



AGENDA

**REGULAR MEETING OF THE CITY COUNCIL
City of Garland
Duckworth Building, Goldie Locke Room
217 North Fifth Street
Garland, Texas
November 3, 2014
7:00 p.m.**

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

The Duckworth Building is wheelchair accessible. Special parking is available on the north side of the building on Austin Street and may be accessed by a sloped ramp from the street to the door facing Fifth Street. 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. **BRILLE IS NOT AVAILABLE.**

CITY COUNCIL GOALS 2020

(Adopted by Resolution No. 9402 on December 20, 2005)

- Sustainable quality development and redevelopment
- Financially stable government with tax base that supports community needs
- Defends rightful powers of municipalities
- Fully informed and engaged citizenry
- Consistent delivery of reliable City services
- Safe, family-friendly neighborhoods
- Embrace diversity

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 City Secretary before speaking (cards located at the entrance to the Council Chambers). The Mayor 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.

1. Hold public hearings on the following zoning cases:

- a. Consider the application of GFC Leasing Corp LLC requesting approval of 1) an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, 2) an amendment of a Concept Plan, 3) a Detail Plan for a Restaurant, Drive-Through, and 4) a Specific Use Permit for a Restaurant, Drive-Through. This property is located at the southwest corner of Lavon Drive and Foster Road. (File No. 14-38, District 1)

The proposal is to allow the applicant to develop the subject property with a fast food restaurant with a drive-through.

- b. Consider the application of Fourth Avenue Investments LLC requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses, 2) a Detail Plan for approximately 35 single family homes, and 3) a waiver to Section 31.27 of the Code of Ordinances regarding the requirement for alleys. (File No. 14-39, District 8)

The proposal is to allow a change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

2. Adjourn.



Planning Report

GFC Leasing Corp., LLC.

On the southeast corner of Lavon Drive and Foster Road

REQUEST

Approval of 1) an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, 2) an amendment of a Concept Plan, 3) a Detail Plan for a Restaurant, Drive-Through, 4) a Specific Use Permit for a Restaurant, Drive-Through.

OWNER

GARLAND FB LP

PLAN COMMISSION RECOMMENDATION

On October 13, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, 2) an amendment of a Concept Plan, 3) a Detail Plan for a Restaurant, Drive-Through, 4) a Specific Use Permit for a Restaurant, Drive-Through per Staff recommendation.

The Plan Commission approved the following variance requests to the SH 190 Development Standards:

- Section 34.18(B)(4) to approve the building façade facing Lavon Drive as proposed by the applicant and without the required 2-foot offset wall articulation.
- Section 34.19(A)(2)(a)(i) to allow the applicant to provide no setback between the dumpster enclosure and the south property line.
- Section 34.21(C)(4)(b)(i) to allow attached signage to have an area of 116 square feet.

Furthermore, Plan Commission denied a variance request to Section 34.21(C)(3)(c)(i) of the SH 190 Development Standards regarding the maximum allowable height of freestanding signs. The applicant agreed to withdraw the variance request.

STAFF RECOMMENDATION

Approval of an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, an amendment of a Concept Plan, a Detail Plan and a Specific Use Permit for a Restaurant, Drive-Through for a period of 25 years. Given the retail/personal service character of the development pattern surrounding the subject property, the proposed restaurant with a drive-through should be an appropriate development along Lavon Drive.

BACKGROUND

The subject property is part of a 14.8 acre tract of land fronting Lavon Drive, Foster Road, and Crist Road and zoned Planned Development (PD) District 01-03. The purpose of Planned Development (PD) District 01-03 was to permit the development of a shopping center on this 14.8 acre tract of land and single family residences on the properties to the east of Crist Road according to the Concept Plan. The residential component of Planned Development (PD) District 01-03 was developed; however, the shopping center was never built. The applicant is proposing to develop a 0.689 acre portion of the original 14.8 acre tract of land with a Golden Chick fast food restaurant.

SITE DATA

The subject property contains approximately 0.689 acres and has frontage of approximately 132 linear feet along Lavon Drive. The site will be accessible from Foster Road and Lavon Drive through an existing access drive that will be shared with the Walgreens pharmacy located to the south and the remnant of the original 14.8 acre tract to the north.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 01-03 and allows a limited number of uses permitted in the Shopping Center District in the SH 190 Overlay. A restaurant with a drive-through is allowed with approval of a Specific Use Permit. Although outside the SH 190 Overlay, Planned Development (PD) District 01-03 requires all development on the subject property to comply with the SH 190 Development Standards.

CONSIDERATIONS

1. Planned Development (PD) District 01-03 requires approval of a Detail Plan prior to development occurring on the subject property. The applicant

proposes a Detail Plan and a Specific Use Permit for a 2,152 square foot restaurant with a drive-through. The Comprehensive Zoning Ordinance stipulates a parking requirement of 8 parking spaces plus 1 parking space for every 50 square feet of dining area. The Detail Plan indicates a proposed indoor and outdoor dining area of 935 square feet, resulting in a parking requirement of 27 parking spaces. The Detail Plan provides 27 parking spaces.

2. The proposed building elevations consist of brick, stone, and tile; these materials are considered primary masonry and comply with the exterior wall requirements in the SH 190 Development Standards.

3. The proposed landscape plan provides screening and vegetation that is compliance with the SH 190 Development Standards.

4. The development of the subject property with a restaurant with a drive-through should not have any impact on the feasibility to develop the remaining 14.1 acres zoned for Shopping Center Uses.

5. The applicant seeks approval of a Specific Use Permit for a restaurant with a drive-through for a period of 25 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhood. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed Golden Chick restaurant is not in conflict with the Comprehensive Plan recommendation. It will provide a service to nearby residents and should not impact future development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north across Foster Road are zoned Planned Development (PD) District 85-27 for Shopping Center Uses and Commercial 1 (C-1) District with Specific Use Permits 07-30, 12-11, and 04-17 for Restaurant with a Drive-Through and Retail Sales with Gas Pumps. These properties are developed with a shopping center, a restaurant, a daycare, a vacant fueling station, and two restaurants with drive-through. The properties to the east and

west are zoned with a number of Planned Development (PD) Districts for Single Family Uses; these properties are developed with single family residences. The properties to the south are zoned Shopping Center (SC) District with Specific Use Permit 96-26 for Retail Sales with Gas Pumps and Multifamily (MF-18) District; these properties are developed with a pharmacy, a gas station, a car wash, and an apartment complex.

The proposed restaurant with drive-through is compatible with the surrounding land uses. The site is located along Lavon Drive which is developed with retail sales/personal service uses. Furthermore, the proposed restaurant with drive-through will serve the nearby residential neighborhoods; yet, given the orientation of the site, the access from Lavon Drive and distance to the residential neighborhoods, it should not represent a nuisance to these residential properties.

Prepared By:

Josue De La Vega
Development Planner

Date: October 23, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: October 24, 2014

Reviewed By:

William E. Dollar
City Manager

Date: October 27, 2014



0 100 200 Feet

ZONING **Z 14-38**

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-38

On the south corner of Lavon Drive and Foster Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the construction of a restaurant with drive through subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center District set forth in Section 24, 32, 33, and 46 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- IV. **Development Plans:**
 - A. Detail Plan: Development shall be in general conformance with the approved Detail Plan set forth in Exhibit C; however, in the event of conflict between the Detail Plan and the conditions, the conditions shall prevail.
- V. **Specific Regulations:**
 - A. Permitted Uses: No uses shall be permitted except for the uses listed under Planned Development (PD) District 01-03. Restaurant with Drive-Through requires approval of a Specific Use Permit.
 - B. Screening and Landscaping: Screening and landscaping shall be in conformance with the Landscape Plan identified as Exhibit D.
 - C. Building Elevations: Building elevations shall be in conformance with the elevations as reflected on Exhibit E. The 2-foot façade offset stipulated in Section 34.18(B)(4) of the SH 190 Development Standards shall not be required.
 - D. Dumpster Enclosure Placement: No setback is required between the dumpster enclosure and the south property line.
 - E. Signage: Attached signage shall be limited to a total of 116 square feet. Freestanding sign(s) shall be in compliance with the SH 190 Development Standards.
 - F. Development Criteria: Development shall comply with the State Highway 190 Development Standards.

