

#### NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
September 25, 2023 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 5:45 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.

The meeting will be broadcast on City of Garland Government Access Television (CGTV). CGTV is available via GarlandTX.gov, channel 16 (Spectrum), Channel 44 (Frontier), and channel 99 (AT&T U-verse). Meetings are broadcast online via live-streaming, on-demand, and air on CGTV with several rebroadcasts during the week of the meeting.

#### **Public Comments**

Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: Registration will be required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

Garland City Hall and Council Chambers are wheelchair accessible. Special parking is available on the east side of City Hall and on Austin & State Street west of City Hall. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services must contact the City Secretary's Office at (972) 205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. BRAILLE IS NOT AVAILABLE.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted between and among the members of the Plan Commission and relevant City staff. Public access to that meeting is prohibited by State law.

#### **CONSENT AGENDA**

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

#### 1. MINUTES

**a.** Consider approval of the Plan Commission Minutes for the September 11, 2023, meeting.

#### 2. PLATS

**a.** P 23-33 Creek View Residences Addition – Preliminary Plat

#### ITEMS FOR INDIVIDUAL CONSIDERATION

#### **Speaker Regulations:**

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

#### 3. ZONING

- a. Consideration of the application of **Abreham Tessema**, requesting approval of a Specific Use Provision Amendment for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28). This property is located at 2430 Lonnecker Drive. (District 5) (Z 22-58 Specific Use Provision) (The applicant requests postponement of this item to the October 9, 2023 Plan Commission meeting.)
- b. Consideration of the application of **Abreham Tessema**, requesting approval of a Plan for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28). This property is located at 2430 Lonnecker Drive. (District 5) (Z 22-58 Plan) (The applicant requests postponement of this item to the October 9, 2023 Plan Commission meeting.)
- c. Consideration of the application of **NetInversion**, **LLC**. requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 Zoning)
- d. Consideration of the application of **NetInversion**, **LLC**. requesting approval of a Detail Plan for a multi-family development. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 Detail Plan)
- e. Consideration of the application of **EDG Architects.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 Specific Use Provision)
- f. Consideration of the application of **EDG Architects.**, requesting approval of a Detail Plan for an Automated/Rollover Car Wash Use. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 Detail Plan)

#### 4. MISCELLANEOUS

**a.** Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District.

#### 5. 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 priviledged and unprivilledged 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.



Plan Commission 1. a.

**Meeting Date:** 09/25/2023

Item Title: Plan Commission Minutes for September 11, 2023

**Summary:** 

Consider approval of the Plan Commission Minutes for the September 11, 2023, meeting.

#### **Attachments**

Plan Commission Minutes for September 11, 2023



### **MINUTES**

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, September 11, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts, Chairman

Wayne Dalton, Commissioner Julius Jenkins, 1st Vice Chair Stephanie Paris, Commissioner

Georgie Cornelius, Plan Commissioner

Douglas Williams, 2nd Vice Chair Michael Rose, Commissioner

Absent: Rich Aubin, Commissioner

Staff Present: Will Guerin, Planning Director

Nabiha Ahmed, Lead Development Planner Matthew Wolverton, Development Planner Shawn Roten, Senior Assistant City Attorney

Evelyn Martinez, Planning Technician

Elisa Morales, Secretary

#### **CONSENT AGENDA**

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

**Motion** was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Jenkins. **Motion carried**: **6** Ayes, **0** Nays, **1** Abstain by Commissioner Paris.

#### 1. MINUTES

**a.** Consider approval of the Plan Commission Minutes for the August 28, 2023 meeting.

**APPROVED** 

#### 2. PLATS

a. P 23-28 Thanh Addition Final Plat

**APPROVED** 

**b.** P 23-31 Hyde Park Preliminary Plat

**APPROVED** 

**c.** P 23-32 North Garland Commons No 2. Lot 10R Final Plat

**APPROVED** 

**d.** Consideration of the application of CBG Surveying Texas, LLC., requesting approval of a Sidewalk Development Variance. This property is located at 1709 Ben Davis Road. (District 1) (File SW 23-02)

This sidewalk waiver request is associated with the Thanh Addition Final Plat (P 23-28)

#### ITEMS FOR INDIVIDUAL CONSIDERATION

#### **Speaker Regulations:**

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#### 4. ZONING

a. Consideration of the application of Pacheco Koch, a Westwood Company, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Planned Development (PD) District 20-17. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Specific Use Provision) (This case was postponed from the August 28, 2023 Plan Commission meeting.)

**APPROVED** 

Commissioner Jenkins asked the applicant if they could clarify whether there was an environmental impact that emanates from this particular use and if so what is the recommended distance for any residential property to escape that environmental impact.

The applicants, Ashley Reynolds, 7557 Rambler Road, Dallas, TX and Clinton Curry, 907 Security Way, Richardson, TX, stated that there is no environmental impact with the proposed development and that these concerns are addressed within the design of the development.

Chair Roberts asked the applicant if Phase 1 had already been completed on the site.

The applicants stated that Phase 1 has been completed.

Residents speaking in opposition: Alissa Pettit, 1514 Bellingham Ln., Garland, TX 75044 Mike Curlett, 330 Paso Road, Garland, TX 75044 John Capezzuto, 1426 Bellingham Ln., Coppell, TX 75044

Residents speaking in opposition expressed concerns over the environmental impacts of the development to the surrounding neighborhood, noise concerns, decrease in home values due to the development, traffic concerns.

Residents in opposition but not speaking: Shilin Wang, 409 Kennewick Dr., Garland, TX Shaw Wang, 409 Kennewick Dr., Garland, TX Jeffrey Artigues, 1418 Bellingham Ln., Garland, TX Brittany Artigues, 1418 Bellingham Ln., Garland, TX Chandler Young, 1514 Bellingham Ln., Garland, TX

There was feedback from the Commissioners addressing the concerns of the residents, and they clarified that the distance of the development to the nearest home is over 340 feet

The applicant clarified that in regard to the location on the property, the location for the proposed development could not be swapped with the retention pond because of the elevations of the site. In regard to any traffic concerns, the proposed development would generate very little traffic and the little traffic going into the site would be for as needed maintenance.

**Motion** was made by Commissioner Rose to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

There was discussion between the Commissioners that the data is inconclusive as to whether these types of developments impact property values but home sales are not negatively impacted. The Commissioners also shared that the only traffic issues would be during the construction of the development. This type of development does not have many employees on site.

**Motion** was made by Commissioner Rose to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried**. **7** Ayes, **0** Nays.

b. Consideration of the application of Pacheco Koch, a Westwood Company, requesting approval of a Detail Plan for an Electric Substation. This property is located at 741 Holford Road. (District 1) (Z 23-25 – Detail Plan) (This case was postponed from the August 28, 2023 Plan Commission meeting.)

**Motion** was made by Commissioner Rose to **approve** the application as presented. Seconded by Commissioner Dalton. **Motion carried**. **7** Ayes, **0** Nays.

**APPROVED** 

**APPROVED** 

c. Consideration of the application of Spiars Engineering, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care - Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Zoning)

The applicant, Scott Theringer, 3500 Maple Ave., Dallas, TX, gave an overview of the request and remained available for questions.

Commissioner Dalton asked the applicant to clarify the restrictions on the property for the use of nursing homes. Commissioner Dalton also inquired about the use of a kitchen area and whether hot meals would be prepared on site for the residents.

The applicant explained that in the contract is noted that the property cannot be used for adult nursing care but it was not specified in the deed restrictions. The applicant clarified that the kitchen area will be for residents and/or their guests to use to prepare meals but will not be used to serve hot meals to residents.

Commissioner Rose asked the applicant to confirm the exterior blinds would be fixed and not moveable.

The applicant confirmed that the exterior blinds would be fixed to help maintain the privacy of the neighboring residents.

Commissioner Jenkins thanked the applicant for working with the residents to come up with another proposal that would be pleasing to everyone in the surrounding neighborhood.

Chair Roberts pointed out to the residents that most developers would not be so willing to work with residents in the manner the applicant has and also thanked the applicant for doing so.

#### Residents speaking in favor:

Sam Pierre-Auguste, 518 Shadwell Dr., Garland, TX Margaret Anderson, 526 Candlewood Ln., Garland, TX Maxine Priebe, 506 Candlewood Ln., Garland, TX Kathleen Johnson, 514 Candlewood Ln., Garland, TX Larry Morris, 4017 Niagara, Garland, TX Perla Martinez, 524 Mayfield Ave., Garland, TX

Residents speaking in favor expressed their gratitude to the applicant for listening to their concerns and working with them to propose a solution that would be pleasing for most of the nearby residents. Residents did also ask that the City consider doing a traffic study in the area to get a clearer picture of the increase in traffic in the area. Residents also asked that measures be taken to address any existing mold and pests problems prior to the demolition of the existing building.

Residents in favor but not speaking: Terri Bradshaw, 518 Candlewood Ln., Garland, TX Nancy Karen Shaw, 4134 Keele Dr., Garland, TX Gloria & Skip Corcoran, 4126 Keele Dr., Garland, TX Donna Nichols, 517 Shadurall, Garland, TX Kim Lee, 433 Valley Park Dr., Garland, TX

The applicant stated they have intentions of fumigating the building prior to demolition to help with the rodent problem from spreading to the neighborhood. He also stated that testing was done on the property and there is no asbestos, but it will be confirmed when the demolition permit is requested.

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

d. Consideration of the application of Spiars Engineering, requesting approval of a Detail Plan for Elder Care-Independent Living Use. This property is located at 413 & 505 West Centerville Road and 510 Candlewood Lane. (District 5) (Z 23-29 – Detail Plan)

**APPROVED** 

**Motion** was made by Commissioner Dalton to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

e. Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a 1) Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use; and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Specific Use Provision and Major Waiver)

**APPROVED** 

Commissioner Jenkins complimented the applicant on the look of their business.

Chair Roberts informed the applicant that when they first came before the Commission with their proposal, he was not in favor as he did not believe the establishment would be a good fit for the area but was proven wrong.

Commissioner Williams also shared that when the applicant initially came before the Commission, he was against the proposal but was very impressed with the establishment once he visited it.

The applicant, Caitrin Walter, 11920 State Highway 11, Cumby, TX, shared that she is thankful that the Commission is pleased with her establishment.

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried**: **7** Ayes, **0** Nays.

f. Consideration of the application of **Momentum Tattoo LLC.**, requesting approval of a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use. This property is located at 532 Main Street, Suite B. (District 2) (Z 23-30 – Downtown Development Plan)

**APPROVED** 

**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 7** Ayes, **0** Nays.

#### 5. MISCELLANEOUS

#### a. Election of Officers

Commissioner Rose nominated Commissioner Roberts for Chairman, Commissioner Jenkins for First Vice-Chairman and Commissioner Dalton as Second Vice-Chairman. **Motion carried**: **7** Ayes, **0** Nays.

#### 6. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:04 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



Plan Commission 2. a.

**Meeting Date:** 09/25/2023

Item Title: P 23-33 Creek View Residences Addition - Preliminary Plat

**Summary:** 

P 23-33 Creek View Residences Addition – Preliminary Plat

#### **Attachments**

P 23-33 Creek View Residences Addition - Preliminary Plat Report & Attachments

# **Planning Report**

File No: P 23-33 / District 3

Agenda Item:

Meeting: Plan Commission Date: September 25, 2023



Creek View Residences Addition

#### LOCATION

4926 Locust Grove Road

#### **ZONING**

Planned Development (PD) District 20-21

#### **NUMBER OF LOTS**

Five (5) single-family lots One (1) HOA lot

#### **ACREAGE**

0.966 acres

#### **BACKGROUND**

The applicant requests approval of a Preliminary Plat to construct five (5) single-family homes.

#### **STAFF RECOMMENDATION**

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

#### **ADDITIONAL INFORMATION**

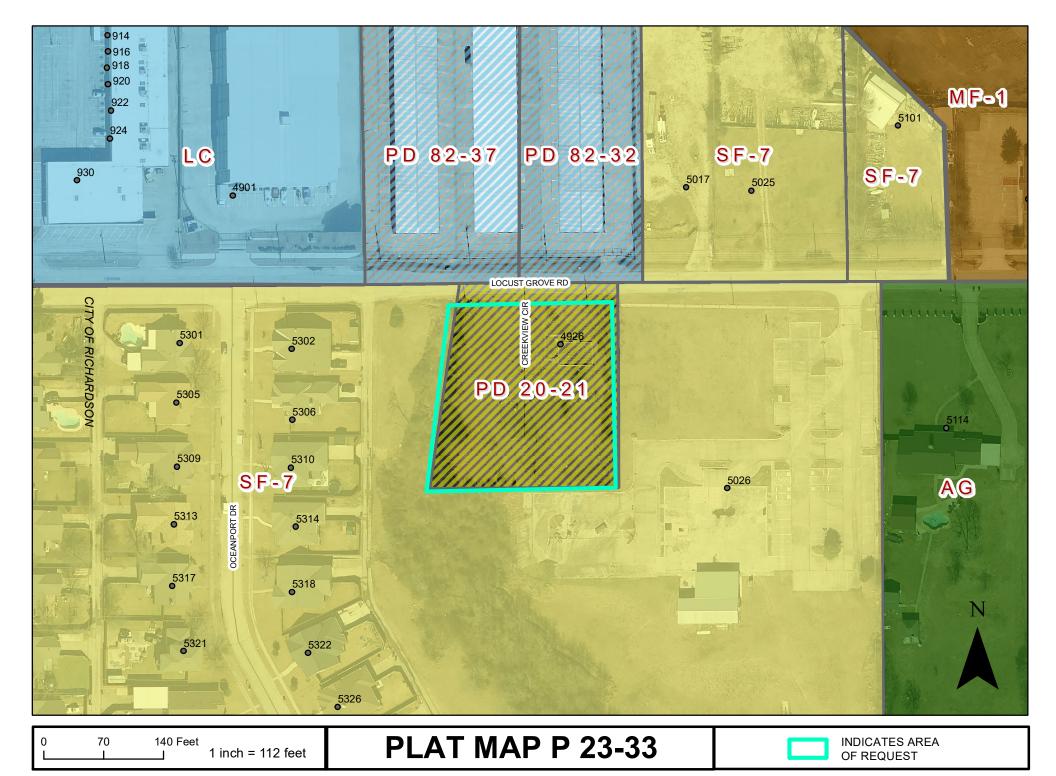
i. Location Mapii. 24 x 36 Plat

#### **PREPARED BY:**

Nabiha Ahmed Lead Development Planner Planning and Development 972-205-2453 nahmed@garlandtx.gov

#### **REVIEWED BY:**

Will Guerin, AICP
Director of Planning



## VICINITY MAP NOT TO SCALE

## SURVEYOR'S NOTES:

1. The Basis of Bearings is Texas Coordinate System of 1983, North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011. Coordinates shown are North American Datum of 1983 on Grid Coordinate Values, No Scale.

2. The purpose of this plat is to create a 6 lot addition to the city for residential development.

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 withholding of utilities and building permits.

4. By graphical plottingof FEMA Flood Insurance Rate map Number 48113C0385L, having an effective date of July 7, 2014, the subject property is located within zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.

