

ZONING FILE 99-62

North Garland Avenue, Blackburn Road and Holford Road

PLANNED DEVELOPMENT REQUIREMENTS

I. Statement of Purpose: The purpose of this Planned Development District is to permit the development of the Oaks at Stoney Creek.

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 SF7/C/3 (Single Family Dwelling) District set forth in Section 18 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans: Development shall be in conformance with the detail plan set forth in Exhibit C; however, in the event of conflict between the detail plan and the written conditions of this ordinance, the written conditions shall apply. The detail plan shall serve as an approved preliminary plat.

V. Specific Regulations:

- A. Density: The maximum number of dwelling units permitted in the this planned development shall be as reflected on the detail plan.
- B. Maximum Lot Area: The minimum lot area shall be 8,400 square feet, except that lots on curved portions of the streets and cul-de-sacs shall have a minimum lot area of 8,000 square feet.
- C. Minimum Lot Width: The minimum lot width shall be 70 feet, except that lots on curved portions of streets and cul-de-sacs shall have a minimum lot width of 50 feet.
- D. Minimum Lot Depth: Minimum lot depth shall be 100 feet.
- E. Minimum Front Yard Setback: The minimum front yard setback shall be as reflected on the approved detail plan.
- F. Minimum Side Yard Setback Adjacent to a Street: Side yards adjacent to streets shall have a minimum width of 15 feet.

- G. Minimum Rear Yard Setback Adjacent to a Street: Rear yards adjacent to streets shall have a minimum width of 20 feet.
- H. Minimum Dwelling Unit Area: Minimum dwelling unit area shall be 2,000 square feet. On all two-story structures, the first floor shall have a minimum dwelling unit area of 1,500 square feet.
- I. Alley Waiver: Alleys shall not be required as part of this planned development.
- J. Garages: A two car garage shall be required and maintained for each dwelling unit, and no garage shall open to the street except, however, detached or attached garages shall be allowed to face the street if constructed a minimum of twenty-five feet from the building setback of the house.
- K. Masonry: All first floor exterior walls of all buildings shall have a minimum of seventy-five (75) percent masonry.
- L. Common Area Platting All non-dedicated greenbelt and common areas shall be clearly delineated as such and the acreage shown for each common area on the final subdivision plat.
- M. Tree Preservation Toward the goal of preserving as many existing trees as possible, a tree, management plan shall be approved by the Director of Planning prior to the commencement of any grading or infrastructure or improvements within the area of this planned development. This tree management plan shall include a survey of existing trees and a program to minimize tree loss and replacement of trees in compliance with the provisions of the Tree Preservation Ordinance, Ordinance No. 4698.
- N. Screening and Landscape: A screening and landscape strip shall be provided along Blackburn Road, North Garland Avenue and Holford Road as depicted on the conceptual Screening and Landscape Plan approved as Exhibit D. The perimeter fencing will comprise an ornamental iron fence with masonry columns. Any repair to the fence of phase one of the development will give the Homeowners Association of the Oaks at Stoney Creek the option to replace the wood material with ornamental iron

fencing with masonry brick columns. All development in phase two shall permit only an ornamental iron fence with masonry columns.

- O. State Highway 190 Standards: Development shall comply with the State Highway 190 Development Standards, Ordinance No. 4719, in the event of conflicts between the State Highway 190 Development Standards and the and the conditions of this planned development ordinance, the conditions shall apply.
- P. Homeowner's Association: Prior to the issuance of a Certificate of Occupancy for any dwelling unit, a set of bylaws and/or other restrictive and appropriate covenants and/or Homeowner's Agreement, as approved by the City Attorney and duly recorded in the Deed Records of Dallas County, to establish and maintain a Homeowner's Association for the ownership and maintenance of all non-dedicated common areas and improvements within this planned development district, shall be filed with the Building Inspections Department.

FILE NO. 94-17

ORDINANCE NO. 4772

AN ORDINANCE AMENDING THE ZONING LAWS OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AG (AGRICULTURE) DISTRICT TO A PD (PLANNED DEVELOPMENT) DISTRICT FOR SINGLE FAMILY USES ON A 41.508 ACRE TRACT OF LAND LOCATED NORTH OF BLACKBURN ROAD, BETWEEN NORTH GARLAND AVENUE AND HOLFORD ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; AND PROVIDING FOR A PENALTY AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 14th day of March, 1994, the City Plan Commission did consider and make recommendations on a certain request for zoning change made by TRI-J, Inc.; and

WHEREAS, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

Now, therefore, **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, that:**

Section 1.

