



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION

**City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
November 21, 2022 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the November 7, 2022 meeting.

2. PLATS

- a. P 22-40 GHFC 2 Final Plat

3. MISCELLANEOUS

- a. Impact Fee Report

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.

4. ZONING

- a. Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Specific Use Provision)
- b. Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Plan)
- c. Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of a Detail Plan for Multi-family/Mixed-use development. This item may include amendments to Planned Development (PD) District 22-25. This property is located at 6302 Greenbelt Parkway. (District 4) (File Z 22-51 – Detail Plan)
- d. Consideration of the application of **Hanan Salman**, requesting approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses, to allow a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Zoning)
- e. Consideration of the application of **Hanan Salman**, requesting approval of a Detail Plan for a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Detail Plan)

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: 11/21/2022

Item Title: Plan Commission Minutes for November 7, 2022

Summary:

Consider approval of the Plan Commission Minutes for the November 7, 2022 meeting.

Attachments

Plan Commission Minutes for November 7, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, November 7, 2022 at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair	Scott Roberts
2 nd Vice-Chair	Doug Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Stephanie Paris
Commissioner	Phillip Johnson
Commissioner	Rich Aubin
Commissioner	Michael Rose

STAFF PRESENT

Deputy City Attorney	Shawn Roten
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Lead Development Planner	Nabiha Ahmed
Development Planner	Matthew Wolverton
Transportation Director	Paul Luedtke

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the October 10, 2022 meeting.

PLATS

2a. APPROVED** P 22-38 Realeins Addition Replat

2b. APPROVED** P 22-39 Lofts iThirty Addition Conveyance Plat

ZONING

3a. DENIED

Consideration of the application of **Altar Group**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use. This property is located at 1501 Northwest Highway. (District 5) (File Z 22-46 – Specific Use Provision) (This item was postponed from the October 10, 2022 Plan Commission meeting per the applicant's request.)

Representing the applicant Masih Mijadidi, 11615 Spring Cypress, Trimbull, Texas, provided an overview of the request, elaborated on the type of carwash being proposed.

Residents speaking in opposition of the request:

Brent Rich, 1410 Mayfield Avenue, Garland, Texas
Michael McGregor, 1506 Clear Point Drive, Garland, Texas

Residents raised concerns regarding additional noise, screening between the subject property and adjoining neighborhood, the potential of the increased homeless population, light pollution, the requested height of the proposed building and signage, and additional drainage.

There was discussion between Commissioner Aubin, Mr. Rose, and Mr. McGregor regarding the lack of screening between the neighborhood and the subject property, the homeless population, trash, and the absence of any community outreach from the applicant.

The applicant stated they are willing to install screening and additional landscaping between the adjoining neighborhood and subject property to provide an additional buffer due to the increased noise from the car wash, the proposed lighting would not create any illumination outside of the subject property, the applicant will be providing a drainage analysis and proposed retention of any additional drainage as a result of the car wash.

Additionally, the applicant agreed to provide documentation to the neighboring residents addressing the concerns to ensure they agree with the measures they are taking before seeking approval from the City.

Gordon Sadkin, 3419 Westminster Avenue, Dallas, Texas, provided additional information regarding the proposed lighting, decibels being emitted from the car wash and products to assist with the additional sound, screening and buffering between the adjoining neighborhood and subject property.

There was discussion between Commissioner Dalton and the applicant regarding decibel levels.

Motion was made by Commissioner Aubin to close the public hearing and to deny the request. Seconded by Commissioner Jenkins.

Commissioner Aubin spoke regarding the overburdening of the adjoining neighborhood and cannot approve an item that will only add to the additional burden of this neighborhood.

Chairman Roberts agreed with the analysis and comments from Commissioner Aubin and spoke against the request.

Motion carried: 7 Ayes, 1 Nay from Commissioner Johnson .

3b. DENIED

Consideration of the application of **Altar Group**, requesting approval of a Plan for an Automated/Rollover Car Wash on a property zoned Community Retail (CR) District. This property is located at 1501 Northwest Highway. (District 1) (File Z 22-46 – Plan) (This item was postponed from the October 10, 2022 Plan Commission meeting per the applicant's request.)

Motion was made by Commissioner Aubin to deny the request. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 1 Nay** from Commissioner Johnson .

3c. APPROVED

Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Change in Zoning from Planned Development (PD) District 19-40 for Single-Family Use to a Planned Development (PD) District for Multi-Family-1 (MF-1) Use. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Zoning)

Representing the applicant Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, provided an overview of the request and remained available for questions.

There was a discussion between the Plan Commission regarding refuge transfer, if this will be a gated community and if a homeowners association is required.

Representing the applicant, Jessica King, 2943 Pannell Street, Austin, Texas elaborated on the transfer of trash from the residents home to the refuge location on the opposite side of the complex.

Resident Jerry Carter, 2725 Country Valley Road, Garland, Texas spoke to the need of written requirements for the maintenance of the development, fire codes, additional beautification within the landscaping plan with this being a gateway into the City of Garland, and upgrade of the screening wall to full masonry.

Mr. Dalhstrom provided additional information regarding the separation between homes, proposed landscaping and confirmed the lots will not be subdivided.

Motion was made by Commissioner Jenkins to close the public hearing and approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nay.**

3d. APPROVED Consideration of the application of **Atlantic Urbana Acquisition Company II, LLC**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 2201 East Miller Road and 2370 East Centerville Road. (District 2) (File Z 21-45 – Detail Plan)

Motion was made by Commissioner Jenkins to approve the request as presented. Seconded by Commissioner Aubin. **Motion carried: 8 Ayes, 0 Nay.**

3e. APPROVED Consideration of the application of **JC Collision**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Specific Use Provision)

The applicant Erum Sadar, 2905 Forest Lane, Garland, Texas explained they will be only be a wholesale automotive dealer, and there would be no retail sales at this location.

Commissioner Aubin discussed with staff the option of placing a condition within the requested Specific Use Provision restricting any retail sales at this location.

Motion was made by Commissioner Dalton to close the public hearing and open for discussion. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nay.**

Commissioner Dalton spoke in support of the request on the condition the State restricts retail sales under the issuance guidelines of Wholesale licensing.

Motion was made by Commissioner Williams to approve the request for the Specific Use Provision for Wholesale Automotive Sales only. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

3f. APPROVED Consideration of the application of **JC Collision**, requesting approval of a Plan for Automobile Sales, New or Used on a property zoned Industrial (IN) District. This property is located at 2905 Forest Lane. (District 6) (File Z 22-39 – Plan)

Motion was made by Commissioner Williams to approve the Plan request for Automotive Sales with the provision the five (5) extra parking space requirement for the Retail Sales are removed. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nay.**

3g. APPROVED Consideration of the application of **Digital Garland Ferris, LP**, requesting approval of a Detail Plan for a Data Center. This item may include amendments to Planned Development (PD) District 20-17. This property is located at 805 Holford Road. (District 1) (File Z 22-47 – Detail Plan)

Representing the applicant Josh Jeseke, 7557 Rambler Road, Suite 1400, Dallas, Texas, was available for questions.

Zachai Hassuni, 1522 Bellingham, Garland, Texas requested information regarding the building design, environmental assessments, and noted the proximity of the proposed request to the surrounding neighborhood.

Mr. Jeseke stated there is no requirement for any environmental remediation for Phase I and Phase II, a jurisdictional delineation was also conducted and it was determined there are no wetlands onsite.

Motion was made by Commissioner Dalton to close the public hearing and approve the request as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nay.**

MISCELLANEOUS

4a. APPROVED Consideration and possible recommendation of a Thoroughfare Plan amendment regarding Ferris Road.

Motion was made by Commissioner Dalton to approve the amendment to the Thoroughfare Plan as presented. Seconded by Commissioner Rose. **Motion carried: 8 Ayes, 0 Nay.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 8:28 p.m.

City of Garland, Texas

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 11/21/2022

Item Title: P 22-40 GHFC 2 Final Plat

Summary:

P 22-40 GHFC 2 Final Plat

Attachments

P 22-40 GHFC 2 Final Plat Report and Attachments

Planning Report

File No: P 22-40 /District 2

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

GHFC 2

LOCATION

1731 Russell Drive

ZONING

Single-Family-7 (SF-7) District

NUMBER OF LOTS

Two (2) lots

ACREAGE

0.594 Acres

BACKGROUND

The applicant requests approval of the Final Plat for future single-family detached homes.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

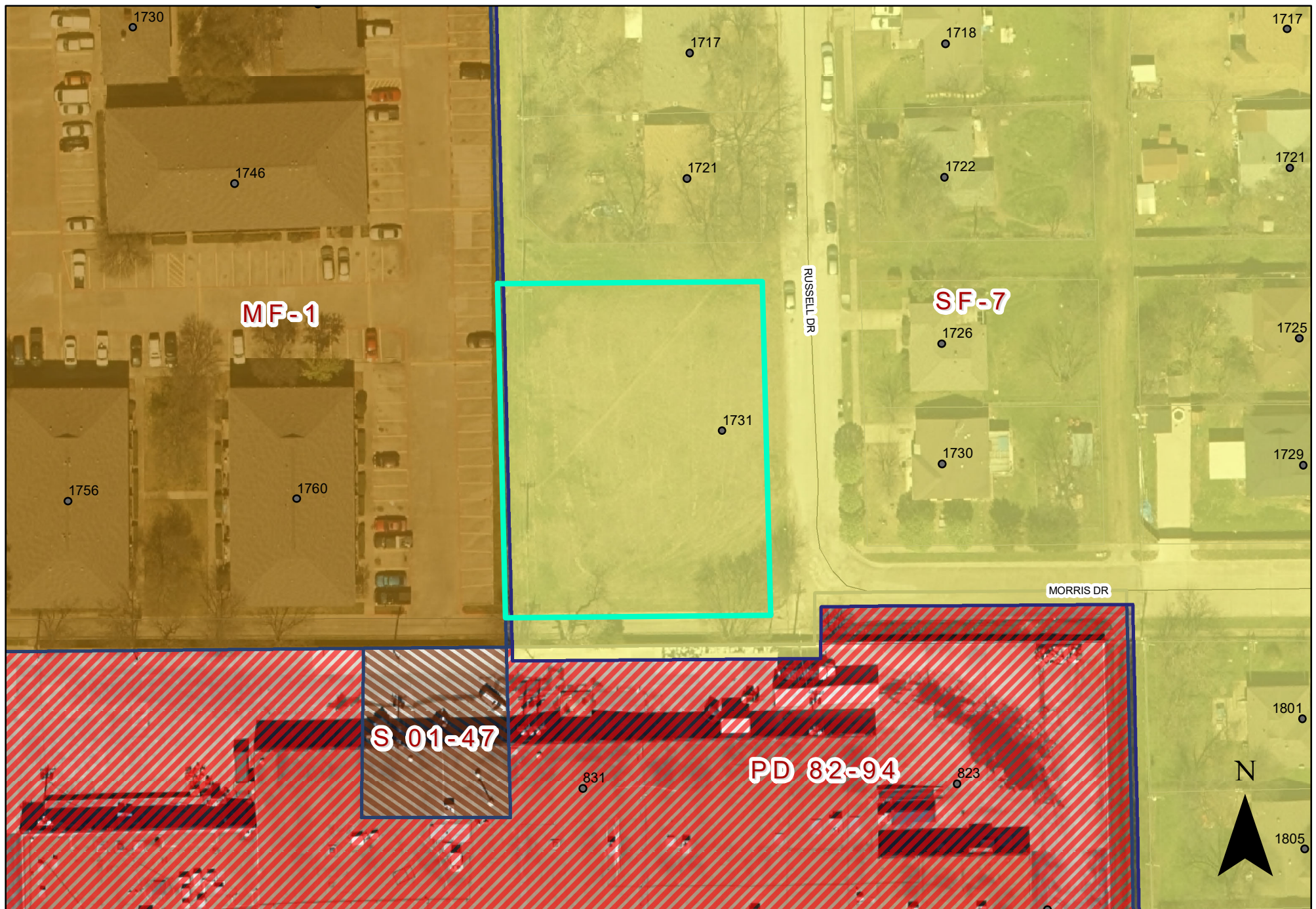
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

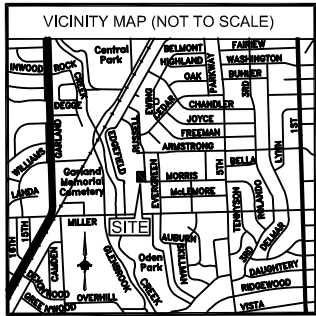


0 40 80 Feet
1 inch = 64 feet

PLAT MAP P 22-40

INDICATES AREA
OF REQUEST

1731 Russell Drive



ARMSTRONG DRIVE
(60' RIGHT-OF-WAY)
25' BUILDING LINE
VOL. 37, PG. 203
M.R.D.C.T.

GENERAL NOTES:

- 1) The purpose of this plat is to plat a tract of land into two lots.
- 2) Bearings and coordinates shown hereon are on grid (the projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83(2011) EPOCH 2013), North Central Zone (4202) using City of Garland Geodetic Control Monuments. GPS 133
N=7,015,076.25 E=2,542,084.41
Z=541.09
N=7,027,668.85 E=2,541,043.07 Z=574.46
- 3) Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- 4) Property owners of corner lots shall maintain sight visibility triangles in accordance with chapter eight of the Technical Standards Manual of the City of Garland, Texas.

LEGEND

- M.R.D.C.T.
D.R.D.C.T.
INST. NO.
VOL., PG.
SQ. FT.
IRF
MNS
ADS
"X" FND
"C" FND
"C" FND
"C" FND
- MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
2" BRASS DISK STAMPED "GHFC 2 & RPLS 5299 & TEXAS HERITAGE SURVEYING" SET WITH A MAGNAIL FOR CORNER
3 1/4" ALUMINUM DISK STAMPED "GHFC 2 & RPLS 5299 & TX HERITAGE SURVEYING" SET ON IRON ROD
"X" CUT IN CONCRETE FOUND FOR CORNER CONTROL MONUMENT

BUILDING LINE
EASEMENT LINE
BOUNDARY LINE
CENTERLINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, GARLAND HOUSING FINANCE CORPORATION, is the owner of a tract of land situated in the Abner Keen Survey, Abstract No. 735, City of Garland, Dallas County, Texas, being that tract of land described in General Warranty Deed to GARLAND HOUSING FINANCE CORPORATION, recorded in Instrument Number 20220007487, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southeast corner of Block A, Linda Ray Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 69128, Page 1517, Deed Records, Dallas County, Texas, same lying in the north line of Lot 2, Block 1, Second Replat of Miller Park Shopping Center, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 98191, Page 32, Deed Records, Dallas County, Texas, from which a 1/2 inch iron rod found bears North 43 degrees 25 minutes 32 seconds West 0.87 feet for reference;

THENCE North 01 degrees 22 minutes 55 seconds West, along the east line of said Block A, a distance of 185.00 feet to a 2 inch brass disk stamped "GHFC 2 & RPLS 5299 & TEXAS HERITAGE SURVEYING" set with a mag nail for the southwest corner of a 20 foot alleyway, from which an "X" cut in concrete found bears North 25 degrees 33 minutes 46 seconds West 0.65 feet for reference;

THENCE North 89 degrees 31 minutes 44 seconds East, along the south line of said 20 foot alleyway, a distance of 140.02 feet to a 3 1/4 aluminum disk stamped "GHFC 2 & RPLS 5299 & TEXAS HERITAGE SURVEYING" set on an iron rod for the intersection of the south line of said 20 foot alleyway and the west right-of-way line of Russell Drive (50' right-of-way), from which a 1/2 inch iron rod found bears North 60 degrees 36 minutes 31 seconds West 0.49 feet for reference;

THENCE South 01 degrees 22 minutes 55 seconds East, along the said west right-of-way line of Russell Drive, a distance of 185.00 feet to a 3 1/4 aluminum disk stamped "GHFC 2 & RPLS 5299 & TEXAS HERITAGE SURVEYING" set on an iron rod in the north line of said Lot 2, Block 1, same being the intersection of said west right-of-way line of Russell Drive and the south right-of-way line of Monte Drive (50' right-of-way), from which a 1/2 inch iron rod found bears North 61 degrees 53 minutes 16 seconds West 0.73 feet for reference;

THENCE 89 degrees 31 minutes 44 seconds West, along the said north line of said Lot 2, Block 1, a distance of 140.02 feet to the PLACE OF BEGINNING and containing 25,900 square feet of 0.594 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the GARLAND HOUSING FINANCE CORPORATION is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as GHFC 2 in addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to and from upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of public utility easements and the lines is the responsibility of the property owner. All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, addition, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, the hydrants, water services and wastewater services from the curb to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20____.

GARLAND HOUSING FINANCE CORPORATION

BY: DAVID GIBBONS - EXECUTIVE DIRECTOR

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared

DAVID GIBBONS, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

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

Notary Public for and in the State of Texas

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

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

Dated this _____ day of _____, 20____.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (11/15/2022)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that he executed the same for the purposes and consideration and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires: _____

LINE #	LENGTH	DIRECTION
L1	20.00'	S1°23'52"E
L2	140.02'	S89°31'44"W
L3	20.00'	N1°22'53"W
L4	20.00'	N89°31'44"E
L5	185.00'	N1°22'53"W
L6	20.00'	S89°31'44"W
L7	10.00'	S89°31'44"W
L8	185.00'	N1°22'53"W
L9	10.00'	N89°31'44"E

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

Director of Planning

Chairman of Plan Commission

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



OWNER
GARLAND HOUSING FINANCE CORPORATION
1675 W. CAMPBELL ROAD
GARLAND, TEXAS 75040

16161 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169390

FINAL PLAT GHFC 2

LOTS 1 & 2, BLOCK 1
0.595 ACRES SITUATED IN THE
SITUATION IN THE ABNER KEEN SURVEY,
ABSTRACT NO. 735
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 220031-0
(2022)

DATE: 07/13/2022 / JOB #: 20201481-1 / SCALE: 1" = 30' / DRAWN: KD



GARLAND

Plan Commission

3. a.

Meeting Date: 11/21/2022

Item Title: Impact Fee Report

Summary:

Impact Fee Report

Attachments

Impact Fee Report and Attachments

TO: Chairman Roberts and Members of the Plan Commission

FROM: Will Guerin, Director of Planning

DATE: November 17, 2022

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance requires that reports be filed with the City Council regarding the collection of fees and implementation of the capital improvements plan adopted as part of the Impact Fee Ordinance. These reports are to be provided to the Council by the Capital Improvements Advisory Committee, established by the Impact Fee Ordinance. The Plan Commission serves in the capacity of this Committee.

Attached is a draft report to City Council from the Capital Improvements Advisory Committee for the period covering March 22, 2022 through September 21, 2022. There is an item on the November 21, 2022 meeting agenda to consider this report and forward to the City Council in compliance with the ordinance requirements.

Should you have questions regarding the report please contact me at 972-205-2449 or by email at wguerin@garlandtx.gov.

Sincerely,

Will Guerin, AICP
Director of Planning

TO: Mayor LeMay and the City Council

FROM: Chairman Scott Roberts and Members of the Plan Commission

DATE: November 17, 2022

SUBJECT: Impact Fee Report

Garland's Impact Fee Ordinance outlined in Chapter 1, Article 3, Division 3 of the Garland Development Code (GDC) requires that the Capital Improvements Advisory Committee file reports with the City Council regarding implementation of the capital improvements plan and administration of impact fees. Acting in the capacity of the Capital Improvements Advisory Committee, following is the Plan Commission's report for March 22, 2022 through September 21, 2022.