EXHIBIT B

SPECIFIC USE PERMIT CONDITIONS

ZONING FILE 14-38

On the south corner of Lavon Drive and Foster Road

- I. **Statement of Purpose:** The purpose of this Specific Use Permit is to permit the construction of a restaurant with drive through subject to conditions.
- II. **Statement of Effect:** This Planned Development District shall not affect any regulation found in the Comprehensive Zoning Ordinance, Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Shopping Center District set forth in Section 24, 32, 33, and 46 of the Comprehensive Zoning Ordinance, Ordinance No. 4647 are included by reference and shall apply, except as otherwise specified in this ordinance.
- VI. **Specific Regulations:**
 - A. Specific Use Permit: The Specific Use Permit shall be effective for a period of 25 years.

LANDSCAPE CALCULATIONS AND INFORMATION

SITE INFORMATION:
LOT AREA: 0.689 AC. (30,000 S.F.)
ZONING: COMMERCIAL

LANDSCAPE CALCULATIONS

30 FT. LANDSCAPE BUFFER PLANTINGS
REQUIRED: 4 - 4 INCH CALIPER SHURWARD OAK (RED)
PROVIDED: 4 - 4 INCH CALIPER SHURWARD OAK (RED)

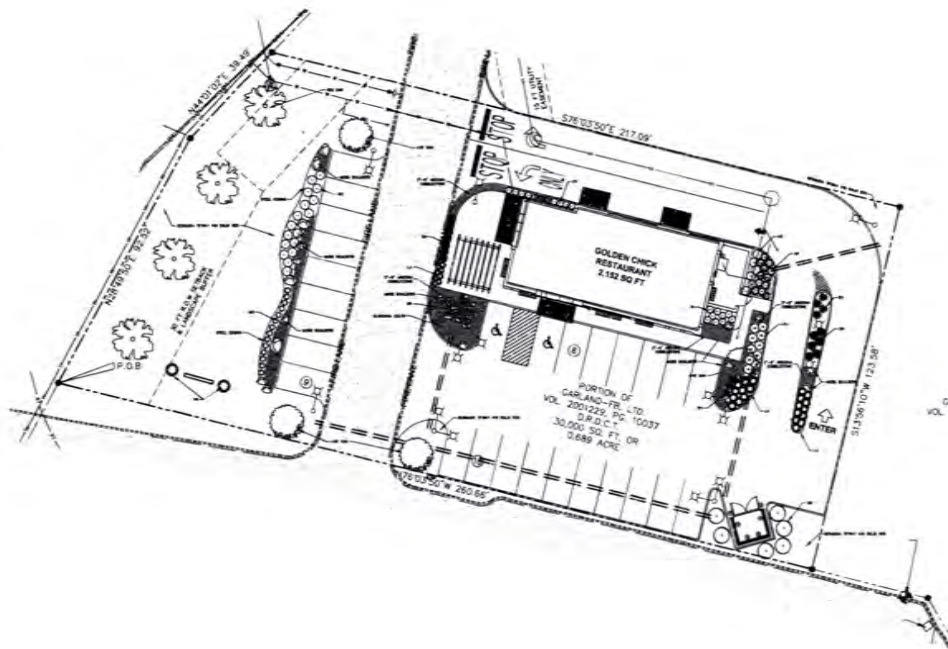
MINIMUM SITE AREA LANDSCAPING
REQUIRED LANDSCAPE AREA: 30,000 x 10% = 3,000 S.F.
PROVIDED LANDSCAPE AREA: 8,428 S.F.

MINIMUM PAVING LOT AREA LANDSCAPING
REQUIRED AREA: PAVING LOT AREA x 5% = 4,375 x 5% = 218 S.F.
PROVIDED AREA: 285 S.F.

TREES REQUIRED: 1 TREE/10 SPCS x 27 SPCS = 2.7 ~ 3 TREES
TREES PROVIDED: 4
LARGE CANOPY TREES: 4
ORNAMENTAL TREES: 6

PARKING LOT SCREENING
PARKING SPACE SCREENING PROVIDED BY CONTINUOUS ROW OF MINIMUM 24 INCH TALL SHRUBS

30 FT. LANDSCAPE BUFFER PLANTINGS
REQUIRED: 4 - 4 INCH CALIPER SHURWARD OAK (RED)
PROVIDED: 4 - 4 INCH CALIPER SHURWARD OAK (RED)



REMANDED OF
GARLAND-FB, LTD.
VOL. 2001229, PG. 10037
D.R.O.C.T.

LANDSCAPING NOTES:

1. AN AUTOMATED IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO THE PLANTING OF ANY NEW PLANT MATERIAL. TREES SHALL RECEIVE BUBBLERS, ALL FLOWER BEDS SHALL RECEIVE LOW-VOLUME (DRIP) IRRIGATION, AND TURF AREAS SHALL RECEIVE MP ROTATOR HEADS.
2. THE PROPERTY OWNER, TENANT, OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING DURING THE WARRANTY PERIOD HAS EXPIRED. THE OWNER OR THEIR REP SHALL THEN BE RESPONSIBLE FOR ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
3. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE BASED ON EXISTING RECORDS. FINAL LOCATION OF THESE UTILITIES AND ANY OTHERS NOT SHOWN SHOULD BE VERIFIED BY CONTACTING THE UTILITY OWNERS AND 1811 PRIOR TO DIGGING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLAN. SUBSTITUTIONS FOR THE TREE AND SHRUB SELECTIONS ON THIS LANDSCAPE PLAN ARE ACCEPTABLE, CONTINGENT TO APPROVAL BY LANDSCAPE DESIGNER, PRIOR TO PLANTING AND APPROVAL BY THE CITY.



GRAPHIC SCALE
1" = 40 FT.
1" = 20 FT.

PLANT LIST									
SYMBOL	KEY	QTY	UNITS	COMMON NAME	SCIENTIFIC NAME	CALIPER	HEIGHT	SPREAD	ROOT
	AO	4	EA.	Shurward Red Oak	Quercus shumardii	4.0" min	10'-12'	6'-8'	8" x 8" or 24" Box/Container
	LO	4	EA.	Live Oak	Quercus virginiana	2.5" min	10'-12'	6'-10'	8" x 8" or 24" Box/Container
	DM	8	EA.	Grape Myrtle Dallas Red	Lagerströmia indica Dallas Red	Multi-Trunk	min. 8'	N/A	15 Gal.
	RY	25	EA.	Red Yucca	Hesperaloe parviflora	N/A	36"	24"	3 Gal.
	IH	8	EA.	Indian Hawthorne	Raphanophora indica	N/A	36"	24"	3 Gal.
	KO	23	EA.	Knockout Rose (Pink)	Rosa "Knockout"	N/A	36"	24"	3 Gal.
	LA	32	EA.	Lantana 'Old Gold'	Lantana camara	N/A	24"	24"	1 Gal.
	DN	11	EA.	Dwarf Nymphaea Holly	Ilex Vandalia 'Nana'	N/A	N/A	24"	1 Gal.
	PJ	11	EA.	Blue Pacific Juniper	Juniperus Pacifica	N/A	N/A	24"	3 Gal.
	DH	8	EA.	Dwarf Hamelin Grass	Pennisetum Alopecuroides	N/A	N/A	24"	3 Gal.
	MF	12	EA.	Mexican Fothergilla	Nesaea tenuisima	N/A	N/A	24"	1 Gal.
	DR	8	EA.	Dwarf Rose (Apricot)	Rosa 'Meermin'	N/A	N/A	24"	1 Gal.
	MG	18	EA.	Mexican Grass	Miscanthus sinensis	N/A	N/A	24"	3 Gal.
	PG	2	EA.	Pampas Grass	Cardinalis Sellowii	N/A	N/A	24"	3 Gal.
	SC	N/A	EA.	Seasonal Color	Assorted Annual Flowers	N/A	N/A	N/A	1" C.C.
	MB	18	EA.	Moss Covered Boulder	N/A	N/A	N/A	N/A	300# min
	AR	N/A	S.F.	Arizona Blue Rock	12'-8" diam	N/A	N/A	N/A	N/A

Cornerstone Landscape Services
1531 W. Kilpatrick
Cleburne, Texas 76033
817-558-1221

JUNE 3/18

LANDSCAPE IMPROVEMENTS
FOR
PROPOSED GOLDEN CHICK RESTAURANT
GARLAND, TEXAS

EXHIBIT D

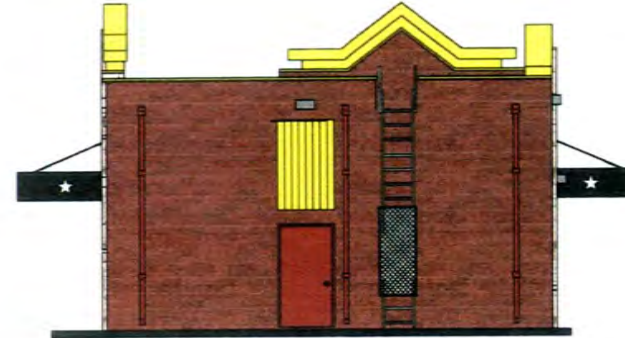


LANDSCAPE PLAN
DATE: 10/16/2014
DRAWN BY: RSG
CHECKED BY: RSG

SHEET
L1



3 PARTIAL ELEVATION
A4.3 SCALE: 1/4" = 1'-0"



4 PARTIAL ELEVATION
A4.3 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
A4.3 SCALE: 1/4" = 1'-0"

Material Totals	
Tile	1%
White Stone	37%
Brick	59%
Cast Stone	2%
Black Brick	1%
Material Total	100%