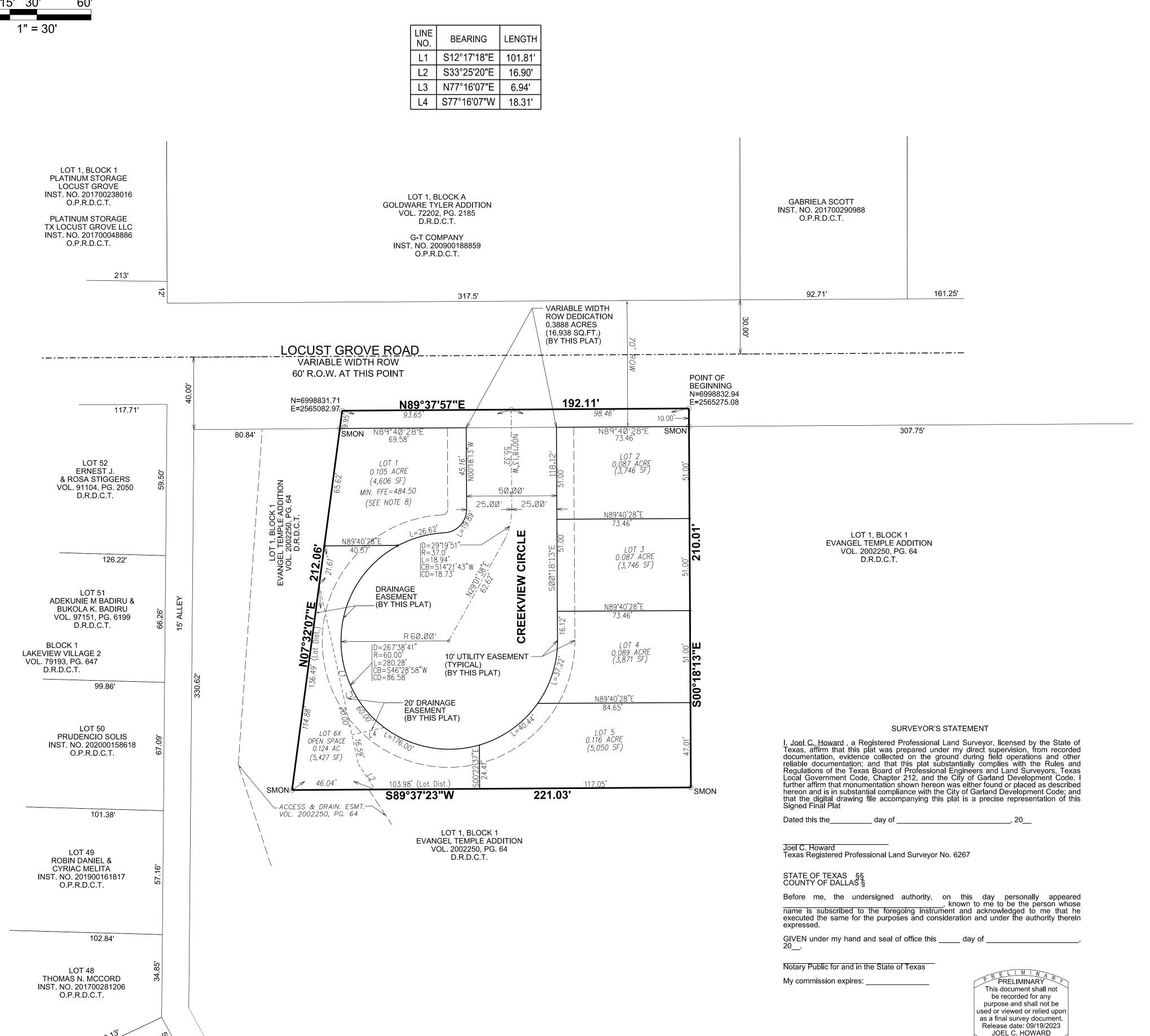
5. Property owners of corner lots shall maintain sight visibility triangles in accordance with chaper eight of the technical standers manual of he city of Garland Texas.

6. Each lot corner is monumented by a 5/8" iron rod with yellow plastic cap stamped "RPLS 6267" unless denoted otherwise.

7. Any and all maintenance of HOA Common Areas, HOA Lots, Private Easements, Screen Walls, Screen Wall Easements and Wall Maintenace Easements is the responsibility of the Home Owners Association, its successors, or assigns.

8 .The minimum finish floor elevation 484.50 feet for house No. 1 was determined 1 foot above the nearest overflow inlet elevation 483.50 feet at Locust Grove Rd.

9. Boundary Monuments will be set after completion of construction.



LEGEND:

PAGE

DISTANCE

M.R.D.C.T. D.R.D.C.T. O.P.R.D.C.T SMON FIR(C) SIR INST. NO. VOL. PG. DIST.

MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SET 1/2" IRON ROD WITH 3.5" ALUMINUM DISC STAMPED "RPLS 6267"
FOUND IRON ROD (WITH CAP)
SET 1/2" IRON ROD W/ YELLOW CAP STAMPED "GEONAV"
INSTRUMENT
NUMBER
VOLUME

LOT 47 ARANATHU & LEELAMMA VARUGHESE VOL. 85171, PG. 1629 D.R.D.C.T.

SURVEYING · MAPPING · SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=30" (972) 243-2409 PROJECT NUMBER: 2269 TBPLS FIRM NO. 10194205

DATED: NOVEMBER 02, 2021 DRAWN BY: LEO

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS Basab Chatterjee is the owner of a tract of land situated in the Thomas Stone Survey, Abstract Number 1330, City of Garland, Dallas County, Texas, and being all of that tract of land described in General Warranty Deed to Basab Chatterjee, as recorded in Instrument Number 202000212601 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

OWNER'S CERTIFICATE:

BEGINNING at a 1/2-inch iron rod found for the common northeast corner of said Chatterjee tract, said corner being on the south right-of-way line of Locust Grove Road (a variable width right-of-way changing from 60-feet to 70-feet wide at this point);

THENCE South 00 degrees 18 minutes 13 seconds East, along the east line of said Chatterjee tract, passing at a distance of 10.00 feet a 1/2-inch iron rod with a 3.5-inch aluminum disc stamped "RPLS 6267" (hereinafter referred to as "3.5-inch aluminum disc") set for the northwest corner of Lot 1, Block 1 of Evangel Temple Addition, an addition to the City of Garland as recorded in Volume 2002250, Page 64 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and continuing along said common line, in all a total cumulative distance of 210.01 feet to a 3.5-inch aluminum disc set for the common southeast corner of said Chatterjee tract and an interior El corner of said Lot 1;

THENCE South 89 degrees 37 minutes 23 seconds West, along a north line of said Lot 1 and the south line of said Chatterjee tract, a distance of 221.03 feet to a 3.5-inch aluminum disc set for the common southwest corner of said Chatterjee tract and an interior El corner of said Lot 1;

THENCE North 07 degrees 32 minutes 07 seconds East, along the common west line of said Chatterjee tract and an east line of said Lot 1, passing at a distance of 202.11 feet a 3.5-inch aluminum disc set for a corner of said Lot 1, and continuing along the west line of said Chatterjee tract, in all a total cumulative distance of 212.06 feet to a point for the northwest corner of same on said south right-of-way line of Locust Grove Drive;

THENCE North 89 degrees 37 minutes 57 seconds East, along the common said south right-of-way line and the north line of said Chatterjee tract, a distance of 192.11 feet to the POINT OF BEGINNING AND CONTAINING 43,385 square feet or 0.966 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That Basab Chatteriee, the owner of the property described in this plat does hereby adopt this plat, designating the property as <u>CREEK VIEW RESIDENCES ADDITION</u>, 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 no public dedication is made or intended as to any private street, easement, screen wall easement, or wall maintenance easement shown or this plat. All easements dedicated by this plat shall be open to, without limitation, al 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 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 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 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, priviate easements screening walls, screen wall easements and wall maintenance easements is the responsibility of the Home Owners Association, its successors, or assigns.

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

Each property shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to the property clean and free of debris, silt, and any other substance which may impede the flow of stormwater or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pickup, and other normal property owner responsibilites. 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 andy undersirable 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 sructure 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 and adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

The City reserves the right to require minimum finish floor elevations on any lot contained within this addition. The minimum elevations shown are based on the most current information available at the time the plat is filed and are subject to change.

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\_\_\_\_.

BASAB CHATTERJEE, OWNER

STATE OF TEXAS § COUNTY OF \_\_\_\_\_\_ §

My commission expires: \_\_\_

Before me, the undersigned authority, on this day personally appeared <u>Basab Chatterjee</u>, 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 \_\_\_\_

Notary Public for and in the State of Texas

Approved and accepted for the City of Garland this day

\_, 20\_\_\_\_ by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

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.

GEONAV

PRELIMINARY PLAT

CREEK VIEW RESIDENCES

ADDITION

LOTS 1-5, LOT 6X,

BLOCK 1,
SITUATED IN THE
THOMAS STONE SURVEY,
ABSTRACT NO. 1330
CITY OF GARLAND,
DALLAS COUNTY, TEXAS
CITY CASE NO. \_\_200317-1

REVISED: SEPTEMBER 19, 2023

\_\_RPLS No. 6267\_

FOR REVIEW & COMMENT

OWNER/DEVELOPER:

BASAB CHATTERJEE

514 RIDGEDALE AVE

DALLAS, TX 75206



Plan Commission 3. c.

**Meeting Date:** 09/25/2023

**Item Title:** Z 22-74 NetInversion, LLC - Zoning (District 4)

#### **Summary:**

Consideration of the application of **NetInversion**, **LLC**. requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 – Zoning)

#### **Attachments**

Z 22-74 NetInversion, LLC. - Zoning (District 4)

Z 22-74 NetInversion, LLC. Responses

# **Planning Report**

GARLAND
TEXAS MADE HERE

File No: Z 22-74/District 4

Agenda Item:

Meeting: Plan Commission Date: September 25, 2023

#### **REQUEST**

Approval a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use.

Approval of a Detail Plan for a multi-family development.

#### **LOCATION**

5324 Broadway Boulevard

#### APPLICANT

NetInversion, LLC

#### **OWNER**

NetInversion, LLC

#### **BACKGROUND**

The subject property us currently unimproved. The applicant proposes seventeen (17) condominium units in a townhouse-style configuration.

#### **SITE DATA**

The subject property contains approximately 0.99 acres and has approximately ninety-nine (99) linear feet of frontage along Broadway Boulevard. The property can be accessed from Broadway Boulevard and an emergency access is proposed from Loving Drive.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The property is currently zoned Multi-Family-1 (MF-1) District. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 District, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

#### **CONSIDERATIONS**

#### 1. **Detail Plan:**

The applicant proposes to construct a total of seventeen (17) multi-family units and three (3) buildings in a townhouse-style configuration.

#### 2. **Building Setback**

The GDC requires a setback of 1.25 times the maximum building height of the building, when adjacent to single-family residential district. The maximum building height is thirty-seven (37) feet, which calculates to 46.3 feet. The proposed minimum building setback is approximately thirty-one (31) feet and five (5) inches. However, the proposed buildings have a staggered design and the height closest to the single-family residential district is twenty-four (24) feet and six (6) inches, which is approximately thirty-one (31) feet and five (5) inches away from the Single-Family-7 (SF-7) District boundary line. However, the highest point (37 feet) is approximately forty-eight (48) feet from the Single-Family-7 (SF-7) District boundary line.

#### 3. Amenities

- **Clubhouse**: Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The applicant is not proposing a clubhouse.
- **Swimming Pool**: One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multifamily development. The applicant is not proposing a swimming pool.
- **Leisure Areas**: One leisure areas having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a barbeque grills, pergola, horse shoes and picnic table.

#### 4. **Dwelling unit/mix**

The submittal materials indicate compliance with the required unit size and mix. More specifically:

Minimum dwelling unit size.

Required three-bedroom: 950 square feet Proposed: 2,000 square feet

Number of units: 17 units

#### 5. **Parking**

The site plan (Exhibit C) complies with the parking requirements per the GDC. Each unit has a two-car garage, and four surface parking spaces have been proposed for visitors.

#### 6. Screening and Landscaping

The GDC requires forty (40%) percent of the site to be landscaped. The landscape plan (Exhibit D) reflects 26.3% of the lot to be landscaped. However, each unit will have a rooftop that will be landscaped.

The property to the east is residential and screening required between multi-family development and single-family residential development. The GDC offers an ornamental fence with masonry columns, a berm or a masonry wall. The applicant proposes a six (6)-foot cedar wood fence with masonry columns.

In addition, the applicant proposes a wood fence along the rear perimeter of the property.

The existing masonry wall to the west of the property belongs to the existing multifamily. The applicant may repair the wall in the future.

#### 7. **Building Design**

This multi-family design standards requires a minimum of six (6) architectural elements. The building elevations (Exhibit E) reflects four (4) architectural elements per building. The applicant requests a deviation to maintain the modern contemporary design. However, the building elevations complies with the articulation standards.

#### 8. Transportation

The Transportation Department did not require a Traffic Impact Analysis, due to the low volume of traffic generated by this development. The Transportation Department has reviewed the project and does not have any concerns.

#### 9. Signage

The applicant is not requesting any signage deviations with this request.

#### 10. Deviations

GDC standard	Required	Proposed	Applicant's Justification
Building Setback	The GDC requires a setback of 1.25 times the maximum building height of the building, when adjacent to single-family residential district. The maximum building height is thirty-seven (37) feet, which calculates to a 46.2 foot setback.	The proposed building setback is approximately thirty-four (34) feet and one (1) inch.	buildings have a staggered design and

Amenities	A minimum of 2,500 square-foot clubhouse must be constructed on site and made available to all residents.  One (1) swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development.	Clubhouse and swimming pool not proposed. The applicant proposes amenitized open space as well as private rooftop space, further described in the Justification section.	The proposed developed is small scale townhouse-style configuration. The applicant contends the current open space can be of better use to accommodate a grill pit and open games (as proposed on landscape plan) this will allow this small community to get to know each other as there are only 17 units in the proposed development. Each unit will have its own rooftop patio and terrace.
Screening and Landscaping	The property to the east is residential and screening required between multi-family development and single-family residential development. The GDC offers an ornamental fence with masonry columns, a berm or a masonry wall.	The applicant proposes a six (6)-foot cedar wood fence with masonry columns and landscaping	The proposed fencing will provide more privacy for the residents. The ornamental fence allows for more transparency and the masonry will not leave enough room for landscaping.
	40% of the site should be landscaped	26.3% landscaped	In addition to the 26.3% landscaping, the applicant proposes all seventeen (17) rooftops to be landscaped by 19% and increasing the total percentage to 45.3%
Building Design	This multi-family design standards requires a minimum of six (6) architectural elements.	The building elevations (Exhibit E) reflects four (4) architectural elements per	The applicant requests a deviation to maintain the modern contemporary design with strong horizontal lines, large glazing,

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhood. Urban neighborhoods are 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. Urban neighborhoods are characterized by moderate to high density single-family attached and multifamily residential units, greater than 12 dwelling units per acre.

The proposed density is seventeen (17) dwelling units per acre; therefore, this development complies with the Comprehensive Plan.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN**

New multi-family development is considered the second highest revenue per acre generator per the Economic Development Strategic Plan. The subject property is an infill lot and is currently zoned for multi-family use.

#### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The properties to the north and west are zoned Multi-Family-1 (MF-1) District; it is developed with an apartment complex. The property to the east is zoned Single-Family-7 (SF-7) District; these properties are developed with single-family homes. The property to the south, across Broadway Boulevard, are zoned Planned Development (PD) District 18-40 for Community Retail Uses; these properties are developed with retail uses.

#### **STAFF RECOMMENDATION**

Approval a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use.

Approval of a Detail Plan for a multi-family development.

#### **ADDITIONAL INFORMATION**

i. Location Map

ii. PD Conditions

iii. Exhibits

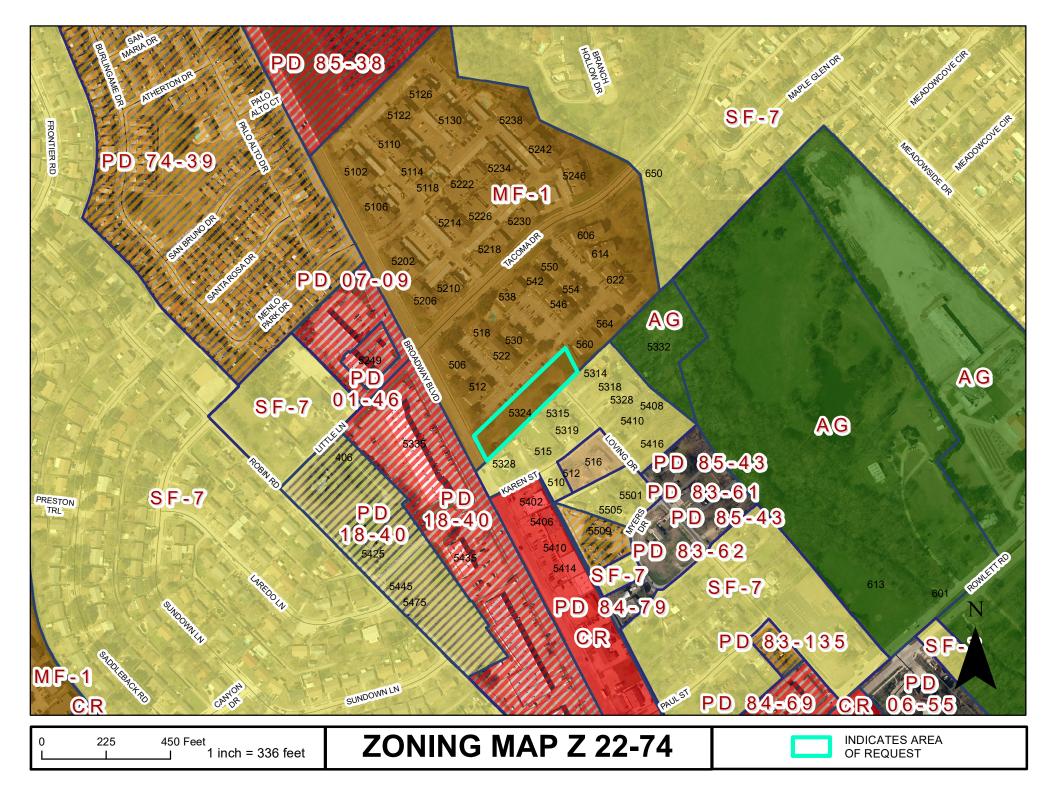
iv. Photos

CITY COUNCIL DATE: October 17, 2023

#### **PREPARED BY:**

Nabiha Ahmed Lead Development Planner Planning & Development 972-205-2453 nahmed@garlandtx.gov **REVIEWED BY:** 

Will Guerin, AICP Director of Planning



#### PLANNED DEVELOPMENT CONDITIONS

#### ZONING FILE Z 22-74

#### 5324 Broadway Boulevard

- I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family (condominium) development.
- 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-1 (MF-1) 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. Development Plans:

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

#### V. Specific Conditions:

- A. <u>Permitted Uses</u>: Land Uses are only permitted as in Multi-Family-1 (MF-1) District.
- B. <u>Site Plan</u>: The site layout, building placement, parking, and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. <u>Building Setback</u>: The minimum setback from the Single-Family-7 (SF-7) District shall be thirty-one (31) feet as reflected in Exhibit C.

- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D. A minimum six (6)-foot tall cedar wood fence with masonry columns shall be proposed along the eastern perimeter line, where adjacent to single-family residential.
  - 1. Landscaping must be regularly maintained in a healthy, growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.
  - 2. Any plant or vegetation that dies must be replaced with another approved plant variety that complies with the approved landscape plan within sixty (60) days after receipt of written notification from the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days after receipt of written notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.
  - 3. Screening and paving must be regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after receipt of written

notification from the City, the City may, in addition to any other remedy available by law, withhold future city permits, licenses and/or certificates requested by the property owner for the premises to which such violation applies.

E. <u>Elevations</u>: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

### Z 22-74



View of the subject property



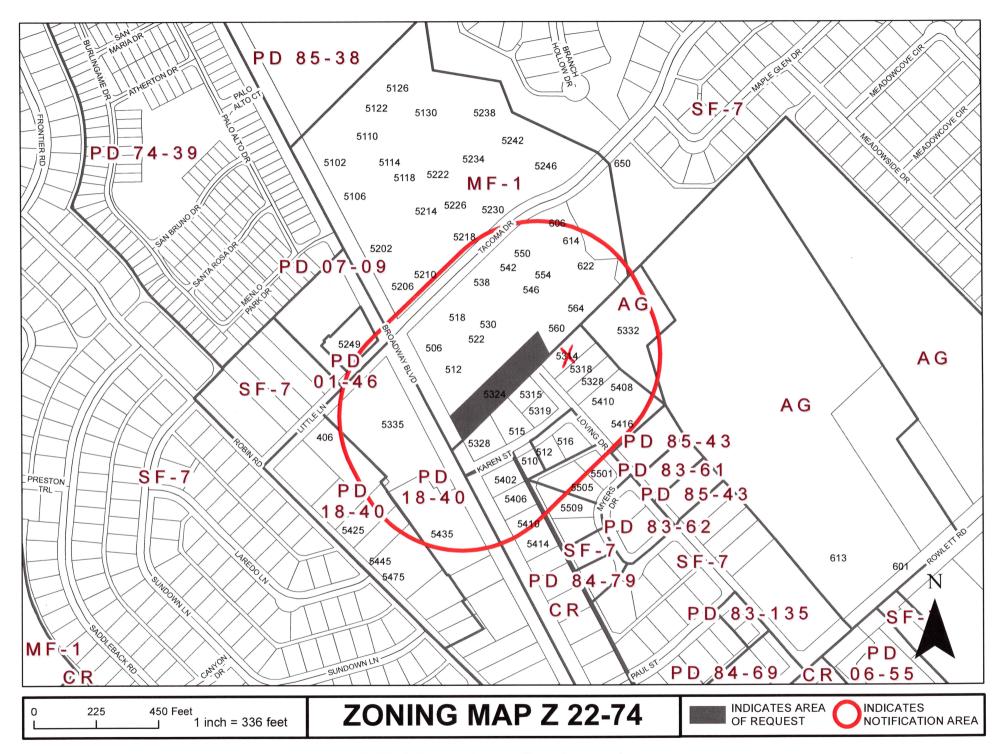
West of the subject property



East of the subject property



South of the subject property



# Comment Form Case Z 22-74

Z 22-74 NetInversion, LLC. The applicant proposes to construct seventeen (17) condominium dwelling units in a townhouse-style configuration. The property is currently zoned Multi-Family-1 (MF-1) District; however, the applicant proposes a Planned Development and Detail Plan for the development. The site is located at 5324 Broadway Boulevard. (District 4)

Z 22-74 NetInversion, LLC. El solicitante propone construir diecisiete (17) unidades de vivienda en condominio en una configuración estilo casa adosada. Actualmente, la propiedad se divide en zonas Multi-Family-1 (MF-1) District; sin embargo, el solicitante propone un Desarrollo Planificado y un Plan de Detalle para el desarrollo. El sitio está ubicado en 5324 Broadway Boulevard. (Distrito 4)

Z 22-74 NetInversion, LLC. Người nộp đơn đề xuất xây dựng mười bảy (17) đơn vị nhà ở chung cư theo cấu hình kiểu nhà phố. Bất động sản hiện được quy hoạch Khu vực nhiều gia đình-1 (MF-1); tuy nhiên, người nộp đơn đề xuất Kế hoạch phát triển có kế hoạch và Kế hoạch chi tiết cho sự phát triển. Địa điểm tọa lạc tại 5324 Broadway Boulevard. (Quận 4)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới	
For / A Favor / Đúng	
Against / En Contra / Không  Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box	403002
Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo ele a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điề thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Ma Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-900	n đầy đủ in Street
Denis Mora/TS	-
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề	
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chù sở hữu bất động sản, Chủ nghiệp, Người thuế, v.v.)  53 14 Louing Dh. Goklash	doanh
Your Property Address / La dirección de su propiedad / địa chỉ tài sản	
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(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa ch email và số điện thoại là tùy chọn.)

# Comment Form Continued – Case Z 22-74

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

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The reason is not against the issue, it is because we need a green plan to send the storm drain to the corresponding place without affecting my properties.



Plan Commission 3. d.

**Meeting Date:** 09/25/2023

Item Title: Z 22-74 NetInversion, LLC - Detail Plan (District 4)

#### **Summary:**

Consideration of the application of **NetInversion**, **LLC**. requesting approval of a Detail Plan for a multi-family development. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 – Detail Plan)

#### **Attachments**

Z 22-74 NetInversion, LLC. - Detail Plan (District 4)

Z 22-74 NetInversion, LLC. Responses

# **Planning Report**

GARLAND
TEXAS MADE HERE

File No: Z 22-74/District 4

Agenda Item:

Meeting: Plan Commission Date: September 25, 2023

#### **REQUEST**

Approval a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use.

Approval of a Detail Plan for a multi-family development.

#### **LOCATION**

5324 Broadway Boulevard

#### APPLICANT

NetInversion, LLC

#### **OWNER**

NetInversion, LLC

#### **BACKGROUND**

The subject property us currently unimproved. The applicant proposes seventeen (17) condominium units in a townhouse-style configuration.

#### **SITE DATA**

The subject property contains approximately 0.99 acres and has approximately ninety-nine (99) linear feet of frontage along Broadway Boulevard. The property can be accessed from Broadway Boulevard and an emergency access is proposed from Loving Drive.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The property is currently zoned Multi-Family-1 (MF-1) District. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. The MF-1 District, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development.

#### **CONSIDERATIONS**

#### 1. **Detail Plan:**

The applicant proposes to construct a total of seventeen (17) multi-family units and three (3) buildings in a townhouse-style configuration.

#### 2. **Building Setback**

The GDC requires a setback of 1.25 times the maximum building height of the building, when adjacent to single-family residential district. The maximum building height is thirty-seven (37) feet, which calculates to 46.3 feet. The proposed minimum building setback is approximately thirty-one (31) feet and five (5) inches. However, the proposed buildings have a staggered design and the height closest to the single-family residential district is twenty-four (24) feet and six (6) inches, which is approximately thirty-one (31) feet and five (5) inches away from the Single-Family-7 (SF-7) District boundary line. However, the highest point (37 feet) is approximately forty-eight (48) feet from the Single-Family-7 (SF-7) District boundary line.

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#### **ADDITIONAL INFORMATION**

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ii. PD Conditions

iii. Exhibits

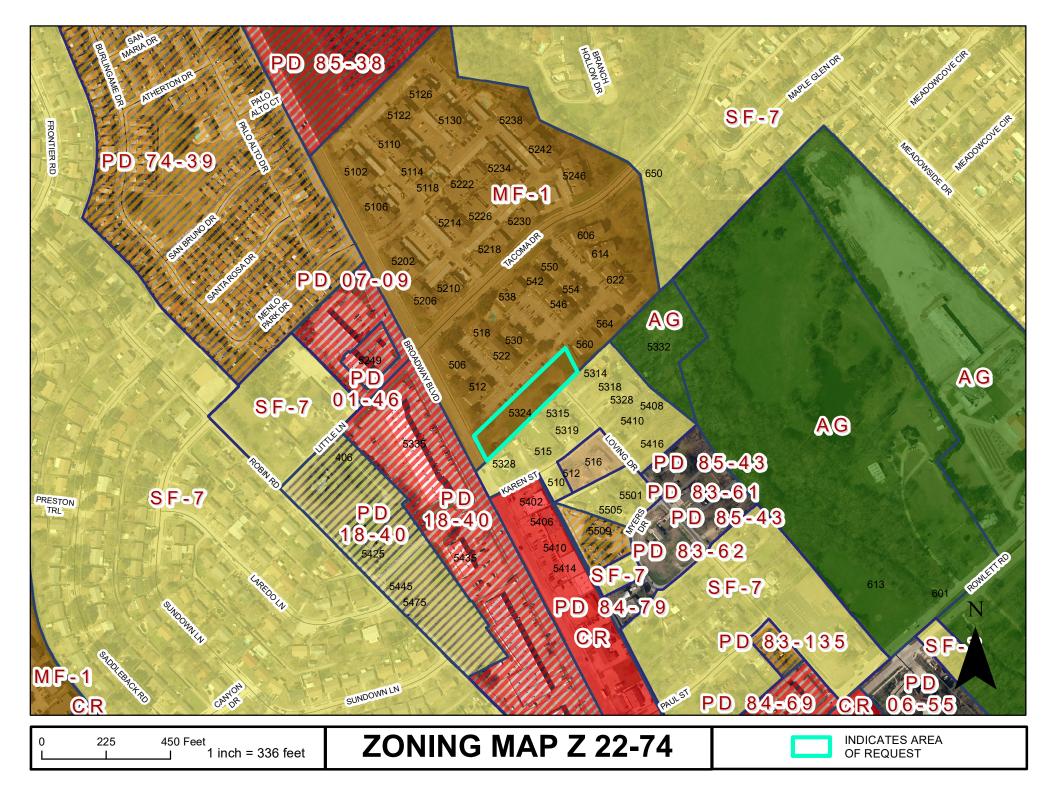
iv. Photos

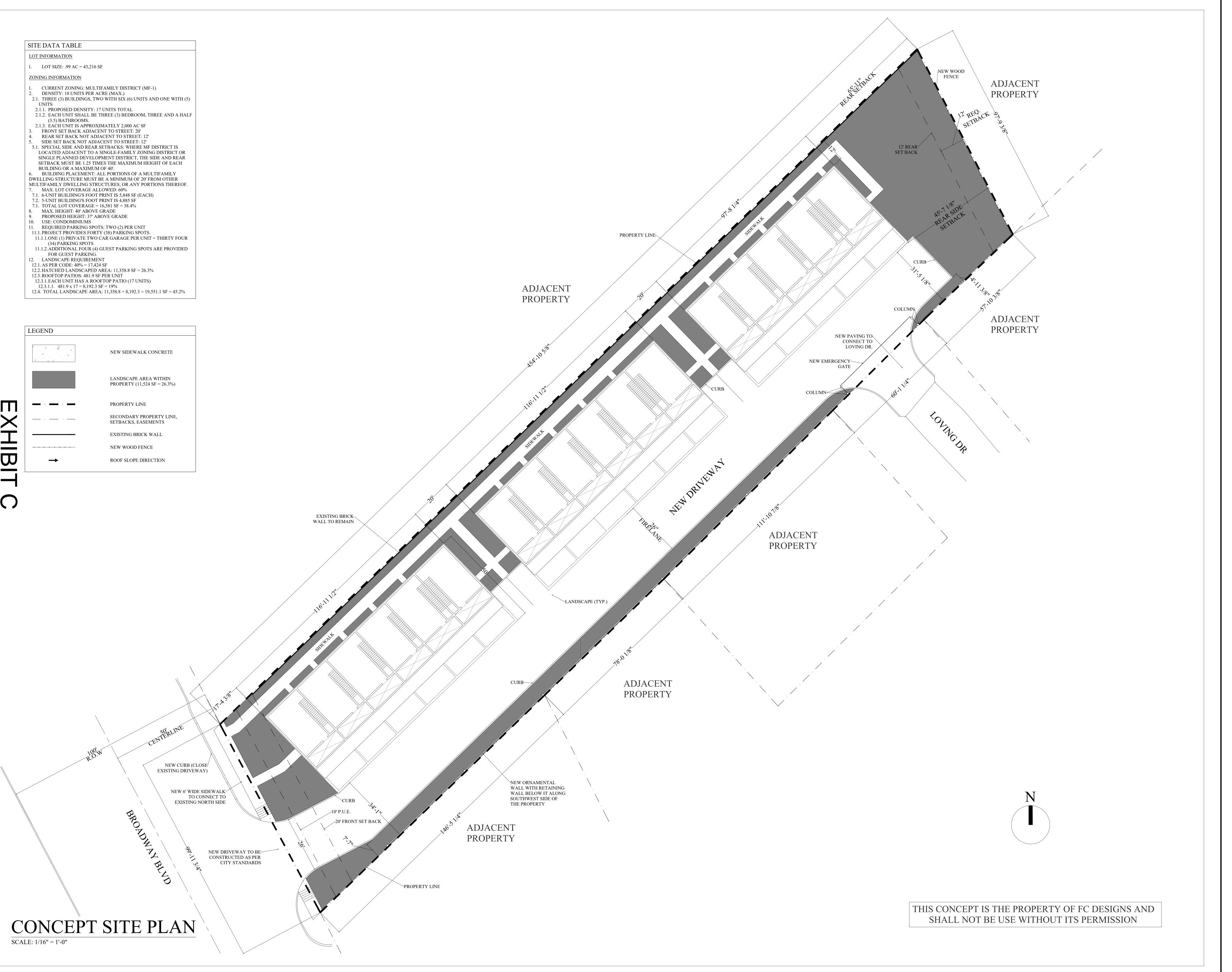
CITY COUNCIL DATE: October 17, 2023

#### **PREPARED BY:**

Nabiha Ahmed Lead Development Planner Planning & Development 972-205-2453 nahmed@garlandtx.gov **REVIEWED BY:** 

Will Guerin, AICP Director of Planning







FEDERICO CANOURA FCANOURA@FC-DESIGNS.NET (682) 407-5770

MR. PACHA

ENT:

ADWAY OMINIUMS

BROADV

PROPOSED SITE PLAN

NO.	REVISION/ISSUED	DATE
1	SITE PLAN APPROVAL	10/07/22
2	REV 1	12/28/22
3	REV 3	03/20/23
3	REV 4	06/22/23

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 10-07-22

SCALE: AS NOTED

A1.0

02 OF 11

AREA											
LANDSCAPE AREA	40% OF SITE SHALL BE LANDSCAPE										
	REQUIRED	PROVIDED									
	43,200 X 40% = 17,280 SF	11,524 SF PLANTING 2,691 SF PERMEABLE DECORATIVE PAVING 9,027 SF ROOFTOP PATIOS 23,242 SF LANDSCAPE AREA									
LANDSCAPE BUFFER	20' LANDSCAPE STREET BUFFER										
	REQUIRED	PROVIDED									
	20'	20'									
STREET TREES AND SHRUB REQUIRED IN	FOR EVERY 30 LF PROVIDE 1 TREE AN	ID 7 SHRUBS									
SETBACKS	REQUIRED (50% MIN. EVERGREEN)	PROVIDED (50% MIN. EVERGREEN)									
	100'/30 X 7 =3 TREE, 23 SHRUBS	3 TREES 29 SHRUBS									
PARKING LOT LANDSCAPE	5% OF PARKING LOT SHALL BE LANDSCAPE										
LANDSCAFL	REQUIRED	PROVIDED									
	NA	NA									
	1 ISLAND W/ TREE AT TERMINUS OF E	ACH ROW									
	REQUIRED	PROVIDED									
	NA	NA									
NTERIOR PARKING LANDSCAPE	1 TREE PER 10 PARKING SPACES										
LANDSCAFE	REQUIRED	PROVIDED									
	NA	NA									
SCREEN BETWEEN DISTRICTS	SCREENING ZONING DISTRICTS (AS PER	PLAN)									
DISTRICTS	REQUIRED	PROVIDED									
SOUTHWEST	FENCING (6' MIN. HT)	EXISTING MASONRY FENCING (6' MIN. HT)									
NORTHEAST	FENCING (6' MIN. HT)	WOOD FENCING (6' MIN. HT)									
SOUTHEAST	FENCING (6' MIN. HT)	WOOD FENCING (6' MIN. HT)									

#### **PLANTING NOTES:**

- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- . CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER. 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF
- HEIGHT. 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT. 9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
- 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- 11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH. 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL
- GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER. 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE
- DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION. 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY
- NOT BE SHOWN ON GRADING PLAN.) 17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN IRRIGATION SYSTEM INSTALLED MEETING ALL APPLICABLE CITY CODES AND APPROVED BY THE BUILDING OFFICIAL. • AT THE TIME OF PERMITTING, A FULLY AUTOMATIC IRRIGATION SYSTEM DESIGNED BY LICENSED IRRIGATOR WILL BE
- PROVIDED. IRRIGATION SYSTEM SHALL COMPLY TO ALL CODES AND ORDINANCES. TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL OFF SITE DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM.
- HYDRO MULCH IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLAN.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY,
- IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVER RULE.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. • ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS
- AS STATED IN THE CITY CODE. • NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

GROWING CONDITION AT ALL TIMES.

