



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
- REMOTE MEETING -
Monday, December 14, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, December 14, 2020 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_02Mra-jcScGnqveGnBi2cg

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

**877-853-5247
888-788-0099**

Additionally, the meeting may be accessed by phone at the following numbers:

**346-248-7799
470-250-9358
470-381-2552**

The Meeting ID is: 958 6060 9197

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the “raise hand” feature in order to be recognized.

Those joining the meeting by phone may press *9 to raise your hand. After speaking, please re-mute your phone by pressing *6.

The meeting will also be recorded and made available online at www.garlandtx.gov.

If the Plan Commission adjourns into executive session during this meeting, the executive session will be conducted by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call 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 Minutes for November 23, 2020**

2. PLATS

- a. P 20-31 Carriage Homes on the Lake Phase II Final 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 **Ocean Star Metals, Inc.**, requesting approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Change in Zoning)
- b. Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Specific Use Provision)
- c. Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) Use. This site is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32 - Plan)
- d. Consideration of the application of **Smashin Gas Motors**, requesting approval of a Specific Use Provision to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Zoning)
- e. Consideration of the application of **Smashin Gas Motors**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Plan)
- f. Consideration of the application of **Ryan Johnston**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a reduced setback from the property line where five (5) feet is required. This property is located at 1520 Lavon Drive. (District 2) (File SV 20-01)

4. MISCELLANEOUS

- a. Consider the rescheduling and cancellation of certain 2021 Plan Commission meeting dates.

Due to changes to the September 2021 regular City Council meeting dates, in order to stay in compliance with 30-day statutory requirements for plan approvals per State law, it is proposed to move the two regular Plan Commission meetings in August to August 16, 2021 and August 30, 2021. In addition, the Commission may consider cancellation of the December 27, 2021 Plan Commission meeting.

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 privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 12/14/2020

Item Title: Plan Commission Minutes for November 23, 2020

Summary:

Consider approval of Minutes for November 23, 2020

Attachments

Plan Commission Minutes for November 23,

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, November 23, 2020 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Welborn to **approve** the Consent Agenda as presented, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the November 9, 2020 meeting.

PLATS

2a. APPROVED** P 20-30 Jupiter Miller Business Park Addition Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Josh Adams**, requesting approval of a Change in in Zoning from Single-Family-7 (SF-7) District to Agricultural (AG) District. This property is located at 905 and 911 East Oates Road. (District 4) (File Z 20-33)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant, Josh Adams, 829 East Oates, Garland, Texas was available for questions.

Commissioner Jenkins asked the applicant what exactly he is proposing with the property. He asked if the Multi-family properties will be a deterrent or cause problems with a proposed farm.

Mr. Adams explained his intent is to establish raised bed farming. He stated periodically trash is thrown over fencing from the apartment complexes.

Chairman Roberts reiterated this is not intended to a farmers market, no ponds, no insecticide, will be organic.

Mr. Adams confirmed his farming will be done organically without the use of pesticides.

Commissioner O'Hara asked if he has spoken with the surrounding neighbors.

Mr. Adams stated he has only spoken with one of the neighbors and indicated there was no opposition from that neighbor.

Commissioner Welborn asked staff what prevents this from being a business.

Ms. Ahmed stated if the applicant wants a farmers market, he would be required to apply for a Specific Use Provision.

Motion was made by Commissioner O'Hara to **approve** to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Ott. **Motion carried: 8 Ayes, 1 Nay** from Commissioner Welborn

3b. APPROVED Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) 16-35 for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

Commissioner Jenkins asked the intent of the developer regarding the submitted Landscape Plan.

Ms. Ahmed stated the Landscape Plan details what is currently on the property and conforms with the current landscaping requirements.

The applicant, Maxwell Fisher, 2201 Main Street, Dallas, Texas, provided an overview of the request. The applicant remained available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

3c. APPROVED Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family Use. This property is located at 4501 North Garland Avenue. (District 7) (File Z 20-37 - Detail Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request per staff recommendation. Seconded by Commissioner Welborn. **Motion carried: 9 Ayes, 0 Nays.**

MISCELLANEOUS

4a. APPROVED** Zoning Notification Procedures Briefing

Mr. Guerin provided the Commission with a briefing of the proposed changes to the Plan Commission and City Council zoning notification procedures, including the notification

letters, zoning signs, and online response options, as recommended by the Ad Hoc Task Force.

There was discussion among the Commission and Mr. Guerin regarding the proposed changes.

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:01 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 12/14/2020

Item Title: P 20-31 Carriage Homes on the Lake Phase II Final Plat (District 8)

Summary:

P 20-31 Carriage Homes on the Lake Phase II Final Plat

Attachments

P 20-31 Carriage Homes on the Lake Phase II Final Plat Report and Attachments

Planning Report

File No: P 20-31/District 8

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

TEXAS MADE HERE

FINAL PLAT

Carriage Homes on the Lake Phase II Final Plat

LOCATION

3232 North Garland Avenue

ZONING

Planned Development (PD) District 19-17

NUMBER OF LOTS

Two (2) lots

ACREAGE

6.783

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of this plat is to create two (2) lots from an un-platted lot for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

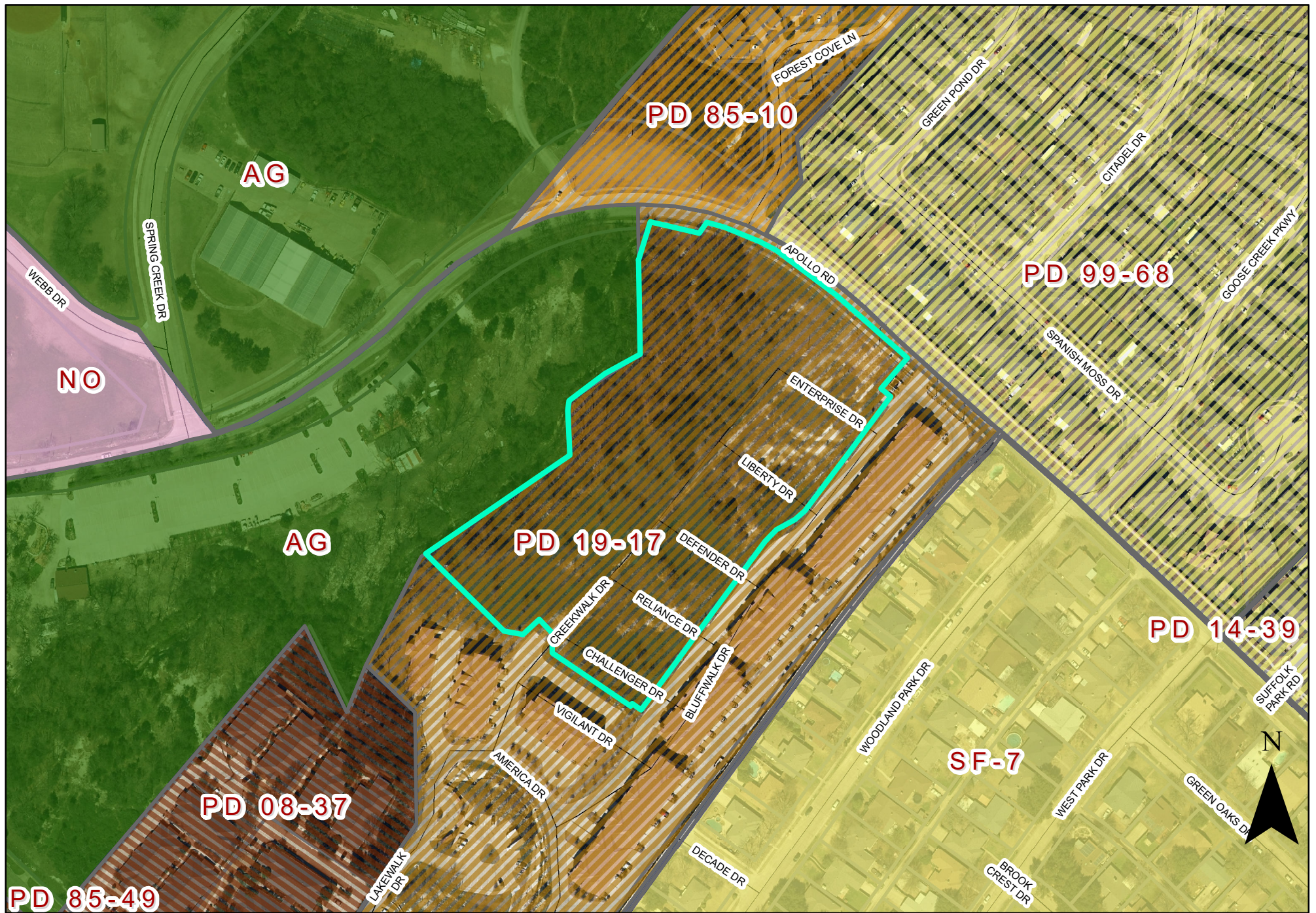
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning and Community Development
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kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 200 feet

Plat Map P 20-31



INDICATES AREA
OF REQUEST



GARLAND

Plan Commission

3. a.

Meeting Date: 12/14/2020

Item Title: Z 20-32 Ocean Star Metals, Inc. - Zoning (District 6)

Summary:

Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Change in Zoning)

Attachments

Z 20-32 Ocean Star Metals, Inc.(Zoning) Report and Attachments

Planning Report

File No: Z 20-32/District 6

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District.

Approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use.

Approval of a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use.

LOCATION

521, 523, and 525 Shepherd Drive

APPLICANT

Ocean Star Metals, Inc.

OWNER

Ocean Star Metals, Inc.

BACKGROUND

The applicant is requesting a zoning change from Heavy Commercial (HC) District to Industrial (IN) District and requesting approval to allow the continued operation of an existing Recycling Salvage Yard (unlimited outside storage) use. The use requires a Specific Use Provision in the Industrial (IN) District.

In 2010, File Z 10-30 was approved for the operation of a Recycling Center for a period of ten (10) years.

SITE DATA

The site contains approximately 0.947 acres with approximately 204 lineal feet of frontage along Shepherd Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Heavy Commercial (HC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Uses in this district may utilize outside storage areas that are screened from public view. Some light manufacturing uses may also be allowed subject to certain conditions. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.

The applicant's site operations include recycling of scrap metal materials with outdoor storage as approved in 2010. However, due to the GDC adoption in 2015, the use is now classed as a Recycling Salvage Yard (unlimited outdoor storage) which requires a Specific

Use Provision in the Industrial (IN) District only. A Recycling Salvage Yard is defined as: A facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

CONSIDERATIONS

1. Recycling Salvage Yards are not permitted in the Heavy Commercial (HC) District; therefore, the applicant requests a Change in Zoning to the Industrial (IN) District which allows Recycling Salvage Yards by Specific Use Provision (SUP) only. Due to the GDC adoption in 2015, the use is now classified as a Recycling Salvage Yard which includes outdoor storage and requires a Specific Use Provision (SUP) in the Industrial (IN) District only.

The Industrial (IN) District is intended to provide locations for a wide range of industrial uses that may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities, commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses.