2 RIGHT SIDE ELEVATION
A4.3 SCALE: 1/4" = 1'-0"

DRAWN BY: DP
CHECKED BY: RK

EJES
ENGINEERS, ARCHITECTS & PLANNERS

12000 CAPITAL EXPEDIENT, SUITE 500
DALLAS, TEXAS 75243
(714) 544-1234
(714) 544-7500
(714) 544-5885
EJES, Inc. Copyright 2013

**FOR CITY
REVIEW ONLY**

EXTERIOR ELEVATIONS

**GOLDEN CHICK
2808 CHRIST ROAD
GARLAND, TX 75040**

DATE	DESCRIPTION	BY	DATE
2/14/14	ZONING/SLP REVIEW	DP	

SCALE:
AS NOTED

PROJECT NO.
036-09

SHEET NO.
A4.0

NOTES: These plans are representations of preliminary drawings and are provided for review only. Accuracy and other required details, including but not limited to, shall be the responsibility of the client. These drawings are not to be used for any purpose other than the specific project for which they were prepared. No part of these drawings shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from EJES, Inc.

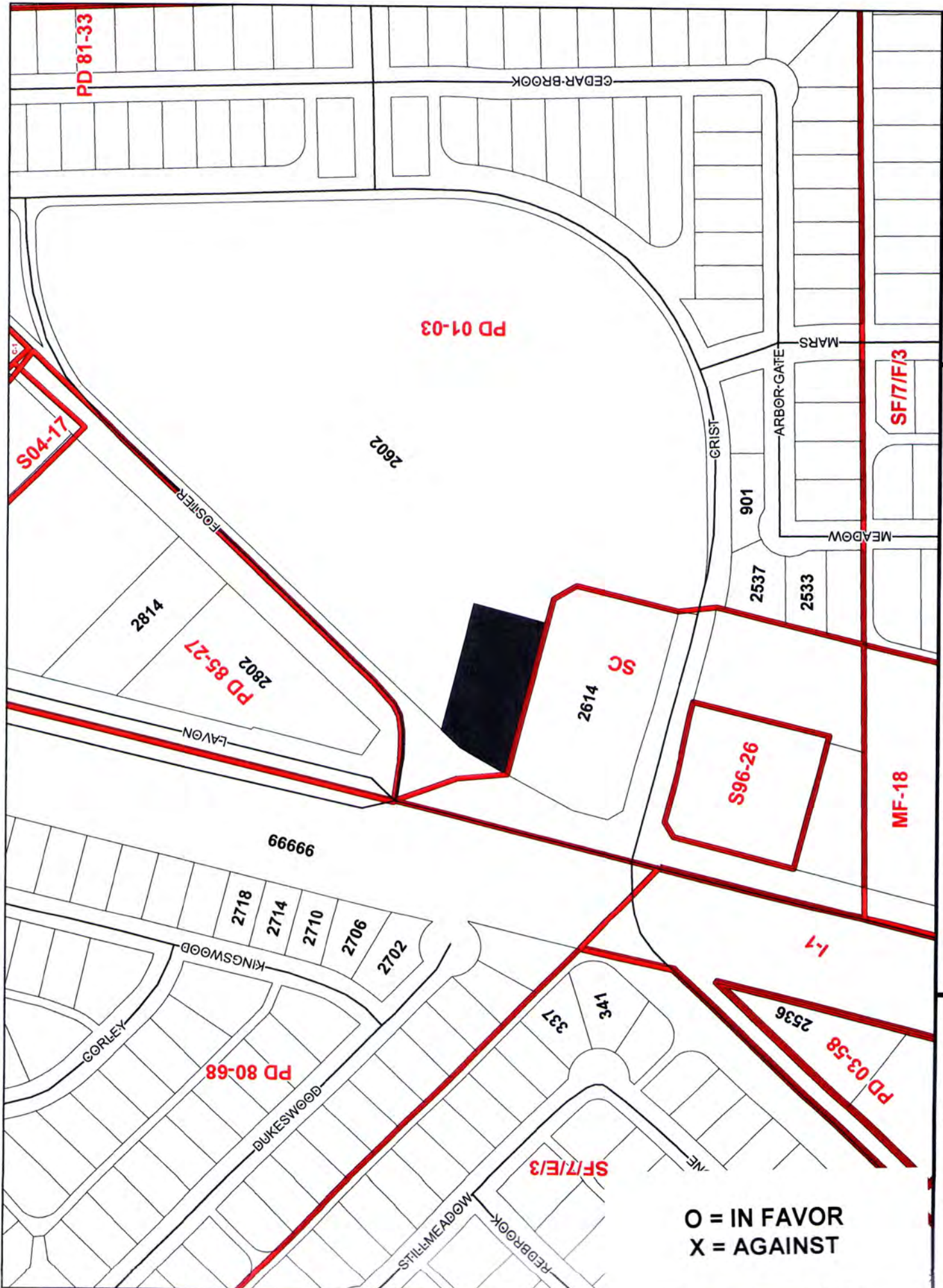
REPORT & MINUTES

P.C. Meeting, October 14, 2014 (8 Members Present)

Consideration of the application of GFC Leasing Corp LLC, requesting approval of 1) an amendment of Planned Development (PD) District 01-03 for Limited Shopping Center Uses, 2) an amendment of a Concept Plan, 3) a Detail Plan for a Restaurant, Drive-Through, 4) a Specific Use Permit for a Restaurant, Drive-Through, and 5) variances to Sections 34.18(B)(4), 34.19(A)(2)(a)(i), 34.21(C)(3)(c)(i), 34.21(C)(4)(b)(i) of the SH 190 Development Standards regarding exterior walls articulation, building placement, height of freestanding signs and size of attached signage. This property is located at the southwest corner of Lavon Drive and Foster Road. (District 1) (File Z 14-38) (This request was postponed from the September 22, 2014 Plan Commission meeting)

Representing the applicant Larry Nelson, 1131 Rockingham Drive, Richardson, TX, gave a brief overview of the request and addressed concerns regarding the building articulation facing Lavon Drive and agreed to withdraw the variance request for Section 34.18(B)(4) regarding freestanding sign height.

Motion was made by Commissioner Dalton, seconded by Commissioner Fisher, to close the Public Hearing and per staff recommendation **approve** the request including the variances to the building articulation requirement, building setback, attached signage and deny the request for freestanding sign height. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Luckie recused himself from this case.



ZONING

Z 14-38

INDICATES AREA OF REQUEST

0 100 200 Feet

We did not receive any responses for this case.



Planning Report

Fourth Avenue Investments, LLC

North of the intersection of Apollo Road and West Brand Road

REQUEST

Approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses, 2) a Detail Plan for approximately 35 single family dwelling units and 3) a waiver to Section 31.27 of the Code of Ordinances regarding the requirement of alleys.

OWNER

Rosewood Property Company

PLAN COMMISSION RECOMMENDATION

On October 13, 2014 the Plan Commission, by a vote of eight (8) to zero (0), recommended approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family dwelling units with a tiered dwelling unit size of no less than 30% at 1,800 square feet, no less than 20% at 2,000 square feet, no less than 25% at 2,200 square feet and no less than 25% at 2,400 square feet.

STAFF RECOMMENDATION

Approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses. Based on the constraints of the adjacent physical features and existing surrounding development pattern, the zoning request is appropriate and is compatible with surrounding zoning and land uses.

Approval of 2) a Detail Plan for approximately 35 single family dwelling units with the following recommendations:

Staff recommends the minimum lot size be raised to at least 5,000 square feet. The smallest lots within the surrounding area are approximately 5,500 square feet. Being an infill property, there are existing site constraints that limit lot yield. However, every effort to remain compatible with surrounding developments should be made. The applicant has revised the dwelling unit size per Staff and Plan Commission recommendation.

BACKGROUND

The subject property is currently zoned Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses, respectively. The property has never developed. The applicant is requesting a change in zoning to a Planned Development for Single Family Uses and a Detail Plan to develop the property with approximately 35 single family detached houses.

