds, a chord bearing of South 39 degrees 27 minutes 28 seconds West, and a chord length of 185.67 feet;

THENCE along said curve to the left, along said northwesterly right-of-way line of Miller Park Drive, an arc length of 201.60 feet to a 1/2 inch iron rod found for corner, said corner being in the West right-of-way line of said Miller Park Drive;

THENCE South 00 degrees 23 minutes 53 seconds East, along said West right-of-way line of said Miller Park Drive, passing at a distance of 116.74 feet, a 1/2 inch iron rod found in the northerly line of a Rail, Drainage and Utility easement, by deed recorded in Volume 551, Page 1680, Map Records, Dallas County, Texas, continuing a total distance of 136.04 feet to a 3" Metallic disk engraved on iron rod (see legend) set for corner, said corner being in said West right-of-way line of said Miller Park Drive, and also being in the Northeast corner of a Lot 3, Block 3, of Garland West Industrial Park, an addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof recorded in Volume 551, Page 1691, Map Records, Dallas County, Texas,

THENCE with the southerly lines of said Tract 1, the following courses and distances and being the beginning of a non-tangent curve to the right, with a radius of 318.31 feet, a delta angle of 28 degrees 45 minutes 29 seconds, a chord bearing of North 62 degrees 46 minutes 11 seconds West, and a chord length of 158.09 feet;

along said curve to the right, an arc length of 159.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "CBG Surveying" set for corner;

South 69 degrees 31 minutes 00 seconds West, a distance of 22.45 feet to a 5/8 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner, and being the beginning of a non-tangent curve to the right, with a radius of 338.31 feet, a delta angle of 19 degrees 19 minutes 52 seconds, a chord bearing of North 36 degrees 56 minutes 44 seconds West, and a chord length of 113.60 feet;

along said curve to the right, an arc length of 114.14 feet to a 3" Metallic disk engraved on iron rod (see legend) set for corner;

South 00 degrees 28 minutes 00 seconds East, a distance of 116.00 feet to a 5/8 inch iron rod with a plastic yellow cap stamped "CBG Surveying" set for corner;

South 69 degrees 31 minutes 00 seconds West, a distance of 42.57 feet to a 3" Metallic disk engraved on iron rod (see legend) set for corner, said corner being in the East line of Lot 2, Block 1/8060, Sixth Installment, Dallas Northeast Industrial Park, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 80250, Page 775, Map Records, Dallas County, Texas;

THENCE North 00 degrees 28 minutes 00 seconds West, along the East line of said Lot 2, Block 1/8060, passing at a distance of 46.03 feet to the northeast corner of same, said corner being in the southeast corner of a called 12.5348 acre tract of land conveyed to Univar USA, Inc., a Washington Corporation, by deed recorded in Instrument No. 2008000444369, Deed Records, Dallas County, Texas, continuing a total distance of 478.10 feet to a 3" Metallic disk engraved on iron rod (see legend) set for corner, said corner being the northeast corner of said Univar USA, Inc. tract, and being in the southeasterly line of a tract of land conveyed to Dallas Area Rapid Transit, by deed recorded Volume 90177, Page 4219, Deed Records, Dallas County, Texas;

THENCE North 69 degrees 31 minutes 00 seconds East, along said southeasterly line of Dallas Area Rapid Transit tract, a distance of 710.49 feet to a 1/2 inch iron rod found for corner, and being the northwesterly corner of said Lot 1, MEM Associates Addition;

THENCE South 20 degrees 29 minutes 10 seconds East, along the southwesterly line of said Lot 1, MEM Associates Addition, a distance of 419.09 feet to the POINT OF BEGINNING and containing 320,532 square feet or 7.358 acres of land.

R=256.48', L=23.29'
D=5°12'13"
Ch=S76°12'21"W 23.28'

"SPACE RESERVED FOR COUNTY RECORDING LABEL"

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE

R.O.W. = RIGHT-OF-WAY

CM = CONTROLLING MONUMENT

1/2" IRF = 1/2 INCH IRON ROD FOUND

5/8 IRS = 5/8 INCH IRON ROD WITH A PLASTIC YELLOW

CAP STAMPED "CBG SURVEYING" SET.

MNF = MAG NAIL FOUND

3" = 3" METALLIC DISK ENGRAVED

"RIBELIN MILLER PARK ADDITION-2017"

OWNER: RIBELIN DISTRIBUTORS, INC.

3857 MILLER PARK DRIVE

GARLAND-TEXAS-75042

877-RIBELIN

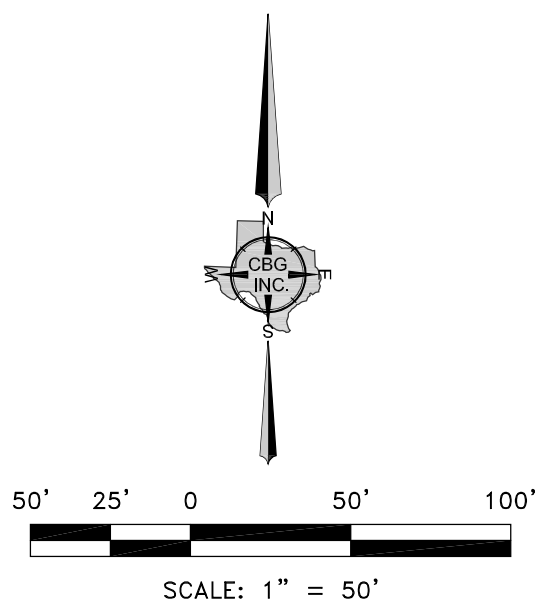
(972) 272-1031

EMAIL: JMUILLER@RIBELIN.COM



PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.9486
Firm No. 10168800
www.cbgsurvey.com

SCALE: 1"=60' / DATE: 07/06/17 / JOB NO. 1712263-PLAT / DRAWN BY: CC



LINE	BEARING	DISTANCE
L1	S 69°31'00" W	22.45'
L2	S 00°28'00" E	116.00'
L3	S 69°31'00" W	42.57'

VICINITY MAP
NOT TO SCALEVICINITY MAP
NOT TO SCALESTATE PLANE
COORDINATES
N=7,016,715.37
E=2,523,681.93STATE PLANE
COORDINATES
N=7,016,624.48
E=2,523,558.43LOT 2, BLOCK 1
148,999 SQ. FT.
3.421 ACRESLOT 1, BLOCK 1
171,532 SQ. FT.
3.938 ACRESR=144.59', L=201.60'
D=79°53'11"
Ch=S39°27'28"W 185.67'

GENERAL NOTES

1) COORDINATES (S20°29'10"E) SHOWN HEREON ARE ON GRID (THE PROJECTION PLANE), ARE NOT SCALED, AND ARE TIED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83(2011) EPOCH 2013), NORTH CENTRAL ZONE (4202) USING CITY OF GARLAND GEODETIC CONTROL MONUMENTS 255 AND 32;

GPS 255-N=7021507.639 GPS 32-N=7011287.66
E=2526082.896 E=2526697.41
Z=610.569 Z=592.40

2) THE PURPOSE OF THIS PLAT IS CREATE ONE LOT INTO TWO LOTS
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.

5) EACH LOT CORNER IS MONUMENTED BY A 1/2" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" UNLESS DENOTED OTHERWISE

6) ACCORDING TO THE F.I.R.M. NO. 48113C0215K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

7) SELLING A PORTION OF THE ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

8) THIS PLAT IS A CONVEYANCE PLAT ONLY, AND IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL SHALL BE ISSUED OR IS HEREBY INTENDED, NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS CONVEYANCE PLAT UNTIL A FINAL PLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF GARLAND, TEXAS.



GARLAND

Plan Commission

2.f.

Meeting Date: 01/08/2018

Item Title: Jupiter Miller Business Center Final Plat (District 6)

Summary:

Jupiter Miller Business Center Final Plat

Attachments

Jupiter Miller Business Center Final Plat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-31/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018

FINAL PLAT

Jupiter Miller Business Center

LOCATION

1200 South Jupiter Road

ZONING

Industrial (IN) District

NUMBER OF LOTS

4

ACREAGE

59.9 Acres

BACKGROUND

The applicant proposes to subdivide a single 59.9-acre tract of land into four (4) lots: Lot 1 containing 12.1 acres; Lot 2 containing 11.9 acres; Lot 3 containing 16.8 acres; and Lot 4 containing 18.7 acres. The purpose of the plat is to create four (4) lots from two existing lots and an unplatted tract and to dedicate new easements.

The property is a portion of the former Raytheon property. Lots 1, 2, and 3 are proposed for new construction of buildings to house distribution warehouse/office development. Lot 4 is intended for industrial food manufacturing use within existing buildings.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

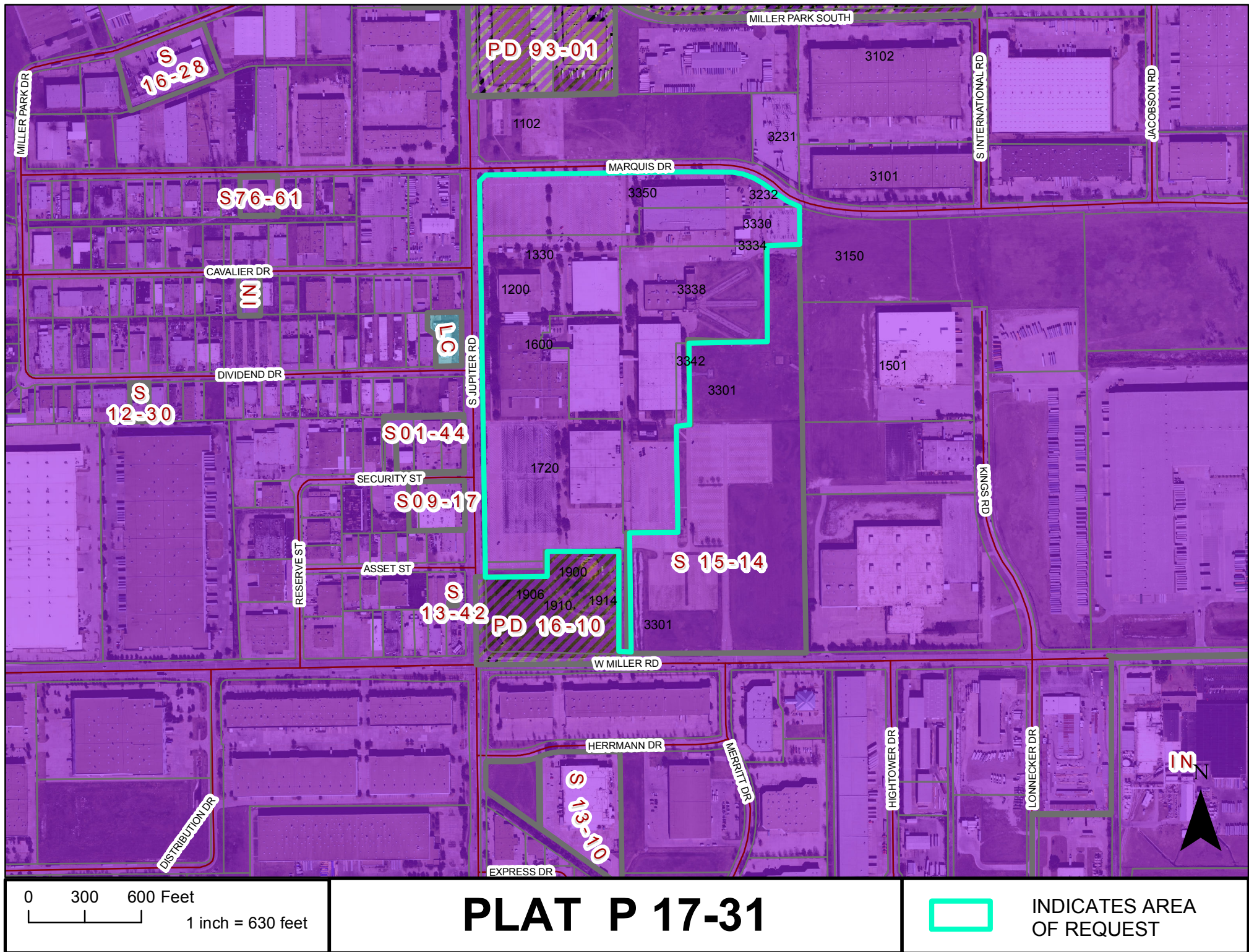
- i. Location Map
- ii. 8x11 Plat

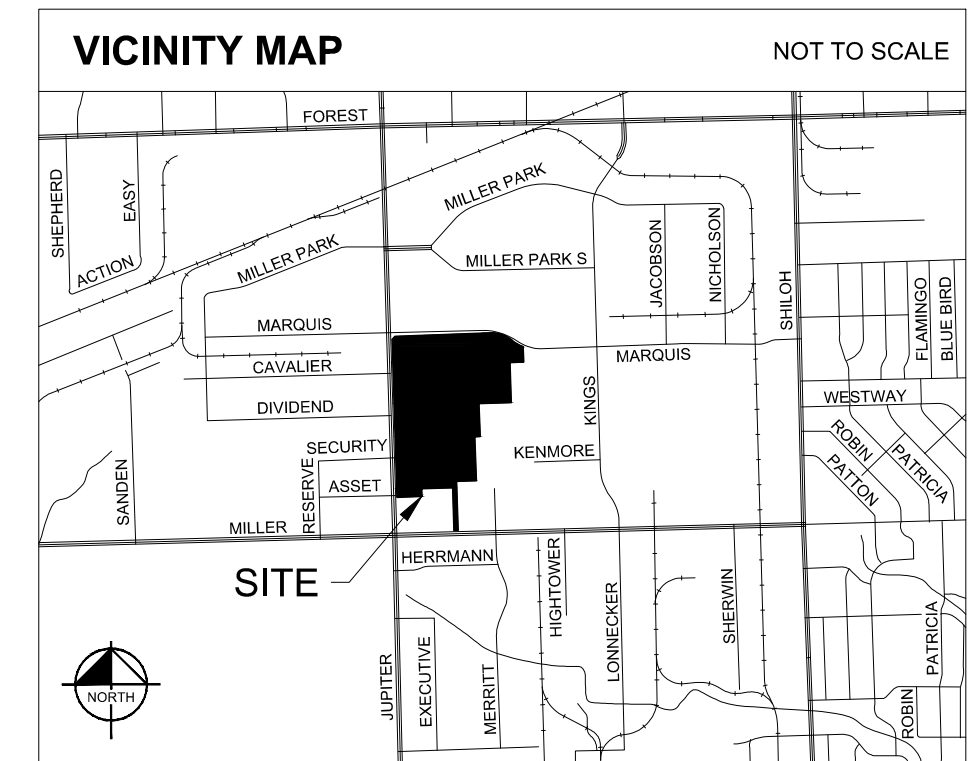
PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

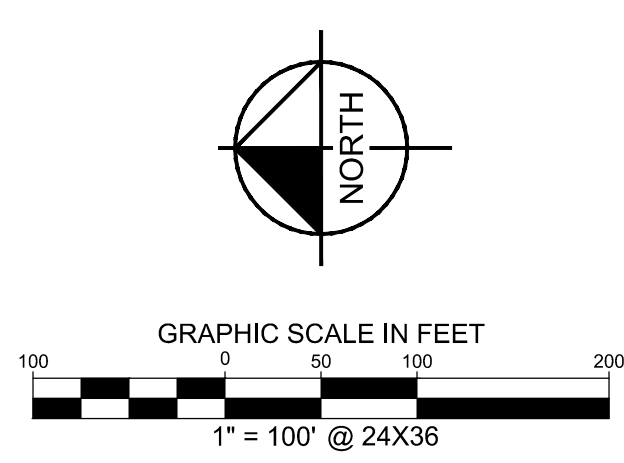




LEGEND	
IRSC 5/8" IRON ROD W/ "KHA" CAP SET	X5 "X" CUT IN CONCRETE SET
IRFC IRON ROD WITH CAP FOUND	XF "X" CUT IN CONCRETE FOUND
IRF IRON ROD FOUND	P.O.B. POINT OF BEGINNING
CM CONTROLLING MONUMENT	
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS	
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	
P.R.D.C.T. PLAT RECORDS OF DALLAS COUNTY, TEXAS	

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	OLD LOT LINE

- NOTES:**
1. The surveyor relied solely upon the Title Commitment, GF, No. 1002-199289-A-RTT, with an effective date of November 30, 2016, and an issue date of December 13, 2016, and GF, No. 1002-199046-RTT, with an effective date of January 11, 2017 and an issue date of January 23, 2017, both provided by First American Title Insurance Company. The surveyor did not perform a title abstract.
 2. All coordinates and bearings shown herein are tied to the Texas Coordinate System of 1983 using City of Garland Zone 42029, North American Datum of 1983 using City of Garland Geodetic Control Monuments 27 and 32. All dimensions shown are ground distances.
 3. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
 4. Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland, Texas.
 5. All lot corners will be monumented with a 5/8 inch iron rod with a red plastic cap stamped "KHA", unless otherwise noted, after construction is completed and prior to recordation.
 6. The purpose of this replat is to create 4 lots out of combined 2 lots and an upplated tract and to dedicate new easements.
 7. The Building Encroachment Easement granted by E-Systems, Inc., to Eaststar Associates Limited Partnership and Jerome S. Serchuck, as recorded in Volume 93020, Page 6374 has been extinguished by merger of title as a result of the Special Warranty Deed conveyed to Nutribiotech USA, Inc. recorded in Instrument No. 201700103967 of the Official Public Records of Dallas County, Texas.
 8. See Sheet 3 for line and curve data.
 9. All easements shown in bold will be dedicated by this plat.



FINAL PLAT
JUPITER MILLER BUSINESS CENTER
LOTS 1, 2, 3 AND 4, BLOCK 1
BENJAMIN DYE SURVEY,
ABSTRACT NO. 417
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 170110-1 & 170511-3

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	DEC. 2017	063231400	2 OF 3

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS NUTRIBIOTECH USA, INC., and CPF JUPITER JV LLC are the owners of a tract of land situated in the Benjamin Dye Survey, Abstract No. 417, City of Garland, Dallas County, Texas, and being a portion of Lot 1, Block 1 of E-Systems Garland Texas, according to the plat thereof recorded in Volume 80246, Page 1085 of the Deed Records of Dallas County, Texas, all of Lot 1, Block 1 of Phase II, E-Systems, Garland, according to the plat thereof recorded in Volume 82246, Page 562 of the Deed Records of Dallas County, Texas, also being all of a called 41.089 acre tract of land described in a deed to CPF Jupiter JV LLC, as recorded in Instrument No. 201700059881 of the Official Public Records of Dallas County, Texas, and all of a called 18.857 acre tract of land described in a deed to Nutribiotech USA, Inc., as recorded in Instrument No. 201700103967 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southerly end of a corner clip at the intersection of the easterly right-of-way line of Jupiter Road, a variable with right-of-way, with the southerly right-of-way line of Marquis Drive, a variable width right-of-way, common to the southerly northwest corner of said Lot 1, Block 1 of Phase II, E-Systems, Garland, and the southwest corner of a called 2.8357 acre tract of land described in a deed to City of Garland, as recorded in Volume 89067, Page 2187 of the Deed Records of Dallas County, Texas;

THENCE North 44°11'10" East, departing the easterly right-of-way line of said Jupiter Road, along said corner clip, the northerly line of said Lot 1, Block 1 of Phase II, E-Systems, Garland, and the southerly line of said 2.8357 acre tract, a distance of 50.51 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the northerly end of said corner clip, common to the northerly northwest corner of said Lot 1, Block 1 of Phase II, E-Systems, Garland, being on the southerly right-of-way line of said Marquis Drive;

THENCE along the northerly line of said Lot 1, Block 1 of Phase II, E-Systems, Garland and the southerly right-of-way line of said Marquis Drive, the following courses:

North 89°05'09" East, along the northerly line of said Lot 1, Block 1 of Phase II, E-Systems, Garland, and the southerly right-of-way line of said Marquis Drive, a distance of 1252.31 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 42°36'57", a radius of 390.00 feet, a chord bearing and distance of South 69°36'23" East, 283.44 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 290.08 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 21°14'29", a radius of 460.00 feet, a chord bearing and distance of South 58°55'09" East, 169.56 feet;

In a southeasterly direction with said curve to the left, an arc distance of 170.54 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the most easterly corner of said Lot 1, Block 1 of Phase II, E-Systems, Garland, common to northeast corner of said Lot 1, Block 1 of E- Systems Garland Texas, the southeast corner of a called 2.8357 acre tract of land described in a deed to City of Garland, as recorded in Volume 89067, Page 2187 of the Deed Records of Dallas County, Texas, and the northwest corner of a called 32.60 acre tract of land described in a deed to W C S Corporation, as recorded in Volume 204, Page 1678 of the Deed Records of Dallas County, Texas, same being on the southerly right-of-way line of Marquis Drive, a variable width right-of-way;

THENCE South 00°58'28" East, departing the southerly right-of-way line of said Marquis Drive, along the easterly line of said Lot 1, Block 1 of E-Systems Garland Texas and the westerly line of said 32.60 acre tract, a distance of 198.47 feet to an "X" cut found for the northeast corner of Lot 2, Block 1 of E-Systems Garland Replat of Lot 1, Block 1, according to the plat thereof recorded in Instrument No. 201500117024 of the Official Public Records of Dallas County, Texas;

THENCE South 89°01'15" West, departing the westerly line of said 32.60 acre tract, along a northerly line of said Lot 2, a distance of 176.79 feet to an "X" cut found for the northerly northwest corner of said Lot 2;

THENCE along the northerly and westerly lines of said Lot 2, the following courses:

South 00°41'05" East, a distance of 521.11 feet to a 1/2 inch iron rod found for an ell corner of said Lot 2;

South 89°18'55" West, a distance of 419.65 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for an exterior corner of said Lot 2;

South 00°41'05" East, a distance of 430.25 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°18'55" West, a distance of 68.35 feet to an "X" cut found for corner;

South 00°41'05" East, a distance of 572.75 feet to an "X" cut found for corner;

South 89°18'55" West, a distance of 255.61 feet to an "X" cut found for corner;

South 00°41'05" East, passing at a distance of 628.57 feet an "X" cut found for the southwest corner of said Lot 2 and the northwest corner of a right-of-way dedication shown on said E-Systems Garland Replat of Lot 1, Block 1, and continuing along the same course and along the westerly line of said right-of-way dedication, for a total distance of 639.57 feet to an "X" cut found for the southwest corner of said right-of-way dedication, same being on the northerly line of a called 0.3947 acre tract of land described in an agreement to City of Garland, as recorded in Volume 80152, Page 1953 of the Deed Records of Dallas County, Texas, and on the northerly right-of-way line of Miller Road, a variable width right-of-way;

THENCE South 89°20'55" West, along the northerly line of said 0.3947 acre tract and the northerly right-of-way line of said Miller Road, a distance of 52.39 feet to a 5/8 inch iron rod with red plastic cap stamped "Terra Corp" found for the southeast corner of Bluestone Garland Addition, according to the plat thereof recorded in Instrument No. 201600364479 of the Official Public Records of Dallas County, Texas;

THENCE North 00°33'06" West, departing the northerly line of said 0.3947 acre tract and the northerly right-of-way line of said Miller Road, and along the easterly line of said Bluestone Garland Addition, passing en route the southerly line of said Lot 1, Block 1 of E-Systems Garland Texas, and continuing along the same course, for a total distance of 555.96 feet to an "X" cut found for the northeast corner of said Bluestone Garland Addition;

THENCE South 89°20'31" West, along a northerly line of said Bluestone Garland Addition, a distance of 406.52 feet to an "X" cut found for an exterior corner of said Bluestone Garland Addition;

THENCE South 00°42'16" East, along a westerly line of said Bluestone Garland Addition, passing en route the southerly line of said Lot 1, Block 1 of E-Systems Garland Texas, and continuing along the same course, for a total distance of 99.76 feet to a 5/8 inch iron rod with red plastic cap stamped "Terra Corp" found for an ell corner of said Bluestone Garland Addition;

THENCE South 89°19'41" West, along a northerly line of said Bluestone Garland Addition, a distance of 319.29 feet to the northwest corner of said Bluestone Garland Addition, common to the southwest corner of aforesaid 41.089 acre tract, being on the easterly right-of-way line of aforesaid Jupiter Road, an "X" cut found for witness bears North 88°50' West, 0.9 foot;

THENCE North 00°41'35" West, along the westerly line of said 41.089 acre tract, the westerly line of said Lot 1, Block 1 of E-Systems Garland Texas, the westerly line of aforesaid Lot 1, Block 1 of Phase II, E-Systems, Garland, and along the easterly right-of-way line of said Jupiter Road, a distance of 2056.96 feet to the **POINT OF BEGINNING** and containing 59.946 acres (2,611,244 square feet) of land, more or less.

OWNER'S CERTIFICATE:

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that the monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Development Code; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 20____.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Ph. 972-335-3580
syViana.gunawan@kimley-horn.com

Notary Public, State of _____

SURVEYORS AFFIRMATION:

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	42°36'57"	390.00'	290.08'	S69°36'23"E	283.44'	C35	90°00'00"	3.50'	5.50'	N44°18'55"E	4.95'	C69	37°01'16"	50.00'	32.31'	N17°49'03"E	31.75'
C2	21°14'29"	460.00'	170.54'	S58°55'09"E	169.56'	C36	54°44'33"	20.00'	19.11'	N28°03'22"W	18.39'	C70	90°00'00"	20.00'	31.42'	N45°41'35"W	28.28'
C3	54°15'51"	50.13'	47.47'	S63°29'13"E	45.72'	C37	19°04'58"	74.00'	24.65'	S35°58'49"E	24.53'	C71	90°00'00"	20.00'	31.42'	N44°18'25"E	28.28'
C4	50°20'55"	50.00'	43.94'	S64°07'57"W	42.54'	C38	39°59'57"	100.00'	69.81'	S69°18'26"W	68.40'	C72	25°18'28"	50.00'	22.09'	N13°20'49"W	21.91'
C5	39°46'15"	30.00'	20.82'	N18°53'43"E	20.41'	C39	90°00'00"	30.00'	47.12'	S45°41'35"E	42.43'	C73	25°18'28"	75.00'	33.13'	S13°20'49"E	32.86'
C6	36°10'45"	30.00'	18.94'	S18°46'59"E	18.63'	C40	20°31'59"	50.00'	17.92'	N79°02'26"E	17.82'	C74	25°18'28"	75.00'	33.13'	S11°57'39"W	32.86'
C7	14°32'19"	105.38'	26.74'	S05°30'08"W	26.67'	C41	20°31'59"	50.00'	17.92'	S79°02'26"W	17.82'	C75	25°18'28"	50.00'	22.09'	N11°57'39"E	21.91'
C8	23°13'25"	90.35'	36.62'	S14°15'39"E	36.37'	C42	90°00'00"	30.00'	47.12'	S45°41'35"E	42.43'	C76	90°00'24"	20.00'	31.42'	N45°41'47"W	28.29'
C9	22°49'12"	106.84'	42.55'	N11°18'01"W	42.27'	C43	77°52'02"	35.00'	47.57'	N50°22'24"E	43.99'	C77	89°59'36"	20.00'	31.41'	N44°18'13"E	28.28'
C10	17°37'18"	519.73'	159.85'	N07°36'34"E	159.22'	C44	90°00'00"	5.00'	7.85'	S44°18'25"W	7.07'	C78	25°18'28"	50.00'	22.09'	N13°20'49"W	21.91'
C11	10°00'10"	536.00'	93.58'	S10°25'06"W	93.46'	C45	90°00'00"	40.00'	62.83'	S45°41'35"E	56.57'	C79	25°18'28"	75.00'	33.13'	S13°20'49"E	32.86'
C12	10°06'59"	556.85'	98.32'	S10°22'19"W	98.19'	C46	24°20'44"	37.79'	16.06'	N77°49'38"E	15.94'	C80	90°00'00"	20.00'	31.42'	N44°18'25"E	28.28'
C13	17°41'25"	498.91'	154.04'	N07°36'34"E	153.43'	C47	23°39'09"	50.00'	20.64'	S77°28'50"W	20.49'	C81	20°31'59"	80.00'	28.67'	N79°02'26"E	28.52'
C14	22°13'13"	86.84'	34.14'	N11°07'11"W	33.92'	C48	41°56'28"	20.00'	14.64'	N69°20'12"E	14.32'	C82	20°31'59"	20.00'	7.17'	S79°02'26"W	7.13'
C15	23°03'20"	110.35'	44.41'	S14°01'45"E	44.11'	C49	41°52'34"	44.08'	32.22'	S68°20'46"W	31.51'	C83	90°00'00"	40.00'	62.83'	N45°41'35"W	56.57'
C16	11°20'41"	135.00'	26.73'	S04°34'27"W	26.69'	C50	90°00'00"	40.00'	62.83'	N45°41'35"W	56.57'	C84	90°00'00"	10.00'	15.71'	N45°41'35"W	14.14'
C17	90°00'00"	20.00'	31.42'	N44°18'55"E	28.28'	C51	23°39'09"	20.00'	8.26'	S77°28'50"W	8.20'	C85	90°00'00"	40.00'	62.83'	N44°18'25"E	56.57'
C18	37°29'37"	59.00'	38.61'	N18°03'14"E	37.92'	C52	24°10'12"	67.79'	28.60'	N77°44'22"E	28.39'	C86	18°04'02"	20.00'	5.61'	S82°39'34"E	5.59'
C19	35°18'46"	47.00'	28.97'	S18°20'58"E	28.51'	C53	31°01'15"	50.00'	27.07'	S75°10'57"E	26.74'	C87	18°04'02"	44.00'	12.34'	N82°39'34"W	12.30'
C20	35°18'46"	59.00'	36.36'	N18°20'58"W	35.79'	C54	31°01'15"	20.00'	10.83'	N75°10'57"W	10.70'	C88	90°00'00"	20.00'	31.42'	S45°41'35"E	28.28'
C21	25°14'10"	30.00'	13.21"	N13°18'40"W	13.11"	C55	90°00'00"	20.00'	31.42'	S44°18'25"W	28.28'	C89	25°18'28"	75.00'	33.13'	N13°20'49"W	32.86'
C22	74°12'30"	30.00'	38.85'	N38°05'39"W	36.19'	C56	37°01'16"	75.00'	48.48'	N17°49'03"E	47.62'	C90	25°18'28"	50.00'	22.09'	S13°20'49"E	21.91'
C23	25°37'15"	20.00'	8.94'	S13°30'12"E	8.87'	C57	37°01'16"	49.00'	31.66'	S17°49'03"W	31.11'	C91	90°00'00"	20.00'	31.42'	S44°18'25"W	28.28'
C24	47°19'28"	50.00'	41.30'	S67°01'52"E	40.13'	C58	38°40'21"	49.00'	33.07'	S20°01'46"E	32.45'	C92	18°04'02"	44.00'	12.34'	N81°16'24"E	12.30'
C25	75°47'53"	15.00'	19.84'	S37°12'22"W	18.43'	C59	16°23'04"	65.00'	18.59'	N31°10'24"W	18.52'	C93	18°04'02"	20.00'	5.61'	S81°16'24"W	5.59'
C26	90°00'00"	20.00'	31.42'	S44°18'25"W	28.28'	C60	94°45'56"	20.00'	33.08'	S70°21'50"E	29.44'	C94	90°00'00"	40.00'	62.83'	N45°41'35"W	56.57'
C27	54°32'34"	50.00'	47.61'	S63°25'18"E	45.83'	C61	27°03'13"	140.00'	66.10'	S75°46'48"W	65.49'	C95	90°00'00"	40.00'	62.83'	N44°18'25"E	56.57'
C28	54°38'39"	50.00'	47.69'	S61°58'41"W	45.90'	C62	50°00'00"	20.00'	17.45'	S24°18'28"W	16.91'	C96	31°01'15"	20.00'	10.83'	S75°10'57"E	10.70'
C29	83°29'33"	45.43'	66.20'	N33°21'31"E	60.50'	C63	44°49'43"	100.00'	78.24'	N23°06'27"W	76.26'	C97	31°01'15"	50.00'	27.07'	N75°10'57"W	26.74'
C30	97°42'10"	19.50'	33.25'	S40°27'50"W	29.37'	C64	90°00'00"	20.00'	31.42'	S40°00'00"	28.28'	C98	90°00'00"	20.00'	31.42'	S45°41'35"E	28.28'
C31	90°00'00"	14.50'	22.78'	N45°41'05"W	20.51'	C65	90°00'00"	30.00'	47.12'	N44°18'25"E	42.43'	C99	25°18'28"	75.00'	33.13'	N13°20'49"W	32.86'
C32	90°00'00"	30.50'	47.91'	S45°41'05"E	43.13'	C66	38°40'21"	40.00'	27.00'	N20°01'46"W	26.49'	C100	25°18'28"	50.00'	22.09'	S13°20'49"E	21.91'
C33	90°00'00"	1.50'	2.36'	N45°41'05"E	2.12'	C67	38°40'21"	74.00'	49.95'	S20°01'46"E	49.00'	C101	25°18'28"	50.00'	22.09'	S11°57'39"W	21.91'
C34	90°00'00"	1.50'	2.36'	S44°18'55"W	2.12'	C68	37°01'16"	74.00'	47.81'	S17°49'03"W	46.99'	C102	25°18'28"	75.00'	33.13'	N11°57'39"E	32.86'

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE																
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH						
L1	N44°18'25"E	91.00'	L24	N00°41'35"W	21.83'	L47	S00°41'35"E	15.00'	L70	S89°18'25"W	5.21'	L93	N89°18'25"E	94.79'	L116	S00°41'05"E	16.50'	L139	N00°41'35"W	164.40'	L162	N89°18'25"E	3.36'
L2	N89°18'25"E	8.00'	L25	S89°18'25"W	58.71'	L48	S89°18'25"W	26.50'	L71	S89°20'45"W	15.32'	L94	N00°12'03"W	10.89'	L117	N89°18'55"E	208.00'	L140	S89°18'25"W	19.00'	L163	S89°18'25"W	14.34'
L3	S45°41'35"E	30.87'	L26	S00°41'35"E	17.89'	L49	S00°41'35"E	48.25'	L72	N00°41'35"W	60.35'	L95	N00°54'48"W	125.10'	L118	N00°41'05"W	16.50'	L141	N00°41'35"W	26.00'	L164	S00°41'35"E	24.38'
L4	S45°41'35"E	32.86'	L27	S45°41'35"E	24.06'	L50	S89°18'25"W	25.00'	L73	S00°41'21"E	93.16'	L96	S00°41'35"E	10.00'	L119	N44°18'25"E	10.18'	L142	N89°18'25"E	19.00'	L165	S00°41'35"E	21.88'
L5	S00°41'35"E	21.89'	L28	S89°18'25"W	30.50'	L51	S00°41'35"E	15.00'	L74	S89°18'25"W	15.01'	L97	S00°41'35"E	34.05'	L120	N89°18'25"W	20.24'	L143	S89°18'25"W	19.00'	L166	S89°18'25"W	49.14'
L6	S89°18'25"W	12.83'	L29	S45°41'35"E	14.82'	L52	N89°18'25"E	25.00'	L75	S00°41'24"E	10.96'	L98	S05°35'03"W	71.47'	L121	S39°18'25"W	130.32'	L144	N00°41'35"W	26.00'	L167	S00°41'35"E	17.35'
L7	S00°41'35"E	15.00'	L30	S89°18'25"W	25.00'	L53	S44°18'25"W	91.00'	L76	S89°18'47"W	15.00'	L99	S00°41'35"E	9.82'	L122	S00°33'06"E	16.04'	L145	N89°18'25"E	19.00'	L168	S00°41'35"E	69.49'
L8	N89°18'25"E	12.83'	L31	S00°41'35"E	15.00'	L54	S00°41'35"E	19.38'	L77	N00°41'24"W	10.97'	L100	S03°10'27"E	159.05'	L123	S00°41'05"E	36.22'	L146	N00°41'35"W	287.13'	L169	N89°18'25"E	40.00'
L9	S89°18'25"W	9.00'	L32	N89°18'25"E	25.00'	L55	N00°41'35"W	13.11'	L78	S89°20'31"W	51.30'	L101	S44°18'25"W	27.78'	L124	N00°41'37"W	80.27'	L147	N44°19'45"E	72.35'	L170	S89°18'25"W	69.67'
L10	N00°41'3																						



GARLAND

Plan Commission

3.a.

