



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 9, 2023 at 7:00 p.m.**

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

A pre-meeting will begin at 5:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a.** Consider approval of the Plan Commission Minutes for the September 25, 2023, meeting.

2. PLATS

- a.** P 23-34 Harris Hollabaugh Park – Replat
- b.** P 23-35 Draper Garland Addition – Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Abreham Tessema**, requesting approval of 1) a Specific Use Provision Amendment for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28) for Truck/Bus Storage and 2) a Plan for a Truck/Bus Storage use. This property is located at 2430 Lonnecker Drive. (District 5) (File Z 22-58). (This case was postponed from the September 25, 2023 Plan Commission meeting.)
- b. Consideration of the application of **CAT Scale Company**, requesting approval of 1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development. This property is located at 1910 South Jupiter Road. (District 6) (File Z 23-20)
- c. Consideration of the application of **Angie Lemus**, requesting approval of 1) an Amendment to Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs. This property is located at 305 River Fern Avenue. (District 1) (File Z 23-24)
- d. Consideration of the application of **First Place Foods**, requesting approval of a 1) Specific Use Provision for a Food Processing & Storage Use on a property zoned Planned Development (PD) District 93-01 for Industrial Uses; and 2) a Plan for a Food Processing & Storage Use. This property is located at 751 South International Road. (District 6) (File Z 23-34)

- e. Consideration of the application of **Bohler Engineering TX, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses to expand the existing Walmart Garden Center and 2) a Detail Plan of an expansion of the existing Walmart Garden Center on a property zoned Planned Development (PD) District 23-15. This property is located at 5302 North Garland Avenue. (District 1) (File Z 23-35)

4. 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: 10/09/2023

Item Title: Plan Commission Minutes for September 25, 2023

Summary:

Consider approval of the Plan Commission Minutes for the September 25, 2023, meeting.

Attachments

September 25, 2023 Plan Commission Minutes



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, September 25, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Chairman Scott Roberts
1st Vice Chair Julius Jenkins
2nd Vice Chair Wayne Dalton
Commissioner Stephanie Paris
Plan Commissioner Georgie Cornelius
Commissioner Rich Aubin
Commissioner Douglas Williams
Commissioner Michael Rose
Commissioner Robert John Smith

Staff Present: Will Guerin, Planning Director
Nabiha Ahmed, Lead Development Planner
Shawn Roten, Senior Assistant City Attorney
Evelyn Martinez, Planning Technician
Elisa Morales, Secretary

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.

Motion was made by Commissioner Williams to **approve** the Consent Agenda. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the September 11, **APPROVED** 2023, meeting.

2. PLATS

- a. P 23-33 Creek View Residences Addition – Preliminary Plat

APPROVED

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the Plan Commission Secretary before speaking (cards are located at the entrance to the Council Chambers). The Chairman will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

3. ZONING

- a. Consideration of the application of **Abreham Tessema**, requesting approval of a Specific Use Provision Amendment for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28). This property is located at 2430 Lonnecker Drive. (District 5) (Z 22-58 – Specific Use Provision) *(The applicant requests postponement of this item to the October 9, 2023 Plan Commission meeting.)*

POSTPONED

Motion was made by Commissioner Aubin to postpone this item to the October 9, 2023 Plan Commission meeting per the applicant's request. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

- b. Consideration of the application of **Abreham Tessema**, requesting approval of a Plan for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28). This property is located at 2430 Lonnecker Drive. (District 5) (Z 22-58 – Plan) *(The applicant requests postponement of this item to the October 9, 2023 Plan Commission meeting.)*

POSTPONED

Motion was made by Commissioner Aubin to postpone this item to the October 9, 2023 Plan Commission meeting per the applicant's request. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

- c. Consideration of the application of **NetInversion, LLC.** requesting approval of a Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 – Zoning)

APPROVED

The applicant, Federico Canouva, 390 E. Oakenwald #134, Dallas, TX 75203, gave an overview of the request and remained available for questions.

Commissioner Jenkins asked the applicant if he could speak to the decision-making process regarding the overall design of the development, the idea for the landscaping on the top floor and whether there would be an HOA for the development.

The applicant explained that the decision was made due to the narrow size of the lot and the adjacent single-family and multi-family homes nearby. Things that were taken into consideration were providing a fire lane, access into the lot and setback requirements. Once these things were identified, it became clear that the development needed to be three stories but still met the setback requirements. In regard to the landscaping, the applicant explained that the goal was to provide grassy areas where cement had taken its place. The applicant also explained that the development would have an HOA in place that would maintain the landscaping but the patios would be the responsibility of the tenants. He also added that an access door would be available for only emergency vehicles and the trash collection company.

Chair Roberts thanked the applicant for the staggered design of the development and asked about the divided light in the windows and whether the applicant would possibly want to leave those out for a more contemporary look.

The applicant stated that the recommendation would definitely be taken into consideration.

Commissioner Jenkins asked a question for staff regarding the lighting for the property and if it was sufficient.

Staff indicated that a Photometric Plan was reviewed and there are no concerns at this time.

Commissioner Dalton thanked the applicant for their efforts in working to put something on this tough property.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

- d. Consideration of the application of **NetInversion, LLC.** requesting approval of a Detail Plan for a multi-family development. This property is located at 5324 Broadway Boulevard. (District 4) (Z 22-74 – Detail Plan)

APPROVED

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

- e. Consideration of the application of **EDG Architects.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 – Specific Use Provision) **APPROVED**

The applicant, Ken Eckenroth, 8400 Sunset Blvd. #7403, Rowlett, TX 75088, gave an overview of the request and remained available for questions.

Commissioner Paris asked the applicant for clarification on whether the rollers and vacuums would be outdoors as well as whether there are any traffic concerns with the development at that location.

The applicant explained that the type of car wash he is proposing is called an "express tunnel," where all the wraps and rollers would be inside the tunnel. It would be a drive-through set up with the vacuums located past the tunnel on the outside. The applicant explained that the majority of the residents utilizing their car wash would be those residents in the nearby neighborhoods as well as those visiting the nearby QT but that in his opinion there would be minimal impact to the traffic in the area.

Commissioner Rose asked the applicant if he had read the staff's report in regard to his proposal and their recommendation to denial the application as well as clarification on whether this development would be strictly a car wash not to include any type of automotive repair.

The applicant responded that he had in fact read the report and understood why staff was recommending denial it due to the I-30 Corridor Strategic Plan but he still felt that his proposed development would be an asset to the area. He also confirmed that the development would be strictly a car wash.

Commissioner Dalton asked the applicant for the number of outside vacuums on site, whether they would be self-contained and shut off when the business closed and what their hours of operation would be.

The applicant stated that there would be 10 self-contained vacuums. Their hours of operation in the summer time would be from 8 a.m. to 8 p.m. and when the time changes, the hours would change to their winter hours from 8 a.m. to 6 p.m. The vacuums would shut down once the business was closed for the day.

Commissioner Aubin asked the applicant if he was aware of how many automated car washes similar to his were in the area.

The applicant explained that in the surrounding area there is a car wash on Broadway about 4-5 miles away but that it is not an express tunnel car wash.

Commissioner Jenkins clarified that at the Pre-Meeting he mentioned there was another car wash adjacent to the property he is proposing to develop one on and he wanted to clarify that in fact the signage being displayed is regarding his proposed car wash.

The architect for the company, Vincent Jarrard, 6825 Greenwich Ln., Dallas, TX 75230, explained that he has been in the business of developing car washes for the last 25 years and has seen the change in the design and layout. He explained that these types of business have minimal traffic impact and have a lot of green space surrounding their areas. The vacuums do not produce a lot of noise.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

Commissioner Cornelius commented that there is a newly built car wash on I-30 & Galloway and it does not have a lot of traffic around it. Commissioner Cornelius believes the configuration would be appropriate for the area and she is in support of the development.

Chair Roberts added that initially he was in agreement with staff's recommendation to deny the application but after giving consideration that the surrounding neighbors are in favor and that other possible developments such as a fast food restaurant might draw complaints from nearby residents in regard to increased noise, trash and traffic, he is now in favor of this proposed request.

Commissioner Dalton expressed that he does not see a downside to approving this car wash at this location.

Commissioner Aubin stated that he supports this proposed development as it will complement the nearby QT and would not be competing with similar nearby businesses.

Commissioner Paris stated that the concerns she had in regard to the use of land and noise impact to nearby residents were answered. She stated that she is also in favor of the 30-year SUP.

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

- f. Consideration of the application of **EDG Architects.**, requesting approval of a Detail Plan for an Automated/Rollover Car Wash Use. This property is located at 4249 Bobtown Road. (District 3) (Z 23-27 – Detail Plan) **APPROVED**

Motion was made by Commissioner Paris to **approve** the application as presented. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

4. MISCELLANEOUS

- a. Consider an amendment to the Land Use Matrix of Chapter 2 of the Garland Development Code to allow for Automobile Repair, Minor use by Specific Use Provision in the Community Retail (CR) District.