COLLECTION OF IMPACT FEES

During the period covering March 22, 2022 through September 21, 2022 impact fees were collected for 195 developments. Of these, 168 are single-family homes (including ancillary irrigation systems), 4 are multi-family developments, and 23 are commercial/industrial/church/school developments. These include the addition of water meters to existing developments. Amounts collected are as follows:

Single-Family Development

# Of Lots	Service Area	Water	Roadway	Total
8	A	\$220.00	\$3,647.80	\$3,867.80
103	B	\$3,050.00	\$74,419.20	\$77,469.20
37	C	\$24,105.50	\$106,297.83	\$130,403.33
20	D	\$11,267.00	\$60,680.00	\$71,947.00
Total: 168		\$38,642.50	\$245,044.83	\$283,687.33

Multi-Family Development

Location	Service Area	Water	Roadway	Total
6864 N George Bush Hwy	A	\$15,122.00	\$153,832.00	\$168,954.00
4689 Saturn Rd	B	\$60,191.00	\$559,048.00	\$619,239.00
1102 N Shiloh Rd	B	\$13,942.00	\$198,856.00	\$212,798.00
4401 Bunker Hill Rd	C	\$71,755.00	\$667,856.00	\$739,611.00
Total: 4		\$161,010.00	\$1,579,592.00	\$1,740,602.00

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
2128 N Jupiter Rd	A	\$6,227.00	\$30,116.15	\$36,343.15
5572 N Shiloh Rd	A	\$6,227.00	\$53,328.00	\$59,555.00
5302 N Garland Ave	A	\$0.00	\$33,024.00	\$33,024.00
3877 Miller Park Dr	B	\$2,373.00	\$62,437.00	\$64,810.00
1850 S Shiloh Rd	B	\$2,966.00	\$26,275.00	\$29,241.00
3205 S Garland Ave	B	\$0.00	\$10,586.07	\$10,586.07
3301 Marquis Dr	B	\$23,721.00	\$57,623.64	\$81,344.64
500 Main St	B	\$4,744.00	\$0.00	\$4,744.00
3838 Miller Park Dr	B	\$0.00	\$114.35	\$114.35
2700 Mc Cree Rd	B	\$4,744.00	\$27,983.96	\$32,727.96
2503 Settlers Pl	B	\$35.00	\$0.00	\$35.00
1310 Broadview Dr	B	\$72.50	\$0.00	\$72.50
2442 Vera Wy	B	\$72.50	\$0.00	\$72.50
2503 Settlers Pl	B	\$45.00	\$0.00	\$45.00
2657 Buttonbush Ln	B	\$45.00	\$0.00	\$45.00
3261 N George Bush Hwy	C	\$0.00	\$7,081.00	\$7,081.00
1674 N First St	C	\$6,227.00	\$119,544.00	\$125,771.00
5714 Broadway Blvd	D	\$2,966.00	\$9,642.00	\$12,608.00
3785 Bobtown Rd	D	\$2,966.00	\$0.00	\$2,966.00
1943 Northwest Hwy	D	\$2,970.00	\$14,200.00	\$17,170.00
702 Creekwater Ln	D	\$2,965.00	\$0.00	\$2,965.00
4402 Waterglass St	D	\$1,483.00	\$0.00	\$1,483.00
5006 Southampton Blvd	D	\$2,965.00	\$0.00	\$2,965.00
Total: 23		\$73,814.00	\$451,955.17	\$525,769.17
Total (All Land Uses)		\$273,466.50	\$2,276,592.00	\$2,550,058.50

Impact fees totaling \$2,550,058.50 were collected during this period. Of this, \$273,466.50 was collected for water facilities and \$2,276,592.00 was collected for roadway facilities.

CAPITAL IMPROVEMENTS PLAN

Roadways

The status of the roadway projects, during this time period, included in the impact fee capital improvements program is as follows:

Status/Roadway Segment

Service Area

Under Design:

Holford Road Segment A, SH 190 to City Limits

A

Naaman School, Brand to SH 78	A
Chaha, Lake Hubbard to Bass Pro	D
Callejo, Botello to Big Spring	A
Holford Road Segment B, Naaman Forest to PGBT	A
Holford Road Segment C, Arapaho to Naaman Forest	A
Lyons Road, IH-30 to Guthrie	D
Brand Road, SH 190 to Murfield	A
Shiloh Road (Kingsley to Miller)	B
Crist Road Widening	C

Under Construction:

Shiloh, IH 635 to Kingsley	B
Bobtown, Rowlett to Rosehill	D
Bobtown, Rosehill to Waterhouse	D
Waterhouse, Bobtown to Hayman	D

Water Facilities

Two (2) future water towers

Please let me know if you have questions regarding this report, or if further information is desired.

Scott Roberts, Chairman
City of Garland Plan Commission



Plan Commission

4. a.

Meeting Date: 11/21/2022

Item Title: Z 22-44 Golden Franchising Corporation - Specific Use Provision (District 7)

Summary:

Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Specific Use Provision)

Attachments

Z 22-44 Golden Franchising Corporation Report and Attachments (Specific Use Provision)

Z 22-44 Golden Franchising Corporation Responses

Planning Report

File No: Z 22-44/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

Approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

6102 North Jupiter Road

APPLICANT

Golden Franchising Corporation

OWNER

Golden Southern Realty, LLC

BACKGROUND

The subject property is currently vacant. The applicant proposes to develop an approximately 1,069 square-foot drive-through restaurant on the subject property.

SITE DATA

The subject property is approximately 0.415 acres. It has approximately ninety-five (95) feet of linear street frontage along North Jupiter Road. The site is accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

Restaurant, Drive-Through Use requires a Specific Use Provision (SUP) in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes to develop an approximately 1,069 square-foot drive-through restaurant [Golden Chick]. In addition, the restaurant will not have indoor seating for dining; it will be walk-up / to-go and drive-through only.

2. The site plan (Exhibit C) complies with the parking requirements of the Garland Development Code (GDC).
3. There is an existing masonry screening wall along the eastern property boundary buffering the existing residential neighborhood from commercial development. The wall will remain and the applicant requests not to provide an additional wall, but will provide four (4) large canopy trees along the masonry wall on the subject property as required by the GDC. Otherwise the landscape plan (Exhibit D) complies with the landscaping and screening requirements of the GDC.
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant, which aligns with the SUP Time Period Guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed use is consistent with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the subject property is zoned Community Retail (CR) District and is developed with a drive-through restaurant [Sonic Drive-In]. The properties to the east of the subject property are zoned Planned Development (PD) District 92-40 and developed with single-family residential homes. The property immediately to the south is zoned Agricultural (AG) District and includes a creek. Across the creek further to the south are additional single-family homes, zoned Single-Family-7 (SF-7) District. The properties to the west, across North Jupiter Road, are located in Richardson.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

Approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

CITY COUNCIL DATE: December 13, 2022

PREPARED BY:

Will Guerin, AICP

Director of Planning

(972) 205-2449

wguerin@garlandtx.gov



0 140 280 Feet
1 inch = 219 feet

ZONING MAP Z 22-44

 INDICATES AREA OF REQUEST

6102 N Jupiter Rd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-44

6102 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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 Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

Site Layout: The site shall be in general conformance with the approved Site Plan, Landscape Plan, and Elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.

- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

EXHIBIT B

- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the zoning district, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be valid for twenty-five (25) years.

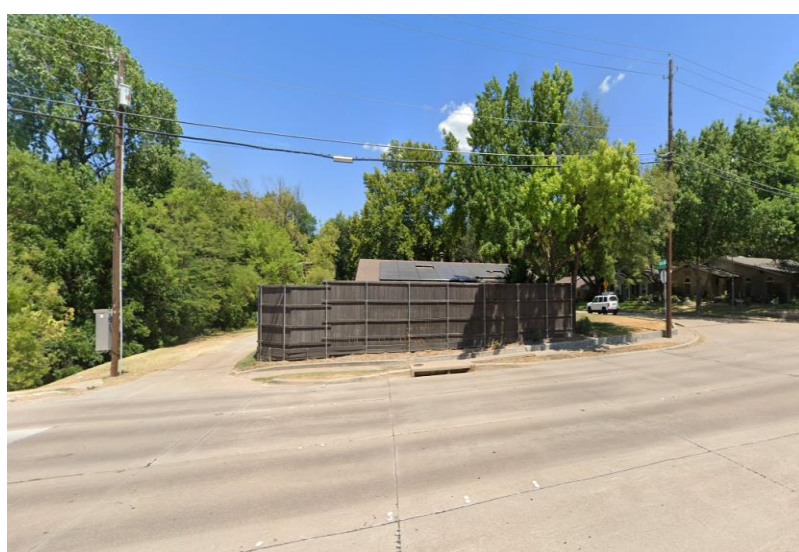
Z 22-44



View of the subject property along N. Jupiter Rd, looking east.



North of the subject property along N. Jupiter Rd.



South of the subject property along N. Jupiter Rd.



West of the subject property along N. Jupiter Rd.



0 140 280 Feet
1 inch = 219 feet

ZONING MAP Z 22-44

 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

6102 N Jupiter Rd

Comment Form

Case Z 22-44

Z 22-44 Golden Franchising Corporation. The applicant proposes a drive-through restaurant [Golden Chick]. The site is located at 6102 North Jupiter Road. (District 7)

Z 22-44 Golden Franchising Corporation. El solicitante propone un restaurante de autoservicio [Golden Chick]. El sitio está ubicado en 6102 North Jupiter Road. (Distrito 7)

Z 22-44 Golden Franchising Corporation. Người nộp đơn đề xuất một nhà hàng lái xe qua [Golden Chick]. Địa điểm này nằm ở số 6102 North Jupiter Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Li Wei Barron, owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6110 Clear Creek Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Li Wei Barron

Signature / Firma / Ch ữ ký

11/14/2022

Date / Fecha / Ngày

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

NOV 17 '22 PM12:

Comment Form

Case Z 22-44

Z 22-44 Golden Franchising Corporation. The applicant proposes a drive-through restaurant [Golden Chick]. The site is located at 6102 North Jupiter Road. (District 7)

Z 22-44 Golden Franchising Corporation. El solicitante propone un restaurante de autoservicio [Golden Chick]. El sitio está ubicado en 6102 North Jupiter Road. (Distrito 7)

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Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

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Jun J Chang

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6121 Clear Creek

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

11-14-22

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

**Comment Form Continued -
Case Z 22-44**

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

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

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

Safety of the subdivision

Noise to the subdivision

Quality of the subdivision
Life

- Too many Food Store / Restaurants!

- odors and fumes - sewer & appliance gas odors

- Termites

- overcrowded business

- crime = potential threat to the subdivision

Jun Chang

11-14-22



Plan Commission

4. b.

Meeting Date: 11/21/2022

Item Title: Z 22-44 Golden Franchising Corporation - Plan (District 7)

Summary:

Consideration of the application of **Golden Franchising Corporation**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 6102 North Jupiter Road. (District 7) (File Z 22-44 – Plan)

Attachments

Z 22-44 Golden Franchising Corporation Report and Attachments (Plan)

Z 22-44 Golden Franchising Corporation Responses

Planning Report

File No: Z 22-44/District 7

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

Approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

LOCATION

6102 North Jupiter Road

APPLICANT

Golden Franchising Corporation

OWNER

Golden Southern Realty, LLC

BACKGROUND

The subject property is currently vacant. The applicant proposes to develop an approximately 1,069 square-foot drive-through restaurant on the subject property.

SITE DATA

The subject property is approximately 0.415 acres. It has approximately ninety-five (95) feet of linear street frontage along North Jupiter Road. The site is accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District. The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a Community Retail (CR) District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

Restaurant, Drive-Through Use requires a Specific Use Provision (SUP) in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes to develop an approximately 1,069 square-foot drive-through restaurant [Golden Chick]. In addition, the restaurant will not have indoor seating for dining; it will be walk-up / to-go and drive-through only.

2. The site plan (Exhibit C) complies with the parking requirements of the Garland Development Code (GDC).
3. There is an existing masonry screening wall along the eastern property boundary buffering the existing residential neighborhood from commercial development. The wall will remain and the applicant requests not to provide an additional wall, but will provide four (4) large canopy trees along the masonry wall on the subject property as required by the GDC. Otherwise the landscape plan (Exhibit D) complies with the landscaping and screening requirements of the GDC.
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5. A Specific Use Provision for twenty-five (25) years is requested by the applicant, which aligns with the SUP Time Period Guide.
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Centers. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed use is consistent with the Comprehensive Plan.

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The property directly to the north of the subject property is zoned Community Retail (CR) District and is developed with a drive-through restaurant [Sonic Drive-In]. The properties to the east of the subject property are zoned Planned Development (PD) District 92-40 and developed with single-family residential homes. The property immediately to the south is zoned Agricultural (AG) District and includes a creek. Across the creek further to the south are additional single-family homes, zoned Single-Family-7 (SF-7) District. The properties to the west, across North Jupiter Road, are located in Richardson.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

Approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

CITY COUNCIL DATE: December 13, 2022

PREPARED BY:

Will Guerin, AICP

Director of Planning

(972) 205-2449

wguerin@garlandtx.gov



0 140 280 Feet
1 inch = 219 feet

ZONING MAP Z 22-44

INDICATES AREA
OF REQUEST

6102 N Jupiter Rd

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-44

6102 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- 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.
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IV. Development Plans:

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- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

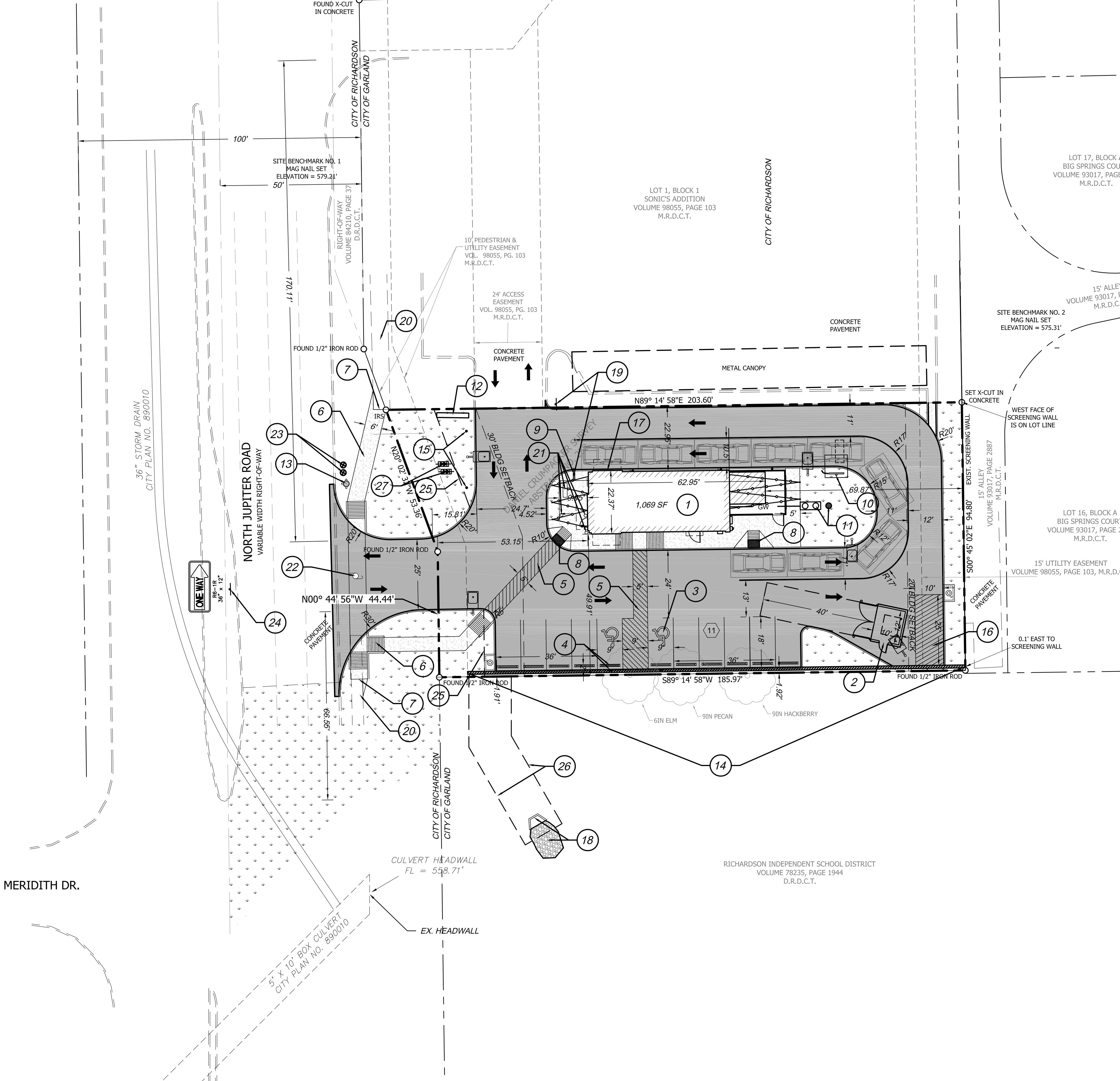
EXHIBIT B

- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the zoning district, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be valid for twenty-five (25) years.



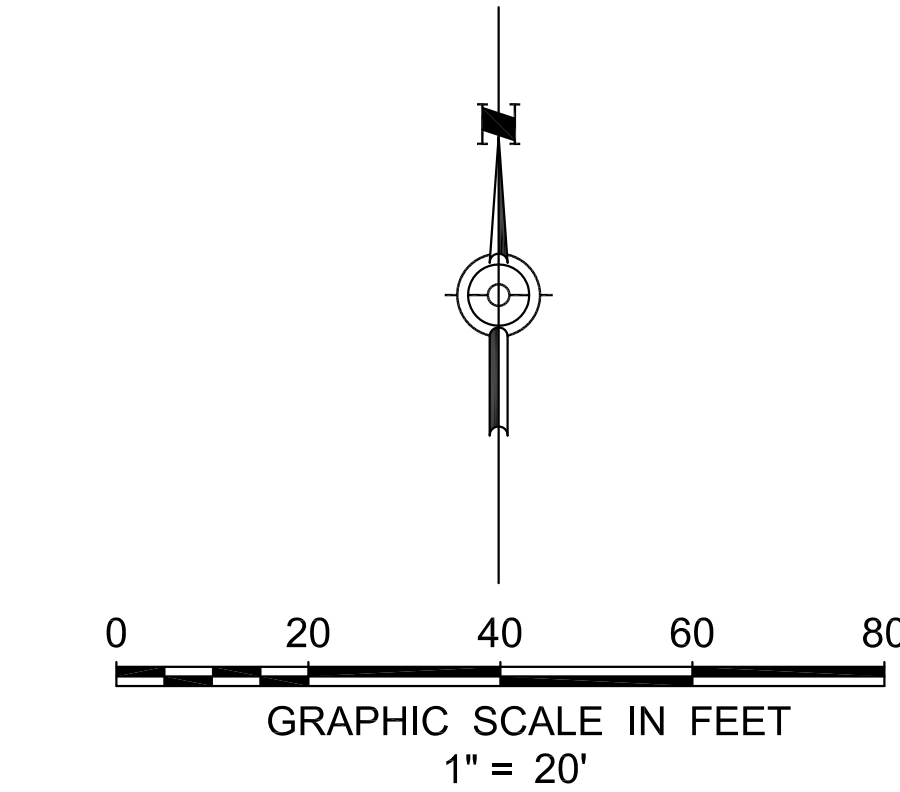
- GENERAL NOTES:**
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
 - SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
 - ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
 - SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

NOTES BY SYMBOL:

- PROPOSED BUILDING FOOTPRINT
- DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- ACCESSIBLE PARKING SPACE (TYP.)
- ACCESSIBLE PARKING POLE SIGNAGE - 1 VAN ACCESSIBLE SIGNAGE
- ADA COMPLIANT WALKWAY
- PROPOSED 6' SIDEWALK IN CITY ROW.
- CONNECT ADA COMPLIANT WALKWAY TO PROPOSED SIDEWALK IN CITY ROW.
- INSTALL ACCESSIBLE RAMP
- "DO NOT ENTER" SIGNAGE
- ORDER BOARD (REFER ARCH. SHEETS)
- GREASE INTERCEPTOR AND SAMPLE WELL
- PROPOSED MONUMENT SIGNAGE BY SEPARATE PERMIT (LOCATION SHOWN FOR REFERENCE ONLY)
- EXISTING FIRE HYDRANT
- 175 LF OF REINFORCED CONCRETE RETAINING WALL
- 40" TALL 9"Ø US FLAGPOLE (MODEL ECH40) AND 35' TALL 8"Ø GOLDEN CHICK FLAGPOLE (MODEL ECH35), 20'APART
- LOADING ZONE
- PICK-UP WINDOW
- STORM DRAIN HEADWALL WITH EROSION CONTROL BLANKET
- INSTALL "YIELD SIGN"
- EXISTING SIDEWALK
- BENCH & PLANTERS
- POWER POLE TO BE RELOCATED AT DEVELOPERS EXPENSE
- PROPOSED WATER METERS
- INSTALL R6-1R (ONE WAY) SIGNAGE
- 6' LANDSCAPE BUFFER
- 15' DRAINAGE EASEMENT (BY SEPARATE INSTRUMENT)
- DCVA BACKFLOW DETECTORS FOR DOMESTIC AND IRRIGATION SERVICES.