Meeting Date: 01/08/2018

Item Title: Z 17-24 Dunaway Associates, LP (District 7)

Summary:

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)

Attachments

Z 17-24 Dunaway Associates, LP Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-24/District 7

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018

REQUEST

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 (>5,000 sf) on property zoned Planned Development (PD) 84-73 for Neighborhood Office (NO) District Uses, and 4) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers.

LOCATION

4680 North Shiloh Road

APPLICANT

Dunaway Associates, LP

OWNER

7 Investments Company

BACKGROUND

The applicant is seeking approval of a Planned Development amendment to develop an approximate 36,000 square foot grocery store. The grocery store tract is currently unimproved.

In 1984 the subject site was zoned Planned Development (PD) District 84-73 for Office Uses. PD 84-73 comprised of nineteen (19) tracts along Shiloh Road and Arapaho Road extending generally from Campbell Road to Holford Road. This site was identified as Tract 13A and 13B Combined As One Tract for Office Uses. In addition, a Concept Plan was approved illustrating the character of development. The Concept Plan included the subject property and unimproved property to the east.

In 2008, PD 08-45 was approved for Office Uses with an amended Concept Plan and a Detail Plan on the east portion of Tract 13A and Tract 13B. The layout of the 2008 plan created an independent development, without cohesiveness or connectivity between the abutting properties. A new development layout with a Concept Plan and Detail Plan is proposed for the existing PD 84-73 site.

SITE DATA

The site is approximately 4.6 acres with 747 feet of frontage along North Shiloh Road and 213 feet of frontage along Arapaho Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 84-73 is part of a larger mixed use development, this site is identified as Tracts 13A and 13B Combined As One Tract for Office Uses.

CONSIDERATIONS

- 1) **Concept Plan:** The applicant requests approval of an amended Concept Plan and a Detail Plan to develop a grocery store. The Concept Plan establishes a future site layout with one building situated on the south central portion of the property. A parking lot is

in front of the building along Arapaho Road, and a smaller two-bay parking lot is in front of the building along North Shiloh Road.

- 2) **Detail Plan:** The 35,962 square-foot grocery store building is sited on the south-central portion of the site. Access to the site is from a right-in right-out access drive on Arapaho Road, and a full access drive on North Shiloh Road.

The grocery store building entrance is oriented towards both Arapaho Road and North Shiloh Road. More specifically, the entrance has an angle orientation that cuts off the northwest corner of the building and offers visibility of the entry doors towards both streets.

- 3) **Parking:** The site is designed with adequate parking. The GDC requires of one-hundred forty-four (144) parking spaces. The proposed site design includes one-hundred fifty-nine (159) parking spaces which is ten (10) percent over the parking requirement. The GDC allows a maximum increase of up to five (5) percent of parking spaces for buildings between zero (0) and 40,000 square feet. The applicant seeks a deviation of the parking standards for this development. Excess parking may be allowed with mitigation through 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 a thirty-two (32) percent landscaped area.

Bicycle parking is shown beneath a canopy on the west side of the building near the building entrance. Adjacent to the bicycle parking is a shopping cart storage area screened by a four foot, six inch (4' 6") high solid screen wall to match the building façade brick.

- 4) **Parking Lot Landscaping:** Parking lot landscaping is provided with a proposed deviation, limited to four trees, to allow development without trees at the terminus of certain parking rows. Each deviation is described as follows:
- i. At the south terminus of a parking row adjacent to the southwest corner of the building beside the loading dock;
 - ii. At the north terminus of a parking row adjacent to the west side of the building and south of the bicycle parking area; and
 - iii. At the west terminus of the parking row adjacent to the north side of the building.
 - iv. At the east terminus of the parking row adjacent to the Arapaho Road site entry drive.

Each of these areas presents challenges for locating landscaping including utility connections; accessibility for large vehicle maneuvering; space allocation for cart storage and bicycle parking; and retaining an open environment at the primary entrance to the grocery store.

- 5) **Landscape Screening:** The GDC requires perimeter screening with an eight (8) foot wall and large canopy trees spaced twenty-five (25) feet on center along the property line of nonresidential and single-family residential development. A distance of 150 feet separates the grocery store building from the single-family residential development to the south. The closest activity area to the residences is the refuse enclosure which is approximately ninety (90) feet from the property line. The applicant is proposing an eight (8) foot tall masonry screen wall along the south side of the property. A deviation

is incorporated to relieve the requirement of one large canopy tree spaced every twenty-five (25) feet. However, landscaping with grass is provided throughout the 150 foot area between the residential development and the proposed site improvements. Additionally, the refuse container is enclosed and screened with a masonry wall as well as high level screening shrubs. The site's loading area is screened with a ten (10) foot high screen wall.

The GDC precludes locating heavy load vehicles (semi-trucks) and apron space on the street side of a building. The site is a corner site with long depth and narrow width which limits site layout options, precluding the placement of heavy loading without fronting onto a street side of the building. The proposed development includes screening of most of the loading area with an eight (8) foot high solid screening wall and landscaping materials along Shiloh Road.

Additionally, the refuse enclosure is located in front of the building whereas the GDC requires the placement of refuse enclosures behind the building or in an internal court. The proposed site design incorporates an eight (8) foot high solid screening wall and landscape screening along Shiloh Road in order to minimize the visibility of the refuse enclosure in front of the building. Additionally, the refuse container is situated within an enclosure which is a walled structure with solid opaque gates on its front, and the site design includes supplemental screening shrubs around and to the side of the enclosure. Further, the front gates of the refuse enclosure are approximately eighty (80) feet from the right-of-way line. Due to the multiple walls and landscaping, the visibility of the refuse enclosure is minimized.

- 6) **Landscape Buffers:** Landscape Buffers are required along perimeter streets. Along Arapaho Road seven (7) large canopy trees and small ornamental trees (provided at the required rate of three small ornamental trees per one large canopy tree) are provided and required. Along North Shiloh Road twenty-three (23) large canopy trees and small ornamental trees (provided at the required rate of three small ornamental trees per one large canopy tree) are provided and required. The GDC requires seven shrubs or ornamental grasses along these streets within the Landscape Buffer. Each of the street frontages are designed with the requisite number of shrubs. Specifically, along Arapaho Road forty-four (44) shrubs are required and provided. Along North Shiloh Road 164 shrubs are required and provided. Ground cover is provided throughout the landscape buffers per the GDC requirements.
- 7) **Signage:** The proposed signage includes two monument signs. One of these signs is shown at the corner of North Shiloh Road and Arapaho Road; and the other is at the site entrance drive on North Shiloh Road

The application requests a deviation from the GDC monument sign height maximum of seven (7) feet to allow an eight (8) foot tall monument sign. In addition, the proposal requests an attached wall sign fabricated as a panel sign. The GDC prohibits panel signs. This panel sign constitutes a deviation from the GDC standards. All other signage requirements of the GDC are satisfied.

- 8) **Building Elevations:** The GDC contains specific requirements for building elevations including materials, elements, and articulation.

Materials. Regarding building materials the GDC requires street facing facades to be eighty (80) percent masonry, excluding windows, doors, and similar openings. The proposed street facing façade (north) is composed of approximately ninety-two (92) percent brick and stucco masonry that exceeds the GDC minimum requirement. The

only type of metal materials that may be used for the solid wall portions of building facades remaining after the minimum masonry requirement has been met are architectural metal veneers such as Alucobond or equivalent. The proposal includes the use of architectural metal veneer, Berridge pre-weathered galvalume.

Elements. Architectural element requirements of the GDC are proposed with the following six selections: awning/canopy, display window, recessed entry, varied roof height, ornamental façade trim, and transom.

The recessed entry proposal is shown as the storefront entry set below a roof overhang. The GDC does not define or describe a recessed entry, although a photograph in the GDC shows an example of a recessed entry which demonstrates the entry sits behind a tall arcade.

The ornamental façade trim consists of three flat panels set beneath the roofline, while the GDC suggests a more decorative cornice with an upper decorative crown molding and lower picture mold.

Articulation. The horizontal articulation as proposed consists of one (1) horizontal offset whereas four (4) are required. This offset is located at the building entrance. The offset is thirteen (13) feet deep and thirteen (13) feet wide. In addition, the roof canopy extends four (4) feet beyond the face of the building. The GDC requires a minimum of thirty (30) percent of the building's total street-facing length, or thirty-nine (39) feet, to be projected or recessed. The building is designed as a modern store front with significant span of curtain wall (glass window). The window will be transparent offering some degree of relief to the flat appearance of the building. In addition, the selection of the dark brick material on the left of the front elevation contrasts with the lighter colored brick set at the east side and bottom of the façade which minimizes the potential monotony of the front elevation. Although the north elevation articulation requirement per the GDC would not include the canopy above the cart storage and bike rack area along the west side of the building, these features also minimize the appearance of a flat façade.

The vertical articulation shown on the elevation sheets is demonstrated through the incorporation of a sloping and slightly curved roof line. The roofline is also stepped at two locations. The GDC vertical articulation requires a minimum of one (1) vertical articulation of at least twenty (20) percent of the façade width; in this case articulation would be required at a rate of twenty-six (26) feet of width and at a height of eight (8) feet for flat roofs. However, the proposed roof line is curved and sloping, while articulation of flat roof lines is required by the GDC.

- 9) **Building Height:** Building height in the Neighborhood Office (NO) District is allowed at a maximum of one-story or sixteen (16) feet, except pitched roofs may be twenty (20) feet. The proposed building is thirty-five (35) feet. The proposed use is a grocery store for which a greater height is standard in comparison to an office building.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property a mixture of retail, office, school, place of worship, and residential development. The proposed use is complementary and compatible with the surrounding area and will provide more local shopping opportunities.

STAFF RECOMMENDATION

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 (>5,000 sf) on property zoned Planned Development (PD) 84-73 for Neighborhood Office (NO) District Uses, and 4) a Variance to Section 4.45 of the Garland Development Code (GDC) regarding the location of refuse containers.

ADDITIONAL INFORMATION

Location Map
Conditions
Photos

CITY COUNCIL DATE: February 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-24

4860 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to permit the development of a Grocery/Supermarket (>5,000 square feet) subject to a Detail Plan and Conditions.
- II. Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Neighborhood Office (NO) District, 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. Concept Plan: Development shall be in general conformance with the Concept Plan labeled as Exhibit C.
 - B. Detail Plan: Development shall conform to the Detail Plan labeled as Exhibit D. In the event of conflict between the conditions and the Detail Plan the conditions listed below shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses: All uses permitted in the Neighborhood Office (NO) District shall be allowed. In addition, development of a Grocery/Supermarket (>5,000 square feet) shall be acceptable.
 - B. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit E. In the event of conflict between the conditions and Exhibit E the conditions listed below shall apply.
 - C. Building Elevations: The building elevations shall be in general conformance with Exhibit F.
 - a. The horizontal and vertical articulation requirements of the Garland Development Code shall not apply and

the elevations shall adhere to the building design as in Exhibit F. The maximum building height is 35 feet.

- D. Loading Docks and Refuse Container: A loading dock with two (2) bays shall be permitted along the south side of the building facing west. The refuse container shall be permitted to the south and west of the building as shown on Exhibit D.
- E. Screening: The minimum eight (8) foot high masonry screening wall shown on Exhibit E shall be designed in conformance with the Garland Development Code.
- F. Parking Lot Landscaping: The landscape islands without landscaping shall be as shown on Exhibit E.
- G. Signs: Signage for the tract shall consist of two (2) freestanding monument signs and two (2) attached building signs, which shall be allowed along each street frontage and as permitted by the Garland Development Code. The monument signs shall be allowed a maximum height of eight (8) feet, all other requirements of the Garland Development Code shall apply for this monument sign. All other signs shall be in conformance with the Garland Development Code.

111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-110



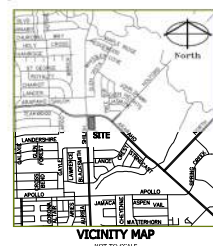
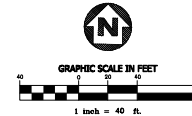
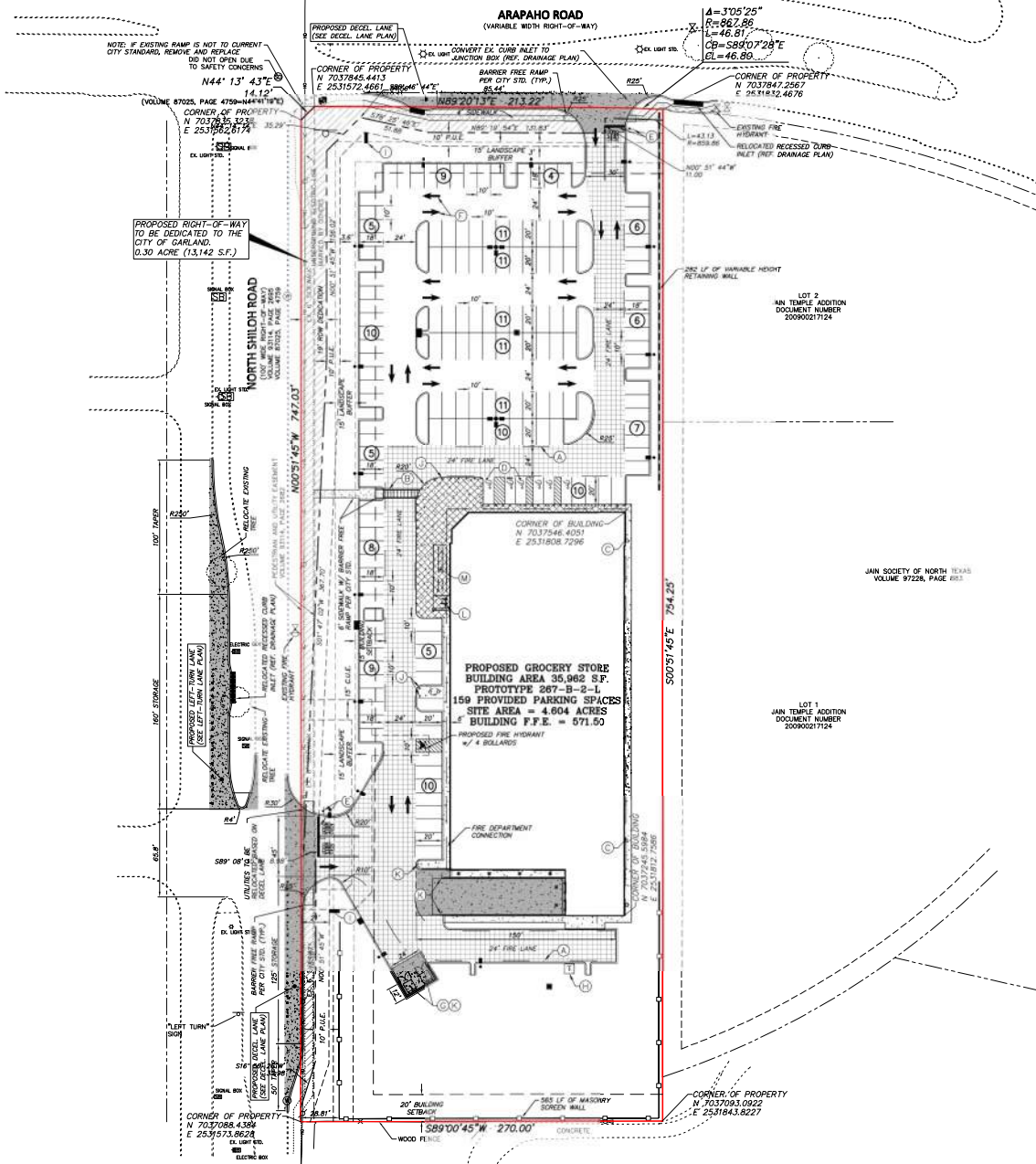
7. ON CONCRETE STORM DRAIN PILE ON THE SOUTH SIDE ARAPAHO ROAD, APPROXIMATELY 300' EAST OF SWOLEY ROAD.
ELEVATION - 696.78'

PROJECT AREA	4.689 AC.
IMPERVIOUS AREA BEFORE PROJECT	0.035 AC.
IMPERVIOUS AREA AT COMPLETION	2.903 AC.
PERVIOUS AREA AT COMPLETION	1.783 AC.

LEGEND	
STANDARD DUTY CONCRETE PAVEMENT (PARKING AREAS)	
MODERATE DUTY CONCRETE	
HEAVY DUTY CONCRETE	
STANDARD DUTY CONCRETE PAVEMENT (DRIVEWAYS, RES. AND PLANS)	
CONCRETE SIDEWALK (RES. AND PLANS)	
SIDEWALK	
RIGHT-OF-WAY DESIGNATION	
CURBED PAVING EDGE	
NOB-CURBED PAVING EDGE	
SCREENED WALL	
PROPOSED FIRE LANE	
PROPOSED PARKING SPACES (200/400)	
PARKING LOT LIGHTING	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

 GARLAND TEXAS MADE HERE			
			
LIDL STORE #1310 N. SHILOH RD GARLAND, TX 75044			
CONCEPT SITE PLAN			
DESIGNED:	COD:	SCALE:	PRE-SUBMITTAL CASE NO:
 DUNAWAY	00	1" = 42'	
	00	000-012	170112-2
			005.0

EXHIBIT D



REVISIONS		
NO.	DATE	DESCRIPTION

WARNING TO CONTRACTOR:
CALL 811 (TEXAS 811) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. DUNAWAY ASSOC., L.P. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

CRITICAL:
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:
IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY/ALL SUCH UTILITIES (NO SPECIAL PAY).

CONTRACTOR ADVISORY:
THE CONTRACTOR, AND HIS AGENTS (SUB-CONTRACTOR, ENGINEER, SURVEYOR, ETC.) ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER AND HIS AGENTS ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL OF THE COORDINATES FOR ACCURACY AND CORRECT THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

PROJECT BENCHMARKS:
SITE BM#1
1" ON CONCRETE IN CENTER MEDIAN OF N. SHILOH ROAD, APPROXIMATELY 522' SOUTH OF ARAPAHO ROAD.
ELEVATION=571.80'

BM#2
1" ON CONCRETE STORM DRAIN INLET ON THE SOUTH SIDE ARAPAHO ROAD, APPROXIMATELY 305' EAST OF SHILOH ROAD.
ELEVATION=568.71'

SITE DATA	
LIDL LOT AREA	4.60 AC. 200,536 S.F.
GROSS BUILDING AREA (INTERIOR)	35,962 S.F.
FLOOR AREA RATIO	0.18
PARKING SPACES REQUIRED (1/250 S.F.)	144 SPACES
PARKING SPACES PROVIDED	159 SPACES
ACCESSIBLE PARKING (REQ./PROVIDED)	5 / 6

LEGEND	
STANDARD DUTY CONCRETE PAVEMENT (PARKING AREAS)	
MODERATE DUTY CONCRETE	
HEAVY DUTY CONCRETE	
STANDARD DUTY CONCRETE PAVEMENT (BUILDING AREAS, REF. ARCH PLANS)	
CONCRETE SIDEWALK (REF. ARCH PLANS)	
SIDEWALK	
RIGHT-OF-WAY DEDICATION	
CURBED PAVING EDGE	
NON-CURBED PAVING EDGE	
SCREEN WALL	
PROPOSED FIRE LANE	
PROPOSED PARKING SPACES (15% LOT)	
PARKING LOT LIGHTING	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

NOTE:
TO PRESERVE THE PAVING/STRIPE WHEN PARKING AREAS, DO NOT APPLY UNTIL ALL OTHER POTENTIALLY DAMAGING CONSTRUCTION HAS BEEN COMPLETED.

SITE LEGEND	
(A) 4" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED WITH "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25'-FOOT INTERVALS. SEE DETAIL SHEET.	
(B) PEDESTRIAN CROSSWALK WITH 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-4" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE.	
(C) TYPICAL EGRESS DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE & LOCATION.	
(D) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL. ("VAN"-INDICATES VAN ACCESSIBLE SPACE).	
(E) STOP SIGN & STOP BAR. SEE DETAIL SHEET.	
(F) SOLID ARROW PAVEMENT MARKINGS, TYPICAL. SEE DETAIL SHEET.	
(G) 12"X18" DUMPSITE LOCATION.	
(H) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.	
(I) LIDL MONUMENT B SIGN LOCATION.	
(J) 6" CONCRETE BOLLARDS	
(K) 12" CONCRETE BOLLARDS (TRUCK DOCK & DUMPSITE LOCATIONS)	
(L) BICYCLE RACK	
(M) CART CORRAL LOCATION	

IMPERVIOUS AREA SUMMARY (IN ACRES)	
PROJECT AREA	4.686 AC.
IMPERVIOUS AREA BEFORE PROJECT	0.095 AC.
IMPERVIOUS AREA AT COMPLETION	2.903 AC.
PERVIOUS AREA AT COMPLETION	1.783 AC.

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF, CHRISTOPHER M. BIGGERS, P.E., 100189 ON 12-12-17

GARLAND
TEXAS MADE HERE

DUNAWAY
L.P.

LIDL STORE #1310
N. SHILOH RD | GARLAND, TX 75044

DETAIL SITE PLAN

DESIGNED: CSR	SCALE: 1" = 40'	PRE-SUBMITTAL CASE NO:	SHEET:
DRAWN: CSR			
CHECKED: CSR	DATE: 05/25/22	170112-2	C05.0

TIDALWAVE LANDSCAPE FUNDING
 ALLOTTED BY: NORTHEAST FM
 ALLOTTED ON: TUESDAY, DECEMBER 12, 2017
 ALLOTTED AT: 11:33:45 AM
 ALLOTTED WITH: 50% CHANGE FOR AROUND THE



10% also to be landscape			
204,122 sq ft x 10%	20,412 sq ft	66,112 sq ft	
10' canopy buffer adjacent public streets	16'	16'	
One canopy tree for every 300 sq ft of coverage			
Aspen 120'	7 Canopy Trees	15 Canopy Trees / 8 Ornamental Trees	
Bald 70'	24 Canopy Trees	22 Canopy Trees / 6 Ornamental Trees	
Seven Shrubs for every 300 sq ft of coverage			
Aspen 214' / 30'			
Bald 710' / 30' / 30'	50 Shrubs	57 Shrubs	
	168 Shrubs	168 Shrubs	
Soil to have 25% groundcover in non-drainage basin			
13,776 sq ft buffer area x 25%	3,444 sq ft Groundcover	3,448 sq ft Groundcover	
Planting to have 8% landscape			
75,645 sq ft parking area x 8%	3,022 sq ft	6,789 sq ft	
One large tree at every large parking lot and 13 interior parking lots	12 Large Trees	12 Large Trees	
	per lot of 10 total		
One large tree within 8' of every parking space	yes	yes	
One large tree for every 10 spaces			
18 spaces / 10	18 Large Trees	16 Large Trees / 3 Ornamental Trees	
80% of Large trees may be substituted with Ornamental trees in clusters of 3 or more (P.C.)			

TYPE	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAINE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME	OLD USE	COLUMBIAN USE	18TH CENT	19TH CENT	
	1	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	2	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	3	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
	4	CHAMPAGNE	LIAR	CHAMPAINE	F	CHAMPAINE	17th	17th
                   	SET	COUNTRY NAME	NATURAL NAME</					

NOTE!
NO LARGE TREES, ABOVE OR UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING
OR PROPOSED EASEMENTS OR RIGHT OF WAY.

[illegible]

GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. Below the bar, numerical labels are placed at intervals: 20, 0, 10, 20, and 40. The bar represents a total length of 40 feet, with the 0 mark in the center.

LeRoy Brorson
Address: 8350 North Central Expy.
Suite 750, Dallas, Texas 75206

 GARLAND TEXAS MADE HERE	
 DUNAWAY EST. 1964 • 1001 E. DALLAS ST. • DALLAS, TX 75201	
N. SHILOH RD GARLAND, TX 75044	
LANDSCAPE PLAN A	
DESIGNED: ASB DRAWN: JBH CHECKED: OM	PRE-SUBMITTAL CASE NO: SHEET 170112-2 1 of 3



Table 1

NOTE:
NO LARGE TREES, ABOVE OR UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING
OR PROPOSED EASEMENTS OR RIGHT OF WAY.

 GARLAND TEXAS MADE HERE	
 DUNAWAY ALL THE... AND A BITE... WITH A BITE...	
N. SHILOH RD GARLAND, TX 75044	
LANDSCAPE PLAN B	
DESIGNED: AOB DRAWN: JHB CHECKED: CHB	PRE-COMPETITAL CASE NO: 170112-2 DATE: 06/27/2022
SHEET: 2 of 3	

$$|\cdot|_{\text{OFS}} = \|\cdot\|_{\text{OFS}}$$

7045862-1 INT
181307W TUE 01 APR 00
1 205Z 114 200-200+R 05

2. INFORMATION ELEMENT CIPHERTEXT

JOHN DE L. REE
BIOGRAPHICAL MEMOIRS
CONTINUING A SERIES

3. CAUTION: ORDERING DETAILS ARE

© 2000 JOURNAL OF THE BOARD OF DIRECTORS OF THE INSTITUTE OF MANAGEMENT ACCOUNTANTS

[illegible]

Architectural drawing of the East Elevation of the building. The drawing shows a long, low-profile structure with a flat roof and a series of vertical supports. The elevation is divided into sections by vertical lines, with labels E1 through E12. Dimensions are provided for various sections and overall lengths. A red dashed line indicates the total surface area of 1,129 SF. A dashed line indicates the roof overhang above the main structure. The drawing includes a roof access ladder on the left side. The overall length of the building is 120'-0". The height of the building is 12'-0". The drawing is labeled "E1 EAST ELEVATION".