APPROVED

Motion was made by Commissioner Dalton to **approve** the proposed amendment. Seconded by Commissioner Aubin. **Motion carried: 9 Ayes, 0 Nays.**

5. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:41 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 10/09/2023

Item Title: P 23-34 Harris Hollabaugh Park - Replat

Summary:

P 23-34 Harris Hollabaugh Park – Replat

Attachments

P 23-34 Harris Hollabaugh Park - Replat Report & Attachments

Planning Report

File No: P 23-34 / District 6

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REPLAT

Harris Hollabaugh Park Replat

LOCATION

3925 West Walnut Street

ZONING

Multi-Family-1 (MF-1) District, Planned Development (PD) District 00-10 and Planned Development (PD) District 71-27

NUMBER OF LOTS

One (1)

ACREAGE

6.760 acres

BACKGROUND

The applicant requests approval of a Replat to construct a library.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

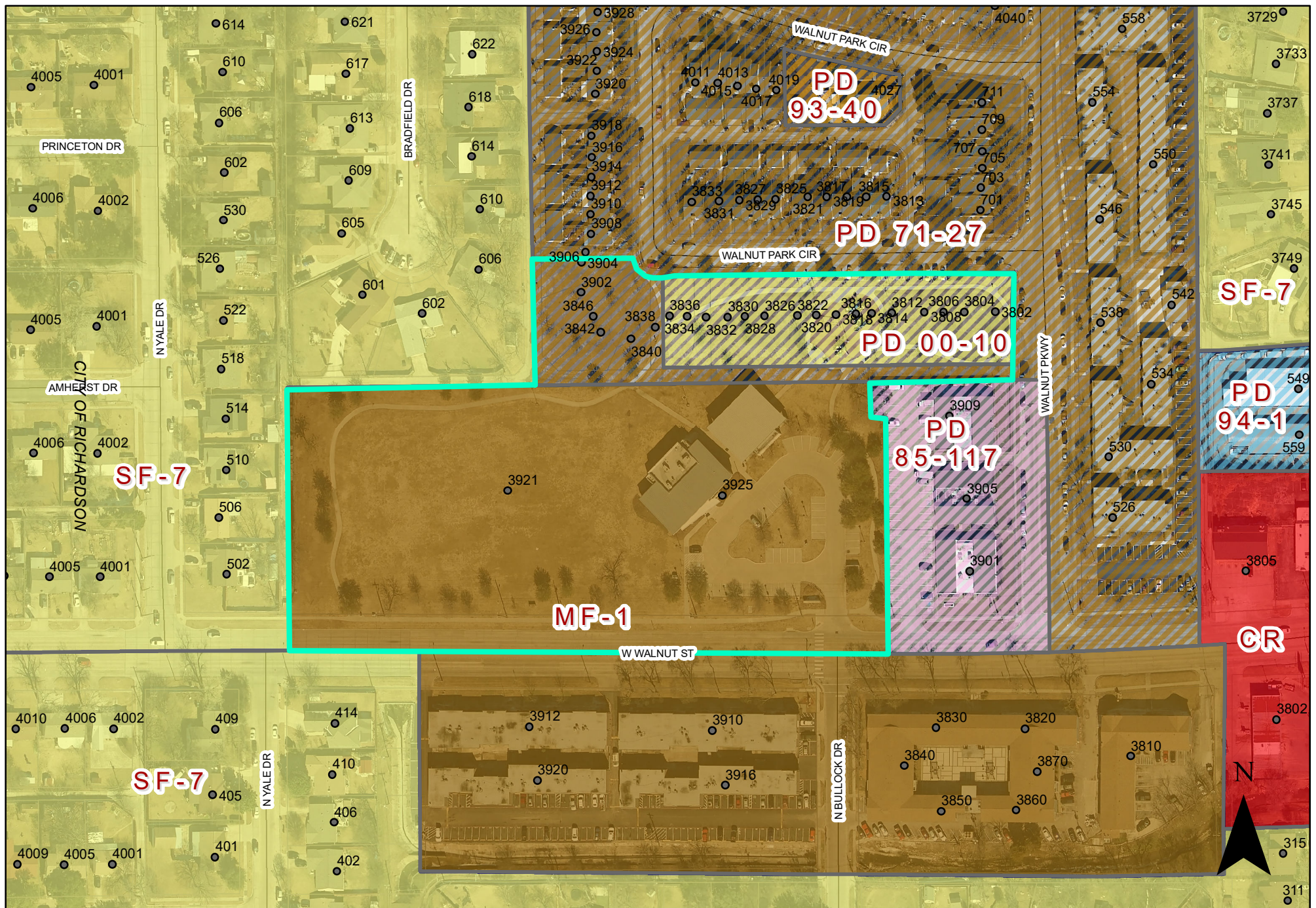
- i. Location Map
- ii. 22 x 34 Plat

PREPARED BY:

Matthew Wolverton
Development Planner
Planning and Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 157 feet

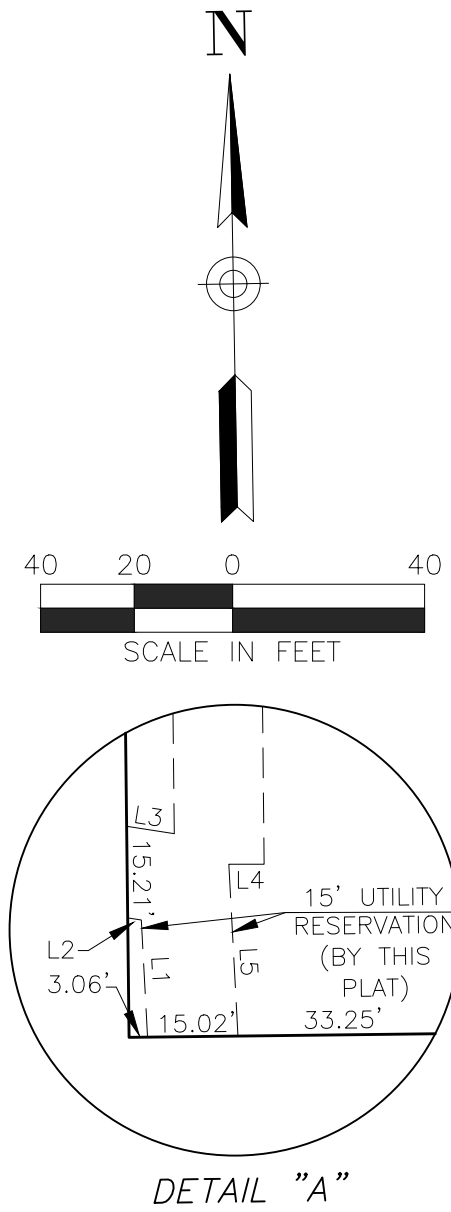
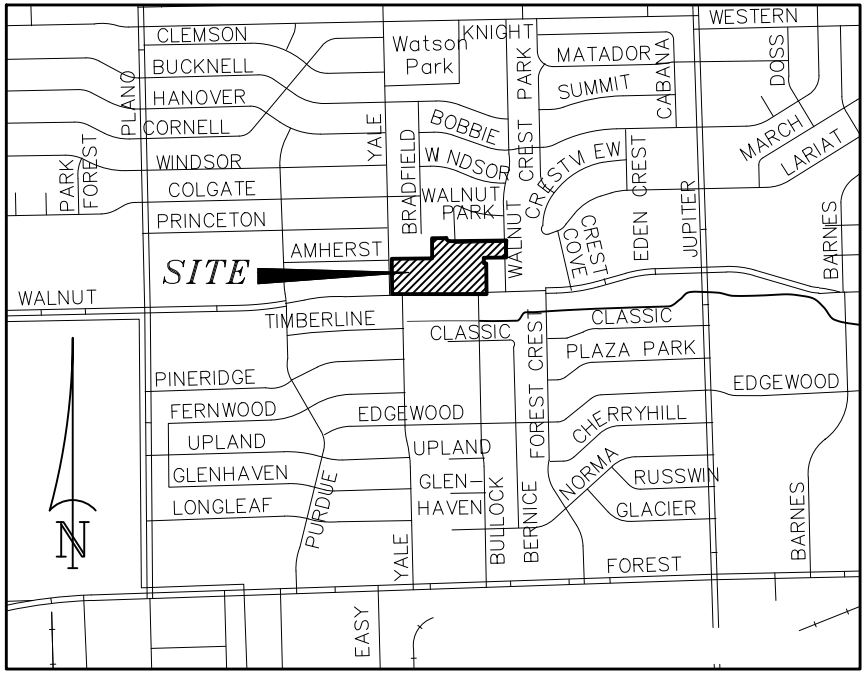
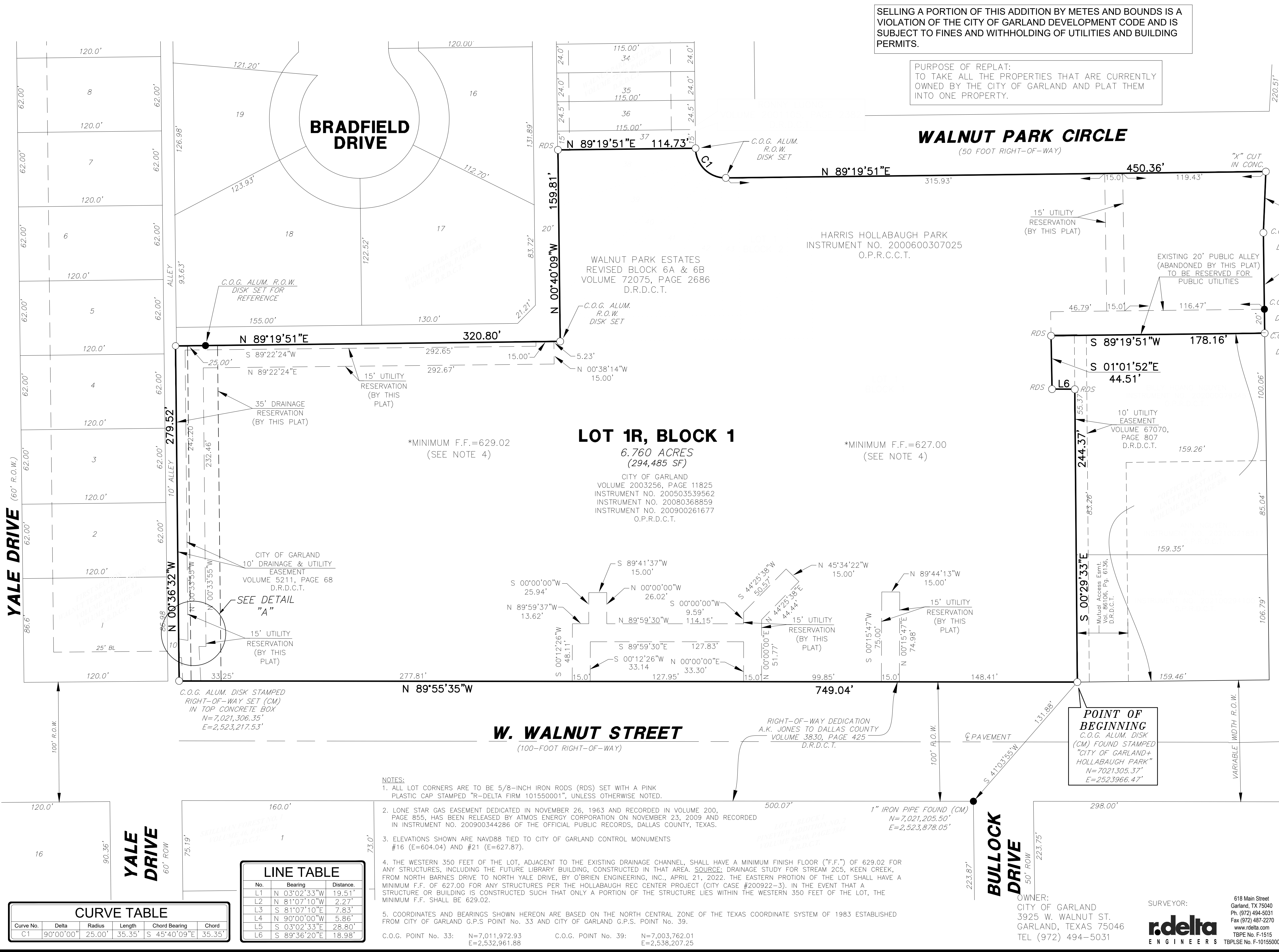
PLAT MAP P 23-34