2. Recycling Salvage Yard Special Standards:
 - a. The recycling salvage yard must be attended during all hours of business or collection.
 - b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.
 - c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
 - d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *Although on-site operations and stacks of materials may be visible from the street, the site has a gate located between the operations / storage area and the street. The site is improved with an eight (8) foot high chain-link fence with screening mesh along its property lines.*
 - e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *The site is small and does not appear to have turnarounds for trucks on-site, requiring traffic lane interference on Shepherd Drive.*
3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
 - a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

4. The applicant proposes a Recycling Salvage Yard (unlimited outside storage) use, specializing in scrap metal recycling, in three (3) existing buildings totaling 15,182 square feet. The applicant is not proposing any expansions or exterior remodeling. The establishment would operate Monday through Friday, 8:00 a.m. to 5:00 p.m.
5. The previous Specific Use Provision was approved with thirteen (13) parking spaces. The site plan (Exhibit C in the Plan agenda item) shows existing pavement and seventeen (17) parking spaces on the overall site, which brings the site closer to meeting the 18 required parking spaces per the GDC.
6. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
7. Signage is existing and no changes to signs are proposed with this application.
8. The applicant requests the SUP to be in effect for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Heavy Commercial (HC) District and Industrial (IN) District, consisting of such uses as a self-storage facility, printing company, building material company, catering company, and auto part facility.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District, 2) a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use, and 3) a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use. Given the small site, the operation does not appear to maintain truck traffic circulation on site per the Garland Development Code's requirement for Recycling Salvage Yard Uses, and requires frequent interference of traffic lanes on Shepherd Drive.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 5, 2021

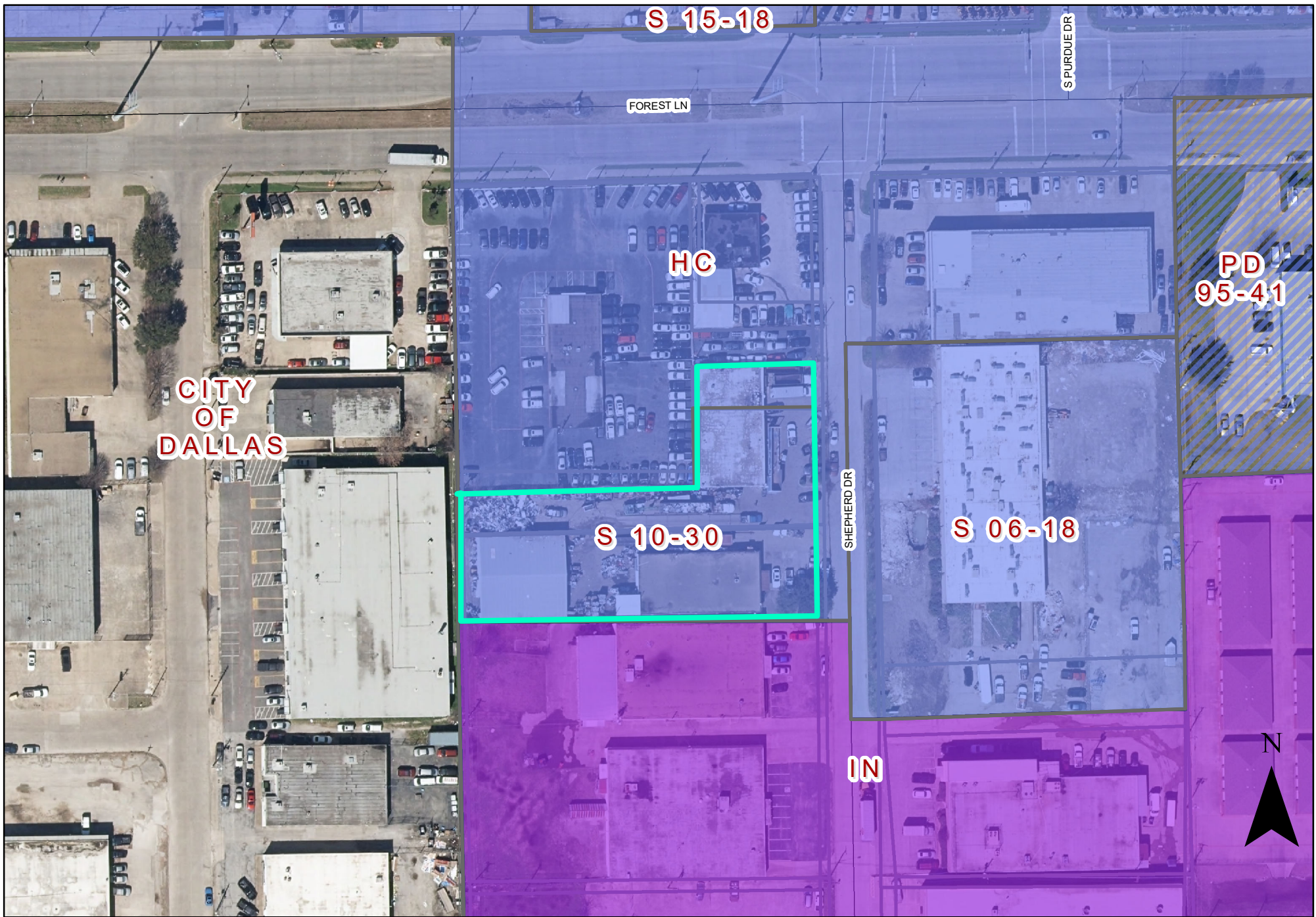
PREPARED BY:

Kimberly Hopkins
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
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khopkins@garlandtx.gov



0 75 150 Feet
1 inch = 104 feet

Zoning File Z 20-32



INDICATES AREA
OF REQUEST

Z 20-32



East of subject property from Shepherd Dr.



View of the subject property from Shepherd Dr.



North of subject property from Shepherd Dr. and Forest Lane.



South of the subject property from Shepherd Dr.



GARLAND

Plan Commission

3. b.

Meeting Date: 12/14/2020

Item Title: Z 20-32 Ocean Star Metals, Inc. - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use. This property is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32- Specific Use Provision)

Attachments

Z 20-32 Ocean Star Metals, Inc. (SUP) Report and Attachments

Planning Report

File No: Z 20-32/District 6

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

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REQUEST

Approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District.

Approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use.

Approval of a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use.

LOCATION

521, 523, and 525 Shepherd Drive

APPLICANT

Ocean Star Metals, Inc.

OWNER

Ocean Star Metals, Inc.

BACKGROUND

The applicant is requesting a zoning change from Heavy Commercial (HC) District to Industrial (IN) District and requesting approval to allow the continued operation of an existing Recycling Salvage Yard (unlimited outside storage) use. The use requires a Specific Use Provision in the Industrial (IN) District.

In 2010, File Z 10-30 was approved for the operation of a Recycling Center for a period of ten (10) years.

SITE DATA

The site contains approximately 0.947 acres with approximately 204 lineal feet of frontage along Shepherd Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District, 2) a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use, and 3) a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use. Given the small site, the operation does not appear to maintain truck traffic circulation on site per the Garland Development Code's requirement for Recycling Salvage Yard Uses, and requires frequent interference of traffic lanes on Shepherd Drive.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 5, 2021

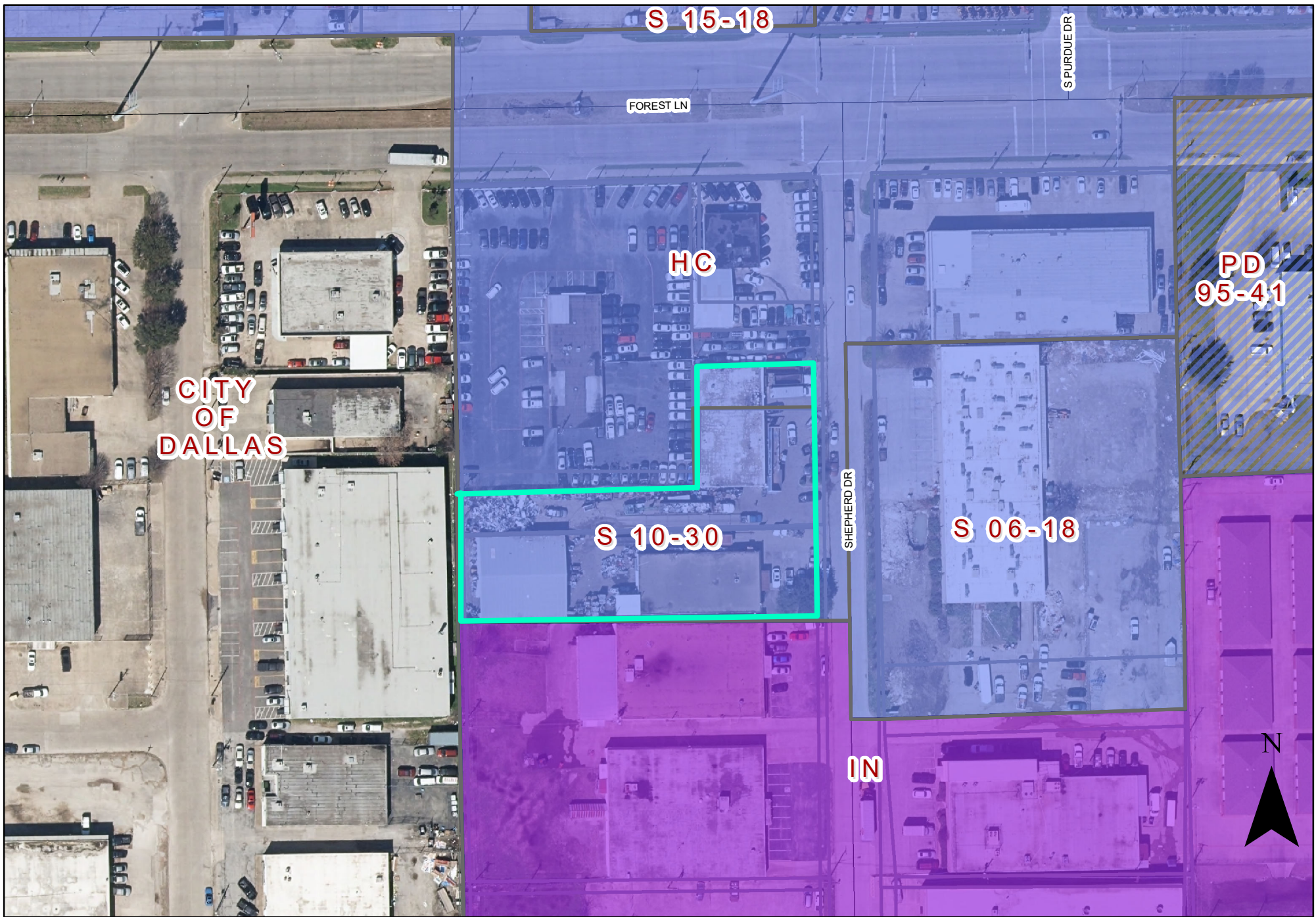
PREPARED BY:

Kimberly Hopkins
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
972-205-2454
khopkins@garlandtx.gov



0 75 150 Feet
1 inch = 104 feet

Zoning File Z 20-32



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-32

521, 523, and 525 Shepherd Dr.