LAND USE CHART

PROPOSED DEVELOPMENT	GOLDEN CHICK RESTAURANT
EXISTING ZONING	CR
PROPOSED USE	RESTAURANT WITH DRIVE-THRU
SITE AREA (Ac.)	0.415 Ac. (18,074 sf)
BUILDING AREA (sf)	1,069
BUILDING HEIGHT (ft) ALLOWED/PROPOSED	30' / 22'-2.5"
IMPERVIOUS SURFACE COVER	14,794 SF / 81.9%
FLOOR AREA RATIO	0.06
FLOOR AREA RATIO ALLOWED	0.75
LOT COVERAGE ALLOWED/PROPOSED	60% / 7.5%
FRONT SETBACK REQUIRED / PROVIDED	30' / 53.15' MIN
SIDE SETBACK REQUIRED / PROVIDED	20' / 69.87'
REAR SETBACK REQUIRED / PROVIDED	20' / 22.95'
PARKING REQUIRED (1 PER 100SF GFA)	11
PARKING PROVIDED	11
DRIVE THRU STACKING REQUIRED	5 SPACES FROM MENU BOARD
DRIVE THRU STACKING PROVIDED	5
HANDICAP SPACE PROVIDED	2 SPACES

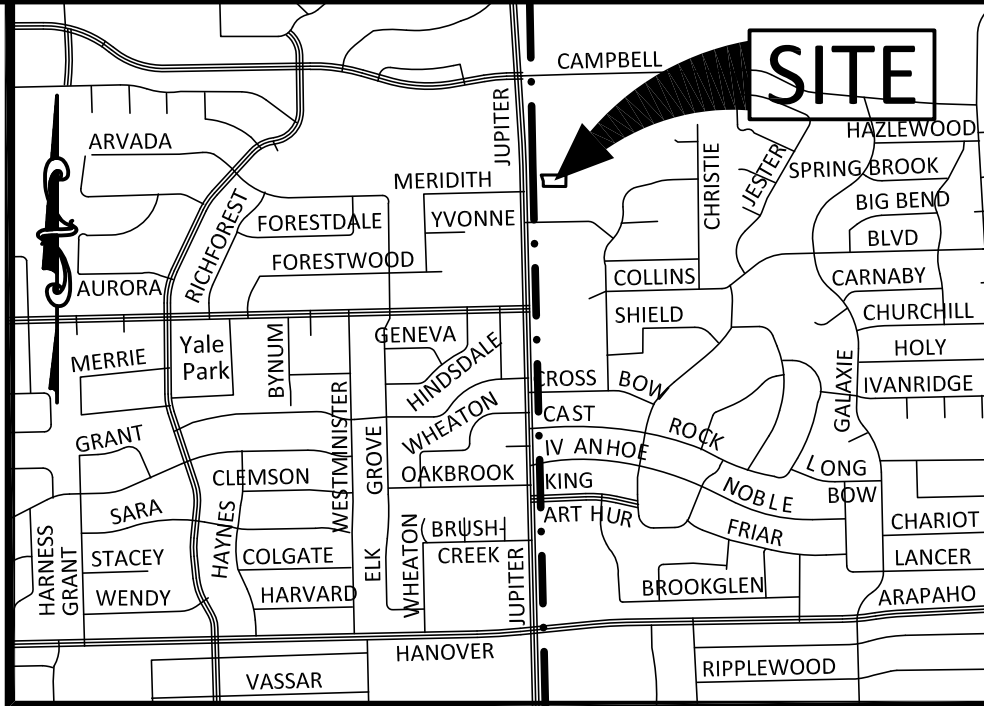


CASE NO.: 220331-1

ZONING SITE PLAN

18,074 SQUARE FEET (0.415 ACRE)
LOT 2, BLOCK 1, SONIC'S ADDITION
FINAL PLAT VOLUME 98055, PAGE 103, M.R.C.C.
CITY OF GARLAND DALLAS COUNTY, TEXAS

DEVELOPER GOLDEN TREE RESTAURANTS, LLC 1131 ROCKINGHAM DR., SUITE 230 RICHARDSON, TX 75080 JAY ALEXANDER PHONE: 214-543-9222	ENGINEER THOMAS SITE DEVELOPMENT ENGINEERING INC. P.O. BOX 1261, COLLEYVILLE, TX 76034 ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728; MATHEW@THOMAS-ENG.COM
---	---



VICINITY MAP (NTS)
MAPSCO 8-U

LEGEND:

- | | |
|-----|--|
| --- | PROPERTY LINE |
| --- | ADJOINED PROPERTY |
| --- | BUILDING SETBACK LINE |
| --- | EASEMENTS |
| --- | EXISTING CURB |
| --- | PROPOSED CURB AND GUTTER |
| --- | PAINTED STRIPE (TRAFFIC WHITE) |
| --- | PAINTED WALKWAY (TRAFFIC WHITE) |
| --- | CONCRETE PAVING. REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS |
| --- | INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS) |
| --- | DECOMPOSED GRANITE |
| 16 | PARKING STALL COUNT |
| --- | SITE LIGHTING (SEE ELECTRICAL PLANS) |
| --- | VARIABLE HEIGHT CONCRETE RETAINING WALL |

THOMAS SITE DEVELOPMENT ENGINEERING INC.
REGISTRATION NO. F-10289
P.O. BOX 1261, COLLEYVILLE, TX 76034
PHONE: (214) 680-2728; THOMAS-ENG.COM
EMAIL: MATHEW@THOMAS-ENG.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

MATHEW THOMAS, P.E.
LICENSED ENGINEER # 81576

7 Nov 2022

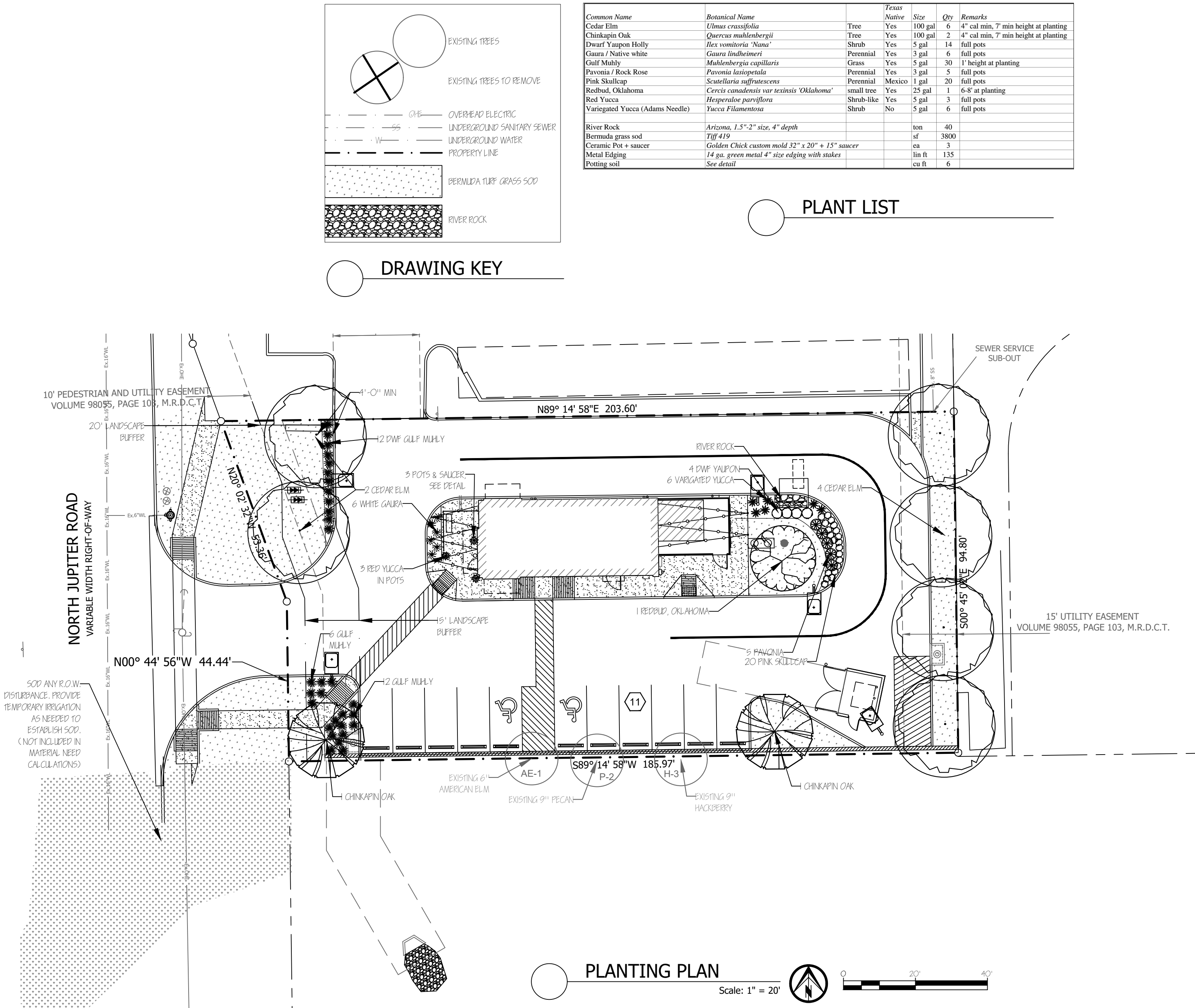
PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION

GOLDEN CHICK RESTAURANT
6102 N JUPITER RD, GARLAND, TX 75044



REVISION	DATE	DESCRIPTION

C-2.0



Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF GARLAND
BUILDING INSPECTIONS DEPARTMENT
800 MAIN ST., FIRST FLOOR
GARLAND, TEXAS 75040

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

Landscaping Requirements

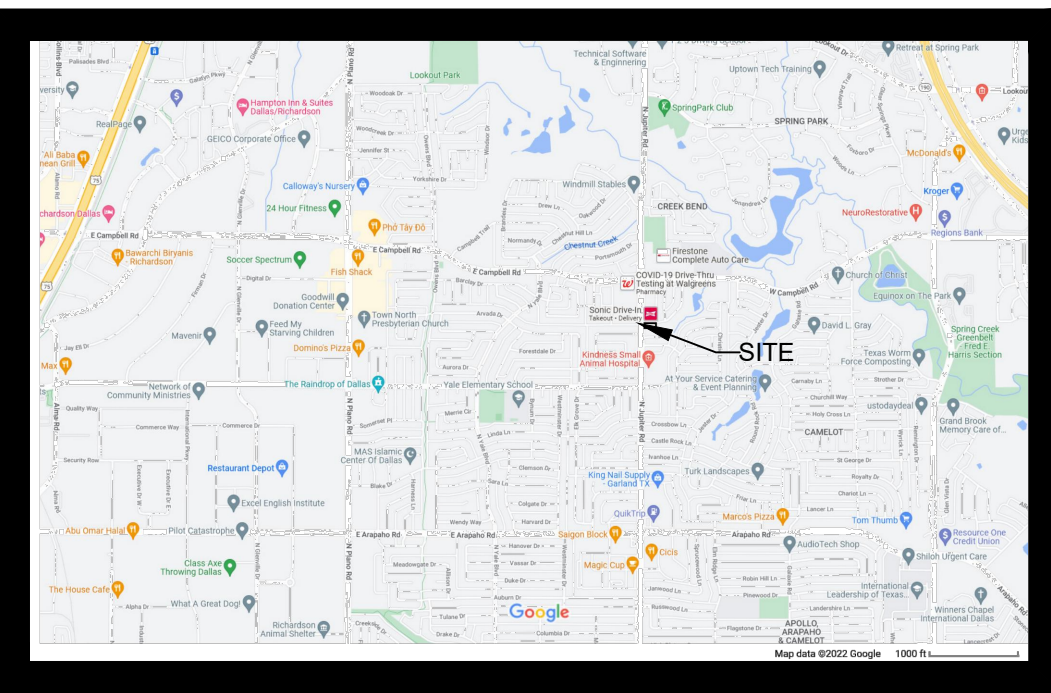
CITY OF GARLAND DEVELOPMENT CODE
CHAPTER 4 SITE DEVELOPMENT
ARTICLE 3 - SCREENING & LANDSCAPING

- A. LANDSCAPE AREAS MIN 10% SITE. (18,074 SF)
REQUIRED: 1,807 SF PROVIDED: 3,343 SF
- B. LANDSCAPE BUFFERS
NORTH JUPITER RD.
REQUIRED: 15 LIN FT WIDTH
PROVIDED: VARIABLE WIDTH BUFFER 15' MIN TO 20' MAX WIDTH (OVER-LAPS UTILITY EASEMENT IN SOME LOCATIONS)
- C. SCREENING NON RESIDENTIAL ADJACENT TO RESIDENTIAL
EXISTING 8' TALL MASONRY WALL TO REMAIN
REQUIRED: 1 CANOPY TREE PER 25 LIN FT OF BOUNDARY (94 LIN FT)
PROVIDED: 4 CANOPY TREES (EVENLY SPACED)
- D. 1 TREE AND 4 SHRUBS OR ORNAMENTAL GRASSES PER 30 LIN FT OF ROW ADJACENT TO THOROUGHFARES
NORTH JUPITER RD. (97.8 LIN FT)
REQUIRED: 3.3 TREES & 23 SHRUBS OR ORNAMENTAL GRASSES
PROVIDED: 3 TREES & 29 SHRUBS & ORNAMENTAL GRASSES
- E. MAX 75% OF BUFFER IN TURF GRASS
PROVIDED
- F. LIVING LANDSCAPE MATERIAL TO BE GREATER THAN 5% OF PARKING LOT AREA (TOTAL PARKING AREA 1,953 SF)
REQUIRED: 195 SF
PROVIDED: 463 SF
- G. ONE LARGE CANOPY TREE LOCATED IN THE TERMINUS ISLAND OF EACH PARKING ROW
PROVIDED
- H. EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE.
REQUIRED: 1 CANOPY TREE
PROVIDED: 1 CANOPY TREE
- I. SCREENING OF PARKING AREAS ADJACENT TO A PUBLIC STREET
PROVIDED: CONTINUOUS ROW OF SHRUBS
- J. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE & MOISTURE SENSOR.

Site Location



Owner & Professionals Information

DEVELOPER
GOLDEN TREE RESTAURANTS, LLC
1131 ROCKINGHAM DR., SUITE 250, RICHARDSON, TEXAS 75080
ATTN: JAY ALEXANDER, 214-549-9222
EMAIL: JAYA@GOLDENCHICK.COM

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261
COLLEYSVILLE, TX, 76034
ATTN: MATTHEW THOMAS, PE, 214-680-2728

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-523-4944
CAROL@FELDMANDESIGN.COM

GOLDEN CHICK RESTAURANT
6102 N JUPITER
GARLAND, TX 75044



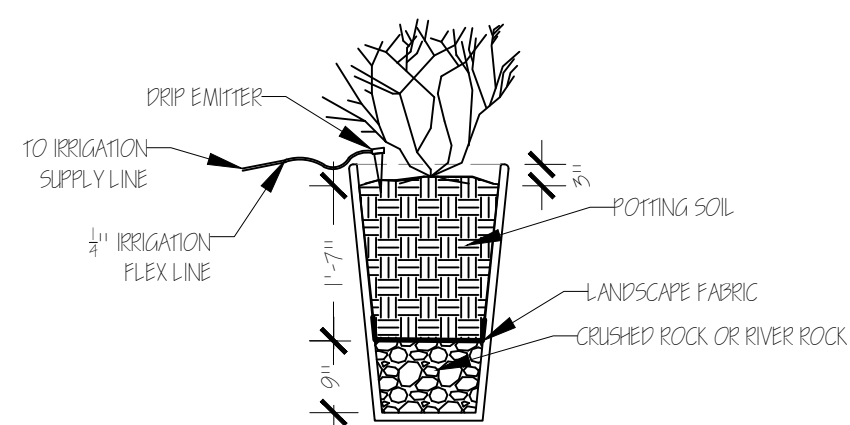
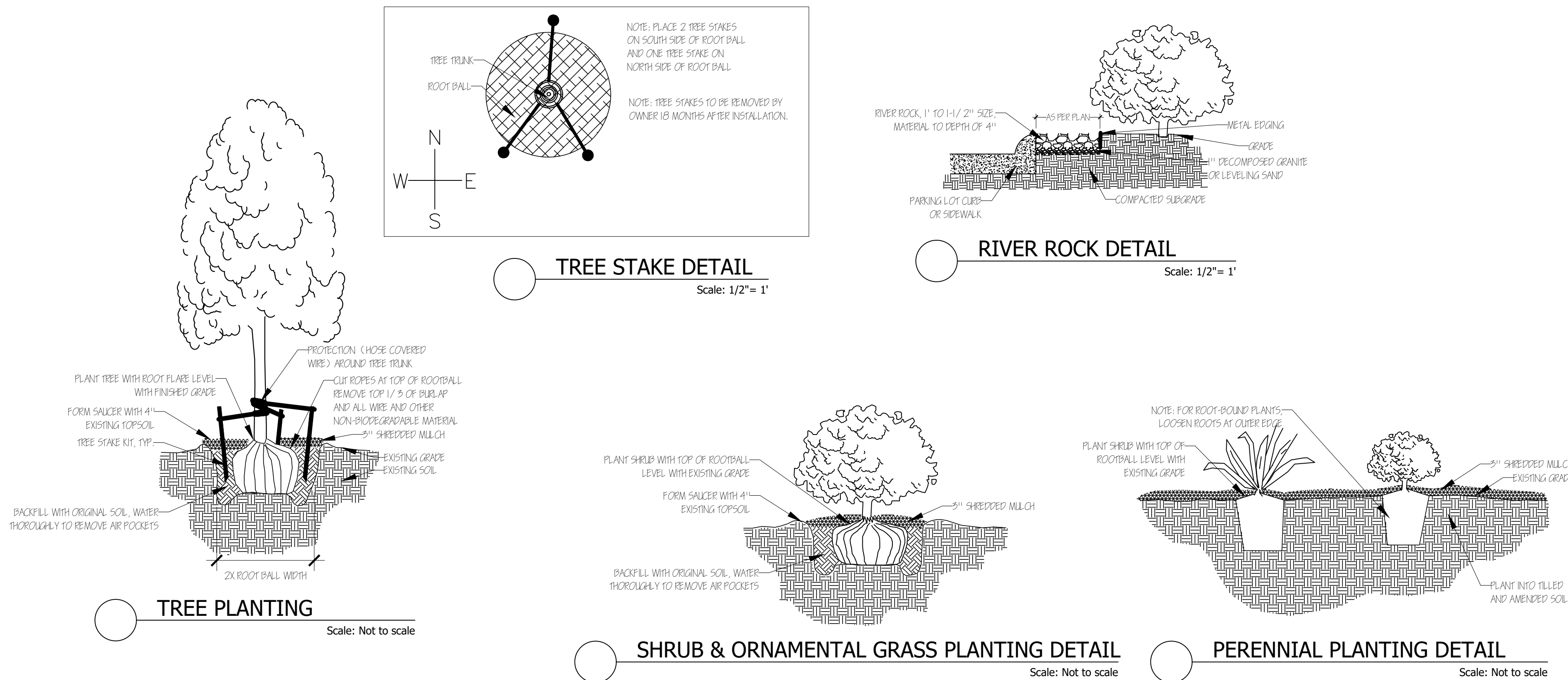
SHEET NO.

