



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
October 25, 2021 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 6:15 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.

Alternatively, the meeting will be broadcast by webinar at the following URL:
https://garlandtx.zoom.us/webinar/register/WN_4YOUjn3bTdi_U2d5YKrekA

After registering, you will receive a confirmation email containing information about

joining the webinar.

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

877-853-5247
888-788-0099

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

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

The Meeting ID is: 924 7489 4044

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

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

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. 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.

REGISTRATION: If you are attending the meeting via webinar, Registration for the webinar will be required for any citizen wishing to speak. If you choose to speak via the webinar, you must use the "raise hand" feature in order to be recognized.

IN-PERSON COMMENTS: If you are attending the meeting in-person, 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 is 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 by teleconference between and among the members of the Plan Commission and relevant City staff. Public access to that call is prohibited by State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the October 14, 2021 meeting.

2. PLATS

- a. P 21-31 Canaan Christian Church Addition Replat

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 **Millennium Village, LP. / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use. This property is located at 1602 Belt Line Road. (District 7) (File Z 21-29 - Zoning)

- b. Consideration of the application of **Millennium Village, LP. / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 1602 Belt Line Road. (District 7) (File Z 21-29 - Detail Plan)
 - c. Consideration of the application of **Westfall Engineering, PLLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 13-02. This property is located at 5300 North Garland Avenue. (District 1) (Z 21-34 - Specific Use Provision)
 - d. Consideration of the application of **Westfall Engineering, PLLC**, requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 5300 North Garland Avenue. (District 1) (Z 21-34 – Detail Plan)
 - e. Consideration of the application of **Mousa Abudaabes, Plato’s Closet Store**, requesting approval of an amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 - Zoning)
 - f. Consideration of the application of **Mousa Abudaabes, Plato’s Closet Store**, requesting approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 - Specific Use Provision)
 - g. Consideration of the application of **Mousa Abudaabes, Plato’s Closet Store**, requesting approval of a Detail Plan to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 – Detail Plan)
5. MISCELLANEOUS
- a. Consider approval of the 2022 Plan Commission meeting dates.
6. **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: 10/25/2021

Item Title: Plan Commission Minutes for October 14, 2021

Summary:

Consider approval of the Plan Commission Minutes for the October 14, 2021 meeting.

Attachments

Plan Commission Minutes for October 14, 2021

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Thursday, October 14, 2021 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

Chairman
1st Vice-Chair
Commissioner
Commissioner
Commissioner
Commissioner
Commissioner

Scott Roberts
Christopher Ott
Wayne Dalton
Julius Jenkins
Stephanie Paris
John O'Hara
Mike Rose

STAFF PRESENT

Recording Secretary
Development Planner

Tracy Allmendinger
Nabiha Ahmed

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 Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of Minutes for the September 27, 2021 meeting.

PLATS

2a. APPROVED** P 21-30 Garland Animal Shelter Final Plat

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:02 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/25/2021

Item Title: P 21-31 Canaan Christian Church Addition Replat

Summary:

P 21-31 Canaan Christian Church Addition Replat

Attachments

P 21-31 Canaan Christian Church Addition Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 21-31/District 2

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021

REPLAT

Canaan Christian Church Addition Replat

LOCATION

1010 State Highway 66 and 536 Davidson Drive

ZONING

Planned Development (PD) District 21-06 and Community Retail (CR) District

NUMBER OF LOTS

Two (2)

ACREAGE

7.202 acres

BACKGROUND

The purpose of this replat is to create two (2) lots and dedicate easements for a future Multi-Family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

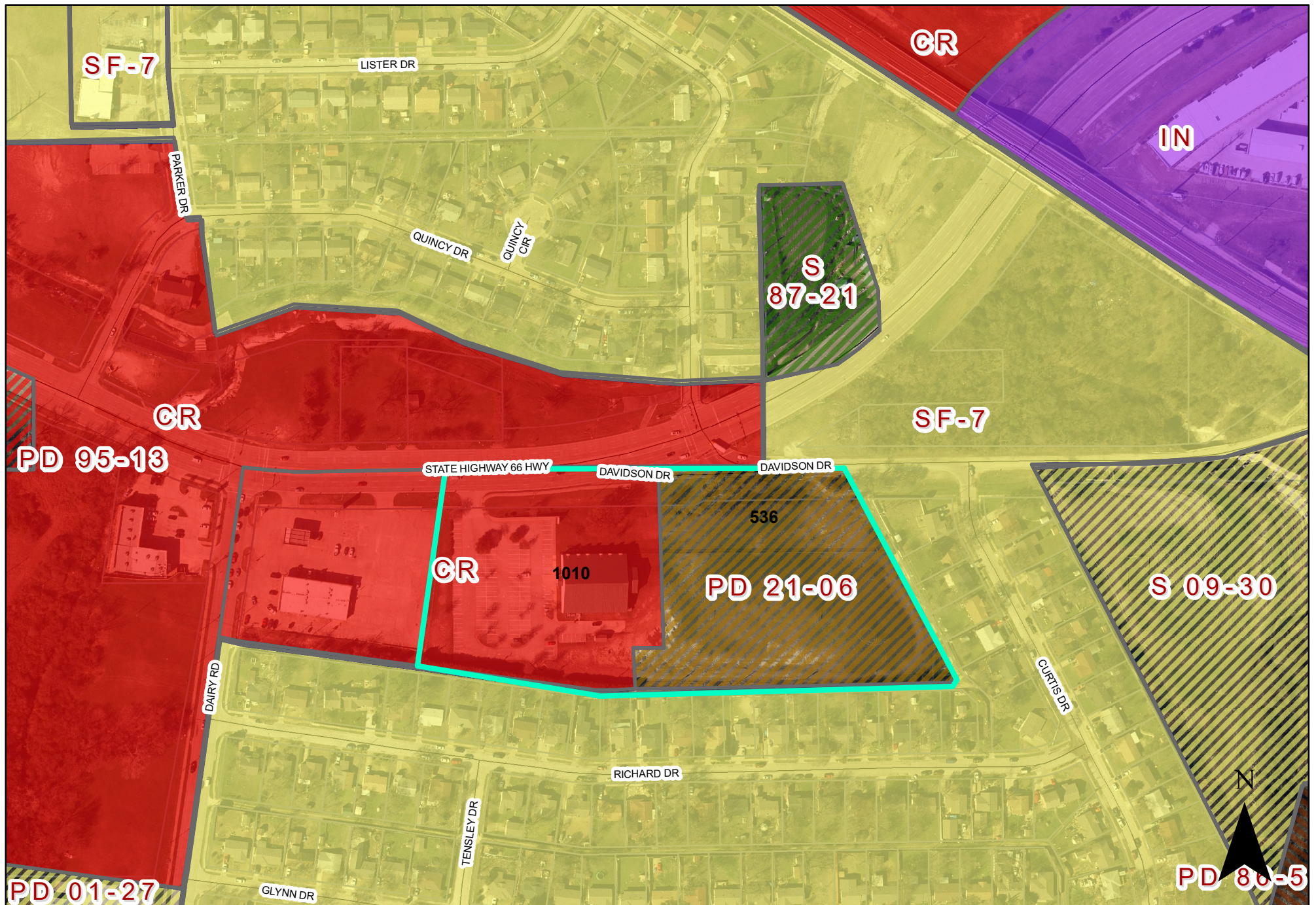
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning and Community Development
972-205-2454
khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

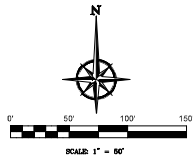


0 150 300 Feet
1 inch = 240 feet

PLAT MAP P 21-31

 INDICATES AREA OF REQUEST

1010 State Highway 66 and 536 Davidson Drive



GENERAL NOTES:

1. The area (acres) shown herein is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to fines and withholding of utilities and building permits.
3. 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.
4. Minimum Finish Floor Elevation = 480.00 which is 2' above the FEMA 100 Year flood elevation as per the Dallas County FID profiles.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 5/8 inch diameter iron rebar, 18 inches long, topped with a 3-1/4" Aluminum Cap stamped Canaan Christian Church Addition, 2021 - City of Garland, Tx - RPLS 4701 or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

PURPOSE STATEMENT:

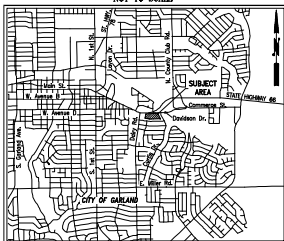
The purpose of the replat is to Subdivide an existing lot into two lots for development.

REFERENCE BEARING:

Coordinates and Bearings shown herein are tied to the Texas Coordinate System of 1983, North Central Zone (4202) using City of Garland Geodetic Control Monuments No. 30 and 128

GPS-30 - N: 7,016,187.61 E: 2,544,723.68
GPS-128 - N: 7,018,391.07 E: 2,545,108.71
Z: 559.55 Z: 489.65

VICINITY MAP

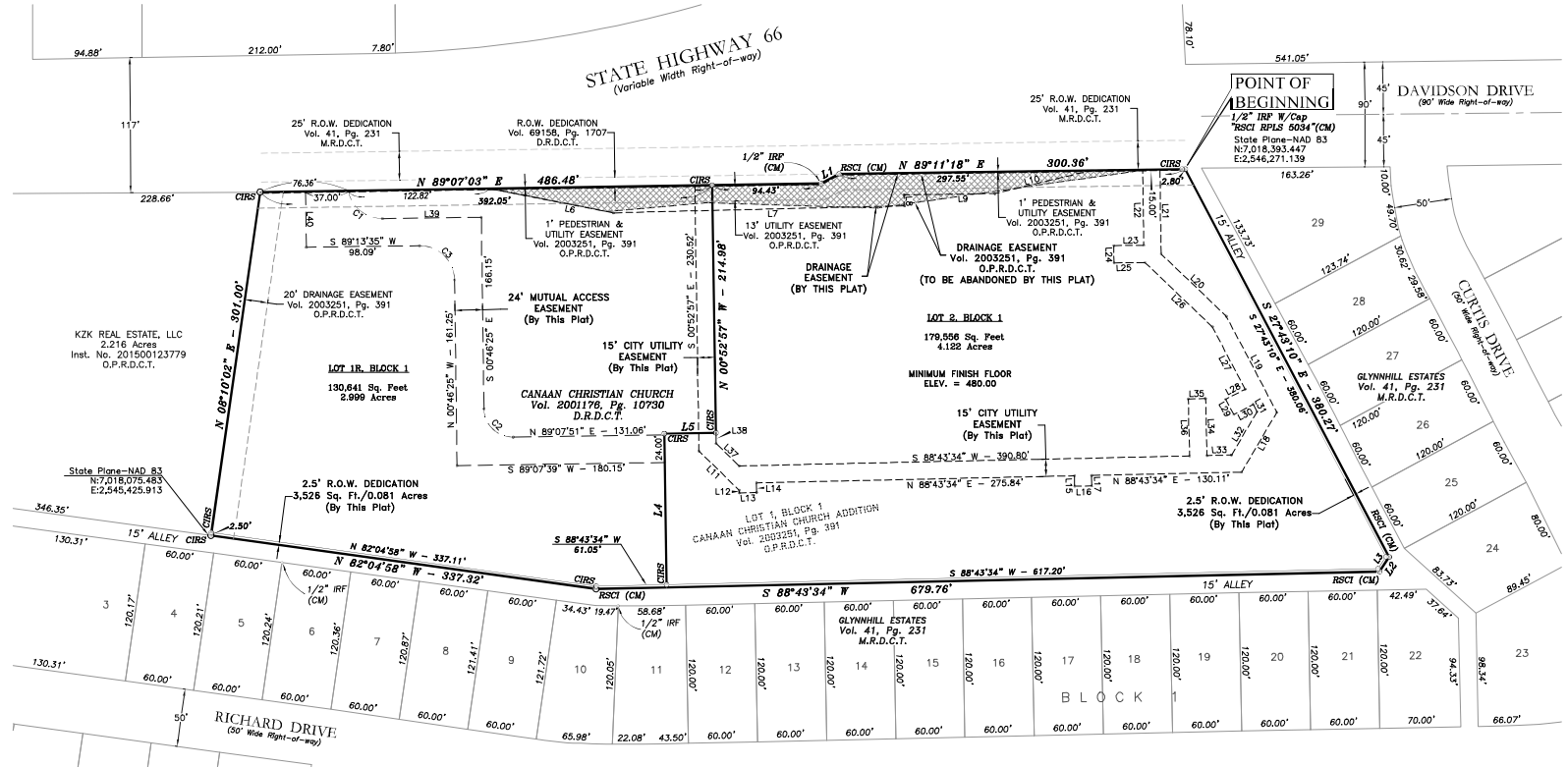


LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - ABANDONED EASEMENT LINE

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.D.C.T. = Deed Records, Dallas County, Texas
M.R.D.C.T. = Map Records, Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas, County, Texas
IRF = Iron Rod Found
CIRS = 1/2" Iron Rod Set with a 3-1/4" Aluminum Cap stamped Canaan Christian Church Addition, 2021 - City of Garland, Tx - RPLS 4701
RSCI = 1/2" Iron Rod Found with cap stamped "RSCI RPLS 5034"
RPLS = Registered Professional Land Surveyor
R.O.W. = Right-Of-Way
CM = Controlling Monument



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 62°15'07" E	17.76
L2	S 33°41'49" W	15.92
L3	S 13°11'11" W	13.33
L4	N 00°52'57" W	133.46
L5	N 89°07'03" E	44.81
L6	S 78°53'49" W	109.39
L7	N 88°36'36" E	236.66
L8	N 01°23'42" W	9.42
L9	N 89°11'18" E	78.74
L10	N 76°27'40" E	86.24
L11	S 45°57'11" W	40.81
L12	S 01°16'26" E	2.33
L13	N 88°43'34" E	15.00
L14	N 01°16'26" W	8.33
L15	N 01°16'26" E	15.00
L16	N 88°43'34" E	15.00
L17	N 01°16'26" W	9.00
L18	N 30°30'12" E	60.17
L19	S 77°47'47" W	97.27
L20	N 46°23'08" W	78.02

LINE	BEARING	DISTANCE
L21	N 00°48'42" E	73.56
L22	N 00°48'42" E	65.66
L23	S 89°11'18" W	25.93
L24	N 00°48'42" E	15.00
L25	N 89°11'18" E	26.74
L26	E 46°23'08" E	80.72
L27	S 27°43'10" E	61.19
L28	S 62°16'50" W	19.00
L29	S 27°43'10" E	15.00
L30	N 62°16'50" E	19.00
L31	S 27°43'10" E	7.27
L32	S 30°30'12" W	43.46
L33	S 88°43'32" W	21.46
L34	N 00°52'57" W	40.49
L35	S 88°43'32" W	15.00
L36	S 01°16'26" E	49.49
L37	N 45°52'57" W	27.89
L38	N 00°52'57" W	9.33
L39	N 89°13'35" E	85.68
L40	N 00°52'57" W	48.49

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	79°32'55"	30.00'	41.65'	S 50°59'58" E	38.39'
C2	90°06'32"	25.00'	39.32'	S 45°49'41" E	35.39'
C3	90°00'00"	30.00'	47.12'	N 45°46'25" W	42.43'

SPACE RESERVED FOR COUNTY RECORDING LABEL

WORKING PLAT

CANAAN CHRISTIAN CHURCH ADDITION

REPLAT

LOT 1R & 2, BLOCK 1

7.202 Acres

situated in the
Elizabeth Crockett Survey, Abstract No. 227
City of Garland, Dallas County, Texas

CITY CASE NO. 210128-2

OWNER
CANAAN CHRISTIAN CHURCH OF GARLAND
1010 State Highway 66
Garland, TX 75040
Contact: Tito Alvarenga, Director

ENGINEER
CROSS ENGINEERING CONSULTANTS
1720 N. Virginia Street
McKinney, TX 75069
214-565-9406
Contact: Casey McBroom

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1866
Contact: Lawrence H. Ringley



Drawn by	Date	Scale	Job	Title	Sheet
David Reed	06/09/2021	1" = 50'	2020-086	2020-086-RPLS 4701	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, CANAAN CHRISTIAN CHURCH OF GARLAND is the owner of that certain tract of land situated in the City of Garland, in the Elizabeth Crockett Survey, Abstract No. 227 of Dallas County, Texas and being all of Lot 1, Block 1 of Canaan Christian Church Addition, an addition to the City of Garland, according to the plat thereof, recorded in Volume 2003251, Page 391, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and as described in a Special Warranty Deed (With Vendors Lien) to Canaan Christian Church of Garland, recorded in Volume 2001178, Page 10730, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a yellow plastic cap, stamped 'RSCI RPLS 5034', found for the northeast corner of the above described Lot 1, Block 1 at the intersection of the south right-of-way line of Davidson Drive (a 90' wide public right-of-way at this point) and the west line of a 15 wide alley on the northwesterly line of Block 1 of Givnhill Estates, an addition to the City of Garland, according to the plat thereof, recorded in Volume 41, Page 231, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE: South 27 deg. 43 min. 10 sec. East, departing from said Davidson Drive, along the common line of said Lot 1, Block 1 and said alley, a distance of 380.27 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped 'RSCI RPLS 5034', found for the easterly southeast corner of said Lot 1, Block 1;

THENCE: South 33 deg. 31 min. 49 sec. West, continuing along said common line, a distance of 15.22 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped 'RSCI RPLS 5034', found for the most southerly southeast corner of said Lot 1, Block 1;

THENCE: South 88 deg. 43 min. 34 sec. West, continuing along the south line of said Lot 1, Block 1 and the north line of said 15 wide alley, a distance of 879.76 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped 'RSCI RPLS 5034', found for an angle corner;

THENCE: North 82 deg. 04 min. 56 sec. West, continuing along the south line of said Lot 1, Block 1 and the north line of said 15 wide alley, a distance of 357.32 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set for the southwest corner of said Lot 1, Block 1 and same being the southeast corner of that certain called 2.216 acre tract of land described in a deed to KZK Real Estate, LLC, recorded in Instrument No. 201500129779, O.P.R.D.C.T.;

THENCE: North 08 deg. 10 min. 02 sec. East, departing from said 15 wide alley, along the common line of said Lot 1, Block 1 and said 2.216 acre KZK Real Estate tract, a distance of 301.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped 'RPLS 4701', set on the south right-of-way line of State Highway 66 (variable width right-of-way), according to the right-of-way dedication recorded in Volume 09158, Page 1707, D.R.D.C.T., for the northwest corner of said Lot 1, Block 1 and the northeast corner of said KZK Real Estate tract;

THENCE: North 89 deg. 07 min. 03 sec. East, along the common line of said State Highway 66 and said Lot 1, Block 1, a distance of 456.48 feet to a 1/2 inch iron rod found for an angle corner;

THENCE: North 95 deg. 15 min. 07 sec. East, continuing along the common line of said State Highway 66 and said Lot 1, Block 1, a distance of 17.76 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped 'RSCI RPLS 5034', found for corner at the intersection of the southeasterly right-of-way line of said State Highway 66 and the south right-of-way line of the above described Davidson Drive;

THENCE: North 89 deg. 11 min. 18 sec. East, along the common line of said Lot 1, Block 1 and said Davidson Drive, a distance of 350.36 feet to the POINT OF BEGINNING and containing 315,723 square feet or 7.202 acres of land.