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Recycling Salvage Yard (unlimited outside storage) use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Heavy Commercial (HC) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan and building elevations labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for the Recycling Collection Center shall be in effect for a period of thirty (30) years.
 - B. Site Layout: The site shall be in conformance with the site layout in Exhibit C.
 - C. Fencing: A minimum eight (8) foot tall solid shall be provided to screen the outdoor storage and processing area.
 - D. Outdoor Storage: All materials stored outdoors shall be prohibited above the height of the fence.

Z 20-32



East of subject property from Shepherd Dr.



View of the subject property from Shepherd Dr.



North of subject property from Shepherd Dr. and Forest Lane.



South of the subject property from Shepherd Dr.



GARLAND

Plan Commission

3. c.

Meeting Date: 12/14/2020

Item Title: Z 20-32 Ocean Star Metals, Inc.- Plan (District 6)

Summary:

Consideration of the application of **Ocean Star Metals, Inc.**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) Use. This site is located at 521, 523, 525 Shepherd Drive. (District 6) (File Z 20-32 - Plan)

Attachments

Z 20-32 Ocean Star Metals, Inc. PC Report

Planning Report

File No: Z 20-32/District 6

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District.

Approval of a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use.

Approval of a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use.

LOCATION

521, 523, and 525 Shepherd Drive

APPLICANT

Ocean Star Metals, Inc.

OWNER

Ocean Star Metals, Inc.

BACKGROUND

The applicant is requesting a zoning change from Heavy Commercial (HC) District to Industrial (IN) District and requesting approval to allow the continued operation of an existing Recycling Salvage Yard (unlimited outside storage) use. The use requires a Specific Use Provision in the Industrial (IN) District.

In 2010, File Z 10-30 was approved for the operation of a Recycling Center for a period of ten (10) years.

SITE DATA

The site contains approximately 0.947 acres with approximately 204 lineal feet of frontage along Shepherd Drive, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Heavy Commercial (HC) District is intended to provide locations for commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Uses in this district may utilize outside storage areas that are screened from public view. Some light manufacturing uses may also be allowed subject to certain conditions. The uses envisioned for the district will typically have operation characteristics that are generally not compatible with residential uses and some nonresidential uses. Convenient access to major thoroughfares and other transportation systems is a primary consideration for the types of uses that are found in the Commercial districts.

The applicant's site operations include recycling of scrap metal materials with outdoor storage as approved in 2010. However, due to the GDC adoption in 2015, the use is now classed as a Recycling Salvage Yard (unlimited outdoor storage) which requires a Specific

Use Provision in the Industrial (IN) District only. A Recycling Salvage Yard is defined as: A facility which provides for the collection, sorting, storage, bundling and shipping of recoverable and recyclable non-automotive, non-consumable and non-compostable materials such as aluminum cans, glass, papers including magazines and newspapers, cardboard, wood pallets, metals, plastics, tires, computers and electronics, oil, paints, solvents, and textiles.

CONSIDERATIONS

1. Recycling Salvage Yards are not permitted in the Heavy Commercial (HC) District; therefore, the applicant requests a Change in Zoning to the Industrial (IN) District which allows Recycling Salvage Yards by Specific Use Provision (SUP) only. Due to the GDC adoption in 2015, the use is now classified as a Recycling Salvage Yard which includes outdoor storage and requires a Specific Use Provision (SUP) in the Industrial (IN) District only.

The Industrial (IN) District is intended to provide locations for a wide range of industrial uses that may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities, commercial and service-related establishments, such as building material and wholesale product sales, contractors' shops, automotive repair services, upholstery shops, and other similar commercial uses.

2. Recycling Salvage Yard Special Standards:
 - a. The recycling salvage yard must be attended during all hours of business or collection.
 - b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.
 - c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
 - d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *Although on-site operations and stacks of materials may be visible from the street, the site has a gate located between the operations / storage area and the street. The site is improved with an eight (8) foot high chain-link fence with screening mesh along its property lines.*
 - e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *The site is small and does not appear to have turnarounds for trucks on-site, requiring traffic lane interference on Shepherd Drive.*
3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
 - a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

4. The applicant proposes a Recycling Salvage Yard (unlimited outside storage) use, specializing in scrap metal recycling, in three (3) existing buildings totaling 15,182 square feet. The applicant is not proposing any expansions or exterior remodeling. The establishment would operate Monday through Friday, 8:00 a.m. to 5:00 p.m.
5. The previous Specific Use Provision was approved with thirteen (13) parking spaces. The site plan (Exhibit C in the Plan agenda item) shows existing pavement and seventeen (17) parking spaces on the overall site, which brings the site closer to meeting the 18 required parking spaces per the GDC.
6. Landscaping currently exists on the site. Neither a building expansion nor a parking lot expansion is proposed with this request; therefore, new landscaping compliance is not triggered by this request.
7. Signage is existing and no changes to signs are proposed with this application.
8. The applicant requests the SUP to be in effect for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Heavy Commercial (HC) District and Industrial (IN) District, consisting of such uses as a self-storage facility, printing company, building material company, catering company, and auto part facility.

STAFF RECOMMENDATION

Denial of 1) a Change in Zoning from Heavy Commercial (HC) District to Industrial (IN) District, 2) a Specific Use Provision to allow a Recycling Salvage Yard (unlimited outside storage) Use, and 3) a Plan to allow a Recycling Salvage Yard (unlimited outside storage) Use. Given the small site, the operation does not appear to maintain truck traffic circulation on site per the Garland Development Code's requirement for Recycling Salvage Yard Uses, and requires frequent interference of traffic lanes on Shepherd Drive.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 5, 2021

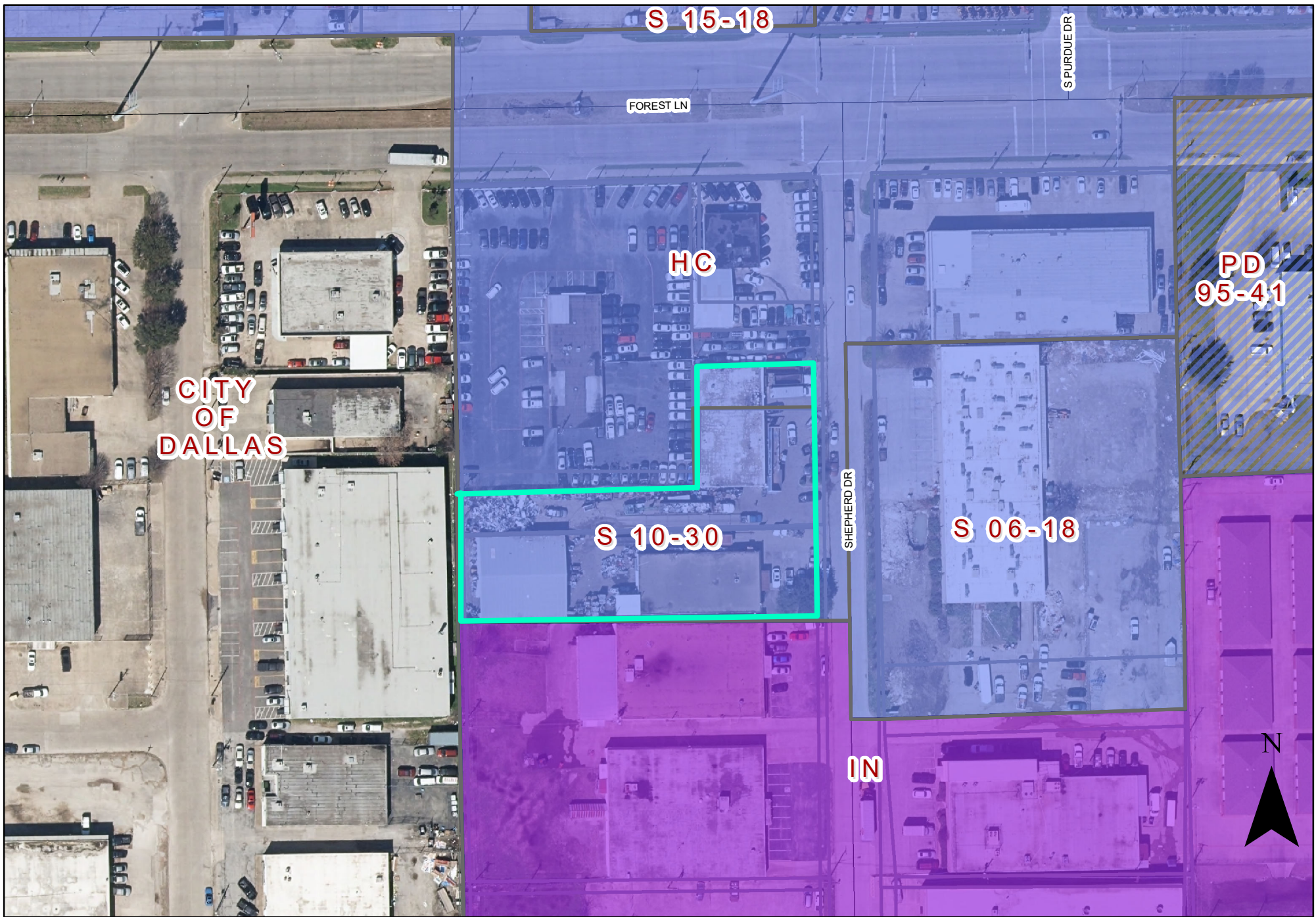
PREPARED BY:

Kimberly Hopkins
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

Planning & Community Development
972-205-2454
khopkins@garlandtx.gov

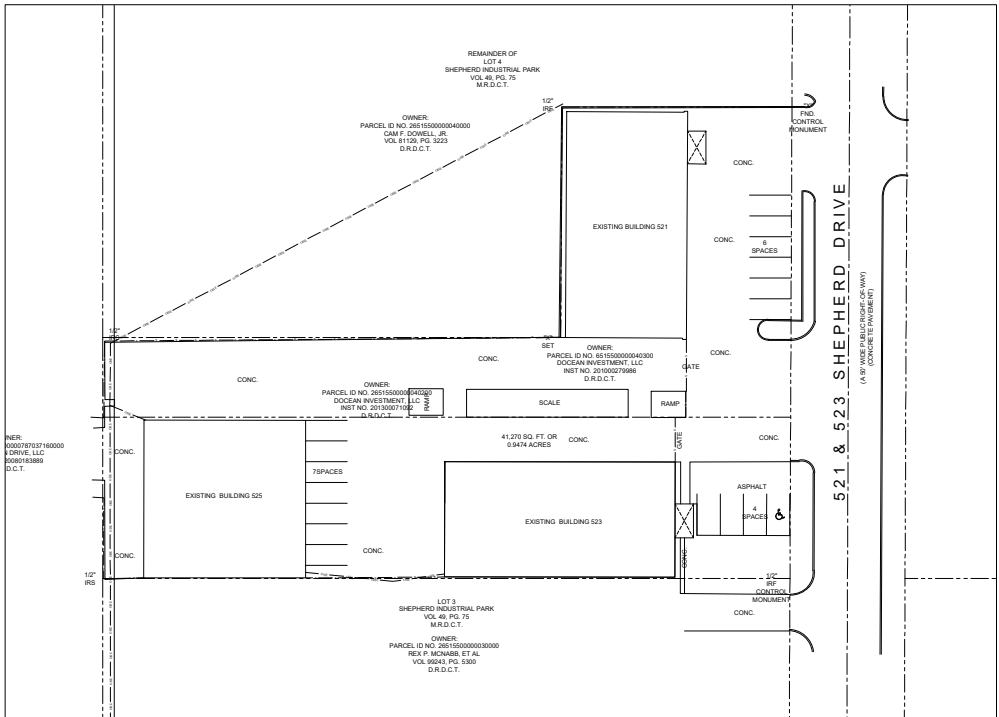


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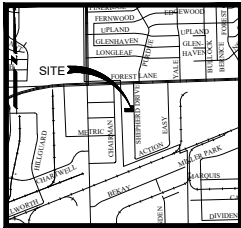
Zoning File Z 20-32



INDICATES AREA
OF REQUEST



OWNER:
100073702740000
DRIVE, LLC
9000143889
D.C.T.