3925 West Walnut Street



INDICATES AREA
OF REQUEST

N:\PROJECTS\SURVEY\Deliverable\3110-22 Hollabaugh 2nd Replat.dwg, Sheet 1 2ND REPLAT, 10/5/2023 10:24 PM, Wayne Lee



REPLAT
HARRIS HOLLABAUGH PARK REPLAT
LOT 1R, BLOCK 1
A REPLAT OF LOT 1, BLOCK 1, LOT 1, BLOCK 2 AND
A 20 FOOT PUBLIC ALLEY OF HARRIS HOLLABAUGH PARK,
AND LOTS 38 THRU 43, BLOCK 6A (REVISED) OF WALNUT PARK ESTATES
BEING A 6.760 ACRE TRACT OF LAND
SITUATED IN THE W.H. BARNES SURVEY, ABSTRACT No. 78
CITY OF GARLAND, DALLAS COUNTY, TEXAS
GARLAND CASE NO. 210617-1

SURVEYOR:

rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPLSE No. F-10155000

OWNER:
CITY OF GARLAND
3925 W. WALNUT ST.
GARLAND, TEXAS 75046
TEL (972) 494-5031



GARLAND

Plan Commission

2. b.

Meeting Date: 10/09/2023

Item Title: P 23-35 Draper Garland Addition - Final Plat

Summary:

P 23-35 Draper Garland Addition – Final Plat

Attachments

P 23-35 Draper Garland Addition - Final Plat Report & Attachments

Planning Report

File No: P 23-35 / District 8

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

FINAL PLAT

Draper Garland Addition

LOCATION

111, 213 and 217 South Garland Avenue

ZONING

Planned Development (PD) District 20-29

NUMBER OF LOTS

2

ACREAGE

4.646

BACKGROUND

The purpose of this plat is to subdivide the existing tract into two (2) lots for a multi-family development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

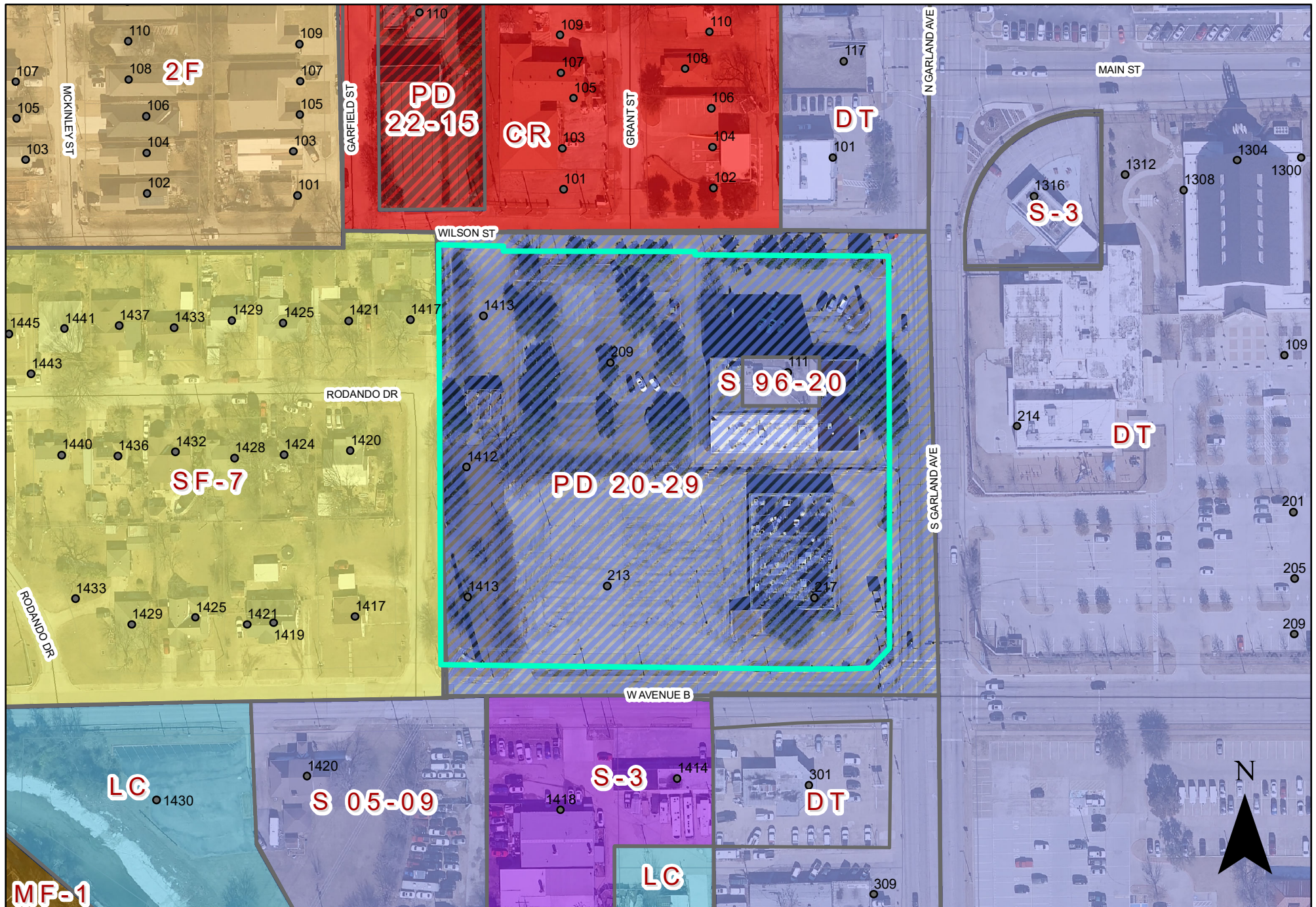
- i. Location Map
- ii. 24 x 36 Plat

PREPARED BY:

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

REVIEWED BY:

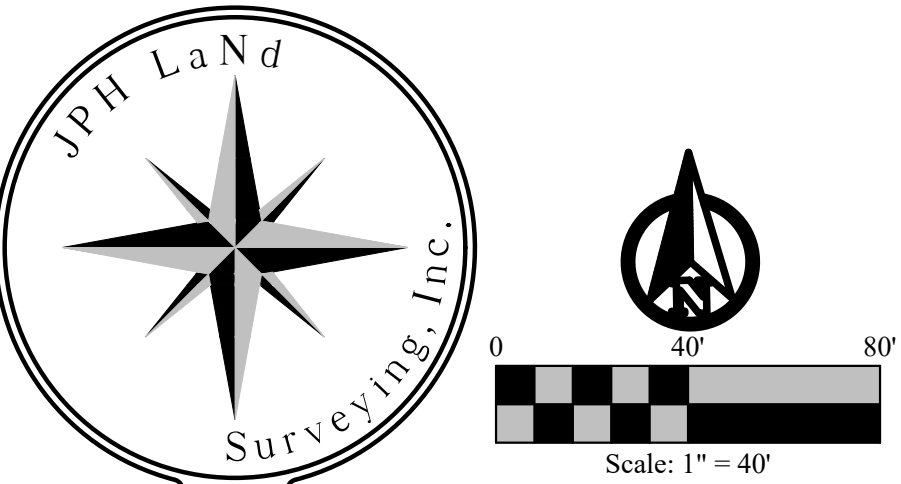
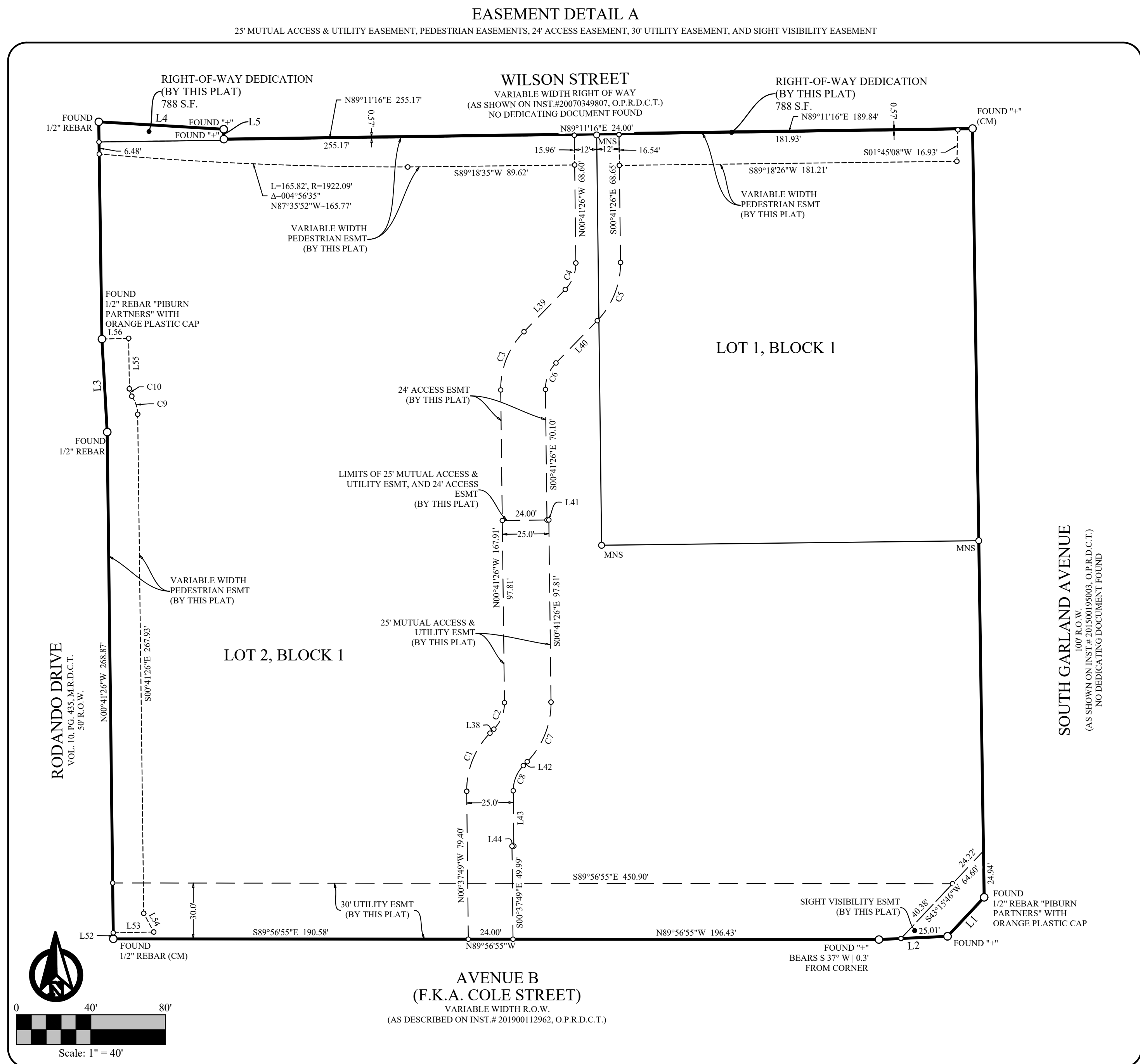
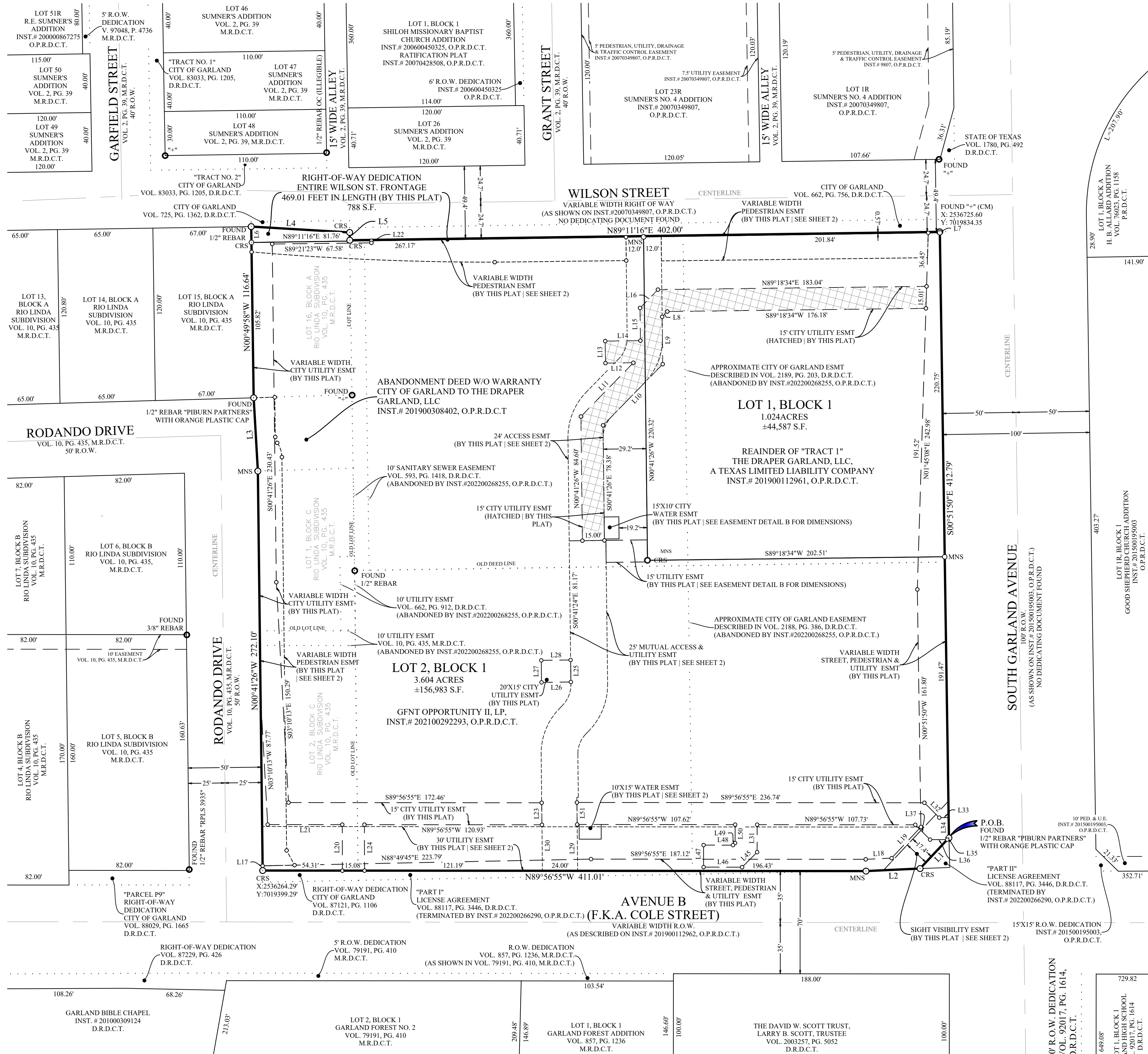
Will Guerin, AICP
Director of Planning



0 80 160 Feet
1 inch = 131 feet

PLAT MAP P 23-35

217 South Garland Avenue

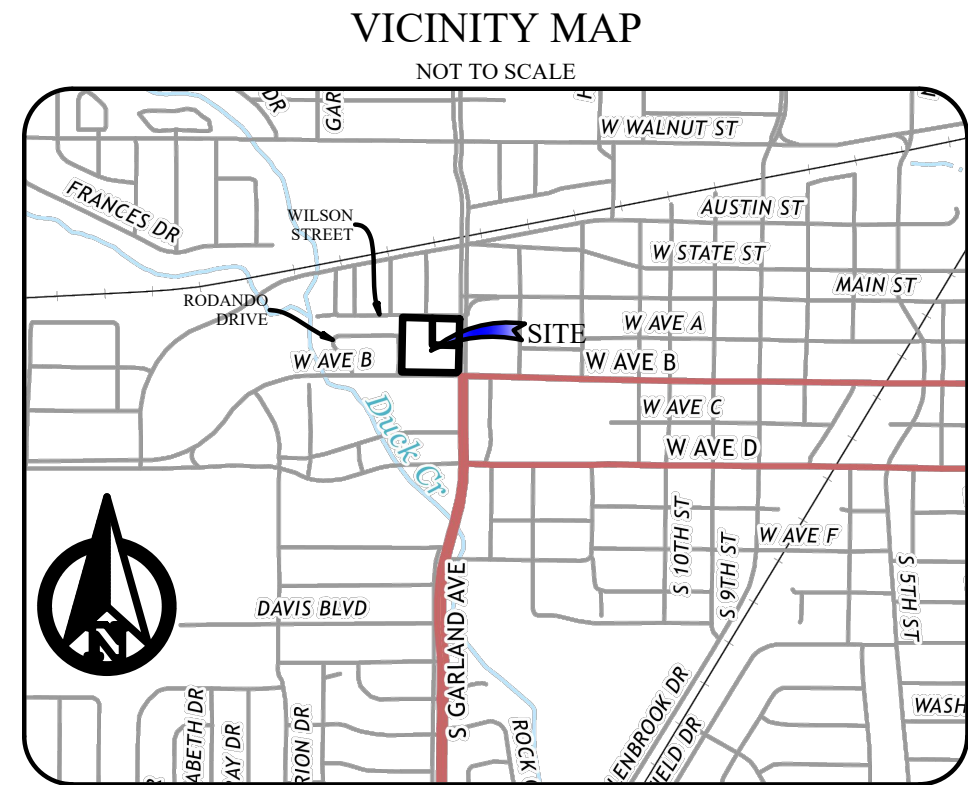


JPH Job/Drawing No. (see below)
2019.103.002 NWC Of S Garland & W Ave B, Garland, Dallas Co, TX - Final Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

LEGEND OF ABBREVIATIONS
US.SyFl. United States Survey Feet
TXCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NADV88 North American Vertical Datum of 1988
M.R.D.C.T. Map Records of Dallas County, Texas
O.P.R.D.C.T. Official Public Records of Dallas County, Texas
D.R.D.C.T. Deed Records of Dallas County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
ESMT Easement
C.M./S.F. Controlling Monument/Square Feet
F.K.A. Formerly Known As