L1.01

DATE:	7.25.22	9.2.22	9.13.22	10.25.22	11.7.22	11.8.22
NO.	1.	2.	3.	4.	5.	6.
ITEM DESCRIPTION	SUBMITTAL	REVISED PER CITY COMMENTS	SITE PLAN CHANGE	SITE PLAN CHANGE - INCLUDES TREE REMOVAL	MOVED TREE OUT OF EASEMENT	SITE PLAN CHANGE-DUMPSTER



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245



- NOTES:
- POTTING SOIL – VIGORO POTTING SOIL MIX OR OTHER EQUAL POTTING SOIL MIX
 - LANDSCAPE FABRIC – LANDSCAPE FABRIC BARRIER THAT ALLOWS WATER PENETRATION BUT BLOCKS SOIL SILT TO LAYER BELOW
 - CRUSHED ROCK – CRUSHED LIMESTONE OR OTHER $\frac{3}{4}$ " – 1" CRUSHED ROCK OR RIVER ROCK

POT PLANTING DETAIL

Scale: 1/2" = 1'



CERAMIC POTS & SAUCERS

Not to Scale

GOLDEN CHICK CUSTOM MOLD RIPPLE POT
32" TALL X 20" DIAMETER - TEAL COLOR
15" DIAMETER SAUCER (NOT SHOWN)
AVAILABLE BY CONTACTING CORPORATE
GOLDEN CHICK, RICHARDSON

- SECTION 02910 – SOIL PREPARATION
- PART 1 – GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK.
- C. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- PART 2 – PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BURL COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR, CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6–2–4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
- PART 3 – EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES,
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS,
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
 3. "SOD AND SEED" AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD ½ INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

- NOTES
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
 2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
 3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
 4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
 5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

- SECTION 02915 — LANDSCAPE PLANTING
- PART 1 — GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS CONCERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF UNAVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK', AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. MORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN "STEPPED-UP" AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PANT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE PROTECTED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR NECESSARY FOR PLANTING.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT WITHSTANDING DROUGHT, PRUNING, HAIL OR FREEZING, IF PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY SOIL, NATURAL DROUGHT, PRUNING, HAIL OR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

- PART 3 – EXECUTION
- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER GRADES, OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT REFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE SET IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FIELD GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH, EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING.
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. COVER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF $\frac{1}{2}$ ", SMOOTH AND FREE OF STONES AND DEBRIS.
 2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
 3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
 4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. $\frac{1}{2}$ " IN HEIGHT.
 5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
 6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

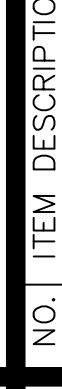
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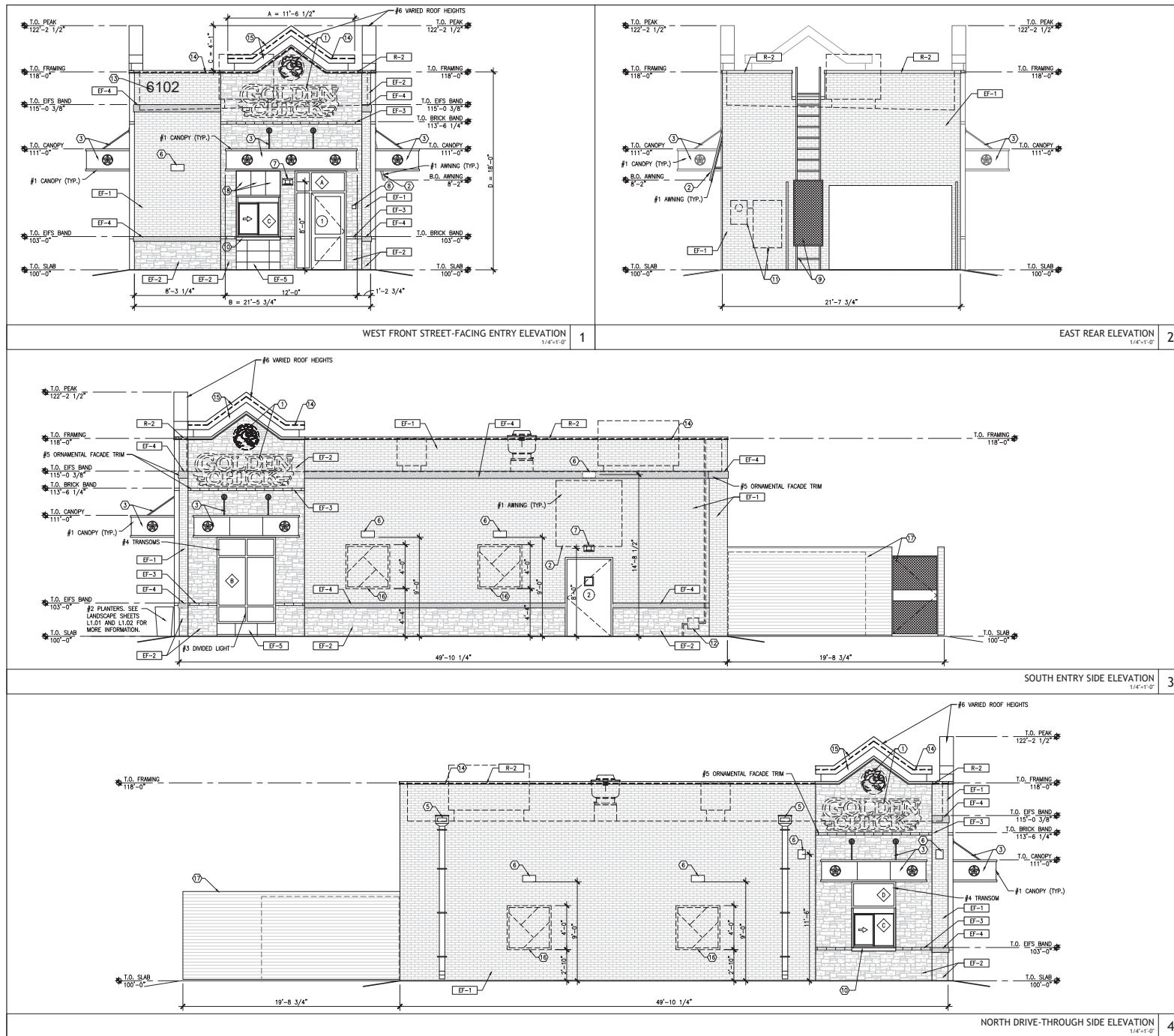
**FELDMAN
DESIGN STUDIOS**

P.O. Box 852346, Richardson, Texas 75085
 Office: 972.980-1130 Mobile: 972.525-4944
carl@feldmstudio.com

NO.	ITEM DESCRIPTION	DATE:
1.	SUBMITTAL	7.25.22
2.	REVISED PER CITY COMMENTS	9.2.22
3.	SITE PLAN CHANGE	9.13.22
4.	SITE PLAN CHANGE — INCLUDES TREE REMOVAL	10.25.22
5.	SITE PLAN CHANGE—DUMPSITER	11.8.22
6.		
7.		



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245



KEY NOTES:	
1	PROPOSED BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
2	PRE-FABRICATED ALUMINUM AWNING BY SIGNAGE VENDOR
3	PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, RE: 5/A3.4
4	DASHED LINE INDICATES ROOF LINE BEYOND
5	PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, RE: 5/A3.4
6	WALL MOUNTED SCONCES, RE: ELECTRICAL
7	EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
8	WIND BOX MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 8'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL
9	STEEL LADDER MOUNTED TO THE BUILDING FOR ROOF ACCESS, PAINT [EP-1], RE: 1/A3.4
10	STAINLESS STEEL TRANSACTION EDGE
11	ELECTRICAL SWITCH, GEAR, METER AND C.T. PAINT [EP-1]
12	GAS METER, RE: PLUMBING, PAINT [EP-1]
13	G.C. TO PROVIDE CODE COMPLIANT STREET ADDRESS SIGNAGE
14	LED STRIP LIGHT ON PARAPET CAP BY SIGNAGE VENDOR, RE: ELEC.
15	BUILDING ROOF PEAK PROVIDED BY SIGNAGE VENDOR, RE: WALL SECTIONS FOR LIMITS OF BUILDING ROOF PEAK AND INSTALLATION
16	METAL DECOR FRAME
17	WOODEN SERVICE YARD FENCE WITH CUSTOM STEEL GATE, RE: 13/A1.7 & A4.0
18	EXTERIOR MENU BOARDS, RE: ELECTRICAL
EXTERIOR FINISH SCHEDULE	
EXTERIOR FINISH	
EF-1	KING SIZE THIN BRICK
EF-2	THIN STONE
EF-3	KING SIZE BLACK GLAZED FULL BRICK (FACED IN FIELD)
EF-4	INTEGRAL COLOR EPS BAND
EF-5	BLACK WALL TILE
EXTERIOR PAINT	
EP-1	TOL BASED PAINT PAIRKRA
ROOFING	
R-1	SINGLE PLY MEMBRANE
R-2	PREFINISHED METAL PARAPET CAP

600 CAMPUS DRIVE
SUITE 200
DALLAS, TX 75201
TEL: 214.748.0000
WWW.IDSTUDIO.COM

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10/26/2022

PRE-SUBMITTAL
220331-1

GOLDEN CHICK-DTWU PROTO
GARLAND, TX

CLIENT: GFC LEASING CORPORATION, LLC
4002 N. JUPITER RD.
GARLAND, TX 75044

131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080

VERTICAL BUILDING ARTICULATION	
A	ARTICULATION WIDTH = 11'-6 1/2" = 54% OF TOTAL STREET-FACING WIDTH
B	STREET-FACING BUILDING WIDTH = 21'-5 1/2"
C	HEIGHT ARTICULATION = 4'-1"
D	BUILDING'S NON-ARTICULATED HEIGHT = 18'-0"
ARCHITECTURAL ELEMENTS	
#1	CANOPIES AND AWNINGS
#2	PLANTERS
#3	DIVIDED LIGHT WINDOWS
#4	TRANSOMS
#5	ORNAMENTAL FACADE TRIM
#6	VARIED ROOF HEIGHTS

SHEET TITLE:

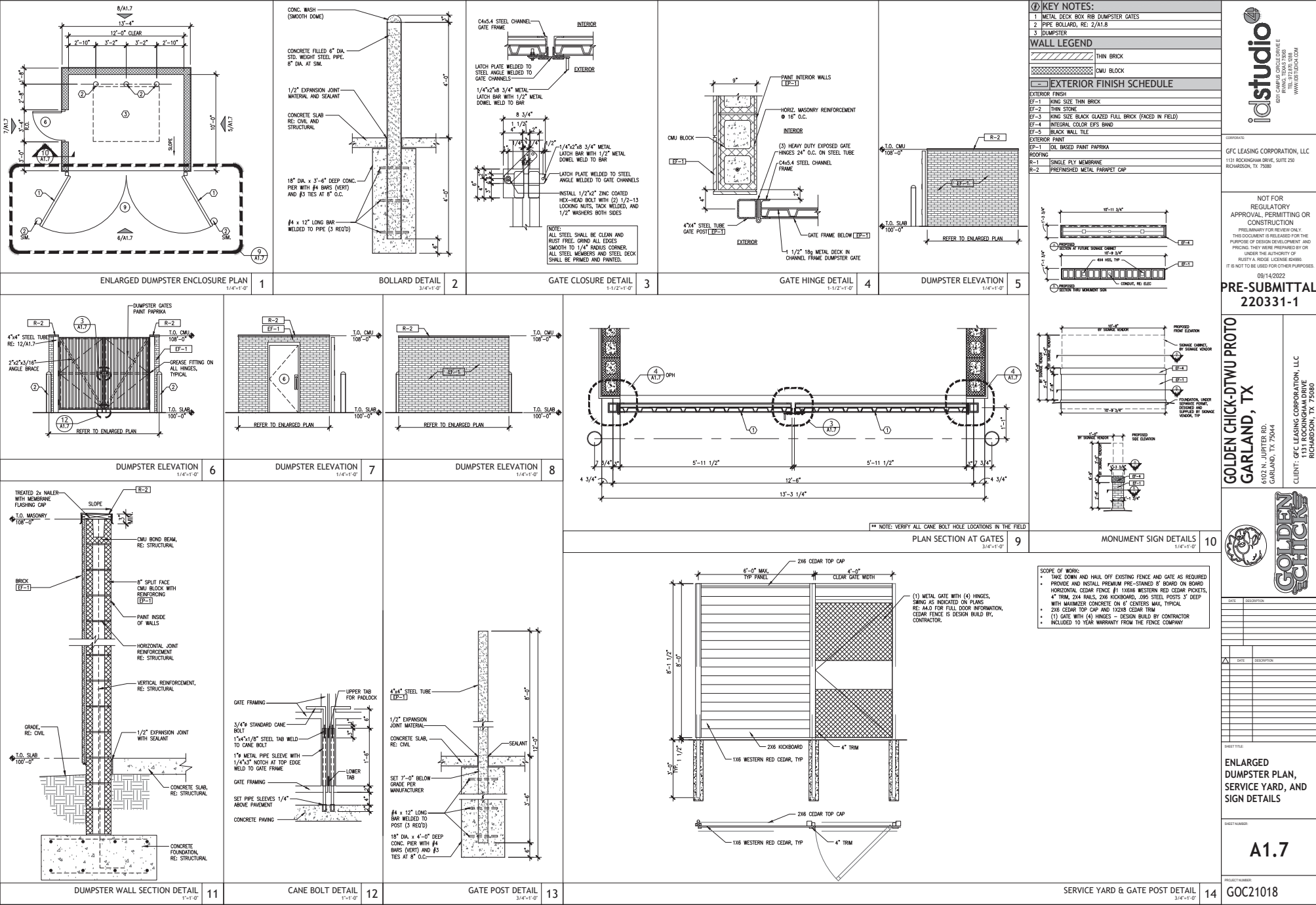
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0

PROJECT NUMBER:

GOC21018



600 CAMPUS DRIVE
TEL: 774.845.0000
WWW.IDSTUDIO.COM

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08/14/2022

PRE-SUBMITTAL
220331-1

GOLDEN CHICK-DTWU PROTO
GARLAND, TX
4072 N. JUPITER RD.
GARLAND, TX 75044

CLIENT: GFC LEASING CORPORATION, LLC
131 ROCKINGHAM DRIVE
RICHARDSON, TX 75080

GOLDEN CHICK

DATE: 08/14/2022

DESCRIPTION:

SHEET TITLE:

**ENLARGED
DUMPSTER PLAN,
SERVICE YARD, AND
SIGN DETAILS**

SHEET NUMBER:

A1.7

PROJECT NUMBER:
GOC21018

Z 22-44



View of the subject property along N. Jupiter Rd, looking east.



North of the subject property along N. Jupiter Rd.



South of the subject property along N. Jupiter Rd.



West of the subject property along N. Jupiter Rd.



ZONING MAP Z 22-44

6102 N Jupiter Rd

Comment Form

Case Z 22-44

Z 22-44 Golden Franchising Corporation. The applicant proposes a drive-through restaurant [Golden Chick]. The site is located at 6102 North Jupiter Road. (District 7)

Z 22-44 Golden Franchising Corporation. El solicitante propone un restaurante de autoservicio [Golden Chick]. El sitio está ubicado en 6102 North Jupiter Road. (Distrito 7)

Z 22-44 Golden Franchising Corporation. Người nộp đơn đề xuất một nhà hàng lái xe qua [Golden Chick]. Địa điểm này nằm ở số 6102 North Jupiter Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Li Wei Barron, owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6110 Clear Creek Dr.

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qhính

Li Wei Barron

Signature / Firma / Ch ữ ký

11/14/2022

Date / Fecha / Ngày

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

NOV 17 '22 PM 12:

Comment Form

Case Z 22-44

Z 22-44 Golden Franchising Corporation. The applicant proposes a drive-through restaurant [Golden Chick]. The site is located at 6102 North Jupiter Road. (District 7)

Z 22-44 Golden Franchising Corporation. El solicitante propone un restaurante de autoservicio [Golden Chick]. El sitio está ubicado en 6102 North Jupiter Road. (Distrito 7)

Z 22-44 Golden Franchising Corporation. Người nộp đơn đề xuất một nhà hàng lái xe qua [Golden Chick]. Địa điểm này nằm ở số 6102 North Jupiter Road. (Quận 7)

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Jun J Chang

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

6121 Clear Creek

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

11-14-22

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

**Comment Form Continued -
Case Z 22-44**

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

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

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

Safety of the subdivision

Noise to the subdivision

Quality of the subdivision
Life

- Too many Food Store / Restaurants!

- odors and fumes - sewer & appliance gas odors

- Termites

- overcrowded business

- crime = potential threat to the subdivision

Jun Chang

11-14-22



Plan Commission

4. c.

Meeting Date: 11/21/2022

Item Title: Z 22-51 Winkelmann & Associates, Inc.- Detail Plan (District 6)

Summary:

Consideration of the application of **Winkelmann & Associates, Inc.**, requesting approval of a Detail Plan for Multi-family/Mixed-use development. This item may include amendments to Planned Development (PD) District 22-25. This property is located at 6302 Greenbelt Parkway. (District 4) (File Z 22-51 – Detail Plan)

Attachments

Z 22-51 Winkelmann & Associates, Inc. Report and Attachments (Detail Plan)

Z 22-51 Winkelmann & Associates, Inc. Responses

Planning Report

File No: Z 22-51/District 4

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Detail Plan for a Multi-family/Mixed-use development on a property zoned Planned Development (PD) District 22-25.

LOCATION

6302 Greenbelt Parkway

APPLICANT

Winkelmann & Associates, Inc.

OWNERS

Walmart Stores Inc.

BACKGROUND

The 27-acre area bounded by Duck Creek and Greenbelt Parkway which incorporates a DART Transit Center (Lake Ray Hubbard transit center) and 13 acres of undeveloped land was recently approved as a transit-oriented development (Greenbelt Parkway Property Special Area Study). A Planned Development District (PD 22-25) which calls for a mix of uses that includes multi-family and single-family attached residential uses, hospitality and commercial uses, and a transit center was approved shortly thereafter. The subject site is undeveloped land that is part of this area. The Detail Plan being proposed is to allow for development of a multi-family/mixed-use residential development in line with the uses identified in the study and PD. Although primarily residential, the proposed development incorporates a ground floor that is "retail ready" with appropriate ceiling heights and exterior areas for patios/plazas that could be converted to commercial uses as the market transitions.

SITE DATA

The subject property is approximately 13.9 acres of undeveloped land. The subject property has street frontage on Greenbelt Parkway and is adjacent to the DART Lake Ray Hubbard Transit Center, a Walmart superstore, and undeveloped property.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Planned Development (PD) District 22-25 for Mixed Uses. The subject property is located within sub-district 2 of the PD. Various types of residential uses are permitted within this sub-district. The request is to allow multi-family residential use which is permitted by right.

CONSIDERATIONS

1. In 2021, the City of Garland and Dallas Area Rapid Transit (DART) signed a Memorandum of Understanding (MOU) to work jointly to bring development around the transit centers located in Garland.

Consultant Kimley-Horn conducted a study of the area along Greenbelt Parkway from Duck Creek to the drive aisle south of the undeveloped land adjacent to Walmart. The study included a review of past studies of the area, a market analysis, and an overall comprehensive look at the immediate area. A collaboration of key stakeholders, residents, public officials and developers were utilized to derive a unified community

vision. The study resulted in the creation of several conceptual plans presenting possible development scenarios for the subject property. Of those, a preferred scenario conceptual plan was identified that showed residential uses surrounding the transit center with open space, hospitality and retail uses nearby.

In keeping with the theme of the conceptual plan, a Detail Plan incorporating a site plan (Exhibit C), landscape plan (Exhibit D), elevations (Exhibit E), and cross section drawings (Exhibit F) has been submitted.

2. The Planned Development area is divided into 3 sub-districts to create the mix of uses desired for this transit-oriented development. Sub-district 1, the southern end, allows commercial uses (hospitality and retail) that are compatible with the existing retail uses south of the study area. Sub-district 2, the central area which incorporates most of the undeveloped property, allows multi-family/mixed-use development that requires a retail ready ground floor and permits the same commercial uses on the ground floor that are allowed in sub-district 1. Sub-district 3, the northern end, allows a transit center and various types of residential development which includes single family attached and multi-family residential uses. Shared parking is encouraged in all districts to reduce the amount of auto traffic in the area and increase walkability. Each sub-district will be connected by sidewalks and pedestrian paths to be easily traversed by residents and visitors.
3. The proposed multi-family development includes 340 dwelling units, which complies with the density requirement per PD 22-25. Amenities for the development include two swimming pools, a clubhouse, a two-level fitness center, a dog park, a pet spa, and two leisure areas with tables, grills, and lounge recliners.
4. The development incorporates 6' wide sidewalks aligned with canopy and ornamental trees along Greenbelt Parkway and the main north/south promenade through the development. There is also a 10' walking trail in the open space area adjacent to the DART property. The layout is in general alignment with the PD 22-25 conceptual plan.
5. The five residential buildings are 4-stories with retail-ready ground floors with minimum ceiling heights of 12', complying with PD 22-25. Front yards are on all street facing sides that could be changed to patio areas for restaurants for outdoor seating should retail tenants occupy the building as the market transitions.
6. No signage deviations were requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject property. Transit-Oriented Centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

In 2017, the I-30 Catalyst Plan was adopted which includes this area. In that Plan, the study area was labeled as Future Mixed-Use.

The special area study approved for the subject property in 2022 has a preferred scenario conceptual plan that displays a mix of uses which include hospitality, restaurants, urban residential, assisted living, townhomes, and open space. The proposed multi-family residential development would provide the urban residential component called for by this plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property is zoned Planned Development (PD) District 22-25 for Mixed Uses; this property is developed with a DART Transit Center. The property to the east of the subject property is zoned Community Retail (CR); this property is developed with a big-box retail use [Walmart]. The property to the south, is zoned Planned Development (PD) District 22-25 for Mixed Uses; this property is undeveloped. The property to the west, across Greenbelt Parkway is zoned Community Retail (CR); this property is developed with the Duck Creek Hike/Bike trail.

STAFF RECOMMENDATION

Approval of a Detail Plan for Multi-family/Mixed-use development on a property zoned Planned Development (PD) District 22-25, with the following conditions:

Incorporate additional glazing/windows at the corners of each building on the main entrance from Greenbelt Parkway (Buildings B and D) as well as provide a more prominent and interesting architectural feature at the roofline corners of these buildings; and incorporate additional glazing in the club house/fitness center area on the building on the main promenade (Building A).