SURVEYOR'S AFFIRMATION

I, LAWRENCE H. RINGLEY, 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 Land Surveying, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial 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 _____, 2021

LAWRENCE H. RINGLEY, R.P.L.S.
Texas Registered Professional Land Surveyor No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, on this day personally appeared LAWRENCE H. RINGLEY, 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 _____, 2021

Notary Public for and in the State of Texas

My commission expires: _____

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That CANAAN CHRISTIAN CHURCH OF GARLAND, 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 CANAAN CHRISTIAN CHURCH ADDITION REPLAT, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. 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 indicated. 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 or from and upon such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging, or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

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

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clean and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur.

No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

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

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 Garland, Texas, this the _____ day of _____, 2021

BY: CANAAN CHRISTIAN CHURCH OF GARLAND

TITO ALVARENGA
DIRECTOR

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, on this day personally appeared TITO ALVARENGA, 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 _____, 2021

Notary Public for and in the State of Texas

My commission expires: _____

SPACE RESERVED FOR COUNTY RECORDING LABEL



WORKING PLAT

CANAAN CHRISTIAN
CHURCH ADDITION

REPLAT

LOT 1R & 2, BLOCK 1

7.202 Acres

situated in the

Elizabeth Crockett Survey, Abstract No. 227

City of Garland, Dallas County, Texas

CITY CASE NO. 210128-2



OWNER
CANAAN CHRISTIAN CHURCH OF GARLAND
1010 State Highway 66
Garland, TX 75040
214-355-9456
Contact: Tito Alvarenga, Director

SURVEYOR
RINGLEY & ASSOCIATES, INC.
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1866
Contact: Lawrence H. Ringley

Drawn by	Date	Scale	Job	Title	Sheet
David Reed	06/09/2021	1" = 50'	2020-086	2020-086-WP.DWG	2 of 2



GARLAND

Plan Commission

3. a.

Meeting Date: 10/25/2021

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: October 21, 2021

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, 2021 through September 21, 2021. There is an item on the October 25, 2021 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: October 25, 2021
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, 2021 through September 21, 2021.

COLLECTION OF IMPACT FEES

During the period covering March 22, 2021 through September 21, 2021 impact fees were collected for 239 developments. Of these, 201 are single-family homes (including ancillary irrigation systems), and 38 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
10	A	\$1,137.50	\$4,974.64	\$6,112.14
19	B	\$1,950.50	\$18,471.20	\$20,421.70
66	C	\$50,977.50	\$177,571.83	\$228,549.33
106	D	\$4,370.50	\$145,585.50	\$149,956.00
Total: 201		\$58,436.00	\$346,603.17	\$405,039.17

Multi-Family Development

Location	Service Area	Water	Roadway	Total
Total: 0				

Commercial/Churches/Schools Development

Location	Service Area	Water	Roadway	Total
5243 Naaman Forest Blvd	A	\$22,534.00	\$68,750.00	\$91,284.00
1417 Cranford Dr	B	\$0.00	\$46.28	\$46.28
3428 W Buckingham Rd	B	\$6,227.00	\$19,766.66	\$25,993.66
3428 W Buckingham Rd	B	\$6,227.00	\$33,762.50	\$39,989.50
3225 S Jupiter Rd	B	\$0.00	\$3,508.51	\$3,508.51
3233 W Kingsley Rd	B	\$0.00	\$3,327.21	\$3,327.21
3502 Regency Crest Dr	B	\$0.00	\$24,692.54	\$24,692.54
219 W Kingsley Rd	B	\$2,965.00	\$0.00	\$2,965.00
3502 Regency Crest Dr	B	\$0.00	\$181.47	\$181.47
2830 S Jupiter Rd	B	\$20,755.00	\$39,300.72	\$60,055.72
1200 N Shiloh Rd	B	\$4,744.00	\$5,745.52	\$10,489.52
604 W State St	B	\$2,965.00	\$0.00	\$2,965.00
2701 Bechtol St	B	\$45.00	\$0.00	\$45.00
1655 State Highway 66 Hwy	C	\$18,087.00	\$69,247.26	\$87,334.26
2845 Crist Rd	C	\$35.00	\$0.00	\$35.00
617 W Centerville Rd	D	\$2,966.00	\$22,798.00	\$25,764.00
617 W Centerville Rd	D	\$1,483.00	\$22,798.00	\$24,281.00
3202 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3206 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3210 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3214 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3218 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3222 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3226 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3230 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3234 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3238 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3242 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3246 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3219 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3223 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3227 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3231 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3235 Wexford Dr	D	\$0.00	\$518.40	\$518.40
3239 Wexford Dr	D	\$0.00	\$518.40	\$518.40
4054 Bobtown Rd	D	\$9,488.00	\$49,590.00	\$59,078.00
658 W I30 Frwy	D	\$0.00	\$288,762.14	\$288,762.14
504 Paul St	D	\$890.00	\$0.00	\$890.00
Total: 38		\$99,411.00	\$661,608.01	\$761,019.01
Total (All Land Uses)		\$157,847.00	\$1,008,211.18	\$1,166,058.18

Impact fees totaling \$1,166,058.18 were collected during this period. Of this, \$157,847.00 was collected for water facilities and \$1,008,211.18 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:

<u>Status/Roadway Segment</u>	<u>Service Area</u>
Under Design:	
Holford, 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
Lyons Road, IH-30 to Guthrie	D
Brand Road, SH 190 to Murfield	A
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

Water Master Plan – Completed

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

Christopher Ott, First Vice Chairman
City of Garland Plan Commission



GARLAND

Plan Commission

4. a.

Meeting Date: 10/25/2021

Item Title: Z 21-29 Millennium Village, LP. / Masterplan - Zoning (District 7)

Summary:

Consideration of the application of **Millennium Village, LP. / Masterplan**, requesting approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use. This property is located at 1602 Belt Line Road. (District 7) (File Z 21-29 - Zoning)

Attachments

Z 21-29 Millennium Village, LP. / Masterplan (Zoning) Report and Attachments

Z 21-29 Millennium Village, LP. / Masterplan Responses

Planning Report

File No: Z 21-29/District 7

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1602 Belt Line Road

APPLICANT

Millennium Village, LP. / Masterplan

OWNER

William Mingtzong Tsao

BACKGROUND

In 1985, the City Council approved a zoning change from Apartment District to Planned Development (PD) District 85-29 for Shopping Center Use. The subject property is currently unimproved. The applicant requests the development of one-hundred eighty-four (184) multi-family dwelling units and fifteen (15) "townhouse style" multi-family units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.54 acres with 493.55 lineal feet of frontage along Belt Line Road. The site plan (Exhibit C) shows two (2) access points from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 85-29, which allows primarily commercial and retail uses. Residential uses are not permitted in Planned Development (PD) District 85-29.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 3-story and 4-story (single footprint), 184 multi-family dwelling units and fifteen (15) "townhouse style" units at the rear of the unimproved property in one (1) platted lot. The front-entry "townhouse style" multi-family units would each have their own two-car garage along with a story above and a roof terrace facing north toward the multi-family building. The primary entrance to these units faces south for privacy and security. Each "townhouse style" unit will have its own privacy fence in the "front yard".

In addition, the development will consist of an interior amenitized courtyard, elevators, rooftop lounge and bar style eating, dog run, fitness center, business collaboration center "work room" and outdoor recreational lawn (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 315 parking spaces for this proposal. The site layout shows 329 parking spaces. Additionally, 294 parking spaces are provided in the parking garage that is attached to Building A, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be fifty-nine (59) feet for the northern portion of Building A and forty-five (45) feet for the southern portion of Building A. The additional height accommodates the density and structured parking garage for the 3/4 story building. The additional height is necessary for the 3-story section for greater heights in the first floor garage and taller profile. The height aligns with the density request to support the type of development with robust amenities and furnishings.

4. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the maximum density at forty-four (44) units per acre to support a structured parking garage, elevators, and a range of high quality amenities.

5. Building Setback

The GDC states when a Multi-Family (MF) District is located adjacent to the single-family zoning district, the rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty (50) feet. Based on the calculation, the "townhouse style" units must maintain a rear setback of 43.3 feet. The site plan (Exhibit C) provides a twenty (20)-foot rear setback adjacent to the single-family properties. The applicant contends the "townhouse style" residences would provide a compatible transition to the single-family detached residences to the south. Moreover, the solid masonry wall and row of large trees will provide a separation between the properties.

The buildings will comply with all other setback requirements per the GDC.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,513 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a business collaboration center "work room", a club room, a leasing office and the mail package center.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,900 square feet of surface water in the courtyard with a sun deck, water feature with a rain curtain, cabanas, BBQ grills, shade structure with outdoor kitchen, fire pit and stringed lights for enhanced ambience.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other

outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, fire feature with lounge chairs, and shade structure with outdoor seating.

7. Dwelling unit/mix

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

Average minimum dwelling unit size.

Required: 725 square feet

Proposed: 819 square feet

Total number of units: 199 units

Minimum dwelling unit size.

Required efficiency: 500 square feet

Proposed: 548 square feet

Number of units: 17 units

Minimum dwelling unit size.

Required one- bedroom: 650 square feet

Proposed: 668, 712, 768 and 798 square feet

Number of units: 132 units

Required two-bedroom: 800 square feet

Proposed: 1,110, 1,196, 1,348, 2,048 square feet

Number of units: 35 units

Required "townhouse style"

two-bedroom: 800 square feet

Proposed: 2,048 square feet

Number of units: 15 units

8. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site area to be landscaped. The applicant proposes thirty-four (34%) of the site area to be landscaped per the landscape plan (Exhibit D). The proposed parking garage yields less landscaped area.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the south of the subject property. The applicant proposes a six (6)-foot masonry wall to the southern perimeter along with nineteen (19) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC. In addition, the applicant proposes a six (6)-foot ornamental metal fence along the eastern and western perimeter lines.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Chapter 2 and Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	40 feet to 59 feet for the northern portion of Building A. 40 to 45 for the southern portion of Building A.	The additional height is necessary to accommodate the density and structured parking.
Density	Eighteen (18) dwelling units per acre	Forty-four (44) dwelling units per acre.	The proposed density supports a structured parking garage, elevators, and a range of high quality amenities. Additionally, the lower density "townhouse style" units are strategically located adjacent to the single-family residential neighborhood to the south.
Building Setback from Southern Perimeter	Where a Multi-Family (MF) District is located adjacent to the single-family zoning district, the rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty (50) feet.	The site plan (Exhibit C) provides a twenty (20)-foot rear setback adjacent to the single-family properties.	The applicant contends the "townhouse style" residences would provide a compatible transition to the single-family detached residences to the south. Moreover, the solid masonry wall and row of large trees will provide a separation between the properties.
	Based on the		

	calculation, the "townhouse style" units must maintain a rear setback of 43.3 feet.		
Landscaping	The GDC requires a minimum of forty (40%) percent of the site area to be landscaped.	The applicant proposes thirty-four (34%) of the site area to be landscaped per the landscape plan (Exhibit D)	The proposed parking garage yields less landscaped area.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is more suitable with the Comprehensive Plan. The intent is provide quality housing options and contribute to the long term viability of existing retail centers.

The proposed higher density multi-family building is closer to the public street and the lower density "townhouse style" units are abutting the single-family neighborhood.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Belt Line Road, are zoned Planned Development (PD) District 80-63 for Multi-Family use and Planned Development (PD) District 14-47 for Townhouses. An apartment complex is located on the property zoned Planned Development (PD) District 80-63 and the townhouses were never built on the property zoned Planned Development (PD) District 14-47. The properties to the east are zoned Community Retail (CR) District; these properties are developed with restaurants, retail stores, laundromat, medical office and a health spa. The properties to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The property to the west is zoned Multi-Family (MF) District; this property is developed with an apartment complex.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 132 feet

Zoning Map Z 21-29



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-29

1602 BELT LINE ROAD

I. Statement of Purpose: The purpose of this Planned Development is to approve a multi-family development.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are only permitted as in the Multi-Family (MF) District.

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. Building Height: The maximum height for the northern portion of Building A shall be fifty-nine (59) feet and the maximum height for the southern portion of Building A shall be forty-five (45) feet. The maximum height for Buildings B, C and D shall be thirty-seven (37) feet.

- D. Density: The maximum density for this development shall be forty-four (44) dwelling units per acre.
- E. Building Setback: The minimum setback from Buildings B, C and D from the southern perimeter shall be twenty (20) feet.
- F. Dwelling Units: A total of 199 dwelling units shall be permitted.
- G. Parking: A total of 329 parking spaces shall be provided as reflected on Exhibit C. The parking garage within Building A shall consist of 294 parking spaces.
- H. Amenities: Amenities shall be provided as shown on the Exhibits C and D.
- I. Rooftop Patio: There shall be a 1,200-square foot rooftop patio on Building A. The location of that rooftop patio must be on the northern half of Building A as reflected on Exhibit D. The rooftop patio must be screened on the southern side facing the residential district.
- J. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- K. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- L. Lighting: All pedestrian pathways shall be lighted per the Garland Development Code standards.
- M. Signage: All signage shall comply with the standards in the Garland Development Code.

Z 21-29



View of the subject property from Belt Line Road



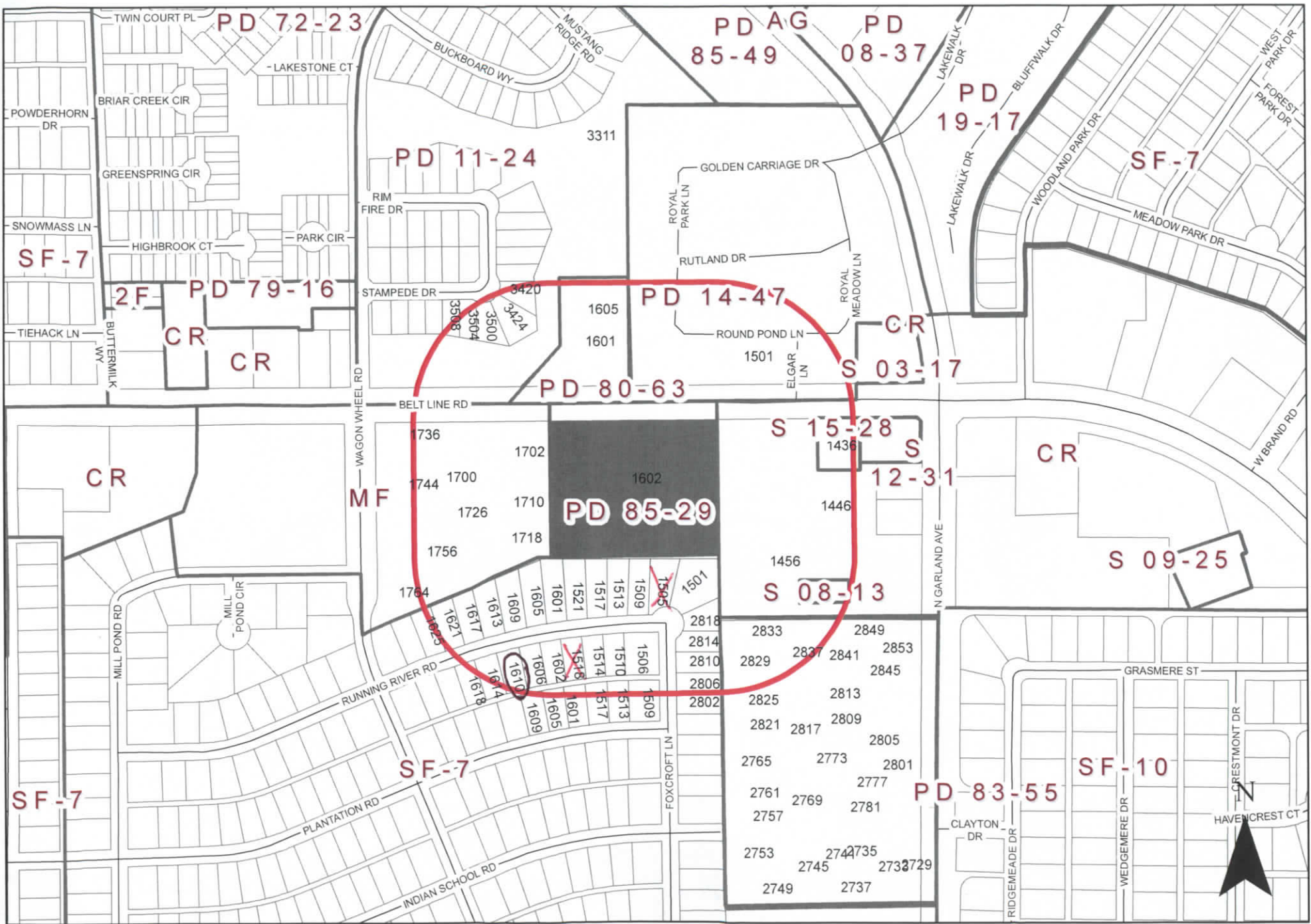
Looking east of the subject property



Looking north of the subject property



Looking west of the subject property



0 240 480 Feet
1 inch = 370 feet

Zoning Map Z 21-29

1602 Belt Line Road

INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

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.)