22'-0"

12'-0"

6'-0"

PERFORATED METAL PLATE (MINI-COLS 271) (100 MIN. DIA) WELDED TO MET. ANGLE FRAME

1 x 2 x 3/16 GALV. METAL ANGLE FRAME. (PURCHASED MET. PLATE NOT SHOWN FOR CLARITY)

DUMPSTER ENCLOSURE WALL

6'-0"

6'-0"

12'-0"

12'-0"

22'-0"

CONCRETE PROTECTIVE CURB

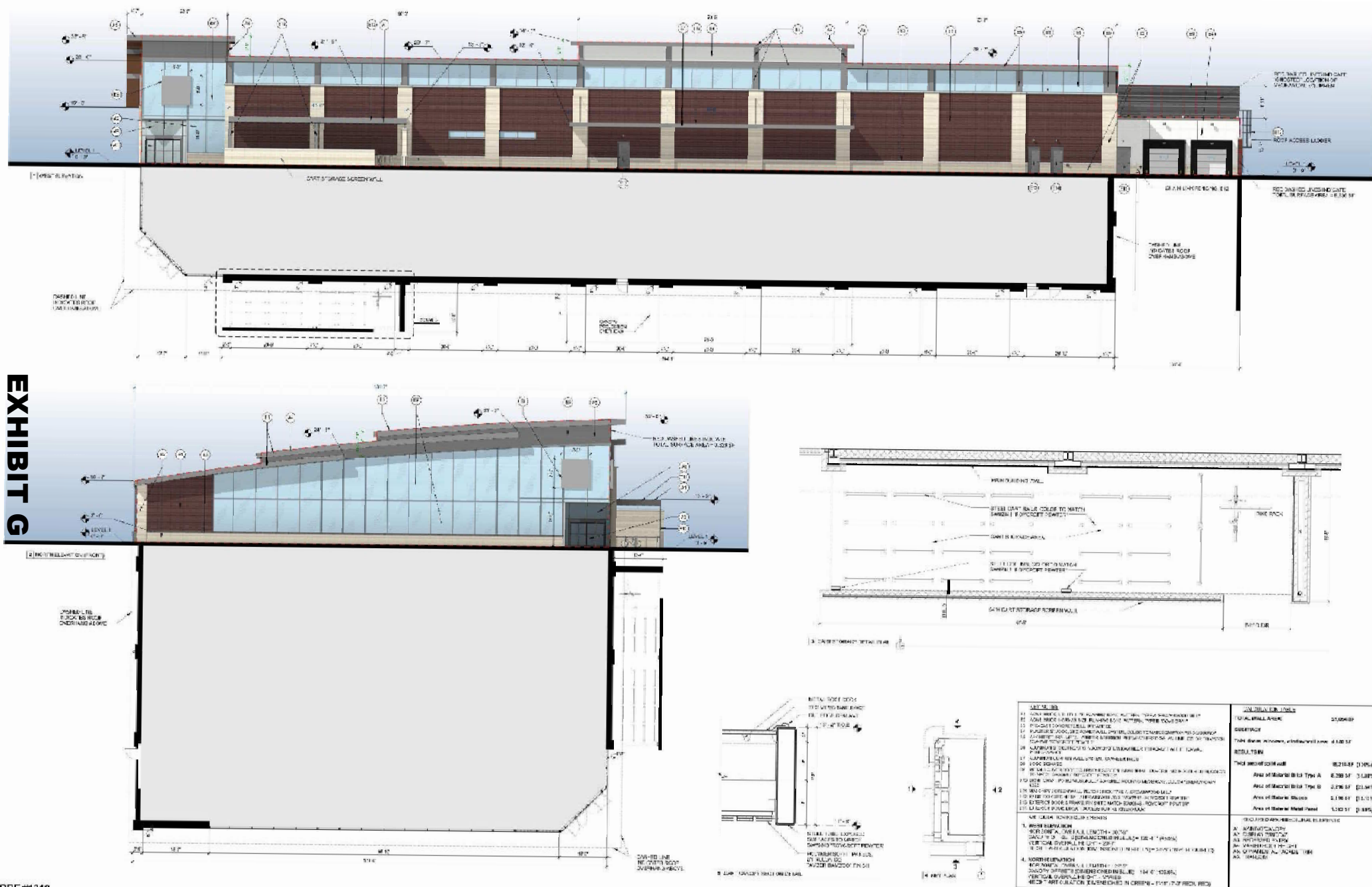
DUMPSTER FOR RECYCLING MATERIALS

12" DIA. CONC. FILLED METAL BOLLARD

PROVIDE METAL BOLLARDS IN CONC. GIVEN FOR GATE CAME ANCHORS

ALL EXPOSED METAL SHALL BE PAINTED SHERWIN WILLIAMS 029 ZEPH 'ROYALFORD' POWTER

PAGE 2 OF 2
Pre-Submittal Case #170112-2
Issued: 09-19-2107



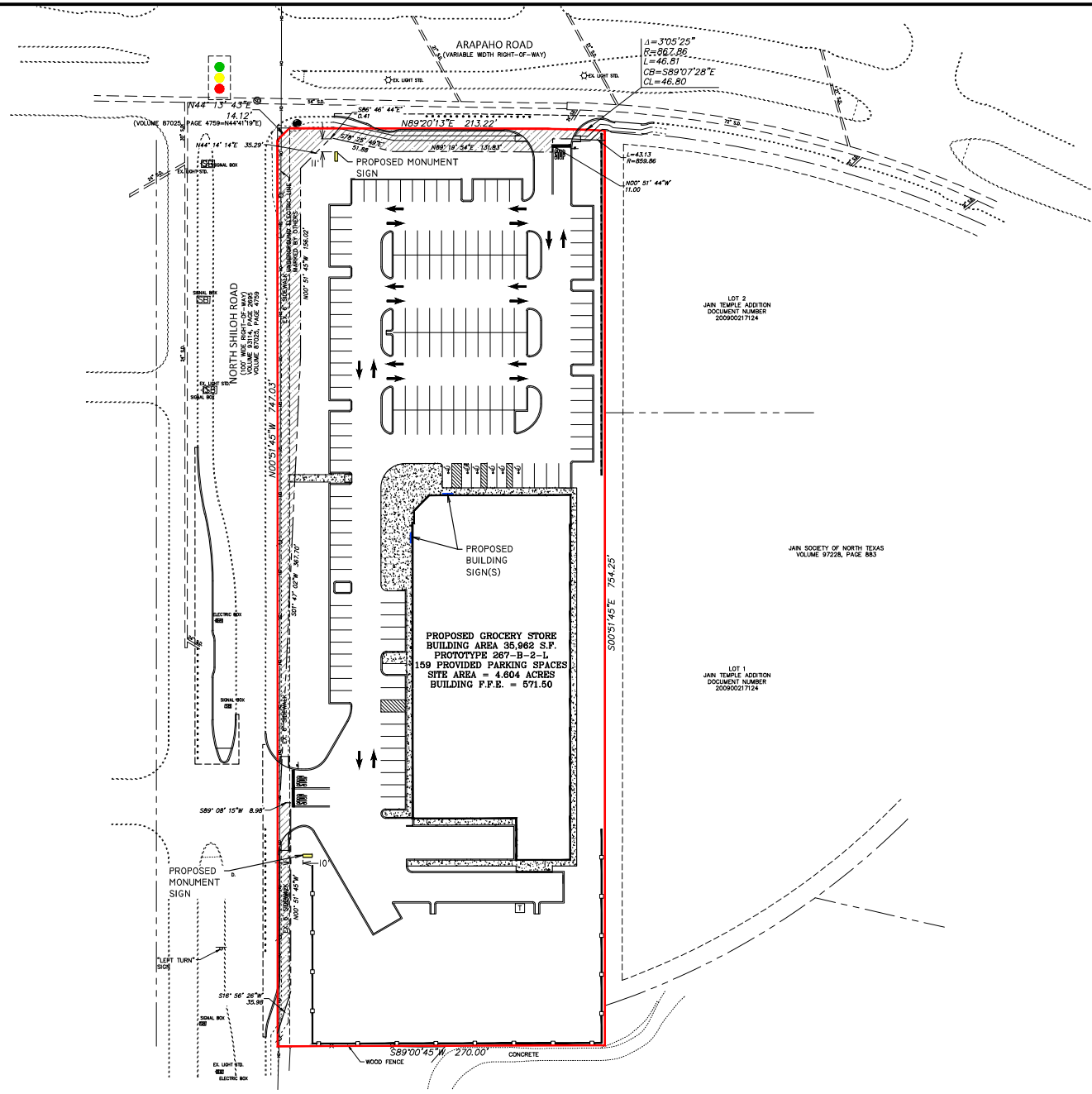
STORE #1310
GARLAND, TEXAS
1310 LINDEN & ARAPAHO RD

BUILDING ELEVATIONS

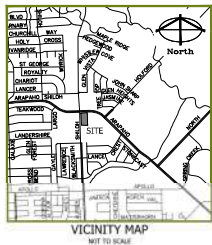
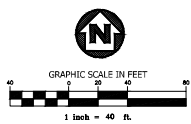
DATE: 09-19-2017
PROJECT: 1310
ISSUE: 09-19-2017



EXHIBIT G



REVISIONS		
NOL	DATE	DESCRIPTION



PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW AND NOT
INTENDED FOR CONSTRUCTION.
BIDDING OR OTHER PURPOSES.
THEY WERE PREPARED BY OR
UNDER THE SUPERVISION OF:
CHRISTOPHER M. BIGGERS, P.E.
100189 ON 12-12-17



GARLAND
TEXAS MADE HERE



DUNAWAY
1800 Building Addition • Suite 402 • Fort Worth, Texas 76107
817.338.1131
817.338.1118

LIDL STORE #1310
N. SHILOH RD | GARLAND, TX 75044

SIGNAGE PLAN

DESIGNED:	WCH	SCALE:	1" = 40'	PRE-SUBMITTAL CASE NO.:	SHEET:
DRAWN:	WCH	DATE:	3/17/2012	170112-2	1 OF 1
CHECKED:	CHS				

Z 17-24



Looking to the site from Shiloh Road and Arapaho Road



Residential property to the south of the site



School west of Shiloh Road



Gas station and commercial center at the Northwest corner of Shiloh Road and Arapaho Road



Bank and Storage Facility at northeast corner of Arapaho Road and Shiloh Road



GARLAND

Plan Commission

3.b.

Meeting Date: 01/08/2018

Item Title: Z 17-25 Fasil Kagnew (District 1)

Summary:

Consideration of the application of **Fasil Kagnew**, 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)

Attachments

Z 17-25 Fasil Kagnew Report and Attachments

Planning Report

File No: Z 17-25/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care – Assisted Living.

LOCATION

1922 Castle Drive

APPLICANT

Fasil Kagnev

OWNER

REFA Investment, LLC

BACKGROUND

The applicant requests a change in zoning from Community Office (CO) District to a Planned Development (PD) District for the redevelopment of the approximately 22,000 square-foot facility at 1922 Castle Drive previously operating as Green Acres Nursing Home [Nursing/Convalescent Care Facility]. The applicant's request is to establish an Elder Care - Assisted Living use within the existing building and update the site with additional landscaping and refreshing of the building facades.

SITE DATA

The subject site contains approximately 2.38 acres and contains frontage along Castle Drive for approximately 300.21 feet. The subject site provides two access points from Castle Drive, and will utilize an existing access drive for circulation around the periphery of the existing building.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Office (CO) District. The CO District is intended to create an appropriate setting for medium and higher intensity office and professional uses. The District may be used as a transition between low intensity office/retail uses and more intense uses. Elder Care facilities are not specifically permitted within the Community Office (CO) District; these uses require Specific Use Provision (SUP) approval. Records indicate that the subject site had no SUP approval for the previous Elder Care use; therefore, any new elder care operations will require approval through a public hearing process. The applicant requests development of the site through a Planned Development (PD) District based in the Multi-Family (MF) District where the use is permitted "by-right" and where specific development conditions may be implemented. Additionally, no SUP is required for Elder Care uses with the establishment of this Planned Development (PD) District.

CONSIDERATIONS

1. The applicant proposes the operation of a 22,172 square-foot, 50-bedroom (unit) Elder Care - Assisted Living facility. The facility is established to "provide assisted living alternatives for middle and moderate-income frail elderly and other frail

persons. It is intended to address the needs of these targeted population by creating a supportive residential living environment.” The facility provides support services consistent with assisted living facilities such as meals, laundry, housekeeping, transportation, social/recreational activities.

- 2. Building Design.** The Castle Home Assisted Living Facility is largely utilizing the existing single-story building except that additional square footage will be added to ends of five (5) of the seven (7) “wings” of the building. The proposed building meets the horizontal and vertical articulation requirements by utilizing mixed roof heights, and varying degrees of recesses and projections including alcoves and covered entries. The Building Elevation Plan reflects the incorporation of approved architectural design elements (e.g. distinct lighting features, divided light, awnings and canopies) as set forth in Chapter 4, Article 6 of the Garland Development Code.

The existing building consists mostly of brick, and the proposed façade refreshing will maintain the high percentage of masonry. Each external building elevation contains a 100 percent masonry façade that incorporates a predominantly brick face with stucco and stone trims. The applicant utilizes variations in masonry color and material textures to complete the updated aesthetic.

- 3. Site Design.** Section 2.52 (A) (12) requires that indoor common or recreation areas must be provided at a rate of at least 100 square feet of gross floor area per dwelling unit; accordingly the site must provide 5,000 square feet of common area to accommodate the fifty (50) units. The development provides 5,100 square feet and is compliant with this regulation. The facility also provides outdoor and indoor common areas that include living, sitting, dining, games, exercise, café, library and music areas.

GDC Section 2.52 (A) (12) also requires the facility to provide a six-foot high perimeter fence. The Detail Plan reflects development without the perimeter fencing. Typically, the perimeter fencing element of a senior living facility is a safety feature. The applicant has indicated that the facility will provide the perimeter fencing along the southern and eastern property boundary. However, on the western property boundary the applicant intends to utilize the existing wooden fence associated with the adjacent Elder Care - Independent Living community. Although under most conditions, the perimeter fencing as required may be the most effective tool for site definition and security, placement of the required fencing at this location would either create an undesirable gap between the existing fence and proposed fence, or cause damage and possible removal of an existing fence that is otherwise stable and serves to meet the development requirements of the neighboring property.

- 4. Landscape and Screening.** The GDC Section 2.52 (A) (12) requires senior living facilities 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 the appropriate quantity of tree plantings and landscaping materials within the landscape buffer along Castle Drive. The parking area landscaping is consistent with the previous elder care layout; however, additional landscaping has been added and designed in accordance with the standards of Chapter 4, Article 3. The development is compliant with the Landscape and Screening standards of Chapter 4 Article 3.
- 5. Parking.** The GDC requires that Elder Care- Assisted Living facilities provide parking at a rate of one space per three dwelling units. Each bedroom is considered a

dwelling unit; the facility provides fifty (50) units, which yields approximately seventeen (17) parking spaces. The site is designed for twenty-seven (27) parking spaces; the additional spaces will accommodate the necessary staffing during shift changes, and visitors. The additional parking as proposed is appropriate for the development.

COMPREHENSIVE PLAN

The Envision Garland Plan 2030 Comprehensive Plan designates the site as Compact Neighborhoods. Compact Neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. Development within this designation is intended to expand housing options through infill and redevelopment, while continuing walkable development patterns. The applicant's request is consistent with the designation of Compact Neighborhoods as the facility provides housing for a specific aged segment of the community, and also reactivates an otherwise inactive site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north and northeast across Castle Drive are zoned Single-Family-7 (SF-7) District and are developed with the Northlake Estates No. 6 single-family residential subdivision. The property immediately to the southeast, is zoned Single Family-7 District, and is developed with a single-family dwelling. The property to the northwest is zoned Planned Development PD 10-33 for an Elder Care-Independent Living facility.

The proposed facility is a continuation of an Elder Care facility, except the specific characteristics of the use will be changed. The proposed Elder Care - Assisted Living facility will provide limited assistance with daily living activities. It is not anticipated that operations of the new facility will create a greater impact than the previous facility or introduce adverse effects on the surrounding residential uses.

STAFF RECOMMENDATION

Staff recommends approval of 1) a zoning change from Community Office (CO) District to Planned Development (PD) District for Multi-Family Uses and 2) a Detail Plan for an Elder Care - Assisted Living Care Facility.

ADDITIONAL INFORMATION

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

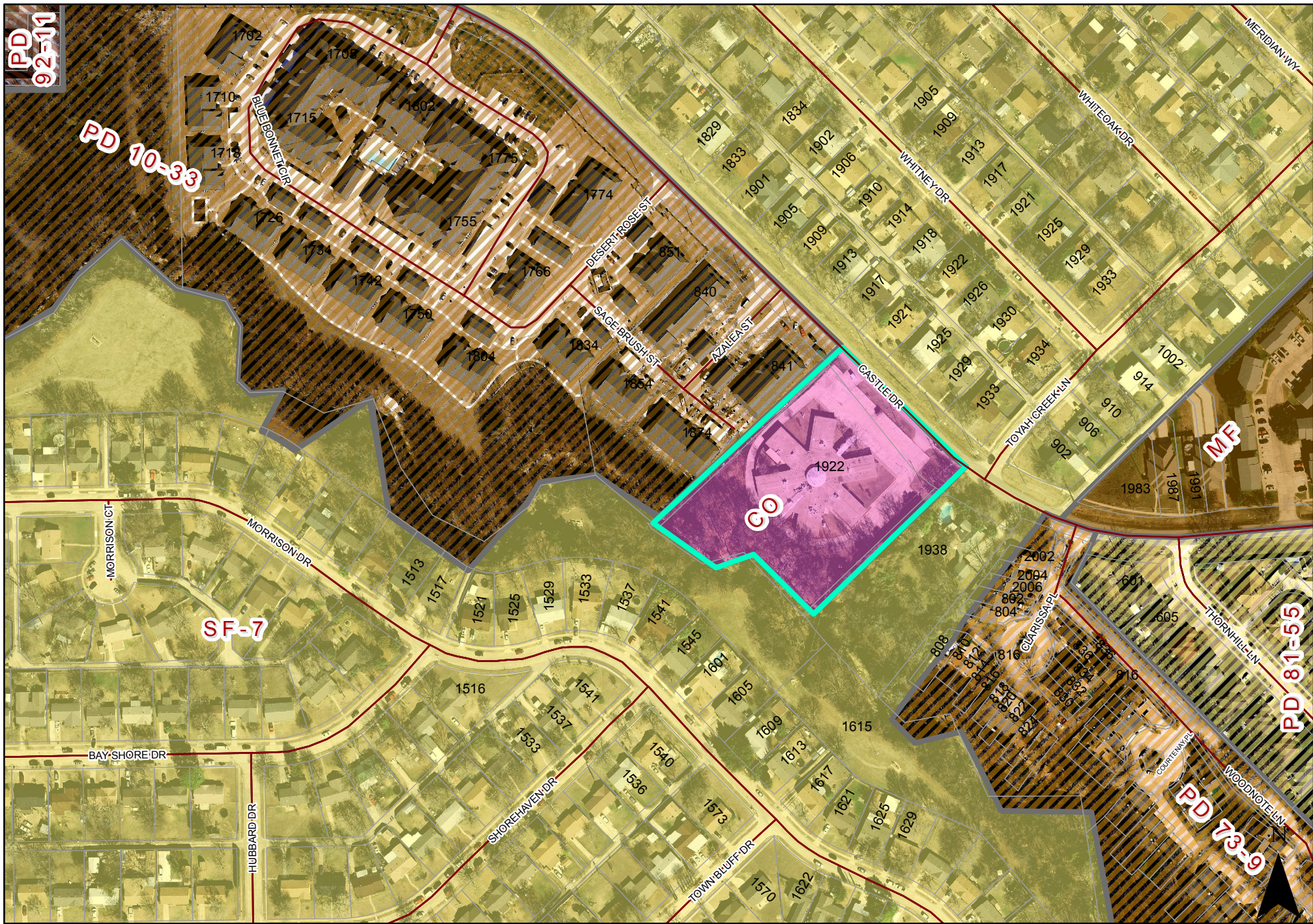
CITY COUNCIL DATE: February 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PD 92-11

PD 10-33

SF-7

CO

ME

PD 81-55

PD 73-9

0 200 400 Feet
1 inch = 219 feet

ZONING MAP Z 17-25

 INDICATES AREA OF INTEREST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-25

- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of an Elder Care - Assisted Living Care Facility.
- 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 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 an Elder Care - Assisted Living Care Facility.
 - B. Screening and Landscaping:** The Elder Care perimeter fencing along the northwest property line is permitted to utilize the existing wood fencing. At all other locations the perimeter fencing shall be developed with ornamental metal fencing containing masonry columns. All other Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - C. Elevations:** Building elevations shall be in general conformance with the elevations labeled Exhibit D.

1925 CASTEL DR
GARLAND, TX

Approval Stamp JUNE 10, 2017

Owner / Owner Representative	Date
------------------------------	------

Contractor	Date
------------	------

Conditions:

ELDER CARE LIVING FACILITY RESTORATION AND REMODELING

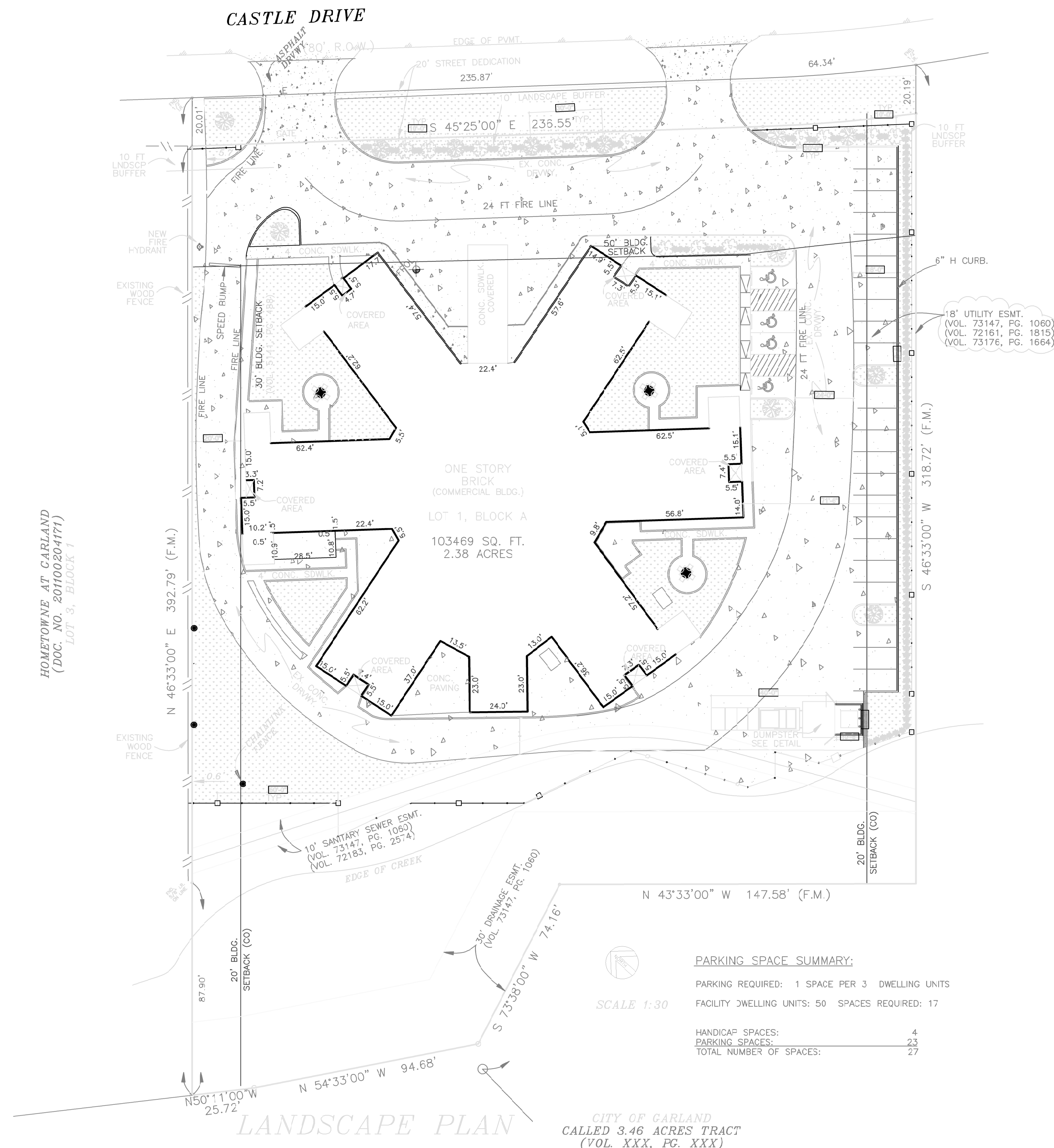
REFA INVESTMENT LLC

1925 CASTEL DR
GARLAND, TX

SITE PLAN

Designer	Designer	Project Status
Drafter	Author	Drawing No.
Checker	Checker	Sheet No
Scale		A02
Date	10/24/17	

Exhibit C



1922 CASTEL DR
GARLAND , TX

Approval Stamp JUNE 10, 2017

Owner / Owner Representative	Date
------------------------------	------

Contractor
Date

Conditions:

MARK	DESCRIPTION
STU-01	STUCCO SYSTEM - FIELD COLOR (WARM TAN)
MAS-01	BRICK VENEER - WARM TAN
MAS-02	MANUFACTURED STONE VENEER 1 (CREAM LEDGESTONE)
GL-01	ALUMINUM STOREFRONT GLAZING SYSTEM (DARK BRONZE, GREY GLASS)

FACADE	TOTAL SF	MAS-01	MAS-02	STU-01	TOTAL MASONRY	
NORTH WEST	2958 100%	910 31%	205 7%	623 21%	41%	FACES ROW
NORTH EAST	2848 100%	760 27%	150 5%	500 17%	435 15%	FACES CASTEL DR.
SOUTH WEST	2828 100%	303 11%	0 0%	579 20%	0 0%	PARTIAL FROM ROW
SOUTH EAST	2714 100%	1732 18%	0 0%	938 0%	20%	FACES RESIDENTIAL
TOTAL	11849 100%					

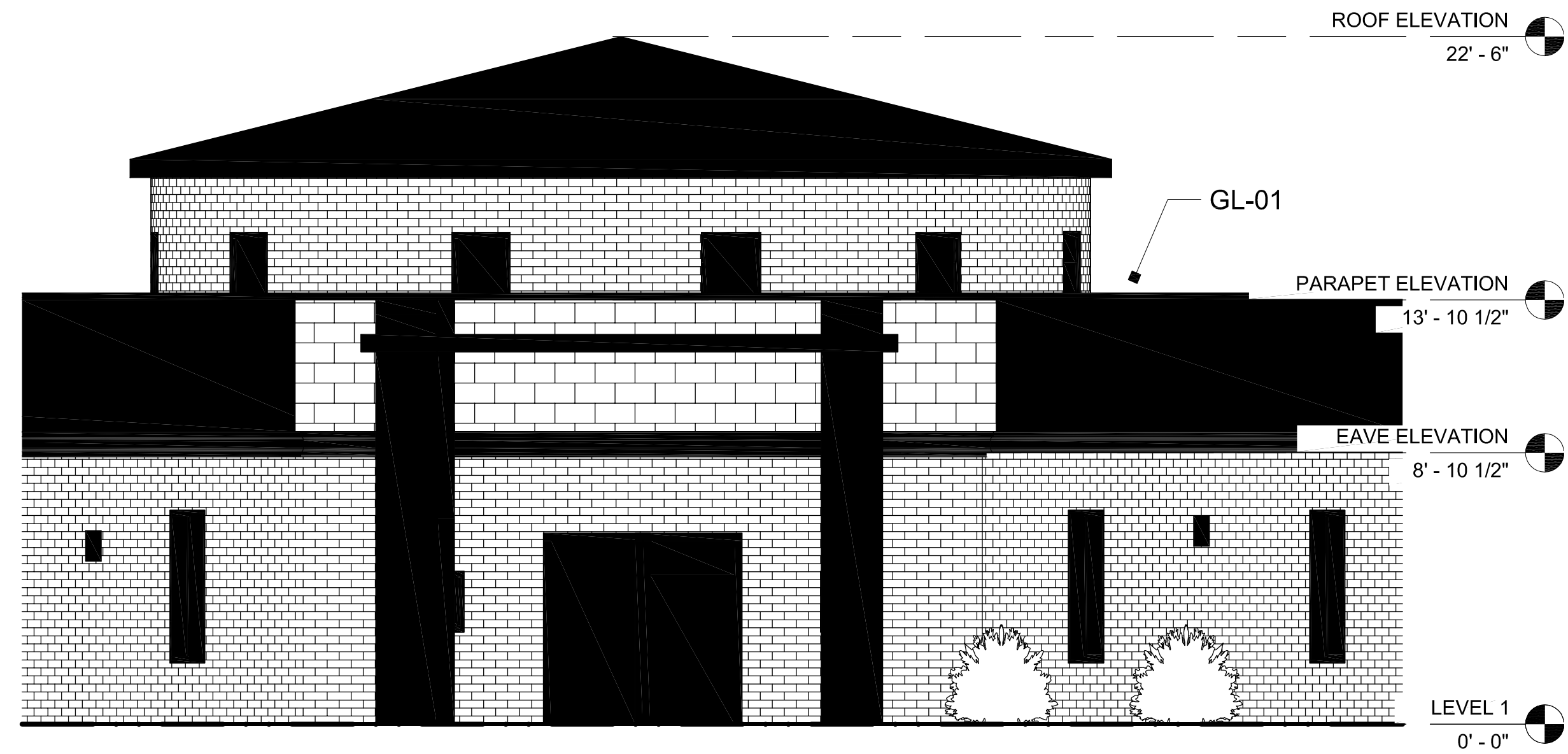
NOTE: THERE IS ~1250 SF OF MASONRY THAT IS NOT VISIBLE IN THE ELEVATIONS DUE TO LOCATION AND ORIENTATION. IT IS HOWEVER, VISIBLE WHEN THE BUILDING IS VIEWED AT AN ANGLE. THIS WOULD INCREASE THE MASONRY PERCENTAGE ON THE NORTH AND WEST CONSIDERABLY.

NOTE: MISC METALS, PARAPET CAPS, AND CANOPY FASCIAS ARE APPROXIMATELY 5% OF ALL FACADES

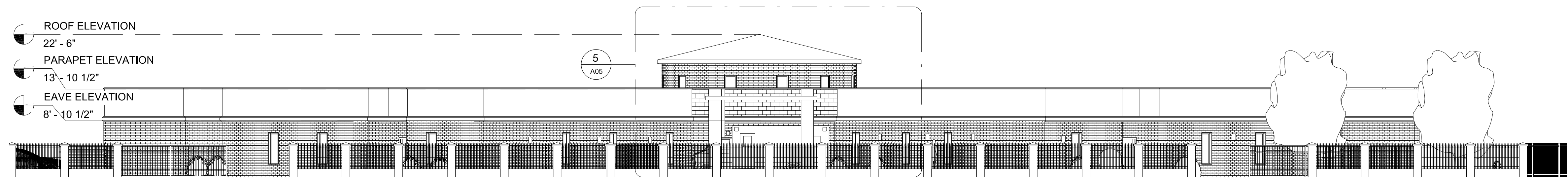
PERIMETER FENCE IS BRICK MASONRY WITH ORNAMENTAL METAL.

NOTE: MISC METALS, PARAPET CAPS, AND CANOPY FASCIAS ARE APROXIMATELY 5% OF ALL FACADES

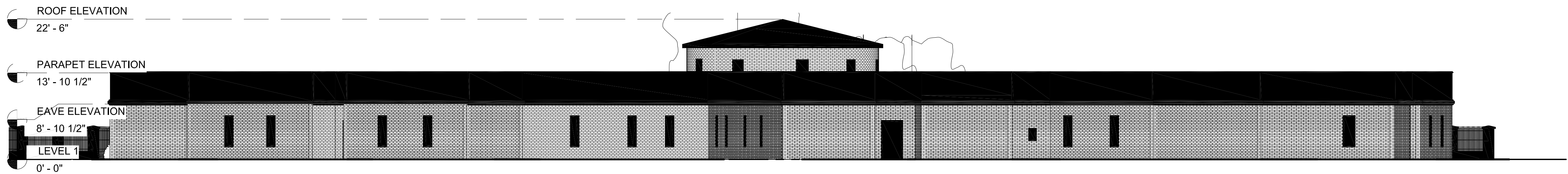
PERIMETER FENCE IS BRICK MASONRY WITH ORNAMENTAL METAL.



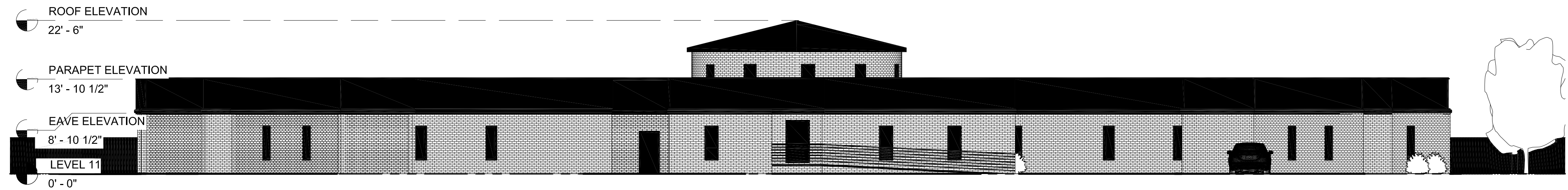
5 CANOP
1/4" = 1'-0"



3 NORTH
1" = 10'-0"



2 NORTH
1" = 10'-0"



4 SOUTH
1" = 10'-0"

Exhibit D

ELDER CARE LIVING FACILITY RESTORATION AND REMODELING

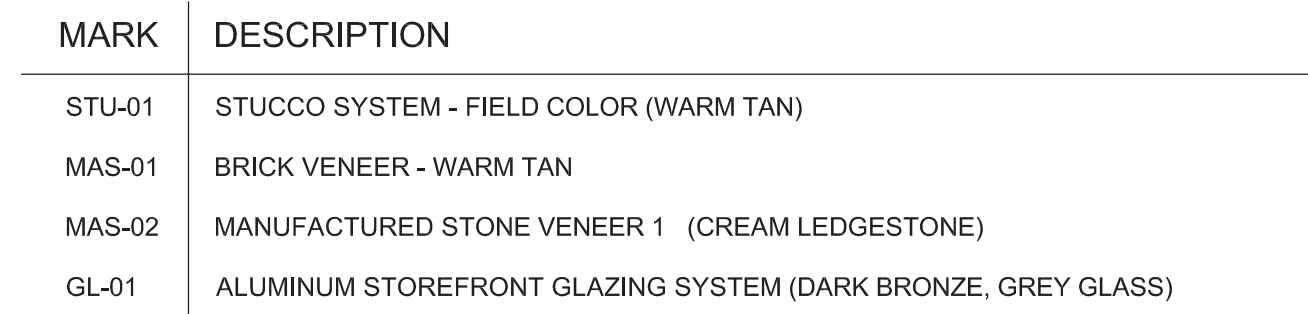
REFA INVESTMENT LLC

1922 CASTEL DR
GARLAND, TX

ELEVATION 02

[illegible]

esigner	Designer	Project Status
rafter	Author	Drawing No.
hecker	Checker	Sheet No
scale	As indicated	A05
ate	07/19/17	



FACADE	TOTAL SF	MAS-01	MAS-02	STU-01	TOTAL MASONRY	
NORTH WEST	3306 100%	2201 66%	--	1096 33%	2201 66%	FACES ROW
NORTH EAST	3259 100%	1959 60%	288 8.8%	1012 31.2%	2247 68.9%	FACES CASTEL DR.
SOUTH WEST	3165 100%	2157 68.15%	0 0%	1008 31.85%	2157 68.15%	PARTIAL FROM ROW
SOUTH EAST	2987 100%	1732 57.9%	0 0%	1255 42.1%	1732 57.9%	FACES RESIDENTIAL
TOTAL	12717 100%					

NOTE: THERE IS ~1250 SF OF MASONRY THAT IS NOT VISIBLE IN THE ELEVATIONS DUE TO LOCATION AND ORIENTATION. IT IS HOWEVER, VISIBLE WHEN THE BUILDING IS VIEWED AT AN ANGLE. THIS WOULD INCREASE THE MASONRY PERCENTAGE ON THE NORTH AND WEST CONSIDERABLY.

NOTE: MISC METALS, PARAPET CAPS, AND CANOPY FASCIAS ARE APROXIMATELY 5% OF ALL FACADES

PERIMETER FENCE IS BRICK MASONARY WITH ORNAMENTAL METAL.

ELDER CARE LIVING
FACILITY RESTORATION
AND REMODELING

Approval Stamp JUNE 10, 2017

Owner / Owner Representative	Date
------------------------------	------

Contractor	Date
------------	------

Conditions:

Exhibit D

ELDER CARE LIVING FACILITY RESTORATION AND REMODELING

REFA INVESTMENT LLC

1922 CASTEL DR
GARLAND, TX

ELEVATION 02

[illegible]

Designer	Project Status
Designer	Drawing No.
Author	Sheet No
Checker	A05
Checker	
Scale As indicated	
Date 07/19/17	

Z 17-25



View of subject site from Castle Drive



View north at adjacent property across Castle Drive



View looking west along Castle Drive



View of existing fence at western property line



GARLAND

Plan Commission

3.c.

Meeting Date: 01/08/2018

Item Title: Z 17-38 J. Volk Consulting, Inc. (District 1)

Summary:

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)

Attachments

Z 17-38 J. Volk Consulting, Inc. Report and Attachments

Planning Report

File No: Z 17-38/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

REQUEST

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.