SITE DATA

The subject property contains 6.606 acres with approximately 5.937 acres of developable area. The property has approximately 460 feet of frontage along West Brand Road and approximately 610 feet of frontage along Apollo Road. The site will be accessed from Apollo Road with an emergency access point from West Brand Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 84-25 for General Business Uses permits limited uses which accommodate a variety of retail, service and business establishments which are not designed in a shopping center configuration. Planned Development (PD) District 99-43 for Limited Neighborhood Service Uses was a zoning change initiated by the City of Garland. The property was previously zoned for General Business Uses. PD 99-43 allows for a range of small scale retail and personal service activities which are typically desirable in proximity to residential neighborhoods.

CONSIDERATIONS

1. Out of the total 6.606 acres, the applicant proposes 35 single family lots on 5.9377 developable acres (excluding 0.6683 acres of open space). The development plan would yield a residential density of approximately 5.89 units per acre. In addition to the 35 residential lots, there are five HOA lots for open space, emergency access, screening walls and landscaping.
2. The applicant proposes a Planned Development (PD) District for the flexibility it provides as the development would not meet certain development standards set forth in the Comprehensive Zoning Ordinance. The current ordinance does not provide a district which accommodates homes on smaller lots. Below you will find a chart comparing the proposal versus the City's standard SF-7, Set 3 zoning regulations:

Regulation	Proposed	Required
Minimum Lot Size:	4,400 square feet	7,000 square feet
Minimum Lot Width:	50 feet	60 feet

Minimum Lot Depth:	90 feet	100 feet
Minimum Dwelling Unit Size:	<ul style="list-style-type: none"> • At least 30% at no less than 1,800 square feet in floor area • At least 20% at no less than 2,000 square feet in floor area • At least 25% at no less than 2,200 square feet in floor area • At least 25% at no less than 2,400 square feet in floor area 	1,700 square feet
Minimum Front Yard Setback:	10 feet	20 feet
Minimum Side Yard Setback:	5 feet	6 feet
Minimum Side Yard (Adjacent to street)	15 feet	20 feet
Minimum Rear Yard Setback:	15 feet (covered porches/patios attached to the rear elevation may extend up to five (5) feet within the rear yard setback)	10 feet
Maximum Lot Coverage:	60%	45%

As illustrated by the chart above, the applicant seeks a smaller lot size, reduced setbacks and more lot coverage.

3. Minimum Lot Size: The proposed minimum lot size is 4,400 square feet with the average lot area of 5,380 square feet. Approximately 46% of the subdivision is less than 5,000 square feet. Staff recommends the minimum lot size be raised to at least 5,000 square feet. The smallest lots within the surrounding area are approximately 5,500 square feet.
4. Dwelling Unit Size: Residential uses within proximity to the subject property have a variety of dwelling unit sizes. The single family houses to the southwest, across Apollo Road in the Century Park Addition, are developed

with homes ranging in size from approximately 1,600 square feet to 2,200 square feet. The properties northwest of the subject property, within the Charleston Commons No. 1 subdivision, are developed with single family houses ranging from approximately 1,500 square feet to 2,900 square feet.

The Meadowood No. 1 subdivision to the east, across West Brand Road, is developed with single family houses ranging in size from approximately 1,700 square feet to approximately 2,100 square feet.

The applicant is proposing a minimum dwelling unit size of 1,800 square feet with the aforementioned tiered system. The proposed tier system is comparable to those approved by City Council on similar single family residential subdivisions such as Wagon Wheel Crossing (PD 11-24) and Planned Development (PD) District 12-43 located at Firewheel Parkway and Castle Drive. The dwelling unit size tier system establishes and guarantees a wider range of housing alternatives to a larger sector of the community comparable to the surrounding area.

5. Subdivision Access/Alleys: Access to the proposed residential development would be from Apollo Road. There is an emergency access entrance from West Brand Road between Lots 18 and 16, Block A. The access point will be gated with a Knox box for Fire Department entry. The drive will be constructed of grasscrete which gives the appearance of a landscape lot but has the stability of a drive to meet paving requirements.

All lots within the subdivision would front a 50-foot right-of-way with access to each lot limited to the front. The applicant requests approval of an alley waiver for all 35 residential lots from City Council. A ten foot utility easement must be provided along the front of each lot in the absence of alleys.

It should also be noted that four-foot sidewalks are proposed to provide pedestrian access throughout the development. In addition, there are sidewalks provided along both Apollo Road and West Brand Road.

6. Development Standards: Development standards have been added as conditions (see attached) to the proposed Planned Development to ensure the quality of the housing product is consistent with the City's vision for the area. These standards include a minimum of 80% masonry, garage setbacks of twenty (20) feet and specific standards for garage design, non-repetitive elevations in a row and a minimum number of design elements. This is consistent with recently approved Planned Development Districts for single family uses.
7. Screening/Landscaping: The Screening and Landscape Standards requires that all proposed subdivisions adjacent to a Type A-D Thoroughfare provide 6-foot tall perimeter screening consisting of either a 5-foot tall wrought iron fence with brick columns along with a 6-foot tall continuous row of shrubs, or a 6-foot tall masonry wall. The applicant proposes a 6-foot tall masonry wall along both Apollo Road and West Brand Road with ornamental trees planted within the HOA lot as reflected on the landscape plan. This will soften the appearance of the masonry wall and aid in the tree mitigation requirements of the development.

The applicant will also plant one, two (2) caliper inch Live Oak or Red Oak tree on each residential lot. Payment into the Tree Fund will be required equal to the number of caliper inches not mitigated through replanting onto HOA/open space lots within the subdivision.

8. Common Areas: The Detail Plan indicates two open space lots and one emergency access area which will also be owned and maintained by the HOA. The floodplain area will mostly stay undisturbed and the other open space lot will be landscaped with trees at the entry to the subdivision. Maintenance of all open space, common areas, landscaped areas and all entry features including any allowed within the street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the Homeowner's Association. Given the limited size of the site, providing more useable open space may not be feasible.
9. Prior to issuance of a building permit, approval of a Preliminary and Final Plat is required.

COMPREHENSIVE PLAN

The Future Land Use Map of the Comprehensive Plan recommends Compact Neighborhoods for the subject property. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. The architectural character and scale of these areas are compatible with adjacent residential development. Developments within this category are predominantly residential, but may include compatible non-residential uses

The recommended land use is consistent with the proposed zoning on the property; however the surrounding area has developed with lower density single family detached houses. The established development pattern is one of Traditional or Compact Neighborhoods. The principle of neighborhood stability through compatible adjacent land uses is supported within Envision Garland and is evident in the proposed development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding area is a mixture of low to medium density residential uses. The properties immediately adjacent to the subject property to the north are zoned Multi-Family 18 District and General Business (GB) District and are developed with apartments and a day care center, respectively. The property to the south of Apollo Road is zoned Single Family (SF/7/F/3) District and is developed with single family detached houses. Properties to the west and to the east, across Brand Road, are zoned Planned Development (PD) District 99-68 for Single Family Uses and Single Family (SF/7/F/3) District and are developed with single family houses. The use of the property for low to medium density residential is

consistent with the existing development pattern in the surrounding area. The compact nature of the site somewhat limits lot yield however; the lot layout allows an infill single family subdivision compatible with the surrounding area.

Prepared By:

Chasidy Allen, AICP
Principal Planner

Date: October 23, 2014

Reviewed By:

Anita Russelmann
Director of Planning

Date: October 24, 2014

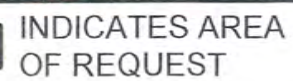
Reviewed By:

William E. Dollar
City Manager

Date: October 27, 2014



Z 14-39



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 14-39

Northwest of the intersection of Apollo Road and West Brand Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a single-family subdivision subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Comprehensive Zoning Ordinance. Ordinance No. 4647, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single Family Dwelling (SF/7/D/3) District set forth in Section 17-510, Section 18 and 18-300 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as specified in this ordinance

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit C. Any conflicts between the Detail Plan and the following conditions, the conditions shall apply.

IV. Specific Regulations:

- A. Permitted uses: Only a single-family residential development shall be permitted.
- B. Minimum lot size: The minimum lot size is 4,400 square feet with the average lot size of 5,380 square feet.
- C. Minimum dwelling unit size: The minimum dwelling unit size is 1,800 square feet with the following provisions:
 - 30% of the dwelling units shall not be less than 1,800 square feet
 - 20% of the dwelling units shall not be less than 2,000 square feet
 - 25% of the dwelling units shall not be less than 2,200 square feet
 - 25% of the dwelling units shall not be less than 2,400 square feet
- D. Minimum lot width: Fifty (50) feet at the building line.
- E. Minimum lot depth: Ninety (90) feet.
- F. Maximum lot coverage: 60%

G. Building setbacks:

Minimum front yard setback: Ten (10) feet. The minimum front yard building setbacks for garages shall be twenty (20) feet.