1610 Running River

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u 0hính

Jay Moore

Signature / Firma / Ch ữ ký

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.)

OCT 21 '21 AM 10:42

Allmendinger, Tracy

From: Barb <goldenshep@aol.com>
Sent: Monday, October 18, 2021 1:45 PM
To: Planning Group
Subject: [EXTERNAL] Comment Form Case Z 21-29
Attachments: Case Z 21-29.pdf

Against it.

We don't need more traffic, more noise, more pollution, more trash, more people.
There's plenty here as it is.

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

JOHN H. BLANKS

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.)

1518 Running River Rd

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 Chính

John H. Blanks

Signature / Firma / Chữ ký

10-15-21

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.)

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

Salvador Robles (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.)

1505 Running River Rd.

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

Garland, TX 75

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

10/17/21
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.)



GARLAND

Plan Commission

4. b.

Meeting Date: 10/25/2021

Item Title: Z 21-29 Millennium Village, LP. / Masterplan - Detail Plan (District 7)

Summary:

Consideration of the application of **Millennium Village, LP. / Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 1602 Belt Line Road. (District 7) (File Z 21-29 - Detail Plan)

Attachments

Z 21-29 Millennium Village, LP. / Masterplan (Detail Plan) Report and Attachments

Z 21-29 Millennium Village, LP. / Masterplan Responses

Planning Report

File No: Z 21-29/District 7

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

LOCATION

1602 Belt Line Road

APPLICANT

Millennium Village, LP. / Masterplan

OWNER

William Mingtzong Tsao

BACKGROUND

In 1985, the City Council approved a zoning change from Apartment District to Planned Development (PD) District 85-29 for Shopping Center Use. The subject property is currently unimproved. The applicant requests the development of one-hundred eighty-four (184) multi-family dwelling units and fifteen (15) "townhouse style" multi-family units, which would be built in one (1) phase.

SITE DATA

The overall site consists of approximately 4.54 acres with 493.55 lineal feet of frontage along Belt Line Road. The site plan (Exhibit C) shows two (2) access points from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 85-29, which allows primarily commercial and retail uses. Residential uses are not permitted in Planned Development (PD) District 85-29.

CONSIDERATIONS

1. Development and Site Plan

The applicant requests the development of 3-story and 4-story (single footprint), 184 multi-family dwelling units and fifteen (15) "townhouse style" units at the rear of the unimproved property in one (1) platted lot. The front-entry "townhouse style" multi-family units would each have their own two-car garage along with a story above and a roof terrace facing north toward the multi-family building. The primary entrance to these units faces south for privacy and security. Each "townhouse style" unit will have its own privacy fence in the "front yard".

In addition, the development will consist of an interior amenitized courtyard, elevators, rooftop lounge and bar style eating, dog run, fitness center, business collaboration center "work room" and outdoor recreational lawn (Exhibit C in the Plan agenda item).

2. Parking

The GDC requires 315 parking spaces for this proposal. The site layout shows 329 parking spaces. Additionally, 294 parking spaces are provided in the parking garage that is attached to Building A, satisfying the covered parking requirement.

3. Building Height

The maximum height allowed for a multi-family development is forty (40) feet and the applicant requests the maximum height to be fifty-nine (59) feet for the northern portion of Building A and forty-five (45) feet for the southern portion of Building A. The additional height accommodates the density and structured parking garage for the 3/4 story building. The additional height is necessary for the 3-story section for greater heights in the first floor garage and taller profile. The height aligns with the density request to support the type of development with robust amenities and furnishings.

4. Density

The maximum density required per the GDC for a multi-family development is eighteen (18) dwelling units per acre. The applicant requests the maximum density at forty-four (44) units per acre to support a structured parking garage, elevators, and a range of high quality amenities.

5. Building Setback

The GDC states when a Multi-Family (MF) District is located adjacent to the single-family zoning district, the rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty (50) feet. Based on the calculation, the "townhouse style" units must maintain a rear setback of 43.3 feet. The site plan (Exhibit C) provides a twenty (20)-foot rear setback adjacent to the single-family properties. The applicant contends the "townhouse style" residences would provide a compatible transition to the single-family detached residences to the south. Moreover, the solid masonry wall and row of large trees will provide a separation between the properties.

The buildings will comply with all other setback requirements per the GDC.

6. Amenities

- **Clubhouse:** Section 2.39 (I) states that a minimum 2,500 square-foot clubhouse must be constructed on site and made available to all residents. The site plan (Exhibit C) notes a 6,513 square-foot clubhouse which the application indicates will include amenities such as a fitness room, a business collaboration center "work room", a club room, a leasing office and the mail package center.
- **Swimming Pool:** One swimming pool having a minimum of eight hundred (800) square feet of surface water must be provided for each multi-family development. The applicant proposes a swimming pool with 1,900 square feet of surface water in the courtyard with a sun deck, water feature with a rain curtain, cabanas, BBQ grills, shade structure with outdoor kitchen, fire pit and stringed lights for enhanced ambience.
- **Leisure Areas:** One leisure area having a minimum area of one thousand square feet, containing at least two (2) pieces of play equipment, or other

outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each multi-family development. The applicant will comply with this requirement by providing a dog park, fire feature with lounge chairs, and shade structure with outdoor seating.

7. Dwelling unit/mix

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

Average minimum dwelling unit size.

Required: 725 square feet

Proposed: 819 square feet

Total number of units: 199 units

Minimum dwelling unit size.

Required efficiency: 500 square feet

Proposed: 548 square feet

Number of units: 17 units

Minimum dwelling unit size.

Required one- bedroom: 650 square feet

Proposed: 668, 712, 768 and 798 square feet

Number of units: 132 units

Required two-bedroom: 800 square feet

Proposed: 1,110, 1,196, 1,348, 2,048 square feet

Number of units: 35 units

Required "townhouse style"

two-bedroom: 800 square feet

Proposed: 2,048 square feet

Number of units: 15 units

8. Screening and Landscaping

The GDC requires a minimum of forty (40%) percent of the site area to be landscaped. The applicant proposes thirty-four (34%) of the site area to be landscaped per the landscape plan (Exhibit D). The proposed parking garage yields less landscaped area.

Per Section 4.39 of the GDC, perimeter screening is required between the proposed multi-family development and the adjacent single-family properties to the south of the subject property. The applicant proposes a six (6)-foot masonry wall to the southern perimeter along with nineteen (19) canopy trees on the development's side of the wall to fulfill the screening requirements per the GDC. In addition, the applicant proposes a six (6)-foot ornamental metal fence along the eastern and western perimeter lines.

9. Building Design

The building design complies with the architectural elements and articulation requirements of the GDC.

10. Signage

No deviations were requested regarding signage.

11. Summary of Deviations

The applicant requests to deviate from the required Multi-Family (MF) District development standards per Chapter 2 and Chapter 4 of the GDC. The table below indicated the deviations are as proposed.

Development Standards	Required	Proposed	Analysis
Building Height	40 feet	40 feet to 59 feet for the northern portion of Building A. 40 to 45 for the southern portion of Building A.	The additional height is necessary to accommodate the density and structured parking.
Density	Eighteen (18) dwelling units per acre	Forty-four (44) dwelling units per acre.	The proposed density supports a structured parking garage, elevators, and a range of high quality amenities. Additionally, the lower density "townhouse style" units are strategically located adjacent to the single-family residential neighborhood to the south.
Building Setback from Southern Perimeter	Where a Multi-Family (MF) District is located adjacent to the single-family zoning district, the rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty (50) feet.	The site plan (Exhibit C) provides a twenty (20)-foot rear setback adjacent to the single-family properties.	The applicant contends the "townhouse style" residences would provide a compatible transition to the single-family detached residences to the south. Moreover, the solid masonry wall and row of large trees will provide a separation between the properties.
	Based on the		

	calculation, the "townhouse style" units must maintain a rear setback of 43.3 feet.		
Landscaping	The GDC requires a minimum of forty (40%) percent of the site area to be landscaped.	The applicant proposes thirty-four (34%) of the site area to be landscaped per the landscape plan (Exhibit D)	The proposed parking garage yields less landscaped area.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed use is more suitable with the Comprehensive Plan. The intent is provide quality housing options and contribute to the long term viability of existing retail centers.

The proposed higher density multi-family building is closer to the public street and the lower density "townhouse style" units are abutting the single-family neighborhood.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, across Belt Line Road, are zoned Planned Development (PD) District 80-63 for Multi-Family use and Planned Development (PD) District 14-47 for Townhouses. An apartment complex is located on the property zoned Planned Development (PD) District 80-63 and the townhouses were never built on the property zoned Planned Development (PD) District 14-47. The properties to the east are zoned Community Retail (CR) District; these properties are developed with restaurants, retail stores, laundromat, medical office and a health spa. The properties to the south are zoned Single-Family-7 (SF-7) District; these properties are developed with single-family properties. The property to the west is zoned Multi-Family (MF) District; this property is developed with an apartment complex.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Planned Development (PD) District 85-20 for Community Retail Uses to a Planned Development (PD) District for Multi-Family Use.

Approval of a Detail Plan for Multi-Family Use.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



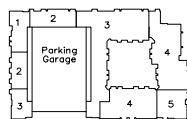
0 80 160 Feet
1 inch = 132 feet

Zoning Map Z 21-29

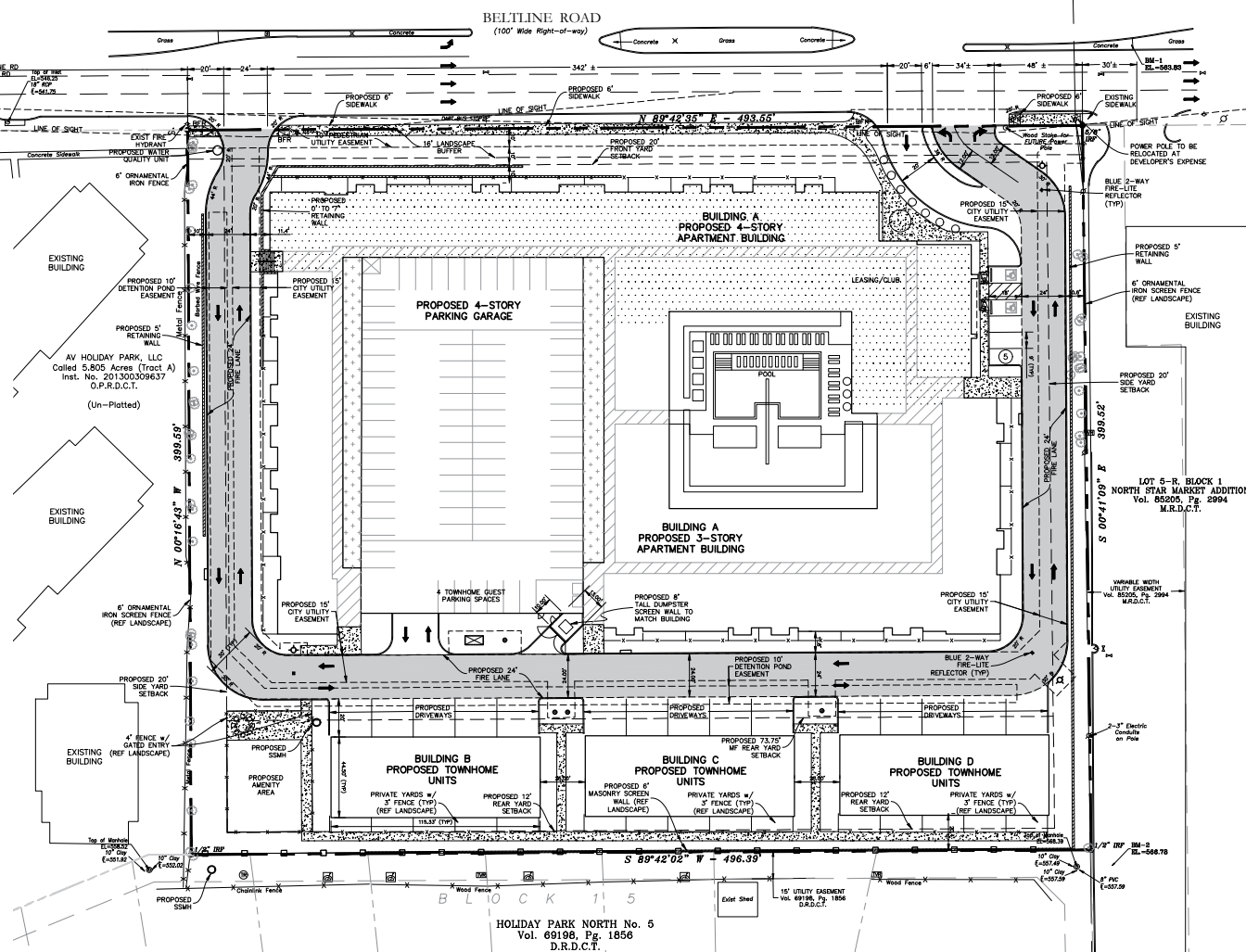


INDICATES AREA
OF REQUEST

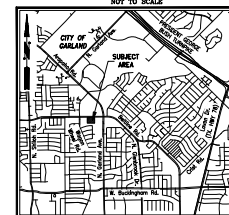
SITE DATA:			
Exist Gross Site Area	4.54 acres	(197,763.67 sqft)	
Land Use	Multi-family		
Current Zoning	PD 85-29		
Proposed Zoning	PD 20		
Area Ratio	0.48		
Impervious Area	138,133 sqft	(69.9%)	
Coverages:			
Building A & Garage	1.82 acres	(40.09%)	
Bldg B, C, D	0.35 acres	(77.93%)	
Total	2.17 acres	(47.81%)	
PARKING INFORMATION			
Parking Required:	17 Spaces		
1 per Efficiency	17 Spaces		
1.5 per 1 Bedroom	198 Spaces		
2 per 2+ Bedroom	100 Spaces		
Parking Provided:	315 Spaces		
Garage	294 Spaces (4 TH Guest Spaces)		
5 Spaces			
Townhome Units	30 Spaces (Personal Garages)		
Total	329 Spaces		
BUILDING INFORMATION			
Gross Building Area	223,093 sqft		
Total Units	199		
Unit Density	44 du./acre		
Average Dwelling Area	819 sqft		
Building Setbacks:			
Front Yard	20 feet		
Side Yard	5 feet		
Rear Yard (Per Bldg A)	73.75 feet		
Rear Yard (Per GDC)	12 feet		
Building A	# of Units	Area (sqft)	
1st Floor	40	54,169	
2nd Floor	36	54,376	
3rd Floor	56	54,376	
4th Floor	33	23,272	
Total	164	186,193	
Building B, C, D	# of Units	Area (sqft)	
1st Floor	5	5,020	
2nd Floor	5	4,875	
Terrace	2	2,405	
Total	15	36,900	
Finished Floor Elevations:	Zone	Elevation (ft)	
see diagram	2	561.50	
below	4	562.50	
	3	563.50	
	5	564.50	
Amenities	Area (sqft)		
Pool	1,000		
Dog Park	1,000		
Club house	6,413		
Total	9,413		
Building Height	# of Stories	Height (feet)	
Building A (N)	4	59' max	
Building A (S)	3	50'	
Building B, C, D	3	37'	
UNIT INFORMATION			
Unit Type	# of Units	Area (sqft)	# of Bedrooms
E1	17	548	1
A1	28	668	1
A2	42	712	1
B1	33	768	1
A4	23	798	1
B2	13	1,110	2
B4	13	1,196	2
B3	9	1,548	2
T	15	2,048	2
Total	199	186,193	



FINISHED FLOOR ELEVATION ZONES



VICINITY MAP



LEGEND

-  Firelane
 Interior Corridor
 Four Story Building
 Proposed Sidewalk
 Open Area
 Proposed Retaining Wall
 Proposed Screen Wall
 Existing Fire Hydrant
 Proposed Fire Hydrant
 BFR
 Barrier Free Ramp

Note:
The Screening Wall Shall Meet or Exceed
the Structural Integrity of the City's
Standard Screening Wall Details and
Comply to GDC 4.39.A.1.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

DEVELOPER:

Pinnacle Facility Engineering
18333 Preston Rd.
Dallas, Texas 75240
Phone (469) 399-6683
Contact: William Tsao

ARCHITECT:

ARCHITECT:
Architecture Demarest
2320 Valdina S.
Dallas, TX 75207
Phone (214) 748-6655
Contact: Franky Lee

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

SURVEYOR:

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Dates:
1 08/16/2021	1
2 09/15/2021	2
3 10/01/2021	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia Street
972 562 4400
McKinney, Texas 75069
Texas P.E. Firm No. E-33

FD-302 (Rev. 11-27-70)		158-103-1000-1001-5	

Drawn By:	Checked By:	Scale:
C. [unclear] C. [unclear]	C. [unclear] C. [unclear]	1" = 30'

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN D. HAKE, P.S.
NO. 94738 ON
10/06/2021. IT IS NOT
TO BE USED FOR
CONSTRUCTION
PURPOSES.