LOCATION

The subject property is located along Ben Davis Road, approximately 1,500 feet southwest of the intersection of Ben Davis Road and Bunker Hill Road.

APPLICANT

J. Volk Consulting, Inc.

OWNER

Calatlantic Homes

BACKGROUND

In 2007 City Council approved Planned Development (PD) 07-17 District along with a Concept Plan (Exhibit E) to allow the development of a residential subdivision consisting of 110 single-family detached dwelling units subject to approval of a Detail Plan.

The applicant proposes to amend Planned Development (PD) 07-17 District as well as the Concept Plan and establish a Detail Plan for the development of a residential subdivision with 143 residential lots.

SITE DATA

The subject property consists of approximately 40 acres. The site has approximately 530 linear feet of frontage along Ben Davis Road. The proposed residential subdivision would be accessed from Ben Davis Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) 07-17 District limits the permitted land uses on the subject property to those uses as allowed in the Single-Family-7 (SF-7) District, including Dwelling, Single-Family Detached.

CONSIDERATIONS

Amendment to Plan Development (PD) 07-17:

1. The applicant proposes a new Planned Development (PD) District with amendments to Planned Development (PD) 07-17 District including allowing the development of dwelling units on smaller lots. The table below provides a side by side comparison between the conditions in Planned Development (PD) 07-17 District and the proposed Planned Development (PD) District:

	Existing Planned Development (PD) 07-17 District	Proposed Planned Development (PD) District		
Min. Lot Area	7,000 square feet	4,000 square feet	5,700 square feet	6,000 square feet
Min. Front Setback	20 feet	10 feet. Minimum front yard setback may be reduced a maximum of 5 feet from required setback on cul-de-sac or eyebrow fronting lots	15 feet. Minimum front yard setback may be reduced a maximum of 5 feet from required setback on cul-de-sac or eyebrow fronting lots.	15 feet. Minimum front yard setback may be reduced a maximum of 5 feet from required setback on cul-de-sac or eyebrow fronting lots.
Min. Side Setback	6 feet from interior lot lines/15 feet from lot lines adjacent to streets	5 feet from interior lot lines/15 feet from lot lines adjacent to streets	5 feet from interior lot lines/15 feet from lot lines adjacent to streets	5 feet from interior lot lines/15 feet from lot lines adjacent to streets
Min. Rear Setback	10 feet	15 feet	10 feet	10 feet
Min. Dwelling Unit Area	2,250 square feet	1,500 square feet per the GDC	1,500 square feet per the GDC	1,500 square feet per the GDC
Min. Lot Width	60 feet/50 feet for cul-de-sac or eyebrow fronting lots	40 feet. Except for cul-de-sac or eyebrow fronting lots where a 10 foot reduction would be permitted	50 feet. Except for cul-de-sac or eyebrow fronting lots where a 10 foot reduction would be permitted	50 feet. Except for cul-de-sac or eyebrow fronting lots where a 10 foot reduction would be permitted
Min. Lot Depth	120 feet	100 feet	100 feet	100 feet
Max. Lot Coverage	55%	60%	60%	60%
Max. Building Height	30'	35 feet	35 feet	35 feet
Masonry Percentage	Min. 80% masonry on the sides and rear facades/100% masonry on the front façade.	Min. 80% masonry on the sides and rear facades/100% masonry on the front façade. Masonry is defined as brick, cast stone, stone or stucco.		

	Masonry is defined as brick or stone.	
--	---------------------------------------	--

Amendment to Concept Plan:

2. The most significant amendments to the approved Concept Plan (Exhibit E) are to the street layouts and the number of residential lots which is being increased from 110 lots to 143 lots. However, the proposed Detail Plan is largely in compliance with the approved Concept Plan.

Detail Plan:

3. The applicant proposes a Detail Plan (Exhibit C) for 143 residential lots and six (6) HOA lots. Of the 143 residential lots, eighty-nine (89) lots have a minimum area of 4,000 square feet, thirty-three (33) lots have a minimum area of 5,700 square feet and twenty-one (21) lots have a minimum area of 6,000 square feet. The Detail Plan includes an eight (8) foot wide concrete trail and several pocket parks to serve as recreational amenities for the residents. An existing Texas Municipal Power Agency easement will include much of the aforementioned trail. The Detail Plan also includes a main entry feature consisting of a sign wall and a tower monument at the end of the sign wall.
4. The application does not include any deviations from the GDC Residential Building Materials and Design Standards. Rather, the applicant proposes several additional architectural features to the front elevations of each home, as reflected in the PD Conditions (Exhibit B).

Alley Waiver:

5. The applicant seeks an alley waiver from the Plan Commission. Section 3.80 of the Garland Development Code requires every lot in a residential subdivision with two or more lots to be served by an alley at the rear, or, if a corner lot, at the rear or one side. Alleys are utilized to facilitate drainage for the subdivision development, provide an area for the placement of utilities, and to provide rear access to a single-family lot. As reflected on the Detail Plan, alleys are not proposed for 42 of the residential lots; these lots would front a 50-foot right-of-way with front vehicular access only and utilities and drainage would be provided through easements. The Engineering Department has reviewed the plans and has indicated the layout is conducive to providing adequate drainage while meeting the City's requirements.

Variance:

6. Section 4.37(A)(1) of the GDC states that two large canopy trees are required on all single-family detached residential lots and at least one of which must be located within the front yard. The applicant requests a variance to the aforementioned requirement to allow the tree in the front yard to be placed in the parkway (area between the sidewalk and curb). Hence, the applicant proposes street trees throughout the neighborhood.

With the exception of the above deviation, the proposed landscape plan (Exhibit D) is in compliance with the applicable landscape standards in the Garland Development Code (GDC).

COMPREHENSIVE PLAN

The Envision Garland Plan designates most of the subject property as Compact Neighborhoods, a smaller portion is designated as Parks and Open Space.

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).

The proposed residential development would have a density of 6.56 dwelling units per acre, remaining consistent with the Envision Garland Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

All the contiguous properties are zoned Agricultural (AG) District. With the exception of a church complex and a few single-family residences, most of these properties are undeveloped. Based on the recommendation in the Envision Garland Plan, it is anticipated that these properties will develop as compact neighborhoods, parks/open space and urban neighborhoods.

STAFF RECOMMENDATION

Staff recommends approval of the request as presented.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

CITY COUNCIL DATE: February 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-38

- I. Statement of Purpose:** The purpose of this Planned Development is to allow Dwelling, Single-Family Detached 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 Single-Family-5 (SF-5) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall prevail.
- V. Specific Conditions:**
- A. Permitted Uses: Only Dwelling, Single-Family Detached is permitted.
- B. Minimum Lot Area: The following shall be the minimum lot areas:
- 4,000 square feet for those lots denoted with an "A" on Detail Plan.
 - 5,700 square feet for those lots denoted with a "B" on the Detail Plan.
 - 6,000 square feet for those lots denoted with a "C" on the Detail Plan.
- C. Minimum Lot Depth: The minimum lot depth shall be 100 feet.
- D. Minimum Lot Width: The following shall be the

minimum lot widths:

- Forty (40) feet for lots with a minimum area of 4,000 square feet. Except for cul-de-sac or eyebrow fronting lots where a ten (10) foot reduction would be permitted
- Fifty (50) feet for lots with a minimum area of 5,700 square feet and 6,000 square feet. Except for cul-de-sac or eyebrow fronting lots where a ten (10) foot reduction would be permitted

E. Front Yard Setback: The following shall be the minimum front yard setbacks:

- Ten (10) feet for lots with a minimum area of 4,000 square feet. Minimum front yard setback may be reduced a maximum of five (5) feet from required setback on cul-de-sac or eyebrow fronting lots.
- Fifteen (15) feet for lots with a minimum area of 5,700 square feet and 6,000 square feet. Minimum front yard setback may be reduced a maximum of five (5) feet from required setback on cul-de-sac or eyebrow fronting lots.

F. Side Yard Setbacks: The following shall be the minimum side yard setbacks:

- Five (5) feet from interior lot lines.
- Fifteen (15) feet from lot lines adjacent to streets.

G. Rear Yard Setback: The following shall be the minimum rear yard setbacks:

- Fifteen (15) feet for lots with a minimum area of 4,000 square feet.
- Ten (10) feet for lots with a minimum area of 5,700 square feet and 6,000 square feet.

H. Garage Setback: The minimum garage setback shall be twenty (20) feet measured from the street right-of-way (alley right-of-way for alley loaded lots).

- I. Building Height: The maximum building height shall be thirty-five (35) feet.
- J. Garages: A minimum two-car garage shall be required for each dwelling unit. All front entry garages shall have a minimum five (5) foot offset behind the street facing façade. There shall be no offset requirement for garages facing an alley.
- K. Building Materials: Each wall shall be a minimum of eighty (80) percent masonry with the front elevation being 100 percent masonry. Masonry shall be defined as brick, cast stone, stone or stucco.
- L. Enhanced Pavement: All driveways, flatwork and lead walks shall be constructed on an enhanced quality paving material, including one of the following: stamped concrete, integral colored concrete, exposed aggregate or salt finished concrete.
- M. Continuous Pedestrian System: An eight (8) foot wide trail and four (4) foot wide sidewalks shall be provided as generally depicted on Exhibit C. Pocket parks containing seating and shade trees shall also be provided as activated open space within the continuous pedestrian system as generally depicted on Exhibit C.
- N. Architectural Features ("Gifts to the Street"): The front elevation of each home must contain at least 3 of the following architectural features::
- Garage doors with a decorative wood overlay
 - Dual coach lights on front elevation
 - Single bay garage doors divided by a column
 - Variable roof pitch
 - Decorative cast stone address marker
 - Two (2) or more types of masonry (ex: brick and stone, brick and cast stone, etc.)
 - Cedar or wood accents (i.e. corbels,

shutters, etc.)

- Metal or shed roof accents
- Divided light windows on the front elevation
- Bricked front porch

O. Minimum Lot Landscape Package: Each lot shall have an automatic programmable irrigation system with built-in rain and freeze sensor. Each lot shall have a fully sodded front, side and rear yard, in addition to the following plantings:

- A minimum of one (1) 4" caliper tree in the front yard of each home. The tree may be placed in the parkway (area between sidewalk and curb).
- A minimum of one (1) 4" caliper tree in the back yard of each home.
- Shrubs totaling a minimum of 30 gallons.

P. Lot Coverage: Building coverage shall not exceed sixty (60) percent of each platted lot.

Q. Landscaping. Except as provided in these conditions, landscaping shall be in general conformity to the Landscape Plan in Exhibit D.

R. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association.

S. Maintenance of Open/Common Space, Landscaped Areas, Entry Features, Access Easements, Screening Walls/Fences In HOA Lots or Wall/Fence Maintenance Easements And Amenities In HOA Lots: Maintenance of open/common space, landscaped areas and entry features including any allowed within the street medians, irrigation, access easements, screening walls/fences in HOA lots or wall/fence

maintenance easements and amenities in HOA lots shall be the responsibility of the Homeowners Association.

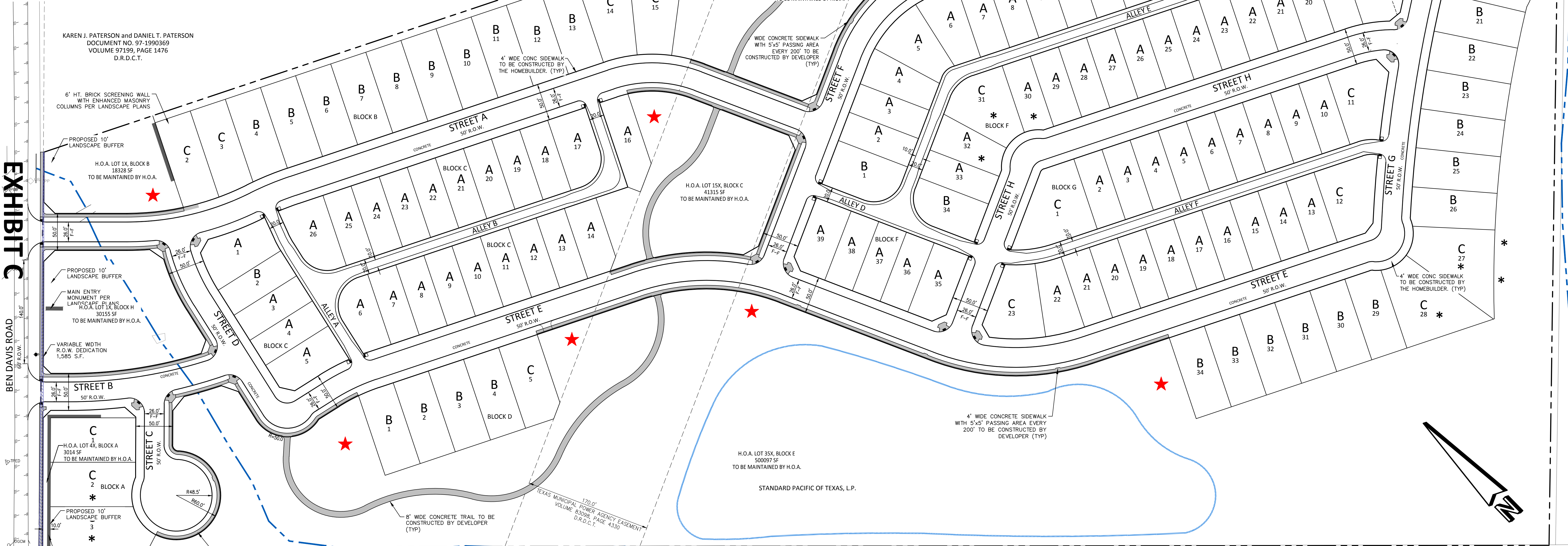
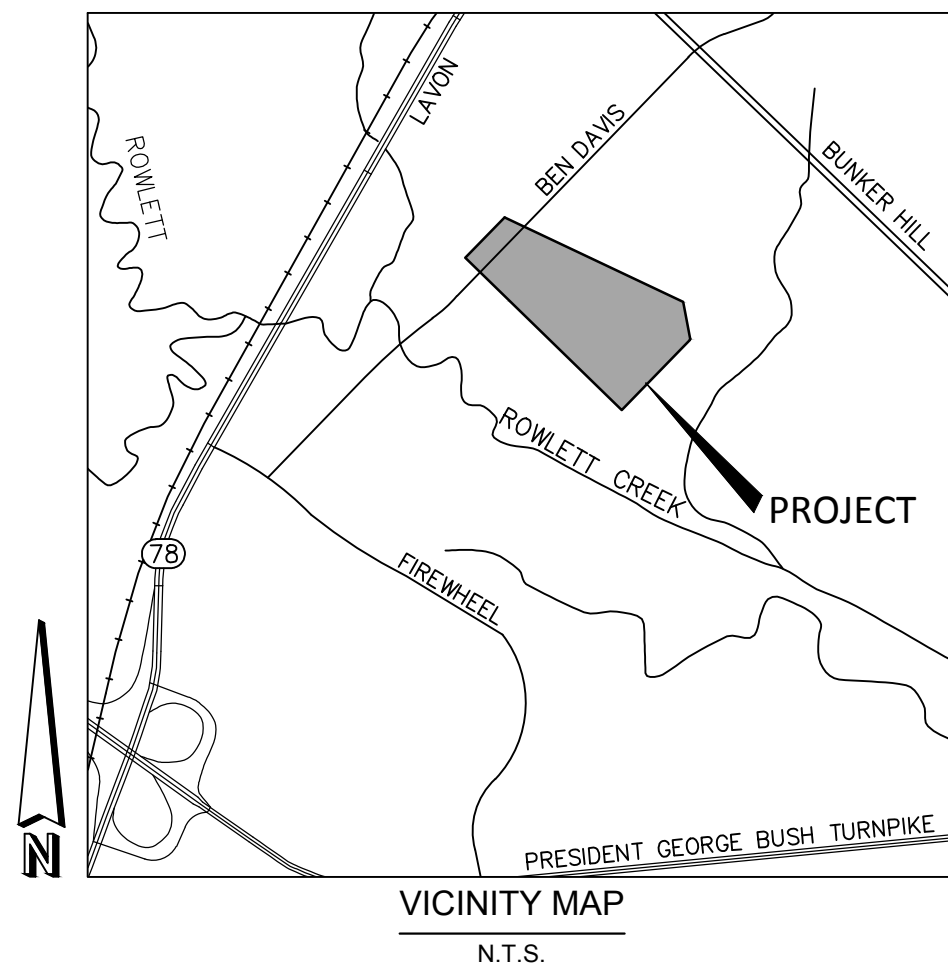


EXHIBIT C

BEN DAVIS ROAD

THED

THED

KAREN J. PATERSON and DANIEL T. PATERSON
DOCUMENT NO. 97-1990369
VOLUME 97199, PAGE 1476
D.R.D.C.T.

6" HT. BRICK SCREENING WALL
WITH ENHANCED MASONRY
COLUMNS PER LANDSCAPE PLANS

PROPOSED 10' LANDSCAPE BUFFER
H.O.A. LOT 1X, BLOCK B
18328 SF
TO BE MAINTAINED BY H.O.A.

PROPOSED 10' LANDSCAPE BUFFER
MAIN ENTRY MONUMENT PER LANDSCAPE PLANS
H.O.A. LOT 1X, BLOCK H
30155 SF
TO BE MAINTAINED BY H.O.A.

VARIABLE WIDTH
R.O.W. DEDICATION
1,585 S.F.

STREET B
50' R.O.W.

H.O.A. LOT 4X, BLOCK A
3014 SF
TO BE MAINTAINED BY H.O.A.

PROPOSED 10' LANDSCAPE BUFFER
3
*

6" HT. BRICK SCREENING WALL
WITH ENHANCED MASONRY
COLUMNS PER LANDSCAPE PLANS

4' WIDE CONCRETE SIDEWALK
WITH 5'x5' PASSING AREA EVERY
200' TO BE CONSTRUCTED BY
DEVELOPER (TYP)

4' WIDE CONC SIDEWALK
TO BE CONSTRUCTED BY
THE HOMEOWNER. (TYP)

8' WIDE CONCRETE TRAIL
TO BE CONSTRUCTED BY
DEVELOPER (TYP)

H.O.A. LOT 17X, BLOCK B
71007 SF
TO BE MAINTAINED BY H.O.A.

WIDE CONCRETE SIDEWALK
WITH 5'x5' PASSING AREA
EVERY 200' TO BE
CONSTRUCTED BY DEVELOPER
(TYP)

H.O.A. LOT 15X, BLOCK C
41315 SF
TO BE MAINTAINED BY H.O.A.

H.O.A. LOT 35X, BLOCK E
500097 SF
TO BE MAINTAINED BY H.O.A.

STANDARD PACIFIC OF TEXAS, L.P.

TEXAS MUNICIPAL POWER AGENCY EASEMENT
VOLUME 63098, PAGE 4330
D.R.D.C.T.

EXISTING 20" SANITARY SEWER
EASEMENT
DOCUMENT NO. 200600175718
D.R.D.C.T.

TRANSMISSION TOWER

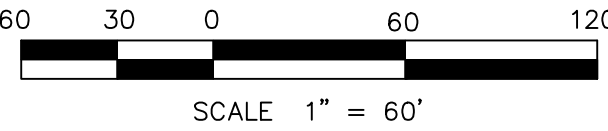
4' WIDE CONCRETE SIDEWALK
WITH 5'x5' PASSING AREA EVERY
200' TO BE CONSTRUCTED BY
DEVELOPER (TYP)

4' WIDE CONC SIDEWALK
TO BE CONSTRUCTED BY
THE HOMEOWNER. (TYP)

LOT TYPE	TOTAL
A	89
B	33
C	21
TOTAL	143

LEGEND

- A 4,000 SF MIN LOT
- B 5,700 SF MIN LOT
- C 6,000 SF MIN LOT
- * 10' REDUCTION IN WIDTH OR 5' FRONT SETBACK PERMITTED.
- ★ POCKET PARK



Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd. Suite 600
Frisco, TX 75034
office: (469)731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100



J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

CASE NO. 170523-1

EXHIBIT C
RIVERPLACE

101 LOTS @ 40' x 100'
42 LOTS @ 50' x 120'
143 TOTAL

40.0 ACRES IN THE DANIEL CRIST
SURVEY ABSTRACT No. 226
CITY OF GARLAND, TEXAS
DALLAS COUNTY, TEXAS

21 November 2017

LANDSCAPE LEGEND

- 3" CALIPER SHADE TREE. SPECIES SHALL BE ON THE CITY OF GARLAND APPROVED LIST (94 TOTAL)
- 3" CALIPER ORNAMENTAL OR SMALL SHADE TREE. SPECIES SHALL BE ON THE CITY OF GARLAND APPROVED LIST. (83 TOTAL)
- EXISTING TREE MASS/TREE TO REMAIN UNDISTURBED.
- 6'-0" HT. BRICK SCREENING WALL WITH ENHANCED MASONRY COLUMNS
- MAIN ENTRY MONUMENT

LANDSCAPE PROVIDED:
PER THE TREE SURVEY PLANS DATES NOVEMBER 10, 2017, THE TREE MITIGATION PENALTY IS 2,167.80 CALIPER INCHES.

BASED ON THE LANDSCAPE TABULATION ABOVE, THE DEVELOPER IS PLANTING 177 TOTAL 3" CALIPER TREES ON SITE. (531.00 CALIPER INCHES)

THE REMAINING PENALTY OF 1,536.80 (2,167.80 - 531.00) SHALL BE SATISFIED BY PAYING INTO THE CITY OF GARLAND TREE FUND.

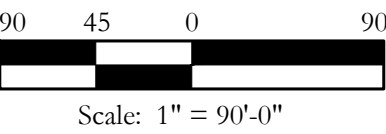
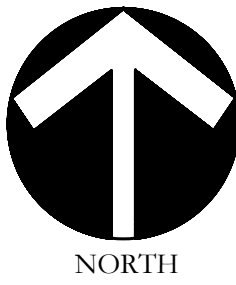
- LANDSCAPE PROVIDED:
- ALL COMMON AREAS SHOWN SHALL BE OWNER AND MAINTAINED BY THE HOA.
 - SHADE TREES SHALL BE PROVIDED ALONG ALL FRONTAGE ROADS AT ONE TREE PER 40 LINEAR FEET.
 - ORNAMENTAL TREES SHALL BE PLACED THROUGHOUT THE SITE TO PROVIDE ACCENT COLOR AT MAJOR FOCAL POINTS.
 - EXISTING TREES SHALL BE PRESERVED TO THE BEST OF THE DEVELOPER'S ABILITY, UNLESS OTHERWISE CONFLICTING WITH PUBLIC UTILITY IMPROVEMENTS AND MASS CIVIL GRADING.
 - MEANDERING SIDEWALKS HAVE BEEN PROVIDED THROUGHOUT THE SITE AS SHOWN ON THE CIVIL PLANS. SHADE TREES SHALL BE PLANTING ALONG ALL SIDEWALK AND SIDEWALK SYSTEMS, UNLESS A CONFLICT ARISES WITH UTILITY EASEMENTS.
 - NO TREES, OTHER THAN THOSE SHOWN ON THIS EXHIBIT, SHALL BE PLANTED IN ANY PUBLIC OR PRIVATE UTILITY EASEMENT.

PURPOSE STATEMENT:
IT IS INTENDED THAT THESE CONCEPTUAL LANDSCAPE PLANS SHOW THAT THE PROPOSED COMMUNITY IS PEDESTRIAN ORIENTED. A SIDEWALK SYSTEM IS PROPOSED TO CONNECT PEDESTRIANS TO ALL OPEN SPACES IN A SAFELY MANNER. NO VISIBILITY EASEMENTS ARE ENCLOSED ON ALLOWING THE PEDESTRIANS, BICYCLISTS, AND MOTORISTS A SAFE ENVIRONMENT.

A COMBINATION OF SHADE TREES AND ORNAMENTAL/SMALL SHADE TREES ARE PROPOSED THROUGHOUT THIS DEVELOPMENT. SAID TREES ARE DROUGHT-TOLERANT AND WILL PROVIDE COLOR CHANGE THROUGHOUT THE YEAR AND SHALL BE PLACED TO PROVIDE ABUNDANT SHADE FOR ALL USERS.

RIVERPLACE
Landscape Plan - Sheet 1

City of Garland, Dallas County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch



CODY JOHNSON
s · t · u · d · i · o

9720 COIT ROAD, SUITE 220-333, PLANO, TX 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



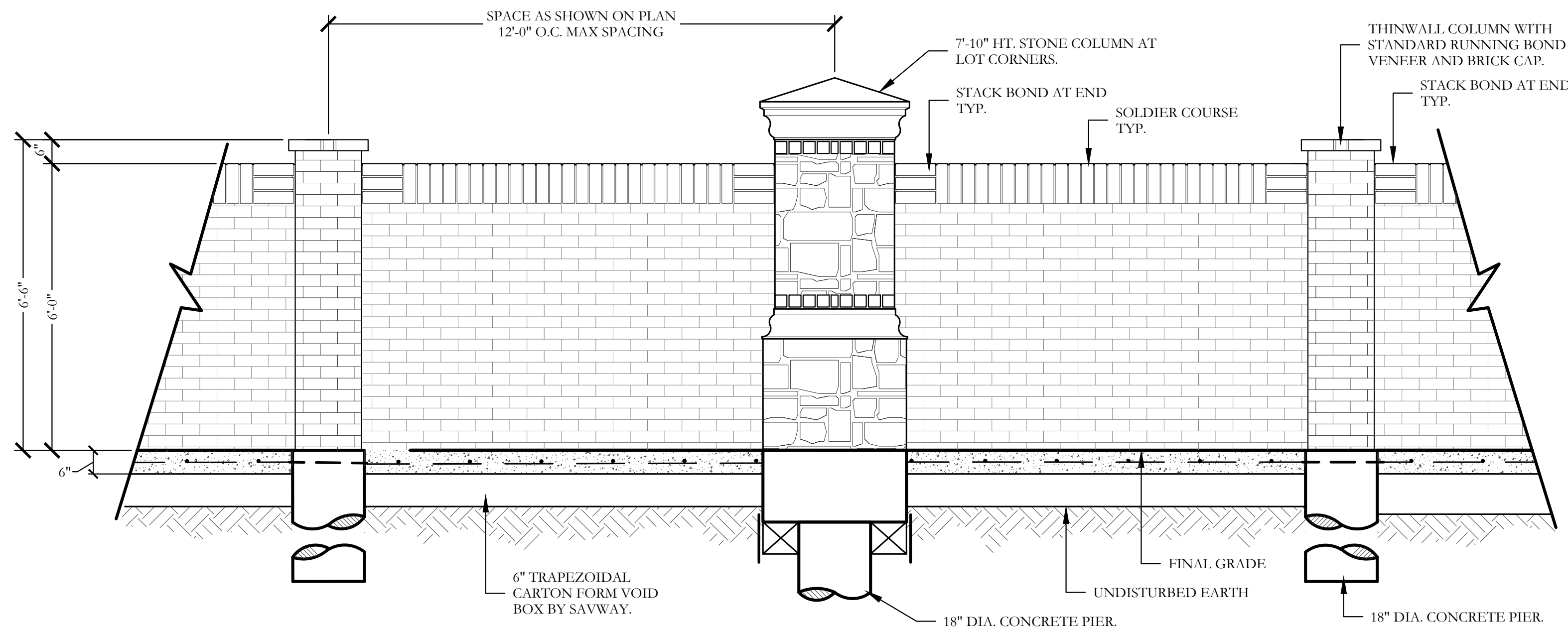
November 10, 2017

KAREN J. PATERSON and
DANIEL T. PATERSON
DOCUMENT NO. 97-1990369
VOLUME 97199, PAGE 1476
D.R.D.C.T.

SHIRLEY (JOY)
LAMBERT
VOLUME 92240, PAGE
3821
D.R.D.C.T.

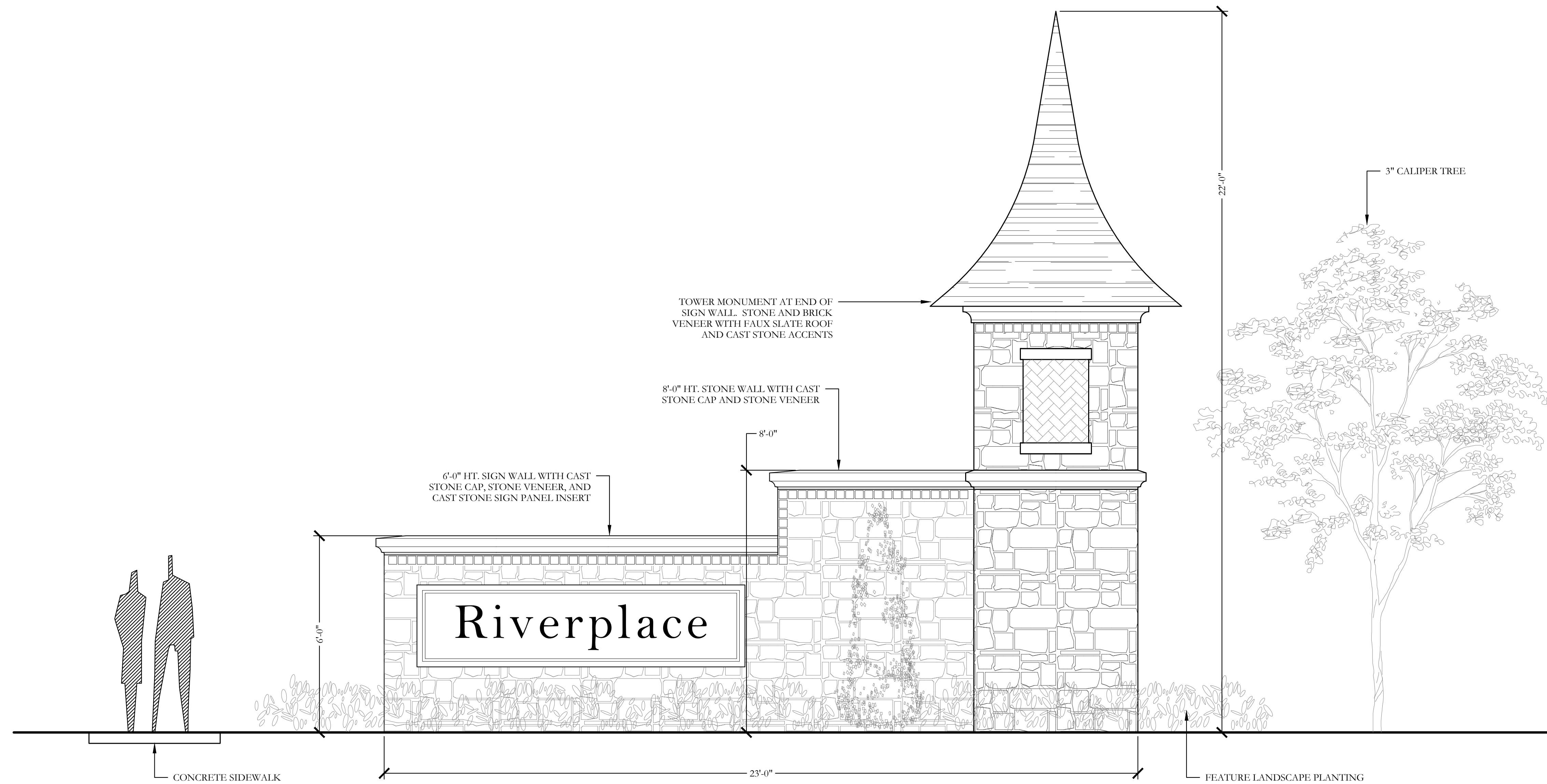
JAMES DANIEL LAMBERT, SR.
VOLUME 92240, PAGE 3818
D.R.D.C.T.