LOCATION MAP
N.T.S.

SITE PLAN

PROJECT SITE

LOT AREA 41270 SF
OFFICE AREA 950 SF
TOTAL BUILDING AREA 15182 SF
FLOOR/LOT AREA RATIO 0.36
BUILDING CONSTRUCTION STEEL FRAME - 80% BRICK FACADE
AGGREGATE TOTAL OF ALL WALLS WILL BE BRICK VENEER

LEGAL

ADDRESS 525&521&523 Shepherd Drive
LAND LOT 4, SHEPHERD INDUSTRIAL PARK
SITUATED IN THE
WICANNE SURVEY, ABSTRACT NO. 959
CITY OF GARLAND, DALLAS COUNTY, TEXAS

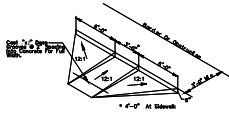
BUILDING 521 ONE STORY CONCRETE BUILDING
OUTSIDE BUILDING AREA: 5,152 SQ. FT.
BUILDING HEIGHT 12.2'

BUILDING 523 ONE STORY BRICK BUILDING
OUTSIDE BUILDING AREA: 5,015 SQ. FT.
BUILDING HEIGHT 11.8'

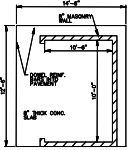
BUILDING 525 ONE STORY METAL BUILDING
OUTSIDE BUILDING AREA: 5,015 SQ. FT.
BUILDING HEIGHT 16.5'

PARKING CALCULATIONS

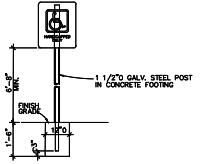
REQUIRED PARKING 17
PARKING PROVIDED 17 (INCLUDING 1 HANDICAP)



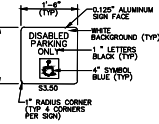
BARRIER FREE RAMP DETAIL



DUMPSTER LAYOUT DETAIL



HANDICAP SIGN INSTALLATION



DDR CONSULTING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

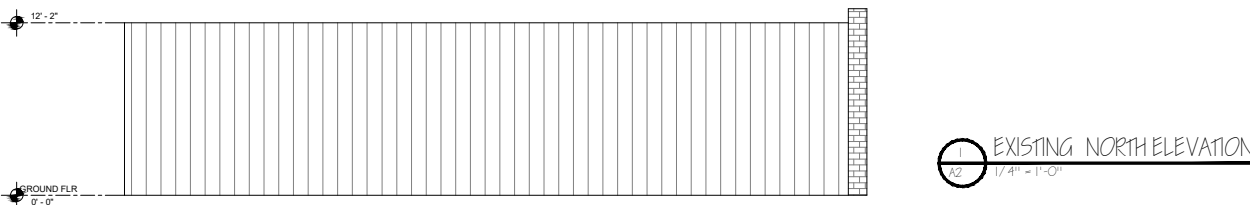
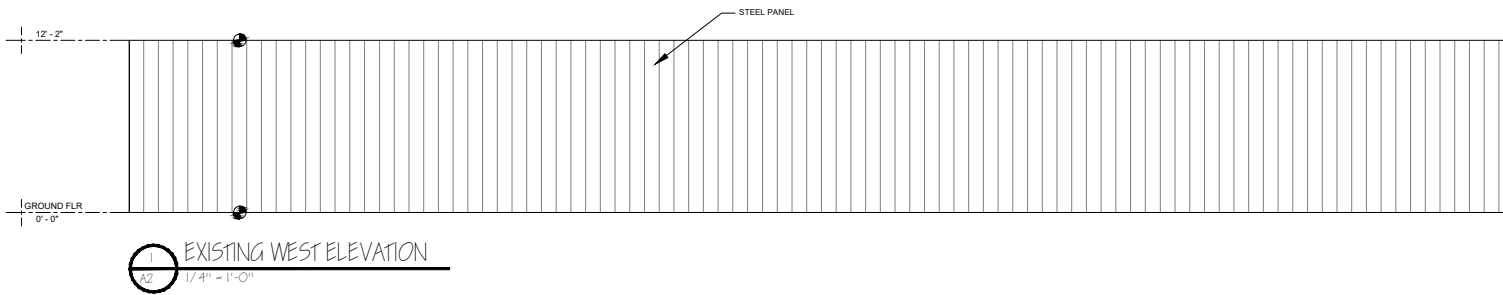
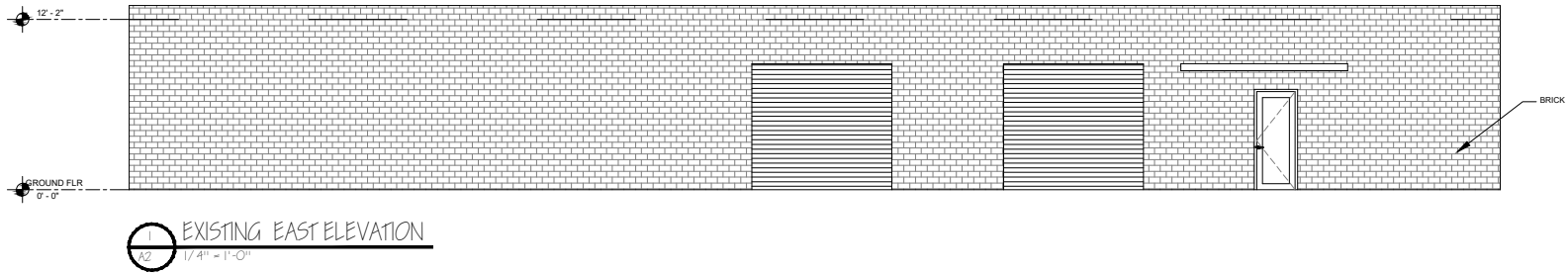
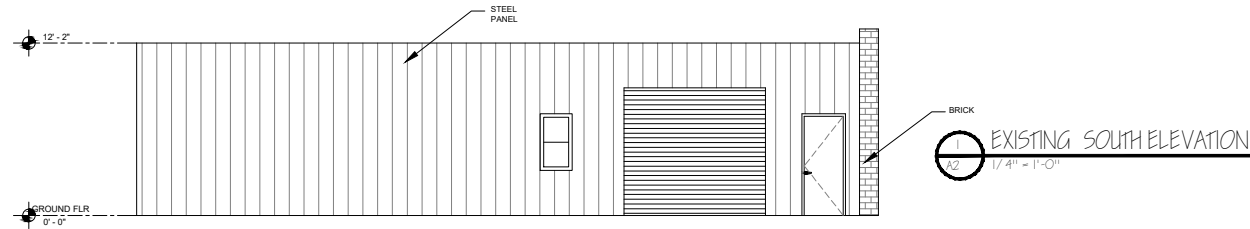
525&521&523 Shepherd Drive,
Garland, TX 76248

Case Number: 200528-2
Drawn By: SN
Checked By: SK
Date Issued: SEP/03/20

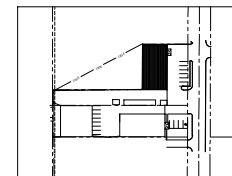
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EXHIBIT D



BUILDING 521



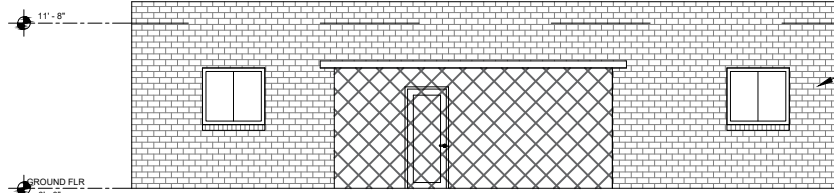
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952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

525&521&523 Shepherd Drive,
Garland, TX 76248

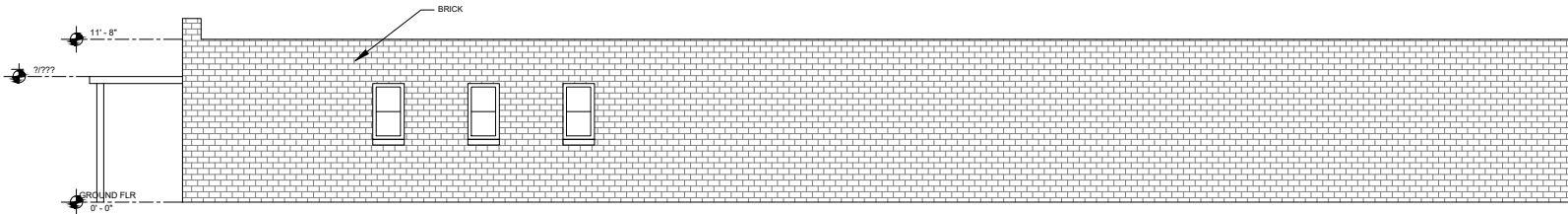
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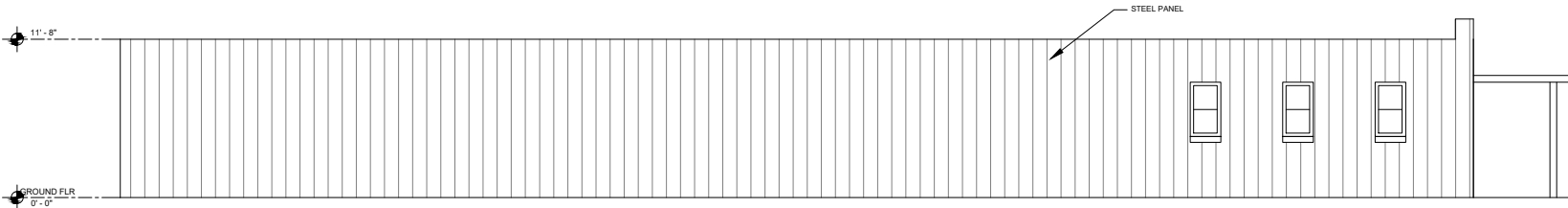
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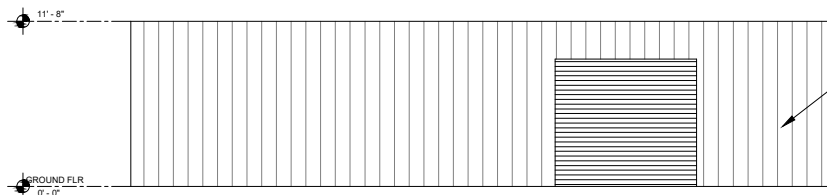
EXISTING EAST ELEVATION
A-A 1/4" = 1'-0"