ADDITIONAL INFORMATION

Location Map
PD Conditions & Exhibits
Site Plan
Landscape Plan
Elevations
Cross section drawings
Photos

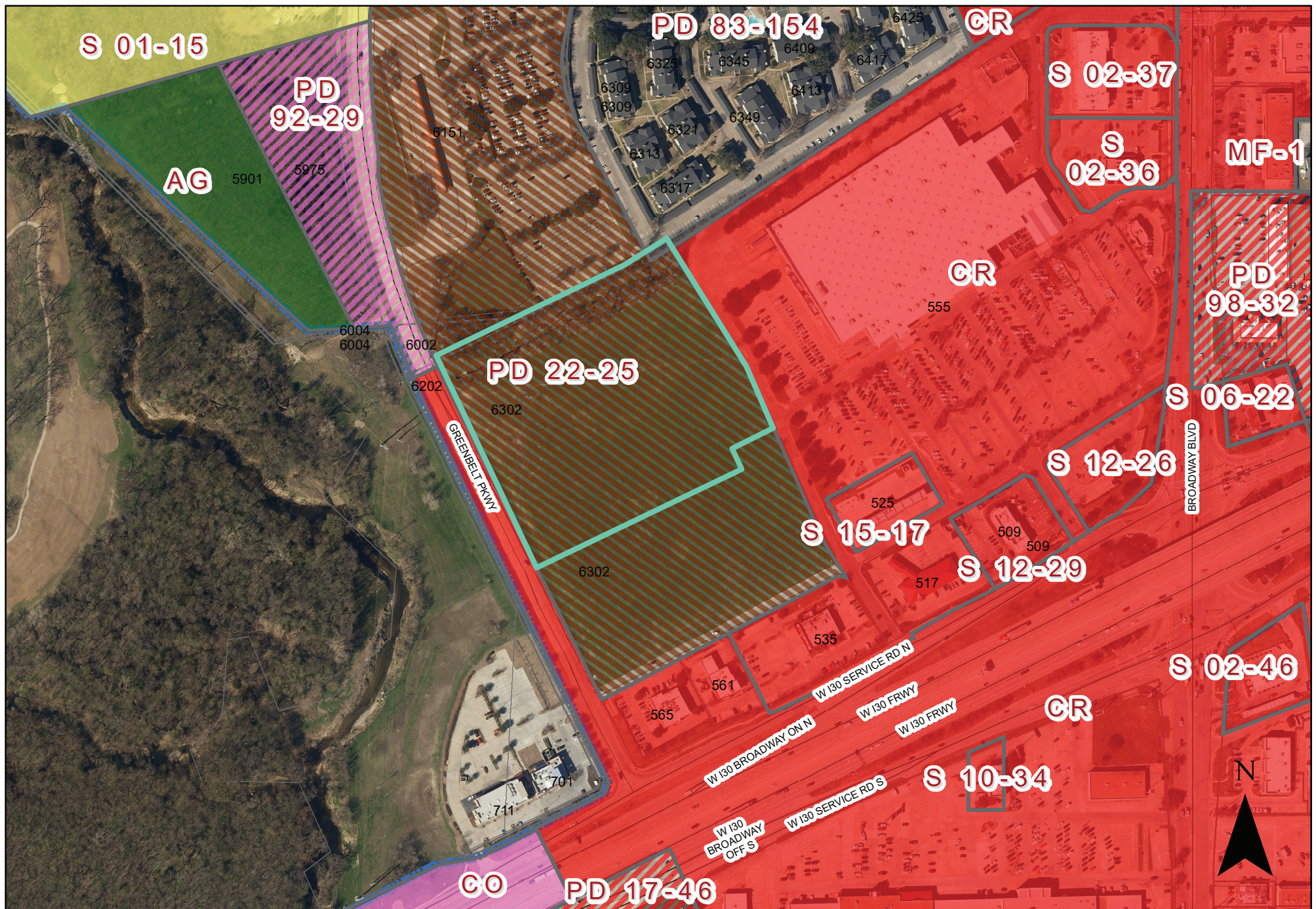
CITY COUNCIL DATE: December 13, 2022

PREPARED BY:

Nathaniel Barnett, AICP
Senior Planner
Planning & Development
(972) 205-2460
nbarnett@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 308 feet

ZONING MAP Z 22-51

INDICATES AREA
OF REQUEST

6302 Greenbelt Parkway

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 22-51

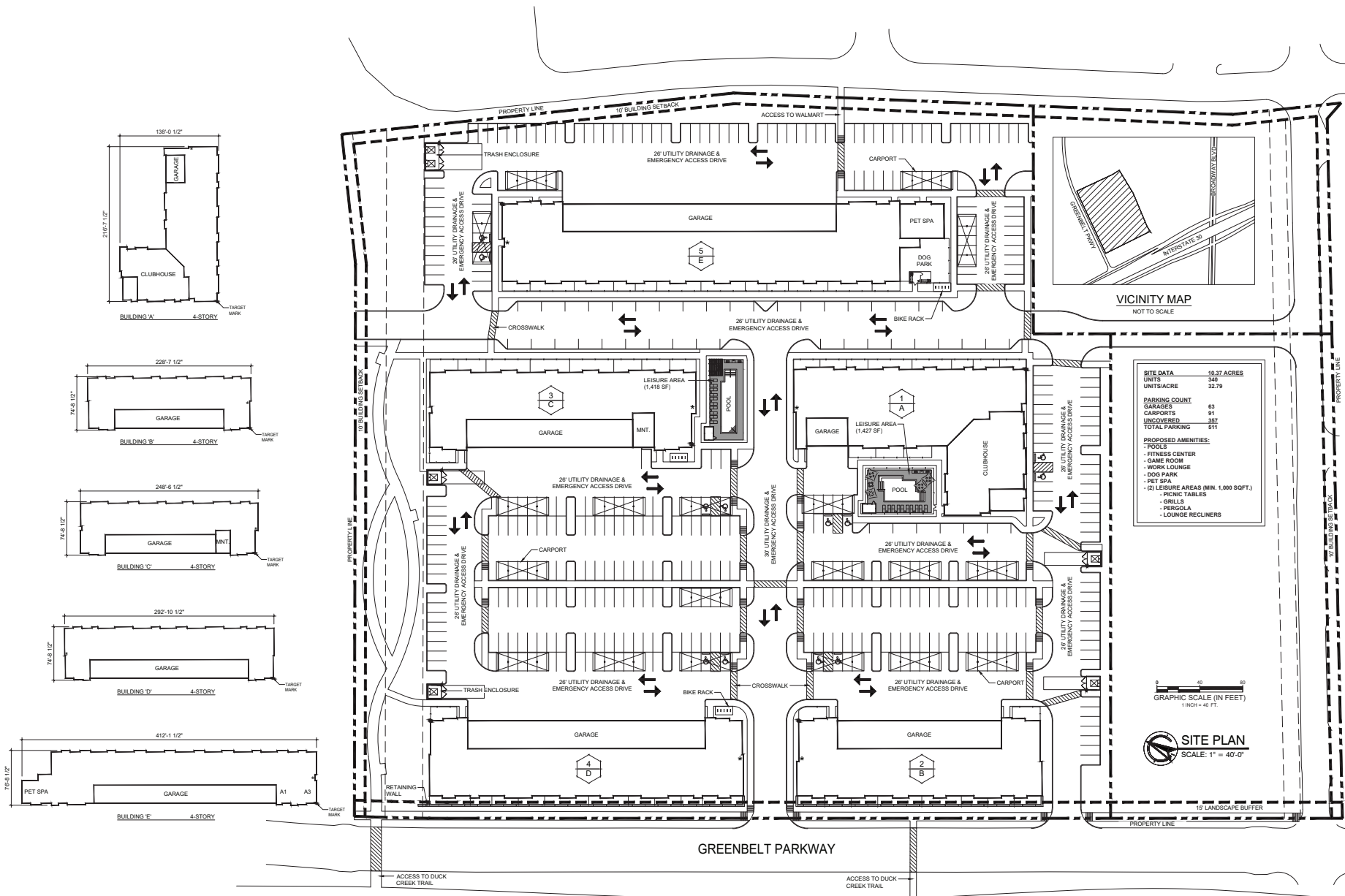
6320 Greenbelt Parkway

- I. Statement of Purpose:** The purpose of this Detail Plan is to allow for a multi-family/mixed-use residential development subject to conditions.
- II. Statement of Effect:** This Detail Plan shall not affect any regulation found in the Garland Development Code (GDC), Ordinance No. 6773, as amended prior to adoption of this ordinance, or Planned Development (PD) District 22-25, except as specifically provided herein.
- III. General Regulations:** All regulations in Ordinance 6773 Garland Development Code (GDC) and Planned Development (PD) District 22-25 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Permitted Uses: Land Uses are only permitted as in PD 22-25, sub-district 2.
 - B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
 - C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
 - E. Site Elements: Trash enclosures, carports, and boulevard cross sections shall be in general conformance with the cross section drawings labeled Exhibit F.
 - F. Amenities: Amenities shall be provided as shown on the Exhibits C.
 - G. Dwelling Units: A total of 340 dwelling units shall be permitted.

EXHIBIT B

- H. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- I. Signage: All signage shall comply with the standards in the Garland Development Code.

EXHIBIT C



11.09.2022



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 11.09.2022

22092

REVISIONS

NO.	DATE
-----	------

ISSUED FOR:

DETAIL PLAN

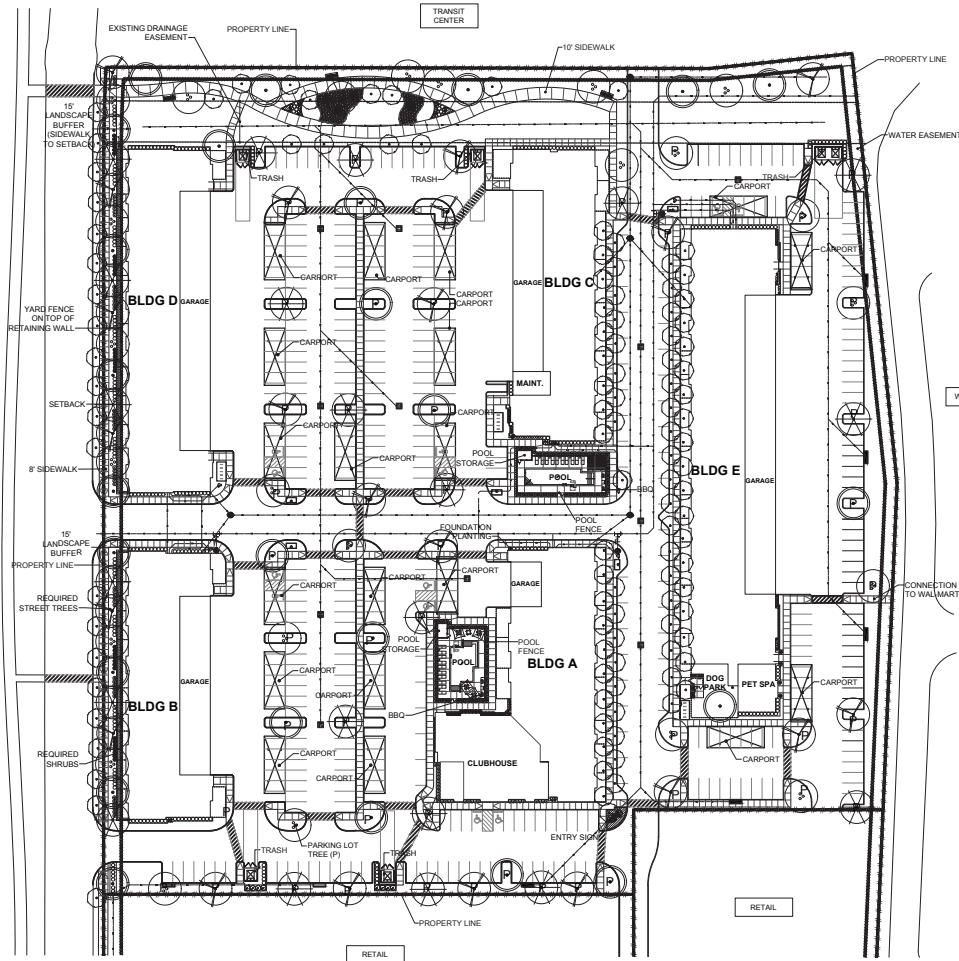
SHEET NUMBER

A1.0

SITE PLAN

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EXHIBIT D



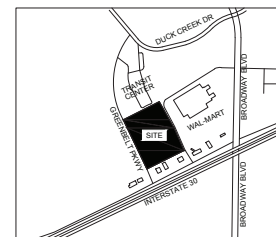
NO LANDSCAPING SUCH AS TREES, SHRUBS, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT

PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.

GENERAL NOTE:
NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY.

IRRIGATION NOTES:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EMVAL-TRANSPARATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

INSTALLATION & MAINTENANCE NOTE:
A. INSTALLATION: THE INSTALLATION OF ALL MATERIALS SHOWN ON THE APPROVED SCREENING AND LANDSCAPING PLANS MUST BE INSPECTED AND APPROVED BY THE BUILDING INSPECTION DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
B. IF A PERSON APPLIES FOR A CERTIFICATE OF OCCUPANCY DURING A SEASON OF THE YEAR IN WHICH THE CITY DETERMINES THAT IT WOULD BE IMPRACTICAL TO PLANT TREES, SHRUBS, GROUNDCOVER OR GRASS, THE CITY MAY ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY CONDITIONED ON THE OWNERS COMPLIANCE WITH ALL LANDSCAPING REQUIREMENTS. THE TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE REVOKED ON A DATE THE CITY DETERMINES IS REASONABLE, TAKING INTO CONSIDERATION THE TIME OF YEAR, WEATHER, AND PROBABLE SURVIVABILITY OF THE PLANTS AND LANDSCAPING.
C. MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. PLANT MATERIAL MUST BE PERPETUALLY MAINTAINED IN A HEALTHY, VIGOROUS, LIVING, AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR AND
2. PLANT MATERIALS THAT DIE MUST BE REPLACED BY THE PROPERTY OWNER WITH THE SAME PLANT VARIETY OR AN APPROVED ALTERNATIVE AT THE INITIAL PLANTING SIZE WITHIN THIRTY CALENDAR DAYS FOLLOWING NOTIFICATION BY THE CITY. OR WITHIN AN ALTERNATIVE TIME PERIOD, NOT TO EXCEED ONE HUNDRED AND TWENTY CALENDAR DAYS, IF SUCH IS APPROVED BY THE PLANNING DIRECTOR.



PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	REMARKS
LARGE CANOPY TREES				
BC	Taxodium distichum	Bald Cypress	25	3' Cal. 12'-14' Ht.
CE	Ulmus crassifolia	Cedar Elm	22	3' Cal. 12'-14' Ht.
LO	Quercus virginia	Live Oak	22	3' Cal. 12'-14' Ht.
RO	Quercus shumardii	Shumard Oak	22	3' Cal. 12'-14' Ht.
SMALL ORNAMENTAL TREES				
CM	Lagerstroemia indica 'Natchez'	Crape Myrtle 'Natchez'	110	1.5' Cal. 8' to 10' Ht. 4" - 5" spread, 30 gal.
HIGH LEVEL SCREENING SHRUBS				
NR	Ilex x Nelloe R. Stevens	Nelloe R. Stevens Holly	8	7 gal. 4' Ht. min. Full to ground, sheared, uniform
EL	Eleagnus	Eleagnus	40	5 gal. 24" min. Ht. 18" min. spread, Plant 42" O.C.
LOW LEVEL SCREENING SHRUBS				
AB	Abies grandifolia 'Edward Goucher'	Abies	38	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
AS	Salvia greggii	Autumn Sage	11	3 gal. 18" min. Ht. 18" min. spread, Plant 24" O.C.
CL	Cleyera	Cleyera	46	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
DB	Ilex cornuta 'Burford'	Dwarf Burford Holly	220	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	75	3 gal. 15" min. Ht. 12" min. spread
GC	Muhlenbergia capillaris	Gulf Muhly	31	3 gal. 18" min. Ht. 18" min. spread
MG	Miscanthus sinensis 'Yardlumpus'	Maiden Grass	6	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
LO	Loropetalum chinense	Loropetalum	160	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
SL	Ligularum sinense	Sunshine Ligustrum	13	3 gal. 18" min. Ht. 18" min. spread, Plant 24" O.C.
TS	Leucophyllum frutescens	Texas Sage	53	5 gal. 24" min. Ht. 18" min. spread, Plant 36" O.C.
GROUNDCOVERS				
LIR	Liriope muscari	Liriope 'Big Blue'	238	4" pots 12" O.C. Spacing

LANDSCAPE CALCULATIONS

SITE INFORMATION:
CURRENT ZONING: PD
TOTAL LOT AREA: 452,934 S.F. (10.388 ACRES)
PROPOSED USE: MULTIFAMILY APARTMENTS

LANDSCAPE AREA:
REQUIRED: MINIMUM OF 40% OF GROSS PLATTED SITE MUST BE DEVOTED TO LANDSCAPING, OPEN SPACE AREAS, POOLS, AND SIMILAR OUTDOOR ACTIVITY USE
452,934 S.F. X 40% = 181,173.6 S.F. LANDSCAPE AREA
PROVIDED: 131,000 SQ. FT. (DEVIATION SUBMITTED)

GREENBELT PARKWAY (641 L.F. WITHOUT ENTRY DRIVES):
REQUIRED: 15' WIDE LANDSCAPE BUFFER WITH:
(1) CANOPY TREE PER 25 LINEAR FEET (641/25 = 25.64 TREES)
(7) SHRUBS PER 30 LINEAR FEET (641/30 = 21.36 X 7 = 149.56 SHRUBS)
PROVIDED: 15' WIDE LANDSCAPE BUFFER + (26) CANOPY TREES & (150) SHRUBS

REQUIRED: MAXIMUM 75% OF LANDSCAPE BUFFER IN TURF (7,657 S.F. X 75% = 5,742.75 S.F.)
MINIMUM 25% OF LANDSCAPE BUFFER IN PLANTING ((7,657 S.F. X 25% = 1,914.25 S.F.)
PROVIDED: 4,888 S.F. TURF (64%), 2,769 S.F. PLANTING (36%)

PARKING LOT:
REQUIRED: (1) CANOPY TREE PER 10 PARKING SPACES (14 SPACES / 10 = 51.4 TREES)
(1) CANOPY TREE AT THE TERMINUS OF EVERY PARKING ROW
EVERY PARKING SPACE WITHIN 65' OF A CANOPY TREE
LANDSCAPING TO ACCOUNT FOR 5% OF THE PARKING AREA (218,434 X 5% = 10,921.7 S.F.)
PROVIDED: PARKING LOT REQUIREMENTS MET, (52) SHADE TREES + 10,921.7 S.F. LANDSCAPE AREA

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC.
HERB MEEKS
1750 NORTH COLLINS BLVD., STE 300
RICHARDSON, TX 75080
(972) 690-7474

APPLICANT/OWNER
ANTHEM LLC
ROSS FRANKFURT
13101 PRESTON ROAD, STE 510
DALLAS, TX 75240
(214) 335-8709

CASE # 210701-1

OVERALL LANDSCAPE PLAN
SCALE: 1"=50'-0"

GRAPHIC SCALE IN FEET
0 50 100

ISSUES:

REVISIONS:

CLIENT:
Anthem LLC
13101 Preston Road, Suite 510
Dallas, Texas 75240

LOFTS iTHIRTY
6302 GREENBELT PARKWAY
GARLAND, TEXAS

mgd
landscape architects
MEEKS DESIGN GROUP, INC.
1750 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F. (972) 690-7474

CITY OF TEXAS
11-09-2022

ISSUE CITY SUBMITTAL

ANTHEM GARLAND
GARLAND, TEXAS
JOB NUMBER: ANT-2022

OVERALL LANDSCAPE PLAN
LP0.00

EXHIBIT E

MATERIAL / COLOR TABLE

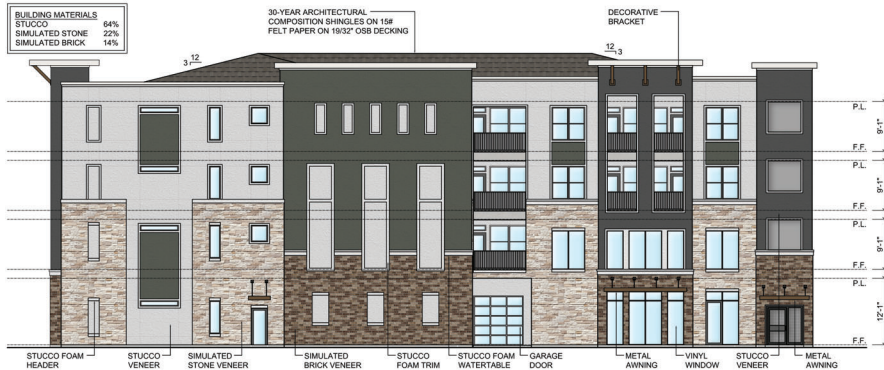
 STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)	 SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
 STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)	 BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
 STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)	 STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
 SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)	 WEATHERED WOOD SHINGLES



04 BUILDING 'A' - WEST ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING 'A' - EAST ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING 'A' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'A' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

11.09.2022

Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 11.09.2022

PROJECT NUMBER:
22092

REVISIONS

NO. DATE

ISSUED FOR:
DETAIL PLAN

SHEET NUMBER:

A2.0

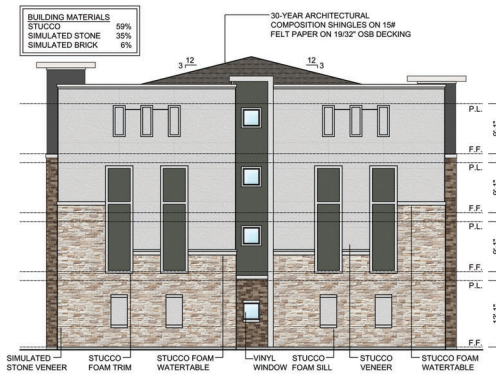
BLDG. 'A'
ELEVATIONS
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EXHIBIT E