EXHIBIT D



1 6'-0" HT. BRICK SCREENING WALL WITH MASONRY COLUMN
ELEVATION

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



2 MAIN ENTRY MONUMENT
ELEVATION

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

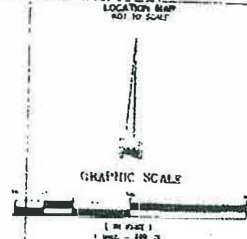
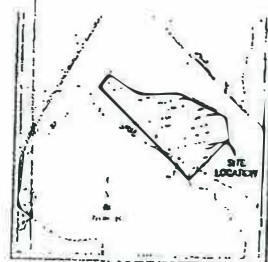


November 10, 2017

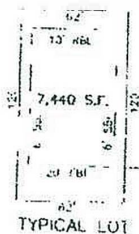
RIVERPLACE
Landscape Plan - Sheet 2
City of Garland, Dallas County, Texas

 **CODY JOHNSON**
s · t · u · d · i · o
9720 COIT ROAD, SUITE 220-333, PLANO, TX 75025
PH. (903) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

EXHIBIT E



LOT DATA

[illegible]

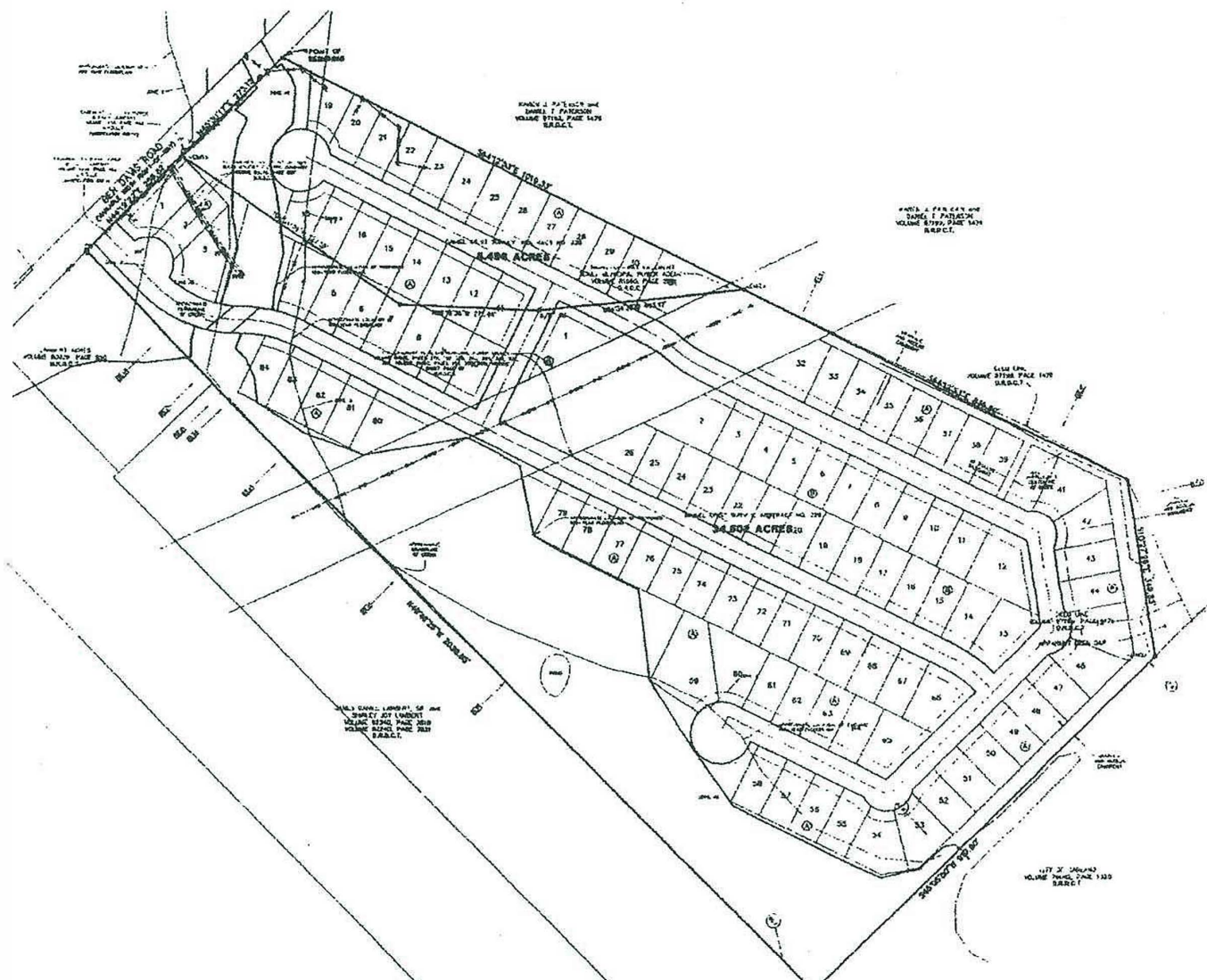
NOTES

[illegible]

1. THE ABOVE INFORMATION IS BASED ON A SOURCE WHOSE NAME IS NOT KNOWN TO THE AGENCY. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS BEING USED FOR THE PURPOSES OF THE AGENCY AND THAT THE SOURCE'S NAME WILL NOT BE DISCLOSED TO THE PUBLIC. THE SOURCE HAS BEEN ADVISED THAT THE INFORMATION IS BEING USED FOR THE PURPOSES OF THE AGENCY AND THAT THE SOURCE'S NAME WILL NOT BE DISCLOSED TO THE PUBLIC.

1. HAWAIIAN NEWS GROUP'S FIRST AMERICAN TRIP
4. HAWAIIAN NEWS GROUP'S FIRST AMERICAN TRIP
US-MADE-28 FEBRUARY 27, 2006 NO FURTHER REFERENCE WAS
RECORDED IN SURVEILLANCE

4. The above information is being furnished to you for your information and for the use of the Bureau of the FBI. It is not to be used for any other purpose without the express written consent of the Bureau of the FBI.



Z 17-38



Looking at subject property from Ben Davis Rd.



Looking at Ben Davis Rd.



GARLAND

Plan Commission

3.d.

Meeting Date: 01/08/2018

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)

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 8, 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.

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 auto repair use, which hinder the compatibility with surrounding development, including potential residential development.

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

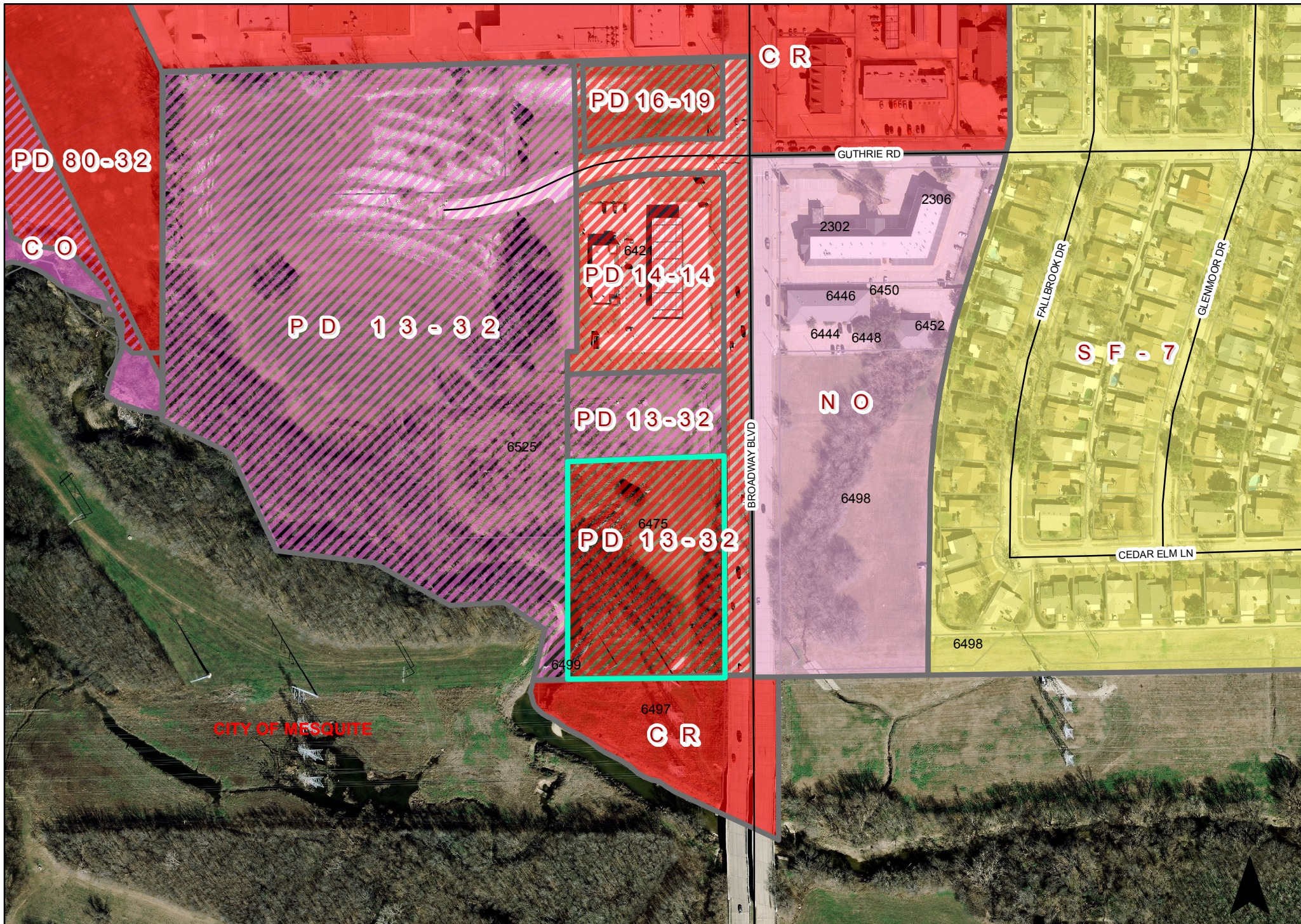
CITY COUNCIL DATE: February 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 232 feet

ZONING MAP Z 17-41

 INDICATES AREA OF REQUEST

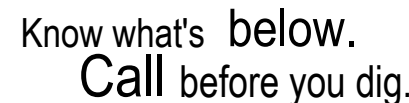
PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-41

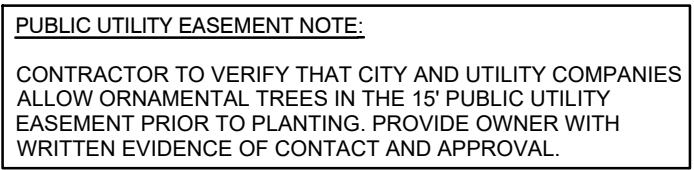
- I. Statement of Purpose:** The purpose of this Planned Development is to permit the development of a Car Wash (Automated/Rollover) and Automobile Repair (minor) uses on a property zoned Planned Development (PD) District 13-32.
- II. Statement of Effect:** This Planned Development shall not affect any 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.



Know what's below.
Call before you dig.



EROSION CONTROL AND SOIL PREPARATION:

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL MEASURES AS SPECIFIED BY PLAN. FLAME ALKAL CONTRACTOR SHOULD ACHIEVE POSITIVE DRAINAGE AREA FROM BUILDINGS AND STRUCTURES. WATER SHOTS NOT BE USED TO CLEAN EXISTING EROSION CONTROL MEASURES. EROSION FABRIC SHALL BE LAYED OUT OR OPEN WEDGE TO USE WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRADE DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE CONTRACT DOCUMENTS.

CONTRACTOR TO REMOVE ANY ROCKS 3" AND LARGER, STOPS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOIL.

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

TOPSOIL SHALL BE FRUITFUL, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LAMINAE, RUTS, STONES AND OTHER DEBRIS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL UNACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOVING, WATERING, SEEDING, CULTIVATING, CLEANING AND REPLACING DEED OR BARE AREAS TO MEET THE SPECIFICATIONS OF A HEALTHY GROWING VEGETATION.

SOLID SOIL:

CONTRACTOR SHALL PLACE JACOBI JACOBI AT A MINIMUM. THIS SHALL INCLUDE ALL EXISTING AND NEWLY EXPOSED AREAS. CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL MEASURES COMPLETELY AS INDICATED BY PLAN.

TOPSOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT. SHALL NOT HIGHER THAN 2 YEARS OLD. FREE OF WEEDS AND OTHER DEBRIS. SHALL BE FREE OF ROCKS AND WASTED AREAS. SOIL HIGHER THAN 2" SHALL EXCLUDING TOP GROWTH AND TRUNK. PROVIDE ONLY 10% COVERAGE OF VEGETATION GROWTH AND TRUNK.

CONTRACTOR SHALL MAINTAIN EXISTING EROSION CONTROL MEASURES COMPLETELY AS INDICATED BY PLAN.

DO NOT INSTALL SOIL IF IT IS DORMANT OR CRUMBLY SO FRAZEL. LAY SOIL WITH THOUGH FITTING JOINTS. NO OVERLAPS WITH STAGGERED STIPS TO OFFSET JOINTS.

TOPSOIL SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY TO PREVENT CRACKING AND TO BEGIN THE SEEDING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST, SOIL SHALL INCLUDE AN OVERSEED OF ANNUAL RYE OR WINTER REGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE RESPONSIBLE FOR FILL OF CLAY LAMINAE, SANDS, STONES, TOPSOIL AND OTHER FOREIGN DEBRIS.

HYDRO-MULCH:

SCAFFRY SEEDING TO A MINIMUM OF 2" DEPTHS PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOPSOIL SHALL BE SEED 2" HYDRO-MULCH TO BE SEEDS. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGHER IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. TOPSOIL SHALL BE SEED 2" HYDRO-MULCH SEEDS AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE RESPONSIBLE FOR FILL OF CLAY LAMINAE, SANDS, STONES, TOPSOIL AND OTHER FOREIGN DEBRIS.

IF ADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM VEGETATION GROWTH.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN SEEDS AND IS FREE OF NOXIOUS INGREDIENTS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON THE HYDRO-MULCHING BEMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND MARCH 31ST, ALL HYDRO-MULCH AREAS COVERED SHOULD BE SEED 2" HYDRO-MULCH WITH BEMUDA GRASS AT THE END OF THE YEAR. CONTRACTOR SHALL BE RESPONSIBLE FOR FILL OF CLAY LAMINAE, SANDS, STONES, TOPSOIL AND OTHER FOREIGN DEBRIS.

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

ALL LAWN AREAS TO BE HYDRO-MULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES, UTILITY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LOCATED DISCREPANCIES OR ANY CONDITION THAT WOULD PRESENT OBSTACLES TO PROPOSED WORK OR BE UNKNOWN.

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 AHEAD 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 3" OF TOPSOIL, AND 3" OF COMPOST OR EQUIVALENTS BLENDED TO A DEPTH OF 3". ALL GREEN SHALL BE CROWNED TO ATTAIN SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 1/2" 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 SHALL BE AS INDICATED ON PLANS OR OTHERWISE NOTED.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER SALL 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 PLANTED AT A MINIMUM OF 10' FROM ANY BUILDING.

4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" LOZEN WOOD BARRIER FIBER OR APPROVED COLLOID. WOOD BARRIER FIBER SHALL BE USED IN PLANT BEDS AND AROUND ALL PLANTING AREAS. MULCH SHALL BE SHREDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICE FOR LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRIGATION PERMITS.

IRRIGATION

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOO TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE SOO. TYPE MULCH SHALL BE IN ACCORDANCE WITH THE CITY AND COUNTY.

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

MAINTENANCE REQUIREMENTS

CONTRACTOR SHALL BE REQUIRED TO INSPECT REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR MISSING, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT.

MOVING, 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.

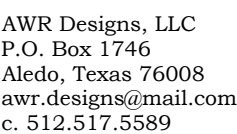
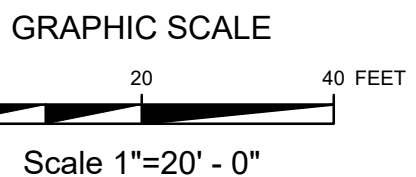
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING.

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.

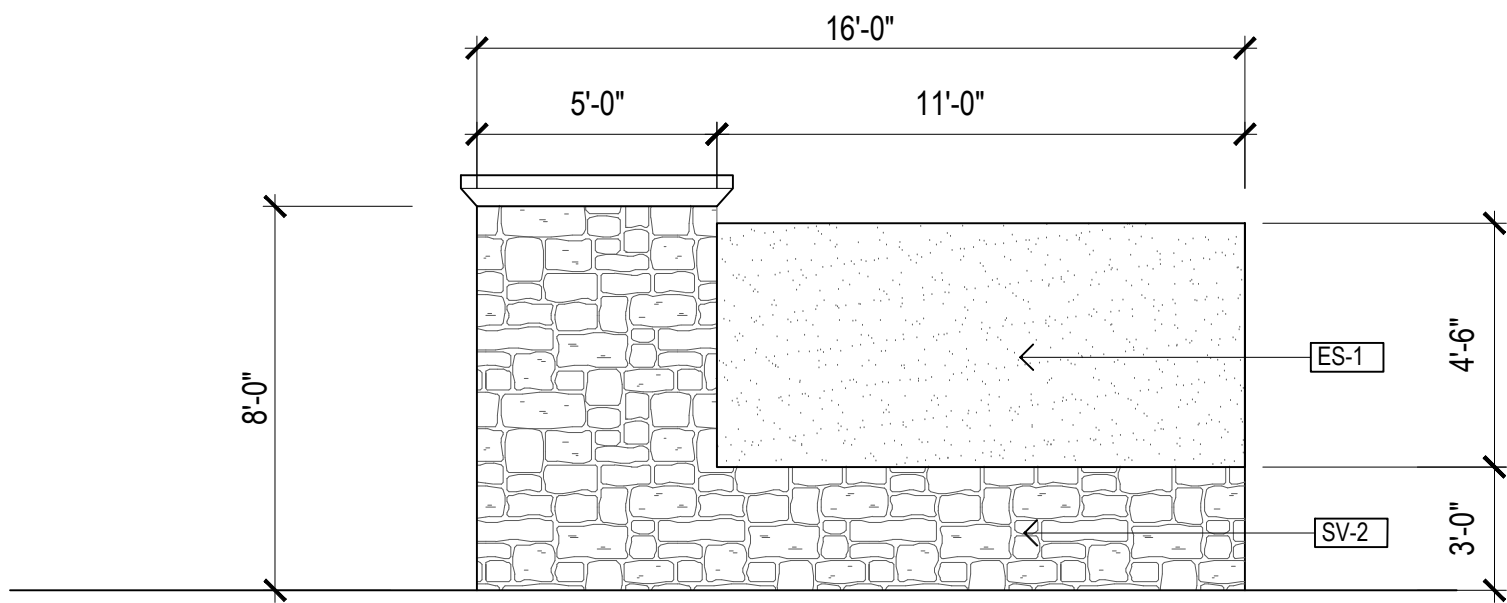
SITE LANDSCAPE	
1. Landscape materials must cover a minimum of 10% of the total site area.	
2. A landscape buffer of 30' must be provided.	
3. For every 30 I.f., one large canopy tree is required with 7 shrubs or ornamental grasses.	
REQUIRED	PROVIDED
4,919 s.f. (10%)	12,354 s.f. (25%)
30' buffer	30' 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	

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	Crepe 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, 36" o.c.
GROUNDCOVER/VINES/GRASS					
60	BBL	Big Blue Liriope	<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.



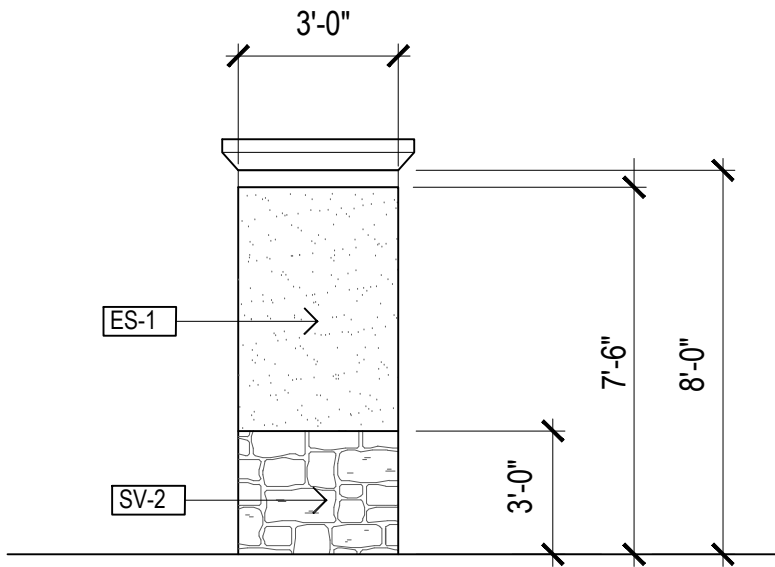
AWR Designs, LLC
P.O. Box 1746
Aldo, Texas 76008
awr.designs@mail.com
c. 512.517.5589



MONUMENT SIGN
FRONT AND REAR ELEVATION

05
A4.0

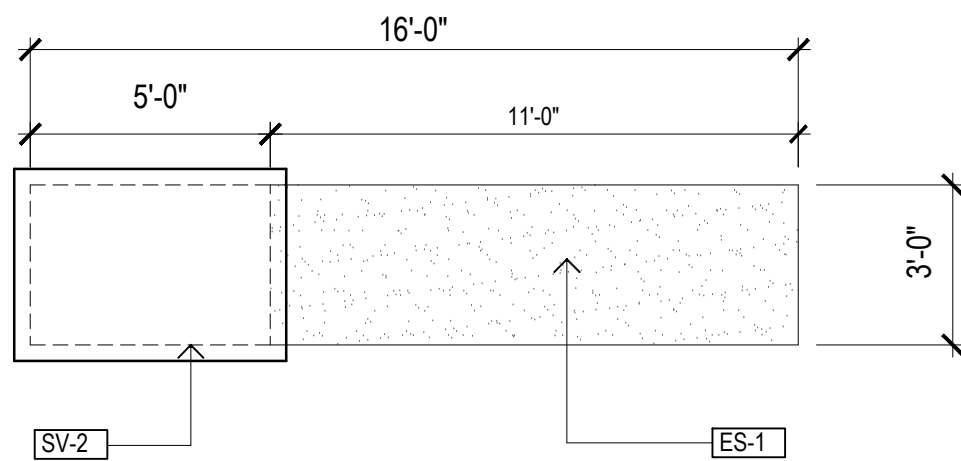
SCALE 1/2" = 1'-0"



MONUMENT SIGN
SIDE ELEVATION

04
A4.0

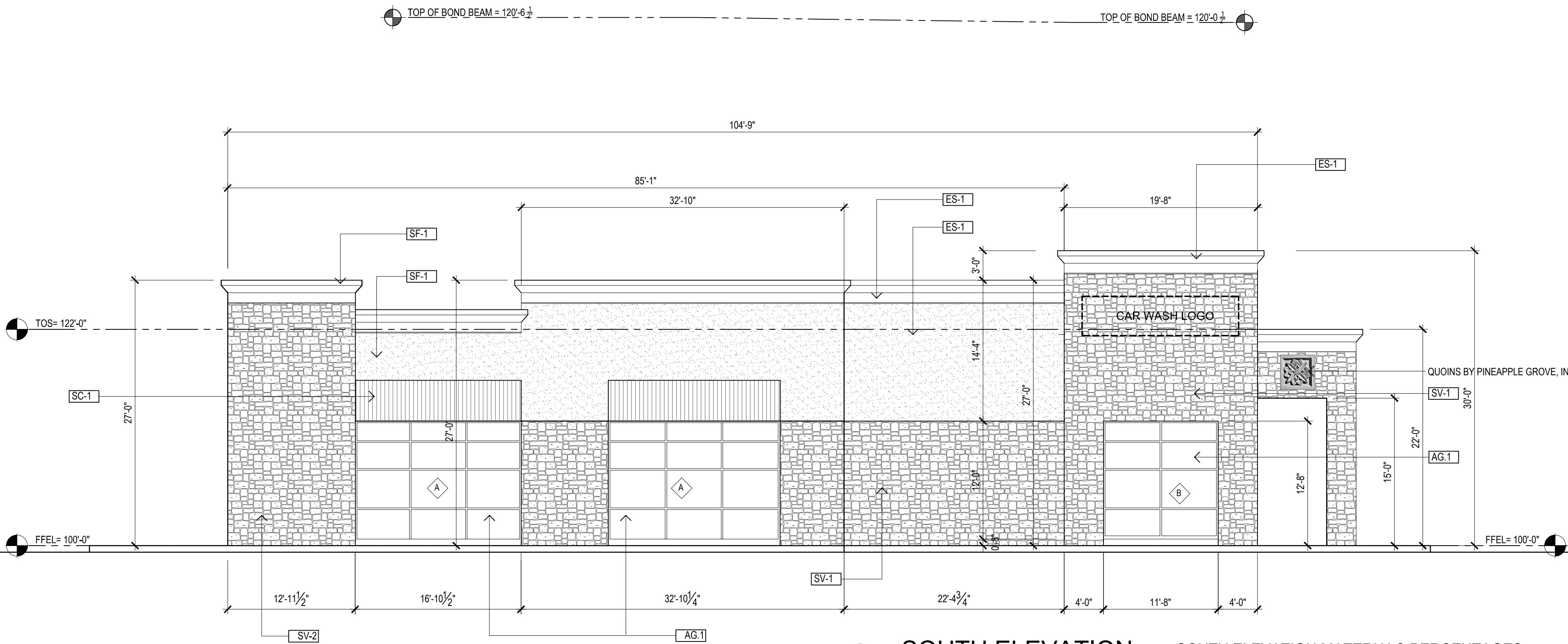
SCALE 1/2" = 1'-0"



MONUMENT SIGN
PLAN DETAIL

03
A4.0

SCALE 1/2" = 1'-0"



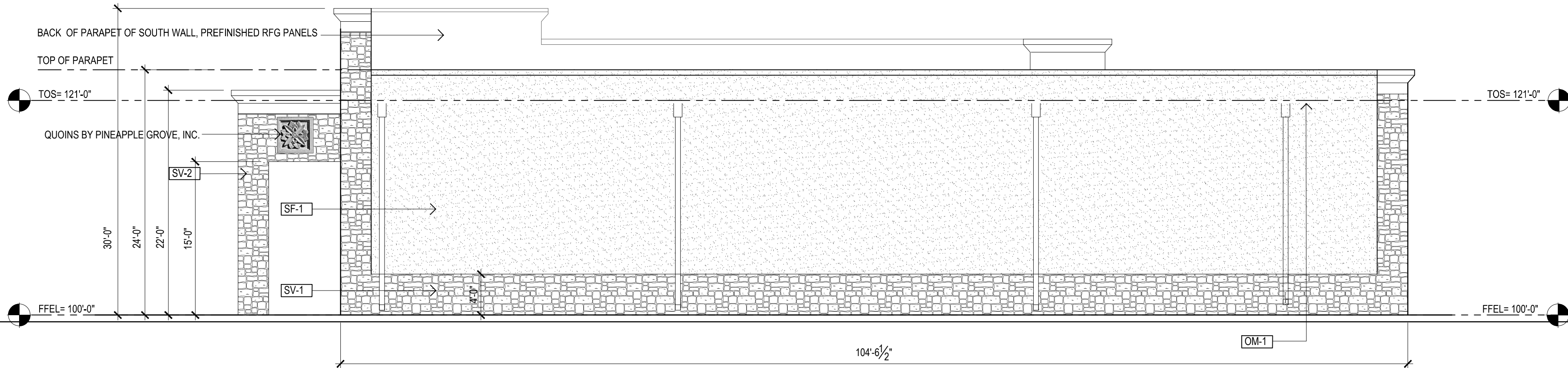
02
A4.0

SOUTH ELEVATION

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

SOUTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 55.6 %
STUCCO = 44.4 %



01
A4.0

NORTH ELEVATION

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

NORTH ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 27.0 %
STUCCO = 73.0 %

EXTERIORS MATERIALS SCHEDULE

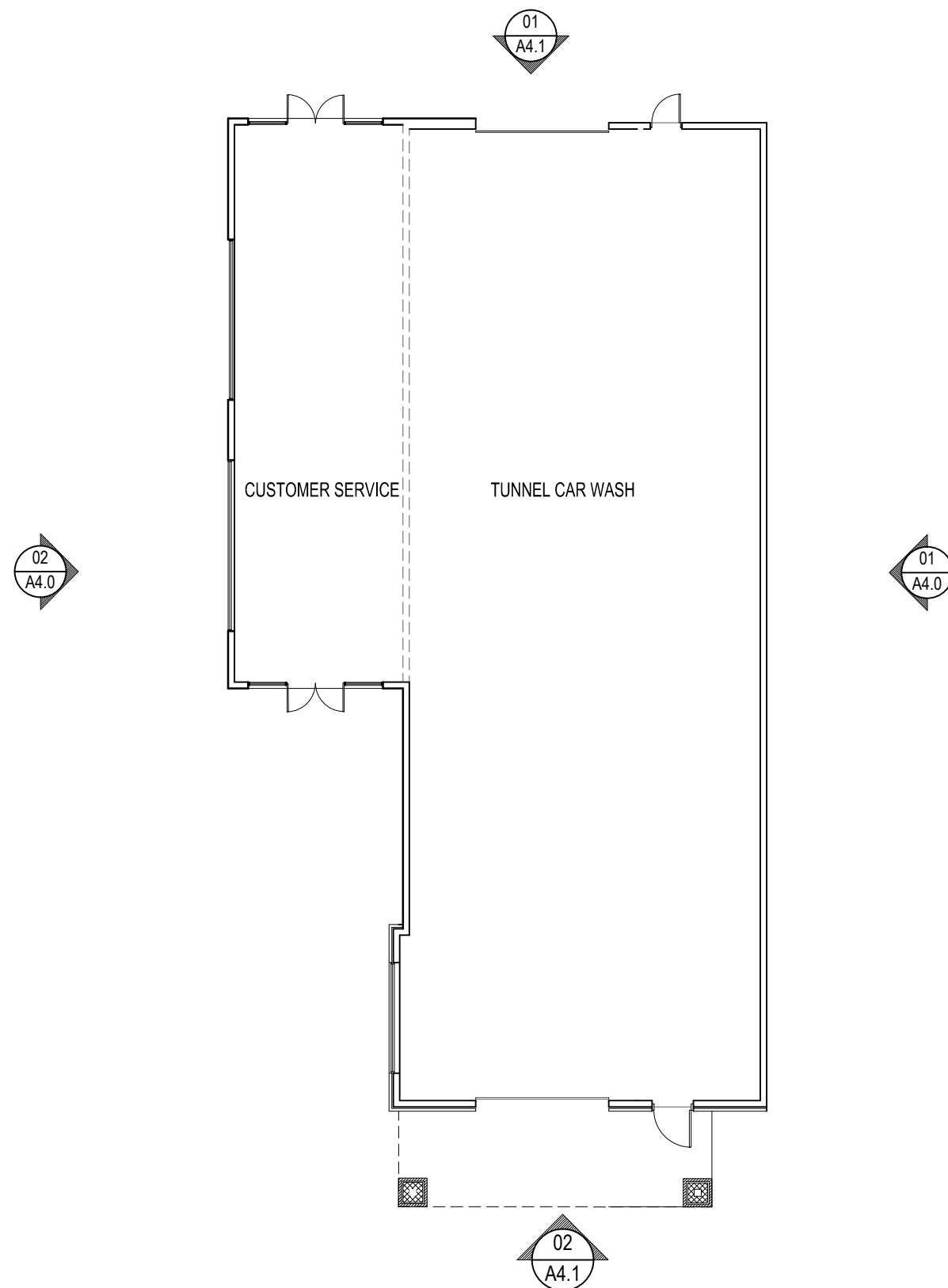
KEY	ITEM	DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls 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	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