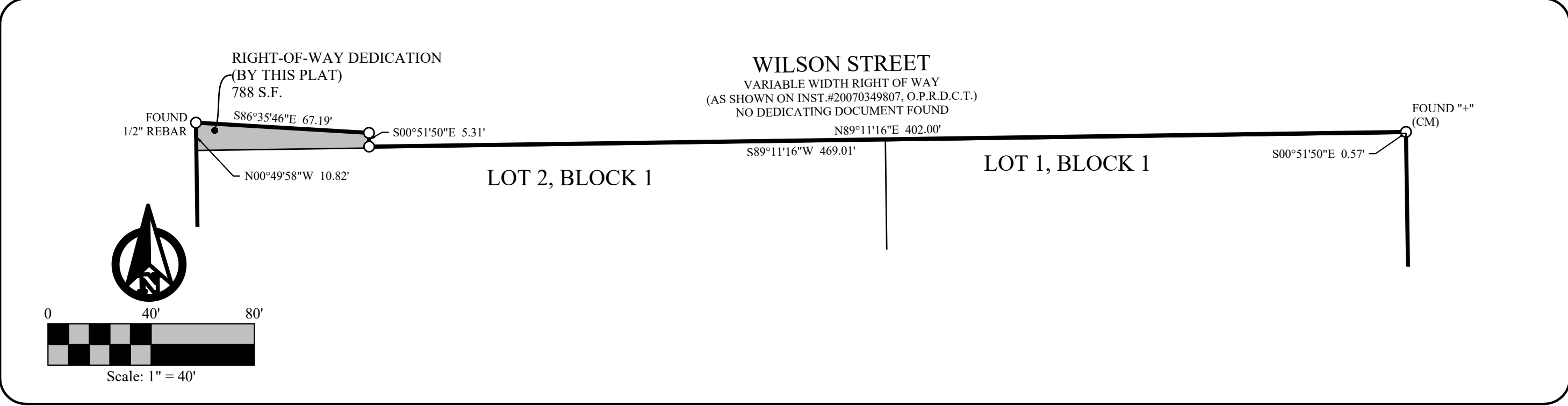
OWNER:
The Draper Garland, LLC
a Texas limited liability company
6125 Luther Lane, Suite 574
Dallas, Texas 75225
Phone: 214-766-5522
SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: 817-769-6255
jewel@jphls.com
OWNER:
GFNT Opportunity II, LP
1801 Lavaca, Suite 116
Austin, Texas 78701
Phone: 972-853-1448
ENGINEERING FIRM:
KFM Engineering & Design
3501 Olympus Blvd. Suite 100
Dallas, TX 75019
Phone: 817-416-4536

MONUMENTS
Monuments are found if not marked CRS or MNS.
CRS ○ 1/2" rebar with orange plastic cap stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"+/-" Cut into concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl/TXCS,'83,NCZ

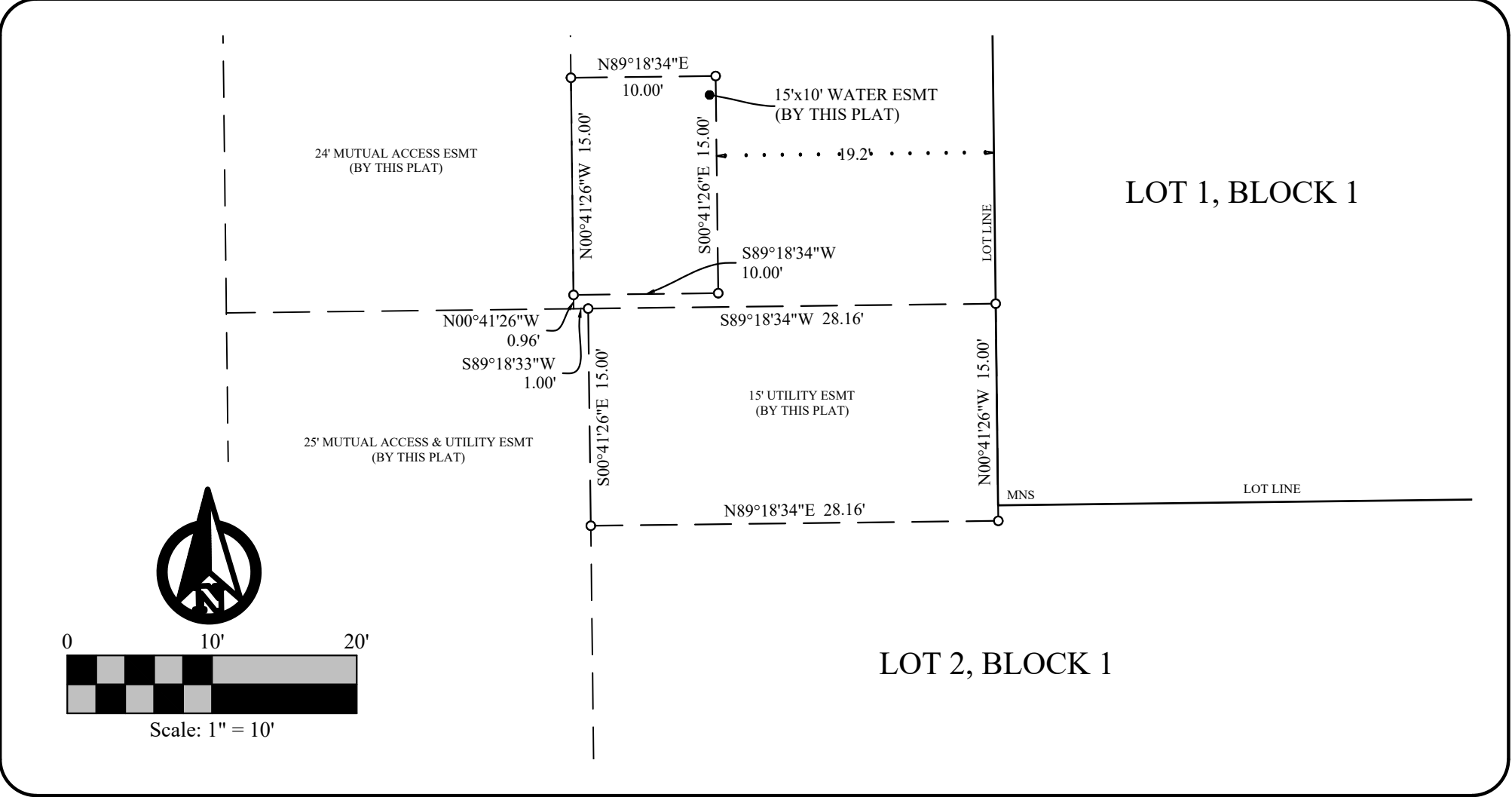


FINAL PLAT
DRAPER GARLAND ADDITION
LOTS 1 & 2, BLOCK 1
SITUATED IN THE
WILLIAM BUSSELL SURVEY, ABSTRACT NO. 156
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191022-2

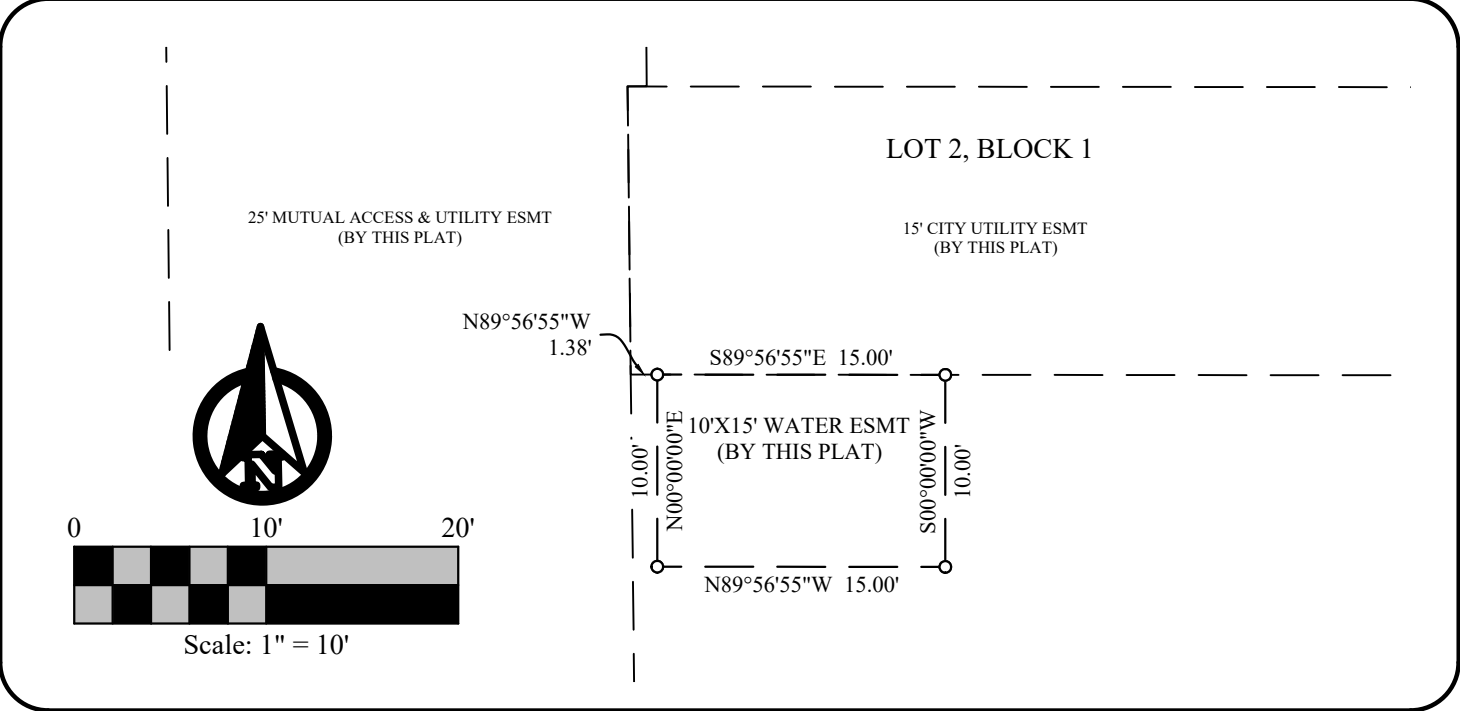
RIGHT-OF-WAY DEDICATION DETAIL



EASEMENT DETAIL B
WATER EASEMENT, AND UTILITY EASEMENT



EASEMENT DETAIL C
WATER EASEMENT



Line Data Table		
Line #	Bearing	Distance
L1	S43°13'06"W	28.72'
L2	S87°18'01"W	36.88'
L3	N03°15'31"W	50.02'
L4	S86°35'46"E	67.19'
L5	S00°51'50"E	5.31'
L6	N00°49'58"W	10.82'
L7	S00°51'50"E	0.57'
L8	S44°18'34"W	5.03'
L9	S00°41'26"E	32.29'
L10	S44°18'34"W	58.21'
L11	N44°18'34"E	51.14'
L12	S89°18'34"W	19.00'
L13	N00°41'26"W	15.00'
L14	N89°18'34"E	24.00'
L15	N00°41'26"W	22.29'
L16	N44°18'34"E	17.46'
L17	N00°41'26"W	3.23'
L18	N87°18'01"E	17.64'
L19	N43°13'06"E	29.15'
L20	N00°09'14"W	31.36'
L21	N89°56'55"W	50.81'
L22	S00°38'37"E	1.44'
L23	S00°37'49"E	15.00'
L24	S00°09'14"E	31.30'
L25	S00°41'26"E	15.00'
L26	S89°18'34"W	20.00'
L27	N00°41'26"W	15.00'
L28	N89°18'34"E	20.00'
L29	N00°37'49"W	31.57'
L30	N00°37'49"W	31.33'