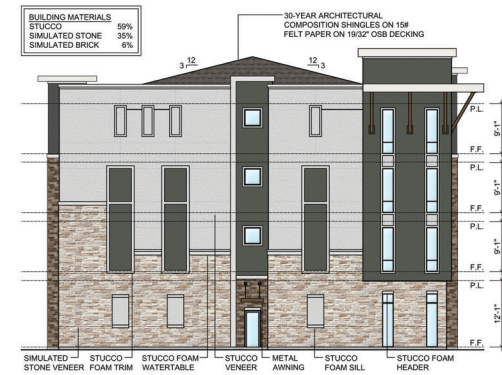
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	STUCCO COLOR #2 (PAINT: SW 7074 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - DAHO DRYSTAKE - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



04 BUILDING 'B' - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



03 BUILDING 'B' - WEST ELEVATION
SCALE: 3/32" = 1'-0"



02 BUILDING 'B' - EAST ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'B' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

11.09.2022



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE: _____

PROJECT NUMBER: _____

22092

REVISIONS

NO.	DATE
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[illegible][illegible]

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ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

ADD

A3.0

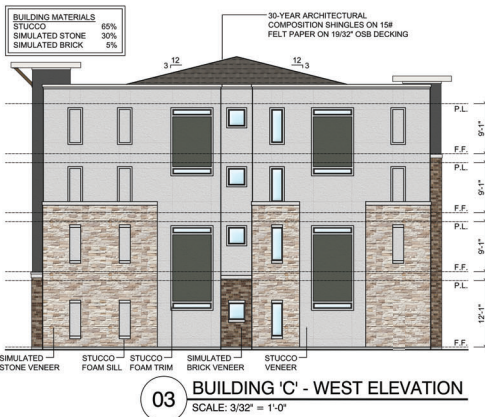
Notes

BLDG. 'B'

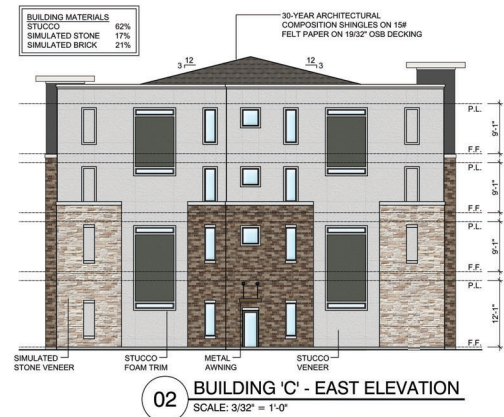
ELEVATIONS

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EXHIBIT E



MATERIAL / COLOR TABLE			
	STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)		SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPER CORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6558 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



11.09.2022



ARCHITECT:
 CROSS ARCHITECTS, PLLC
 879 JUNCTION DRIVE
 ALLEN, TEXAS 75013
 P: 972.398.6644
 WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
 GARLAND, TEXAS

DATE:

11.09.2022

PROJECT NUMBER:

22092

REVISIONS

NO. DATE

ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

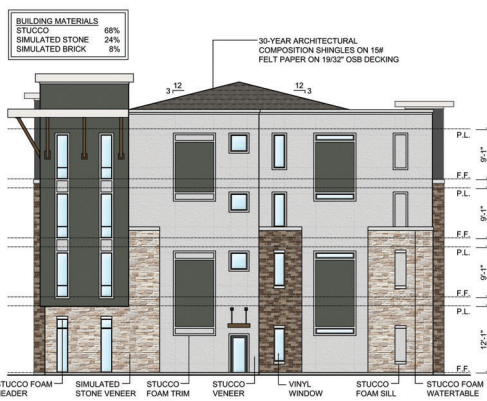
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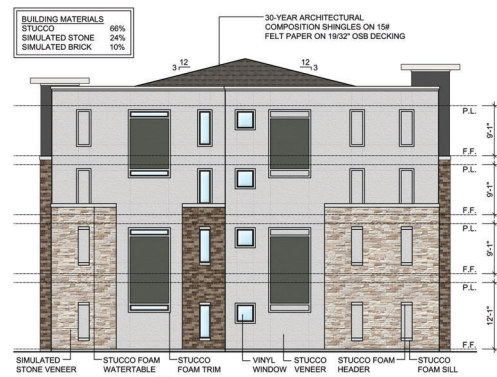
ELEVATIONS

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EXHIBIT E



MATERIAL / COLOR TABLE			
	STUCCO COLOR #1 (PAINT: SW 7014 - EIDER WHITE)		SIMULATED BRICK (KONI MATERIALS - KONI BRICK CAFE)
	STUCCO COLOR #2 (PAINT: SW 7674 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6268 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CORONADO - IDAHO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



11.09.2022



ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNCTION DRIVE
ALLEN, TEXAS 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE:

11.09.2022

PROJECT NUMBER:

22092

REVISIONS

NO. DATE

ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

A5.0

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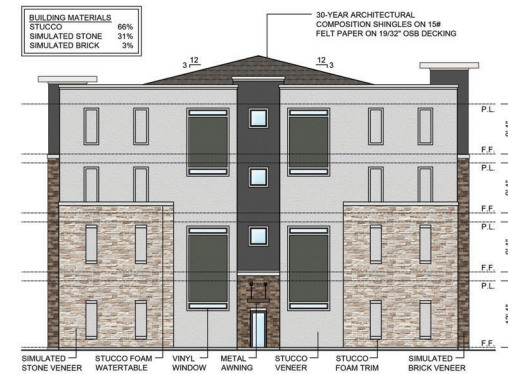
ELEVATIONS

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EXHIBIT E

MATERIAL / COLOR TABLE

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	STUCCO COLOR #2 (PAINT: SW 7024 - PEPPERCORN)		BRACKETS, FASCIA, ACCENT TRIM (PAINT: SW 7004 - SNOWBOUND)
	STUCCO COLOR #3 (PAINT: SW 6208 - PEWTER GREEN)		STUCCO FOAM TRIM (PAINT: SW 7004 - SNOWBOUND)
	SIMULATED STONE (CONCREDO - SAHOO DRYSTACK - ANTIQUE BUFF)		WEATHERED WOOD SHINGLES



02 BUILDING 'E' - EAST ELEVATION
SCALE: 3/32" = 1'-0"



01 BUILDING 'E' - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

11.09.2022



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LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 11.09.2022

PROJECT NUMBER:
22092

REVISIONS

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ISSUED FOR:
DETAIL PLAN

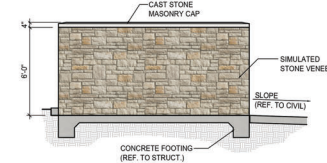
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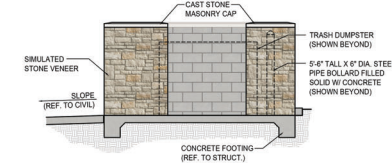
BLDG. 'E'
ELEVATIONS

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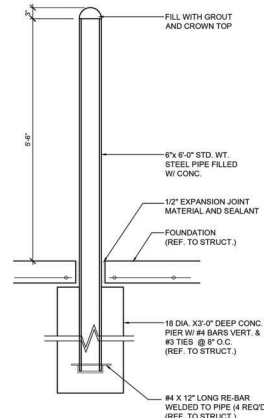
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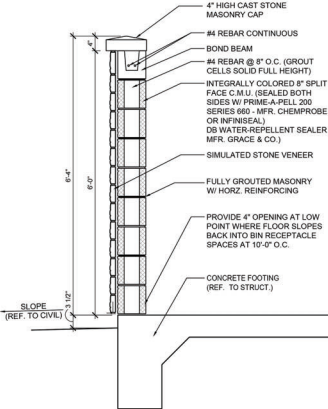
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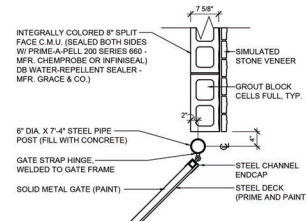
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SCALE: 1/4" = 1'-0"



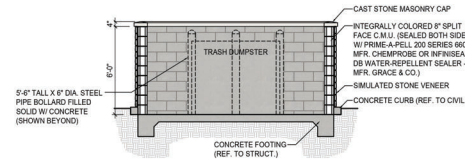
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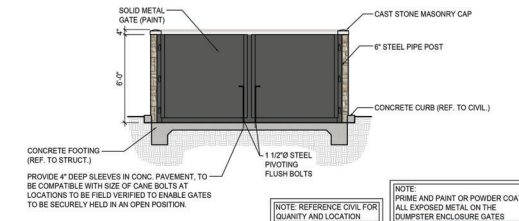
07 TRASH ENCLOSURE WALL SECTION
SCALE: 3/4" = 1'-0"



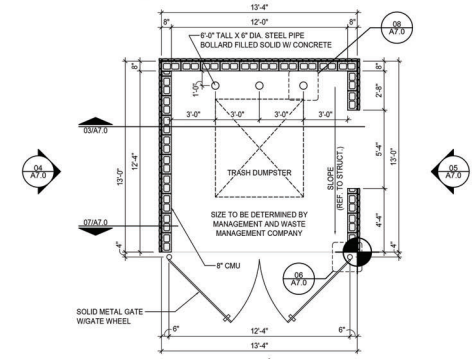
06 BOLLARD SECTION DETAIL
SCALE: 3/4" = 1'-0"



03 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



01 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

11.09.2022

Cross

architects

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WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE:
11.09.2022

PROJECT NUMBER:
22092

REVISIONS

NO. DATE

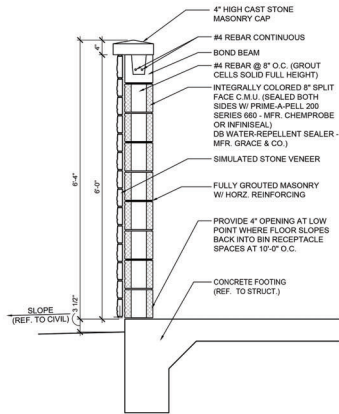
ISSUED FOR:
DETAIL PLAN

SHEET NUMBER:
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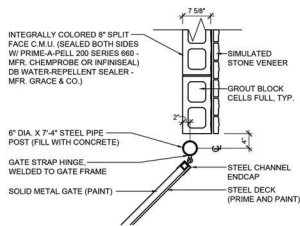
TRASH ENCLOSURE
(SINGLE DUMPSTER)
PLAN/ELEVATIONS

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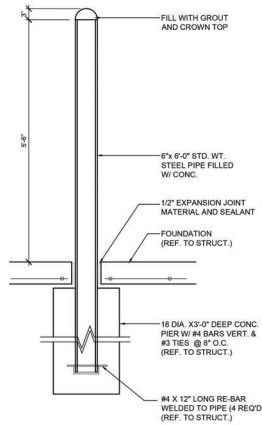
EXHIBIT E



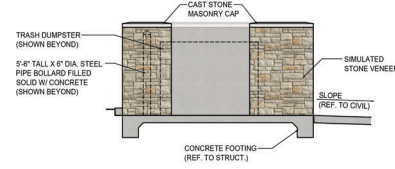
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SCALE: 3/4" = 1'-0"



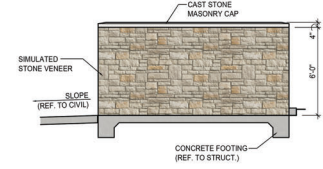
06 BOLLARD SECTION DETAIL
SCALE: 3/4" = 1'-0"



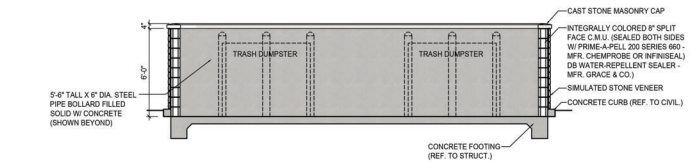
08 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



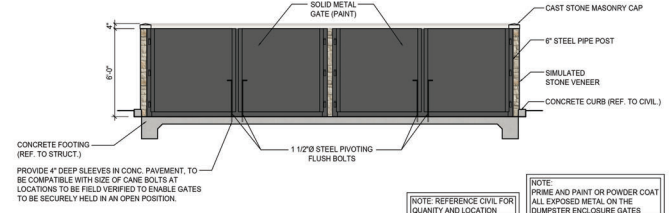
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SCALE: 1/4" = 1'-0"



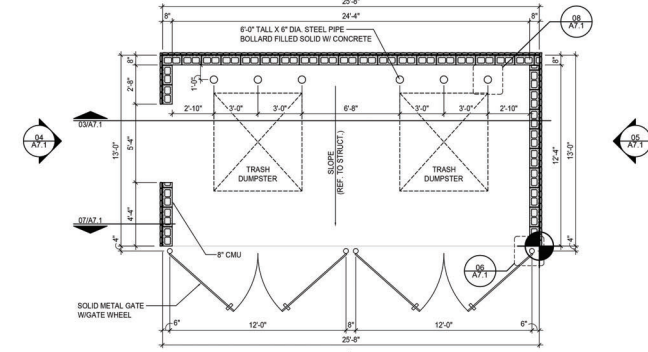
05 TRASH ENCLOSURE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



03 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



01 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

11.09.2022



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WWW.CROSSARCHITECTS.COM

LOFTS iTHIRTY
GARLAND, TEXAS

DATE:
11.09.2022

PROJECT NUMBER:
22092

REVISIONS

NO.	DATE

ISSUED FOR:
DETAIL PLAN

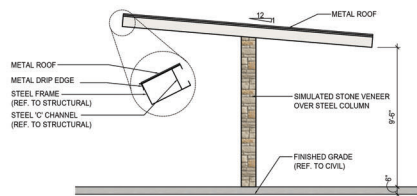
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A7.1

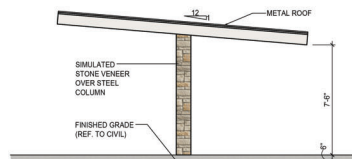
TRASH ENCLOSURE
(TWO DUMPSTERS)
PLAN/ELEVATIONS

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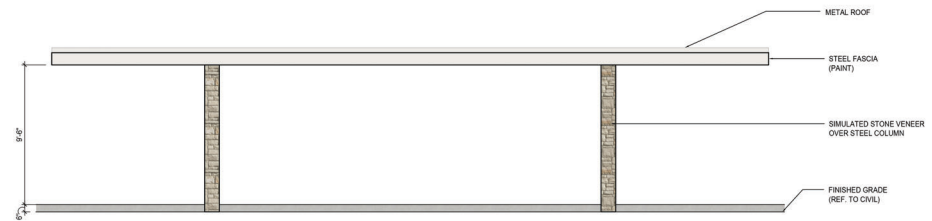
EXHIBIT E



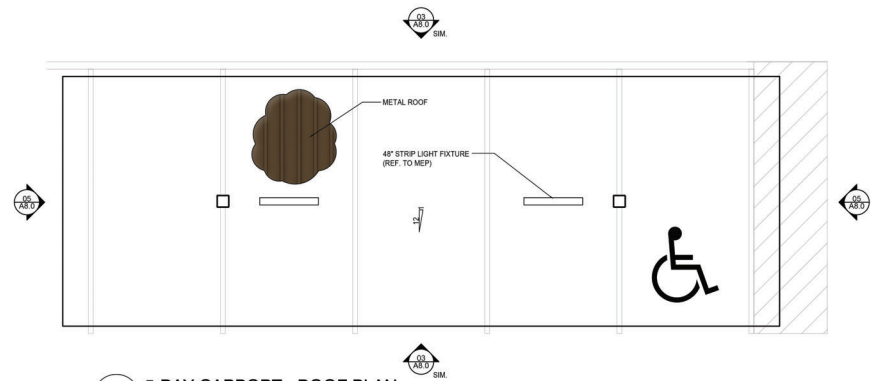
05 HC CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



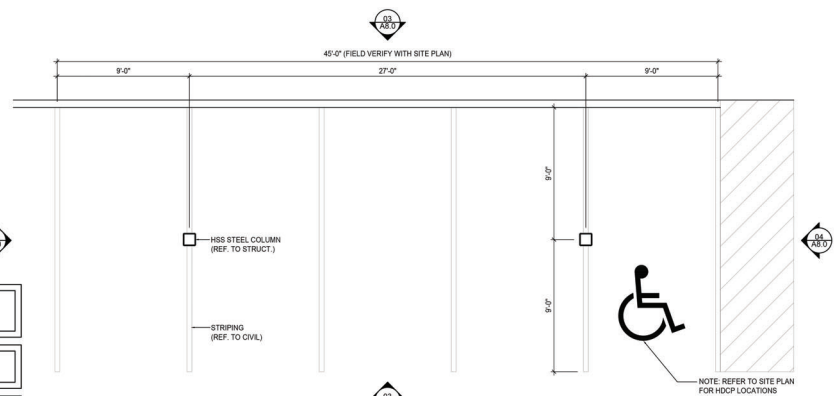
04 CARPORT - SIDE ELEVATION
SCALE: 1/4" = 1'-0"



03 5-BAY CARPORT - FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 5-BAY CARPORT - ROOF PLAN
SCALE: 1/4" = 1'-0"



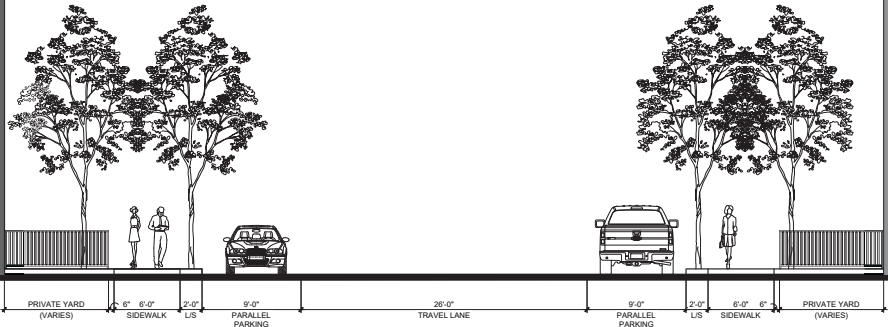
01 5-BAY CARPORT - FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
STRIPING AND CURB DESIGN IS SHOWN
FOR REPRESENTATION ONLY - REF. TO
CIVIL AND SITE PLAN

NOTE:
REFERENCE SITE PLAN FOR LOCATION OF
H.C. CARPORTS.