SITE PLAN

P.E.	MILLENNIUM VILLAGE
DT	PINNACLE FACILITY ENGINEERING, INC
	CITY OF GARLAND, TX

Sheet No. _____

SP

Project No.
21063

AMULETINUM VILLAGE

Rev.	Date:	Description:

Project Number: 21030
Date: OCTOBER 15, 2021
Issue: ZONING PLAN

Sheet Title:

**LANDSCAPE
PLAN**

bwd
creative
Michael Levickich 3528
September 13, 2021

L1.01



SECTION 4.34 Site and Perimeter Landscape Requirements

A minimum of forty percent of the gross planted area of the site of any multifamily or senior living facility must be devoted to landscaping, open space areas, pools, and similar outdoor recreational facilities.

TOTAL SITE AREA	157,763.87 SF	
LANDSCAPE AREA	REQUIRED	PROVIDED
TOTAL LANDSCAPE AREA	79,161 SF (1.12 ACRES) 60%	87,337 SF (1.55 ACRES) 24%

LANDSCAPE BUFFER REQUIREMENTS	REQUIRED	PROVIDED
-------------------------------	----------	----------

For every thirty linear feet, or fraction thereof, of required landscape buffer, one large canopy tree is required, along with seven shrubs or ornamental grasses. (286 LF)

LARGE CANOPY TREES	13	13
SMALLER TREES	90	139
TOTAL	5,571 SF (73% MAX.)	1,019 SF (83%)

PROPERTYLINE SCREENING	REQUIRED	PROVIDED

EAST PROPERTY LINE (400 LF) (ADJACENT EXISTING COMMERCIAL)	(14) LARGE TREES (1 PER 28 LF)	(16) LARGE TREES
SOUTH PROPERTY LINE (496 LF) (ADJACENT EXISTING SINGLE FAMILY)	MASONRY WALL (NOT REQ.) (2X) LARGE TREES (1 PER 25 LF)	MASONRY WALL (NOT REQ.) (20) LARGE TREES

WEST PROPERTY LINE (400 LF) (CLARIFY EXISTING MULTI-FAMILY)	(16) LARGE TREES (1 PER 25 LF)	(16) LARGE TREES
--	-----------------------------------	------------------

A landscaped island must be located at the terminus of each parkingrow, and must contain a minimum of one large canopy tree. Landscaped islands must be a minimum of 10'x5'. One large canopy tree is required for maximum parking capacity.

LARGE CANOPY TREES	1	2
LANDSCAPE AREA	161 SF (7%)	413 SF (17%)

Case Number: 210520-1
Existing Zoning: PD 85-29
Proposed Zoning: PD

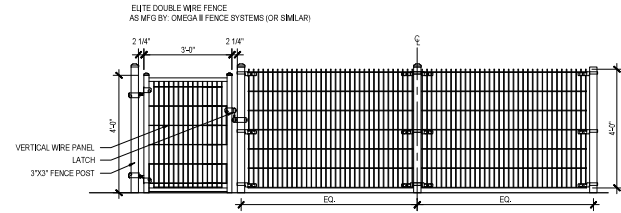
DEVELOPER:
Pinnacle Facility Engineering
18333 Preston Rd.
Dallas, TX 75240
Contact: William Tsao

PREPARED BY:
Bud Creative
3800 Main Street, Suite B
Dallas, TX 75226
Contact: Mike Levkulich
570.954.1964

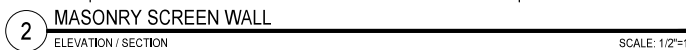
LANDSCAPE PLAN

Drawing name: O:\04-Projects\21030 - Millennium Village Garland\01 Zoning\04 CAD\02 Sheets\01 z\Zoning\21030-L1.dwg L1.01 Oct 14, 2021 5:47pm by denisse.ramirez

(+)



4 DECORATIVE METAL FENCE
ELEVATION SCALE: 1/2"=1'-0"



2 MASONRY SCREEN WALL
ELEVATION / SECTION



3 PERIMETER SCREEN FENCE / PRIVATE YARD FENCE



ARCHITECT
Architecture Demarest
1320 Valdina Street
Studio B
Dallas, TX 75207

CML ENGINEER
Cross Engineering Consultants
720 W. Virginia Street
McKinney, Texas 75069

MILLENNIUM VILLAGE GARLAND
GARLAND, TX

Rev.	Date:	Description:

Project Number: 21030
Date: OCTOBER 15, 2021
Issue: ZONING PLAN

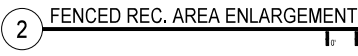
Sheet Title:

**LANDSCAPE
PLAN**

L1.02

ZONING PLAN - NOT FOR CONSTRUCTION

Drawing name: O:\04-Projects\21030 - Millennium Village Garland\01 Zoning\04 CAD\02 Sheets\01-Zoning\21030-L-1.dwg L.1.03 Oct 14, 2021 5:47pm by: denisse.ramirez



CML ENGINEER
Cross Engineering Consultants
1720 W. Virginia Street
McKinney, Texas 75069

Sheet Number:

L1.03

ZONING PLAN - NOT FOR CONSTRUCTION



2 East Elevation
Scale: 1/8" = 1'-0"

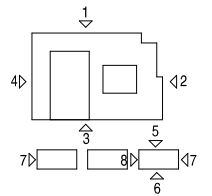
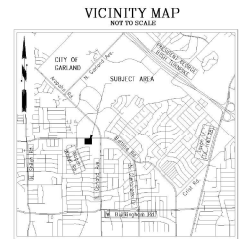


1 North Elevation
Scale: 1/8" = 1'-0"

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.

NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GARLAND.



CURRENT ZONING: PD 85-29
PROPOSED ZONING: PD
PROJECT NUMBER: 21.017
PRE-SUBMITTAL NUMBER: 210520-1

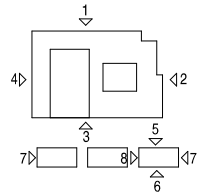
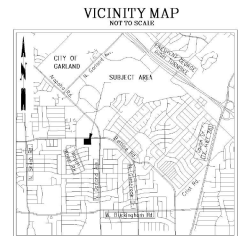
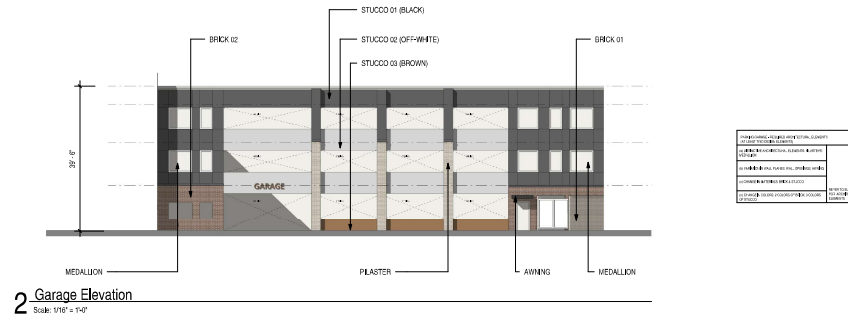
ARCHITECTURE **DEMAREST**
2320 Valinda Street, Studio B, Dallas, Texas 75207 • T: 214.746.6555

CONCEPTUAL ELEVATIONS

As indicated

MILLENNIUM VILLAGE
MILLENNIUM VILLAGE, LP

GARLAND, TEXAS
09/15/21



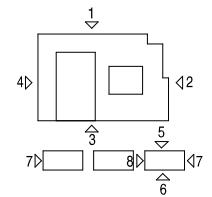
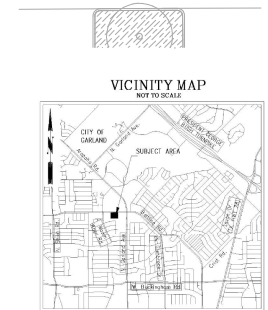
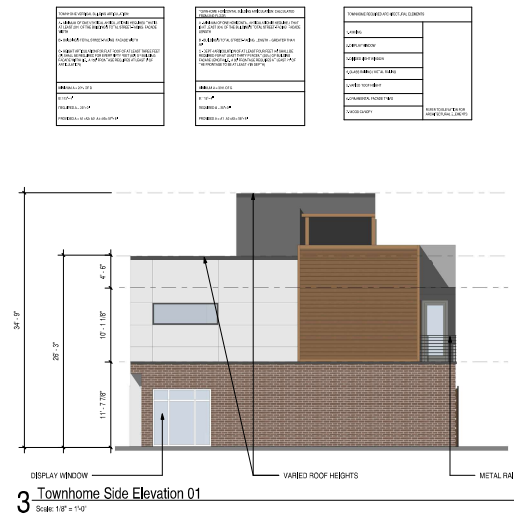
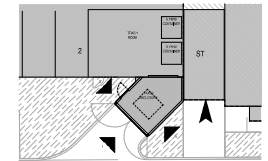
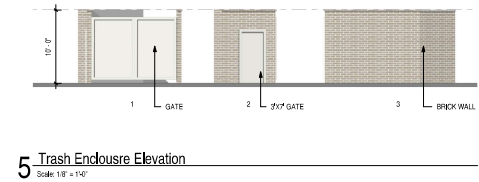
CURRENT ZONING: PD 85-29
PROPOSED ZONING: PD
PROJECT NUMBER: 21.017
PRE-SUBMITTAL NUMBER: 210520-1

CONCEPTUAL ELEVATIONS

As indicated

MILLENNIUM VILLAGE
MILLENNIUM VILLAGE, LP

GARLAND, TEXAS
09/15/21



CURRENT ZONING: PD 85-29
PROPOSED ZONING: PD
PROJECT NUMBER: 21.017
PRE-SUBMITTAL NUMBER: 210520-1

CONCEPTUAL ELEVATIONS

As indicated

MILLENNIUM VILLAGE
MILLENNIUM VILLAGE, LP

GARLAND, TEXAS
09/15/21

Z 21-29



View of the subject property from Belt Line Road



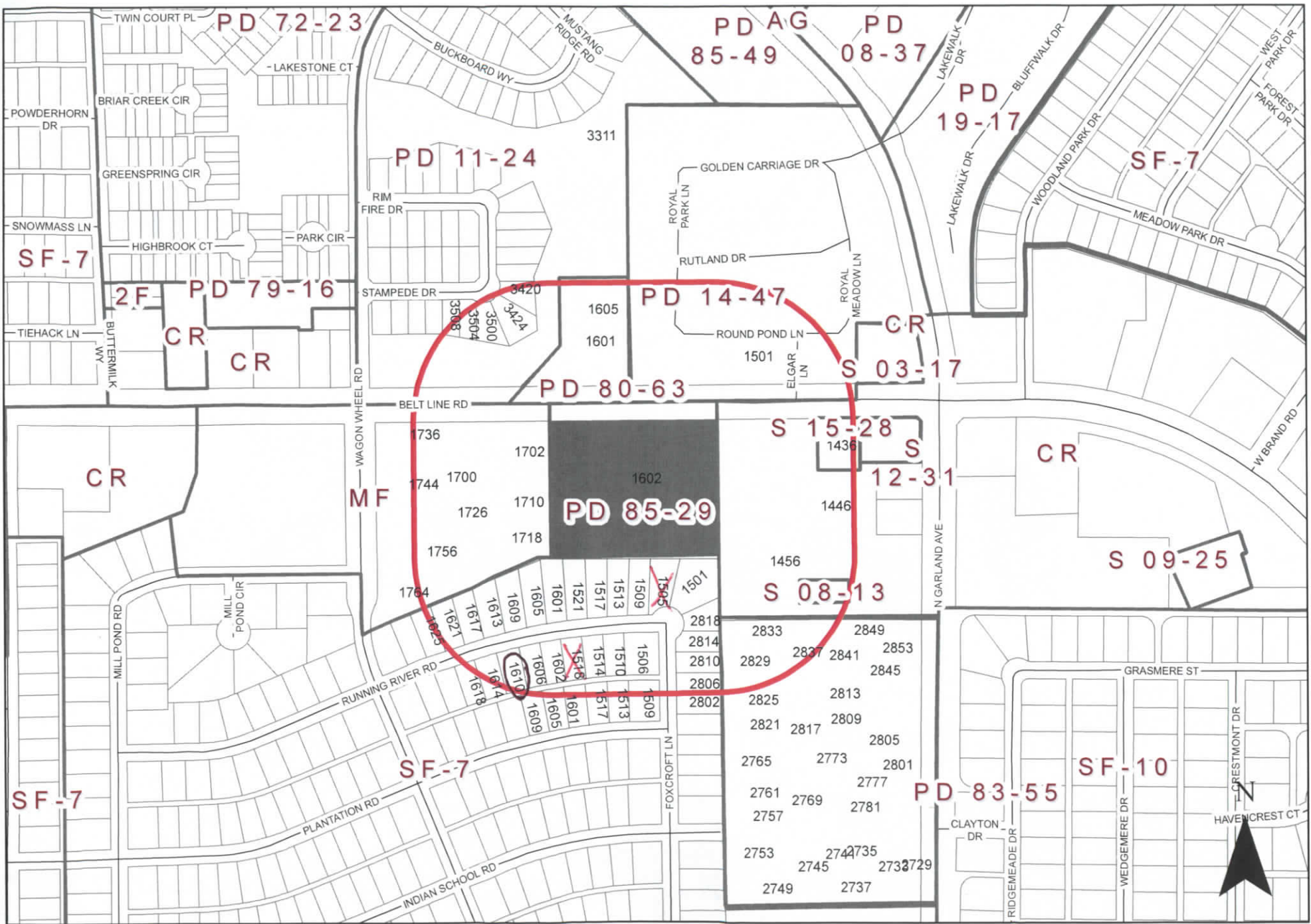
Looking east of the subject property



Looking north of the subject property



Looking west of the subject property



0 240 480 Feet
1 inch = 370 feet

Zoning Map Z 21-29

1602 Belt Line Road

INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

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.)

1610 Running River

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u 0hính

Jay Moore

Signature / Firma / Chữ ký

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.)

OCT 21 '21 AM 10:42

Allmendinger, Tracy

From: Barb <goldenshep@aol.com>
Sent: Monday, October 18, 2021 1:45 PM
To: Planning Group
Subject: [EXTERNAL] Comment Form Case Z 21-29
Attachments: Case Z 21-29.pdf

Against it.

We don't need more traffic, more noise, more pollution, more trash, more people.
There's plenty here as it is.

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

JOHN H. BLANKS

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.)

1518 Running River Rd

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 Chính

John H. Blanks

Signature / Firma / Chữ ký

10-15-21

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.)

Comment Form

Case Z 21-29

Z 21-29 Millennium Village LP / Masterplan. The applicant proposes to construct 184 multi-family units and 15 "townhouse style" multi-family units. This site is located at 1602 Belt Line Road. (District 7) (see included map)

Z 21-29 Millennium Village LP / Masterplan . El solicitante propone construir 184 unidades multifamiliares y 15 unidades multifamiliares "estilo casa adosada". Este sitio está ubicado en 1602 Belt Line Road. (Distrito 7) (ver mapa incluido)

Z 21-29 Millennium Village LP / Masterplan . Người nộp đơn đề xuất xây dựng 184 căn hộ dành cho nhiều gia đình và 15 căn hộ dành cho nhiều gia đình "kiểu nhà phố". Địa điểm này nằm ở 1602 Belt Line Road. (Quận 7) (xem bản đồ bao gồm)

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.

Salvador Robles (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.)

1505 Running River Rd.

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

Garland, TX 75

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Signature / Firma / Chữ ký

10/17/21
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.)



Plan Commission

4. c.