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

## PLANT SCHEDULE

PLAINT SUR	IEDULE							
TREES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	<u>HEIGHT</u>	SPACING	<u>REMARKS</u>
$\langle \cdot \rangle$	PIS CHI	1	Pistacia chinensis	Chinese Pistache	4" Cal.	10` Min.	30` O.C. Minimum	Single Straight Trunk
	QUE SHU	1	Quercus shumardii	Shumard Oak	4" Cal.	12` Height Min	30` O.C. Minimum	Single Straight Trunk
$(\cdot)$	QUE VIR	2	Quercus virginiana	Southern Live Oak	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
	ULM CRA	1	Ulmus crassifolia	Cedar Elm	4" Cal.	12` Height Min	As Shown	Single Straight Trunk
SHRUBS	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	<u>HEIGHT</u>	SPACING	REMARKS
3 · · · ·	ILE BUR	72	llex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gal.	24" min.	36" O.C.	
$\odot$	ILE NAN	100	llex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.	
$\odot$	JUN BR2	72	Juniperus virginiana 'Brodie'	Brodie Eastern Redcedar	15 gal.	8` Min Ht	60" O.C.	
	MUH CAP	12	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.		36" O.C.	
$\odot$	NAN LBO	31	Nandina domestica	Heavenly Bamboo	7 gal.	36" Min	36" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	<u>HEIGHT</u>	SPACING	REMARKS
	CYN DAC	5,029 sf	Cynodon dactylon	Bermudagrass	Solid Sod			
	LIR BIG	408	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pots		12" O.C.	
तितितितिति तितितितिति तितितितिति तितितितिति	NAS TEN	16	Nassella tenuissima	Mexican Feather Grass	4" pots		18" O.C.	
	TRA ASI	1,869	Trachelospermum asiaticum	Asiatic Jasmine	4" pots		12" O.C.	

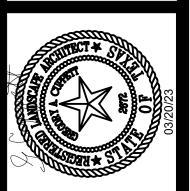
## REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION	QTY	<u>DETAIL</u>
01-01	composite edging	234 If	
SYMBOL	ROCK DESCRIPTION	<u>QTY</u>	DETAIL
K-102	Decomposed Granitr	2.16 cy	
SYMBOL	CONCRETE DESCRIPTION	<u>QTY</u>	<u>DETAIL</u>
P-102	Permeable Paver on sand base	2,692 sf	

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

Drawn By <u>GAC</u> Checked By <u>GAC</u>



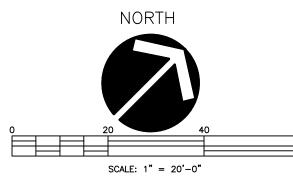


THIS REG MAY MAY THE ASS WITH

NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING

BEFORE

YOU DIG



CAUTION!!!

CALL BEFORE YOU DIG:

TEXAS ONE CALL SYSTEMS

1-800-669-8344 EXT. 5

LONE STAR NOTIFICATION CENTER

1-800-344-8377

1-800-245-4545

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY

CONSTRUCTION ACTIVITIES, CONTACT LINE

TEXAS EXCAVATION SAFETY SYSTEM (TESS)

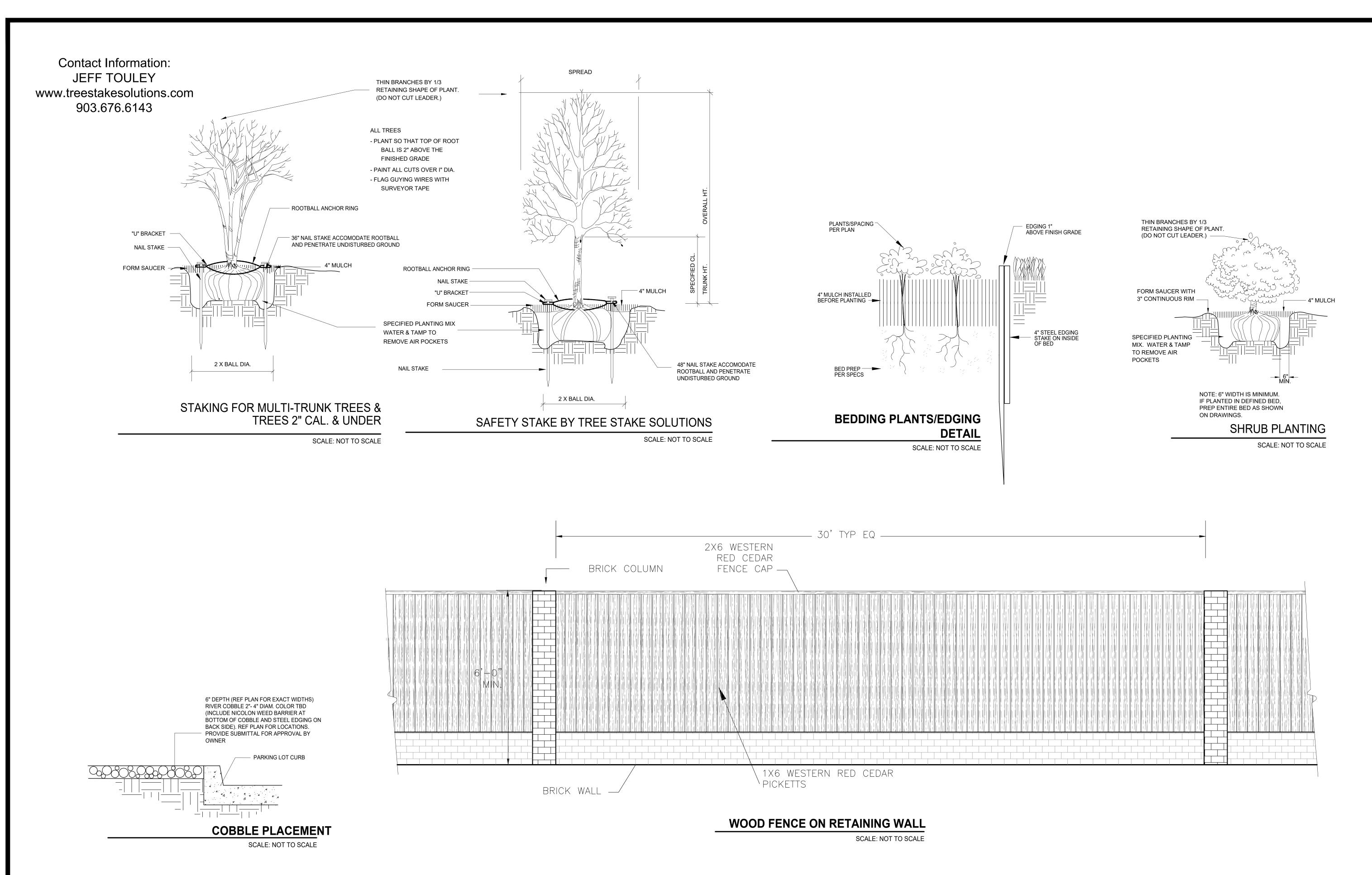
LOT CURBS.

LOCATES FOR FRANCHISE UTILITY INFO.

LANDSCAPE PLAN



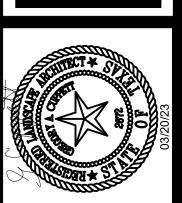
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Date <u>MAR 20, 2023</u>
Drawn By <u>GAC</u>
Checked By <u>GAC</u>
Revisions

FAIN • CUPPETT

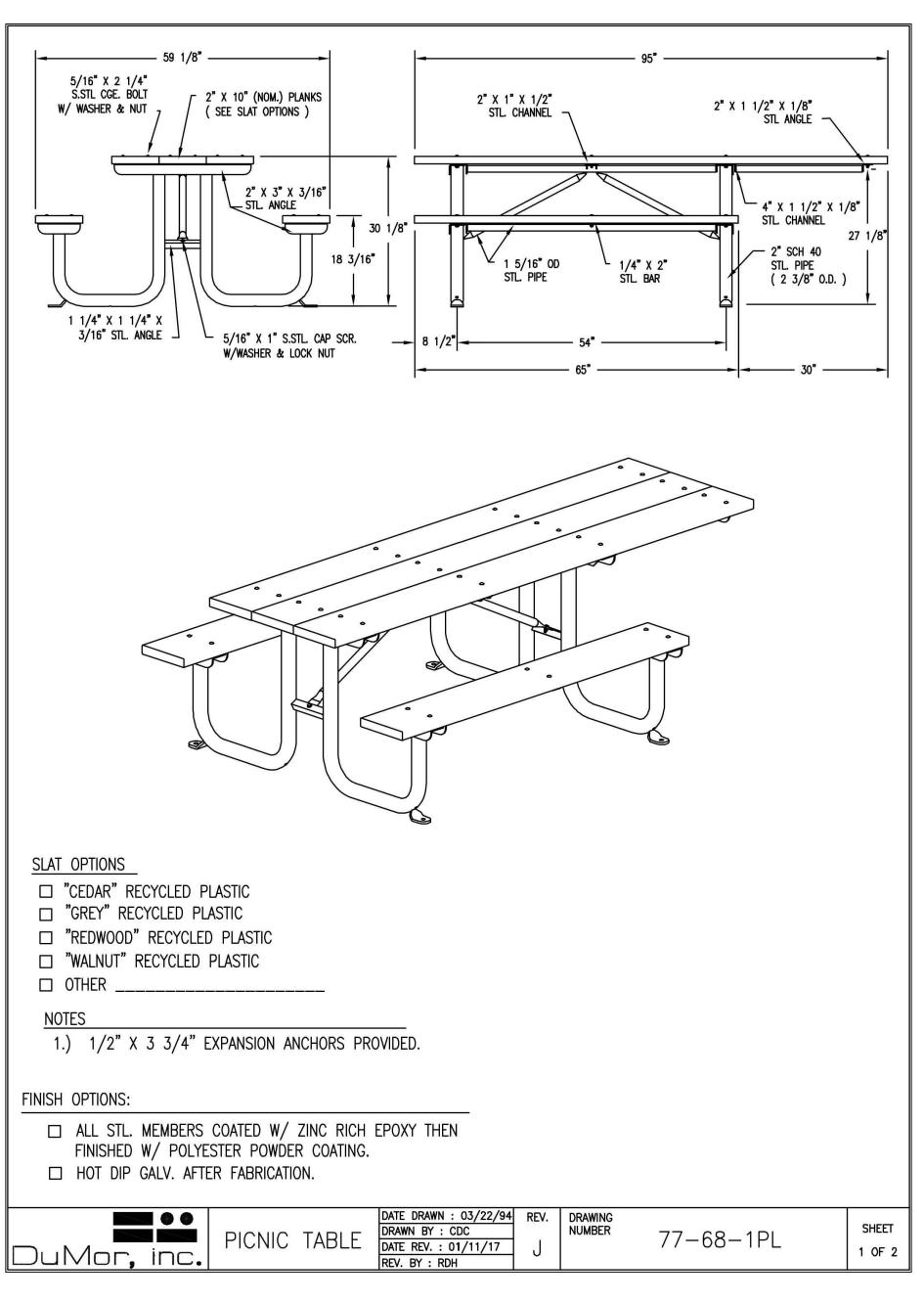
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE
WEATHERFORD, TEXAS 76087 682-215-9151
Parks and open space plainning · landscape architecture · irrigation design

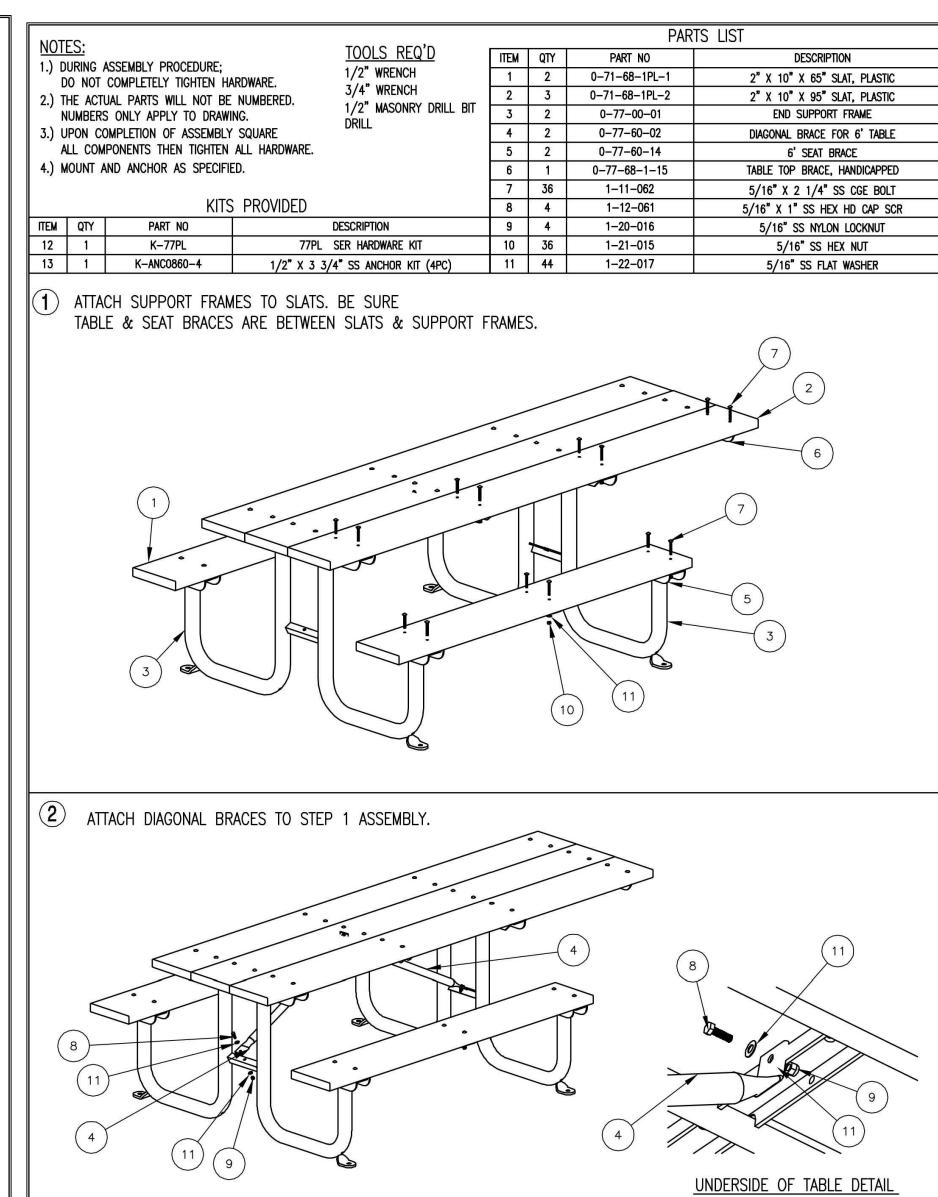


THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREG CUPPETT, LANDSCAPE ARCHITECT REGISTRATION NUMBER 2672 ON 03/20/23, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 3.103(F) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

BROADWAY CONDOS 5324 BROADWAY

Sheet No.