Line Data Table		
Line #	Bearing	Distance
L31	S00°03'05"W	18.74'
L32	S44°56'55"E	14.26'
L33	S89°57'02"E	6.43'
L34	S00°51'50"E	13.76'
L35	S43°13'06"W	1.70'
L36	N89°57'02"W	11.70'
L37	N44°56'55"W	14.26'
L38	N44°18'34"E	2.98'
L39	N44°18'34"E	31.70'
L40	S44°18'34"W	31.70'
L41	N89°18'33"E	1.00'
L42	S44°18'34"W	2.98'
L43	S00°37'49"E	29.70'
L44	S89°22'11"W	1.00'
L45	S45°03'05"W	14.45'
L46	N89°56'55"W	26.26'
L47	N00°03'05"E	15.00'
L48	S89°56'55"E	20.05'
L49	N45°03'05"E	2.03'
L50	N00°03'05"E	12.53'
L51	N00°37'49"W	15.00'
L54	S28°14'00"E	11.40'
L55	S00°40'55"E	27.09'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	34.51'	44.00'	044°56'23"	N21°50'23"E	33.63'
C2	15.71'	20.00'	045°00'00"	N21°48'33"E	15.31'
C3	34.56'	44.00'	045°00'00"	N21°48'34"E	33.68'
C4	15.71'	20.00'	045°00'00"	N21°48'34"E	15.31'
C5	34.56'	44.00'	045°00'00"	S21°48'34"W	33.68'
C6	15.71'	20.00'	045°00'00"	S21°48'34"W	15.31'
C7	35.34'	45.00'	045°00'00"	S21°48'34"W	34.44'
C8	14.90'	19.00'	044°56'23"	S21°50'23"W	14.52'
C9	10.38'	17.00'	034°59'01"	S18°10'56"E	10.22'
C10	4.27'	7.00'	034°59'02"	S18°10'56"E	4.21'

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, The Draper Garland, LLC, a Texas limited liability company and GFNT Opportunity II, LP, a Texas limited partnership, are the owners of that certain tract situated in the William Bassell Survey, Abstract No. 156, City of Garland, Dallas County, Texas, according to the Special Warranty Deeds recorded under Instrument Numbers 201900112961 and 202100292293 respectively, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being partially comprised of the following: all of Lot 1, Block C, and the remainders of Lot 2, Block C and Lot 16, Block A, *RIO LINDA SUBDIVISION*, recorded in Volume 10, Page 435, Map Records, Dallas County, Texas, and all of that portion of Rodando Drive described in the Abandonment Deed Without Warranty from the City of Garland, Texas to said The Draper Garland, LLC recorded under Instrument Number 201900308402, O.P.R.D.C.T.; the subject tract is more particularly described as follows:

BEGINNING at a 1/2 inch rebar with orange plastic cap stamped "PIBURN PARTNERS" found on the west line of South Garland Avenue (100 feet wide as referenced in Instrument Number 201500195003, O.P.R.D.C.T.), at the north corner of the tract identified and described as "Part II" in the License Agreement between the City of Garland and Katharine T. Bell, Barbra Bell Packer and Betty Bell Muns recorded in Volume 88117, Page 3446, Deed Records, Dallas County, Texas (D.R.D.C.T.);

THENCE SOUTH 43°13'06" WEST, with northwest line of the said Part II tract, a distance of 28.72 feet to a 1/2 inch rebar with orange plastic cap stamped "JPH Land Surveying" set at the west corner of said "Part II";

THENCE SOUTH 87°18'01" WEST, with the north line of Avenue B (a variable width right of way formerly known as Cole Street), a distance of 36.88 feet to a set Mag Nail with washer stamped "JPH Land Surveying";

THENCE NORTH 89°56'55" WEST, continuing with said north line of Avenue B as defined by Part I of the said License Agreement and the Right-Of-Way Dedication to the City of Garland recorded in Volume 87121, Page 1106, D.R.D.C.T., a distance of 411.01 feet to a 1/2 inch rebar with orange plastic cap stamped "JPH Land Surveying" set on the east line of Rodando Drive (50 feet wide dedicated in Volume 10, Page 435, Map Records, Dallas County, Texas) at the northeast corner of the said Right-Of-Way Dedication recorded in Volume 87121, Page 1106, D.R.D.C.T.;

THENCE NORTH 00°41'26" WEST, with the east line of said Rodando Drive, a distance of 272.10 feet to a Mag Nail with washer stamped "JPH Land Surveying" set at the southwest corner of the said tract described in the Abandonment Deed Without Warranty from the City of Garland, Texas to said The Draper Garland, LLC recorded under Instrument Number 201900308402, O.P.R.D.C.T. (hereinafter referred to as the "abandonment tract");

THENCE NORTH 03°15'31" WEST, with the west line of the said abandonment tract, a distance of 50.02 feet to a 1/2 inch rebar with orange plastic cap stamped "PIBURN PARTNERS" found at the northwest corner of abandonment tract, same being the southwest corner of aforementioned Lot 16, Block A, *Rio Linda Subdivision*;

THENCE NORTH 00°41'26" WEST, with the west lot line of said Lot 16, a distance of 116.64 feet to a 1/2 inch rebar found at southwest corner of the tract described in the Dedication Of Street for Wilson Street to the City of Garland recorded in Volume 725, Page 1362, D.R.D.C.T.;

THENCE with the south line of Wilson Street as defined by the Dedications of Street to the City of Garland recorded in said Volume 725, Page 1362, D.R.D.C.T. and Volume 662, Page 756, D.R.D.C.T., the following calls:

- SOUTH 86°35'46" EAST, a distance of 67.19 feet to a set 1/2 inch rebar with orange plastic cap stamped "JPH Land Surveying";
 - SOUTH 00°51'50" EAST, with the east lot line of Lot 16, a distance of 5.31 feet to a set 1/2 inch rebar with orange plastic cap stamped "JPH Land Surveying";
 - NORTH 89°11'16" EAST, a distance of 402.00 feet to an "+-" cut in concrete found at the northeast corner of the tract identified and described as "Tract I" in the said Special Warranty Deed to The Draper Garland, LLC recorded under Instrument Number 201900112961, O.P.R.D.C.T., said northeast corner is called to be the intersection of the south line of Willison Street and the west line of South Garland Road;
- THENCE SOUTH 00°51'50" EAST, with the east line of said Tract 1 and the east line of the tract described in the said deed to The Draper Garland, LLC, recorded under Instrument Number 201900112962, O.P.R.D.C.T., each called to be the west line of South Garland Avenue, a distance of 412.79 feet returning to the **POINT OF BEGINNING** and enclosing 4.646 acres (±202,358 square feet).

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That The Draper Garland, LLC, a Texas limited liability company, and GFNT Opportunity II, LP, a Texas limited partnership, acting by and through its duly authorized agent, the owner of the property described in this plat does hereby adopt this plat, designating the property as **DRAPER GARLAND ADDITION** and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to 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.

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.

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the City of Garland ("City"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried City utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the City shall restore the surface of the Street Easement as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

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

WITNESS, my hand at _____, Texas on this the ____ day of _____, 2023.

The Draper Garland, LLC
a Texas limited liability company

BY: _____
Jane Withers Turner Bolin, Manager

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Jane Withers Turner Bolin, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2023.

Notary Public for and in the State of Texas
My commission expires: _____

WITNESS, my hand at _____, Texas on this the ____ day of _____, 2023.

GFNT Oppurtunity II, LP
a Texas limited partnership

BY: _____
Jane Withers Turner Bolin, Manager

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared Jane Withers Turner Bolin, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they 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 _____, 2023.

SURVEYOR'S STATEMENT:

I, **Jewel Chadd**, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, 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 the _____ day of _____, 2023.

Preliminary: Not to be recorded for any reason.

Released to KFM for review: September 15 & 21, 2021, March 22, 2021, May 17, 2021, September 13, 2022, September 06, 2023, September 25, 2023

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned notary public, State of Texas, on this day personally appeared **Jewel Chadd**, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the same for the purposes and considerations expressed therein.

Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public, State of Texas

My commission expires: _____

SURVEYOR'S NOTES:

- This survey was performed with the benefit of a title commitment provided by First American Title Insurance Company, GF# 1002-290275A-RTT, Commitment # 1002-290275A-RTT, effective November 21, 2019, and issued December 10, 2019.
- The purpose of this plat is to subdivide an existing tract and lots into two (2) lots.
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.
- Bearings and coordinates are based on the Texas Coordinate System of 1983, North Central Zone (4202), by GPS observation utilizing the Texas VRS/RTK Network.
- Monuments marked CRS are 1/2 inch rebar with an orange plastic cap stamped "JPH Land Surveying" were set during a previous survey dated October, 2020.
- For dimensioned easements, refer to the original document for confirmation of distances, location and uses.
- 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.
- Parking located within the right of way adjacent to Lot 1 and 2, Block 1 shall be maintained by the adjacent lot owner according to the City of Garland Approved License Agreement.
- Lot corners will be marked with a 1/2" rebar with an orange plastic cap stamped "JPH LAND SURVEYING" or a Mag Nail with a metal washer stamped "JPH LAND SURVEYING", or a City-required monument with the plat & surveyor name.