NOTE:
CARPORT PLAN & ELEVATIONS DESIGN IS
SHOWN FOR REPRESENTATION ONLY -
REF. TO STRUCT. & SUB-CONTRACTOR

EXHIBIT F



01 BOULEVARD CROSS SECTION
3/16" = 1'-0"

11.09.2021



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LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 11.09.2021

PROJECT NUMBER:
22092

REVISION

NO.	DATE
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ISSUED FOR:
DETAIL PLAN

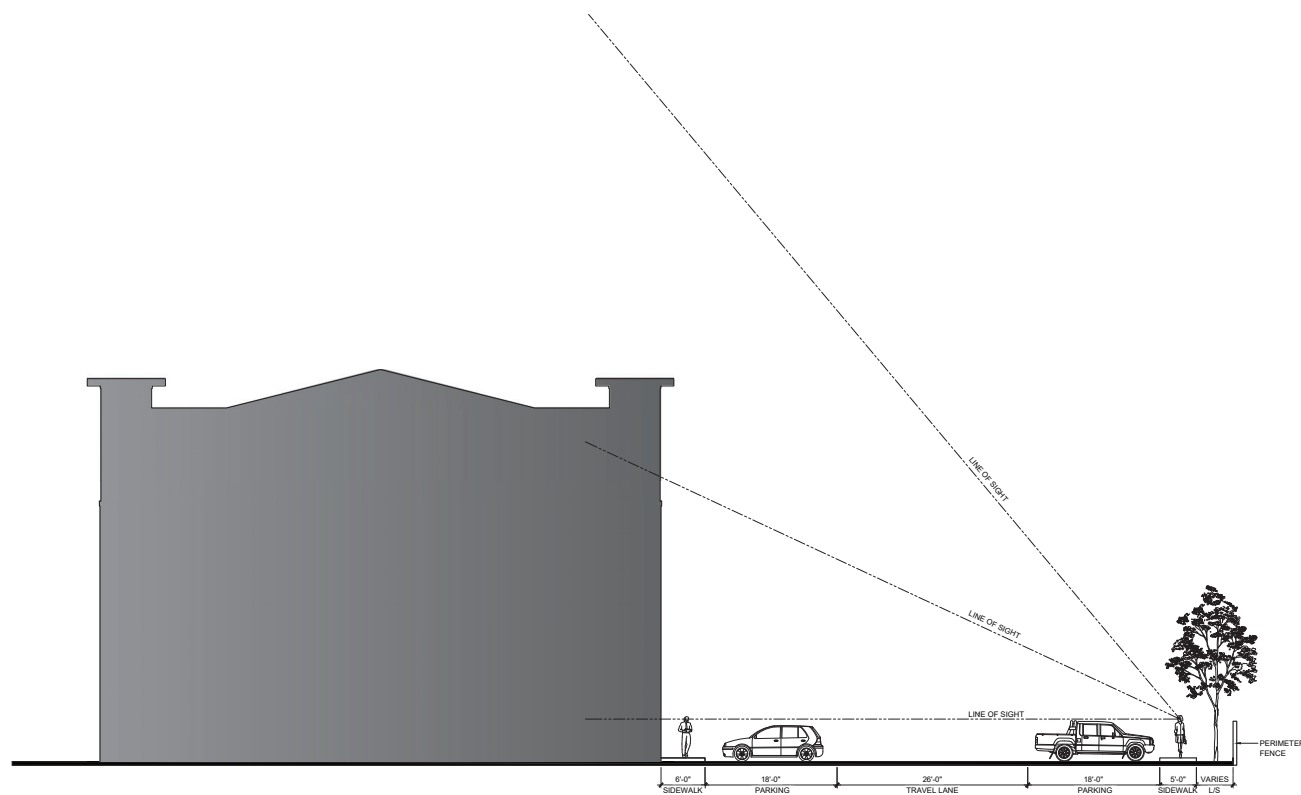
SHEET NUMBER

A9.0

CROSS SECTION

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EXHIBIT F



01 LINE OF SIGHT STUDY
1/8" = 1'-0"

11.09.2022



ARCHITECT:
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LOFTS iTHIRTY
GARLAND, TEXAS

DATE: 11.09.2022

PROJECT NUMBER: 22092

REVISIONS

NO.	DATE
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[illegible][illegible][illegible]

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[illegible][illegible]

ISSUED FOR:

DETAIL PLAN

SHEET NUMBER

Appendix 1

A9.1

ACKNOWLEDGMENTS

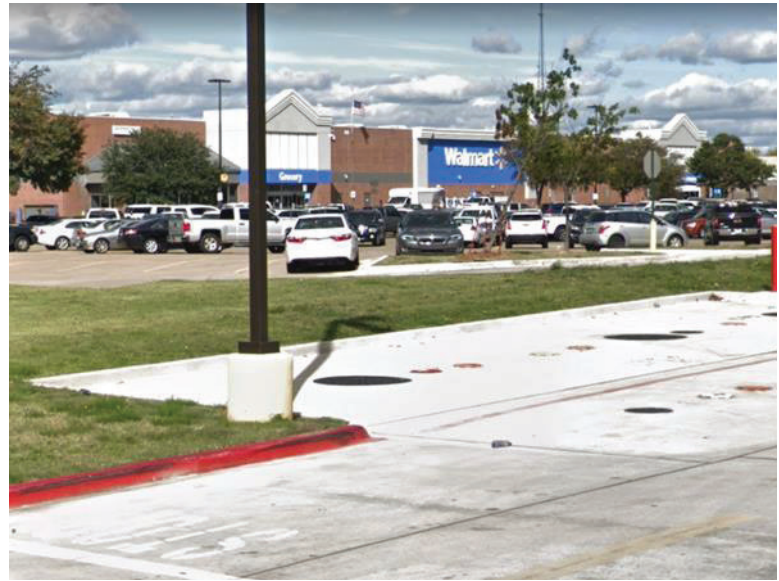
LINE OF SIGHT

STUDY

Z 22-51



View of the subject property



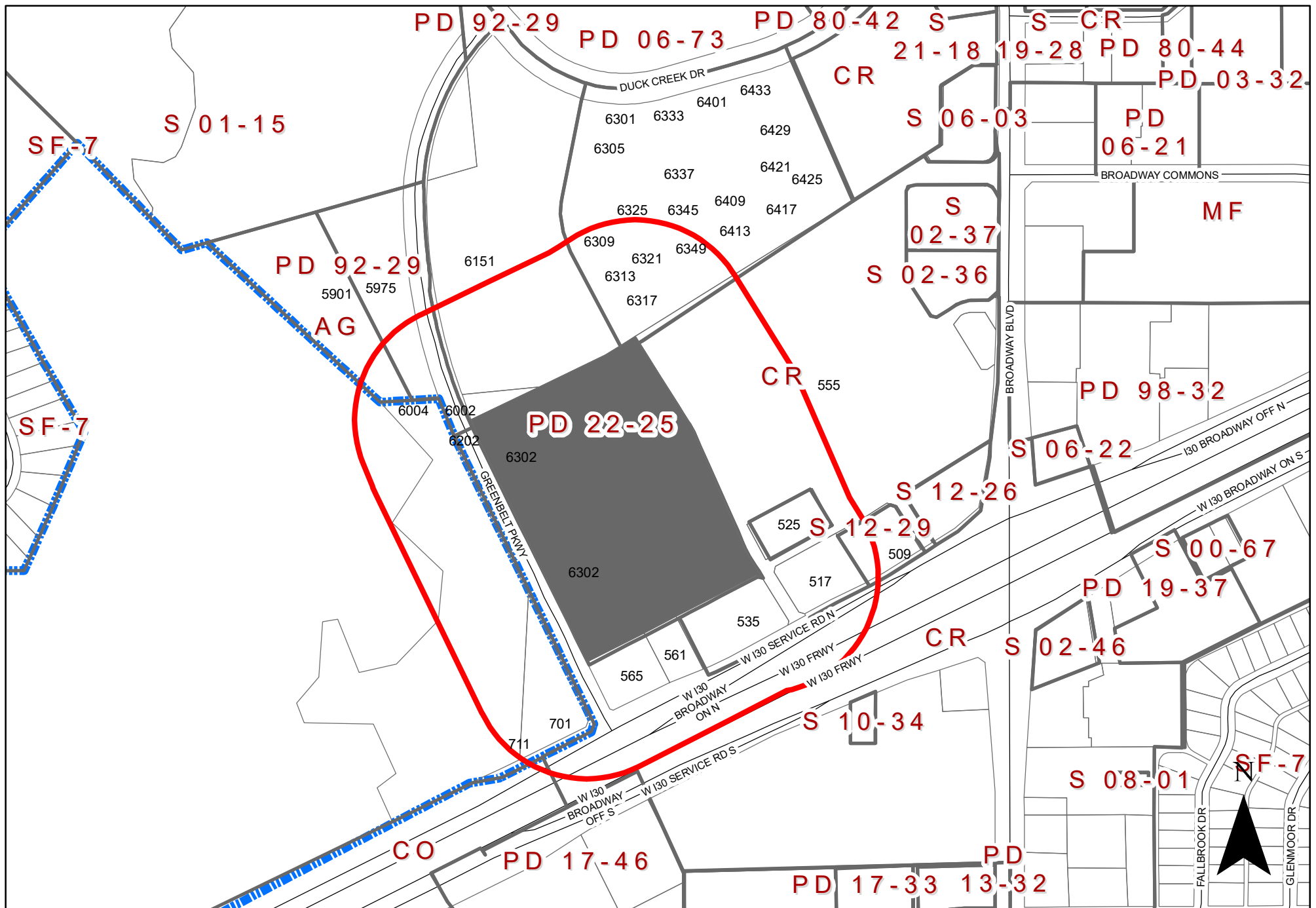
East of the subject property



North of the subject property



West of the subject property



ZONING MAP Z 22-51

6302 Greenbelt Parkway

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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



Plan Commission

4. d.

Meeting Date: 11/21/2022

Item Title: Z 22-52 Hanan Salman - Zoning (District 6)

Summary:

Consideration of the application of **Hanan Salman**, requesting approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses, to allow a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Zoning)

Attachments

Z 22-52 Hanan Salman Report and Attachments (Zoning)

Z 22-52 Hanan Salman Responses

Planning Report

File No: Z 22-52/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Detail Plan for a Contractor's Office/Warehouse (indoor only)

LOCATION

3065 Forest Lane

APPLICANT

Hanan Salman

OWNER

AWS & Brothers, LLC.

BACKGROUND

The site was constructed with a building but it was demolished in 2017 due to fire damage. Prior to the demolition, the building was used as a warehouse.

The applicant would like to reconstruct a building for a similar use, Contractor's Office/Warehouse.

SITE DATA

The overall site consists of approximately 1.03 acres with approximately 128 lineal feet of frontage along Forest Lane. The site can be directly accessed from Forest Lane and through a private drive to the east of the property.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 03-47 was approved to create a higher density, integrated mixed-use development pattern near the Forest/Jupiter Road Station that facilitates pedestrian, bicycle and transit level and reduces automobile dependency.

The PD consists of a list of uses that are either allowed by right or by Specific Use Provision. A Contractor's Office/Warehouse use is not specifically listed in the permitted uses. However, a Specific Use Provision was tied to the property for a Contractor Equipment and Storage, which is a similar use to the Contractor's Office/Warehouse Use in the GDC. The building does not exist anymore; therefore, the SUP is no longer valid.

In addition, the base zoning for this Planned Development (PD) District is Community Retail, which does not allow Contractor's Office/Warehouse Use. The applicant requests to amend Planned Development (PD) District 03-47 to allow the Contractor's Office/Warehouse Use by right on the subject property.

CONSIDERATIONS

1. Planned Development and Detail Plan

The site plan (Exhibit C) reflects a 9,704 square-foot building that consists of five (5) tenant spaces. All of the tenant spaces will be used for a Contractor's Office/Warehouse Use. The development will be fully enclosed with no outside storage.

The GDC defines a Contractor's Office/Warehouse use as "An indoor office and storage facility for materials, equipment, tools, products, and vehicles used in the conduct of a construction-related business such as those specializing in welding, plumbing, electrical, heating/air conditioning, roofing, paving, pest control, janitorial, major appliance repair/service, masonry, carpet installation/cleaning, windows/glass (excluding automotive glass), landscaping installation/ maintenance, swimming pools, fencing, and other similar contractors."

The applicant states the building is intended to serve businesses/individuals requiring warehouse/storage space. Some of these tenants may have online business and may need the space to store equipment.

2. This proposal meets the parking requirement per the GDC.

3. The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.

4. Building Design

The proposed buildings will comply with the applicable building design standards per the GDC.

5. Signage

No deviations were requested regarding signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site as Transit-oriented centers. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposed use offers employment ["work"] in a future transit-oriented area and the design of the proposal is appropriate for the area. In addition, the subject property is located at the periphery of the Planned Development, with Industrial (IN) zoning immediately adjacent to the east. The proposal offers a transitional use with new construction/improvements which comply with the Garland Development Code (GDC).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west, south are zoned Planned Development (PD) District 03-47 for Community Retail Uses; these properties are currently developed with an animal clinic, automobile repair facility, DART line and the property to the east is undeveloped.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Detail Plan for a Contractor's Office/Warehouse (indoor only)

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

CITY COUNCIL DATE: December 13, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-52

 INDICATES AREA OF REQUEST

3065 Forest Lane

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-52

3065 Forest Lane

- I. Statement of Purpose:** The purpose of this Planned Development is to permit a Contractor's Office/Warehouse (indoor only).
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 03-47 and the Community Retail (CR) District and all Special Standards for Recycling Salvage Yard (unlimited outside storage) as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Detail Plan:** Development shall be in general conformance with the Site Plan, Landscape Plan, and Elevations set forth in Exhibit C, Exhibit D, and Exhibit E. In the event there is conflict between the approved Detail Plan and the Specific Regulations below, the Specific Regulations shall apply.
- V. Specific Regulations:**
- A. Permitted Uses: Only those uses as permitted in Planned Development (PD) District 03-47. In addition, a Contractor's Office/Warehouse (indoor only) Use shall be permitted.
 - B. Outside Display/Storage: No outside storage or display shall be permitted.
 - C. Screening and Landscaping: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
 - D. Maintenance Requirements:

1) Landscaping must be regularly maintained in a healthy growing condition and in compliance with this PD Ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. All exposed ground surfaces on or within the premises shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan within sixty (60) days after receipt of notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty (60) days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold or revoke city permits, approvals, consents, licenses and/or certificates for the property.

3) Screening and paving must be installed and regularly maintained in compliance with this PD Ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty (60) days after of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and certificates for the property.

E. Building Elevations: The Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

Z 22-52



View from South International Road



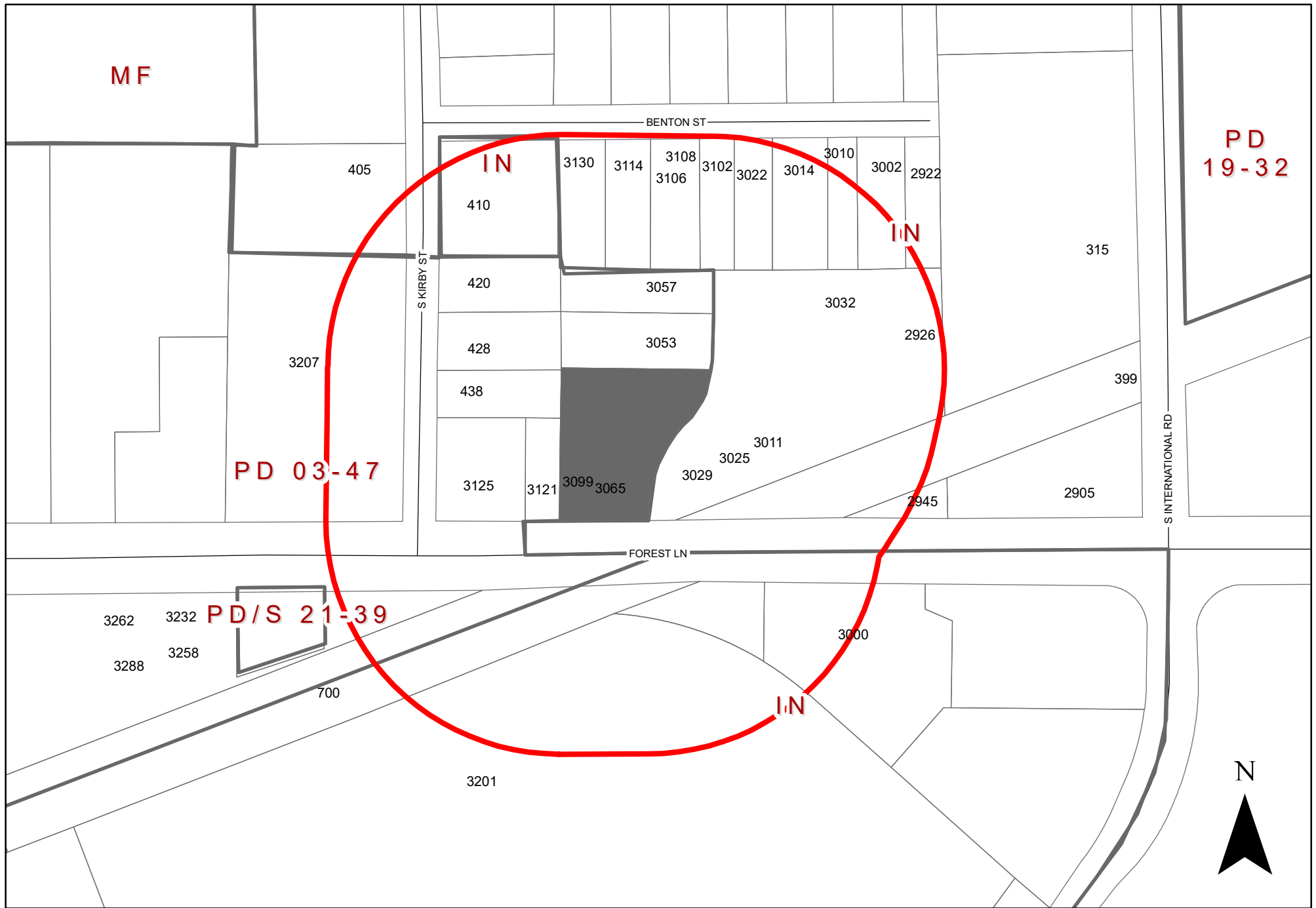
Looking east of the subject property



View from south of the subject property



West of the subject property



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-52

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

3065 Forest Lane

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



GARLAND

Plan Commission

4. e.

Meeting Date: 11/21/2022

Item Title: Z 22-52 Hanan Salman - Detail Plan (District 6)

Summary:

Consideration of the application of **Hanan Salman**, requesting approval of a Detail Plan for a Contractor's Office/Warehouse (indoors only). This property is located at 3065 Forest Lane. (District 6) (File Z 22-52 – Detail Plan)

Attachments

Z 22-52 Hanan Salman Report and Attachments (Detail Plan)

Z 22-52 Hanan Salman Responses

Planning Report

File No: Z 22-52/District 6

Agenda Item:

Meeting: Plan Commission

Date: November 21, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Detail Plan for a Contractor's Office/Warehouse (indoor only)

LOCATION

3065 Forest Lane

APPLICANT

Hanan Salman

OWNER

AWS & Brothers, LLC.

BACKGROUND

The site was constructed with a building but it was demolished in 2017 due to fire damage. Prior to the demolition, the building was used as a warehouse.

The applicant would like to reconstruct a building for a similar use, Contractor's Office/Warehouse.

SITE DATA

The overall site consists of approximately 1.03 acres with approximately 128 lineal feet of frontage along Forest Lane. The site can be directly accessed from Forest Lane and through a private drive to the east of the property.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 03-47 was approved to create a higher density, integrated mixed-use development pattern near the Forest/Jupiter Road Station that facilitates pedestrian, bicycle and transit level and reduces automobile dependency.

The PD consists of a list of uses that are either allowed by right or by Specific Use Provision. A Contractor's Office/Warehouse use is not specifically listed in the permitted uses. However, a Specific Use Provision was tied to the property for a Contractor Equipment and Storage, which is a similar use to the Contractor's Office/Warehouse Use in the GDC. The building does not exist anymore; therefore, the SUP is no longer valid.

In addition, the base zoning for this Planned Development (PD) District is Community Retail, which does not allow Contractor's Office/Warehouse Use. The applicant requests to amend Planned Development (PD) District 03-47 to allow the Contractor's Office/Warehouse Use by right on the subject property.

CONSIDERATIONS

1. Planned Development and Detail Plan

The site plan (Exhibit C) reflects a 9,704 square-foot building that consists of five (5) tenant spaces. All of the tenant spaces will be used for a Contractor's Office/Warehouse Use. The development will be fully enclosed with no outside storage.

The GDC defines a Contractor's Office/Warehouse use as "An indoor office and storage facility for materials, equipment, tools, products, and vehicles used in the conduct of a construction-related business such as those specializing in welding, plumbing, electrical, heating/air conditioning, roofing, paving, pest control, janitorial, major appliance repair/service, masonry, carpet installation/cleaning, windows/glass (excluding automotive glass), landscaping installation/ maintenance, swimming pools, fencing, and other similar contractors."

The applicant states the building is intended to serve businesses/individuals requiring warehouse/storage space. Some of these tenants may have online business and may need the space to store equipment.

2. This proposal meets the parking requirement per the GDC.

3. The landscape plan (Exhibit D) complies with the screening and landscaping standards per the GDC.

4. Building Design

The proposed buildings will comply with the applicable building design standards per the GDC.

5. Signage

No deviations were requested regarding signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan designates this site as Transit-oriented centers. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposed use offers employment ["work"] in a future transit-oriented area and the design of the proposal is appropriate for the area. In addition, the subject property is located at the periphery of the Planned Development, with Industrial (IN) zoning immediately adjacent to the east. The proposal offers a transitional use with new construction/improvements which comply with the Garland Development Code (GDC).

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west, south are zoned Planned Development (PD) District 03-47 for Community Retail Uses; these properties are currently developed with an animal clinic, automobile repair facility, DART line and the property to the east is undeveloped.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 03-47 for Community Retail Uses.