ASSEMBLY
DATE DRAWN: 03/22/94
DRAWN BY: RDH
DATE REV.: 01/11/17
REV. BY: RDH

DRAWING NUMBER

PICNIC TABLE

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77-68-1PL

2 OF 2

TITLE:

Camp Grill - Inground

Province To the Advantage Panels & Fence, Inc.

Tittle:

Camp Grill - Inground

DWG, NO.

DWG, NO.

Advantage Panels & Fence, Inc.

Tittle:

Camp Grill - Inground

DWG, NO.

DWG, NO.

Service To the Advance Panels

Advantage Panels & Fence, Inc.

Tittle:

Camp Grill - Inground

DWG, NO.

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Service To the Advance Panels

Advantage Panels & Fence, Inc.

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Camp Grill - Inground

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Service To the Advance Panels

Advantage Panels & Fence, Inc.

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Camp Grill - Inground

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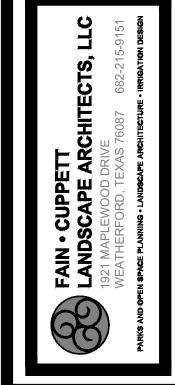
WEIGHT:

SHEET 1 OF 5

CHARCOAL GRILL

SCALE: NOT TO SCALE

Date MAR 20, 2023
Drawn By GAC
Checked By GAC
Revisions





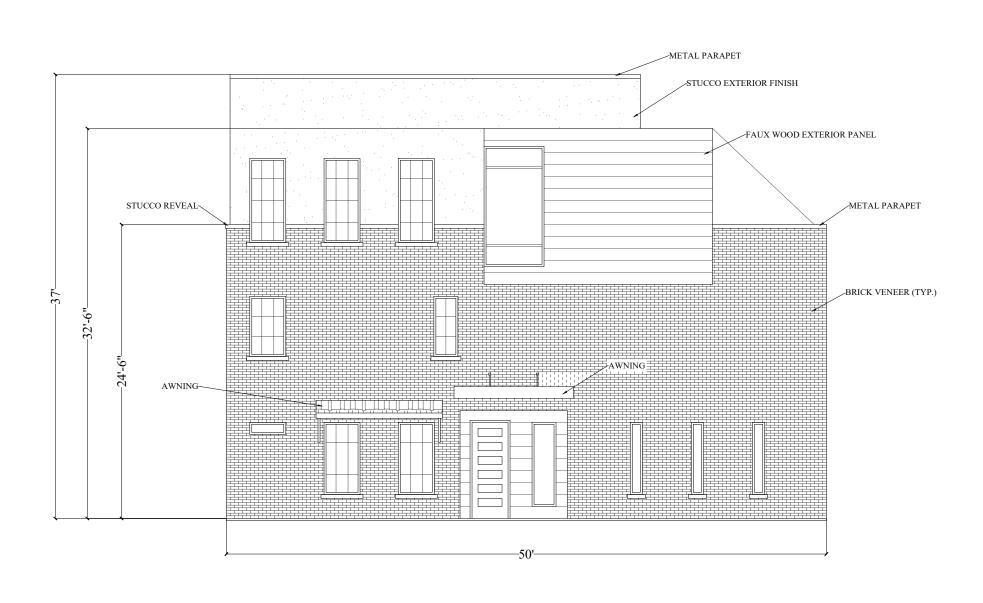
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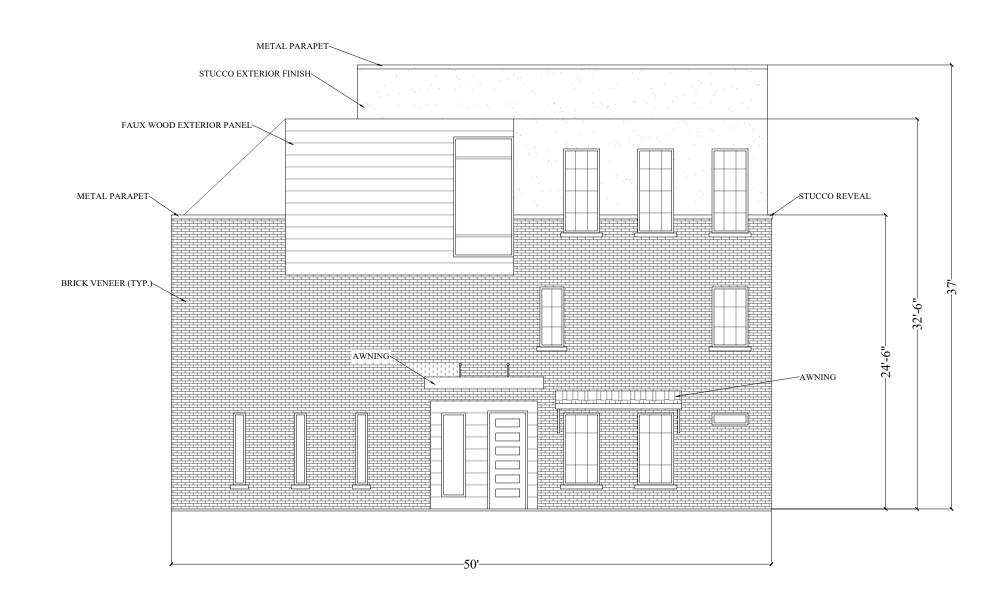
BROADWAY CONDC 5324 BROADWAY

Sheet No.

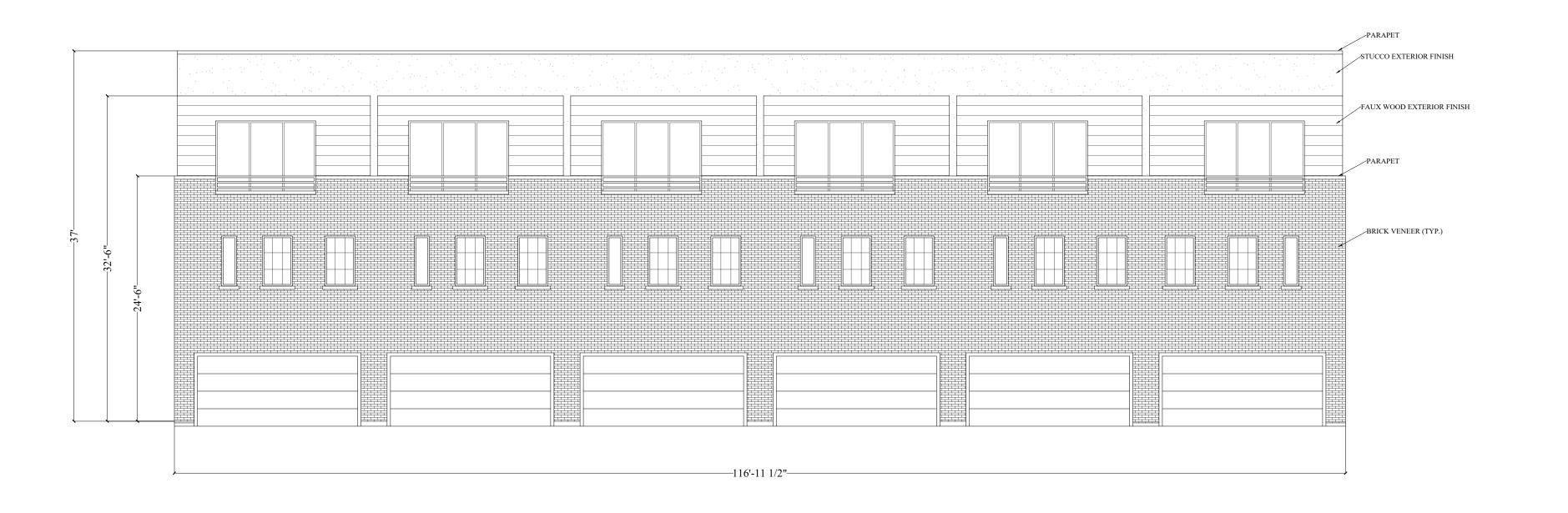
SCALE: 1/8" = 1'-0"







CONCEPT EXTERIOR ELEVATION - TYPICAL



SHALL NOT BE USE WITHOUT ITS PERMISSION

THIS CONCEPT IS THE PROPERTY OF FC DESIGNS AND



FEDERICO CANOURA FCANOURA@FC-DESIGNS.NET (682) 407-5770

# 6 UNIT BUILDING EXTERIOR ELEVATION

NO.	REVISION/ISSUED	DATE
1	SITE PLAN APPROVAL	10/07/22
2	REV 1	12/28/22
3	REV 3	03/20/23
3	REV 4	06/22/23

DRAWN BY: F. CANOURA

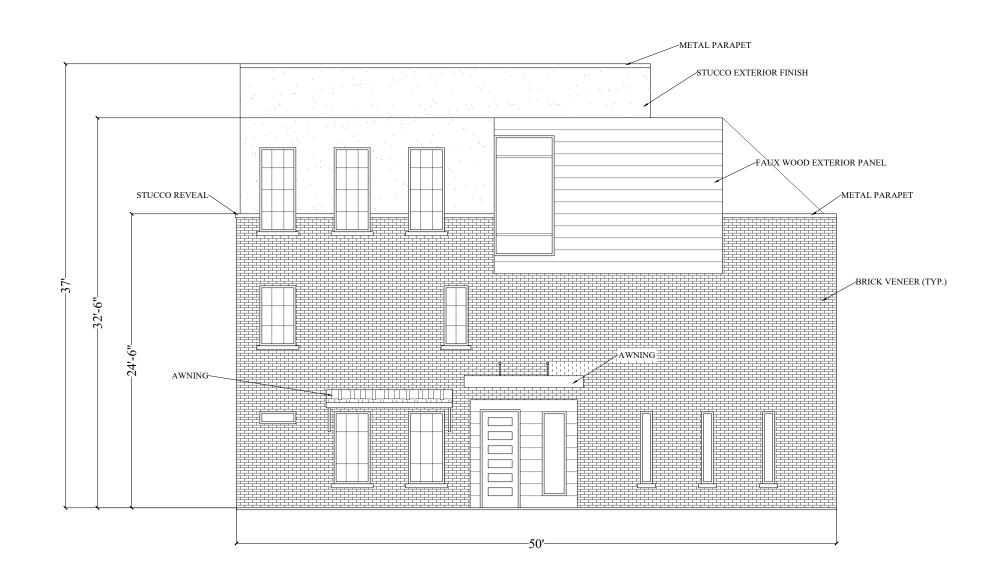
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DATE: 10-07-22

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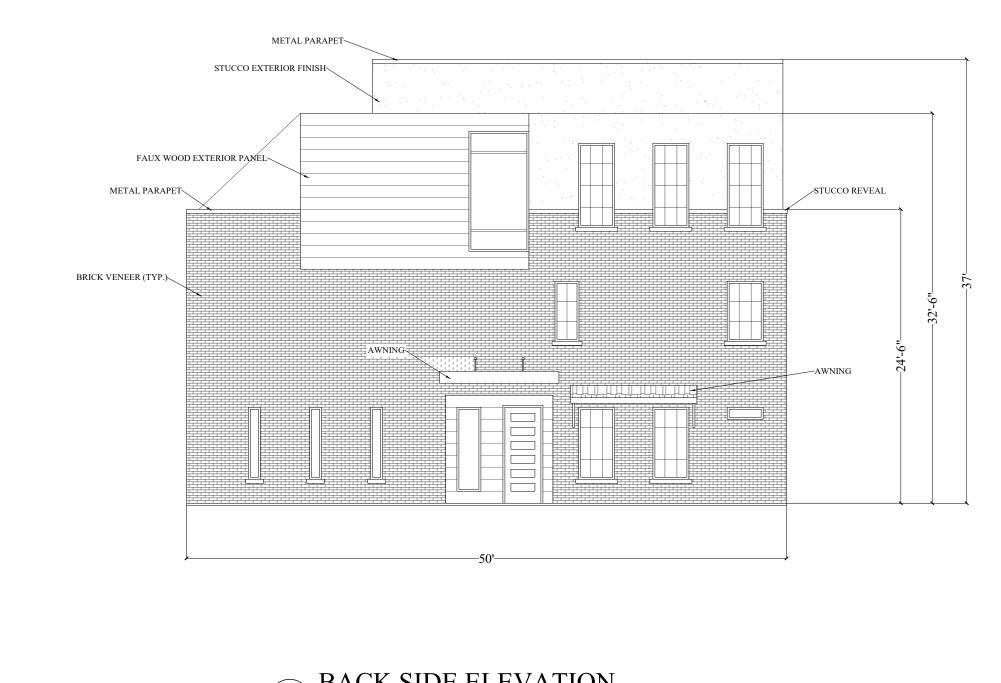
05 OF 11

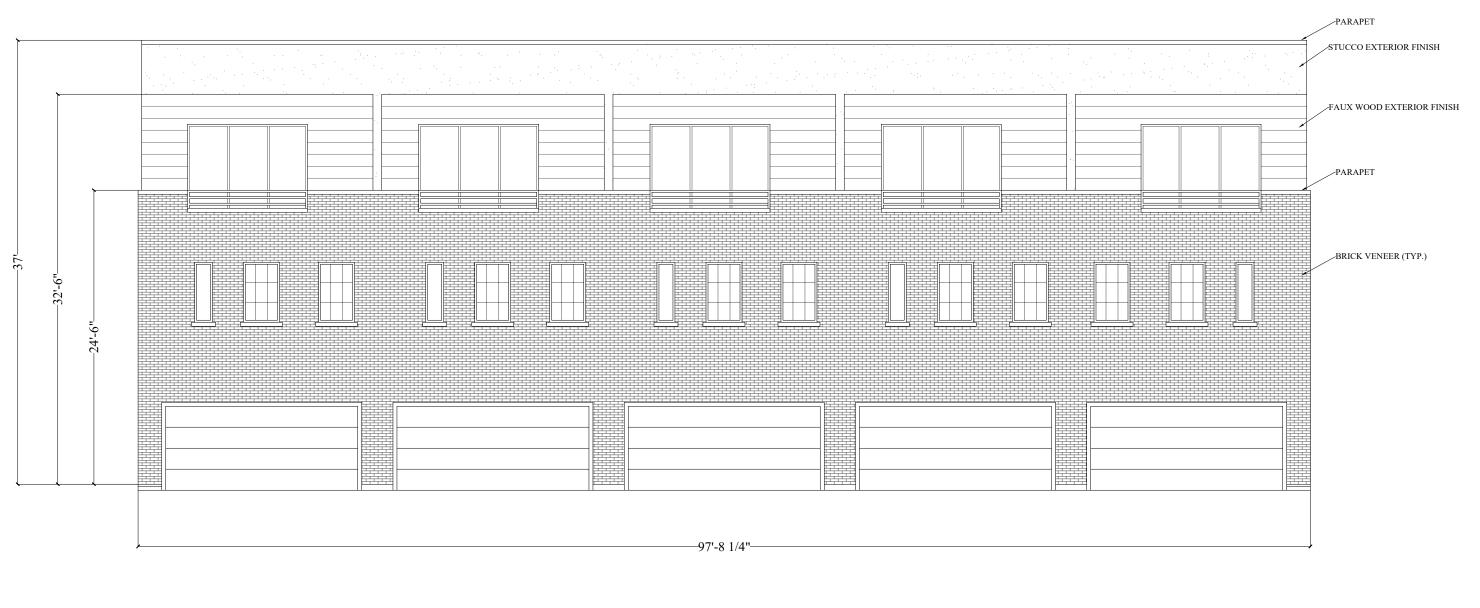


(01) FRONT SIDE ELEVATION



O2 SIDEWALK SIDE ELEVATION





THIS CONCEPT IS THE PROPERTY OF FC DESIGNS AND

SHALL NOT BE USE WITHOUT ITS PERMISSION

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 10-07-22

SCALE: AS NOTED

ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA FCANOURA@FC-DESIGNS.NET (682) 407-5770