Ordinance No. 4647 is hereby amended by approving a change in zoning from AG (Agriculture) District to a PD (Planned Development) District for Single Family Uses on a 41.508 acre tract of land, located north of Blackburn Road, between North Garland Avenue and Holford Road and being more particularly described in Exhibit A, attached hereto and made a part hereof.

Section 2.

Development shall be in conformance with the conditions, restrictions, and regulations set forth in Exhibit B, attached hereto and made a part hereof.

Section 3.

Development shall be in conformance with the attached Detail Plan labeled Exhibit C, attached hereto.

Section 4.

Ordinance No. 4647, as amended, shall remain in full force and effect, save and except as amended by this Ordinance.

FILE NO. 94-17

Section 5.

Violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the code of Ordinances, City of Garland, Texas.

Section 6.

This Ordinance shall become and be effective on and after its adoption and publication as required by law.

PASSED AND APPROVED this 19th day of April, 1994.

THE CITY OF GARLAND, TEXAS

By: _____

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File 94-17

BEING a tract of land situated in the John R. McCollough Survey, Abstract No. 902, Dallas and Collin Counties, Texas, and being the same land described in a deed from Walter Barnes and wife Gladys C. Barnes to R. A. Minter recorded in Volume 3256, Page 21 of the Deed Records of Dallas County, Texas, **SAVE AND EXCEPT** a 0.75 acre tract conveyed to the County of Dallas for North Star Road right-of-way by deed recorded in Volume 481, Page 1187, of said Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod set at a fence corner at the intersection of the north line of Blackburn Road (50' R.O.W.) with the west line of said 0.75 acre tract;

THENCE North 89°07'00" West, along the north line of Blackburn Road, 2072.29 feet to an iron rod set in the west line of said Minter tract;

THENCE North 01°15'00" East, along the west line of said Minter tract, 868.19 feet to the northwest corner of said Minter tract, an iron rod found for corner;

THENCE South 89°03'00" East, along the north line of said Minter tract, 2132.45 feet to a nail set in the corner of North Star Road;

THENCE South 02°35'00" West, along the center of North Star Road, 69.39 feet to a point in the Dallas-Collin County Line, a nail set for corner;

THENCE North 87°25'00" West, along the north line of said 0.75 acre tract, 40.00 feet to the northwest corner thereof, an iron rod set for corner;

THENCE South 02°35'00" West, along the west line of said 0.75 acre tract, 797.88 feet to the **POINT OF BEGINNING** and containing 41.506 acres of land, more or less.

ZONING FILE NO. 94-17

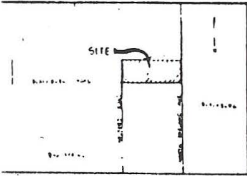
North of Blackburn Road,
Between North Garland Avenue and Holford Road