Minimum side yard setback (interior): Five (5) feet on each side.

Minimum side yard setback adjacent to street (interior streets): Fifteen (15) feet.

Minimum rear yard setback: Fifteen (15) feet. Covered porches/patios, awnings, stoops and other similar attached coverings to the rear elevation may extend up to five (5) feet within the rear yard setback.

H. Garages: A minimum two-car garage shall be required for each dwelling unit. Garage doors shall be faux wood (metal with wood grain appearance) with carriage hardware to accentuate the door.

I. Building materials: The minimum masonry requirement for houses within the subdivision shall consist of 80% masonry for each elevation. Masonry shall be defined as brick, cast stone or stone.

J. Minimum number of design elements: A minimum of three (3) of the following elements must be incorporated into the design of each dwelling unit:

- a) Multiple pane (divided light and simulated divided light) windows;
- b) Decorative columns (min. 6" diameter) and 30" minimum height railings enclosing the front porch area;
- c) Gable with window;
- d) Dormer;
- e) Bay windows with a minimum projection of twenty-four inches (24");
- f) Minimum 8:12 roof pitch;
- g) Split garage doors (i.e., a separate door for each vehicle bay).

K. Minimum number of elevations: No single building elevation shall be duplicated with the next two houses adjacent to it on either side. (ex: house A, house B, house C, house A, house B, house C, etc.)

L. Landscaping: Each home shall have a minimum of one (1) 2" caliper tree planted in the front yard that is either a Live Oak or Red Oak. Landscaping within the common areas and along the screening walls shall be provided as identified on the landscape plan (Exhibit D).

M. Screening: A 6-foot high masonry wall shall be installed along the perimeter of the property adjacent to Apollo Road and West Brand

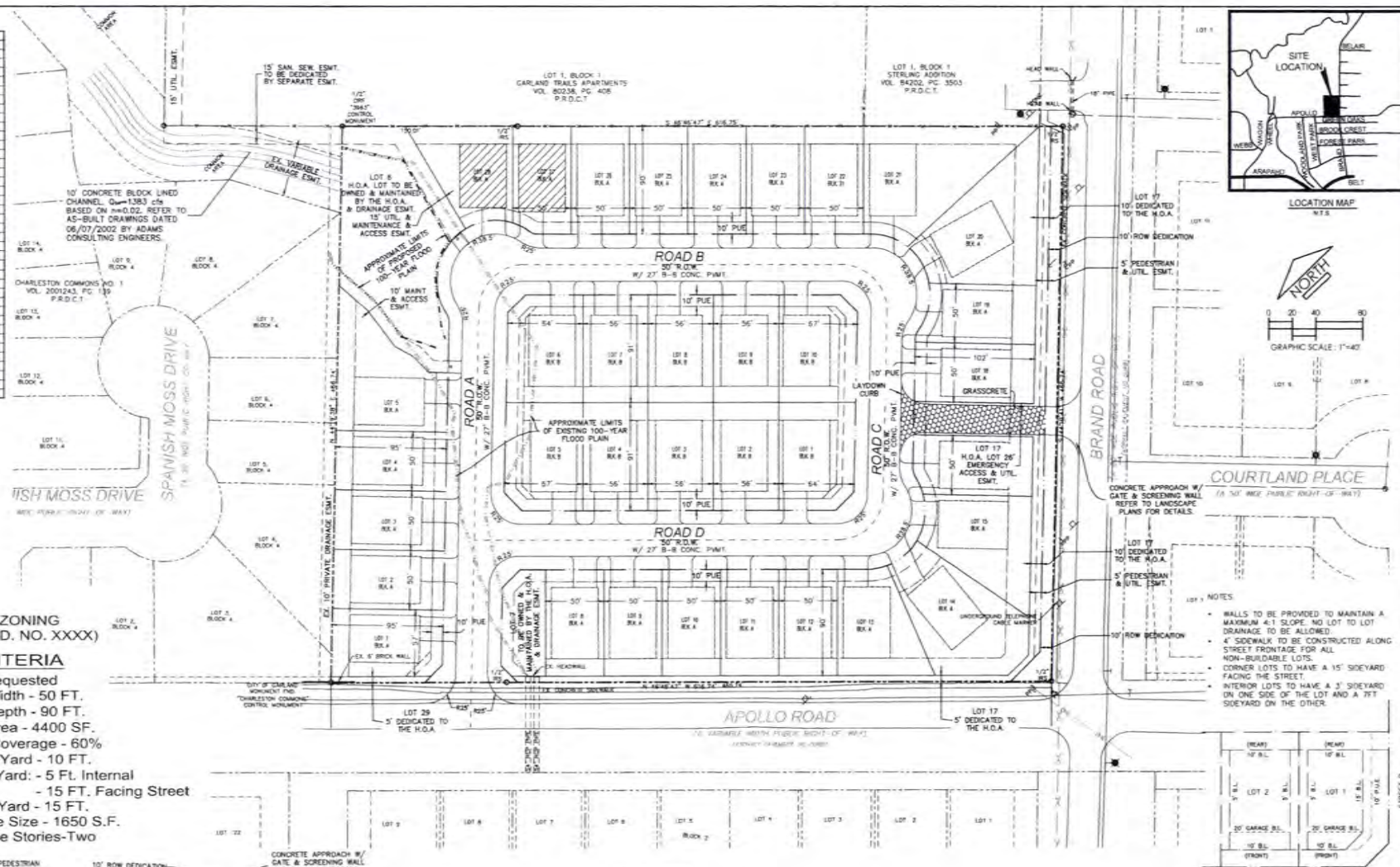
Road. The portion of the screening wall along the emergency access lot shall be ornamental iron fence in accordance with Exhibit E.

- N. Alleys: Alleys shall not be required with this development.
- O. Common Area: Two (2) common areas shall be provided as identified on Exhibit C.
- P. Homeowners Association: A Homeowners Association shall be incorporated and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall provide a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. The Bylaws for this association shall be submitted to the Director of Planning for review and approval prior to commencement of construction of any infrastructure improvements within the subdivision.
- Q. Maintenance of Open Space, Landscaped Areas, Entry Features and Other Amenities: Maintenance of all open space, common areas, landscaped areas and all entry features including any allowed within the street medians, irrigation, perimeter fencing and other amenities shall be the responsibility of the Homeowner's Association.

EXHIBIT C

LOT SIZE TABULATION			
LOT	BUDGE	S.F.	A.C.
01	A	3,360.07	0.1231
02	A	4,716.00	0.1600
03	A	4,716.00	0.1600
04	A	4,716.00	0.1600
05	A	4,714.47	0.1599
06	A	4,714.47	0.1599
07	A	3,369.11	0.0733
08	A	4,602.01	0.1530
09	A	4,602.01	0.1530
10	A	4,508.00	0.1533
11	A	4,508.00	0.1533
12	A	4,508.00	0.1533
13	A	6,537.20	0.1822
14	A	6,537.20	0.1822
15	A	6,537.20	0.1822
16	A	5,586.94	0.2135
17	A	5,586.94	0.2135
18	A	3,122.00	0.1177
19	A	4,744.29	0.1589
20	A	4,608.71	0.1531
21	A	4,608.71	0.1531
22	A	4,500.63	0.1523
23	A	4,500.63	0.1523
24	A	4,500.63	0.1523
25	A	4,500.63	0.1523
26	A	4,500.63	0.1523
27	A	4,402.42	0.1452
28	A	4,402.42	0.1452
29	A	4,402.42	0.1452
30	A	4,402.42	0.1452
31	B	5,086.28	0.1548
32	B	5,086.28	0.1548
33	B	5,086.28	0.1548
34	B	5,086.28	0.1548
35	B	5,086.28	0.1548
36	B	5,086.28	0.1548
37	B	5,086.28	0.1548
38	B	5,086.28	0.1548
39	B	5,086.28	0.1548
40	B	5,086.28	0.1548
41	B	5,086.28	0.1548
42	B	5,086.28	0.1548
43	B	5,086.28	0.1548
44	B	5,086.28	0.1548
45	B	5,086.28	0.1548
46	B	5,086.28	0.1548
47	B	5,086.28	0.1548
48	B	5,086.28	0.1548
49	B	5,086.28	0.1548
50	B	5,086.28	0.1548
51	B	5,086.28	0.1548
52	B	5,086.28	0.1548
53	B	5,086.28	0.1548
54	B	5,086.28	0.1548
55	B	5,086.28	0.1548
56	B	5,086.28	0.1548
57	B	5,086.28	0.1548
58	B	5,086.28	0.1548
59	B	5,086.28	0.1548
60	B	5,086.28	0.1548
61	B	5,086.28	0.1548
62	B	5,086.28	0.1548
63	B	5,086.28	0.1548
64	B	5,086.28	0.1548
65	B	5,086.28	0.1548
66	B	5,086.28	0.1548
67	B	5,086.28	0.1548
68	B	5,086.28	0.1548
69	B	5,086.28	0.1548
70	B	5,086.28	0.1548
71	B	5,086.28	0.1548
72	B	5,086.28	0.1548
73	B	5,086.28	0.1548
74	B	5,086.28	0.1548
75	B	5,086.28	0.1548
76	B	5,086.28	0.1548
77	B	5,086.28	0.1548
78	B	5,086.28	0.1548
79	B	5,086.28	0.1548
80	B	5,086.28	0.1548
81	B	5,086.28	0.1548
82	B	5,086.28	0.1548
83	B	5,086.28	0.1548
84	B	5,086.28	0.1548
85	B	5,086.28	0.1548
86	B	5,086.28	0.1548
87	B	5,086.28	0.1548
88	B	5,086.28	0.1548
89	B	5,086.28	0.1548
90	B	5,086.28	0.1548
91	B	5,086.28	0.1548
92	B	5,086.28	0.1548
93	B	5,086.28	0.1548
94	B	5,086.28	0.1548
95	B	5,086.28	0.1548
96	B	5,086.28	0.1548
97	B	5,086.28	0.1548
98	B	5,086.28	0.1548
99	B	5,086.28	0.1548
100	B	5,086.28	0.1548