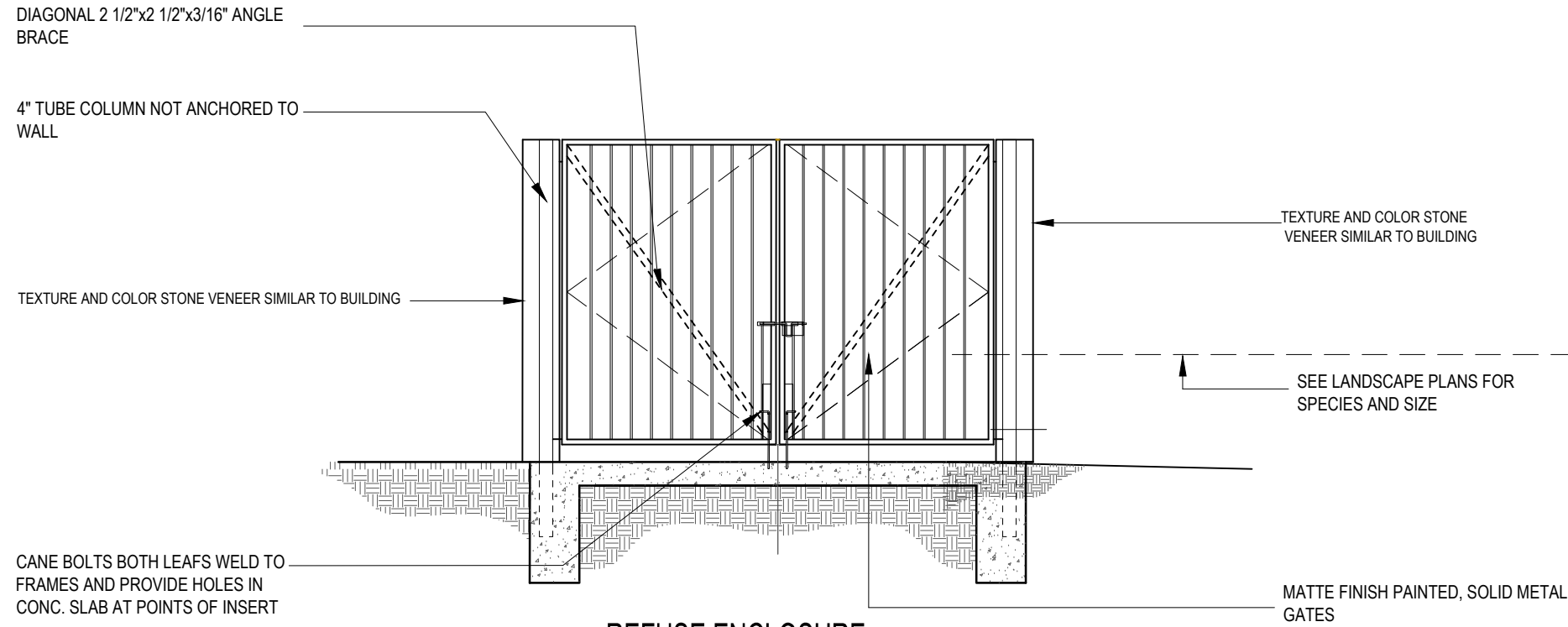


October 16, 2017

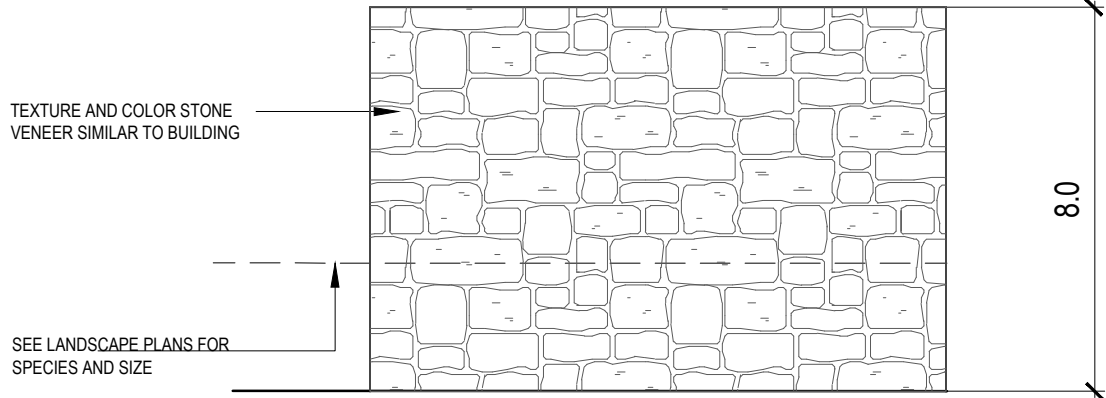
REVISIONS

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

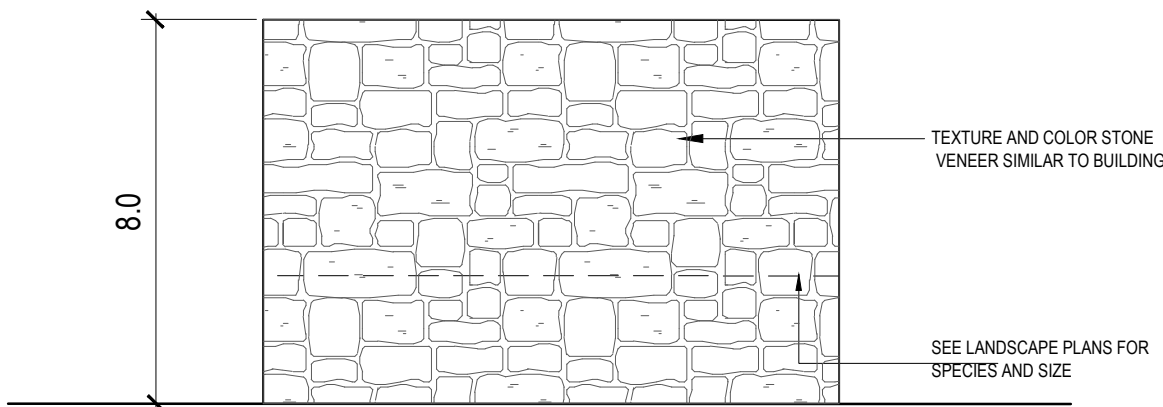
CW-A4.0



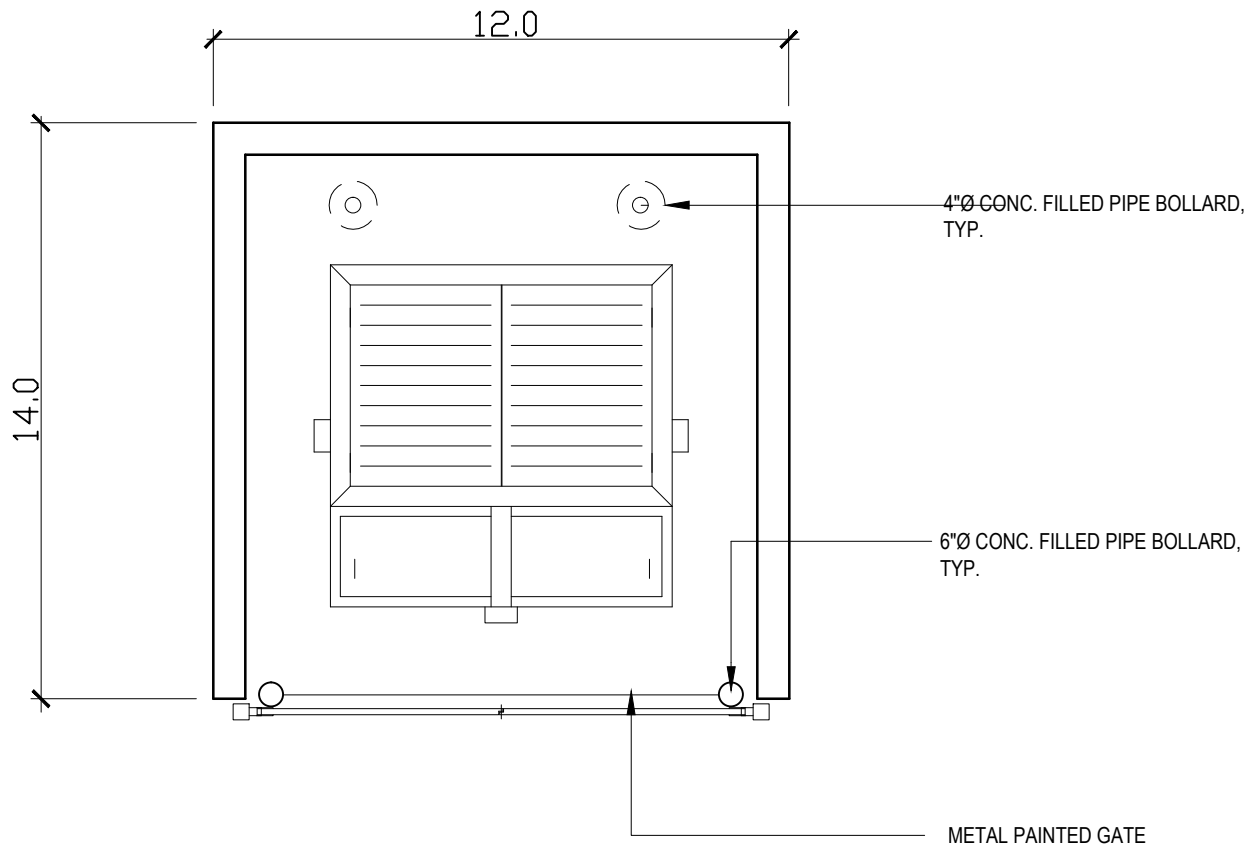
REFUSE ENCLOSURE
FRONT ELEVATION



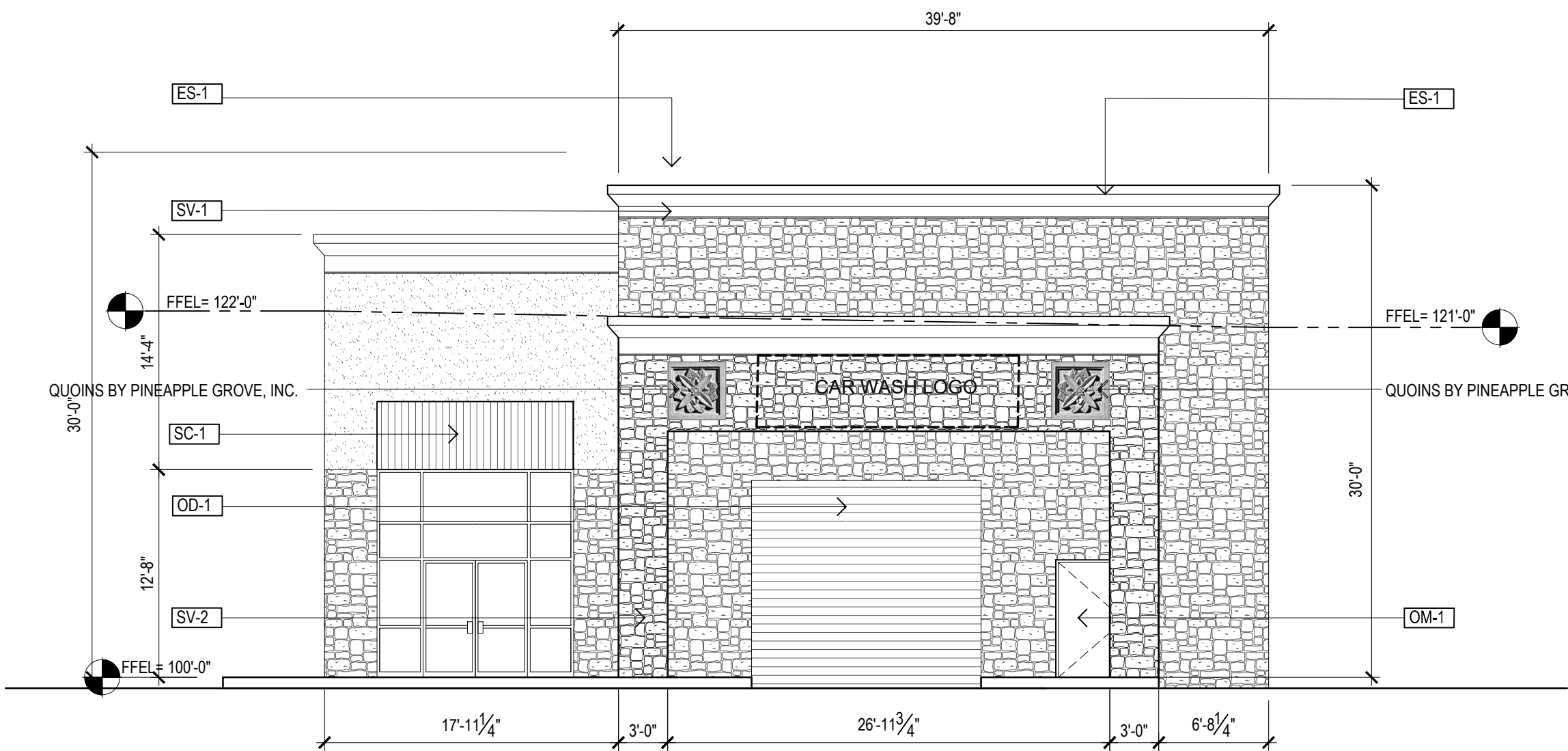
REFUSE ENCLOSURE
SIDE ELEVATION



REFUSE ENCLOSURE
REAR ELEVATION



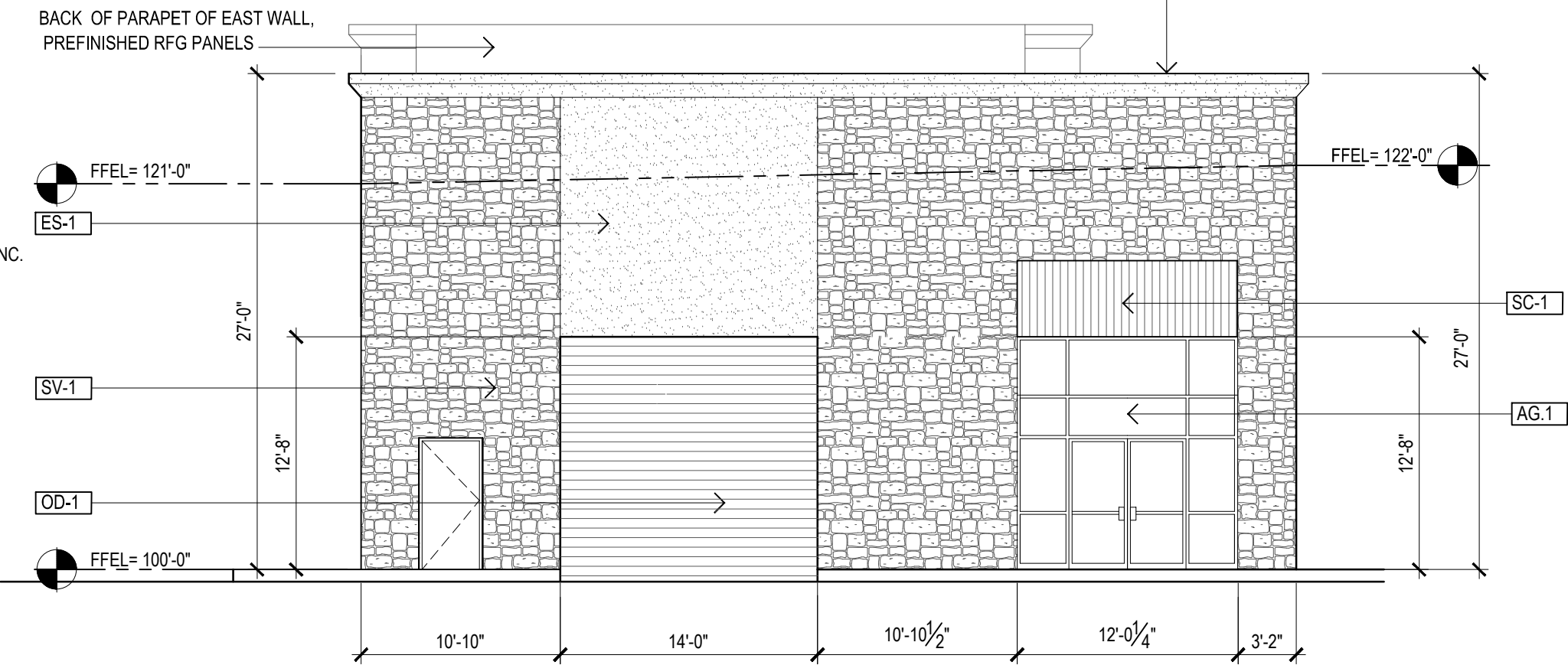
REFUSE ENCLOSURE
PLAN DETAIL



EAST ELEVATION

EAST ELEVATION MATERIALS PERCENTAGES

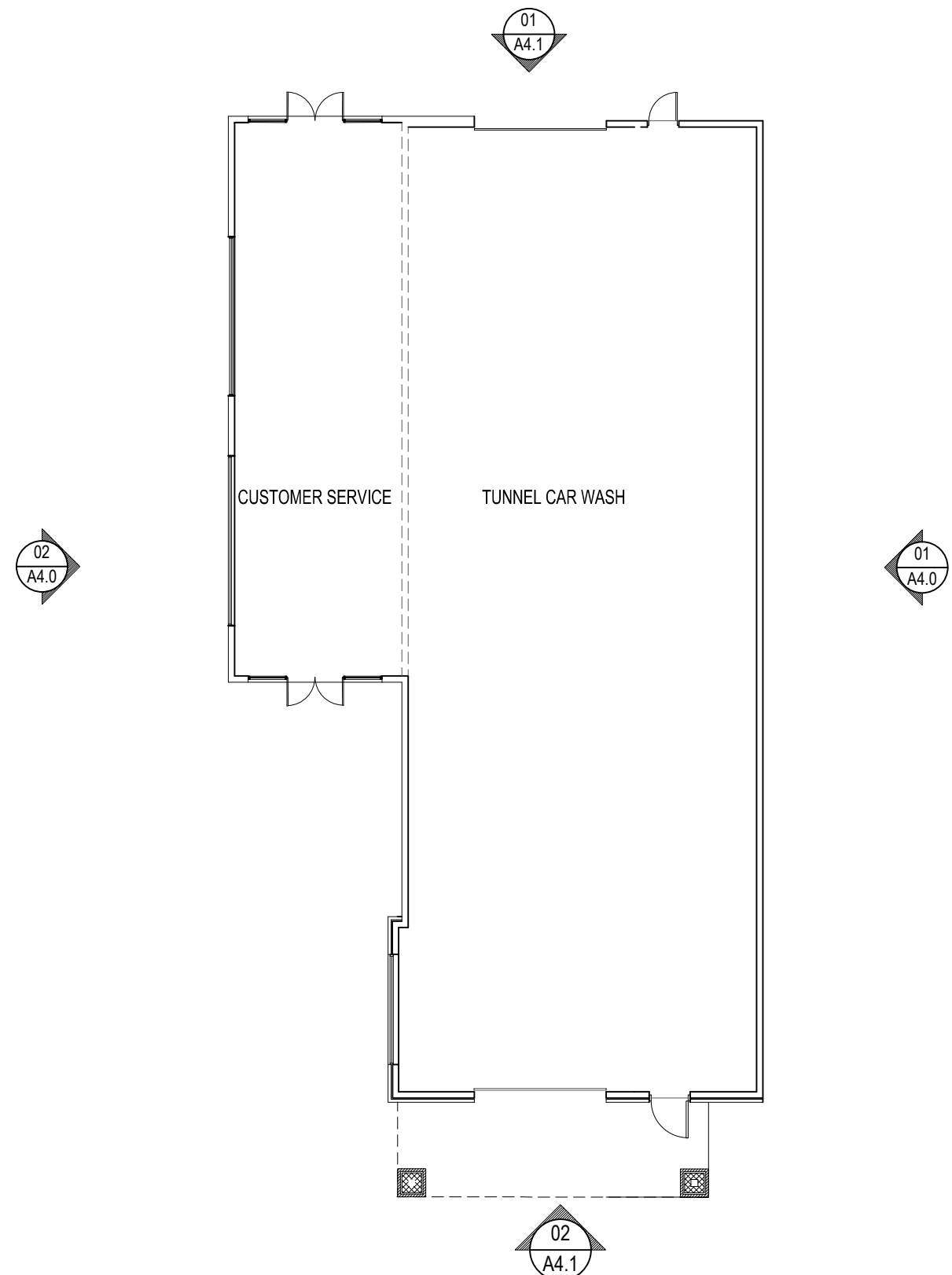
STONE VENEER = 74.3 %
STUCCO = 25.7 %



WEST ELEVATION MATERIALS PERCENTAGES

STONE VENEER = 77.0 %
STUCCO = 23.0 %

WEST ELEVATION

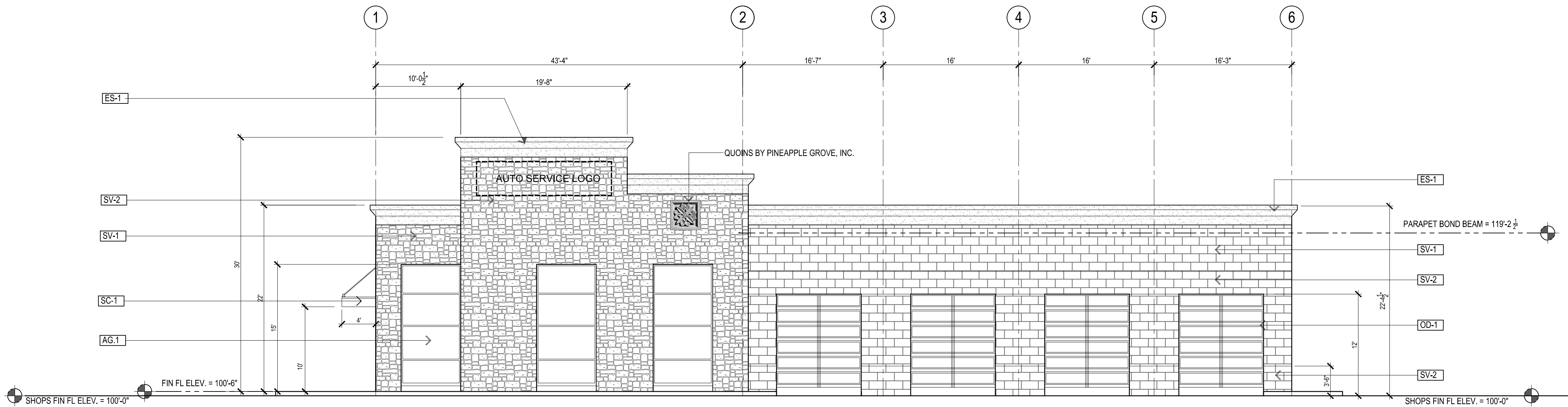


CAR WASH KEY PLAN

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
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls Cornises
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
CM-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



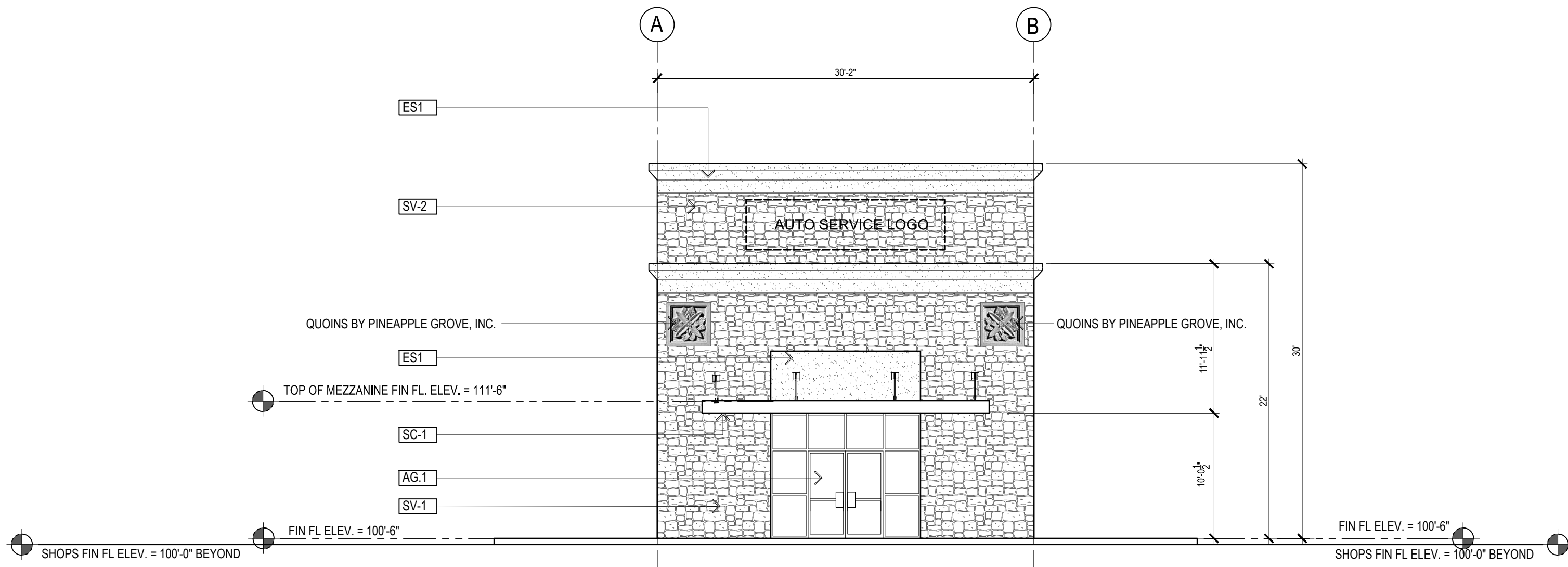
02- NORTH ELEVATION

Scale 3/16"= 1'-0"

NORTH ELEVATION MATERIALS PERCENTAGES

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

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



01- EAST ELEVATION

Scale 3/16"= 1'-0"

EAST ELEVATION MATERIALS PERCENTAGES

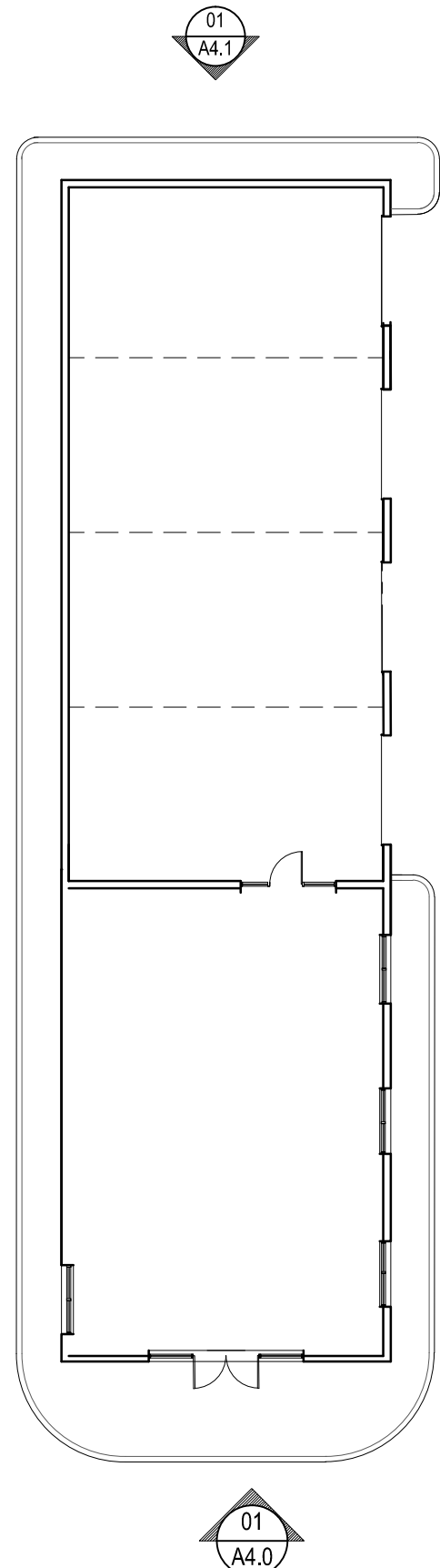
STONE VENEER = 75.6 %
CMU = -0-
STUCCO = 24.4 %

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 Cornises
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

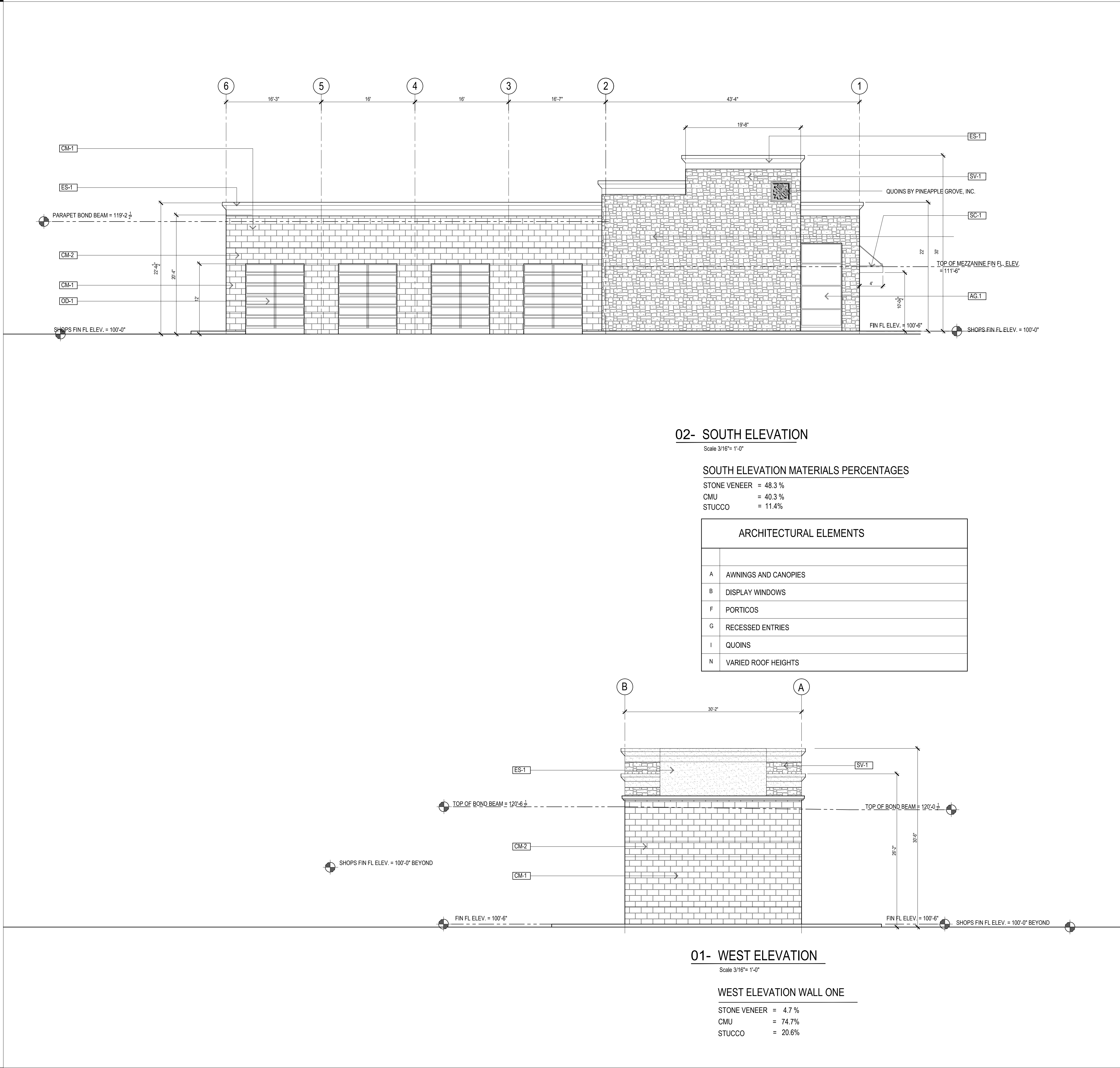
REVISIONS

Issue Date December 12, 2017
Issue for Permit
Issue for Construction

EXTERIOR ELEVATION

Sheet No.

LT-A4.0



INTERDESIGN
STUDIO
PLANNING
INTERIOR DESIGN
ENVIRONMENTAL GRAPHICS

2410 LUNA RD, SUITE 264
CARROLLTON, TEX. 75006
469.471.7815
architectureds@gmail.com

October 16, 2017

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

AUTOMOTIVE PLAZA
BROADWAY BLVD.
GARLAND, TX.

REVISIONS

Issue Date December 12, 2017
Issue for Permit
Issue for Construction

EXTERIOR ELEVATION

Sheet No.