EXISTING NORTH ELEVATION
A-A 1/4" = 1'-0"

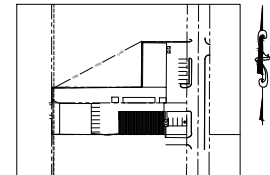


EXISTING SOUTH ELEVATION
A-A 1/4" = 1'-0"



EXISTING WEST ELEVATION
A-A 1/4" = 1'-0"

BUILDING 523



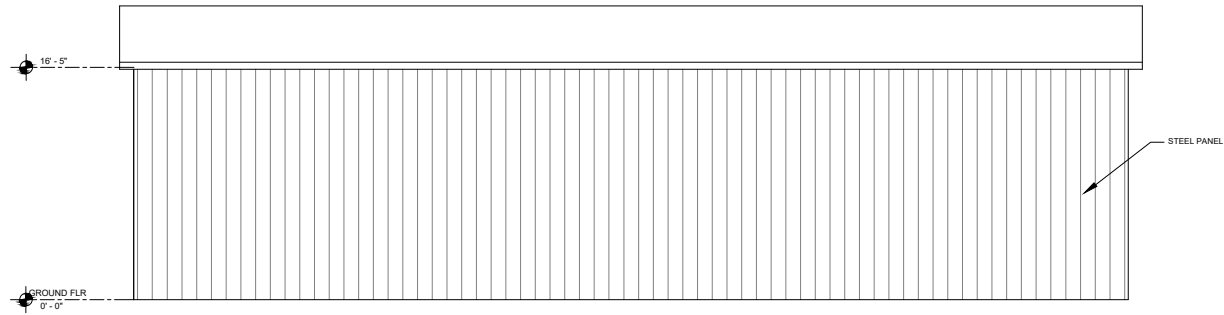
DDR CONSULTING
952 Windy Meadow Dr.
Plano, TX 75023-4953
Registration Number F-13518

525&521&523 Shepherd Drive,
Garland, TX 76248

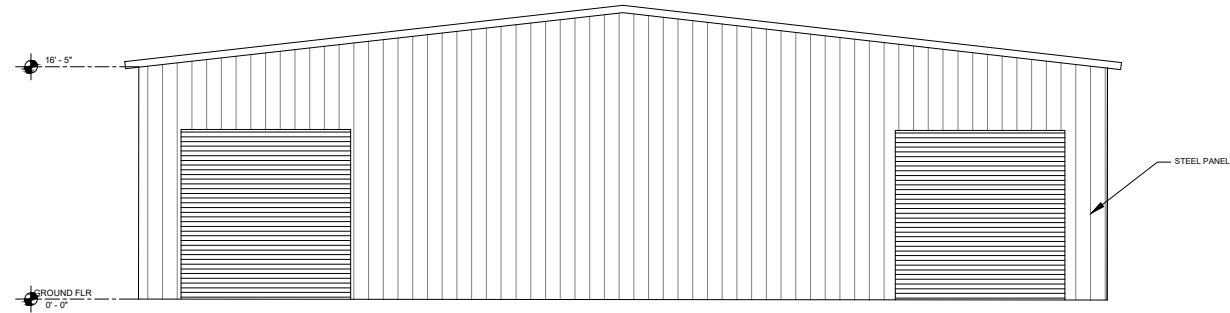
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Date Issued: SEP03/20

SHEET NUMBER

A4.0

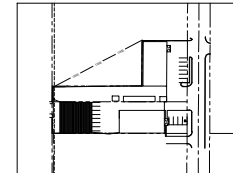


1
16
EXISTING NORTH ELEVATION
1/4" = 1'-0"



1
16
EXISTING EAST ELEVATION
1/4" = 1'-0"

BUILDING 525



DDR CONSULTING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

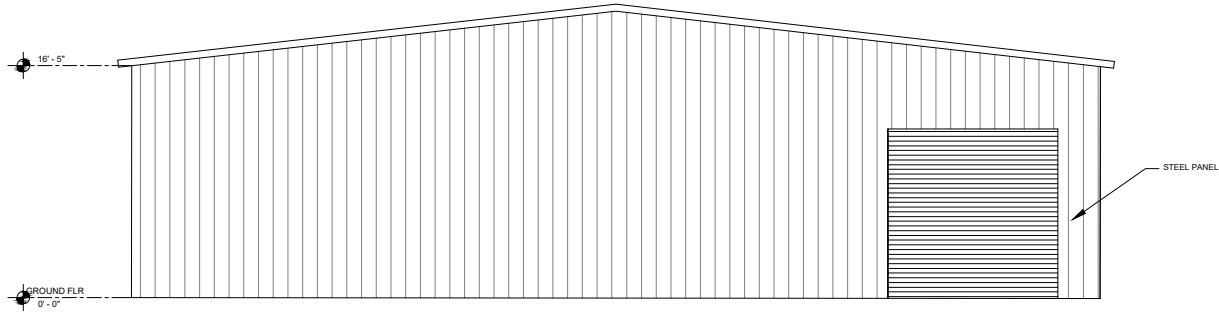
525&521&523 Shepherd Drive,
Garland, TX 76248

Case Number: 200528-2
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Date Issued: SEP/03/20

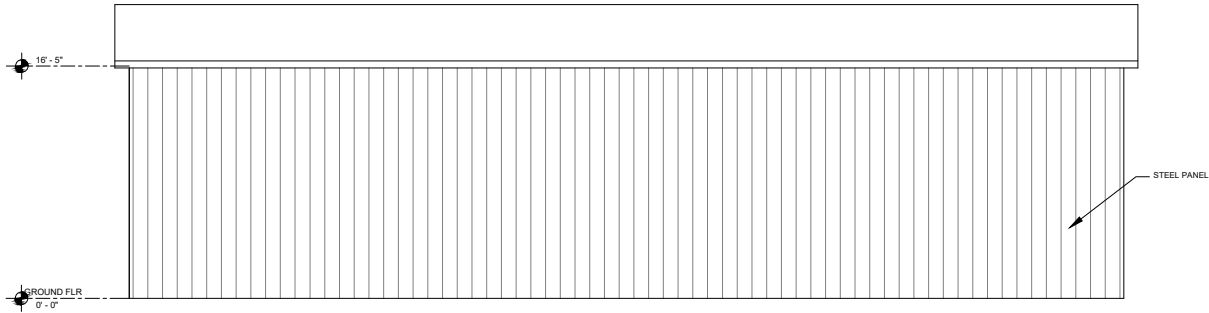
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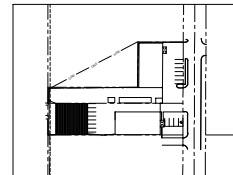


EXISTING WEST ELEVATION
A7 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
A7 1/4" = 1'-0"

BUILDING 525



DDR CONSULTING
952 Windy Meadow Dr.
Plano TX 75023-4953
Registration Number F-13518

525&521&523 Shepherd Drive,
Garland, TX 76248

Case Number: 200528-2
Drawn By: SN
Checked By: SK
Date Issued: SEP03/20

SHEET NUMBER

A7.0

Z 20-32



East of subject property from Shepherd Dr.



View of the subject property from Shepherd Dr.



North of subject property from Shepherd Dr. and Forest Lane.



South of the subject property from Shepherd Dr.



GARLAND

Plan Commission

3. d.

Meeting Date: 12/14/2020

Item Title: Z 20-36 Smashin Gas Motors - Specific Use Provision (District 8)

Summary:

Consideration of the application of **Smashin Gas Motors**, requesting approval of a Specific Use Provision to allow Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Zoning)

Attachments

Z 20-36 Smashin Gas Motors (Specific Use Provision) Report and Attachments

Planning Report

File No: Z 20-36/District 8

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

1220 North First Street

APPLICANT

Smashin Gas Motors

OWNER

Asset Based Intermodal

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing trucking company facility.

SITE DATA

The site contains approximately 5.627 acres with approximately 370 lineal feet of frontage along North First Street, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The applicant intends to add outdoor used car sales at an existing trucking company facility. A used car sales operation requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to add used car sales to the site of an existing approximate 13,000 square-foot trucking business. The sales would include outdoor parking and display of vehicles.
2. Forty-five (45) parking spaces are required as per the GDC for the existing and proposed uses. The applicant is providing fifty-four (54) parking spaces; however, five (5) of the spaces are designated for display purposes for Smashin Gas Motors while forty-nine (49)

parking spaces are for the trucking company. The additional larger spaces on the site are for heavy loading bays.

3. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
4. The applicant requests the SUP to be in effect for a period of ten (10) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. 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. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, south, east and west are zoned Industrial (IN) District, consisting of such uses as a recycling center, paint shop, telecommunications equipment, and truck rentals. The Industrial (IN) District zoned property immediately west of the site is developed with a Garland Independent School District baseball facility and school bus operations/parking. There are no existing automobile sales uses along North First Street in this area. North of the GISD property is a single-family residential neighborhood. Further to the south of this site, south of Range Road and along North First Street, is the entry to the Downtown zoned area.

STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision and 2) a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District.

Should the Commission approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C in the Plan agenda item).