Meeting Date: 10/25/2021

Item Title: Z 21-34 Westfall Engineering, PLLC - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Westfall Engineering, PLLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 13-02. This property is located at 5300 North Garland Avenue. (District 1) (Z 21-34 - Specific Use Provision)

Attachments

Z 21-34 Westfall Engineering, PLLC (Specific Use Provision) Report and Attachments

Z 21-34 Westfall Engineering, PLLC Responses

Planning Report

File No: Z 21-34/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Detail Plan for Restaurant, Drive-Through and 2) a Specific Use Provision (SUP) for Restaurant, Drive-Through.

LOCATION

5300 North Garland Avenue

APPLICANT

Westfall Engineering, PLLC

OWNER

Walmart Real Estate Business

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct a 2,318 square-foot Starbucks restaurant/coffee shop with a drive-through.

SITE DATA

The site would contain 0.78 acres with approximately 212 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-02 which limits the site to Community Retail Uses. Restaurant, Drive-Through is permitted only by SUP.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop a 2,318 square-foot Starbucks restaurant/coffee shop with a drive-through (Exhibit C). The proposed Starbucks site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.
2. The parking for the proposed Starbucks site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Walmart Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) for the proposed Starbucks site is in compliance with the Garland Development Code (GDC).

4. The building elevations (Exhibit E) for the proposed Starbucks are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a Specific Use Provision with no time period limit. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city. The proposed Starbucks development is consistent with the recommended uses for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants and a fitness club. The properties to the northeast are zoned Planned Development (PD) District 06-06, Planned Development (PD) District 19-07, Planned Development (PD) District 21-11 and Planned Development (PD) District 03-14 for Community Retail Uses; these properties are developed with a bank institution, a gas station and a multi-tenant retail building. Properties to the southwest are zoned Planned Development (PD) District 01-16 and Planned Development (PD) District 02-20 for Community Retail Uses; these properties are developed with a Sam's Club and a Sonic restaurant.

The proposed Starbucks is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

STAFF RECOMMENDATION

Approval of 1) a Detail Plan for Restaurant, Drive-Through and 2) a Specific Use Provision (SUP) for Restaurant, Drive-Through.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 309 feet

Zoning Map Z 21-34

 INDICATES AREA OF REQUEST

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-34

5300 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Restaurant, Drive-Through land use.
- II. Statement of Effect:** This Planned Development (PD) 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 and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.
- D. Location of Refuse Container: The refuse container and its masonry enclosure may be located as shown on Exhibit C.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-34

5300 North Garland Avenue

- II. 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.
- VI. 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.
- VII. Specific Regulations:**
- A. Time Period: The Specific Use Provision shall have no expiration date.

Z 21-34



View of subject site from N. Garland Ave.



View of properties located across N. Garland Ave. from subject site



View of properties located to the northeast from subject site



View of properties located to the southwest from subject site



0 250 500 Feet
1 inch = 387 feet

Zoning Map Z 21-34

5300 North Garland Avenue

-  SUBJECT SITE
-  AREA OF REQUEST
-  NOTIFICATION ARE

Comment Form

Case Z 21-34

Z 21-34 Westfall Engineering, PLLC. The applicant proposes to build a restaurant/coffee shop with a drive-through. The property is located at 5300 North Garland Avenue. (District 1)

Z 21-34 Westfall Engineering, PLLC. El solicitante propone construir un restaurante/cafe con acceso para autoservicio. La propiedad está ubicada en 5300 North Garland Avenue. (Distrito 1)

Z 21-34 Westfall Engineering, PLLC. Người nộp đơn đề xuất xây dựng một nhà hàng/quán cà phê có lái xe qua. Nơi nghỉ này tọa lạc tại số 5300 North Garland Avenue. (Quận 1)

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.

North Garland Crossing Ltd

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.)

5345 N. Garland Ave.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

M. Hail

Signature / Firma / Chữ ký

10/15/2021

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.)



GARLAND

Plan Commission

4. d.

Meeting Date: 10/25/2021

Item Title: Z 21-34 Westfall Engineering, PLLC - Detail Plan (District 1)

Summary:

Consideration of the application of **Westfall Engineering, PLLC**, requesting approval of a Detail Plan for a Restaurant, Drive-Through. This property is located at 5300 North Garland Avenue. (District 1) (Z 21-34 – Detail Plan)

Attachments

Z 21-34 Westfall Engineering, PLLC (Detail Plan) Report and Attachments

Z 21-34 Westfall Engineering, PLLC Responses

Planning Report

File No: Z 21-34/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Detail Plan for Restaurant, Drive-Through and 2) a Specific Use Provision (SUP) for Restaurant, Drive-Through.

LOCATION

5300 North Garland Avenue

APPLICANT

Westfall Engineering, PLLC

OWNER

Walmart Real Estate Business

BACKGROUND

The applicant proposes to carve out a 0.78-acre lot from the Walmart parking area and construct a 2,318 square-foot Starbucks restaurant/coffee shop with a drive-through.

SITE DATA

The site would contain 0.78 acres with approximately 212 lineal feet of frontage along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-02 which limits the site to Community Retail Uses. Restaurant, Drive-Through is permitted only by SUP.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to carve out a 0.78-acre pad site from the Walmart parking area to develop a 2,318 square-foot Starbucks restaurant/coffee shop with a drive-through (Exhibit C). The proposed Starbucks site will be accessed from existing access points on the Walmart site as no new direct access points off North Garland Avenue are being proposed.
2. The parking for the proposed Starbucks site is in compliance with the Garland Development Code (GDC). In addition, the parking for the Walmart Supercenter site will remain in compliance.
3. The landscape layout (Exhibit D) for the proposed Starbucks site is in compliance with the Garland Development Code (GDC).

4. The building elevations (Exhibit E) for the proposed Starbucks are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

Specific Use Provision:

6. The applicant is requesting approval of a Specific Use Provision with no time period limit. The SUP Time Period Guide recommends a range of twenty (20) to twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections between neighborhoods and Community Centers for pedestrians, bicycles, motorized vehicles, and transit. The development standards employed to create Community Centers should enhance gateways and corridors as well as to provide attractive, modern developments that create desirable destinations within the city. The proposed Starbucks development is consistent with the recommended uses for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties across North Garland Avenue are zoned Community Retail (CR) District, Planned Development (PD) District 04-42, Planned Development (PD) District 03-66, Planned Development (PD) District 03-65 and Planned Development (PD) District 03-24 for Community Retail Uses; these properties are developed with bank institutions, a variety of retail services, restaurants and a fitness club. The properties to the northeast are zoned Planned Development (PD) District 06-06, Planned Development (PD) District 19-07, Planned Development (PD) District 21-11 and Planned Development (PD) District 03-14 for Community Retail Uses; these properties are developed with a bank institution, a gas station and a multi-tenant retail building. Properties to the southwest are zoned Planned Development (PD) District 01-16 and Planned Development (PD) District 02-20 for Community Retail Uses; these properties are developed with a Sam's Club and a Sonic restaurant.

The proposed Starbucks is generally compatible with the surrounding area which is characterized by retail, banking and food service activity.

STAFF RECOMMENDATION

Approval of 1) a Detail Plan for Restaurant, Drive-Through and 2) a Specific Use Provision (SUP) for Restaurant, Drive-Through.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD and SUP Conditions
- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 309 feet

Zoning Map Z 21-34

 INDICATES AREA OF REQUEST

 INDICATES AREA OF REQUEST

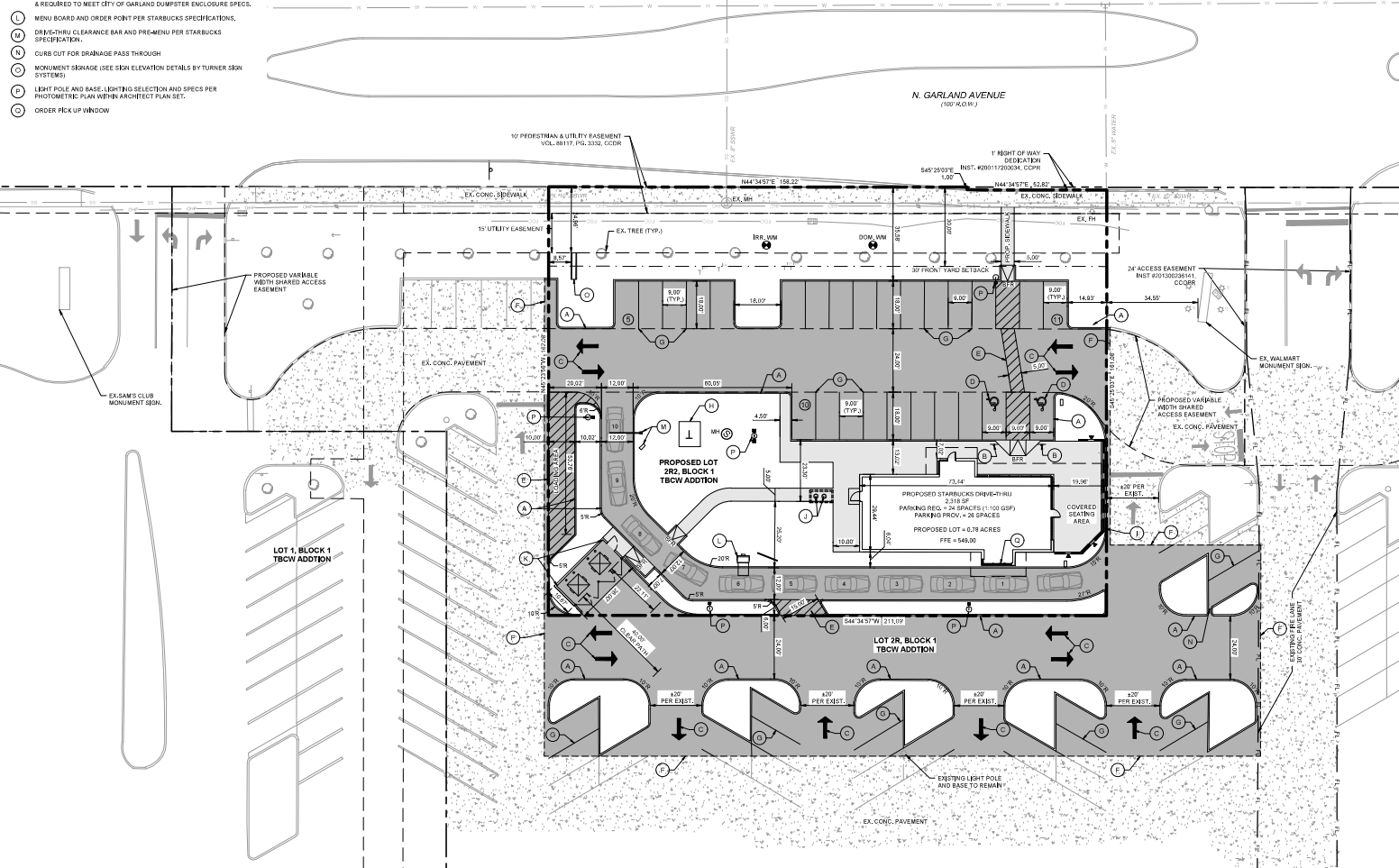
KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB, (REFER TO CONSTRUCTION DETAILS FOR DETAILS)
- (B) ACCESSIBLE PARKING SIGN AND POLE, (REFER TO CONSTRUCTION DETAILS FOR DETAILS)
- (C) SOLID WHITE THRU OR TURN ARROW PER PLAN.
- (D) PAINTED ACCESSIBLE SYMBOL, (REFER TO CONSTRUCTION DETAILS FOR DETAILS)
- (E) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 24" CENTERS.
- (F) MATCH PROPOSED PAVEMENT ELEVATION, FULL DEPTH CANTOUT AND CONNECT TO EXISTING PAVEMENT WITH LONGitudINAL BUTT JOINT, (REFER TO CONSTRUCTION DETAILS FOR MORE INFO)
- (G) 4" THICK SOLID WHITE BARRIER LANE LINE, (TYPICAL WHERE SHOWN PER PLAN)
- (H) TRANSFORMER PAD LOCATION, TO BE APPROVED AND PLACED PER SPECIFICATIONS BY ELECTRIC COMPANY.
- (I) 8" x 16" MAX STONE RETAINING WALL, HEIGHT VARIES, SEE GRADING PLAN FOR HEIGHTS, STONE TYPE AND PATTERN TO BE SELECTED BY OWNER.
- (J) SANITARY SEWER GREASE TRAP, SIZE AND SPECIFICATION PER M.E.P. PLANS.
- (K) 8" TALL MASONRY DUMPSER ENCLOSURE WITH METAL GATES, WALL AND GATE MATERIALS ARE TO MATCH MATERIALS USED ON BUILDING. DUMPSER ENCLOSURE DETAILS FOR ARCHITECTURAL PLANS & REQUIRED TO MEET CITY OF GARLAND DUMPSER ENCLOSURE SPECS.
- (L) MENU BOARD AND ORDER POINT PER STARBUCKS SPECIFICATIONS.
- (M) DRIVE-THRU CLEARANCE BAR AND PRE-MENU PER STARBUCKS SPECIFICATION.
- (N) CURB CUT FOR DRAINAGE PASS THROUGH
- (O) MONUMENT SERVICE (SEE DECK ELEVATION DETAILS BY TURNER SIGN SYSTEMS)
- (P) LIGHT POLE AND BASE, LIGHTING SELECTION AND SPECS PER PHOTO METERIC PLAN WITHIN ARCHITECT PLAN SET.
- (Q) ORDER PICK UP WINDOW

SITE DATA TABLE

EXISTING ZONING	PD 15-2 (BASE ZONING-CR)
EXISTING LAND USE	PARKING LOT
PROPOSED LAND USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	54,157.81 SF (8.78 AC)
BUILDING FOOTPRINT AREA	5,315 SF
TOTAL BUILDING AREA	5,315 SF
MAX BUILDING HEIGHT ALLOWED	16'-0" (11 STORY)
BUILDING HEIGHT / NUMBER OF STORES	16'-0" (11 STORY)
MAX ALLOWABLE LOT COVERAGE	0.5%
LOT COVERAGE	0.5%
FLOOR AREA RATIO	0.07
IMPERVIOUS AREA	51,357.27 SF (87.53%)
LANDSCAPE AREA	12,800.54 SF (17.47%)
STARBUCKS DRIVE-THRU PARKING (LOT 2R1)	24 SPACES
REQUIRED PARKING - (110' (100' GSF)	24 SPACES
PROPOSED PARKING	24 SPACES
HANDICAP PARKING REQUIRED (10' (100' GSF)	2 SPACES
HANDICAP PARKING PROVIDED (10' (100' GSF)	2 SPACES
LOADING SPACE REQUIRED	1 SPACE
LOADING SPACE PROVIDED	1 SPACE
RECEIVED WALKWAY PARKING (LOT 2R1)	63 X 100' BLK. = 216,422 SF
PROPOSED DRIVE-THRU (110' (100' GSF)	108 SPACES
PROPOSED PARKING BEFORE LOT CANTOUT	108 SPACES
PARKING PROVIDED FOR LOT CANTOUT	108 SPACES
REMAINING WALKWAY PARKING	108 SPACES

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED RETAINING WALL
- FIRE LANESTRIPPING
- EXISTING OVERHEAD POWER LINE
- EXISTING FIBER OPTIC LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED VEHICULAR PAVEMENT AREA (PAVEMENT SECTION TO BE CONFIRMED BY GEOTECH REPORT)
- PROPOSED SEWALK PAVEMENT AREA (REINFORCED CLASS 3 CONCRETE PAVEMENT WITH #4 BARS @ 24" O.C. BOTH WAYS PER CITY DETAIL)
- EXISTING PAVEMENT AREA PER WALKWAY CONSTRUCTION PLANS (CITY PROJECT #REV2002128)
- PROPOSED FIRE HYDRANT (FHI)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB-GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADI ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DUMPSER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PARKING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.



Know what's below.
Call before you dig.

BENCHMARK

1. DESCRIPTION: X CUT IN CONC.
N 728 252.24
E 253 590.34
ELEV. 545.89
2. DESCRIPTION: X CUT IN CONC.
N 728 124.16
E 250 476.10
ELEV. 545.89

OWNER:
WALMART STORES, INC.
702 SW 8TH STREET
BENTONVILLE, AR 72712

DEVELOPER:
THE STARBUCKS ORGANIZATION
8818 OVER STREET, SUITE 102
DALLAS, TX 75208
CONTACT: LUKE STANBACK
TEL: 214-465-1461

SURVEYOR:
90 SURVEYING
P.O. BOX 778
HALLSBURG, TX 75850
CONTACT: BREY REED
TEL: (903) 381-2577

ENGINEER / APPLICANT:
WESTFALL ENGINEERING
1719 ANGEL PARKWAY, SUITE 400-206
ALLEN, TX 75002
TYPE: FPM REG. #19101
CONTACT: KYLE BRADLEY, PE
TEL: (214) 284-4381

THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) FROM DAMAGE. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE, CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN THAT AREA.