PLANNED DEVELOPMENT REQUIREMENTS

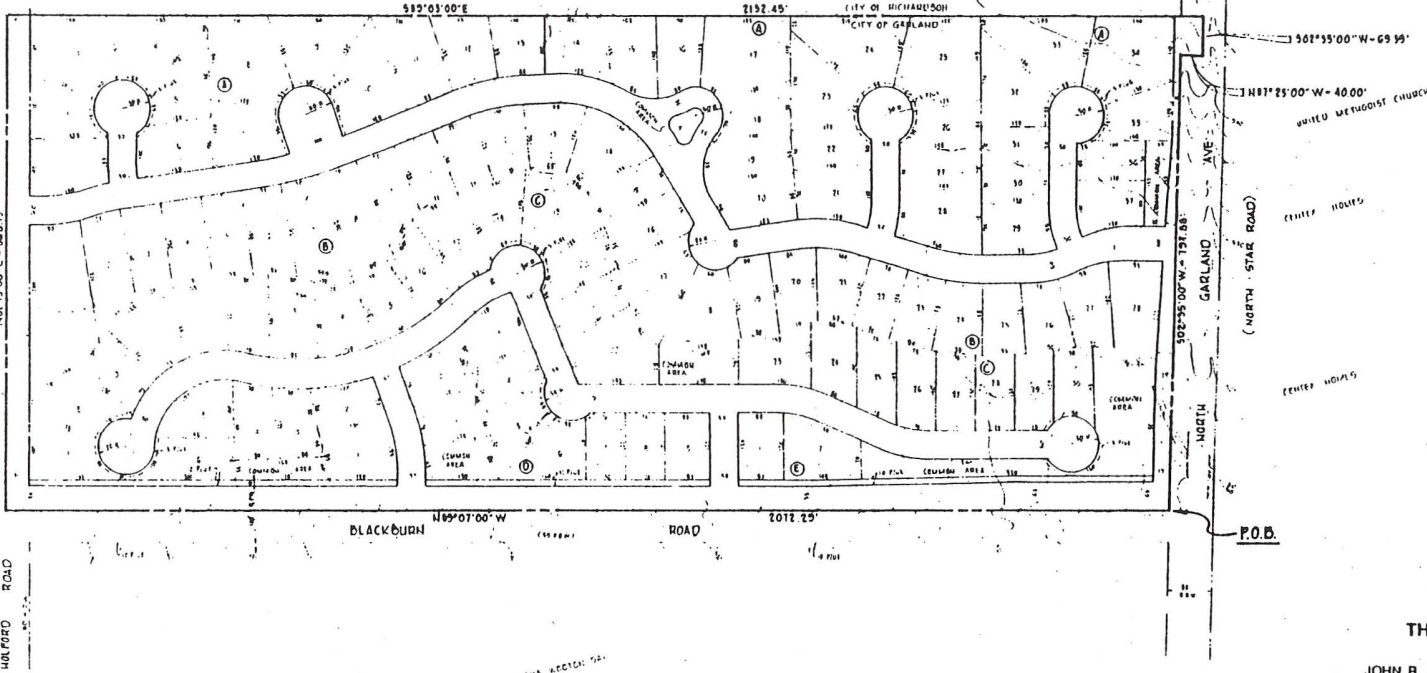
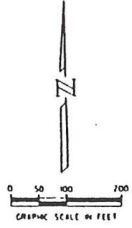
- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a single-family detached residential subdivision, subject to a Detail Plan and conditions to ensure a high quality development and protection of the site's unique natural features.
- II. **Statement 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 Planned Development ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the SF/7/C/3 (Single-Family Dwelling) District set forth in Section 18 of the Comprehensive Zoning Ordinance are included by reference and shall apply, except as otherwise specified in this Planned Development ordinance.
- IV. **Development Plans:** Development shall be in conformance with the detail plan set forth in Exhibit C; however, in the event of conflict between the detail plan and the written conditions of this ordinance, the written conditions shall apply. The Detail Plan shall serve as an approved preliminary plat.
- V. **Specific Regulations:**
 - A. Density: The maximum number of dwelling units permitted in this Planned Development area shall be 106.
 - B. Minimum Lot Area: The minimum lot area shall be 8,400 square feet, except that lots on curved portions of streets and cul-de-sacs shall have a minimum lot area of 8,000 square feet.
 - C. Minimum Lot Width: The minimum lot width shall be 70 feet, except that lots on curved portions of streets and cul-de-sacs shall have a minimum lot width of 50 feet.
 - D. Minimum Lot Depth: Minimum lot depth shall be 100 feet.
 - E. Minimum Side Yard Adjacent to a Street: Side yards adjacent to streets shall have a minimum width of 15 feet.