5 UNIT BUILDING

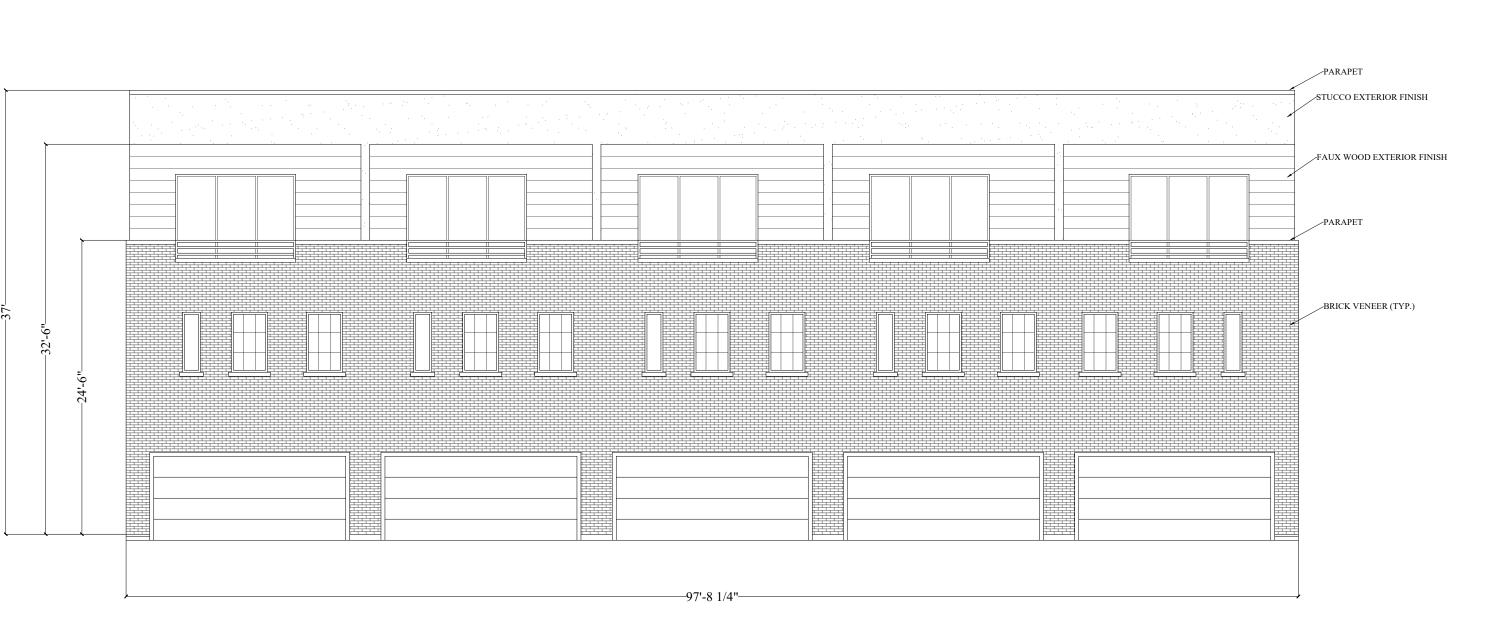
EXTERIOR ELEVATION

03/20/23

REVISION/ISSUED

SITE PLAN APPROVAL

06 OF 11



04 DRIVEWAY SIDE ELEVATION

# CONCEPT EXTERIOR ELEVATION - TYPICAL SCALE: 1/8" = 1'-0"



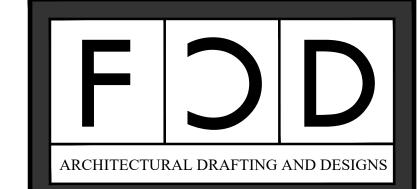






COLOR ELEVATION

SCALE: NTS



FEDERICO CANOURA
FCANOURA@FC-DESIGNS.N

MR. PACHA

L N H

OADWAY

PROJECT

SHEET TITLE:

COLOR ELEVATIONS

 NO.
 REVISION/ISSUED
 DATE

 1
 SITE PLAN APPROVAL
 10/07/22

 2
 REV 1
 12/28/22

 3
 REV 3
 03/20/23

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 REV 4
 06/22/23

DRAWN BY: F. CANOURA

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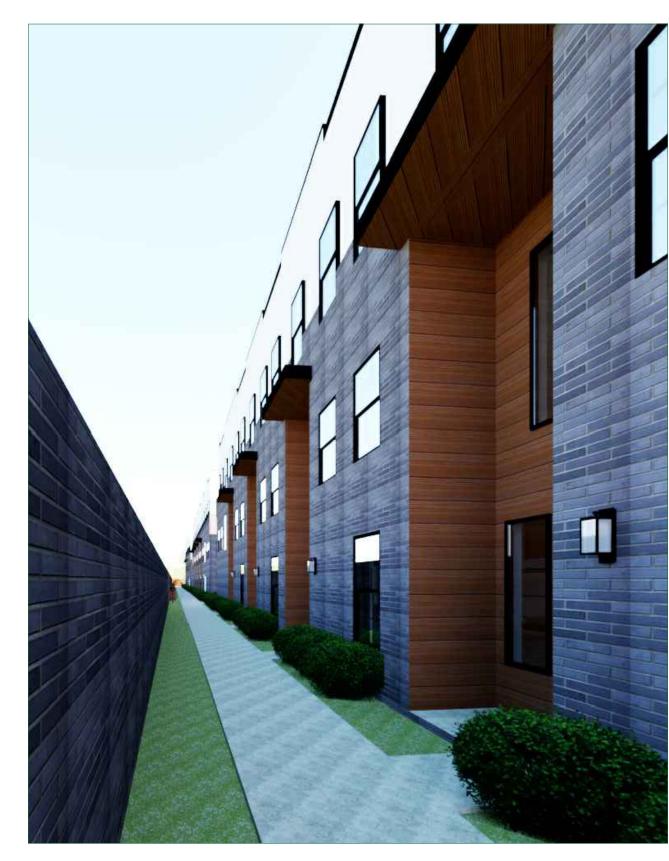
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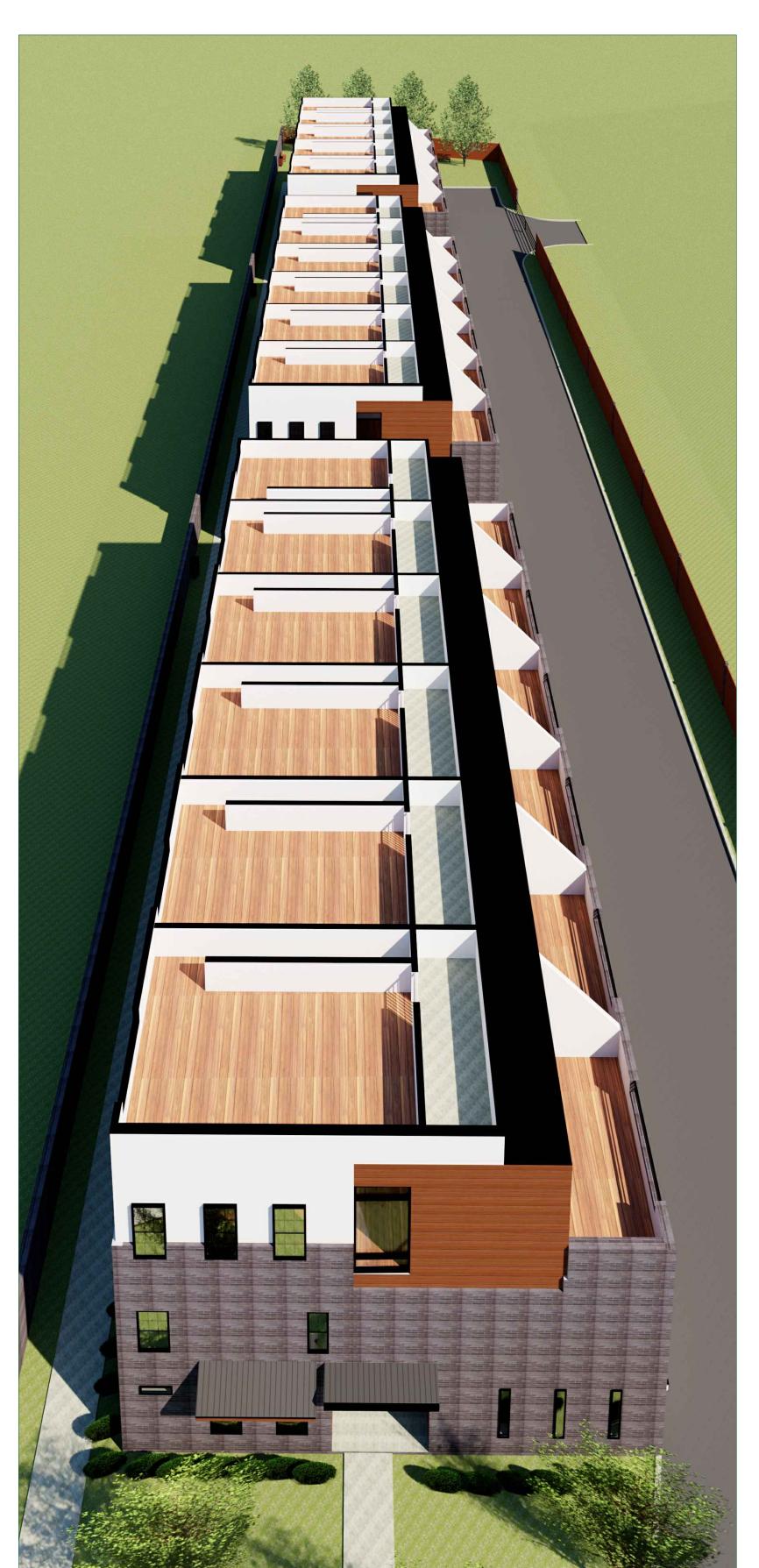
08 OF 11











ARCHITECTURAL DRAFTING AND DESIGNS

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3D PERSPECTIVE STUDY RENDERINGS

NO.	REVISION/ISSUED	DATE
1	SITE PLAN APPROVAL	10/07/22
2	REV 1	12/28/22
3	REV 3	03/20/23
3	REV 4	06/22/23

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 10-07-22

SCALE: AS NOTED

A6.0

09 OF 11

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



PROXIMITY SLOPE STUDY AT SHORTEST DISTANCE

SCALE: 1/4" = 1'-0"

ARCHITECTURAL DRAFTING AND DESIGNS

FEDERICO CANOURA FCANOURA@FC-DESIGNS.NET (682) 407-5770

MR. PACHA

CLIENT:

ADWAY OMINIUMS

BROADV

<u>...</u>

# PROXIMITY SLOPE STUDY

NO.	REVISION/ISSUED	DATE
1	SITE PLAN APPROVAL	10/07/22
2	REV 1	12/28/22
3	REV 3	03/20/23
3	REV 4	06/22/23

DRAWN BY: F. CANOURA

CHECKED BY:

DATE: 10-07-22

SCALE: AS NOTED

A4.0

07 OF 11

#### Z 22-74



View of the subject property



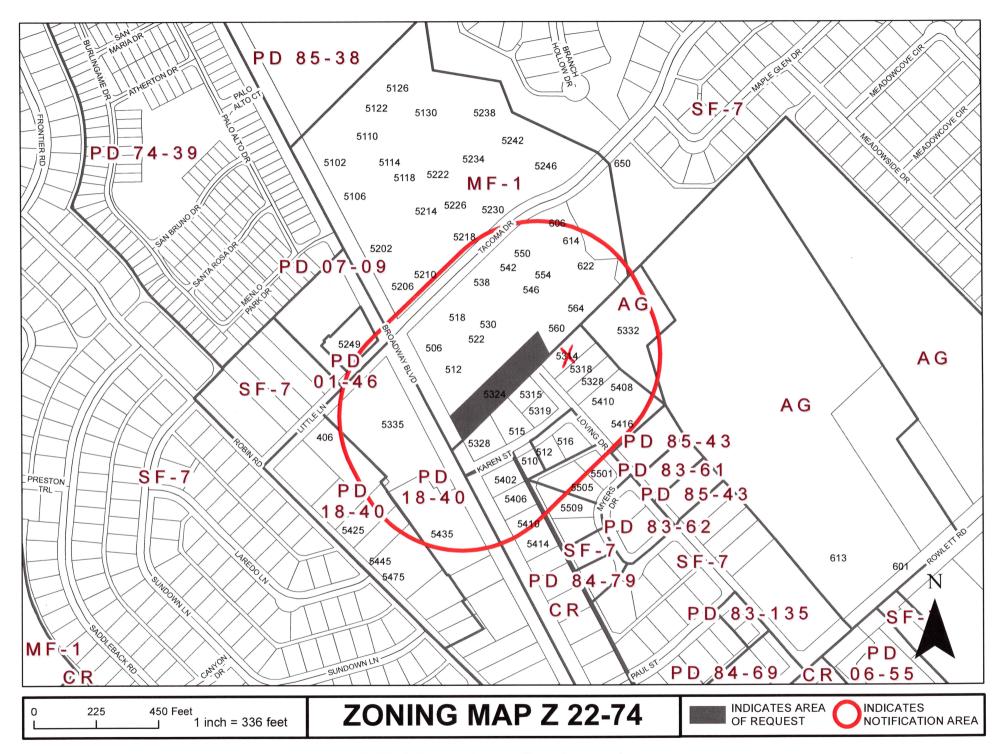
West of the subject property



East of the subject property



South of the subject property



# Comment Form Case Z 22-74

Z 22-74 NetInversion, LLC. The applicant proposes to construct seventeen (17) condominium dwelling units in a townhouse-style configuration. The property is currently zoned Multi-Family-1 (MF-1) District; however, the applicant proposes a Planned Development and Detail Plan for the development. The site is located at 5324 Broadway Boulevard. (District 4)

Z 22-74 NetInversion, LLC. El solicitante propone construir diecisiete (17) unidades de vivienda en condominio en una configuración estilo casa adosada. Actualmente, la propiedad se divide en zonas Multi-Family-1 (MF-1) District; sin embargo, el solicitante propone un Desarrollo Planificado y un Plan de Detalle para el desarrollo. El sitio está ubicado en 5324 Broadway Boulevard. (Distrito 4)

Z 22-74 NetInversion, LLC. Người nộp đơn đề xuất xây dựng mười bảy (17) đơn vị nhà ở chung cư theo cấu hình kiểu nhà phố. Bất động sản hiện được quy hoạch Khu vực nhiều gia đình-1 (MF-1); tuy nhiên, người nộp đơn đề xuất Kế hoạch phát triển có kế hoạch và Kế hoạch chi tiết cho sự phát triển. Địa điểm tọa lạc tại 5324 Broadway Boulevard. (Quận 4)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên	dưới
For / A Favor / Đúng	
Against / En Contra / Không  Please complete the following information and email the form to Planning@garlandtx.gov; delive  Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department,	P.U. DUX 403002
Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por co a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garlan por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tạ Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75	nd, TX; o envielo lòng điền đầy đủ ni 800 Main Street
Deals Morales	
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề	
(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất độn nghiệp, Người thuế, v.v.)	g sán, Chủ doanh
Your Property Address / La dirección de su propiedad / địa chỉ tài sản	
galand ++	
City, State / Estado de la Ciudad / Thành bang	
75043	
Zip Code / Código postal / Mã B u Ohính	
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de de la dispersión de corres electrónico y el número de teléfono son	oncionales / Địa chỉ

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa ch email và số điện thoại là tùy chọn.)

# Comment Form Continued – Case Z 22-74

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

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The reason is not against the issue, it is because we need a green plan to send the storm drain to the corresponding place without affecting my properties.



Plan Commission 3. e.

**Meeting Date:** 09/25/2023

**Item Title:** Z 23-27 EDG Architects - Specific Use Provision (District 3)

#### **Summary:**

Consideration of the application of **EDG Architects.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 – Specific Use Provision)

#### **Attachments**

Z 23-27 EDG Architects - SUP (District 3)

Z 23-27 EDG Architects Responses

# **Planning Report**



File No: Z 23-27/District 3

**Agenda Item:** 

Meeting: Plan Commission Date: September 25, 2023

#### **REQUEST**

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses.

Approval of a Detail Plan for an Automated/Rollover Car Wash Use.

#### **LOCATION**

4249 Bobtown Road

#### **APPLICANT**

**EDG Architects** 

#### **OWNER**

Pappy's MC, LLC

#### **BACKGROUND**

The subject property is currently unimproved. In 2019, the adjacent QuikTrip Travel Center was approved on the northern lot of Planned Development (PD) District 19-22. The subject property is a vacant pad site, which requires a Detail Plan for future development through the Public Hearing process.

The GDC also requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District, which is the base zoning for PD 19-22.

#### **SITE DATA**

The site is 1.204 acres. The site is accessed from Bobtown Road through a mutual access easement. It can also be accessed from the northern property through mutual access easement.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 19-22 for Community Retail Uses. Planned Development (PD) District 19-22 contains three (3) lots and one lot is currently developed with the QuikTrip Travel Center. The remaining two lots are unimproved and requires approval of a Detail Plan through the Public Hearing process for future development.