Exhibit C

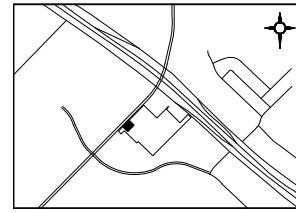
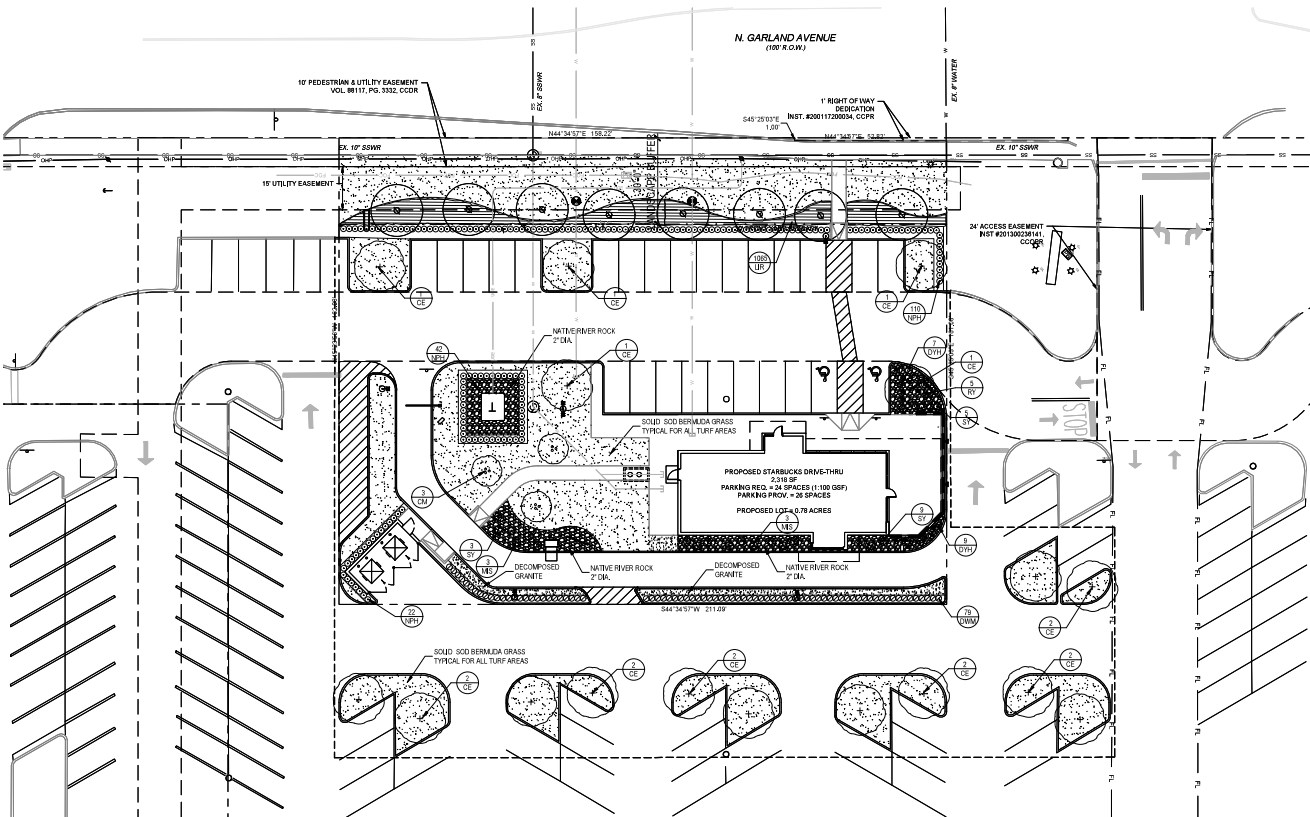
WESTFALL ENGINEERING
1719 ANGEL PARKWAY
SUITE 400-206 ALLEN, TX 75002
TYPE: FPM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF KYLE BRADLEY, P.E. 107094 IN SEPTEMBER 2021. IT IS NOT TO BE USED FOR CONSTRUCTION.

STARBUCKS CARVE-OUT
LOT 2R2, BLK. 1 - TBCW ADDITION
5300 N. GARLAND AVENUE
CITY OF GARLAND, TEXAS

CITY OF GARLAND SITE PLAN
(CITY PRESUBMITAL #210421-2)

REV	DATE	DESCRIPTION
1	08/15/2021	PROJECT NO. 15202
2		SHEET NO. SP-1



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGINGS. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMLAND GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM GRADING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADE. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM GRADING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MINIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP PRESS JOINTS BY HAND WITH TOPSOIL TO FILL JOINTS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREAS AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER REGRESS AT A RATE OF 10 LBS PER 1000 SQUARE FEET.

CITY NOTES

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

LANDSCAPE REQUIREMENTS

Total Landscape Area
Requirement: Minimum of 90% of site to be devoted to landscape area.
(Site Area: 34,027.9 s.f.)

Required: 3,415.79 s.f. **Provided:** 12,800.14 s.f.

Requirement: 5% of total parking area to be landscaped.
Trees located at the ends of each parking row. All parking spots to be within 65 ft. of tree. 1 tree per 100 parking spots.
(Parking Area: 8,748.7 s.f.)
(Parking Spaces: 26 Spaces)

Required: 407.44 s.f. **Provided:** 1,027.01 s.f.
3 trees 4 trees

R. Garland Ave.
Requirement: 10' wide landscape buffer along major thoroughway.
1 large canopy tree and 7 shrubs per 30 ft.
Minimum 75% of buffer can be turf. 25% to be groundcover.
(Street Frontage: 211.04 ft.), (landscape buffer area: 4,000 s.f.)

Required: 7 trees **Provided:** 8 existing tree credits
50 shrubs 100 shrubs

4,000 s.f. of turf allowed (75%) 3,873 s.f. of turf proposed (95%)

SITE DATA TABLE

EXISTING ZONING	PD (LAND GRASS ZONING - U.S.)
EXISTING LAND USE	PARKING LOT
PROPOSED LAND USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	34,027.9 s.f. (3.74 AC.)
BUILDING FOOTPRINT AREA	2,334 SF
TOTAL BUILDING AREA	2,334 SF
MAX BUILDING HEIGHT ALLOWED	35'
BUILDING HEIGHT NUMBER OF STORIES	14 - 17.1 STORY
MAY ALLOWABLE LOT COVERAGE	45%
LOT COVERAGE	6.51%
FLOOR AREA RATIO	6.82:1
MINIMUM SETBACK	10' FRONT (30' SIDE & REAR)
LANDSCAPE AREA	12,800.14 SF (147.41%)
REQUIRED PARKING - (1500 GSF)	40 SPACES
LOT TOTAL PARKING	100 SPACES
HANDICAP PARKING REQUIRED (4 SPACES)	4 SPACES
HANDICAP PARKING PROVIDED (4 SPACES)	4 SPACES
CONCRETE SPACE REQUIRED	8 SPACES
LANDING SPACE PROVIDED	10 SPACES
REQUIRED PARKING - (1500 GSF)	40 SPACES
PROPOSED PARKING BEFORE LOT CARVEOUT	100 SPACES
PARKING REMOVED FOR LOT CARVEOUT	100 SPACES
REMAINING SOLID PAVING	40 SPACES

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

PLANT MATERIAL SCHEDULE

TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
CE	17	Cedar Elm	Ulmus crassifolia	4" cal.	585, 12' ht. 5' spread. 5' clear straight trunk
CM	3	Crape Myrtle	Lagerstraea indica	3" cal.	container, 6' ht. treeform
SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
DWH	15	Dwarf Yaupon Holly	Ilex vomifolia	3 gal.	container, 20" spread, 24" ht.
NPH	174	Needlepoint holly	Ilex cornuta 'Needlepoint'	3 gal.	container, 20" spread, 24" ht.
MBS	6	Miscanthus sinensis	Miscanthus sinensis	5 gal.	container, full, 24" spread
RY	5	Red Yucca	Yucca rostrata	3 gal.	container, 24" ht., 20" spread
DWM	79	Dwarf Wax Myrtle	Myrica pauciflora	5 gal.	container, 20" ht., 20" spread
SY	17	Soft Leaf Yucca	Yucca neurophylla	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TYPE	QTY				
LIR	1065	Liriodendron	Liriodendron muscari	4" pots	container full, well rooted 12" o.c. solid sod refer to notes
		419 Bermuda grass	Cynodon dactylon '419'		
		Native River Rock			
		Decomposed Granite			

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(409) 365-4448
CHHS@STUDIOGREENSPOT.COM



STARBUCKS
CARVE-OUT
LOT 2P2, BLK. 1
5300 N. GARLAND AVENUE
CITY OF GARLAND, TEXAS

ISSUE:
FOR APPROVAL: 08.26.2021
CITY COMMENTS: 08.15.2021

DATE:
08.15.2021

SHEET NAME:
LANDSCAPE PLAN

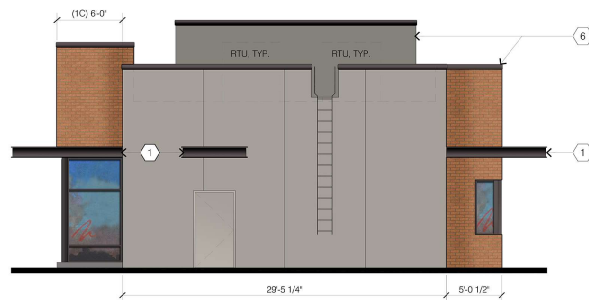
SHEET NUMBER:

L.2



1 Northwest Elevation (Front)
Scale: 3/16" = 1'-0"

N. GAFLAND AVENUE FACADE ARTICULATION	
1. HORIZONTAL	
A) MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING'S TOTAL STREET-FACING LENGTH.	
• REQUIRED: 73'-5 1/4" x 20% = 14'-4 1/4"	
• PROVIDED: 15'-3 5/8" (1A)	
B) TOTAL STREET-FACING LENGTH = 73'-5 1/4" (1E)	
C) DEPTH ARTICULATION OF AT LEAST TWO FEET (2) SHALL BE REQUIRED FOR EVERY THIRTY FEET OF BUILDING FACADE LENGTH.	
• REQUIRED: 6'-0"	
• PROVIDED: 6'-0" (1C) (NOTE: SEE 2A2.0.8.3/A3.0)	
2. VERTICAL	
A) MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING'S TOTAL STREET-FACING LENGTH.	
• REQUIRED: 73'-5 1/4" x 20% = 14'-4 1/4"	
• PROVIDED: 22'-6 1/4" (2A)	
B) TOTAL STREET-FACING LENGTH = 73'-5 1/4" (1E)	
C) HEIGHT ARTICULATION OF AT LEAST THREE FEET (3) SHALL BE REQUIRED FOR EVERY FIFTY FEET OF BUILDING FACADE LENGTH.	
• REQUIRED: 6'-0"	
• PROVIDED: 4'-0" (2C) + 2'-0" (2C)	
D) BUILDING'S NON-ARTICULATED HEIGHT = 15'-0" (2D)	



2 Southwest Elevation
Scale: 3/16" = 1'-0"

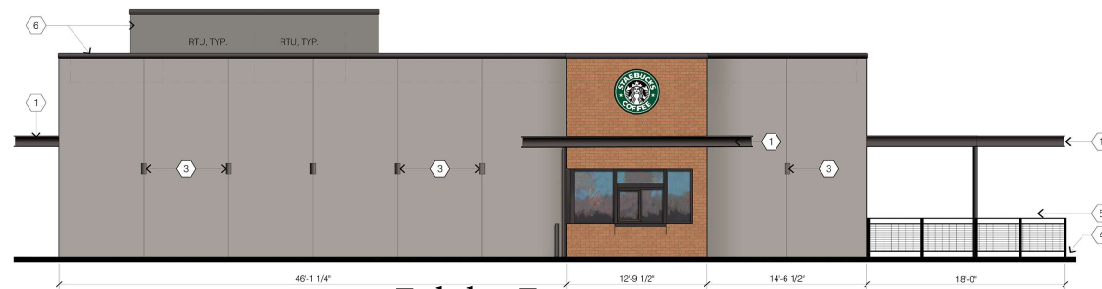
ARCHITECTURAL ELEMENTS PROVIDED BY SYMBOL: #

1. AWNINGS OF CANOPIES
2. DISPLAY WINDOWS
3. DISTINCTIVE LIGHTING FEATURES
4. PLANTERS ADJACENT TO PATIO FENCING
5. OUTDOOR SEATING AREAS
6. VARIED ROOF HEIGHTS

BUILDING ATTACHED SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT BY TENANT, SHOWN FOR REFERENCE ONLY

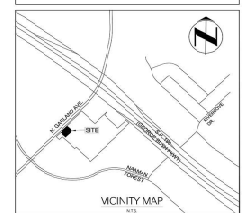


3 Northeast Elevation
Scale: 3/16" = 1'-0"



4 Exhibit E
Southeast Elevation
Scale: 3/16" = 1'-0"

STARBUCKS CARVE-OUT
5300 N. GARLAND AVE, GARLAND, TX 75040
LOT 2R, BLOCK 1
TBCW ADDITION
CITY OF GARLAND, TEXAS
PRE-SUBMITTAL CASE NUMBER: 210427-2
OWNER:
WALMART REAL ESTATE BUSINESS
APPLICANT:
MICHAEL WESTFALL
WESTFALL ENGINEERING
1719 ANGEL PARKWAY, STE 400-206
ALLEN, TEXAS 75002



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF JOHNSON ARCHITECTS, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

STARBUCKS
CARVE-OUT, LOT 2R, BLOCK 1 - TBCW ADDITION, GARLAND, TEXAS



Johnson
ARCHITECTS

BOX #351
6333 E. WOODHINCH RD., SUITE 147
KILLAM, TX 75114
PHONE 214-468-6851
info@johnsonarchitectsinc.com
www.johnsonarchitectsinc.com

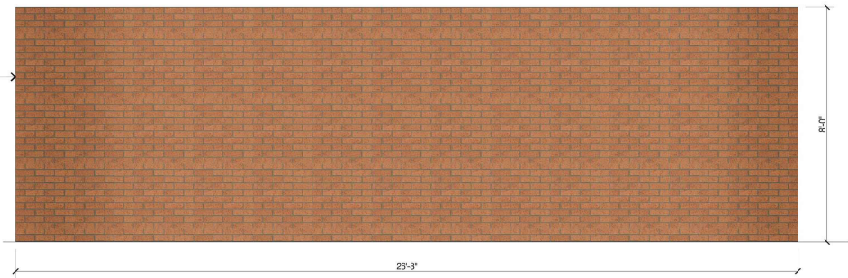
DISTRIBUTION: DATE:
SVP Submittal 8/18/2021
SVP Submittal 9/15/2021

PROJECT# 2004

BUILDING
ELEVATIONS

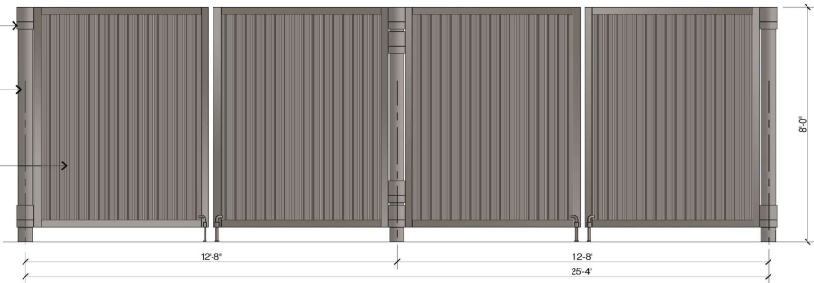
A3.0c

8'-0" HIGH, MODULAR BRICK OVER 8" CMU, TRASH ENCLOSURE SCREEN WALL. BRICK ON TRASH ENCLOSURE TO MATCH COLOR OF BRICK ON BUILDING

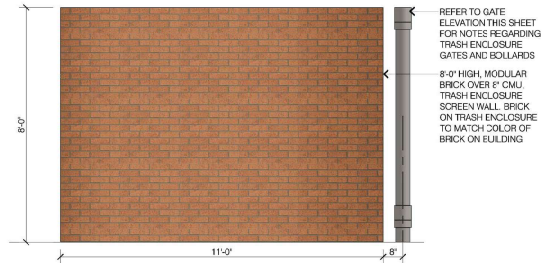


5 Screenwall Elevation
Scale: 1/2" = 1'-0"

PIPE SLEEVE HINGE OVER BOLLARD, COLOR TO MATCH ADJACENT CMU WALL
8'-0" HIGH CONCRETE FILLED BOLLARD AT GATES. COLOR TO MATCH ADJACENT CMU WALL
PRE-FINISHED METAL M1 PANEL SECURED TO PRE-PREP, PRIMED, AND PAINTED STEEL GATE FRAME, TYPICAL AT EACH GATE