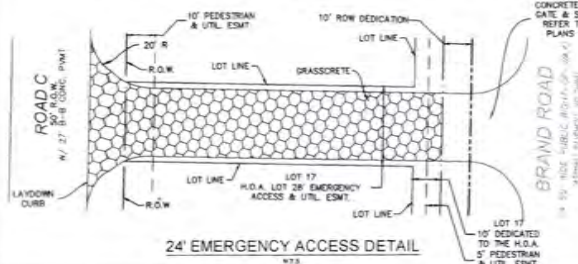
* OPEN SPACE LOTS



CURRENT ZONING
(PD 99-43.....ORD. NO. XXXX)

PD CRITERIA

Alley Wavier Requested
 Minimum Lot Width - 50 FT.
 Minimum Lot Depth - 90 FT.
 Minimum Lot Area - 4400 SF.
 Maximum Lot Coverage - 60%
 Minimum Front Yard - 10 FT.
 Minimum Side Yard - 5 Ft. Internal
 - 15 Ft. Facing Street
 Minimum Rear Yard - 15 FT.
 Minimum House Size - 1650 S.F.
 Maximum House Stories-Two



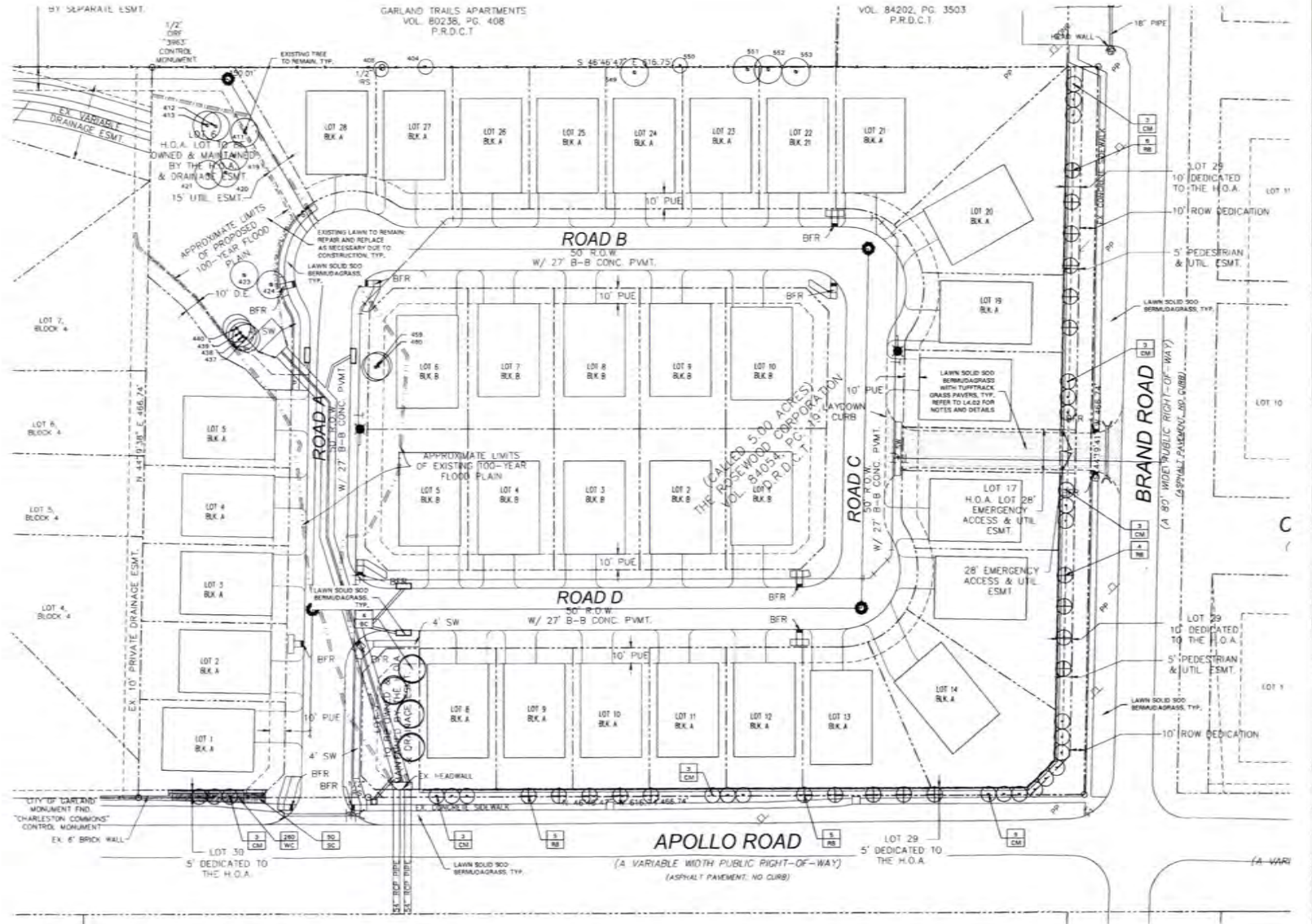
OWNER:
BRAND ROAD JV
925 22ND STREET SUITE 100
PLANO, TX 75074

ROSEWOOD PROPERTY COMPANY
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TX 75201

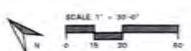
DEVELOPER:
FOURTH AVENUE INVESTMENTS
PO BOX 707
ALLEN, TX. 75013

TOTAL TRACT AREA - 6.606 ACRES
DEVELOPMENT AREA - 5.942 ACRES
OPEN SPACE LOTS - 0.664 ACRES
35 RESIDENTIAL LOTS
4 HOA LOTS

REMARKS	<p>1. THE CITY OF OAKLAND STANDARD MONUMENT # 12 SET ON AN INLET ON THE WEST SIDE OF WAGON WHEEL, AT THE NORTHWEST INTERSECTION OF WAGON WHEEL, AND LAKE TRONCE DRIVE. ELEVATION = 536.48</p> <p>2. THE CITY OF OAKLAND STANDARD MONUMENT # 13 SET 1/4 MI. NORTH OF A CONCRETE ALLEY AND 1/4 MI. WEST OF THE CENTERLINE OF ABBOTT ROAD (HAVING AN ADJUTER OF 89°09'00" (S2 7° 10' N) FROM THE NORTHEAST CORNER OF A PARKING LOT AT THE 100 BLOCK OF ABBOTT ROAD. ELEVATION = 548.57</p>	<p>REVISIONS</p> <p>DATE</p>	<p>NDM</p> <p>NATHAN D. MAIER CONSULTING ENGINEER, INC. 10504 MARLIN BOULEVARD, SUITE 200 IRVING, TEXAS 75039</p> <p>www.ndmllc.com</p> <p>Two Northpark - 8080 Park Lane - Suite 600 Dallas, Texas 75231 - 214.739.4741</p>	<p>DETAIL PLAN</p> <p>WINCHESTER COMMONS APPLIC. 04-18-01, 01-03 CITY OF OAKLAND, DALLAS COUNTY, TEXAS</p>	<p>SHEET NO.</p> <p>1</p> <p>3</p>
---------	---	------------------------------	--	--	------------------------------------