SPACE RESERVED FOR COUNTY
RECORDING LABEL

FINAL PLAT
DRAPER GARLAND ADDITION
LOTS 1 & 2, BLOCK 1
SITUATED IN THE
WILLIAM BUSELL SURVEY, ABSTRACT NO. 156
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 191022-2



JPH Job/Drawing No. (see below)
2019.103.002 NWC Of S Garland & W Ave B, Garland, Dallas Co, TX - Final Plat.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
785 Lonesome Dove Trail, Hurst, Texas 76054
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

LEGEND OF ABBREVIATIONS
US.SyFl. United States Survey Feet
TXCS,'83,NCZ Texas Coordinate System of 1983, North Central Zone
NAVDS88 North American Vertical Datum of 1988
M.R.D.C.T. Map Records of Dallas County, Texas
O.P.R.D.C.T. Official Public Records of Dallas County, Texas
D.R.D.C.T. Deed Records of Dallas County, Texas
VOL/Pg/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing Easement
ESMT Easement
C.M./S.F. Controlling Monument/Square Feet
F.K.A. Formerly Known As

OWNER:
The Draper Garland, LLC
a Texas limited liability company
6125 Luther Lane, Suite 574
Dallas, Texas 75225
Phone: 214-766-5522

SURVEYOR:
JPH Land Surveying, Inc.
785 Lonesome Dove Trail
Hurst, Texas 76054
Phone: 817-769-6255
jewel@jphls.com

OWNER:
GFNT Opportunity II, LP
1801 Lavaca, Suite 116
Austin, Texas 78701
Phone: 972-853-1448

ENGINEERING FIRM:
KFM Engineering & Design
3501 Olympus Blvd. Suite 100
Dallas, TX 75019
Phone: 817-416-4536

MONUMENTS

Monuments are found if not marked CRS or MNS.
CRS ○ 1/2" rebar with orange plastic cap stamped "JPH Land Surveying" set
MNS ○ Mag nail & washer stamped "JPH Land Surveying" set
"+-" Cut into concrete
○ Vertex or common point (not a monument)
Coordinate values, if shown, are US.SyFl/TXCS,'83,NCZ

Approved and accepted for the City of Garland this ____ day of day of _____, 2023, by the City Plan Commission of the City of Garland, Texas.

Chairman of the City Plan Commission

Director of Planning Department

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



GARLAND

Plan Commission

3. a.

Meeting Date: 10/09/2023

Item Title: Z 22-58 Abreham Tessema (District 5)

Summary:

Consideration of the application of **Abreham Tessema**, requesting approval of 1) a Specific Use Provision Amendment for a Truck/Bus Storage use on a property zoned Industrial (IN) District with a Specific Use Provision (S 20-28) for Truck/Bus Storage and 2) a Plan for a Truck/Bus Storage use. This property is located at 2430 Lonneck Drive. (District 5) (File Z 22-58). (This case was postponed from the September 25, 2023 Plan Commission meeting.)

Attachments

Z 22-58 Abreham Tessema (District 5)

Z 22-58 Abreham Tessema Responses

Planning Report

File No: Z 22-58/District 5

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

LOCATION

2430 Lonnecker Drive

APPLICANT

Abreham Tessema

OWNER

Ephirem Mengstab

BACKGROUND

In 2020, the City Council approved a Specific Use Provision for Truck/Bus Storage [S 20-28]. The request was to allow ten (10) parking spaces for semi-truck trailers. The applicant requests to revise the Specific Use Provision to allow thirty-seven (37) parking spaces for semi-truck trailers.

The Garland Development Code defines Truck/Bus Storage as an area for the temporary parking or long-term storage of operable (that is, no junked, wrecked, or inoperable) trucks, buses, RVs, trailers, boats, and other types of special and heavy load vehicles, owned by others, for a fee.

SITE DATA

The subject property contains approximately 2.609 acres and is accessed from two points along Lonnecker Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The, property currently has a Specific Use Provision [S 20-28] for a Truck/Bus Storage use that was approved in 2020. However, the Truck/Bus Storage use has not been fully constructed.

The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

CONSIDERATIONS

Specific Use Provision:

1. The applicant proposes to construct a truck storage site with 37 truck parking spaces and a 312 square-foot office building, meeting the GDC requirement.
2. The Landscape Plan (Exhibit D) will comply with the applicable screening and landscaping standards per the GDC.
3. The Building Elevations (Exhibit E) will comply with the Building Design standards per the GDC.
4. The applicant requests the Specific Use Provision for a period of twenty (20) years, which aligns with the SUP Time Period Guide. It should be noted that the applicant was granted a 20-year time period in 2021 with the S 20-28 approval.
5. The hours of operation will be 6:00 am to 6:00 pm Monday to Saturday.
6. No deviations to the Garland Development Code (GDC) have been requested by the applicant.

COMPREHENSIVE PLAN

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

This proposal offers a supportive use to the industry employment sector.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The Economic Development Strategic Plan recognizes the need for truck staging / parking in the Industrial District: "Evaluate and move on potential options for truck staging / parking."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within an area that is primarily zoned Industrial (IN) District and developed with buildings that are currently utilized for manufacturing, light industrial and heavy commercial uses.

The nature of the surrounding area is currently primarily heavy commercial and industrial; therefore, the subject property is suitable for the operation of truck/bus storage.

STAFF RECOMMENDATION

Approval of a Specific Use Provision amendment for Truck/Bus Storage on a property zoned Industrial (IN) District with a Specific Use Provision [S 20-28] for Truck/Bus Storage.

Approval of a Plan for Truck/Bus Storage Use.

The Truck/Bus Storage use is currently entitled. The applicant's request for an amended site plan does not carry a significant impact on the subject property and surrounding area, and the additional screening and landscaping will improve the site from its current condition. In addition, the Economic Development Strategic Plan recognizes a need in the Industrial District for truck staging/parking.

However, given the original SUP for 20 years was granted approximately two years ago for fewer parking spaces, consideration may be given to a shorter SUP time period than the newly requested 20-year time period.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE 22-58

2430 Lonnecker Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Truck/Bus Storage Use subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- III. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within

the PD District, by the GDC, or by state or federal law.

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

IV. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

V. Development Plans:

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

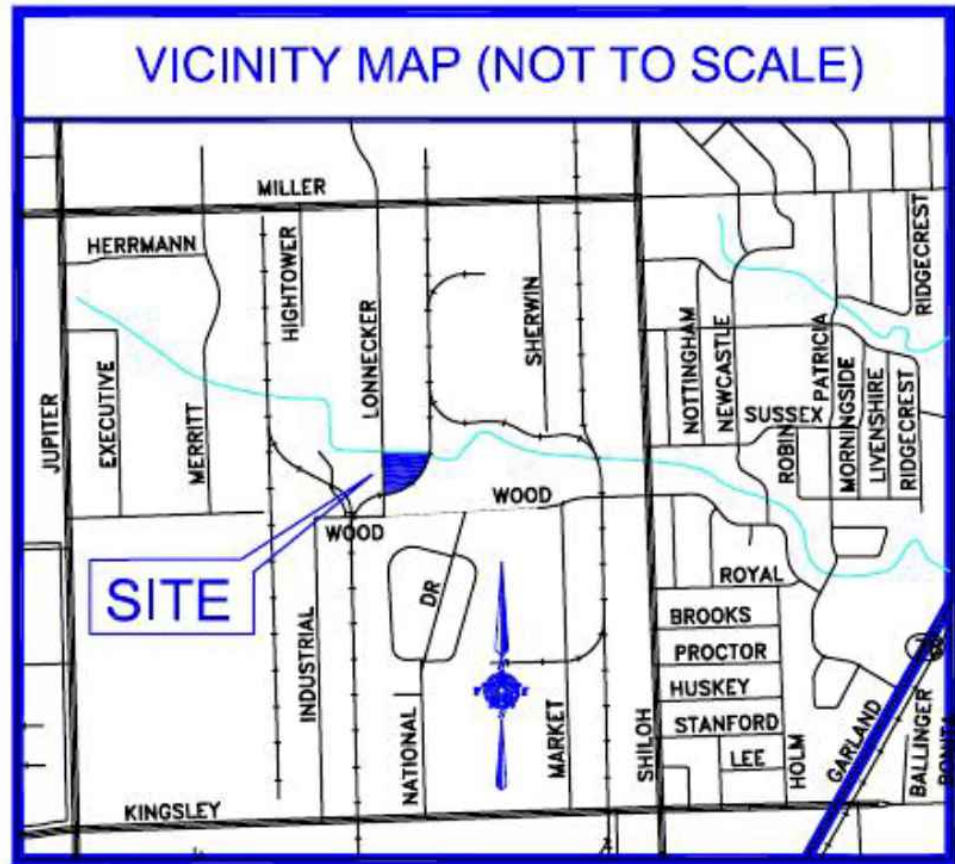
VI. Specific Regulations:

A. Time Period: The Specific Use Provision shall be in effect for period of twenty (20) years.

B. Site Plan: Development shall be in general conformance with the site plan labeled Exhibit C.

C. Screening and Landscaping: Screening and Landscaping shall conform to the layout reflected in Exhibit D.

D. Building Elevations: Building elevations shall conform to the elevations reflected on Exhibit E.



ARCHITECTURAL ELEMENTS PER
G.D.C. SEC. 4.83, "6 ELEMENTS" FROM
LIST INCLUDES ITEMS AS FOLLOWS:

1. A. AWNING/ CANOPY
NEW CANOPY TO BE INSTALLED
OVER FRONT ENTRY
2. D. TRANSDM WINDOW
NEW TRANSDM WINDOW TO BE INSTALLED
OVER FRONT ENTRY
3. J. DISTINCTIVE LIGHTING FEATURES
NEW ACCENT LIGHTS TO BE INSTALLED
ON NEW PILLARS.
4. L. NEW BENCHES FOR OUTDOOR SEATING
NEW BENCH AT WEST SIDE
5. N. VARIED ROOF HEIGHTS ACHIEVED W/
NEW RAISED PILLARS AND COPINGS
6. O. ORNAMENTAL FENESTRATION ACHIEVED
W/ BANDS, & COPINGS ON RAISED PILLARS.