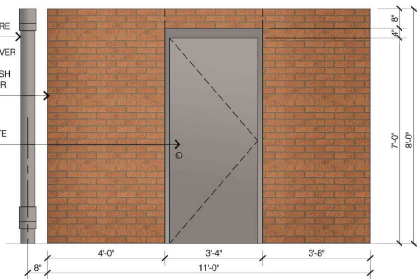


4 Gate Elevation
Scale: 1/2" = 1'-0"

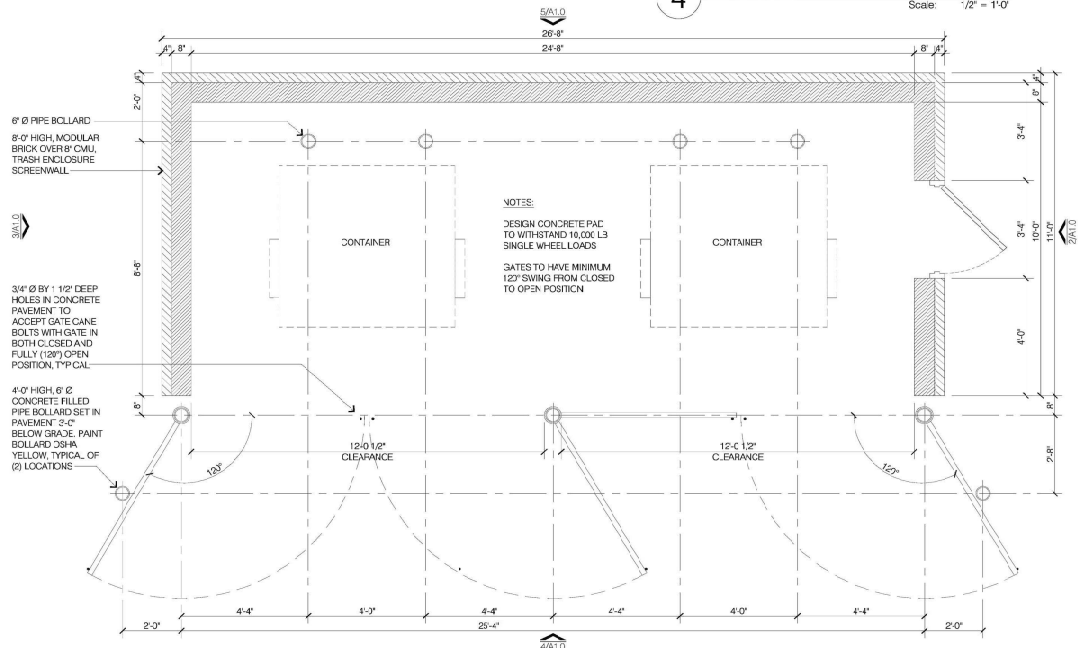


3 Screenwall Elevation
Scale: 1/2" = 1'-0"

REFER TO GATE ELEVATION THIS SHEET FOR NOTES REGARDING TRASH ENCLOSURE GATES AND BOLLARDS
8'-0" HIGH, MODULAR BRICK OVER 8" CMU, TRASH ENCLOSURE SCREEN WALL. BRICK ON TRASH ENCLOSURE TO MATCH COLOR OF BRICK ON BUILDING
HOLLOW METAL DOOR AND FRAME, COLOR TO MATCH ADJACENT BOLLARD AND GATE FRAMES



2 Screenwall Elevation
Scale: 1/2" = 1'-0"



1 Trash Enclosure Plan
Scale: 1/2" = 1'-0"

Exhibit E

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF JOHNSON ARCHITECTS, INC. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

STARBUCKS
CARRY-OUT, LOT 2R, BLOCK 1 - TBCW ADDITION, GARLAND, TEXAS



Johnson
ARCHITECTS

BX #951
633 E. MOCHINGDRO, SUITE 147
DALLAS, TX 75214
PHONE 214-692-3851

info@johnsonarchitects.com
www.johnsonarchitects.com

DISTRIBUTION: DATE:
SIP Submittal 9/15/2001
SIP Submittal 9/29/2001

PROJECT# 2004

Trash Enclosure
Plan and
Elevations

A1.0c

Z 21-34



View of subject site from N. Garland Ave.



View of properties located across N. Garland Ave. from subject site



View of properties located to the northeast from subject site



View of properties located to the southwest from subject site



0 250 500 Feet
1 inch = 387 feet

Zoning Map Z 21-34

5300 North Garland Avenue

Comment Form

Case Z 21-34

Z 21-34 Westfall Engineering, PLLC. The applicant proposes to build a restaurant/coffee shop with a drive-through. The property is located at 5300 North Garland Avenue. (District 1)

Z 21-34 Westfall Engineering, PLLC. El solicitante propone construir un restaurante/cafe con acceso para autoservicio. La propiedad está ubicada en 5300 North Garland Avenue. (Distrito 1)

Z 21-34 Westfall Engineering, PLLC. Người nộp đơn đề xuất xây dựng một nhà hàng/quán cà phê có lái xe qua. Nơi nghỉ này tọa lạc tại số 5300 North Garland Avenue. (Quận 1)

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.

North Garland Crossing Ltd

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.)

5345 N. Garland Ave.

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

Garland Texas

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

M. Hail

Signature / Firma / Chữ ký

10/15/2021

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.)



GARLAND

Plan Commission

4. e.

Meeting Date: 10/25/2021

Item Title: Z 21-40 Mousa Abudaabes, Plato's Closet Store - Zoning (District 1)

Summary:

Consideration of the application of **Mousa Abudaabes, Plato's Closet Store**, requesting approval of an amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 - Zoning)

Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store (Zoning) Report and Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store Responses

Planning Report

File No: Z 21-40/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

LOCATION

4430 Lavon Drive, Suite 374

APPLICANT

Mousa Abudaabes, Plato's Closet Store

OWNER

78 NEP LTD % Cencor Realty Services

BACKGROUND

The subject property is part of Firewheel Market, the peripheral development of the Firewheel Town Center. In 2003, the City Council approved a Detail Plan for the development of three (3) building complexes for retail and restaurant uses. In 2004, the Planned Development was amended to add a financial institution within this development and add a drive-through (Tract D).

The applicant requests to amend Planned Development (PD) District 04-54 and allow a Used Goods, Retail Sales (Indoors) [Plato's Closet] by Specific Use Provision. The applicant has applied for a sign permit and a building permit under a Retail Use. However, the applicant was unaware that the GDC has a Retail Sales Use and a Used Goods, Retail Sales (Indoors) Use classification. The Used Goods, Retail Sales (Indoors) is not currently permitted in Planned Development (PD) District 04-54.

SITE DATA

The site consists of approximately 9.92 acres, with access points to and from North Lavon Drive, Firewheel Parkway and includes internal streets within the Firewheel Town Center.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 04-54 in Tract D. The following uses are permitted in Tract D:

- Athletic Club, Indoor
- College or University*
- Commercial Amusement, Indoor
- Commercial Amusements, Outdoor**
- Drug Store/Pharmacy
- Financial Institutions

- Furniture and Appliance Sales
- Grocery/Supermarket
- Hotel/Motel, Full Service
- Home Improvement Center
- Kindergarten, Pre-School or Child Care Center
- Laundry or Cleaners
- Medical Office/Clinic
- Medical/Surgical Appliance
- Movie Theater/Theater
- Museum or Art Gallery
- Office Equipment Sales, Repair and Maintenance
- Office, General
- Optical Dispensary
- Pet Sales and Grooming
- Printer, Small Scale
- Repair and Service Shops
- Restaurant, Fast Food***
- Restaurant, General
- Restaurant, Limited
- Retail Sales/Personal Services

*Not to exceed 20,000 square feet

**Ancillary use only to retail store and not to exceed 5,000 square feet

***A total of four will be allowed by right on tracts A, B and C together; more than four would require approval of a Specific Use Provision. One will be allowed by right on Tract D. This use is not allowed on Tracts E or F.

CONSIDERATIONS

1. The applicant requests to use an existing tenant space, approximately 3,754 square feet, to allow the Used Goods, Retail Sales (Indoors) [Plato's Closet] by a Specific Use Provision (SUP).

USED GOODS, RETAIL SALES (INDOORS): A single-tenant retail establishment that primarily sells used goods in which all sales, display, and storage occur within a fully enclosed building. The term includes a resale or thrift shop, consignment store, military surplus store, and rummage shop, but does not include a flea market or indoor shopping mall.

2. The applicant does not intend to make any exterior improvements on the subject property. The site plan (Exhibit C) reflects the existing layout.
3. The applicant requests the Specific Use Provision to be valid of a period of twenty (20) years, which aligns with the SUP time period guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional

centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The Firewheel Market is a peripheral development of the Firewheel Town Center, which is an urban-style outdoor mall.

The Used Goods, Retail Sales (Indoors) use can align with the subject property's walkable environment and contribute as supportive uses to the Firewheel Market and Town Center's residents and visitors.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibit
- iii. PD Conditions
- iv. Photos

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-40

4430 LAVON DRIVE, SUITE 374

- I. Statement of Purpose:** The purpose of this Planned Development (PD) 04-54 amendment is to add Used Goods, Retail Sales (Indoors) Use by Specific Use Provision only.
- II. Statement of Effect:** This Planned Development shall not affect any term or condition found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this Ordinance, except as expressly provided herein.
- III. General Regulations:** All terms and conditions of the Garland Development Code and Planned Development (PD) District 04-54 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan approved in Planned Development (PD) 04-54. New development shall be required to obtain Detail Plan approval. In the event there is conflict between the approved Detail Plan and the Specific Conditions below, the Specific Conditions shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:** In addition to those uses permitted in Planned Development (PD) 04-54, Used Goods, Retail Sales (Indoors) Use is permitted by a Specific Use Provision only.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-40

4430 LAVON DRIVE, SUITE 374

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Used Goods, Retail Sales (Indoors) Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All terms and conditions of the Garland Development Code and Planned Development (PD) District 04-54 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.
- IV. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision shall be in effect for twenty (20) years.
 - B. Used Goods, Retail Sales (Indoors):** The Used Goods, Retail Sales (Indoors) Use shall be limited to Suite 374, as shown in Exhibit C.

Z 21-40



View of the subject property from Horton Way



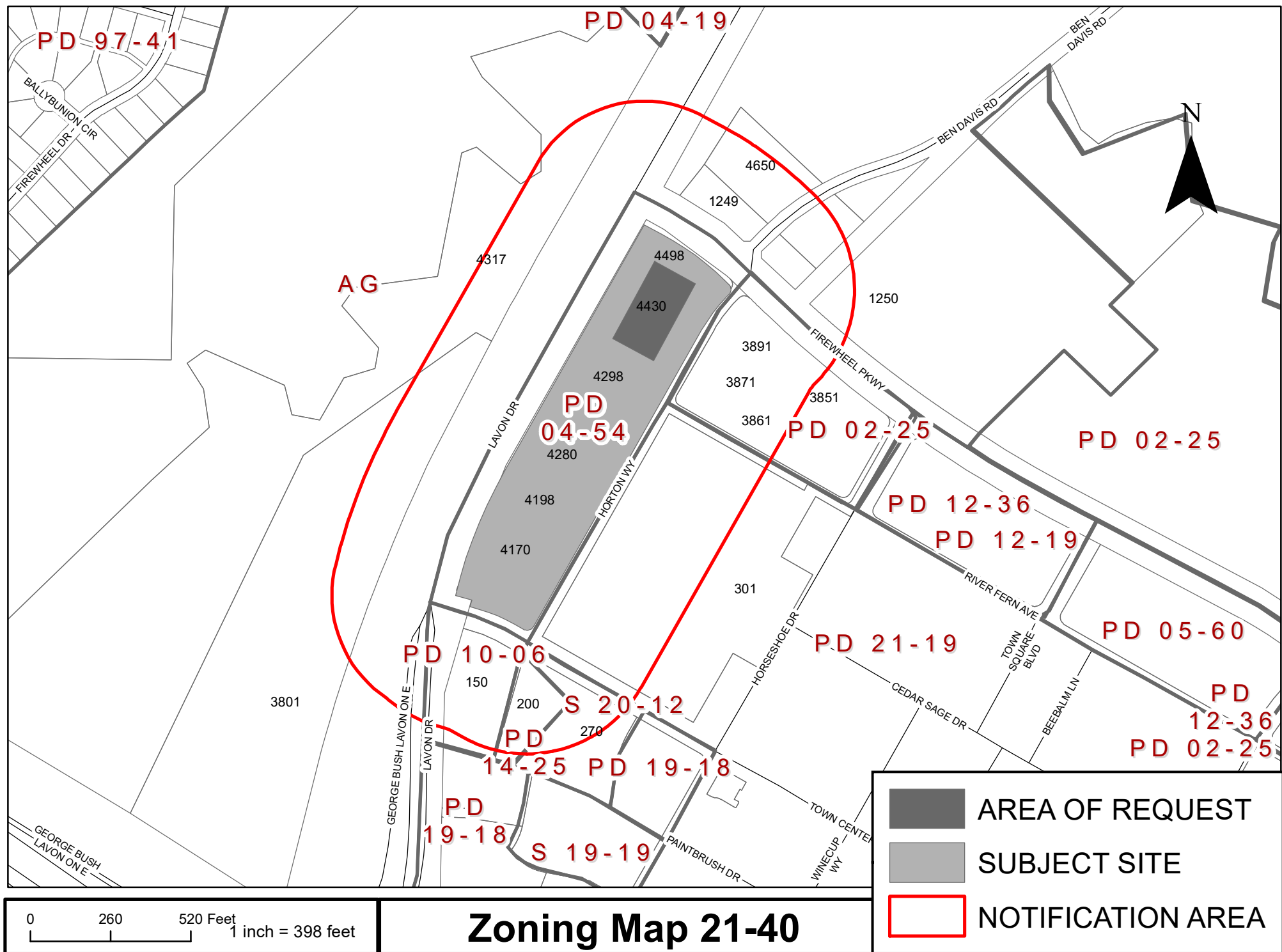
Looking east of the subject property from Horton Way



Looking west of the subject property from Lavon Drive



Looking south of the subject property



4430 Lavon Drive, Suite 374

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



GARLAND

Plan Commission

4. f.

Meeting Date: 10/25/2021

Item Title: Z 21-40 Mousa Abudaabes, Plato's Closet Store - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Mousa Abudaabes, Plato's Closet Store**, requesting approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 - Specific Use Provision)

Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store (Specific Use Provision) Report and Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store Responses

Planning Report

File No: Z 21-40/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

LOCATION

4430 Lavon Drive, Suite 374

APPLICANT

Mousa Abudaabes, Plato's Closet Store

OWNER

78 NEP LTD % Cencor Realty Services

BACKGROUND

The subject property is part of Firewheel Market, the peripheral development of the Firewheel Town Center. In 2003, the City Council approved a Detail Plan for the development of three (3) building complexes for retail and restaurant uses. In 2004, the Planned Development was amended to add a financial institution within this development and add a drive-through (Tract D).

The applicant requests to amend Planned Development (PD) District 04-54 and allow a Used Goods, Retail Sales (Indoors) [Plato's Closet] by Specific Use Provision. The applicant has applied for a sign permit and a building permit under a Retail Use. However, the applicant was unaware that the GDC has a Retail Sales Use and a Used Goods, Retail Sales (Indoors) Use classification. The Used Goods, Retail Sales (Indoors) is not currently permitted in Planned Development (PD) District 04-54.

SITE DATA

The site consists of approximately 9.92 acres, with access points to and from North Lavon Drive, Firewheel Parkway and includes internal streets within the Firewheel Town Center.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 04-54 in Tract D. The following uses are permitted in Tract D:

- Athletic Club, Indoor
- College or University*
- Commercial Amusement, Indoor
- Commercial Amusements, Outdoor**
- Drug Store/Pharmacy
- Financial Institutions

- Furniture and Appliance Sales
- Grocery/Supermarket
- Hotel/Motel, Full Service
- Home Improvement Center
- Kindergarten, Pre-School or Child Care Center
- Laundry or Cleaners
- Medical Office/Clinic
- Medical/Surgical Appliance
- Movie Theater/Theater
- Museum or Art Gallery
- Office Equipment Sales, Repair and Maintenance
- Office, General
- Optical Dispensary
- Pet Sales and Grooming
- Printer, Small Scale
- Repair and Service Shops
- Restaurant, Fast Food***
- Restaurant, General
- Restaurant, Limited
- Retail Sales/Personal Services

*Not to exceed 20,000 square feet

**Ancillary use only to retail store and not to exceed 5,000 square feet

***A total of four will be allowed by right on tracts A, B and C together; more than four would require approval of a Specific Use Provision. One will be allowed by right on Tract D. This use is not allowed on Tracts E or F.

CONSIDERATIONS

1. The applicant requests to use an existing tenant space, approximately 3,754 square feet, to allow the Used Goods, Retail Sales (Indoors) [Plato's Closet] by a Specific Use Provision (SUP).

USED GOODS, RETAIL SALES (INDOORS): A single-tenant retail establishment that primarily sells used goods in which all sales, display, and storage occur within a fully enclosed building. The term includes a resale or thrift shop, consignment store, military surplus store, and rummage shop, but does not include a flea market or indoor shopping mall.

2. The applicant does not intend to make any exterior improvements on the subject property. The site plan (Exhibit C) reflects the existing layout.
3. The applicant requests the Specific Use Provision to be valid of a period of twenty (20) years, which aligns with the SUP time period guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional

centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The Firewheel Market is a peripheral development of the Firewheel Town Center, which is an urban-style outdoor mall.