The Community Retail (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 Community Retail (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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

#### **CONSIDERATIONS:**

#### **Specific Use Provision and Detail Plan:**

- 1. The applicant proposes to construct a 4,363 square-foot automated/rollover car wash.
  - The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."
- 2. The landscape plan (Exhibit D) complies with applicable screening and landscaping standards per the GDC.
- 3. The building elevations (Exhibit E) complies with the applicable building design standards per the GDC.
- 4. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
- 5. The business will be open every day and the hours of operation will be 8:00 am to 8:00 pm in the summer and 8:00 am to 6:00 pm in the winter.

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommend Business Center for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Per the Economic Development Strategic Plan, consideration should be given to whether certain automotive-related uses such as a car wash and similar "stand alone commercial" that require zoning changes are the best use of land at this location. The Plan recommends being selective on land use requests requiring re-zonings such as SUP's.

#### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the north is zoned Planned Development (PD) District 19-22 for Community Retail Uses; it is developed with a QuikTrip Travel Center, Convenience Store and Gas Station. The property to the east is zoned Planned Development (PD) District 22-16; the site was approved for multi-family use (238 dwelling units). The properties to the south, across Bobtown Road, are zoned Community Retail (CR) District and Agricultural (AG) District; these properties are developed with a gas station and a church. The property to the west, across Lyons Road, is zoned Community Office (CO) District; it is constructed with a parking lot that contains a burial site. Consideration should be given to approved and existing residential uses nearby.

#### **STAFF RECOMMENDATION**

Denial of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses.

Denial of a Detail Plan for an Automated/Rollover Car Wash Use.

Staff finds the proposed use inconsistent with the recommendations of the Comprehensive Plan, Economic Development Strategic Plan, and compatibility with the nearby approved and existing residential uses. The subject property allows other land use opportunities by right, such as Retail Stores, Restaurants, and General Office.

#### **ADDITIONAL INFORMATION**

i. Location Map

ii. PD and SUP Conditions

iii. Exhibits

iv. Photos

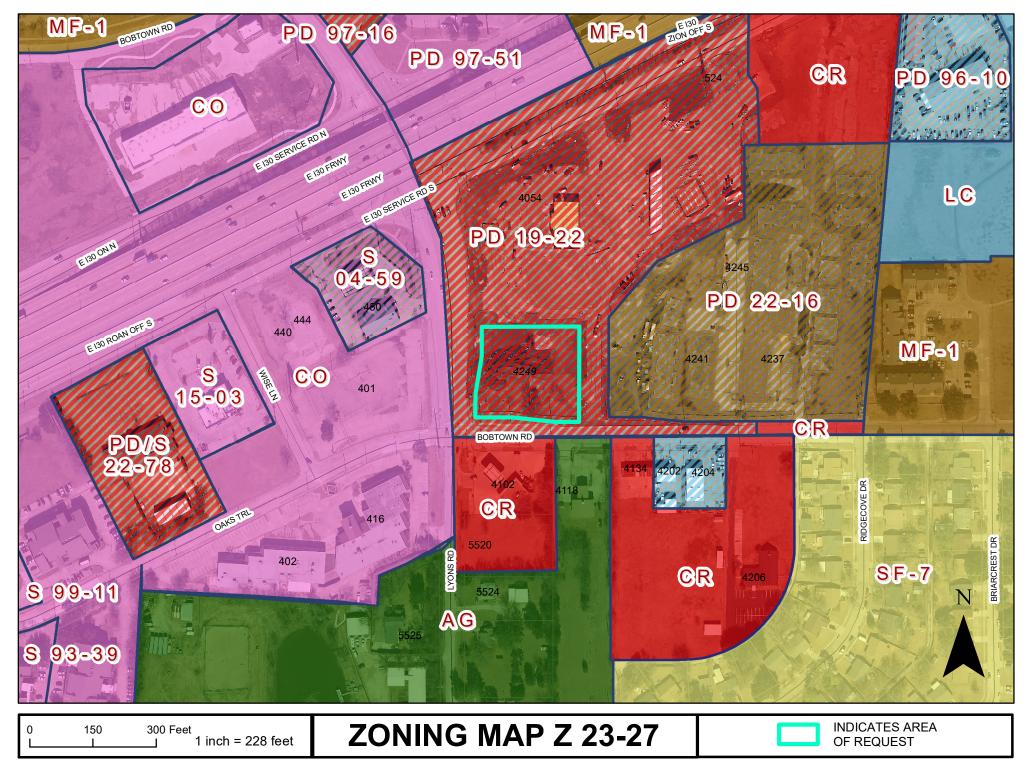
**CITY COUNCIL DATE**: October 17, 2023

#### **PREPARED BY:**

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

#### **REVIEWED BY:**

Will Guerin, AICP Director of Planning



#### PLANNED DEVELOPMENT CONDITIONS

#### ZONING FILE Z 23-27

#### 4054 Bobtown Road

- I. Statement of Purpose: The purpose of this Planned Development is to approve an Automated/Rollover Car Wash Use.
- 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 Planned Development (PD) District 19-22 and 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. Development Plans:

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

#### V. Specific Conditions:

- A. <u>Permitted Uses</u>: Land Uses are permitted as in Planned Development (PD) District 19-22.
- B. <u>Site Plan</u>: The site layout, building placement, parking shall be in general conformance with the Site Plan labeled Exhibit C.
- C. <u>Landscape Plan</u>: Landscaping shall be in general conformance with the Landscape Plan labeled Exhibit D.
- D. <u>Elevations</u>: Building Elevations shall be in general conformance with the elevations labeled Exhibit D.

#### SPECIFIC USE PROVISION CONDITIONS

#### ZONING FILE Z 23-27

#### 4249 Bobtown Road

- I. Statement of Purpose: The purpose of this Specific Use Provision is to allow an Automated/Rollover Car Wash Use.
- II. Statement of Effect: This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within

PD/SUP Requirements Zoning File 23-27 Page 2

the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

IV. General Regulations: All regulations of Planned Development (PD) District 19-22 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

#### V. Development Plans:

<u>Site Layout</u>: The site shall be in general conformance with the approved development plans labeled Exhibit C to Exhibit F. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

#### VI. Specific Use Provision:

A. <u>SUP Time Period</u>: The Specific Use Provision for the Car Wash Automated/Rollover shall be in effect for thirty (30) years.

#### Z 23-27



View of the subject site looking East from Bobtown Road (Lyons)



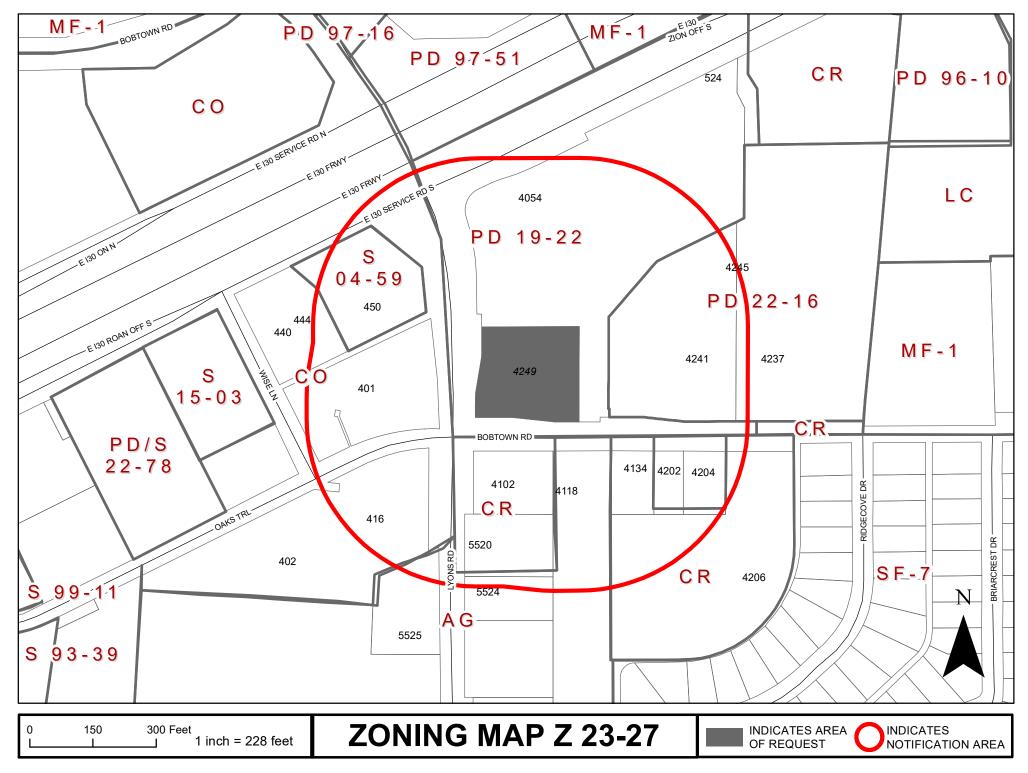
View of the subject site looking North down Bobtown Road (Lyons)



View from the subject site looking South from the site across Bobtown Road



View from the subject site looking East down Bobtown Road



4249 Bobtown Road

To date we have not received any responses for this case.



Plan Commission 3. f.

**Meeting Date:** 09/25/2023

**Item Title:** Z 23-27 EDG Architects - Detail Plan (District 3)

#### **Summary:**

Consideration of the application of **EDG Architects.**, requesting approval of a Detail Plan for an Automated/Rollover Car Wash Use. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 – Detail Plan)

#### **Attachments**

Z 23-27 EDG Architects - Detail Plan (District 3) Z 23-27 EDG Architects Responses

# **Planning Report**



File No: Z 23-27/District 3

**Agenda Item:** 

Meeting: Plan Commission Date: September 25, 2023

#### **REQUEST**

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses.

Approval of a Detail Plan for an Automated/Rollover Car Wash Use.

#### **LOCATION**

4249 Bobtown Road

#### **APPLICANT**

**EDG Architects** 

#### **OWNER**

Pappy's MC, LLC

#### **BACKGROUND**

The subject property is currently unimproved. In 2019, the adjacent QuikTrip Travel Center was approved on the northern lot of Planned Development (PD) District 19-22. The subject property is a vacant pad site, which requires a Detail Plan for future development through the Public Hearing process.

The GDC also requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District, which is the base zoning for PD 19-22.

#### **SITE DATA**

The site is 1.204 acres. The site is accessed from Bobtown Road through a mutual access easement. It can also be accessed from the northern property through mutual access easement.

#### **USE OF PROPERTY UNDER CURRENT ZONING**

The subject property is zoned Planned Development (PD) District 19-22 for Community Retail Uses. Planned Development (PD) District 19-22 contains three (3) lots and one lot is currently developed with the QuikTrip Travel Center. The remaining two lots are unimproved and requires approval of a Detail Plan through the Public Hearing process for future development.

The Community Retail (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 Community Retail (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 Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

#### **CONSIDERATIONS:**

#### **Specific Use Provision and Detail Plan:**

- 1. The applicant proposes to construct a 4,363 square-foot automated/rollover car wash.
  - The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."
- 2. The landscape plan (Exhibit D) complies with applicable screening and landscaping standards per the GDC.
- 3. The building elevations (Exhibit E) complies with the applicable building design standards per the GDC.
- 4. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
- 5. The business will be open every day and the hours of operation will be 8:00 am to 8:00 pm in the summer and 8:00 am to 6:00 pm in the winter.

#### **COMPREHENSIVE PLAN**

The Future Land Use Map of the Envision Garland Plan recommend Business Center for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

#### **ECONOMIC DEVELOPMENT STRATEGIC PLAN**

Per the Economic Development Strategic Plan, consideration should be given to whether certain automotive-related uses such as a car wash and similar "stand alone commercial" that require zoning changes are the best use of land at this location. The Plan recommends being selective on land use requests requiring re-zonings such as SUP's.

#### **COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES**

The property to the north is zoned Planned Development (PD) District 19-22 for Community Retail Uses; it is developed with a QuikTrip Travel Center, Convenience Store and Gas Station. The property to the east is zoned Planned Development (PD) District 22-16; the site was approved for multi-family use (238 dwelling units). The properties to the south, across Bobtown Road, are zoned Community Retail (CR) District and Agricultural (AG) District; these properties are developed with a gas station and a church. The property to the west, across Lyons Road, is zoned Community Office (CO) District; it is constructed with a parking lot that contains a burial site. Consideration should be given to approved and existing residential uses nearby.

#### **STAFF RECOMMENDATION**

Denial of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses.

Denial of a Detail Plan for an Automated/Rollover Car Wash Use.

Staff finds the proposed use inconsistent with the recommendations of the Comprehensive Plan, Economic Development Strategic Plan, and compatibility with the nearby approved and existing residential uses. The subject property allows other land use opportunities by right, such as Retail Stores, Restaurants, and General Office.