- F. Minimum Rear Yard Adjacent to a Street: Rear yards adjacent to streets shall have a minimum width of 20 feet.
- G. Minimum Dwelling Unit Area: Minimum dwelling unit area shall be 2,000 square feet. On all two-story structures, the first floor shall have a minimum a dwelling area of 1,500 square feet.
- H. Alley Waiver: Alleys shall not be required as part of this Planned Development.
- I. Garages: A two car garage shall be required and maintained for each dwelling unit, and no garage shall open to the street except, however, detached or attached garages shall be allowed to face the street if constructed a minimum of fifteen (15) feet from the front building setback of the house and screened by a porte cochere or an architectural metal gate.
- J. Masonry: All first floor exterior walls of all buildings shall have a minimum of seventy-five (75) percent masonry.
- K. Common Area Platting: All non-dedicated greenbelt and common areas shall be clearly delineated as such and the acreage shown for each common area on the final subdivision plat.
- L. Tree Preservation: Toward the goal of preserving as many existing trees as possible, a tree management plan shall be approved by the Director of Planning prior to the commencement of any grading or infrastructure improvements within the area of this Planned Development. This tree management plan shall include a survey of existing trees and a program to minimize tree loss and replace of trees in compliance with the provisions of the Tree Preservation Ordinance, Ordinance No. 4698.
- M. Landscape and Screening: A screening and landscape strip of masonry walls, architectural wood fencing, earthen berms, plant materials or a combination of these components shall be installed and maintained along the exterior of the Planned Development where residential lots abut Blackburn Road, North Garland Avenue and Holford Road. All landscape and screening elements shall be located within non-dedicated common areas or dedicated pedestrian/utility easements, and a permanent automatic irrigation system shall be provided for all common landscape areas. This common landscape and screening shall generally conform to the conceptual landscape plans attached to these standards as Exhibit D.

- N. S.H. 190 Standards: Development shall comply with the S.H. 190 Development Standards, Ordinance No. 4719, in the event of conflicts between the S.H. 190 Standards and the conditions of this Planned Development Ordinance, the conditions of this Ordinance shall apply.
- O. Homeowners' Association: Prior to issuance of a Certificate of Occupancy for any dwelling unit, a set of bylaws and/or other restrictive and appropriate covenants and/or Homeowners Agreement, as approved by the City Attorney and duly recorded in the Deed Records of Dallas County, to establish and maintain a Homeowners' Association for the ownership and maintenance of all non-dedicated common areas and improvements within this Planned Development District, shall be filed with the Building Inspection Department.



LOCATION MAP



FIELD NOTES

On Feb 4, 1994 at 10:00 AM at the corner of the intersection of the north end of Blackburn Road (R 101) with the east line of Lot 275 here is a...

On March 1, 1994 at 10:00 AM along the north line of Lot 275 here is a...

On March 1, 1994 at 10:00 AM along the north line of Lot 275 here is a...

On March 1, 1994 at 10:00 AM along the north line of Lot 275 here is a...

On March 1, 1994 at 10:00 AM along the north line of Lot 275 here is a...

On March 1, 1994 at 10:00 AM along the north line of Lot 275 here is a...

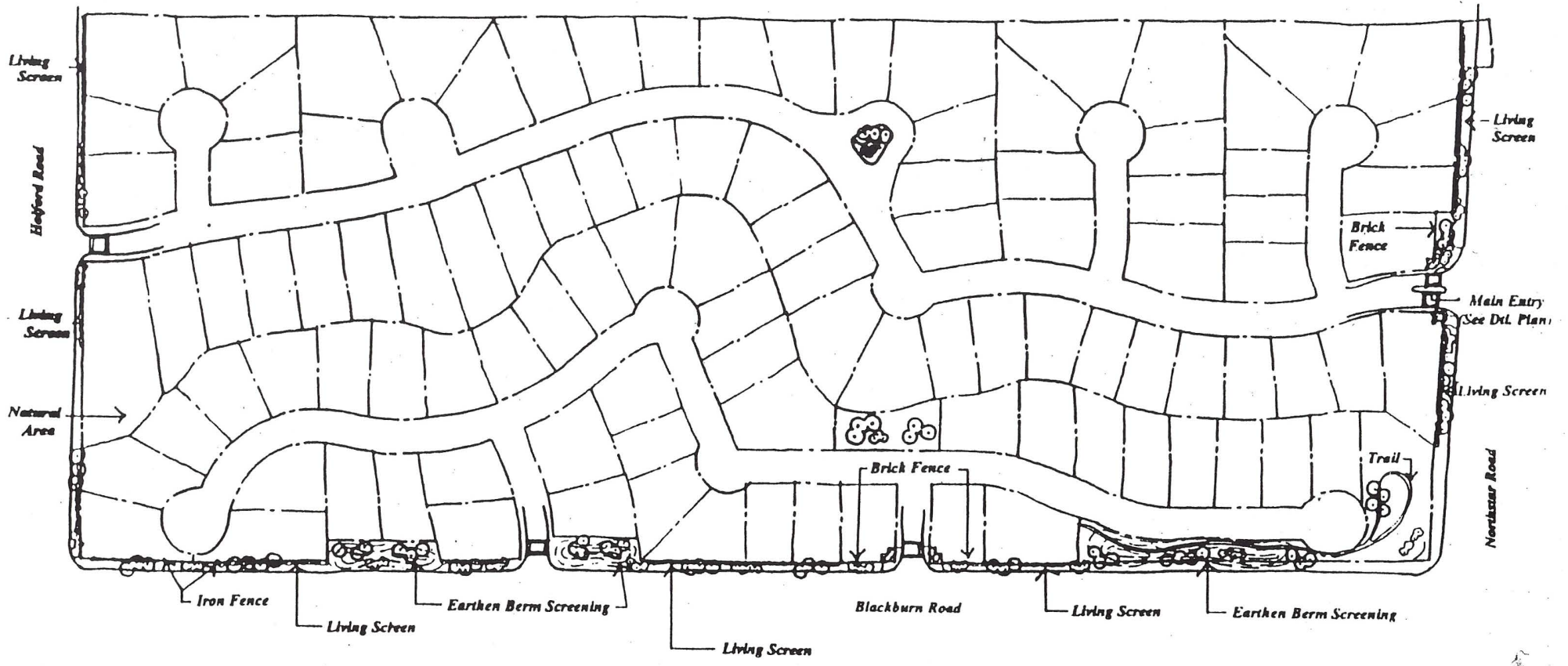
LEGEND:

PROFESSIONAL ENGINEER

DETAILED SITE PLAN
 OF
THE OAKS AT STONEY CREEK
 OUT OF THE
JOHN R. McCULLOUGH SURVEY, ABSTRACT NO. 902
 IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS
 100 LOTS

DEVELOPER: TRI-J, INC.
 18860 MONTFORT
 SUITE 205
 DALLAS, TEXAS 75240
 (214) 960-7944

ENGINEER: Carter Burgess
 CARTER & BURGESS, P.C.
 1122 BOWLING GREEN BLVD. #200
 DALLAS, TEXAS 75240
 (214) 921-1111



Conceptual Landscape Plan

N.T.S.

*Native Stone Columns
(Project Identifiers)*

Living Screen

*Architectural Wood
Fence*

*Berm with Low
Stone Wall*

*Brick Screen
Wall*

*Low Native
Stone Wall*

Main Entry Sign

*Conceptual Detail
Plantings*

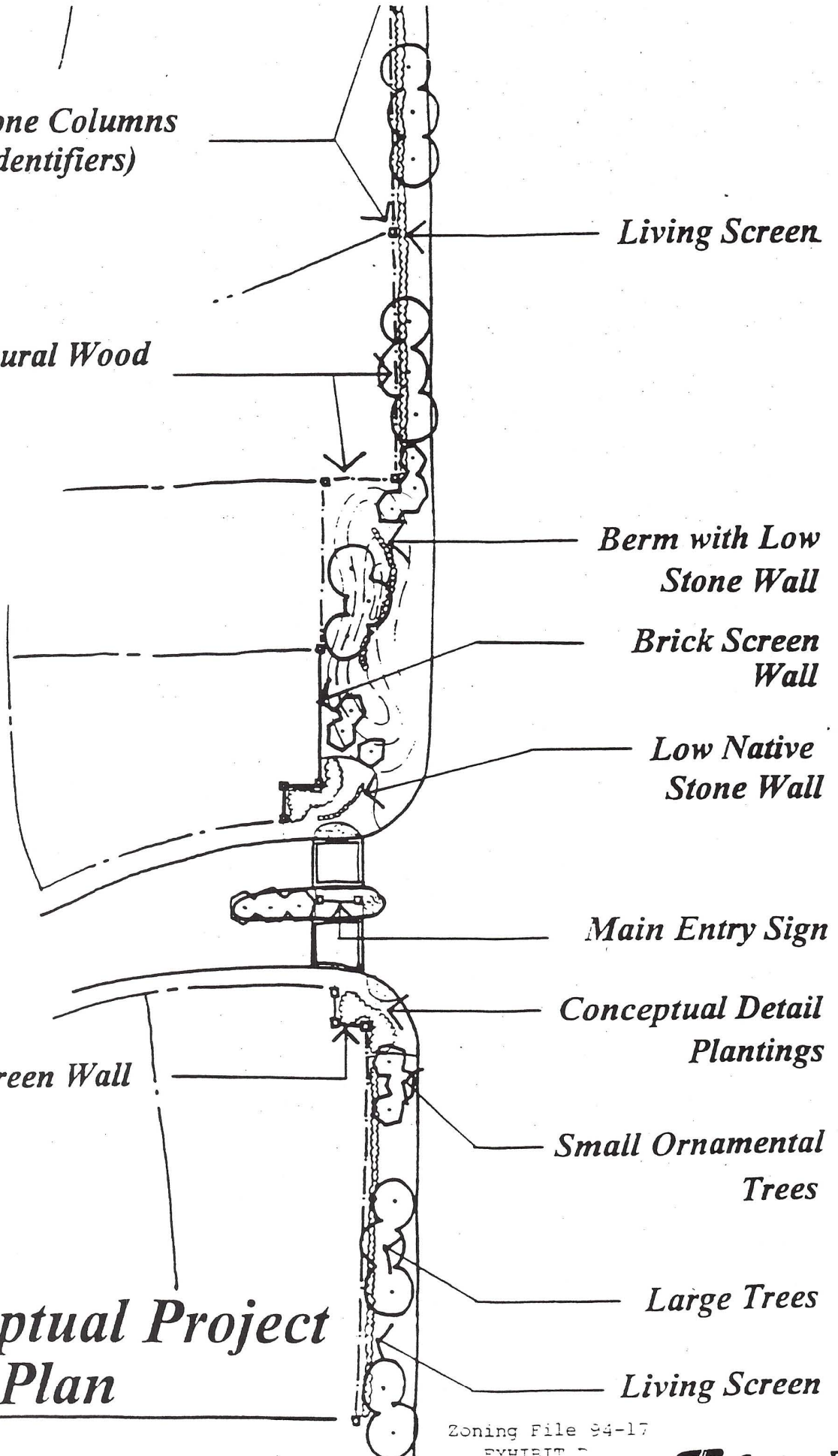
Brick Screen Wall

*Small Ornamental
Trees*

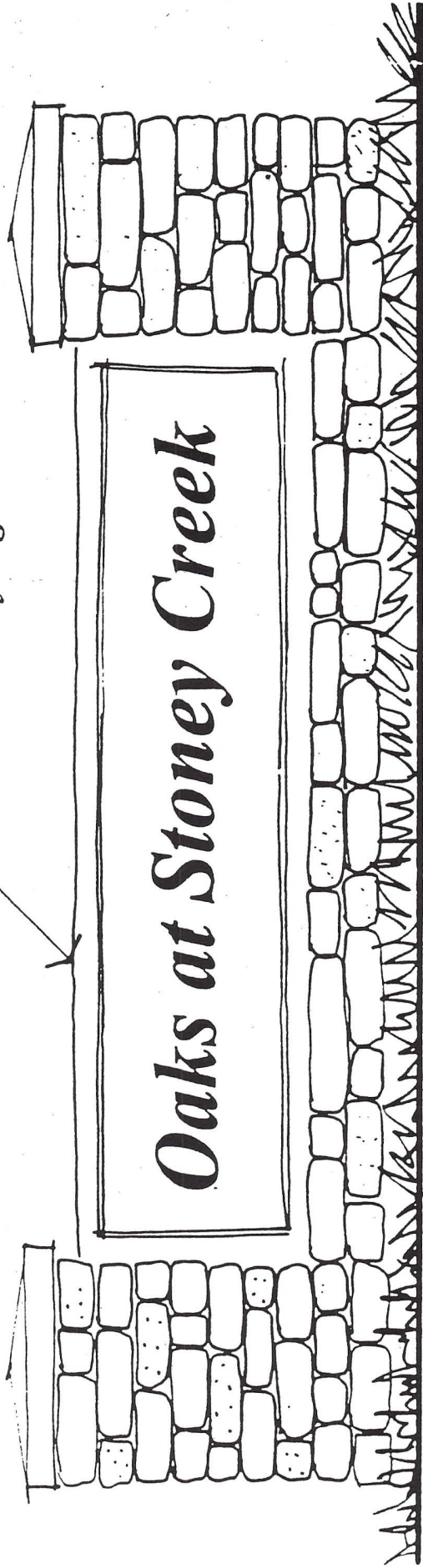
Large Trees

Living Screen

Conceptual Project Entry Plan

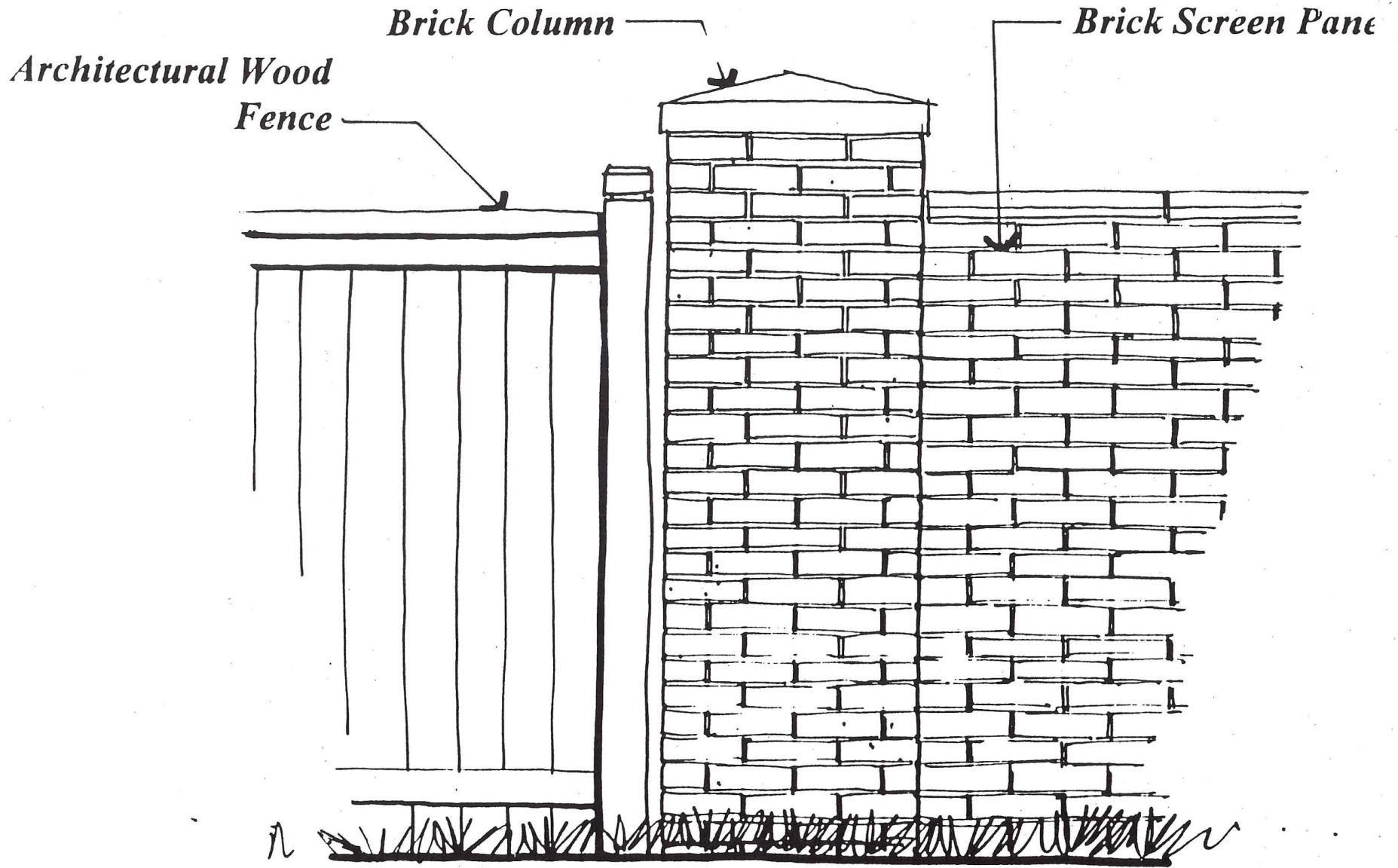