The Used Goods, Retail Sales (Indoors) use can align with the subject property's walkable environment and contribute as supportive uses to the Firewheel Market and Town Center's residents and visitors.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibit
- iii. PD Conditions
- iv. Photos

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map 21-39

 INDICATES AREA OF REQUEST

 AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-40

4430 LAVON DRIVE, SUITE 374

- I. Statement of Purpose:** The purpose of this Planned Development (PD) 04-54 amendment is to add Used Goods, Retail Sales (Indoors) Use by Specific Use Provision only.
- II. Statement of Effect:** This Planned Development shall not affect any term or condition found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this Ordinance, except as expressly provided herein.
- III. General Regulations:** All terms and conditions of the Garland Development Code and Planned Development (PD) District 04-54 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.
- IV. Development Plans:**
- Detail Plan: Development shall be in general conformance with the Detail Plan approved in Planned Development (PD) 04-54. New development shall be required to obtain Detail Plan approval. In the event there is conflict between the approved Detail Plan and the Specific Conditions below, the Specific Conditions shall apply.
- V. Specific Conditions:**
- A. Permitted Uses:** In addition to those uses permitted in Planned Development (PD) 04-54, Used Goods, Retail Sales (Indoors) Use is permitted by a Specific Use Provision only.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-40

4430 LAVON DRIVE, SUITE 374

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Used Goods, Retail Sales (Indoors) Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All terms and conditions of the Garland Development Code and Planned Development (PD) District 04-54 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.
- IV. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision shall be in effect for twenty (20) years.
 - B. Used Goods, Retail Sales (Indoors):** The Used Goods, Retail Sales (Indoors) Use shall be limited to Suite 374, as shown in Exhibit C.

Z 21-40



View of the subject property from Horton Way



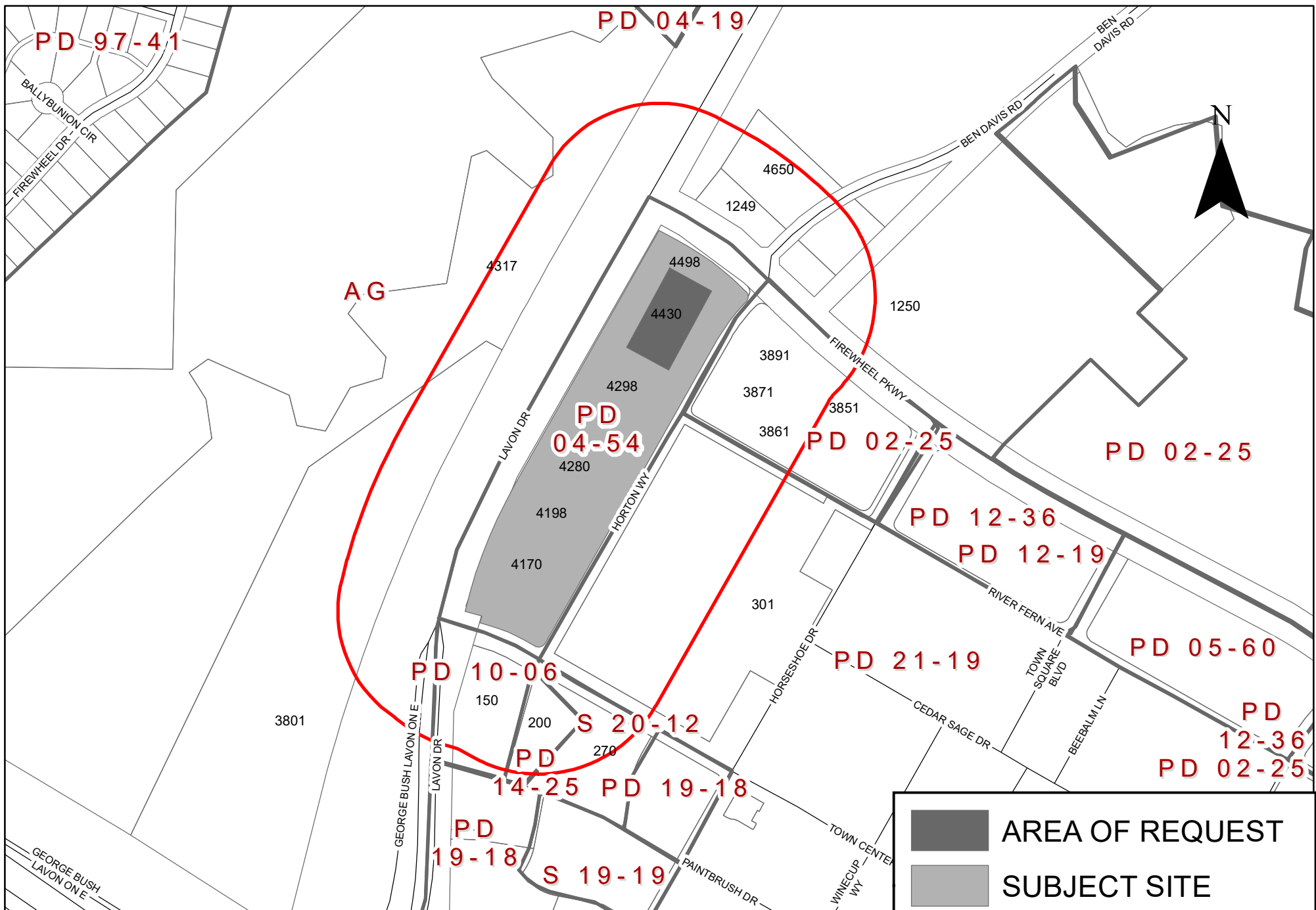
Looking east of the subject property from Horton Way



Looking west of the subject property from Lavon Drive



Looking south of the subject property



Zoning Map 21-40

4430 Lavon Drive, Suite 374

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



GARLAND

Plan Commission

4. g.

Meeting Date: 10/25/2021

Item Title: Z 21-40 Mousa Abudaabes, Plato's Closet Store - Detail Plan (District 1)

Summary:

Consideration of the application of **Mousa Abudaabes, Plato's Closet Store**, requesting approval of a Detail Plan to allow a Used Goods, Retail Sales (Indoors) Use. This property is located at 4430 Lavon Drive, Suite 374. (District 1) (Z 21-40 – Detail Plan)

Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store (Detail Plan) Report and Attachments

Z 21-40 Mousa Abudaabes, Plato's Closet Store Responses

Planning Report

File No: Z 21-40/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 25, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

LOCATION

4430 Lavon Drive, Suite 374

APPLICANT

Mousa Abudaabes, Plato's Closet Store

OWNER

78 NEP LTD % Cencor Realty Services

BACKGROUND

The subject property is part of Firewheel Market, the peripheral development of the Firewheel Town Center. In 2003, the City Council approved a Detail Plan for the development of three (3) building complexes for retail and restaurant uses. In 2004, the Planned Development was amended to add a financial institution within this development and add a drive-through (Tract D).

The applicant requests to amend Planned Development (PD) District 04-54 and allow a Used Goods, Retail Sales (Indoors) [Plato's Closet] by Specific Use Provision. The applicant has applied for a sign permit and a building permit under a Retail Use. However, the applicant was unaware that the GDC has a Retail Sales Use and a Used Goods, Retail Sales (Indoors) Use classification. The Used Goods, Retail Sales (Indoors) is not currently permitted in Planned Development (PD) District 04-54.

SITE DATA

The site consists of approximately 9.92 acres, with access points to and from North Lavon Drive, Firewheel Parkway and includes internal streets within the Firewheel Town Center.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 04-54 in Tract D. The following uses are permitted in Tract D:

- Athletic Club, Indoor
- College or University*
- Commercial Amusement, Indoor
- Commercial Amusements, Outdoor**
- Drug Store/Pharmacy
- Financial Institutions

- Furniture and Appliance Sales
- Grocery/Supermarket
- Hotel/Motel, Full Service
- Home Improvement Center
- Kindergarten, Pre-School or Child Care Center
- Laundry or Cleaners
- Medical Office/Clinic
- Medical/Surgical Appliance
- Movie Theater/Theater
- Museum or Art Gallery
- Office Equipment Sales, Repair and Maintenance
- Office, General
- Optical Dispensary
- Pet Sales and Grooming
- Printer, Small Scale
- Repair and Service Shops
- Restaurant, Fast Food***
- Restaurant, General
- Restaurant, Limited
- Retail Sales/Personal Services

*Not to exceed 20,000 square feet

**Ancillary use only to retail store and not to exceed 5,000 square feet

***A total of four will be allowed by right on tracts A, B and C together; more than four would require approval of a Specific Use Provision. One will be allowed by right on Tract D. This use is not allowed on Tracts E or F.

CONSIDERATIONS

1. The applicant requests to use an existing tenant space, approximately 3,754 square feet, to allow the Used Goods, Retail Sales (Indoors) [Plato's Closet] by a Specific Use Provision (SUP).

USED GOODS, RETAIL SALES (INDOORS): A single-tenant retail establishment that primarily sells used goods in which all sales, display, and storage occur within a fully enclosed building. The term includes a resale or thrift shop, consignment store, military surplus store, and rummage shop, but does not include a flea market or indoor shopping mall.

2. The applicant does not intend to make any exterior improvements on the subject property. The site plan (Exhibit C) reflects the existing layout.
3. The applicant requests the Specific Use Provision to be valid of a period of twenty (20) years, which aligns with the SUP time period guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional

centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The Firewheel Market is a peripheral development of the Firewheel Town Center, which is an urban-style outdoor mall.

The Used Goods, Retail Sales (Indoors) use can align with the subject property's walkable environment and contribute as supportive uses to the Firewheel Market and Town Center's residents and visitors.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 04-54 to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Specific Use Provision to allow a Used Goods, Retail Sales (Indoors) Use.

Approval of a Plan to allow a Used Goods, Retail Sales (Indoors) Use.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Exhibit
- iii. PD Conditions
- iv. Photos

CITY COUNCIL DATE: November 16, 2021

PREPARED BY:

Nabiha Ahmed
Development Planner
Planning & Community Development
(972) 205-2453
nahmed@garlandtx.gov

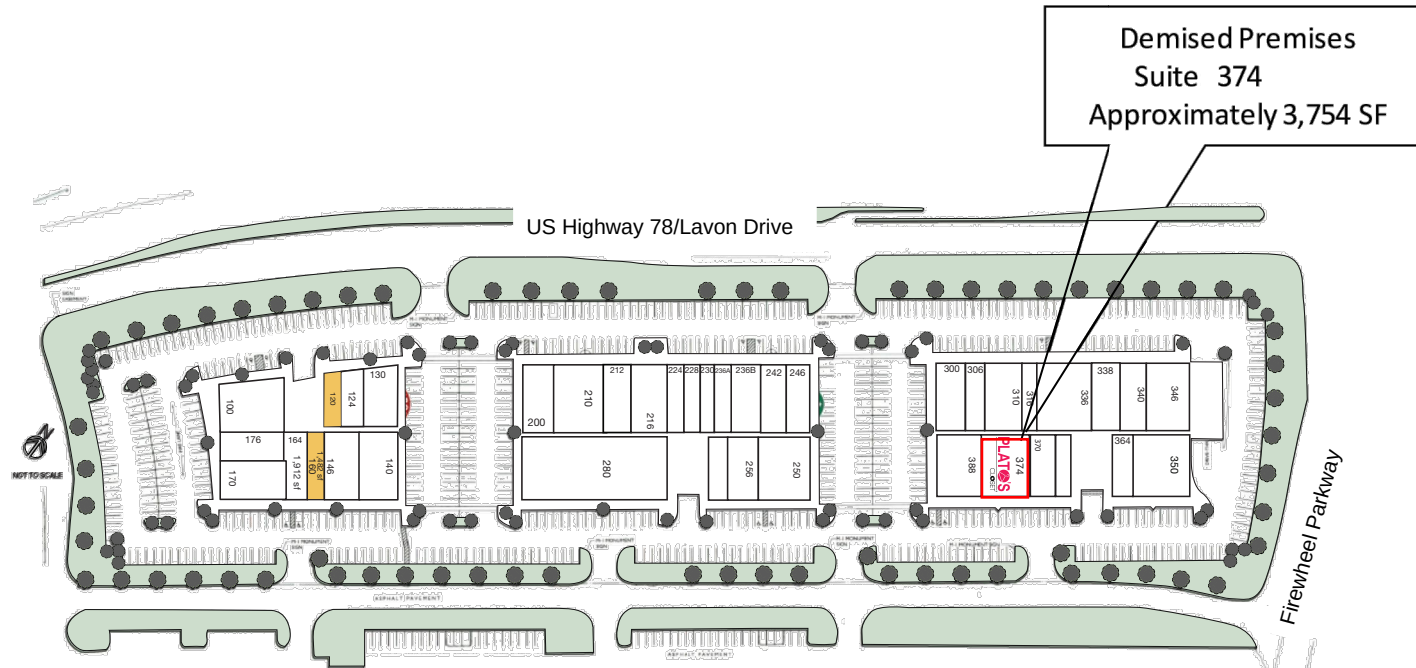
REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map 21-39

EXHIBIT C



Scope Of The Project : Interior Remodeling for Plato's Closet
 Building/Project Area : 3754sf

FILE NO: Z 21-40
 CASE NO: 210017-0

PROPOSED PLAN
 Plato's closet garland

4430 LAVON DR SUITE 374
 GARLAND TX 75040

UB CONSTRUCTION
 (972) 802-4713

DATE:
 05/2021

Z 21-40



View of the subject property from Horton Way



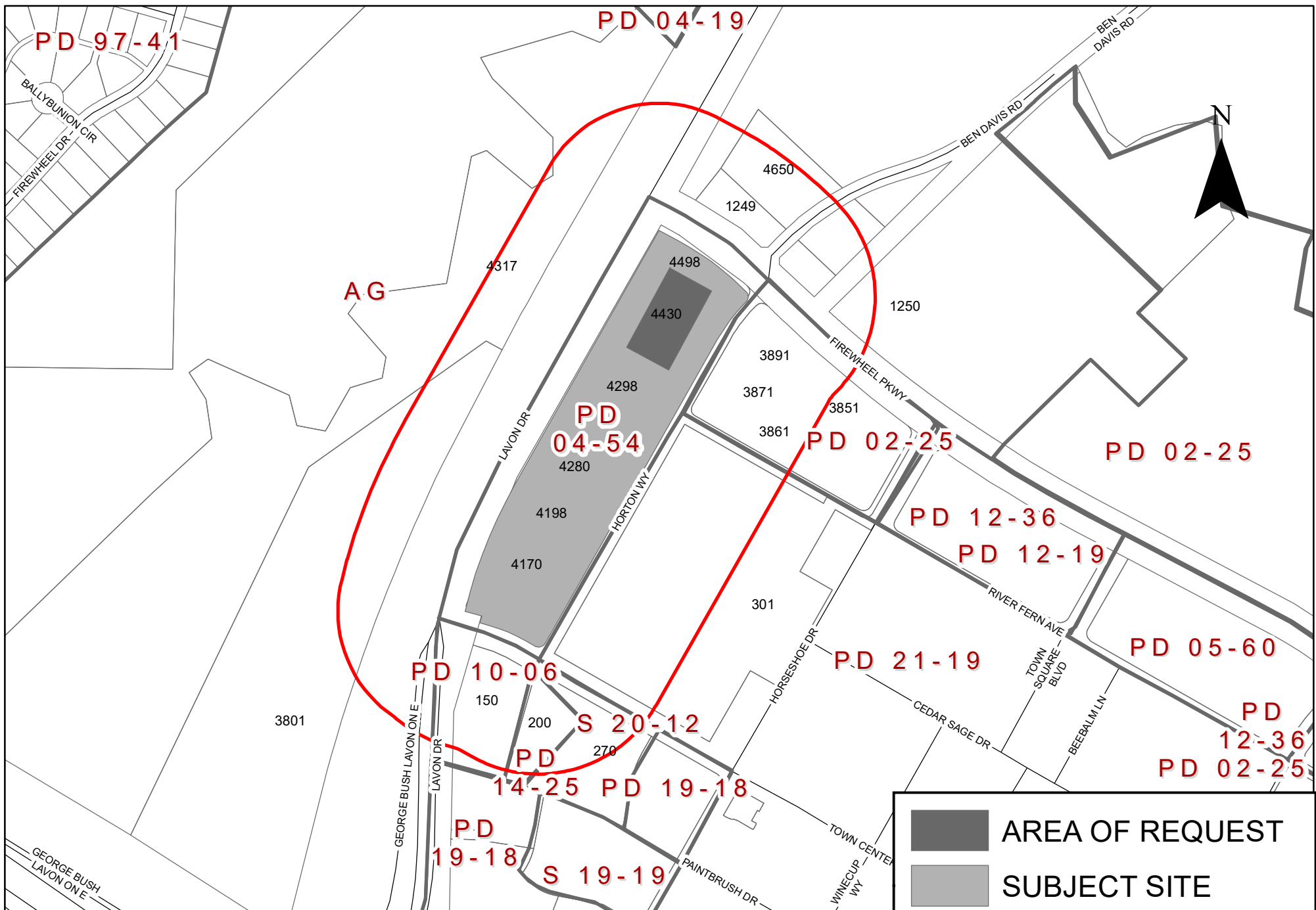
Looking east of the subject property from Horton Way



Looking west of the subject property from Lavon Drive



Looking south of the subject property



0 260 520 Feet
1 inch = 398 feet

Zoning Map 21-40

4430 Lavon Drive, Suite 374

-  AREA OF REQUEST
-  SUBJECT SITE
-  NOTIFICATION AREA

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



GARLAND

Plan Commission

5. a.

Meeting Date: 10/25/2021

Item Title: 2022 Plan Commission Meeting Dates

Summary:

Consider approval of the 2022 Plan Commission meeting dates.

Attachments

2022 Plan Commission Meeting Dates

2022 Plan Commission Meeting and City Council Meeting Calendar



City Council
Meetings



Plan Commission
Meetings

January

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

June

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31