Approval of a Detail Plan for a Contractor's Office/Warehouse (indoor only)

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions
- iii. Detail Plan
- iv. Photos

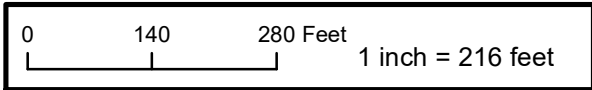
CITY COUNCIL DATE: December 13, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



 INDICATES AREA OF REQUEST

3065 Forest Lane

PROPERTY DESCRIPTION

BEGIN A PORTION OF LOT NO. 1, BLOCK NO. 1 OF ROYAL ENTERPRISES COMPANY ADDITION, AN ADDITION TO THE CITY OF GUILFORD, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8078, PAGE 9303, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROAD IN THE NORTH LINE OF FOREST LANE (A 100 ROW) SAID ROAD BEING SOUTH SOUTH 89 DEGREES 34 MINUTES 00 SECONDS EAST, 1200 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 01 DEGREES 73 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER1

THENCE NORTH 89 DEGREES 36 MINUTES 00 WEST, A DISTANCE OF 100.00 FEET TO A FOUND 1/2 INCH IRON ROAD AT THE BASE OF A FENCE CORNER IN THE EAST LINE OF BLOCK A OF FOREST LANE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF GUILFORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 49, PAGE 183, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID FOUND ROAD ALSO BEING COMMON TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT1

THENCE NORTH 01 DEGREES 73 MINUTES 00 SECONDS EAST, ALONG SAID COMMON LINE OF LOT 1 AND BLOCK A, A DISTANCE OF 93.04 FEET TO A FOUND "X" IN CONCRETE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT1

THENCE NORTH 88 DEGREES 48 MINUTES 01 SECONDS EAST, A DISTANCE OF 240.64 FEET TO A FOUND PINE NAIL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 94 DEGREES 21 MINUTES 00 SECONDS, A RADIUS OF 150.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREE 18 MINUTES 26 SECONDS WEST, 109.81 FEET 1/4

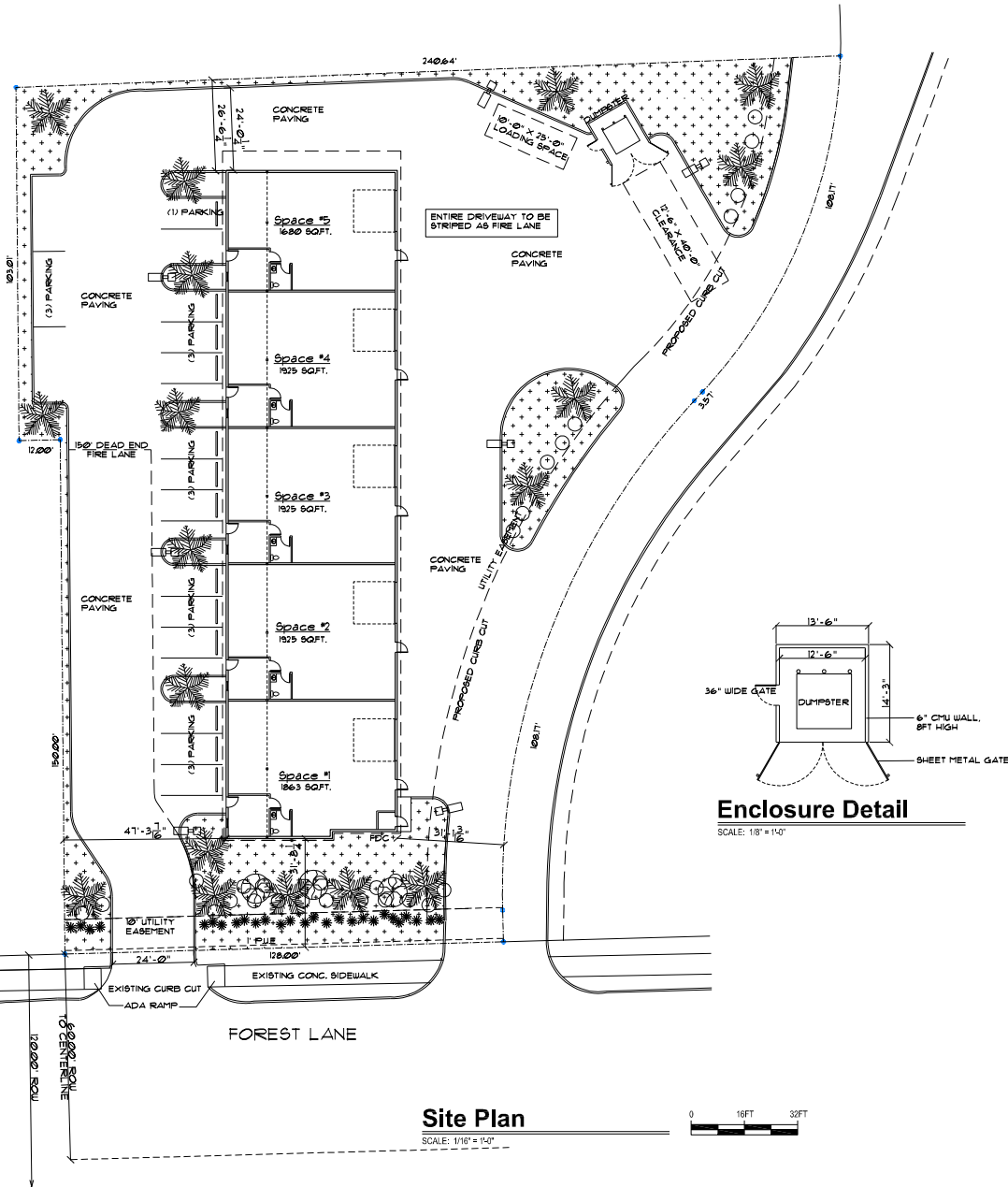
THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 108.11 FEET TO A POINT ON A MANHOLE COVER AND THE END OF SAID CURVE.

THENCE SOUTH 44 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 351 FEET 1/4 TO A FOUND 3/8 INCH IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 29 MINUTES 00 SECONDS, A RADIUS OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 36 MINUTES 30 SECONDS WEST, 58.75 FEET 1/4

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 167.80 FEET TO A FOUND 3/8 INCH IRON ROD1

THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 520 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT1

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE OF FOREST LANE, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,763 SQUARE FEET OR 10776 ACRES OF LAND.



Site Plan

SCALE: 1/16" = 1'-0"

Enclosure Detail

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

General Notes

- SCOPE OF WORK:
NEW OFFICE/WAREHOUSE BUILDING TO BE
ERECTED ON EXISTING SLAB ON GRADE.
AREA - 9704 SQFT.
- STRUCTURAL FRAMING AND FOUNDATION DESIGN BY CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF GYP. BOARD.
- EXTERIOR BRICK - COLOR TO BE SELECTED

Project Information

OWNER/APPLICANT:
AWC 4 BROTHERS, LLC,
YOUSUF BAKLIZI
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

FIRE SUBMITTAL NUMBER - 220721-2
CURRENT ZONING: PD 03-41
PROPOSED USE: OFFICE CONTRACTOR STORAGE

APPLICANT: HANAN SALMAN
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

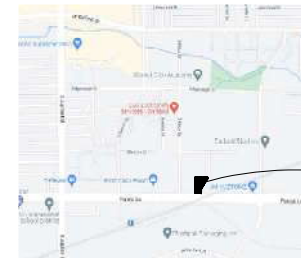
OCCUPANCY - 5-1
CONSTRUCTION TYPE - IIB
SPRINKLERED - YES

SITE AREA: 44,761 SQFT.
BUILDING AREA: 9704 SQFT.
COVERAGE: 21.68%
FAR: 02168
IMPERVIOUS AREA 40,000 SQFT.
IMPERVIOUS COVERAGE: 89.36%

PARKING:
REQUIRED:
5 X OFFICE OF 144 SQFT. • 5 (1 PER 500 SQFT.)
5 X STORAGE OF 1109 SQFT. • 10 (1 PER 1000 SQFT.)
TOTAL REQUIRED • 15 SPACES
PROVIDED • 16 SPACES

BUILDING HT:
ALLOWED - 35'-0"
PROVIDED - 22'-8"

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
2014 NATIONAL ELECTRICAL CODE



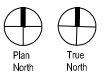
Vicinity Plan

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

Seal:

Office / Warehouse
3085 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2



Revisions:
Revision per Comments
October 28, 2022
October 28, 2022

Date:
August 15, 2022

Job No.:
2022.10

Drawn:
DESIGN DRAWINGS

SHEET NAME:
SITE PLAN

SHEET NO.:

A1

PROPERTY DESCRIPTION

BEING A PORTION OF LOT NO. 1, BLOCK NO. 1 OF ROYAL ENTERPRISES COMPANY ADDITION, AN ADDITION TO THE CITY OF GUILFORD, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8078, PAGE 9303, MAP RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD IN THE NORTH LINE OF FOREST LANE (A 100 ROW) SAID FOUND ROD BEING SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 1200 FEET FROM THE SOUTH-EAST CORNER OF SAID LOT 1;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER;

THENCE NORTH 89 DEGREES 36 MINUTES 00 WEST, A DISTANCE OF 100.00 FEET TO A FOUND 1/2 INCH IRON ROD AT THE BASE OF A FENCE CORNER IN THE EAST LINE OF BLOCK A OF FOREST LANE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF GUILFORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 49, PAGE 183, MAP RECORDS OF DALLAS COUNTY, TEXAS, SAID FOUND ROD ALSO BEING COMMON TO THE WEST LINE OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID COMMON LINE OF LOT 1 AND BLOCK A, A DISTANCE OF 93.04 FEET TO A FOUND "X" IN CONCRETE FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 88 DEGREES 48 MINUTES 02 SECONDS EAST, A DISTANCE OF 240.84 FEET TO A FOUND P.C. NAIL FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 44 DEGREES 29 MINUTES 00 SECONDS, A RADIUS OF 194.9 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24 DEGREE 18 MINUTES 26 SECONDS WEST, 109.87 FEET 1/2

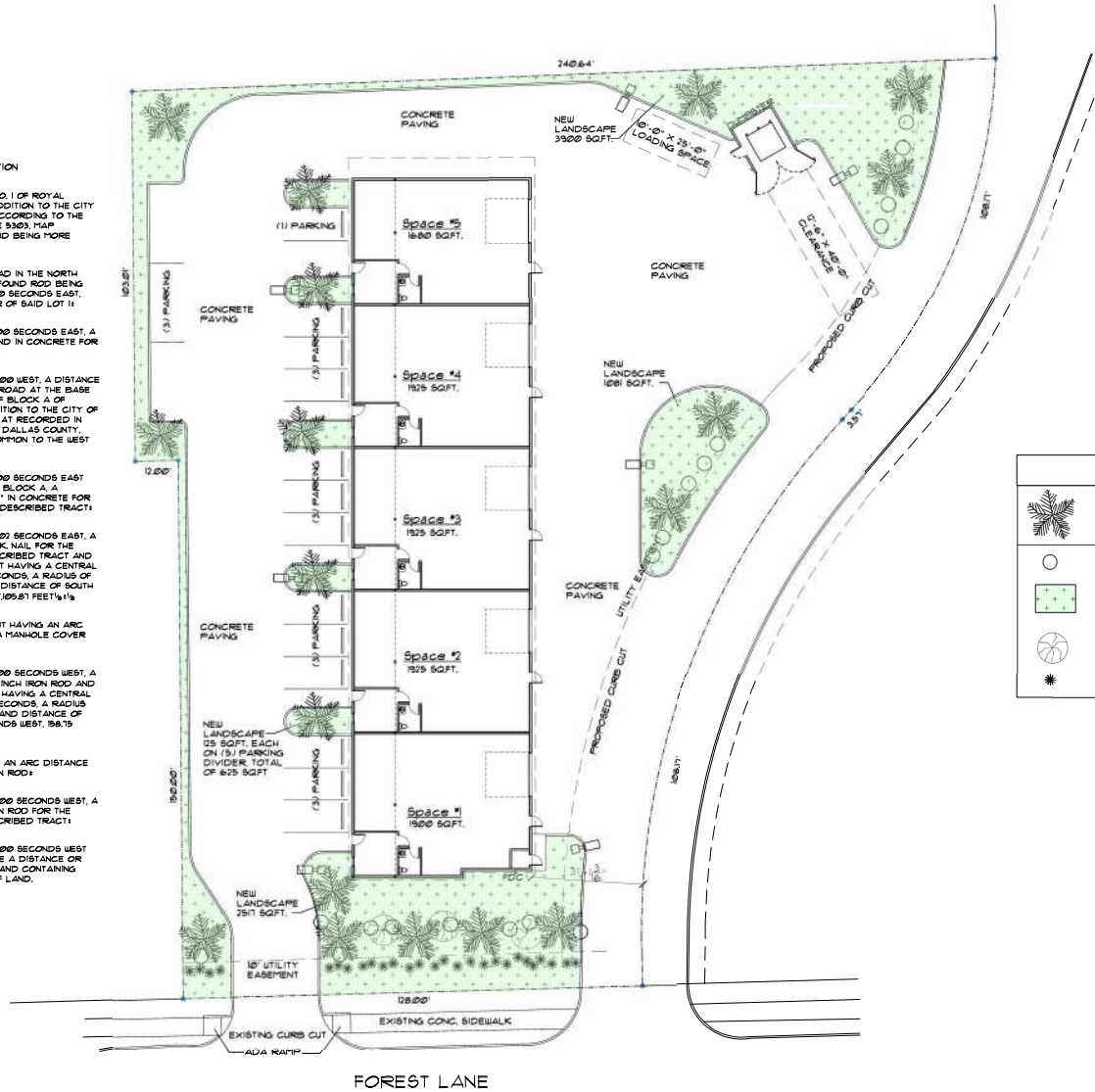
THENCE ALONG SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 108.1 FEET TO A POINT ON A MANHOLE COVER AND THE END OF SAID CURVE.

THENCE SOUTH 44 DEGREES 48 MINUTES 00 SECONDS WEST, A DISTANCE OF 351 FEET 1/2 TO A FOUND 3/8 INCH IRON ROD AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 29 MINUTES 00 SECONDS, A RADIUS OF 210.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 36 MINUTES 30 SECONDS WEST, 58.15 FEET 1/2

THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 167.80 FEET TO A FOUND 3/8 INCH IRON ROD;

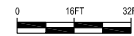
THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS WEST, A DISTANCE OF 520 FEET TO A FOUND IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE OF FOREST LANE A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,763 SQUARE FEET OR 10716 ACRES OF LAND.



Landscape Plan

SCALE: 1/16" = 1'-0"



Project Information

OWNER/APPLICANT:

AUC: 4 BROTHERS, LLC.
TOUSEF BAKLIZI
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

PRE-SUBMITTAL NUMBER - 220721-2
CURRENT ZONING: PD 03-47
PROPOSED USE: OFFICE CONTRACTOR STORAGE

APPLICANT: HANAN SALMAN
501 WATERS EDGE WAY MURPHY TX 75094
PH: 972-916-0600

OCCUPANCY - 9-1
CONSTRUCTION TYPE - IIB

SITE AREA: 44,761 SQFT.

REQUIRED LANDSCAPE - MINIMUM 10% = 4,476 SQFT

PROVIDED LANDSCAPE AREA - 3900+1081+251+629 = 8723 SQFT.

8723/44761 = 18.15%

PARKING AREA: 2,748 SQFT.

REQUIRED LANDSCAPE - MINIMUM 5% = 138 SQFT

PROVIDED LANDSCAPE AREA - 629 SQFT.

	TYPE/ NAME (HT. X GALIPER INCHES)	REQUIRED	PROVIDED
	CANOPY TREE LIVE OAK (1"PT X 48 INCHES)	1 EVERY 30 FT ALONG FOREST LANE	5
	SHRUB GLOSSY ABELIA (2"PT X 24 INCHES)	1 EVERY 30 FT OR ORNAMENTAL GRASS ALONG FOREST LANE	20 PLUS ORNAMENTAL GRASS
	ORNAMENTAL GRASS ROCKROSE		
	SMALL ORNAMENTAL TEXAS REDBUD (4"PT X 36 INCHES)		
	GROUND COVER ASIAN JASMINE		



Vicinity Plan

SCALE: NTS

Seal:

Office / Warehouse
3085 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2



Revisions:

Revised per Comments
September 28, 2022

Date:
October 26, 2022

Job No.:
August 15, 2022

Drawn:
2022.10

Sheet Name:
DESIGN DRAWINGS

LANDSCAPE
PLAN

Sheet No.:
A2



NORTH

WEST



EAST

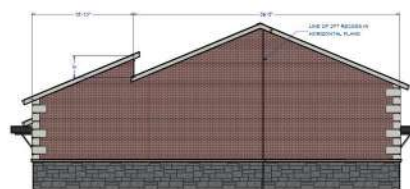
SOUTH

06 ENCLOSURE ELEVATION

SCALE - 1/8" = 1'-0"
SAME MATERIALS AS MAIN BUILDING



05 SIX ARCH ELEMENTS



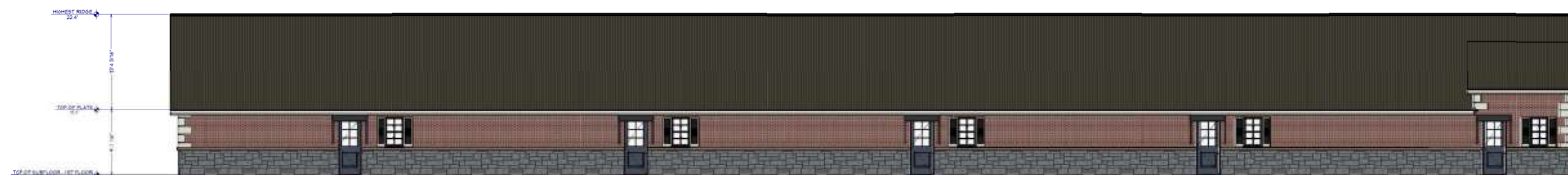
04 SOUTH ELEVATION

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



03 NORTH ELEVATION

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



02 WEST ELEVATION

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



01 EAST ELEVATION

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



Seal:

Office / Warehouse
3085 Forest Ln Garland, TX 75042

CASE NUMBER - 220721-2

Revision:

Revision per Comments
September 28, 2022
October 26, 2022

Date: August 15, 2022

Job No.: 2022-10

Issue: DESIGN DRAWINGS

Sheet Name:

EXTERIOR
ELEVATIONS

Sheet No.:

A4

Z 22-52



View from South International Road



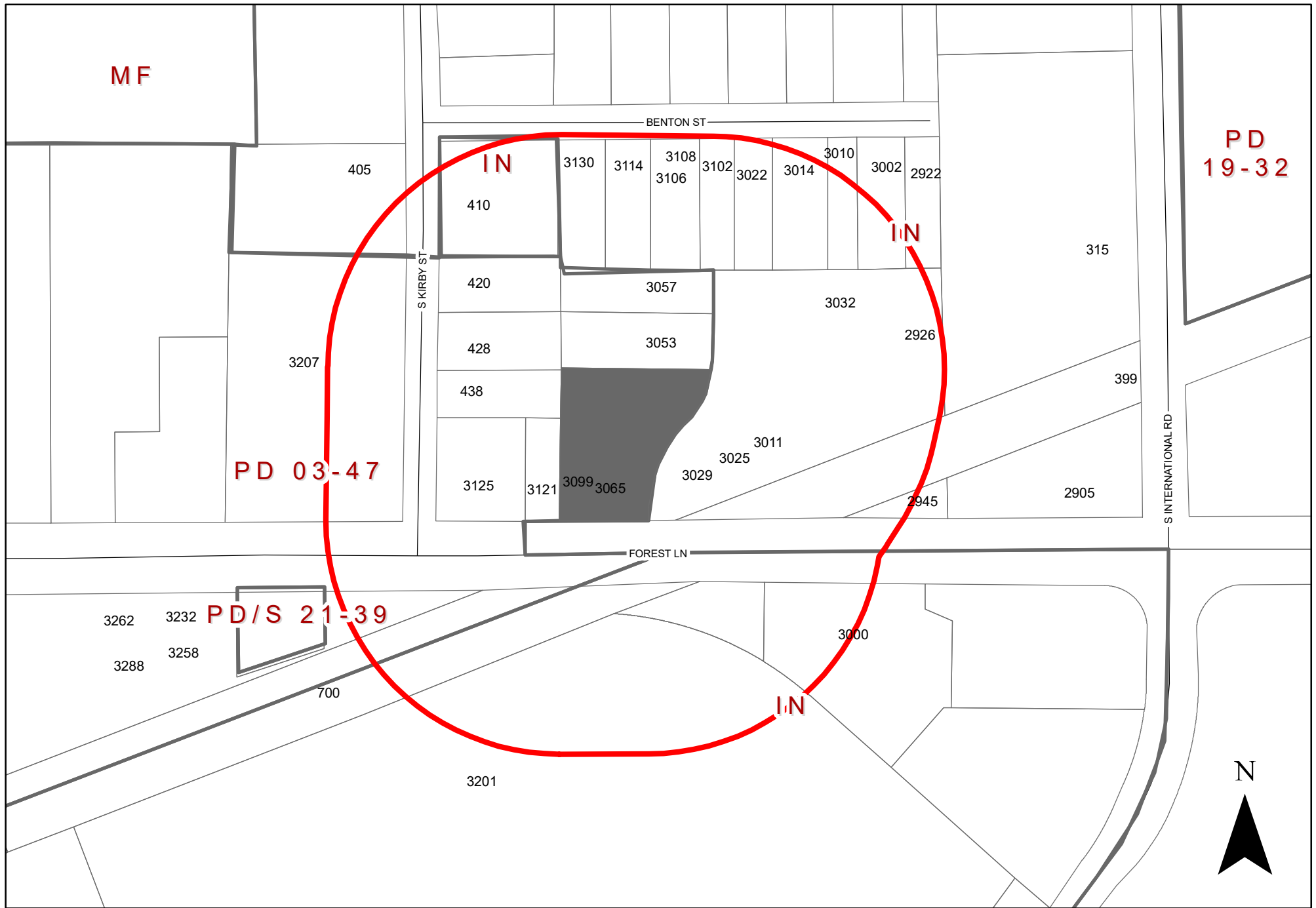
Looking east of the subject property



View from south of the subject property



West of the subject property



0 140 280 Feet
1 inch = 216 feet

ZONING MAP Z 22-52

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

3065 Forest Lane

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