LT-A4.1

01
A4.0

02
A4.1

02
A4.0

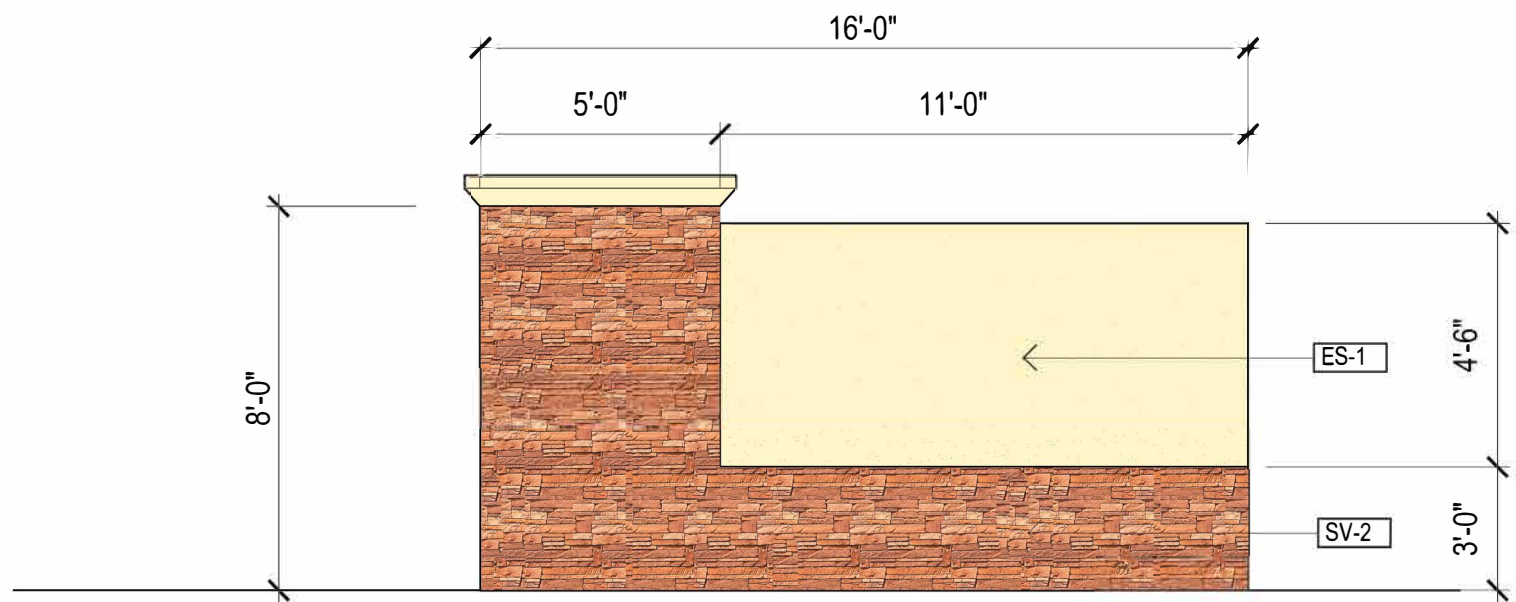
01
A4.0

AUTOMOTIVE SERVICE KEY PLAN

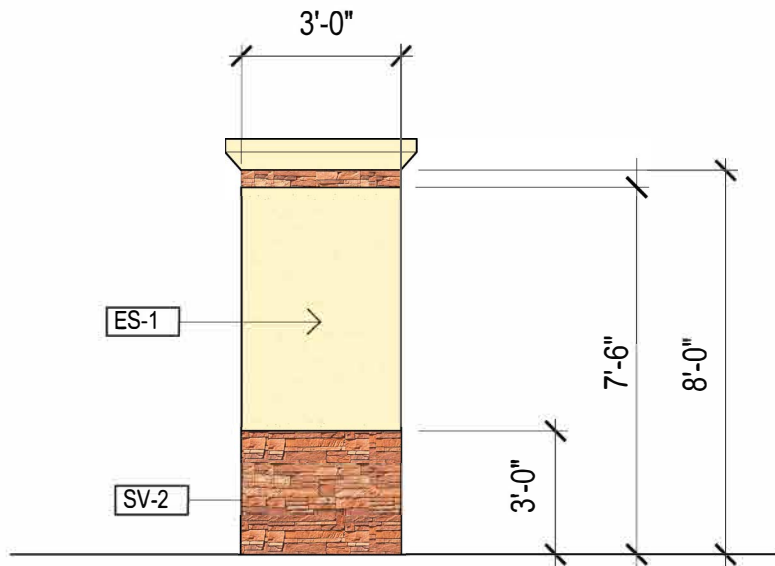
EXTERIORS MATERIALS SCHEDULE				
KEY	ITEM	DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1	COUNTRY RUBBLE-SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2	COUNTRY RUBBLE-SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls Cornises
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%

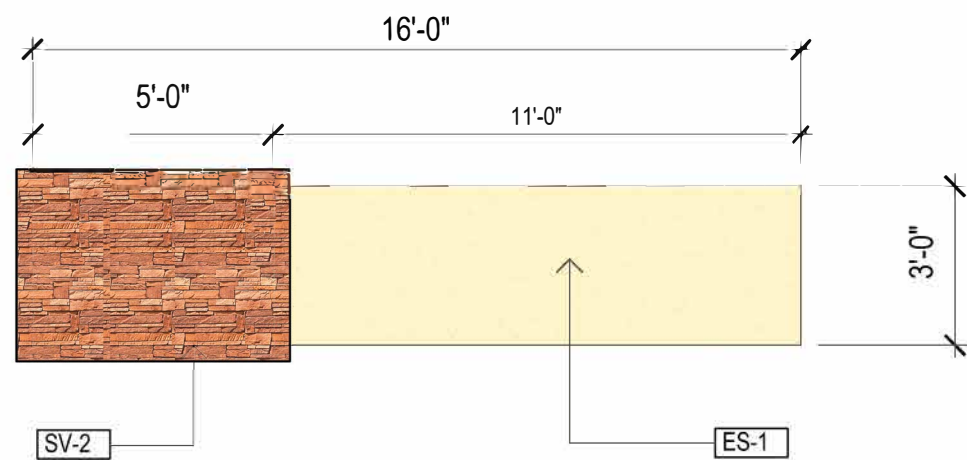
Exhibit E



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"

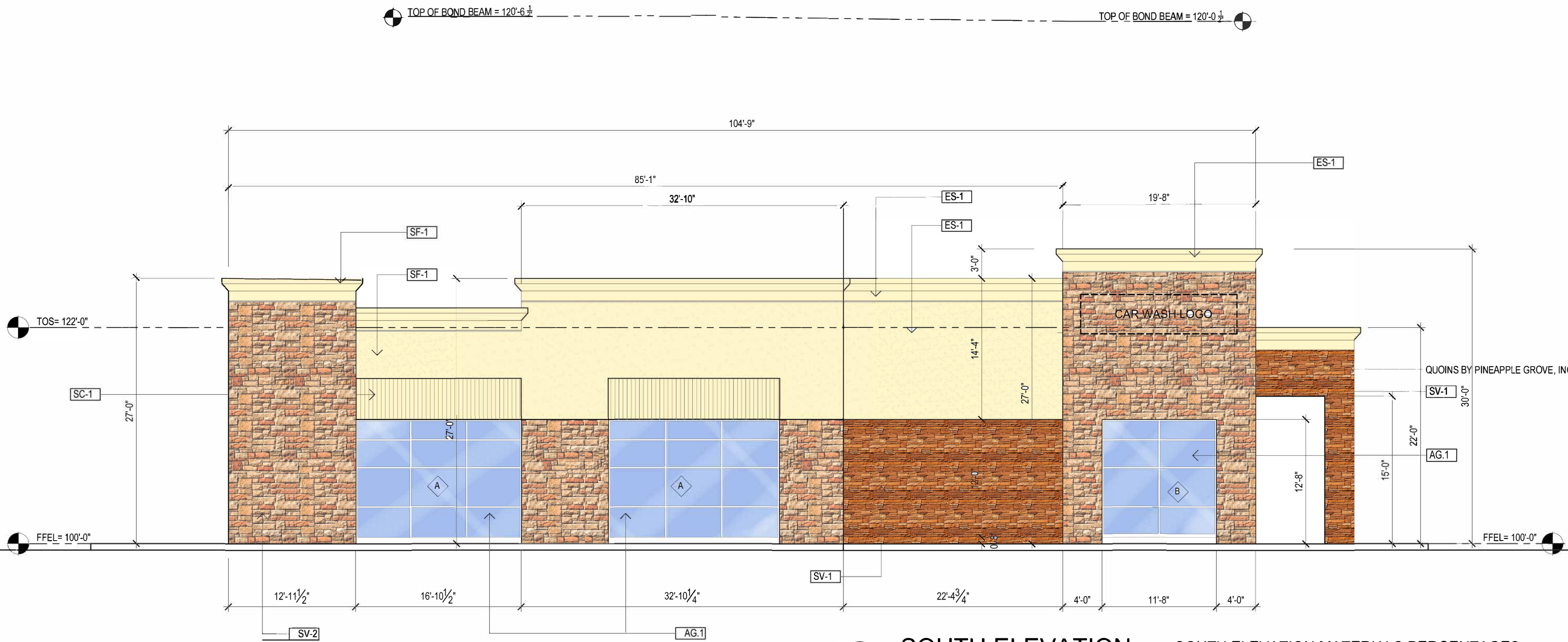


03
A4.0
MONUMENT SIGN
PLAN DETAIL
SCALE 1/2" = 1'-0"

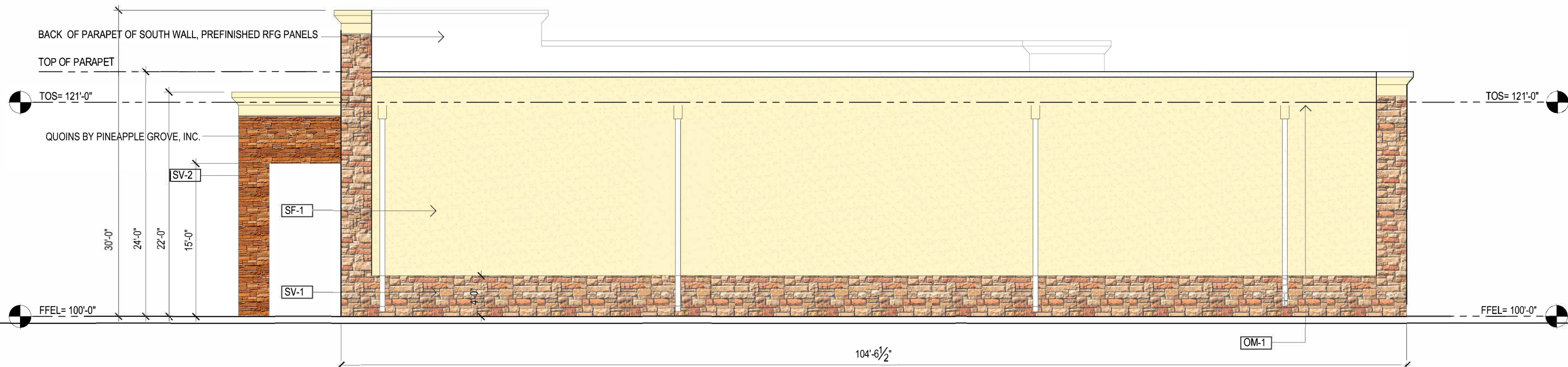
EXTERIORS MATERIALS SCHEDULE				
KEY	ITEM	DESCRIPTION	MANUFACTURER	LOCATION
SV-1	STONE TYPE 1	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
SV-2	STONE TYPE 2	COUNTRY RUBBLE- SUNSET BLEND	CORONADO STONE	Exterior Walls Columns
ES-1	STUCCO SYSTEM	COLOR TO MATCH: SW6366 AMBITIOUS AMBER	SHERWIN WILLIAMS	Front and Rear Walls Corners
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
CM-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%

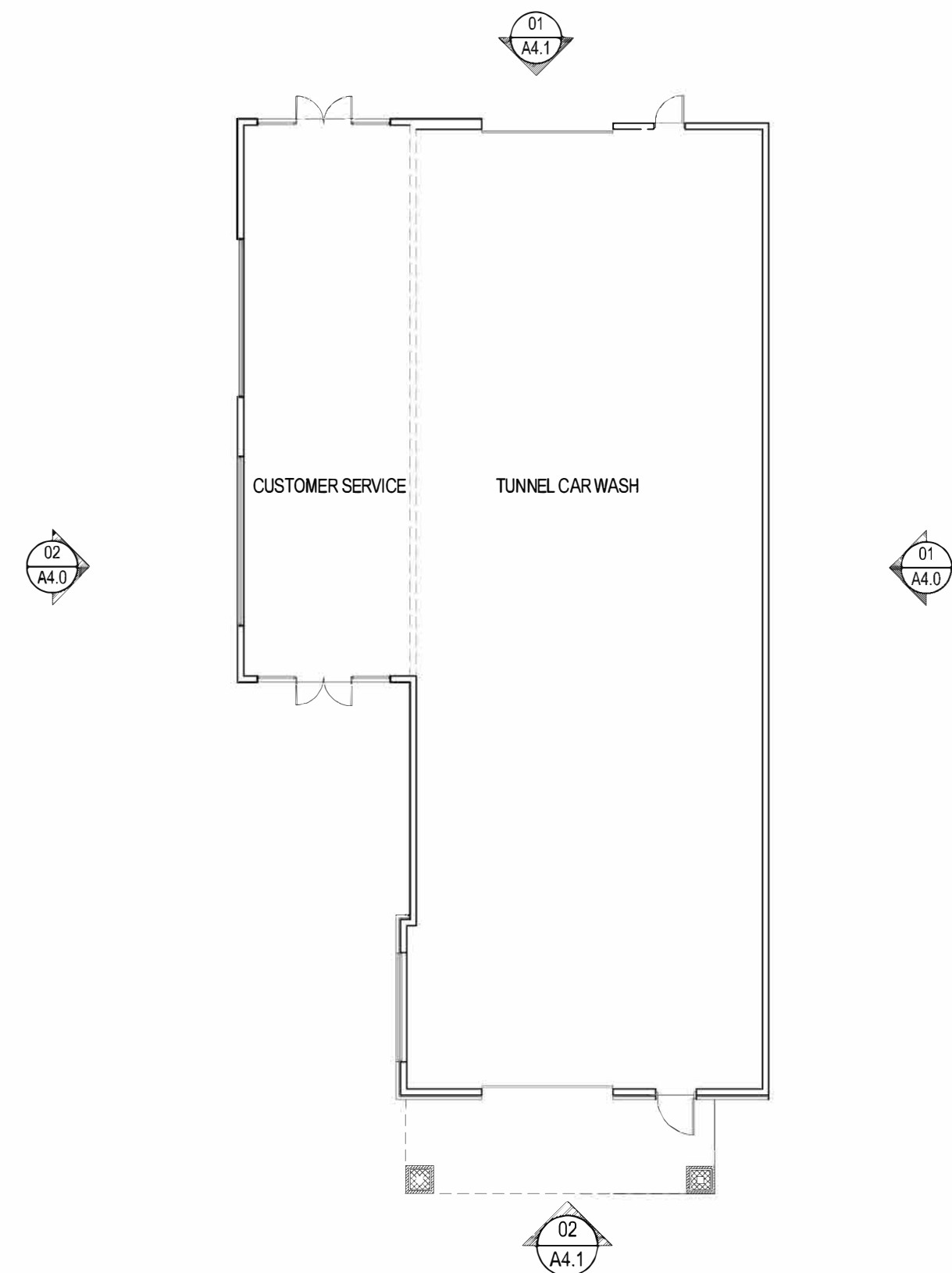
ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



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
SCALE: 1/8" = 1'-0"
NORTH ELEVATION MATERIALS PERCENTAGES
STONE VENEER = 27.0 %
STUCCO = 73.0%



CAR WASH KEY PLAN



October 16, 2017

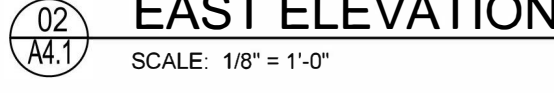
A DEVELOPMENT OF
AKRAM ALZOUBI
4561 Woodbluff Drive
Mesquite, TX. 75150

AUTOMOTIVE PLAZA
BROADWAY BLVD.
GARLAND, TX.

REVISIONS

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

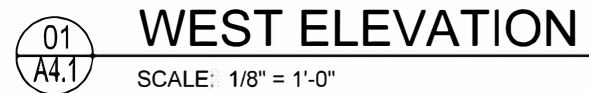
CW-A4.0



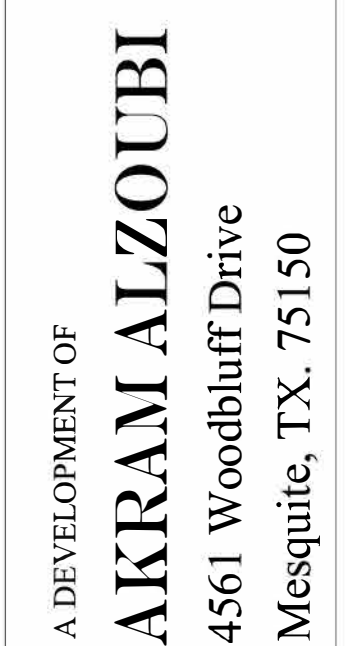
STONE VENEER = 74.3 %
STUCCO = 25.7 %



STONE VENEER = 77.0 %
STUCCO = 23.0 %



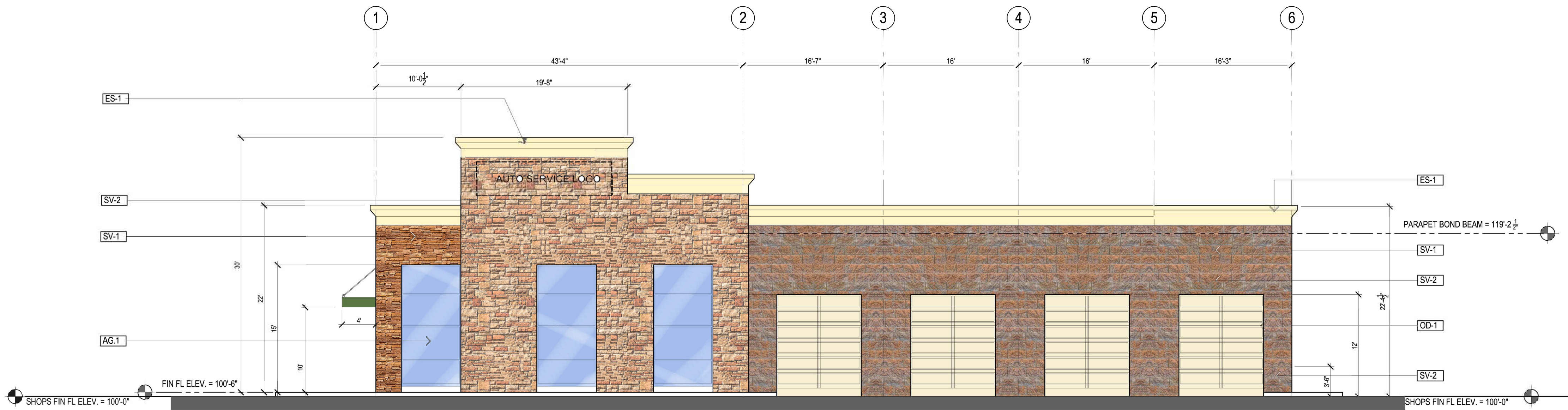
ARCHITECTURAL ELEMENTS	
A	AWNINGS AND CANOPIES
B	DISPLAY WINDOWS
F	PORTICOS
G	RECESSED ENTRIES
I	QUOINS
N	VARIED ROOF HEIGHTS



**AUTOMOTIVE PLAZA
BROADWAY BLVD.
GARLAND, TX.**

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

CW-A4.1

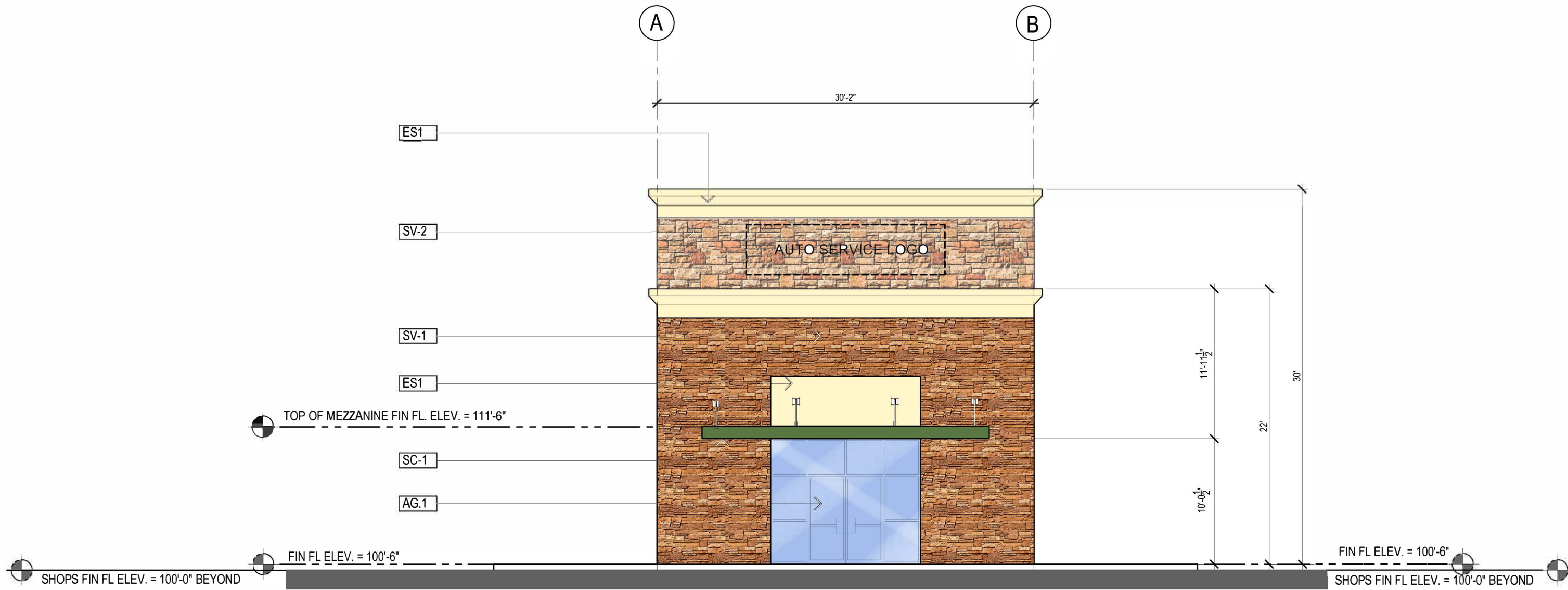


02- NORTH ELEVATION

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

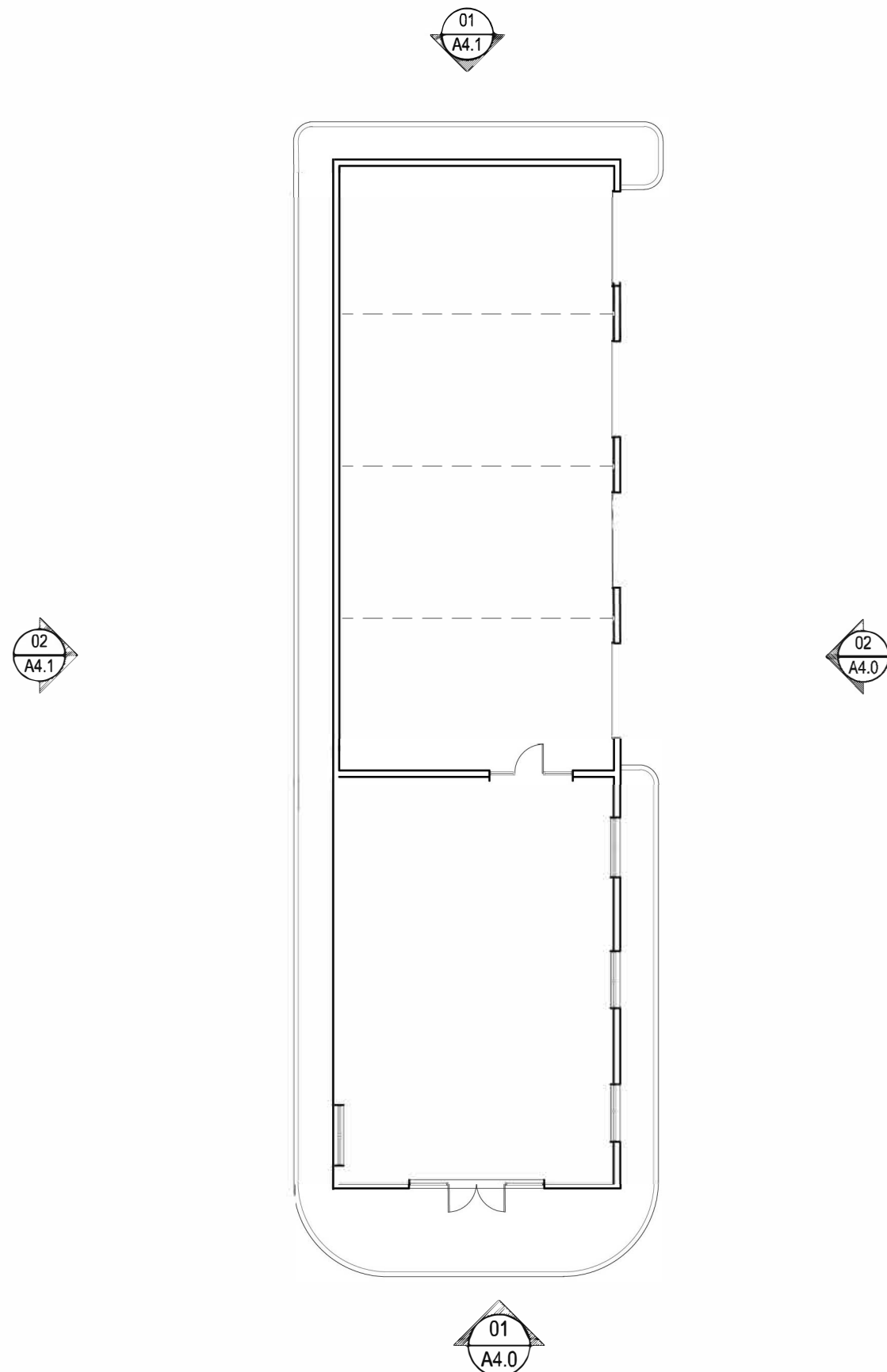
STONE VENEER = 75.6 %
CMU = -0-
STUCCO = 24.4 %

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

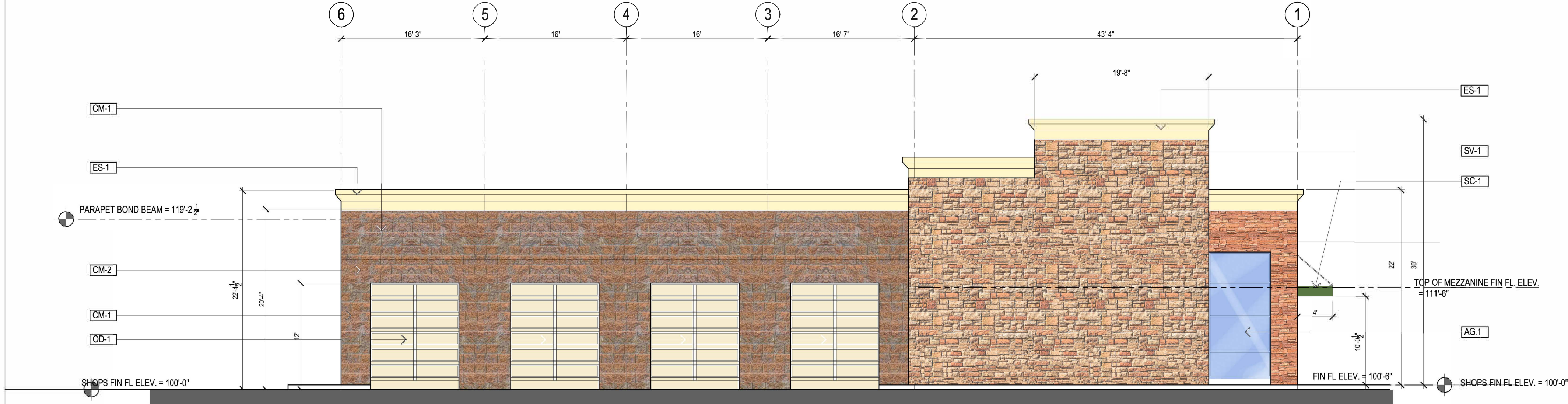
REVISIONS

Issue Date December 2, 2017
Issue for Permit
Issue for Construction

EXTERIOR ELEVATION

Sheet No.

LT-A4.0

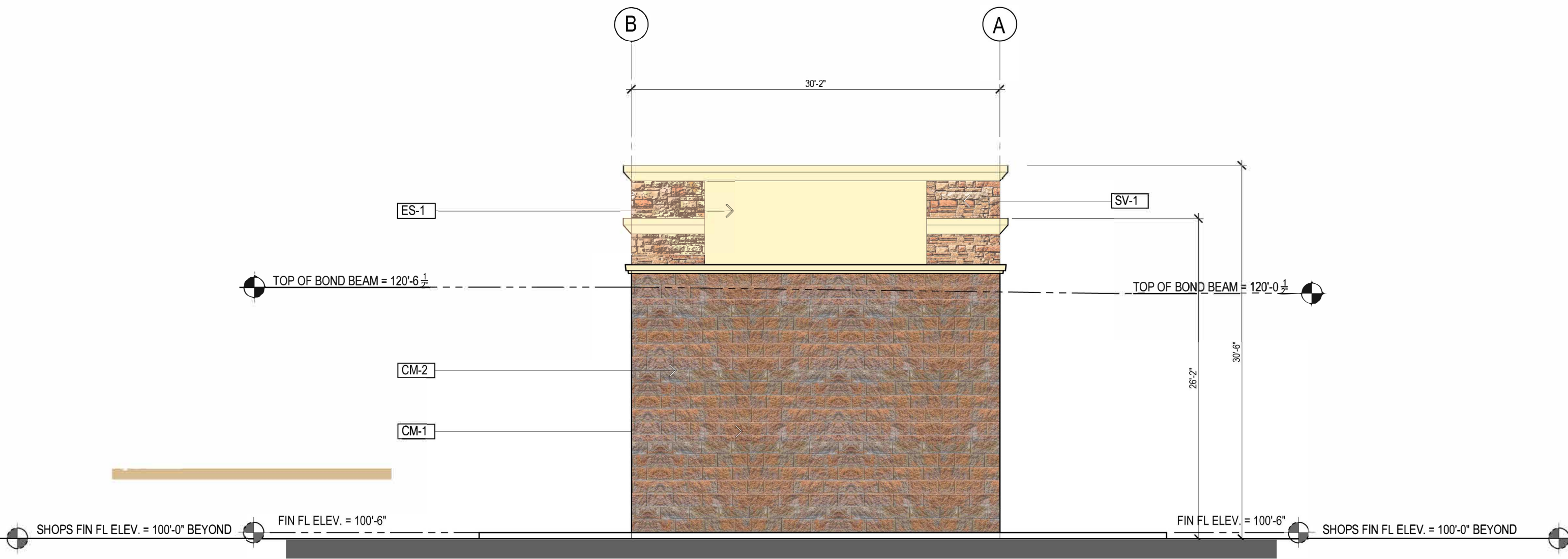


02- SOUTH ELEVATION

Scale 3/16"= 1'-0"

SOUTH ELEVATION MATERIALS PERCENTAGES

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



01- WEST ELEVATION

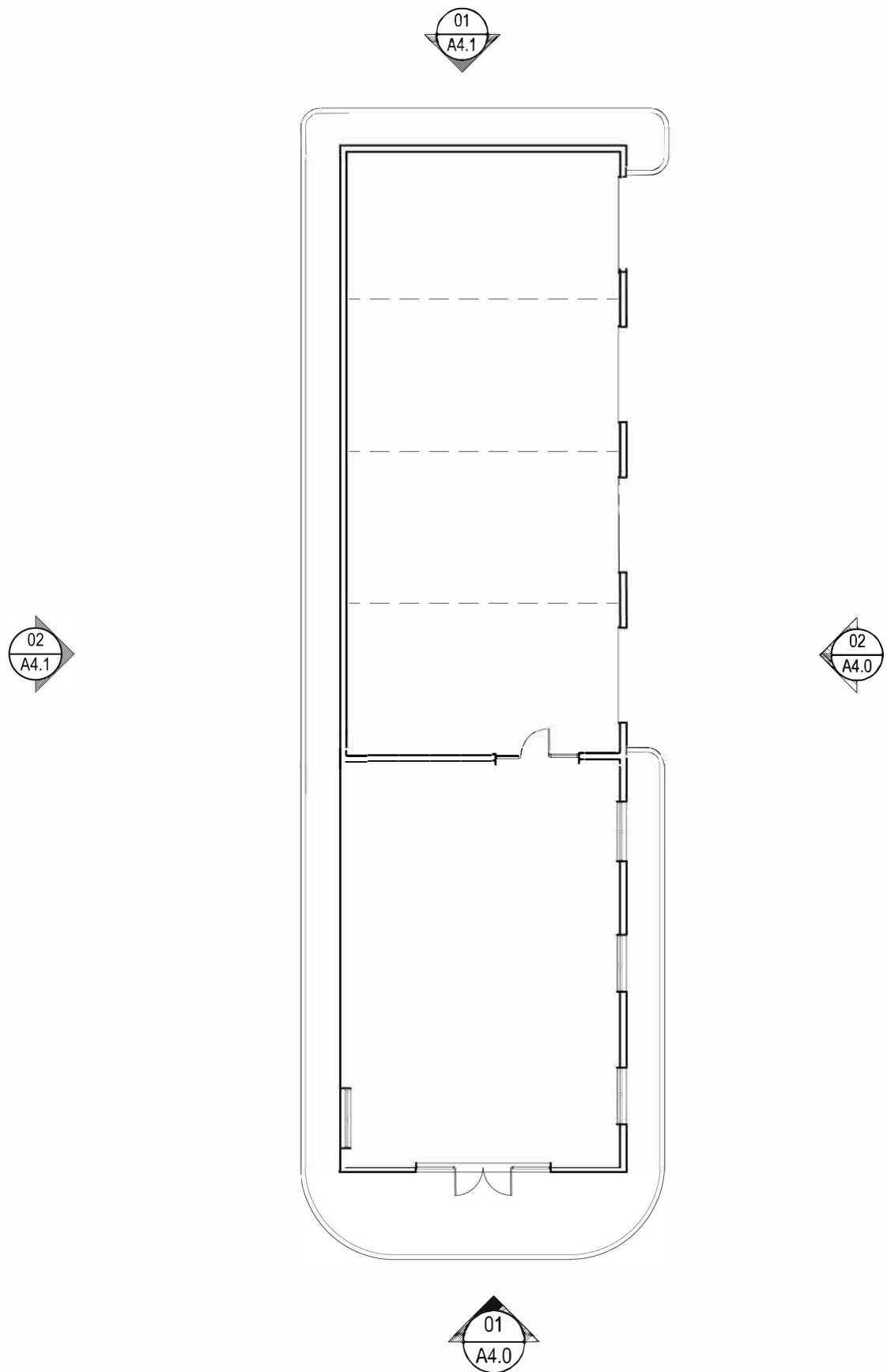
Scale 3/16"= 1'-0"

WEST ELEVATION WALL ONE

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

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
CM-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

Z 17-41



View of subject site from Broadway Boulevard



View east at adjacent property across Broadway Boulevard



View looking north along Broadway Boulevard



View north at adjacent RaceTrac Gas Station



GARLAND

Plan Commission

3.e.

Meeting Date: 01/08/2018

Item Title: Z 17-47 Cates-Clark & Associates (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 (GDC) regarding the location of refuse containers. This site is located at 3501 Mars Drive. (District 1) (File Z 17-47)

Attachments

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

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-47/District 1

Agenda Item:

Meeting: Plan Commission

Date: January 8, 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.