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 5, 2021

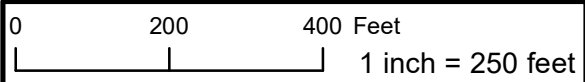
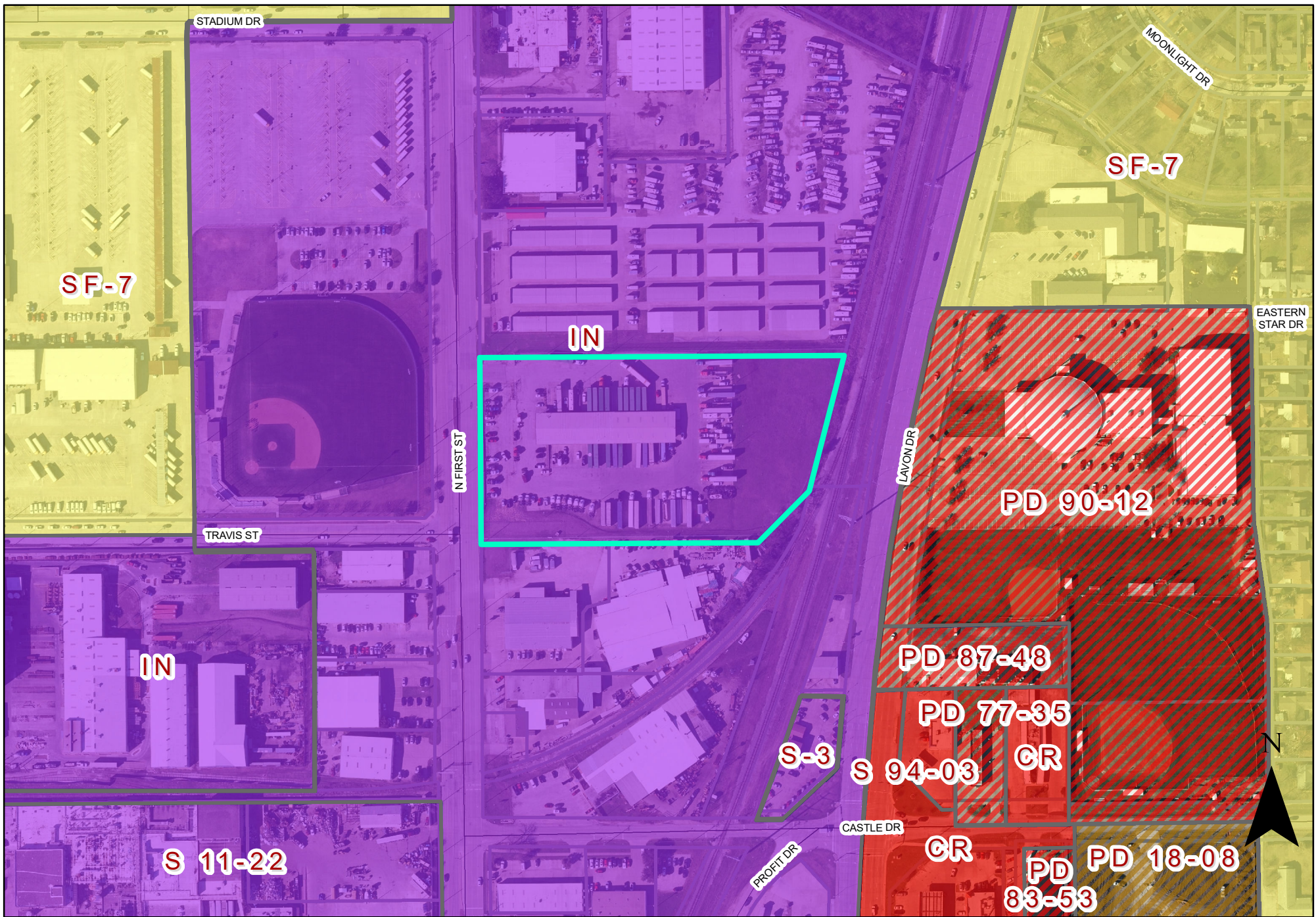
PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454

REVIEWED BY:

Will Guerin, AICP
Director of Planning

khopkins@garlandtx.gov



Zoning Map Z 20-36



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-36

1220 North 1st Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Automobile Sales, Used.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan labeled Exhibit C. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for Automobile Sales, Used shall be in effect for a period of ten (10) years.
 - B. Site Layout: The Automobile Sales, Used operation shall be in conformance with the site layout in Exhibit C.

Z 20-36



West of subject property from North First St.



View of the subject property from North First St.



East of subject property from North First Street.



South of the subject property.



GARLAND

Plan Commission

3. e.

Meeting Date: 12/14/2020

Item Title: Z 20-36 Smashin Gas Motors - Plan (District 8)

Summary:

Consideration of the application of **Smashin Gas Motors**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 1220 North First Street. (District 8) (File Z 20-36 - Plan)

Attachments

Z 20-36 Smashin Gas Motors (Plan) Report and Attachments

Planning Report

File No: Z 20-36/District 8

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

Approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District.

LOCATION

1220 North First Street

APPLICANT

Smashin Gas Motors

OWNER

Asset Based Intermodal

BACKGROUND

The applicant is requesting approval to add outdoor used car sales at an existing trucking company facility.

SITE DATA

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USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

Specific Use Provision

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4. The applicant requests the SUP to be in effect for a period of ten (10) years.

COMPREHENSIVE PLAN

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STAFF RECOMMENDATION

Denial of 1) a Specific Use Provision and 2) a Plan for an Automobile Sales, New or Used on a property zoned Industrial (IN) District. It is recommended that uses on the subject site contribute to or support industrial employment in keeping with the intent of the Industrial (IN) District.

Should the Commission approve the request, parking spaces for auto sales display are recommended to be limited only to those shown on the site plan (Exhibit C in the Plan agenda item).

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: January 5, 2021

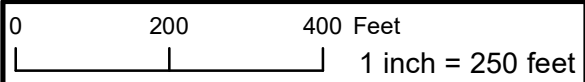
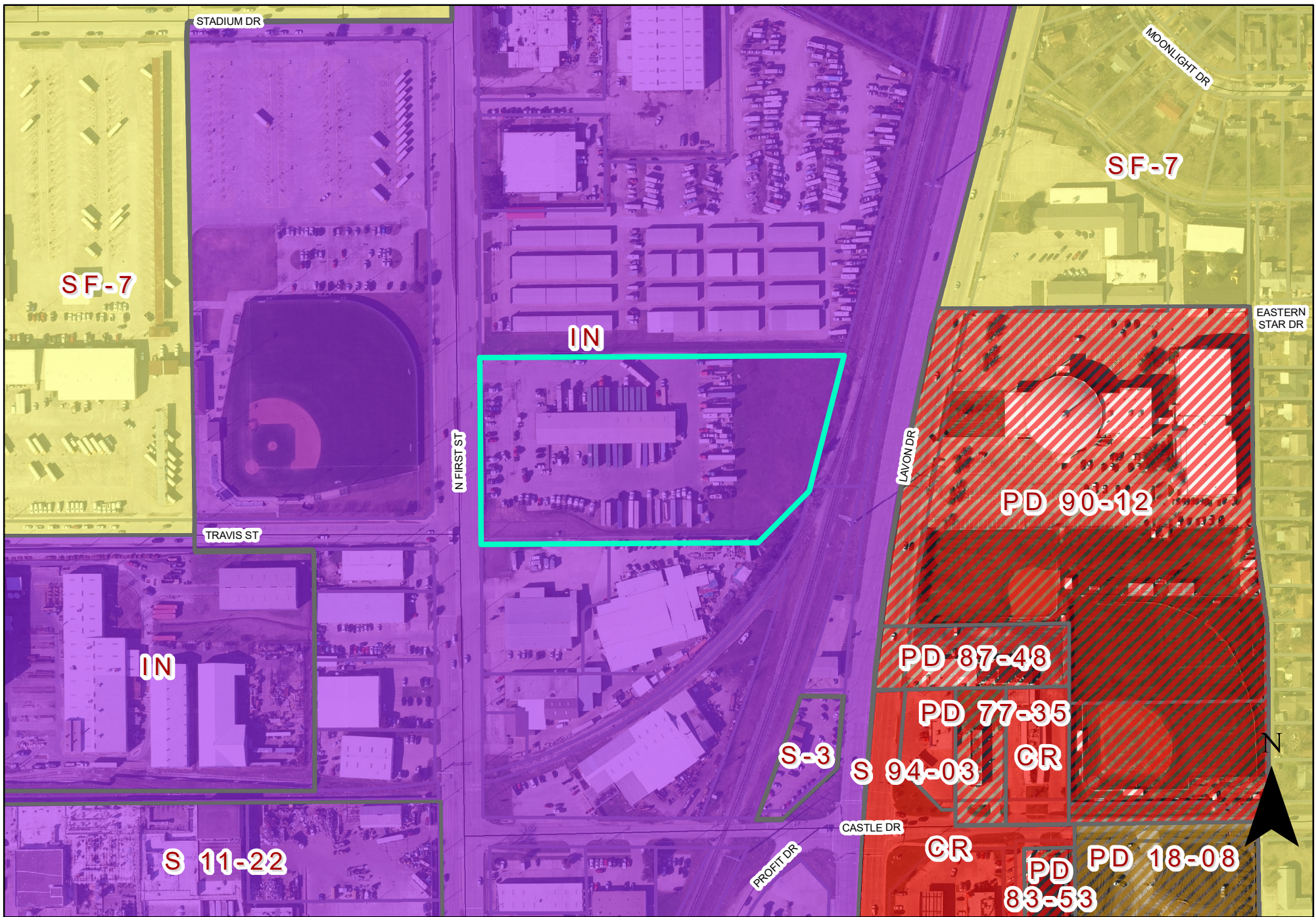
PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2454

REVIEWED BY:

Will Guerin, AICP
Director of Planning

khopkins@garlandtx.gov



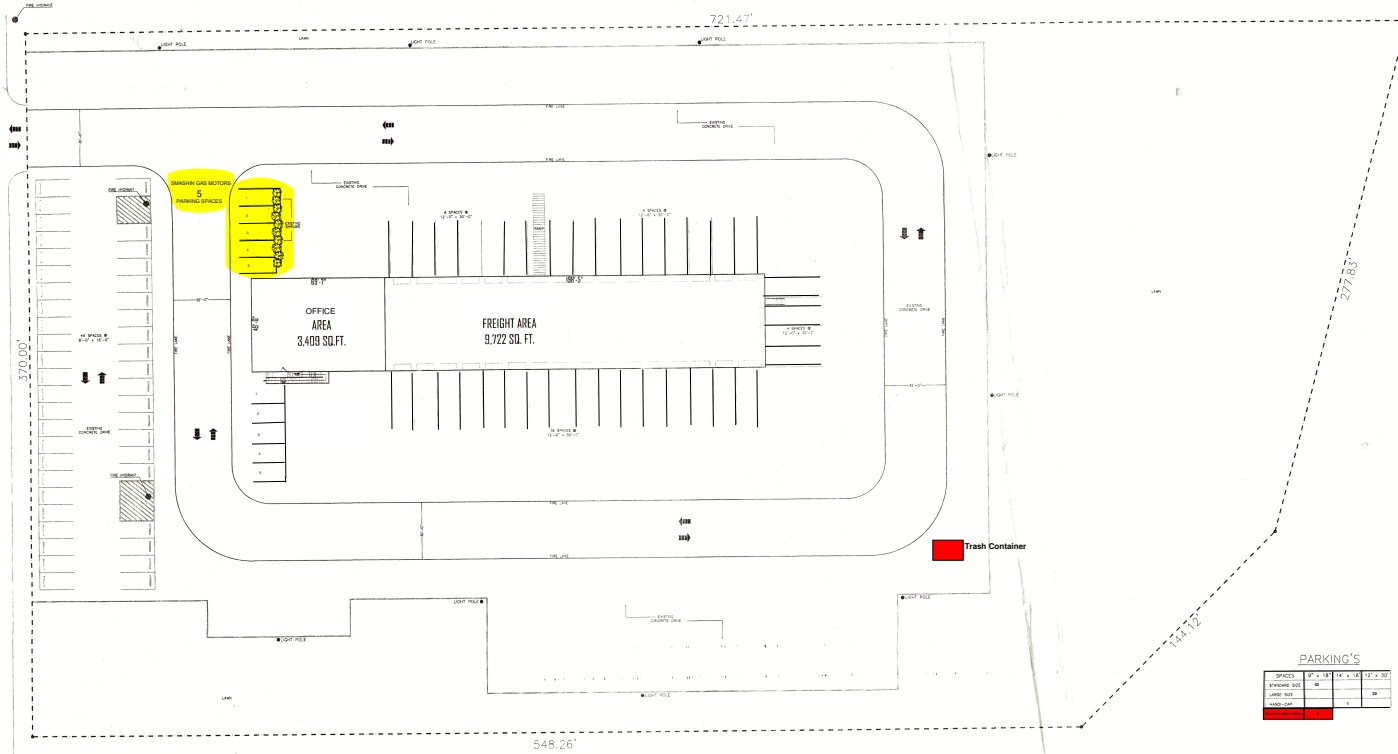
Zoning Map Z 20-36



INDICATES AREA
OF REQUEST

EXHIBIT C

N. 1ST. ST.



PARKING'S

SPACES	1" = 10'	1" = 15'	1" = 20'
SPACING	10'	15'	20'
LANDSCAPE	1	1	1

General Notes

Garland SUP Application - #200825-3
Smashin Gas Motors - 10/2020, Brandon Arnold
Existing Zoning - Industrial
Property Owner - Craig Ingram



No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

CONSTRUCTION CONCEPTS, INC.
"Imaging and Shaping a Better Tomorrow"
428 E. JEFFERSON BLVD.
SUITE 111
DALLAS, TX 75203
TEL (214) 946-4300
FAX (214) 946-4307

Project Name and Address

Smashin Gas Motors
1220 N. 1ST. ST.
GARLAND, TEXAS 75040

Project

SITE PLAN

Date

06/07/05

Scale

1"=0'=30'-0"

Sheet

1

Z 20-36



West of subject property from North First St.