PLANT LEGEND
 SHRUB: COMMON NAME
 T: Tree
 CM: Creeping Marigold
 FL: Flowering Plant
 WT: Wreath



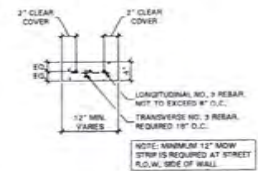
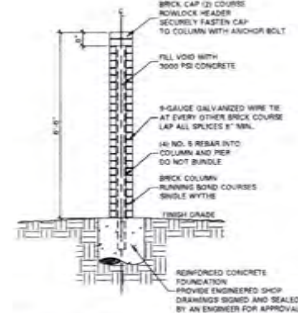
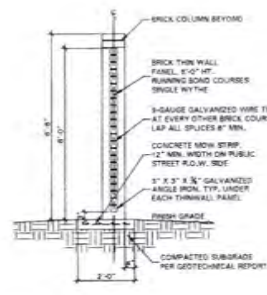
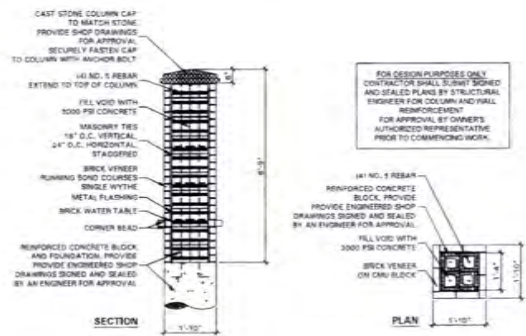
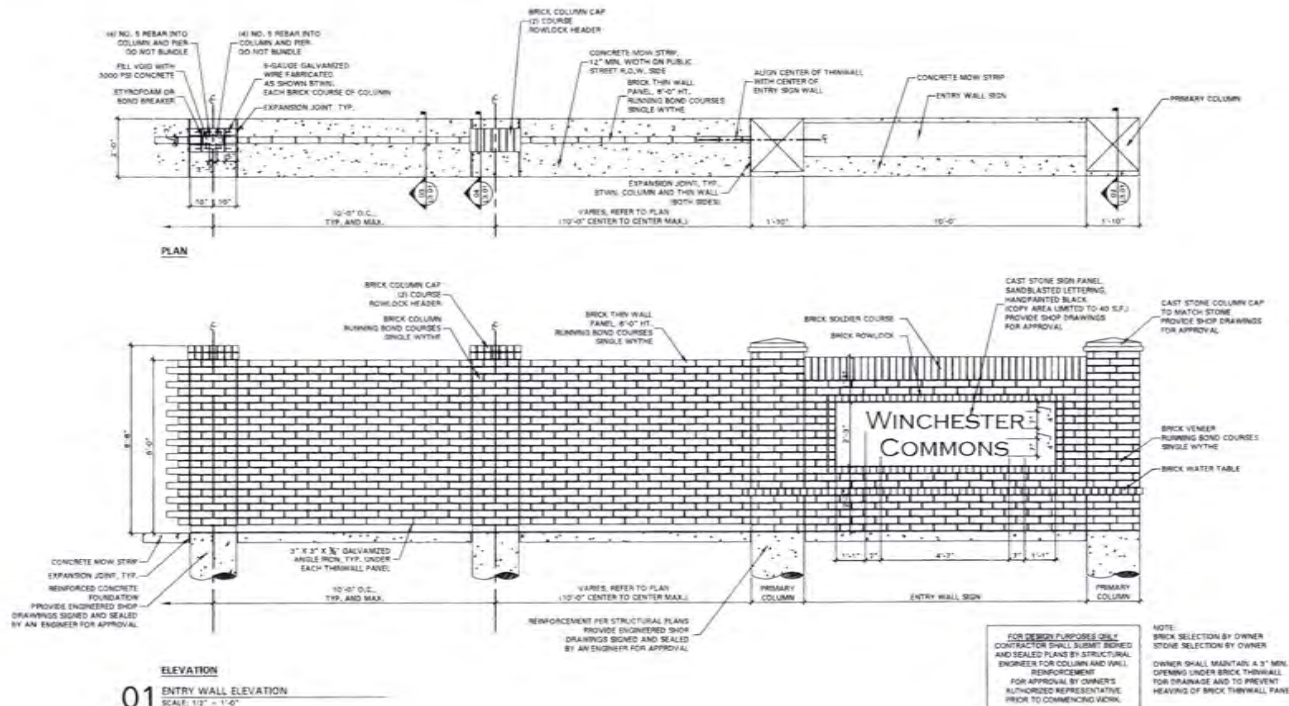
4245 North Central Exp
 Suite 501
 Dallas, Texas 75205
 214.865.7592



REVISION	DATE
CITY COMMENTS	10/08/14

NDM
 NATHAN D. MAIER
 CONSULTING ENGINEER, INC.
 8080 Park Lane - Suite 600
 Dallas, Texas 75231 - 214.739.4741

LANDSCAPE PLAN APOLLO & BRAND TRACT					SHEET NO.
CITY OF DALLAS, DALLAS COUNTY, TEXAS					L4.01
DATE	SCALE	DATE	SCALE	DATE	SCALE



CITY OF GARLAND SCREENWALL NOTES

1. ALL DIMENSIONS SHALL BE MEASURED FROM THE BACK OF CURB, TYPICAL.
2. PRIMARY COLUMNS SHALL BE ALIGNED WITH THE INSIDE OF THE PROPERTY LINE WHERE SHOWN.
3. ALL MASONRY SCREENWALLS AND COLUMNS SHALL BE LOCATED INSIDE THE 3' WALL EASEMENT AND SHALL NOT BE LOCATED IN UTILITY EASEMENTS.
4. ALL CONCRETE SHALL BE CLASS "A" @ 28 DAYS.
5. ALL REINFORCING STEEL BARS SHALL BE ASTM A-615-GR60.
6. ALL MORTAR JOINTS SHALL BE 3/8" TOoled CONCAVE TYPE. RAKED JOINTS ARE NOT PERMITTED.
7. ALL WALLS SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE HIGHEST ADJACENT SIDEWALK, ALLEY, OR GRADE LEVEL.
8. THIN WALL PANELS SHALL BE TOTALLY ISOLATED FROM COLUMN MASONRY.
9. CONSTRUCT MOW STRIP PRIOR TO CONSTRUCTING THIN WALL PANEL.
10. ALL 9 GAUGE MASONRY REINFORCING SHALL BE HOT DIP GALVANIZED ASTM A-133 CLASS B2 WITH 1.5 OZ. PER SQUARE FOOT ZINC COATING. LAP ALL 9 GAUGE SPICES 6" MINIMUM. PROVIDE 3/4" MORTAR COVER MINIMUM.
11. ALL BRICK SHALL BE 3,000 PSI FACING BRICK EXPOSURE SIX MINIMUM CONFORMING TO ASTM C216.
12. ALL MORTAR SHALL BE TYPE S OR TYPE M, CONFORMING TO ASTM C270.
13. ALL BRICK, CMU, OR STONE SHALL BE FULLY SUPPORTED BY 3" x 3" x 3/4" GALVANIZED STEEL ANGLE CONCRETE FOOTING OR PER CAP.
14. THESE STANDARDS ARE FOR SCREENING WALLS WHICH ARE REQUIRED BY THE CITY OF GARLAND SCREENING AND LANDSCAPE STANDARDS. PRIVACY FENCES ARE REGULATED BY A SEPARATE CITY ORDINANCE.
15. MASONRY SCREENWALL CONSTRUCTION SHALL EQUAL OR EXCEED THE REQUIREMENTS SET FORTH IN THE CITY OF GARLAND'S STANDARD CONSTRUCTION DETAILS.
16. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY" BRICK OF AMERICA.
17. CONTRACTOR SHALL BE REQUIRED TO CONSTRUCT A SAMPLE PANEL ON SITE, 8'-0" HT. BY 10'-0" LONG. FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCING WORK.