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 6, 2018

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 17-47

3501 Mars Drive

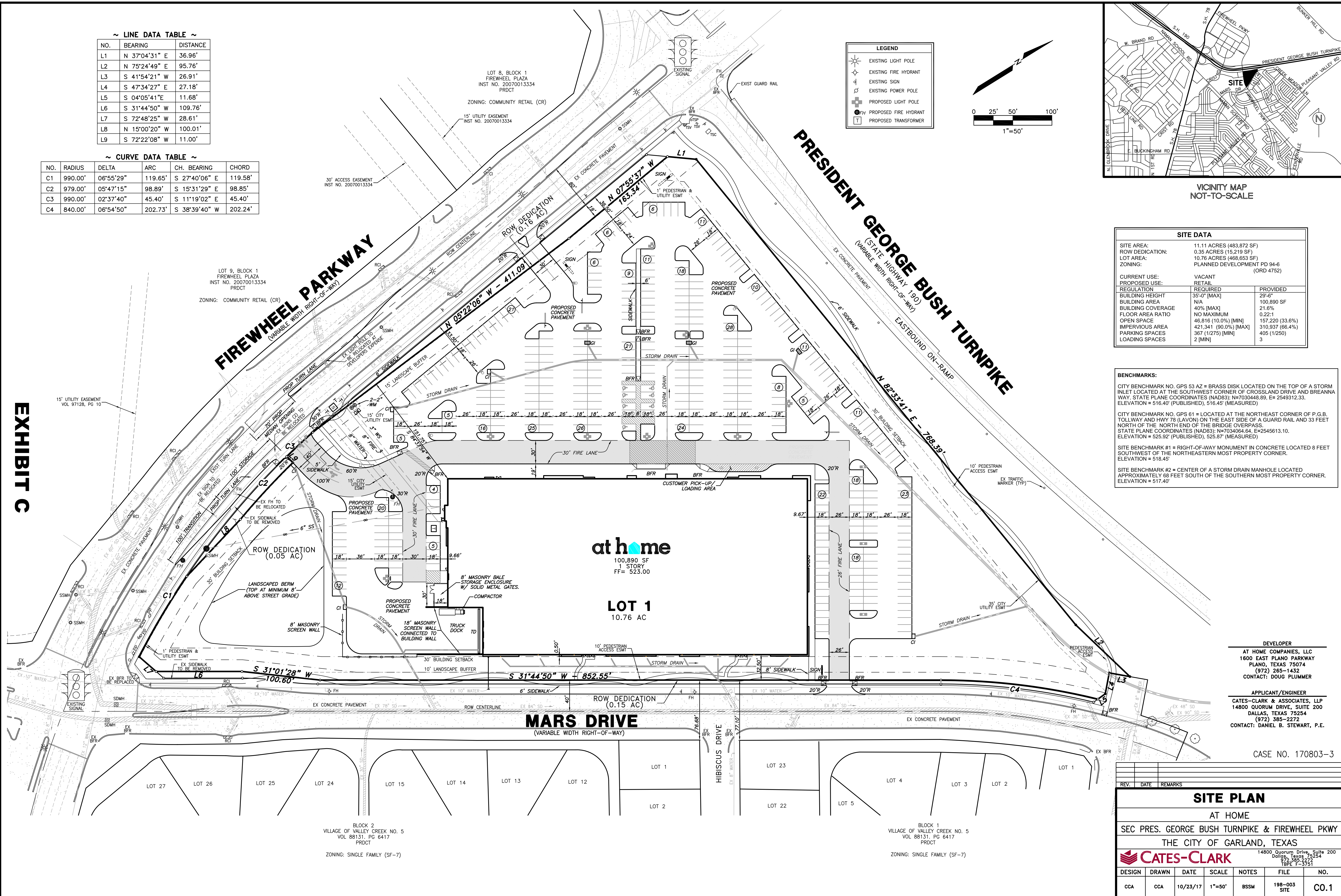
- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to permit the development of a Retail Store subject to a Detail Plan and conditions.
- II. Statement of Effect:** This Planned Development (PD) District should not affect any regulation found in the Garland Development 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

~ LINE DATA TABLE ~		
NO.	BEARING	DISTANCE
L1	N 37°04'31" E	36.96'
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
C1	990.00'	06°55'29"	119.65'	S 27°40'06" E	119.58'
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'



SITE DATA		
SITE AREA:	11.11 ACRES (483,872 SF)	
ROW DEDICATION:	0.35 ACRES (15,219 SF)	
LOT AREA:	10.76 ACRES (468,653 SF)	
ZONING:	PLANNED DEVELOPMENT PD 94-6	(ORD 4752)
CURRENT USE:	VACANT	
PROPOSED USE:	RETAIL	
REGULATION	REQUIRED	PROVIDED
BUILDING HEIGHT	35'-0" [MAX]	29'-6"
LANDSCAPE AREA	N/A	100,690 SF
BUILDING COVERAGE	40% [MAX]	21.6%
FLOOR AREA RATIO	NO MAXIMUM	0.22:
OPEN SPACE	46,816 (10.0%) [MIN]	157,220 (33.6%)
IMPERVIOUS AREA	421,341 (90.0%) [MAX]	310,937 (66.4%)
PARKING SPACES	367 (1/275) [MIN]	405 (1/250)
LOADING SPACES	2 [MIN]	3

BENCHMARKS:

SITE BENCHMARK NO. GPS 53 AZ = BRASS DISK LOCATED ON THE TOP OF A STORM INLET LOCATED AT THE SOUTHWEST CORNER OF GROSSLAND DRIVE AND BREANNA WALKWAY PLANE COORDINATES (NAD83) = N=7030448.89, E= 2549312.33, ELEVATION = 516.40' (PUBLISHED), 516.45' (MEASURED)

CITY BENCHMARK NO. GPS 61 = LOCATED AT THE NORTHEAST CORNER OF P.G.B. WALKWAY AND HWY 18 (LAVON) ON THE EAST SIDE OF A GUARD RAIL, AND 33 FEET NORTH OF THE NORTH END OF THE BRIDGE OVERPASS. STATE PLANE COORDINATES (NAD83) = N=7034064.64, E= 25454613.10, ELEVATION = 525.92' (PUBLISHED), 525.87' (MEASURED)

SITE BENCHMARK #1 = RIGHT-OF-WAY MONUMENT IN CONCRETE LOCATED 8 FEET SOUTHWEST OF THE NORTHEASTERN MOST PROPERTY CORNER. ELEVATION = 518.45'

SITE BENCHMARK #2 = CENTER OF A STORM DRAIN MANHOLE LOCATED APPROXIMATELY 68 FEET SOUTH OF THE SOUTHERN MOST PROPERTY CORNER. ELEVATION = 517.40'

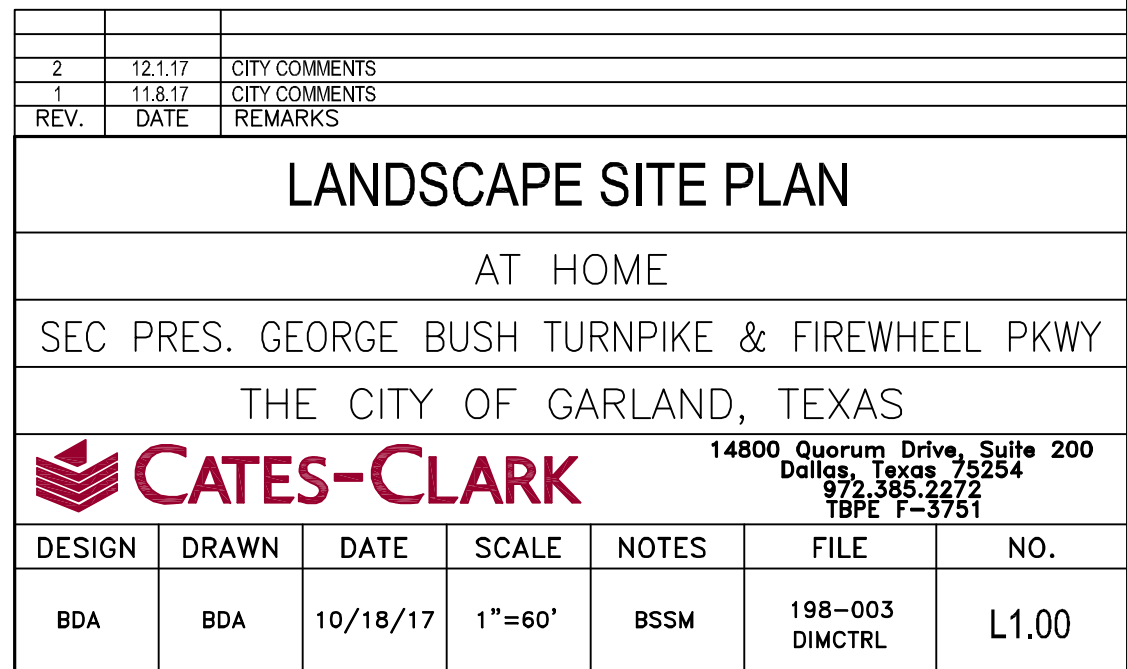
DEVELOPER
AT HOME COMPANIES, LLC
1600 EAST PLANO PARKWAY
PLANO, TEXAS 75074
(972) 265-1432
CONTACT: DOUG PLUMMER

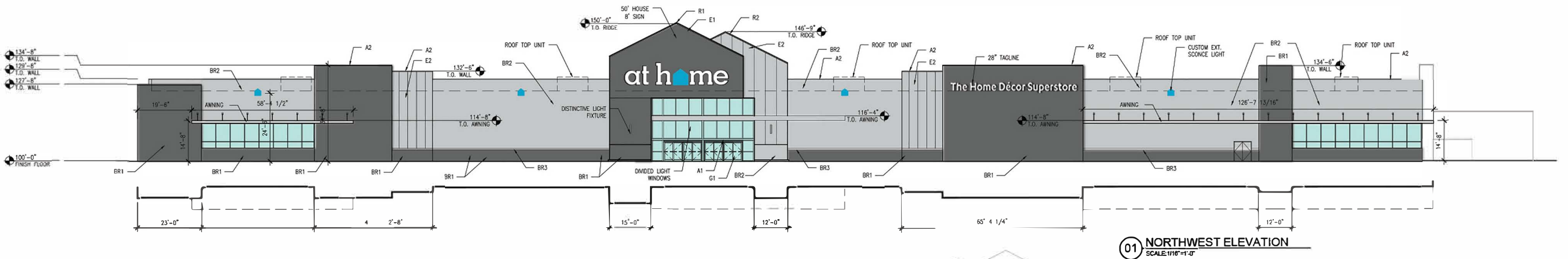
APPLICANT/ENGINEER
CATES-CLARK & ASSOCIATES, LLP
14800 QUORUM DRIVE, SUITE 200
DALLAS, TEXAS 75254
(972) 385-2272
CONTACT: DANIEL B. STEWART, P.E.

CASE NO. 170803-3

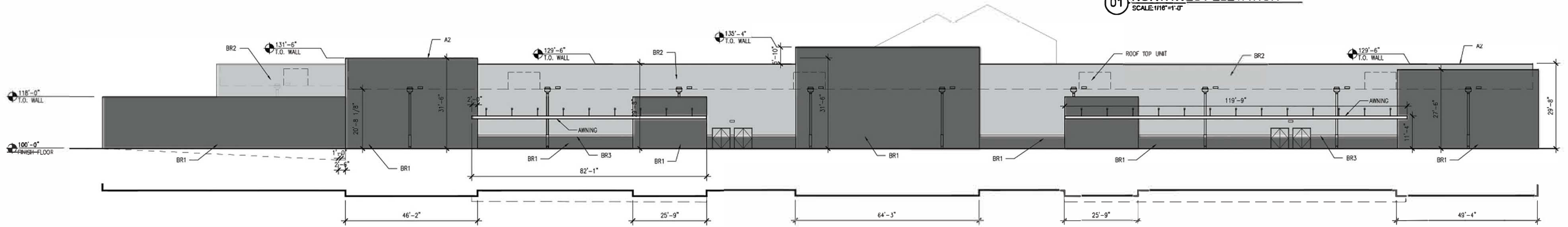
REV.	DATE	REMARKS																					
SITE PLAN AT HOME SEC PRES. GEORGE BUSH TURNPIKE & FIREWHEEL PKWY THE CITY OF GARLAND, TEXAS CATES-CLARK 14800 Quorum Drive, Suite 200 Dallas, Texas 75244 972-385-2272 TBFPE 7-3151 <table><tr><th>DESIGN</th><th>DRAWN</th><th>DATE</th><th>SCALE</th><th>NOTES</th><th>FILE</th><th colspan="2">NO.</th></tr><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 colspan="2">C0.1</td></tr></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																	

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'





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%

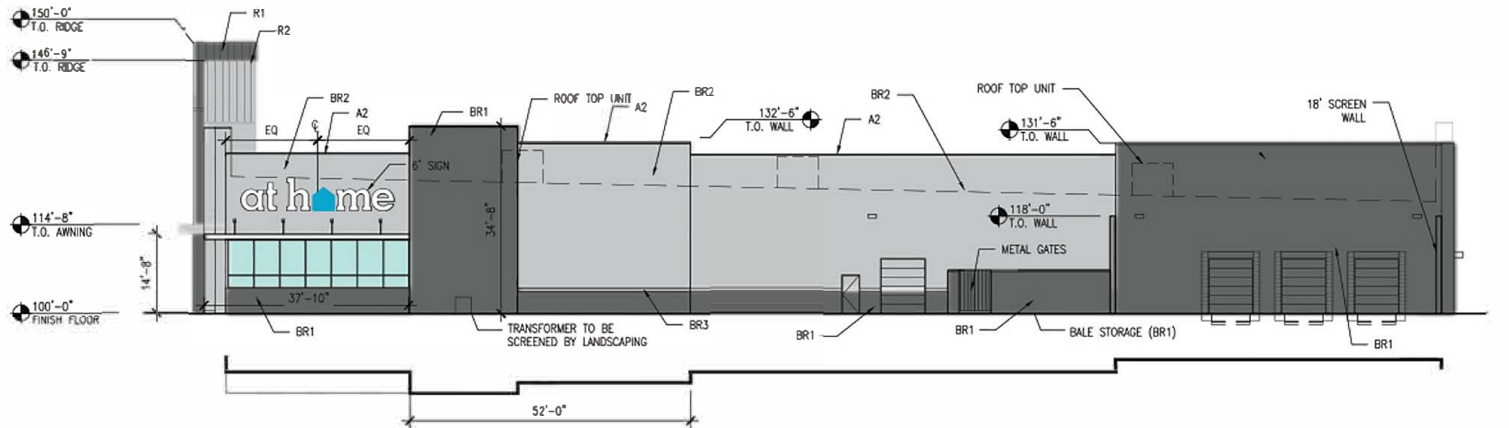
ARCHITECTURE ELEMENTS INCLUDED IN DESIGN

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

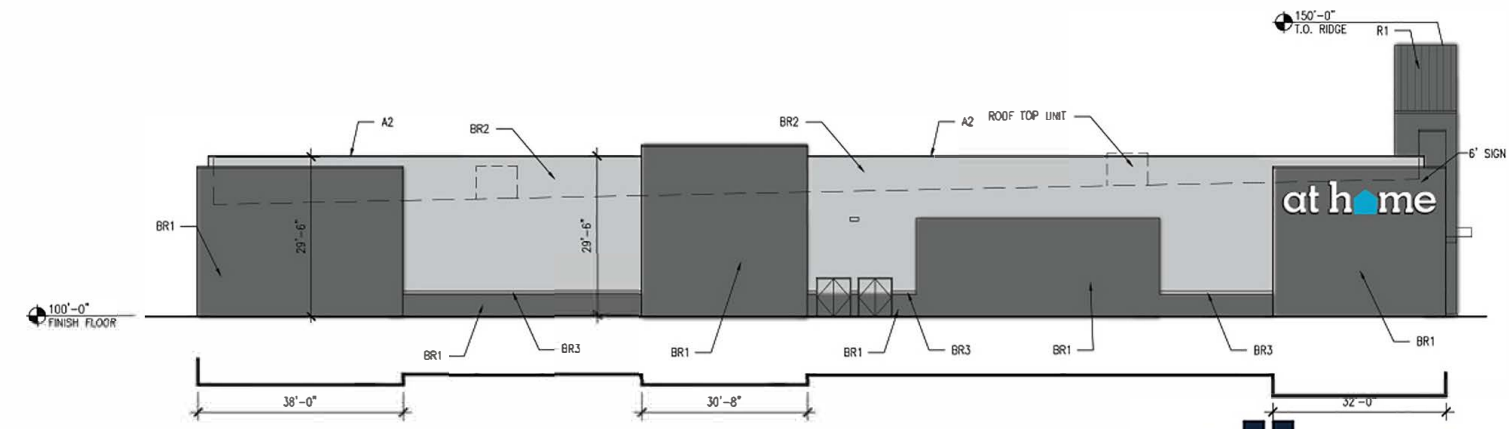
FACADE CALCULATIONS				
	NORTHWEST	SOUTHEAST	SOUTHWEST	NORTHEAST
FACADE LENGTH	464'-0"	417'-2"	164'-8"	231'-0"
HORIZONTAL REQ'D (30%)	139'-2"	125'-2"	49'-5"	69'-4"
HORIZONTAL PROV'D	169'-8"	211'-1"	52'-0"	100'-8"
VERTICAL WIDTH REQ'D (20%)	92'-10"	83'-5"	32'-11"	46'-2"
VERTICAL WIDTH PROV'D	65'-4"	64'-3"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

NOTE: AREA CALCULATIONS ARE EXCLUSIVE OF BUILDING OPENINGS

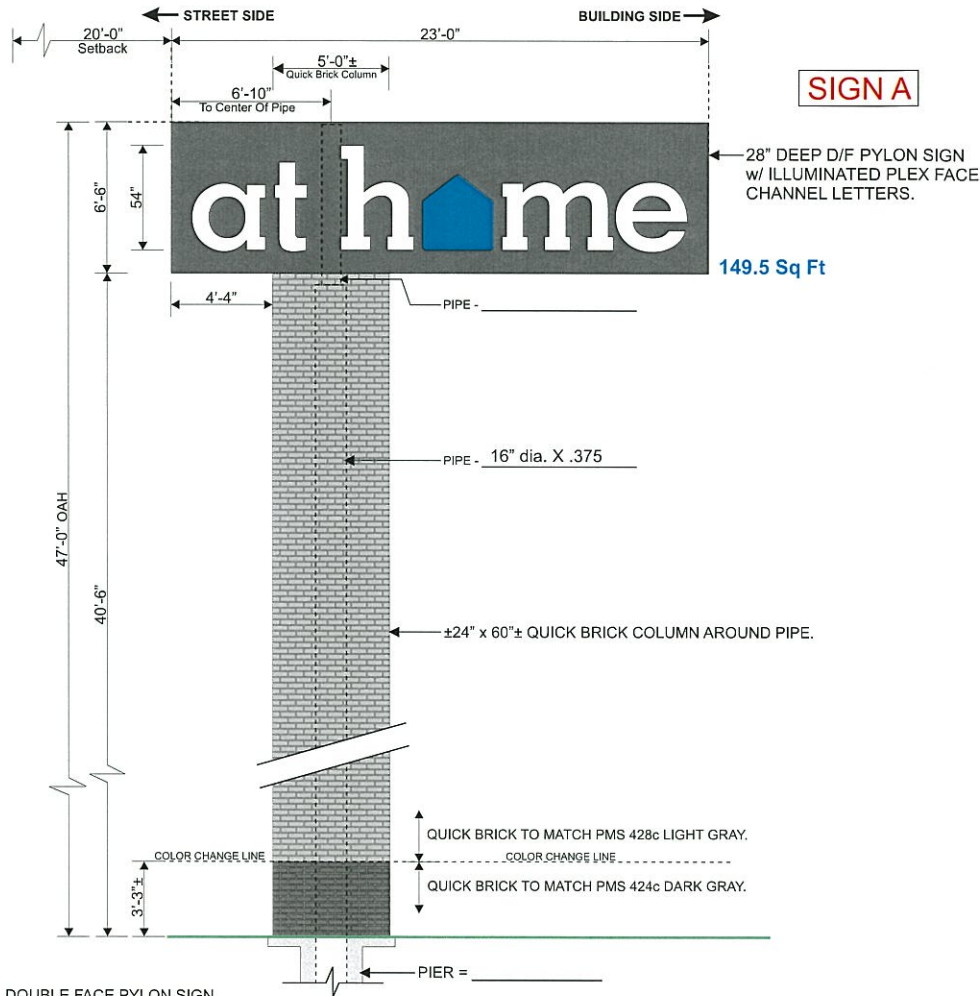
MATERIAL	DESCRIPTION
BR-1	QUICK-BRIK TYPE A, 12"x4"x16" MANUFACTURER: OLDCASTLE COMPANY PRODUCT: SHADOW GRAY LOCATION: WAINSCOT & PILASTERS
BR-2	QUICK-BRIK TYPE B, 12"x4"x16" MANUFACTURER: OLDCASTLE COMPANY PRODUCT: MONUMENT WHITE LOCATION: FIELD
BR-3	QUICK-BRIK TYPE C, 12"x4"x16" MANUFACTURER: OLDCASTLE 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"



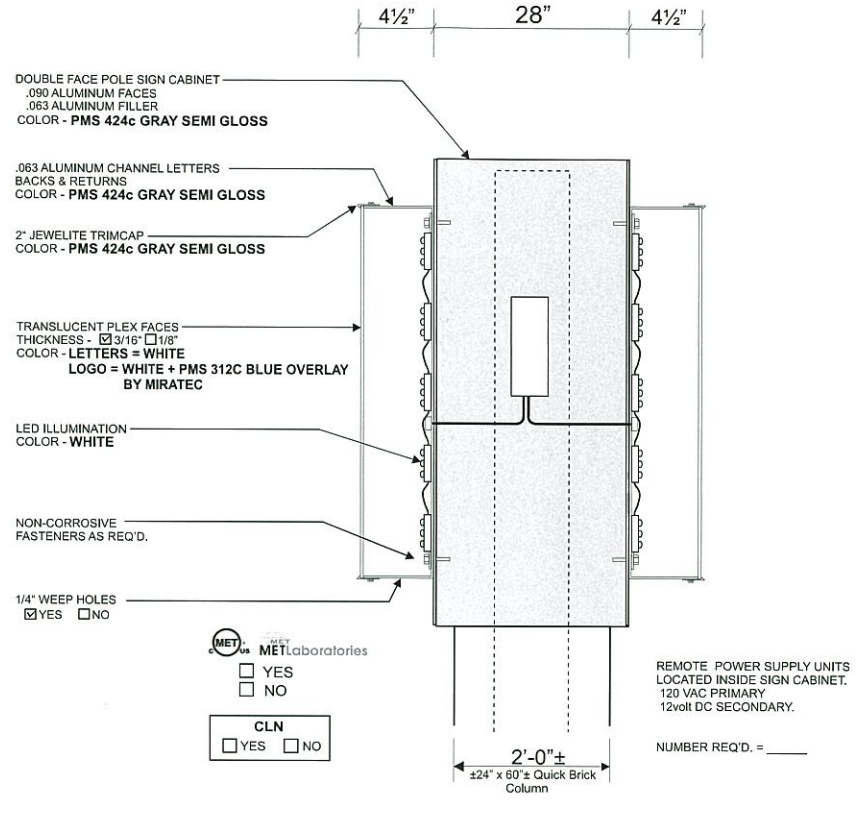
04 NORTHEAST ELEVATION
SCALE: 1/16"=1'-0"



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

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. **Q3** the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

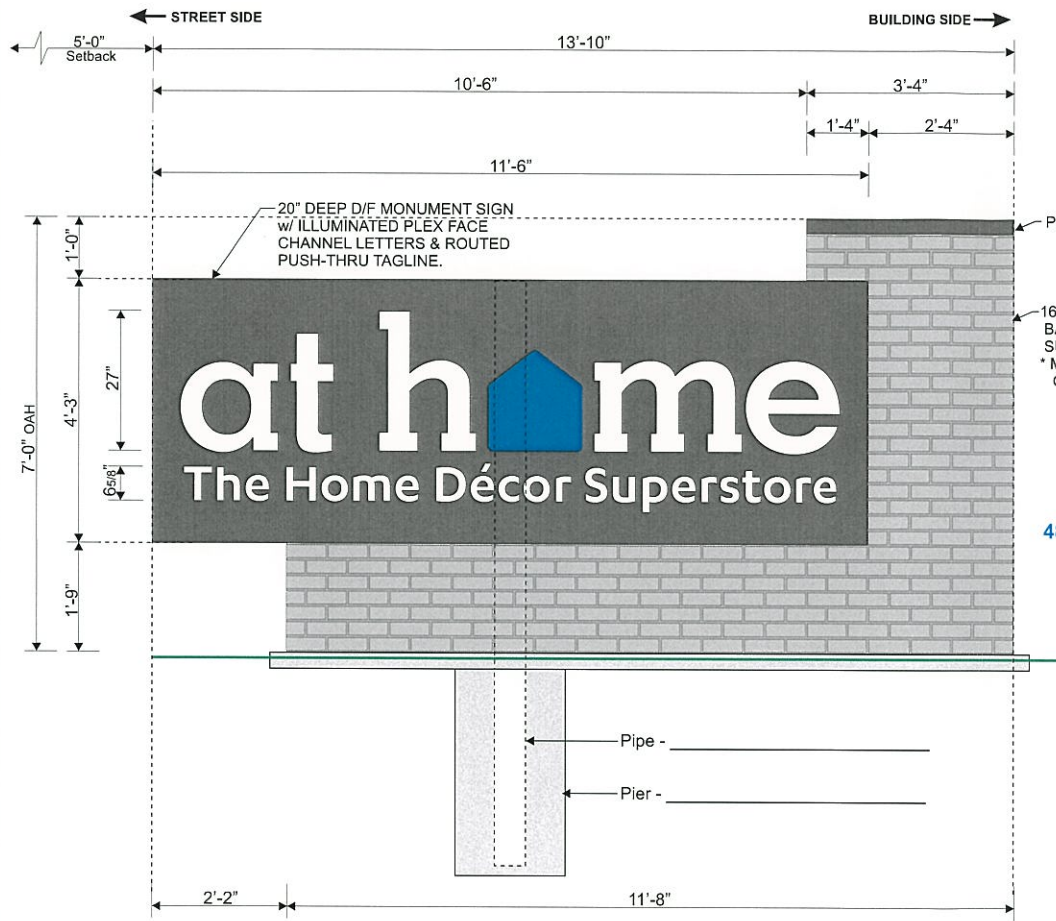
CLIENT	AT HOME	STORE #
INSTALLATION ADDRESS	GEORGE BUSH HWY (SH190) & FIREWHEEL PKWY	GARLAND, TX
DESIGNER	KN	ACCOUNT EXECUTIVE MDF
DATE	8-4-17	SHEET 7 OF 10 DESIGN # 17-232 R6
Gerber FILE	1-2017-Jobs12-AtHome\TX\Garland-Firewheel\Production\Jobs\ATHOME103	
Corel FILE	1-2017-Jobs12-AtHome\TX\Garland-Firewheel\Drawings\17-232	

accent signs graphics
COMPLETE SIGN SERVICE & FABRICATION

523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75050

EMAIL
WEBSITE www.accentgraphicsinc.com

TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
FAX (800) 810-3045



SIGN C

PMS 424C DARK GRAY.

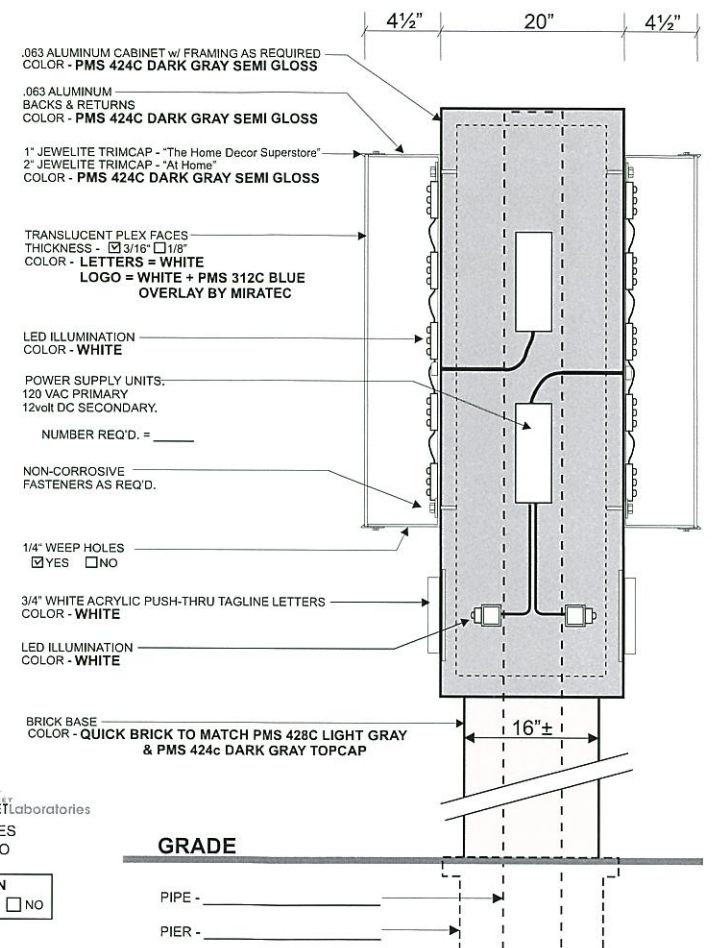
16" DEEP QUICK BRICK BASE AROUND SIGN & SUPPORT PIPE.
* MATCH PMS 428c LIGHT GRAY.

48.88 Sq Ft

METRO MET Laboratories

☐ YES
☐ NO

CLN
☐ YES ☐ NO



DOUBLE FACE MONUMENT SIGN WITH ILLUMINATED PLEX FACE CHANNEL LETTERS

(1) REQUIRED

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

SECTION DETAIL - D/F MONUMENT SIGN w/ PLEX FACE CHAN LTRS

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	ADD PAGE 9 WITH D/F MONUMENT SIGN + CHANNEL LETTERS	KN	
10-18-17	REVISE SIZE & LAYOUT OF MONUMENT SIGN & CONSTRUCTION OF BASE	KN	
11-6-17	REVISIONS ON PAGES 4-5-6-10	KN	

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT AT HOME STORE #
INSTALLATION ADDRESS
GEORGE BUSH HWY (SH190) & FIREWHEEL PKWY GARLAND, TX
DESIGNER KN ACCOUNT EXECUTIVE MDF
DATE 8-4-17 SHEET 9 OF 10 DESIGN # 17-232 R6
Gerber FILE = 1-2017-Jobs12-AtHome\TX\Garland-Firewheel\Production\Jobs\ATHOME103
Corel FILE = 1-2017-Jobs12-AtHome\TX\Garland-Firewheel\Drawings\17-232

accent SIGNS graphics
COMPLETE SIGN SERVICE & FABRICATION
523 E. ROCK ISLAND
GRAND PRAIRIE, TX 75059
TOLL FREE (800) 810-3044
METRO (972) 399-0333
FAX (972) 986-4456
WEBSITE www.accentgraphicsinc.com 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.f.

Meeting Date: 01/08/2018

Item Title: Z 17-48 Nissi Development Group (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) (Staff requests postponement to the January 22, 2018 Plan Commission meeting.)

Attachments

Z 17-48 Nissi Development Group Postponement Attachment

Planning Report

File No: Z 17-48/District 6

Agenda Item:

Meeting: Plan Commission

Date: January 8, 2018



GARLAND

TEXAS MADE HERE

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.

Staff requests postponement to the January 22, 2018 Plan Commission meeting to allow the applicant time to address staff comments.



GARLAND

Plan Commission

4.

Meeting Date: 01/08/2018

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo Attachment



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: January 8, 2018
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the January 22, 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, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
3. Consideration of the application of **ADI Inc.**, requesting approval of a Detail Plan for general office use on property zoned Planned Development (PD) 13-32 District for Limited Freeway Uses (includes general office use) . This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)

4. Consideration of the application of **Classic Design Group**, requesting approval of 1) a Concept Plan on a property zoned Planned Development (PD) District 01-03 for Mixed Use; 2) a Detail Plan; and 3) a Specific Use Provision for a Car Wash, Automated/Rollover. This property is located at East of Lavon Drive and South of Foster Road. (District 1) (File Z 17-42)
5. Consideration of the application of **Masterplan**, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to Planned Development (PD) District for Multi-Family (MF) District Uses; 2) a Concept Plan; and 3) a Detail Plan for Multi-Family (MF) District Uses. This property is located at 4701 Bunker Hill Road. (District 1) (File Z 17-43)
6. Consideration of the application of **Platinum Storage & Masterplan**, requesting approval of 1) an amendment to Planned Development (PD) District 80-32; 2) a Detail Plan; and 3) a Specific Use Provision for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 80-32 for Community Office Uses and Community Retail Uses. This property is located at 648, 658 and 702 West I-30 Freeway, west of Broadway Boulevard and northwest of the current Guthrie Road end point. (District 4) (File Z 17-46)
7. Consideration of the application of **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.)
8. 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)
9. 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)
10. 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)