View of the subject property from North First St.



East of subject property from North First Street.



South of the subject property.



GARLAND

Plan Commission

3. f.

Meeting Date: 12/14/2020

Item Title: SV 20-01 Ryan Johnston (District 2)

Summary:

Consideration of the application of **Ryan Johnston**, requesting approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a reduced setback from the property line where five (5) feet is required. This property is located at 1520 Lavon Drive. (District 2) (File SV 20-01)

Attachments

SV 20-01 Ryan Johnston Report and Attachments

Planning Report

File No: SV 20-01/District 2

Agenda Item:

Meeting: Plan Commission

Date: December 14, 2020

REQUEST

Approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a reduced setback from the property line where five (5) feet is required per the GDC.

LOCATION

1520 Lavon Drive

APPLICANT

Ryan Johnston

OWNER

Lavon Drive Baptist Church

BACKGROUND

The subject site is currently developed with a church use. The applicant is proposing to relocate and install one (1) monument (non-illuminated) sign at the northwest entry of the property. The proposed monument sign requires a five (5) foot setback from the property line. The applicant requests a variance to reduce the setback to six (6) inches from the property line along Lavon Drive.

Section 4.81 of the GDC grants the Plan Commission the authority to approve variances and exceptions to the ordinance when there is a finding from the evidence presented that strict compliance with the requirement will result in a hardship or inequity to the applicant. This section states that economic or self-created hardships alone shall not be sufficient basis for granting a variance.

SITE DATA

The subject property is approximately 5.627 acres with 637 feet of frontage along Lavon Drive.

CONSIDERATIONS

1. The applicant is requesting to install a monument sign on the north side of an existing driveway along Lavon Drive. The applicant contends the required five (5) foot setback causes a hardship due to the visibility of the sign from the six-lane roadway, as well as logistical issues with the newly installed landscape island. A setback reduction to six (6) inches would allow the proposed monument sign while not creating an encroachment into the driveway nor obstructing the fire lanes. Additionally, all requirements for sight visibility lines associated with traffic visibility standards are satisfied. All other provisions for a monument sign are met.
2. Section 4.78(K)(1) states the maximum permitted height for the monument sign is seven (7) feet, including the monument base. The proposed height is seven (7) feet. Section 4.78(K)(2) states the maximum surface area of a monument sign is fifty (50)

square feet. The applicant is proposing twenty-seven (27) square feet. Therefore, aside from the requested setback variance, the proposed sign meets GDC standards.

STAFF RECOMMENDATION:

Approval of a Variance to Chapter 4, Article 5 of the Garland Development Code regarding setbacks for a monument sign to allow a reduced setback from the property line along Lavon Drive where five (5) feet is required per the GDC.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Drawings
- iii. Photos

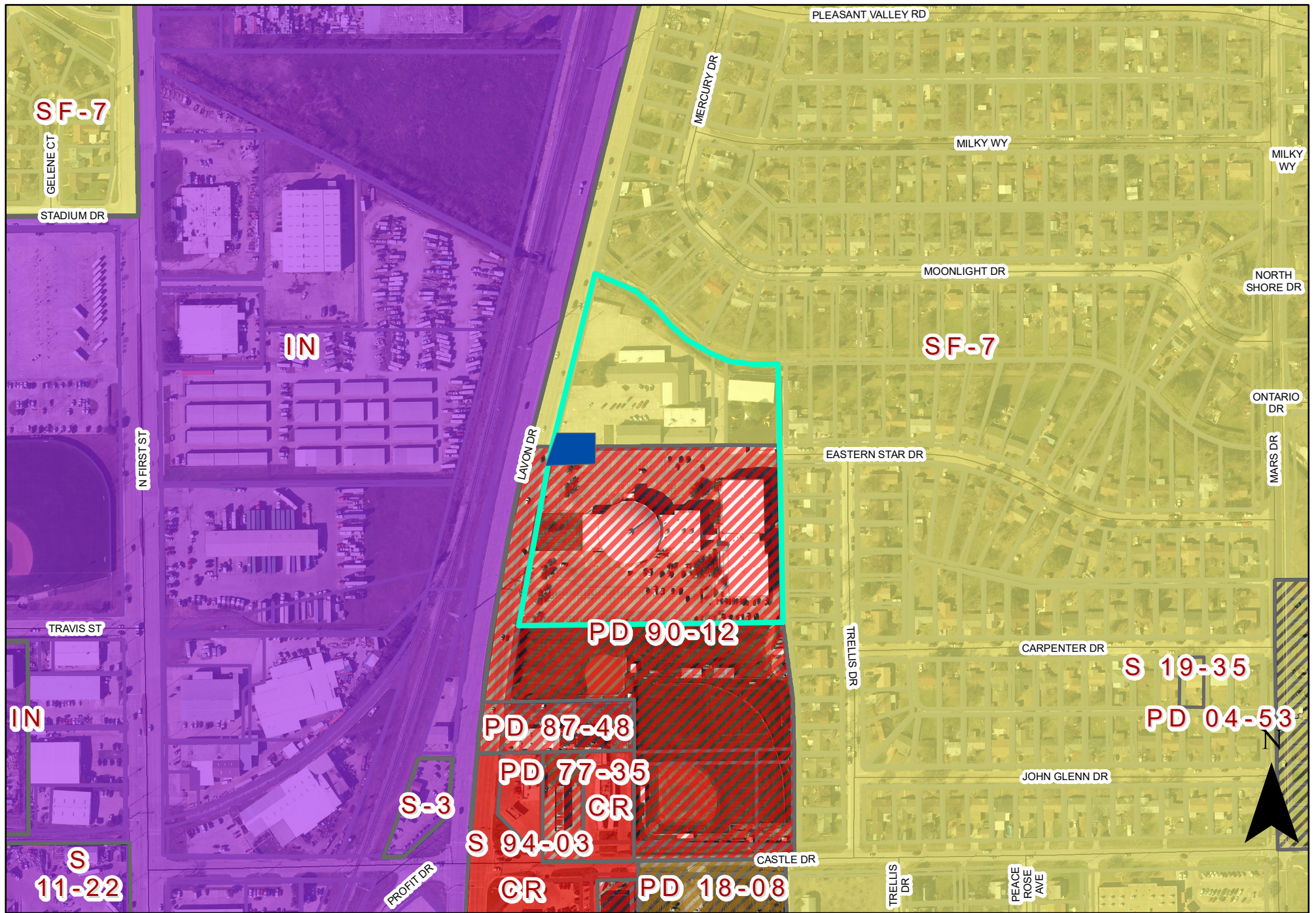
CITY COUNCIL DATE: January 5, 2021

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2453
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 225 450 Feet
1 inch = 310 feet

Sign Variance SV 20-01

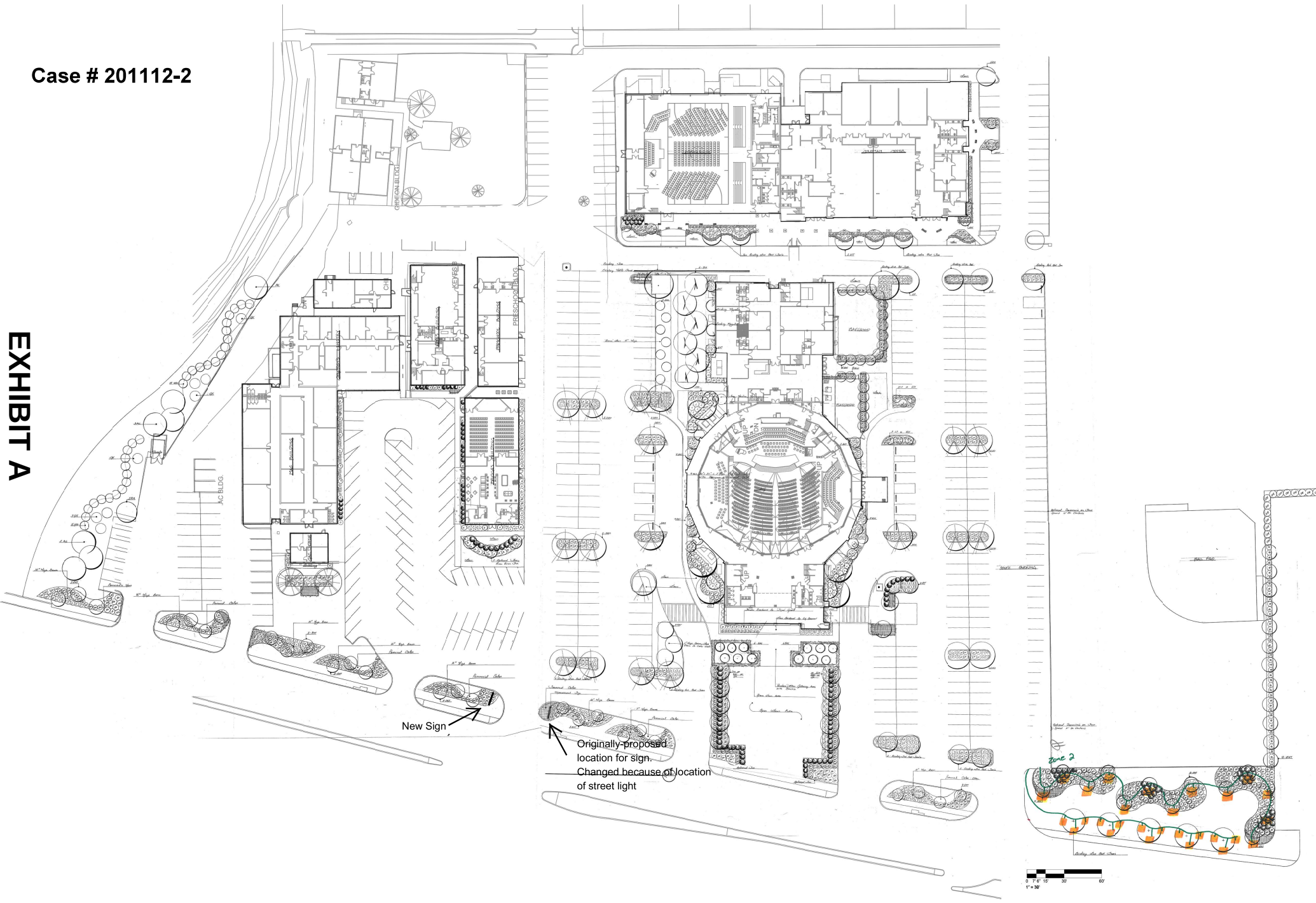
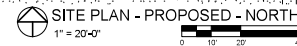