#### **ADDITIONAL INFORMATION**

i. Location Map

ii. PD and SUP Conditions

iii. Exhibits

iv. Photos

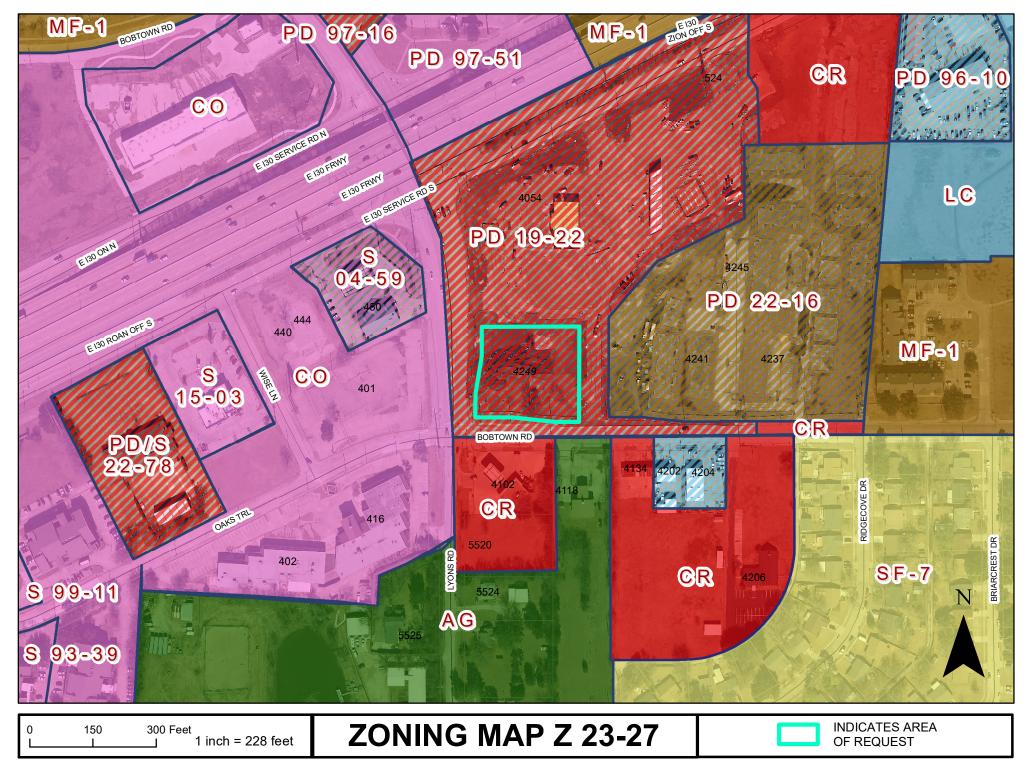
**CITY COUNCIL DATE**: October 17, 2023

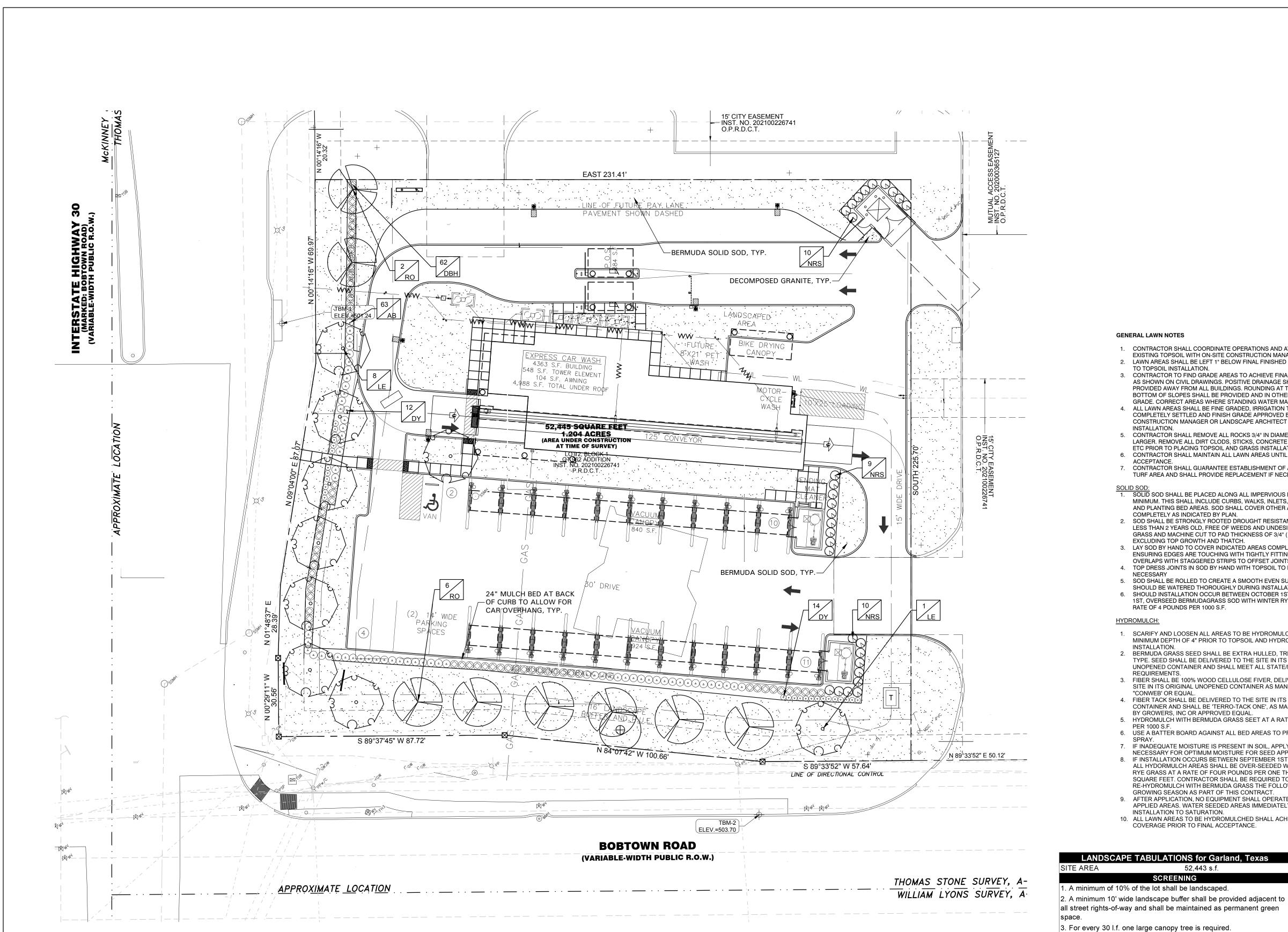
#### **PREPARED BY:**

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

#### **REVIEWED BY:**

Will Guerin, AICP Director of Planning





NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT. PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

PLA	LANT SCHEDULE										
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES						
		SHADE TREES									
9	LE	'Bosque' Lacebark Elm	Ulmus parvifolia 'UPMTF'	3" cal.	12' ht., 4' spread, matching						
8	RO	Texas Red Oak	Quercus texana	3" cal.	12' ht., 4' spread, matching						
		SHRUBS									
63	AB	Abelia 'Twist of Lime'	Abelia x grandiflora 'Hopley's'	5 gal.	full, 24" spread, 36" o.c.						
62	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c.						
26	DY	Dwarf Yaupon Holly	llex vomitoria 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.						
29	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.						

GROUNDCOVER/VINES/GRASS Bermuda Solid Sod Cynodon dactylon

Decomposed Granite

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.

# N.T.S.

**VICINITY MAP** 

#### **GENERAL LAWN NOTES**

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER 2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS, POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION. 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL
- ACCEPTANCE. 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

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

- 2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD. NOT LESS THAN 2 YEARS OLD. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY,
- ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF
- 5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A

RATE OF 4 POUNDS PER 1000 S.F.

- 1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH
- 2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE
   SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS
- 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER
- 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL. APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. 8 IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND
- SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT. 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER
- APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION. 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100%

COVERAGE PRIOR TO FINAL ACCEPTANCE.

52,443 s.f.

PROVIDED

10' buffer

trees, 3" cal.

8 trees, 3" cal.

81 shrubs

73 shrubs

PROVIDED

1 trees, 3" cal.

211 s.f.

screening

**PARKING AREA** 

1. A minimum of 5% of the total parking area shall be landscaped. 2. One large tree shall be provided for each 10 parking spaces. No

parking space shall be further than 65 from a tree.

Parking Spaces = 7 (standard spaces)

3. Parking areas shall be screened from public streets.

19991 s.f. (38%)

1 existing tree; 8 proposed

SCREENING

4. A maximum of 75% of the landscape buffer shall be grass

REQUIRED

10' buffer

81 shrubs

72 shrubs

REQUIRED

133 s.f. (5%)

1 trees, 3" cal.

I-30 = 216 I.f.

8 trees, 3" cal.

5244 s.f. (10%)

Bobtown = 245 l.f.

9 trees, 3" cal.

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS 2 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. CONTRACTOR TO
- EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- GRADE IN LAWN AREAS. 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO
- STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS PROHIBITED.
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION

### IRRIGATION:

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

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

- 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON

PLANS/DETAILS. 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.

APPLICANT:

PROPERTY ADDRESS: 4054 BOBTOWN ROAD PD 19-22 PROPOSED ZONING: CR-SUP/CARWASH KEN ECKENROTH

ROYSE CITY, TX 75189

214-697-1130

Sheet Title:

Revisions

LANDSCAPE PLAN

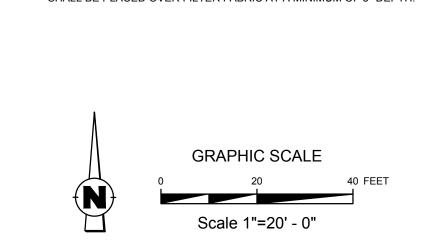
Project Number: 22099

Drawn By: AWR

Checked By: AWR

Issue Date: 7-17-23

Sheet Number:



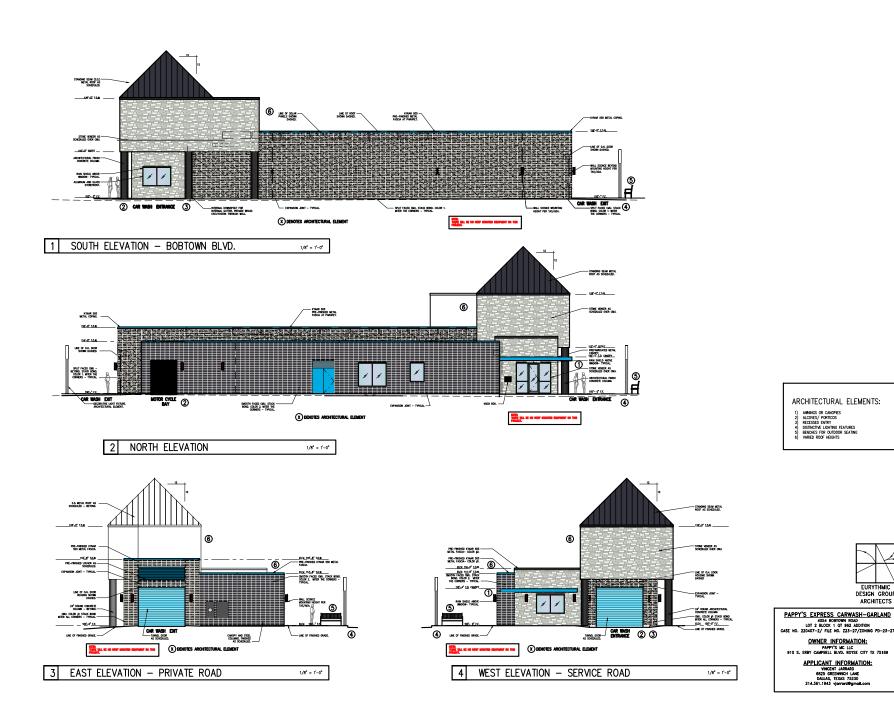
CASE #220407-2

CURRENT ZONING:

PAPPY'S EXPRESS CAR WASH 901 S. ERBY CAMPBELL BLVD.

OWNER:

**BILL FOOSE** I-30 BOBTOWN, LLC 5622 DYER ST #200 DALLAS, TEXAS 75206 214-336-9303



TACADE PLAM

OB.02.2023

FACADE PLAM



2910 S. ERBY CAMPBELL BLVE ROYCE CITY, TEXAS 75189 CONTACT: KEN ECKENROTH

GARLAND EXPRESS CARWASH 4054 BOBTOWN ROAD . DALLAS COUNTY TEXA:

PAPPY'S

SHEET:

EURYTHMIC DESIGN GROUP

OWNER INFORMATION:

APPLICANT INFORMATION:
VINCENT JARRARD
6825 GREENWICH LAME
DALAS, TEXAS 75230
214.361.1943 ylarrard@gmail.com

FA-4 4 OF (6)FA SHEETS

1/4" = 1'-0"



2910 S. ERBY CAMPBELL BLVD. ROYCE CITY, TEXAS 75189 CONTACT: KEN ECKENROTH DEVELOPER PAPPY'S MC, LLC

PAPPY'S EXPRESS CARWASH GARLAND

DESIGN GROUP O .

**○ EURYTHMIC** SHEET:

EURYTHMIC DESIGN GROUP

ARCHITECTS

PAPPY'S EXPRESS CARWASH—GARLAND

4054 BOBTOWN ROAD

LOT 2 BLOCK 1 OT 982 ADDITION

CASE NO. 220407-2/ FILE NO. Z23-27/ZONING PD-23-2

OWNER INFORMATION:

PAPPY'S MC LLC

910 S. ERBY CAMPBELL BLYD. ROYSE CITY TX 75189

APPLICANT INFORMATION:
VINCENT JARRARD
6825 GREENWICH LAME
DALLS, TEXAS 75230
214.361.1943 vjorrard@gmail.com

FA-6

#### Z 23-27



View of the subject site looking East from Bobtown Road (Lyons)



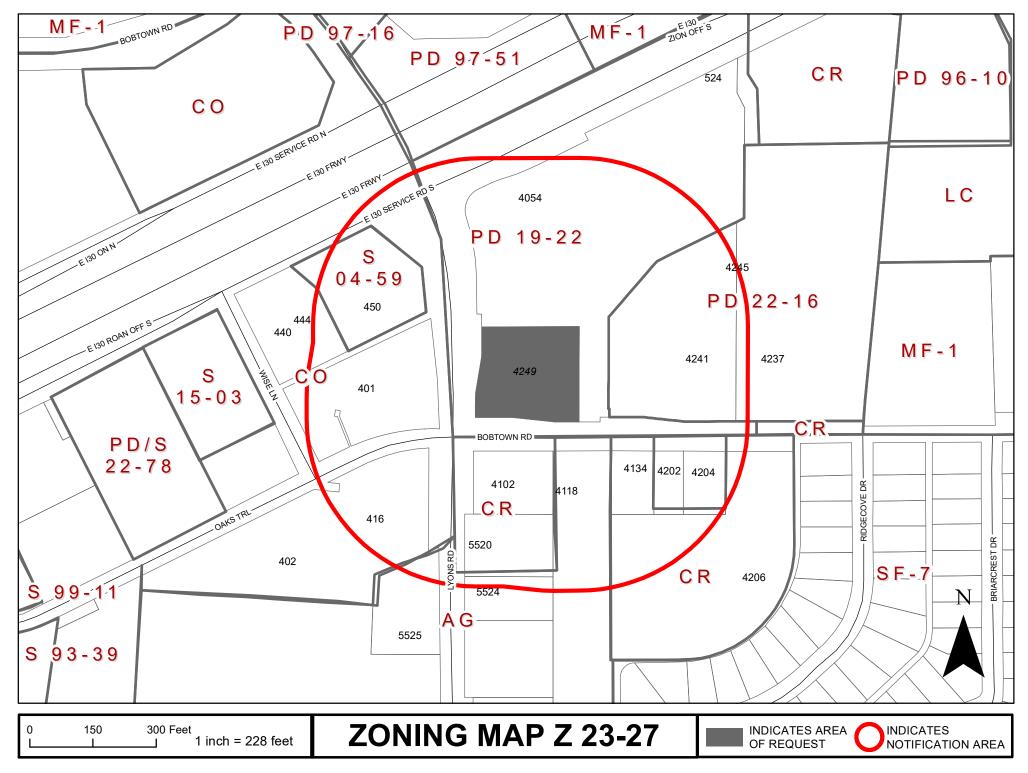
View of the subject site looking North down Bobtown Road (Lyons)



View from the subject site looking South from the site across Bobtown Road



View from the subject site looking East down Bobtown Road



4249 Bobtown Road

To date we have not received any responses for this case.



Plan Commission 4. a.

**Meeting Date:** 09/25/2023

Item Title: Garland Development Code (GDC) Amendment

#### **Summary:**

Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District.

#### **Attachments**

**GDC Amendment** 

## **Planning Report**



**Agenda Item: GDC amendments** 

Meeting: Plan Commission Date: September 25, 2023

#### **ISSUE**

Consider amending the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

#### **BACKGROUND**

The Development Services Committee of the City Council has made recommendations to amend the Garland Development Code (GDC) regarding the allowance of Minor Automobile Repair uses in the Community Retail (CR) District. It is proposed to allow such uses in the CR zoning district by SUP only, rather than by right.

#### **CONSIDERATIONS**

1. Currently Automobile Repair, Minor use is allowed by right in the Community Retail (CR) District. The Community Retail District is a prevalent commercial zoning district in Garland and is commonly found along thoroughfares and oftentimes in close proximity to residential neighborhoods. Minor Automobile Repair businesses are a common use permitted in this zoning district.

The Development Services Committee of the City Council recommends allowing Automobile Repair, Minor use only by Specific Use Provision (SUP) in the Community Retail (CR) District, which would require a public hearing process. The use would remain allowed by right in the more intensive commercial and industrial zoning districts.

- 2. Automobile Repair, Minor is defined in the Garland Development Code as the minor repair of automobiles such as the following: replacement of parts, tires (includes tire store), tubes and batteries, diagnostic services, minor maintenance services such as grease, oil (includes oil or lube facility), spark plug and filter changing, tune-ups, emergency road service, replacement of starters, alternators, hoses and brake parts, automobile washing and polishing, performing state inspections and making minor repairs necessary to pass state inspections, normal servicing of air-conditioning systems, the repair and replacement of automotive glass and upholstery, and other similar maintenance services, but not including any operation named under Automobile Repair (Major) or any other similar use.
- 3. The draft ordinance and exhibit are attached for the Plan Commission's review and recommendation.

#### **STAFF RECOMMENDATION**

Approval to amend the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail District.

PREPARED BY: Will Guerin, AICP Director of Planning 972-205-2449 wguerin@garlandtx.gov

#### ORDINANCE NO.

AN ORDINANCE AMENDING THE LAND USE MATRIX OF CHAPTER 2 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, TO ALLOW FOR MINOR AUTOMOBILE REPAIR USE BY SUP IN COMMUNITY RETAIL DISTRICTS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

#### Section 1

That the "Land Use Matrix," of Chapter 2, of the Garland Development Code of the City of Garland, Texas, is hereby amended in part to amend "Automobile Repair, Minor" under "Motor Vehicle & Related Uses," which shall be allowed only by SUP ("S") in the CR district, and by right in the LC, HC, and IC Districts, and being more particularly depicted and described in Exhibit "A", which is attached hereto and incorporated herein by reference.

#### Section 2

That Chapter 22 of the Code of Ordinances for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

#### Section 3

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

#### Section 4

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

#### Section 5

That this Ordinance shall be a upon and after its passage an	and become effective immediately d approval.
PASSED AND APPROVED this the	, day of, 2023.
	CITY OF GARLAND, TEXAS
	Mayor
ATTEST:	
City Secretary	
	PUBLISHED:

#### **Exhibit A**

#### "LAND USE MATRIX

. . .

	AG	SF- E	SF- 10	SF- 7	SF- 5	SFA	2F	MF (MF-1 and MF-2)	NO	СО	NS	CR	LC	HC	IN	Parking Requirements	Cross-Reference(s) for Special Standards
Automobile Repair, Minor												S	Р	Р	Р	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20	1/400 gfa + 2/repair bay Sec. 2.52(A) (3), Sec. 4.20

. . . "