4245 North Central Expressway
Suite 501
Dallas, Texas 75205
214.865.7192



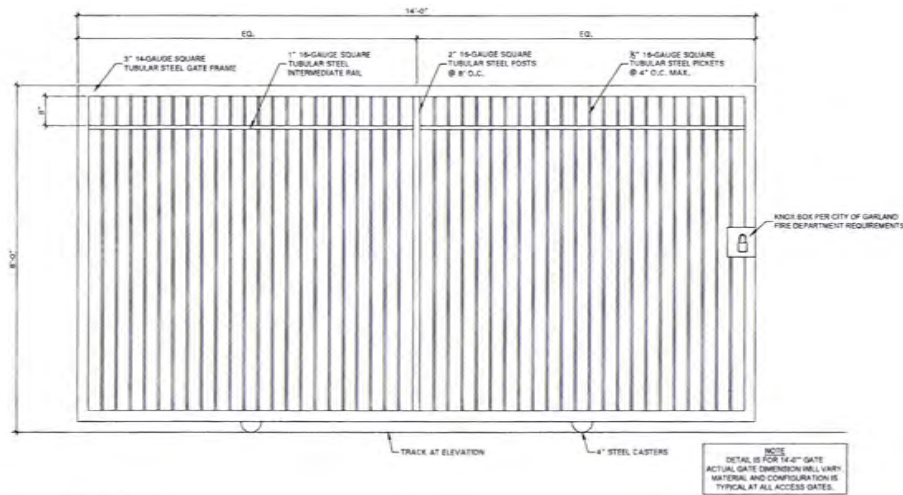
REVISION	DATE
CITY COMMENTS	10/26/14



NATHAN D. MAIER
CONSULTING ENGINEER, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 100840
www.ndmc.com

DETAILS					SHEET NO.
APOLLO & BRAND TRACT					L3.01
CITY OF GARLAND, DALLAS COUNTY, TEXAS					
SEARCH	DATE	BY	REVISION	NOTES	

Two Northpark 8080 Park Lane - Suite 600
Dallas, Texas 75231 - 214.739.4741



01 EMERGENCY ACCESS
METAL VEHICULAR GATE
SCALE: 1/2" = 1'-0"



4345 North Central Expressway
Suite 501
Dallas, Texas 75205
214.865.7192



REVISION	DATE
CITY COMMENTS	10/08/14



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
15040 RIM ROCK ROAD, SUITE 100
DALLAS, TEXAS 75244

Two Northpark - 8080 Park Lane - Suite 600
Dallas, Texas 75231 - 214.739.4741

DETAILS				
APOLLO & BRAND TRACT				
CITY OF GARLAND, DALLAS COUNTY, TEXAS				
DESIGN	DRAWN	SCALE	DATE	NOTES
		AS SHOWN	10/08/14	

SHEET NO.
L3.02
DATE
10/08/14

REPORT & MINUTES

P.C. Meeting, October 14, 2014 (8 Members Present)

Consideration of the application of Fourth Avenue Investments LLC, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family dwelling units. This property is located north of the intersection of Apollo Road and West Brand Road. (District 8) (File 14-39)

Representing the applicant, Shane Jordan, 16475 Dallas Parkway, Suite 540, Addison, TX, spoke regarding concerns over the sanitary sewer access, capacity, and the work in conjunction with Charleston Commons Homeowners Association to address these issues. He further discussed the request from staff to increase the lot size.

Commissioner Fisher asked about the 10' utility easement along proposed residential streets and expressed concern regarding additional landscaping.

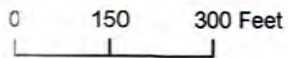
Also representing the applicant, Bill Dower, 2204 Pembroke, Denton, TX, gave a brief overview of the request and detailed the proposed square footage of the homes.

Representing Charleston Commons HOA, Ruth Durkee, 813 Green Pond Drive, spoke in support of the request, confirmed their agreement to release the easement to Fourth Avenue Investments, LLC if the request is approved.

Commissioners discussed general support of the request and commended the applicant for their willingness to work with the Charleston Commons Homeowners Association.

The applicant proposed an increase to the dwelling unit size.

Motion was made by Commissioner Ott, seconded by Commissioner Vera, to close the Public Hearing and **approve** the request as presented with the dwelling unit size tiered system as modified by the applicant with 30% of the homes being a minimum of 1,800 square feet, 20% minimum being 2,000 square feet, 25% minimum being 2,200 square feet and 25% minimum being 2,400 square feet. **Motion carried: 8 Ayes, 0 Nays.**



■ INDICATES AREA OF REQUEST



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 - 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

am opposed to the request, due to increased traffic, Brand & Apollo area, damage to infrastructure. water demands increased. vacant development on Apollo is now an eyesore

(Please complete the following information)

Your Property Address

211 Bastian

Printed Name

3510 Metairie Ct

Address

GARLAND TX

City, State

75040

Zip

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

Signature

Date

10-5-2014

Title



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below

There is already enough traffic at Apollo and Brand.
This would make it worse. Use the land for something more
(Please complete the following information) Useful

Your Property Address

Becky & Justin Boeh

Printed Name

3410 Graybar Dr.

Address

Garland, TX

City, State

75040

Zip

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

Becky Boeh

Signature

Date: 10/9/14

Homeowner

Title

**GARLAND**

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014**HEARING DATE/TIME:** Plan Commission: October 13, 2014 – 7:00 PM**APPLICANT:** Fourth Avenue Investments, LLC.**File 14-39**

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)



I am in favor of the request.



I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

DONALD WALTERS

Printed Name

1105 WOODLAND PK

Address

GARLAND, TEXAS

City, State

75040

Zip

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

Donald Walters

Signature

10-6-14

Date

OWNER

Title



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.** requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road, (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below

(Please complete the following information)

Your Property Address:

901 BRAND ROAD
Printed Name: BRENT BUNGER EMP GARLAND TX 75040
Address City, State Zip

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

Signature

Date:

Title

[Signature]
10/14/14

EMP



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Alma Gorea-Holmes

Printed Name

2913 Brookcrest Garland TX 75040

Address City, State Zip

Nealing, 311 Creekview Dr Wylie TX 75098

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

[Signature]

Signature Date: 10.10.14

Title



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☐ I am in favor of the request.

☒ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

Building on this property in the manner suggested would eliminate the last green space we have near our property.

(Please complete the following information)

Your Property Address

Elin and Lawrence Adcock

Printed Name

2921 Green Oaks Dr. Garland, TX 75044

Address

City, State

Zip

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

Elin Adcock *Lawrence Adcock* *OWNER*
Signature Title
Date: *10-7-14*



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC.**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84-25 and 99-43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road. (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002 or by fax to 972-205-2474.** Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any **comments** you wish to provide supporting your position in the space provided below.

(Please complete the following information)

Your Property Address

Dan T. Welch, Jr

Printed Name

3406 Graybar Drive, Garland, TX

Address

City, State

75040

Zip

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

Dan T. Welch

Signature

Date: 10-17-14

Home owner

Title



GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND, TX 75046-9002

October 1, 2014

HEARING DATE/TIME: Plan Commission: October 13, 2014 – 7:00 PM

APPLICANT: Fourth Avenue Investments, LLC.

File 14-39

Dear Property Owner:

A public hearing will be held by the Plan Commission of the City of Garland, Texas, at 7:00 P.M. Monday, October 13, 2014, in the Goldie Locke Room of the Duckworth Utility Services Building, 217 North Fifth Street, to consider the application of **Fourth Avenue Investments, LLC**, requesting approval of 1) a change in zoning from Planned Development (PD) Districts 84.25 and 99.43 for General Business Uses and Neighborhood Service Uses to a Planned Development (PD) District for Single Family Uses and 2) a Detail Plan for approximately 35 single family homes. The property is shown on the enclosed sketch and is described as follows:

Being a 1.6070 acre tract of land situated in the **Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas**, and being all of that certain called 1.606 acre tract of land conveyed to Brand Road Joint Venture, by deed recorded in Volume 2004116, Page 6280, Deed Records, Dallas County, Texas and also being a 5.0001 acre tract of land situated in the **Onofre Alvarado Survey, Abstract No. 2, City of Garland, Dallas County, Texas**, and being all of that certain called 5.00 acre tract of land conveyed to The Rosewood Corporation, by deed recorded in Volume 84054, Page 1922, Deed Records, Dallas County, Texas. This property is located at the northeast intersection of Apollo Road and West Brand Road (District 8)

Note: The applicant requests the change of zoning and Detail Plan to develop the property with a single family development consisting of approximately 35 residential lots.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return to **City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002** or by fax to **972-205-2474**. Should you have any questions, please contact Chasidy Allen at 972-205-2445.

(Please Check One Below)

☒ I am in favor of the request.

☐ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below

As HOA president of neighboring development,
we do not support multi-family or commercial.
(Please complete the following information)

Your Property Address

Printed Name

Address

City, State

Zip

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

Signature

Date

Title

Outside of notification
area