EXHIBIT A



BUILDING USAGE		1st FLR	2nd FLR	TOTAL
	USE			
AUDITORIUM	WORSHIP/ASSEMBLY	20360 SF	12105 SF	32465 SF
EAST WING	CLASSROOM/ACCESSORY	8832 SF	8649 SF	17481 SF
COLLEMAN CENTER	CLASSROOM/EDUCATION	10000 SF	10934 SF	20934 SF
GYMNASIUM	CLASSROOM/EDUCATION	12492 SF	3476 SF	16438 SF
BRIDGES BUILDING	ASSEMBLY	4717 SF		4549 SF
PRESCHOOL	CLASSROOM/ACCESSORY	1771 SF		3073 SF
KEY BUILDING	OFFICE/ASSEMBLY	4483 SF	4483 SF	8966 SF
MAC BUILDING	CLASSROOM/EDUCATION	15258 SF		15258 SF
G.A.C. ADMIN.	OFFICE	800 SF		800 SF
CHILDREN'S MINISTRY	OFFICE	1548 SF		1548 SF
GIDEON	STORAGE	4646 SF		4646 SF
TOTAL		93,678 SF	45,069 SF	138,747 SF



Case # 201112-2

EXHIBIT B



imageflow
Signs & Graphics Solutions

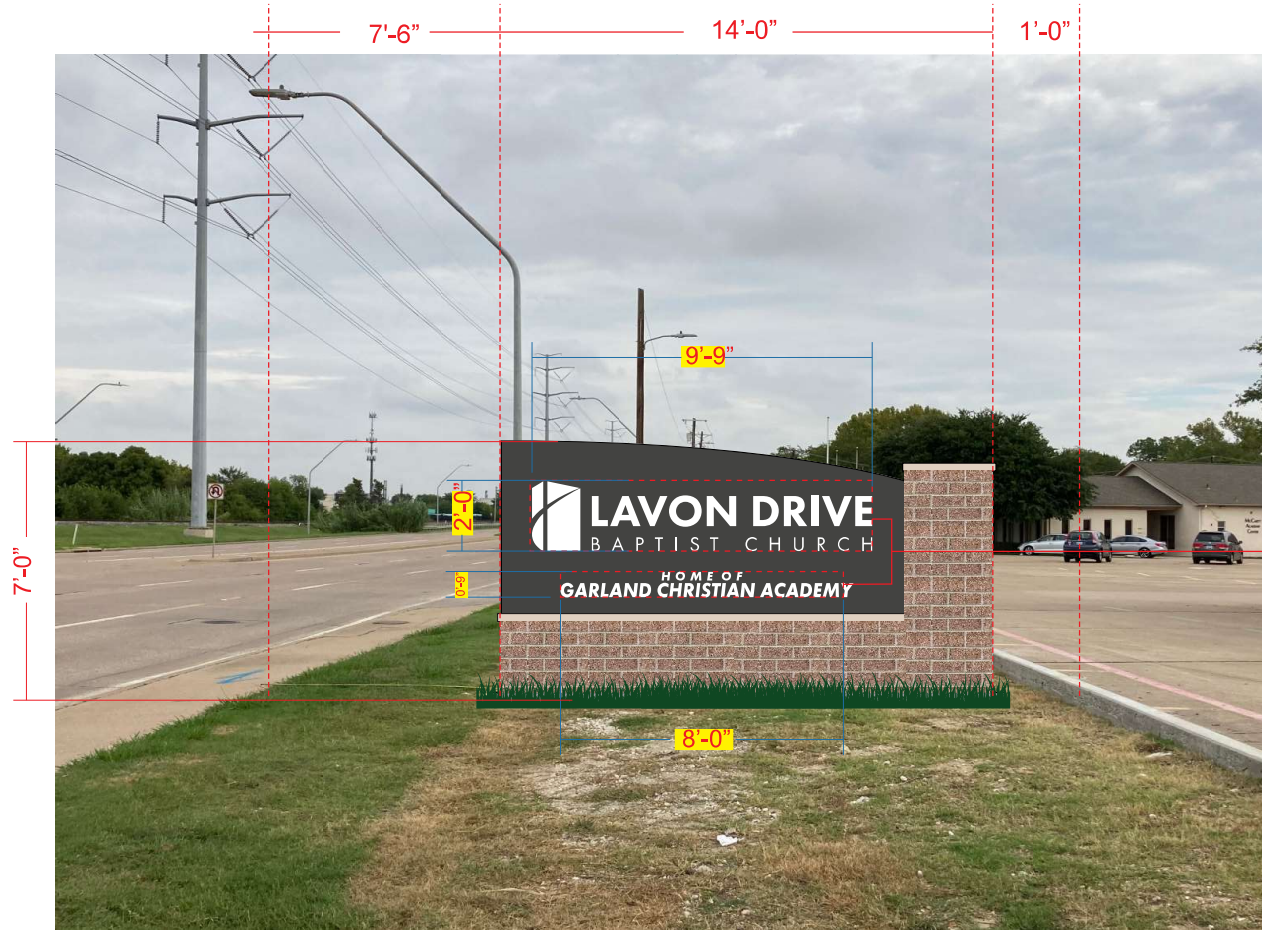
imageflowusa.com



1" = 1' 8"

Proposed Monument Sign - Double Sided Non-Illuminated

PROPOSED SIGNAGE



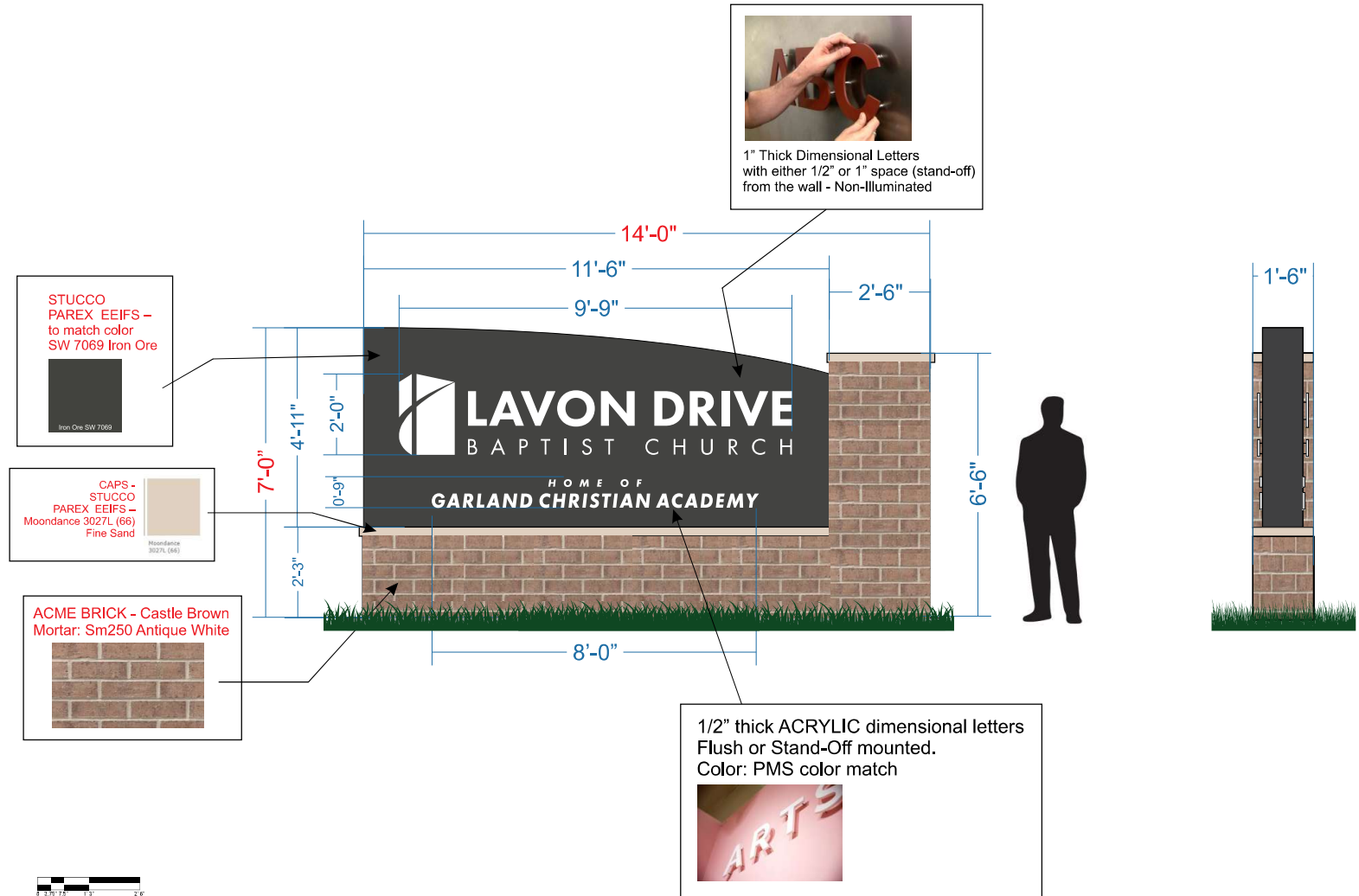
Signage sqft: 27 sf total

Project#: 2020

Proposed Monument Sign - Double Sided
Non-Illuminated

PROPOSED SIGNAGE

EXHIBIT B



SV 20-01



Looking at main campus building.



Looking west across Lavon Drive.



Looking north along site and Lavon Drive.



Looking along the site south on Lavon Drive.



GARLAND

Plan Commission

4. a.

Meeting Date: 12/14/2020

Item Title: Consider the rescheduling and cancellation of certain 2021 Plan Commission meeting dates.

Summary:

Consider the rescheduling and cancellation of certain 2021 Plan Commission meeting dates.

Due to changes to the September 2021 regular City Council meeting dates, in order to stay in compliance with 30-day statutory requirements for plan approvals per State law, it is proposed to move the two regular Plan Commission meetings in August to August 16, 2021 and August 30, 2021. In addition, the Commission may consider cancellation of the December 27, 2021 Plan Commission meeting.