Main Entry Sign



Conceptual Main Entry Sign

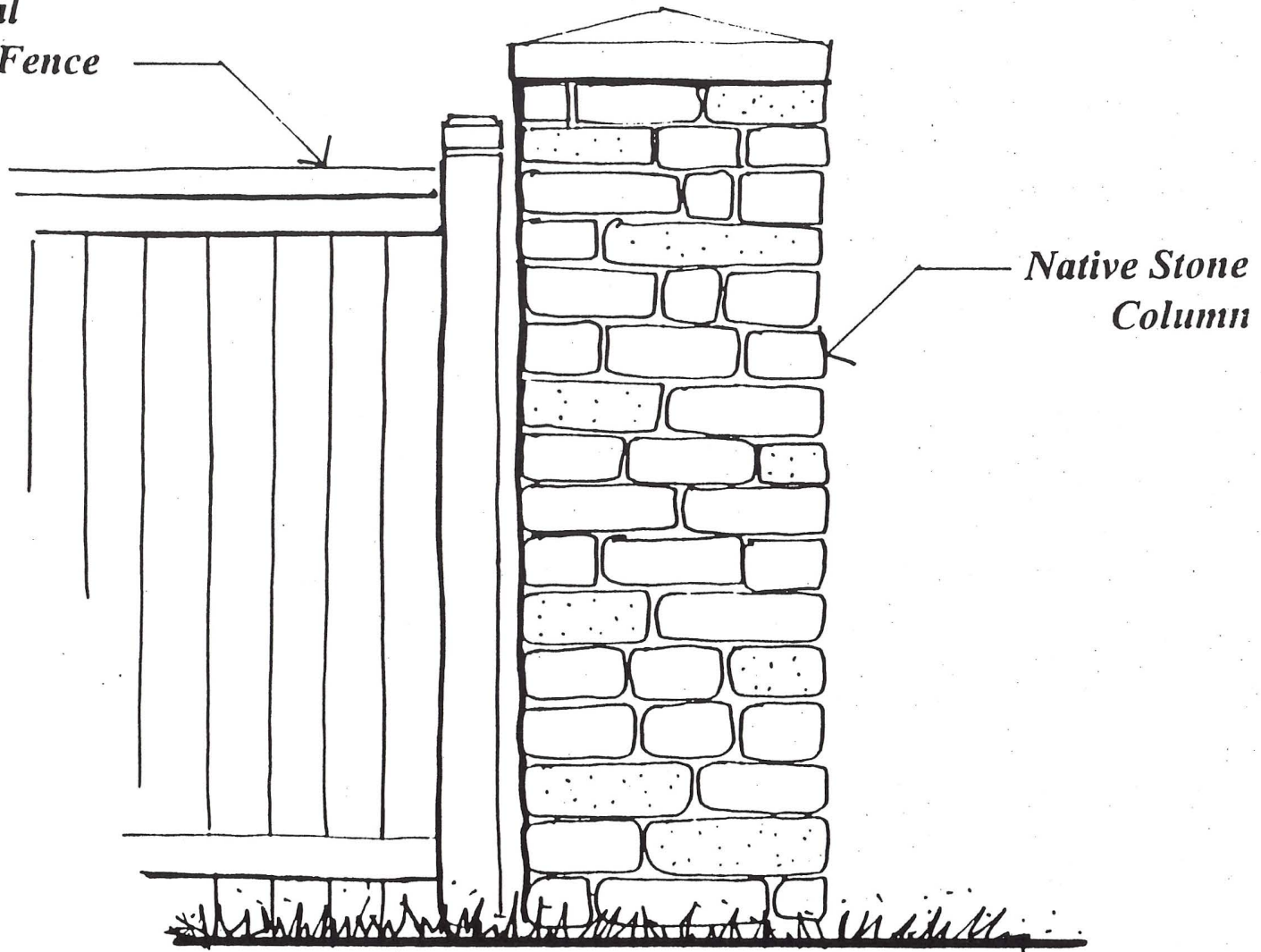
N.T.S.



Zoning File 94-17
EXHIBIT D

Conceptual Brick Screen Wall

*Architectural
Wood Fence*



*Native Stone
Column*

zoning File 94-17
 EXHIBIT D

Conceptual Wood Fence at Stone Column

N.T.S.