LEGAL DESCRIPTION

ZONING FILE Z 20-28
BEING AN APPROXIMATE 2.609 ACRES OF
LOT 3R1 OF SANTA FE-MILLER ROAD INDUSTRIAL
DISTRICT ADDITION REPLAT OF LOT 3 AS RECORDED
IN INSTRUMENT NO. 20070294065-PUBLIC RECORDS
OF DALLAS COUNTY, TEXAS

ZONING

DESIGNATION:	INDUSTRIAL DISTRICT
BUSINESS USE:	SEMI-TRUCK STORAGE
BUILDING SETBACK:	25' FRONT
BUILDING SETBACK:	0' SIDES & BACK
LANDSCAPING EASEMENT:	10' (LONNEKER DRIVE)

LEGAL

ADDRESS : 2430 LONNECKER DRIVE
LAND : LOT 3R/ACRES = 2.609 ACRES
SANTA-FE MILLER ROAD INDUSTRIAL DISTRICT

PROJECT OWNER

MENGSTAB EPHRAIM
624 PINE VALLEY,
RICHARDSON, TX 75081
469 767-1440

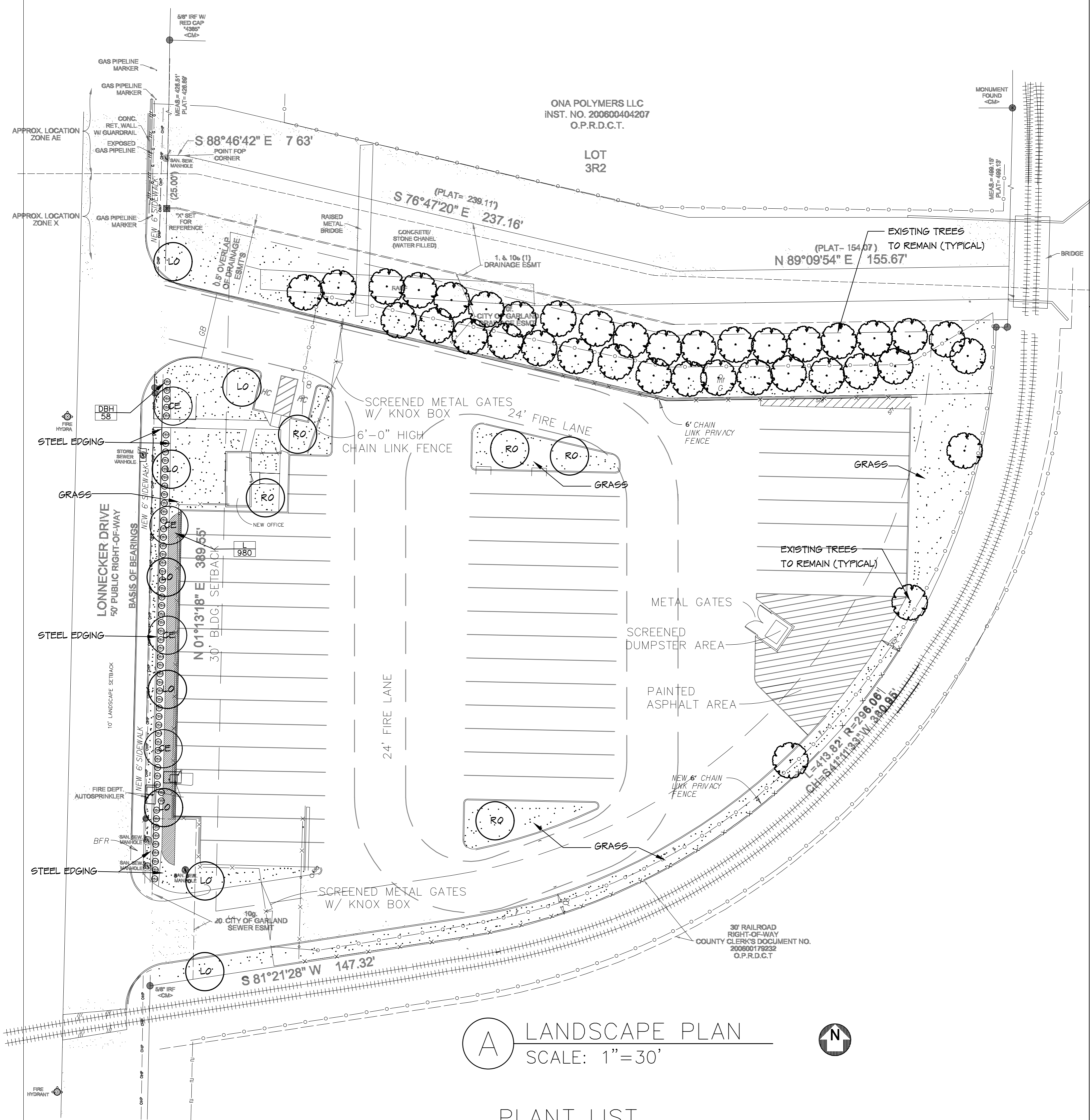
PROPOSED SITE DATA

GROSS LOT AREA = 113.666 S.F.
GROSS FLOOR AREA = N/A
FLOOR/LOT AREA RATIO N/A
IMPERVIOUS AREA = NO CHANGES
LANDSCAPE AREA EXTERIOR: NO CHANGE
LANDSCAPE AREA EXTERIOR: N/A
LANDSCAPE AREA EXTERIOR: NO CHANGE
BUILDING CONSTRUCTION: 1 STORY BRICK

PARKING RATIO

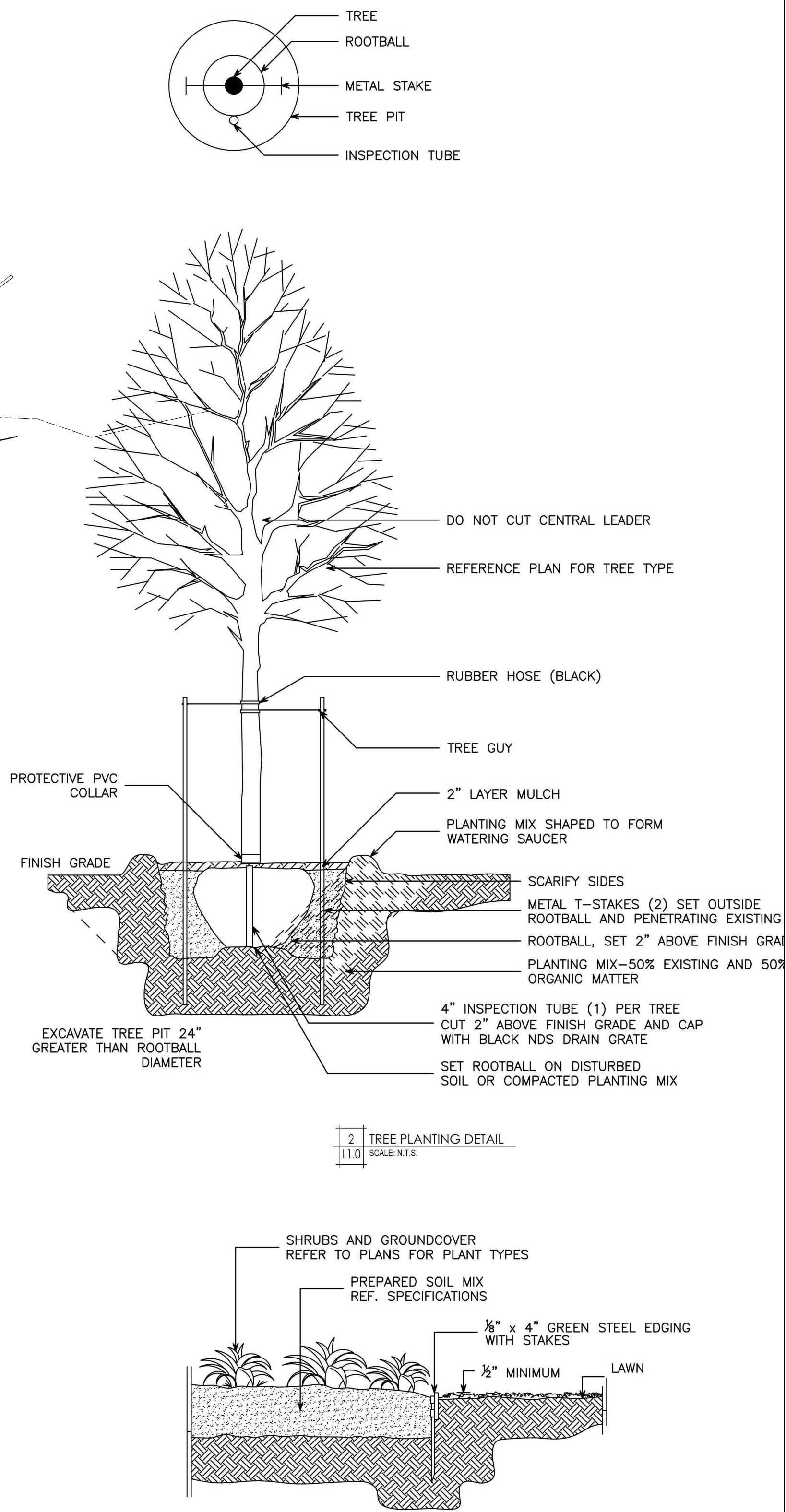
PARKING REQUIRED FOR OFFICE	=	1/300 S.F.
PARKING REQUIRED : 312/300	=	4
PARKING PROVIDED	=	5
TRUCK PARKING	=	37 SLIPS

EXHIBIT D



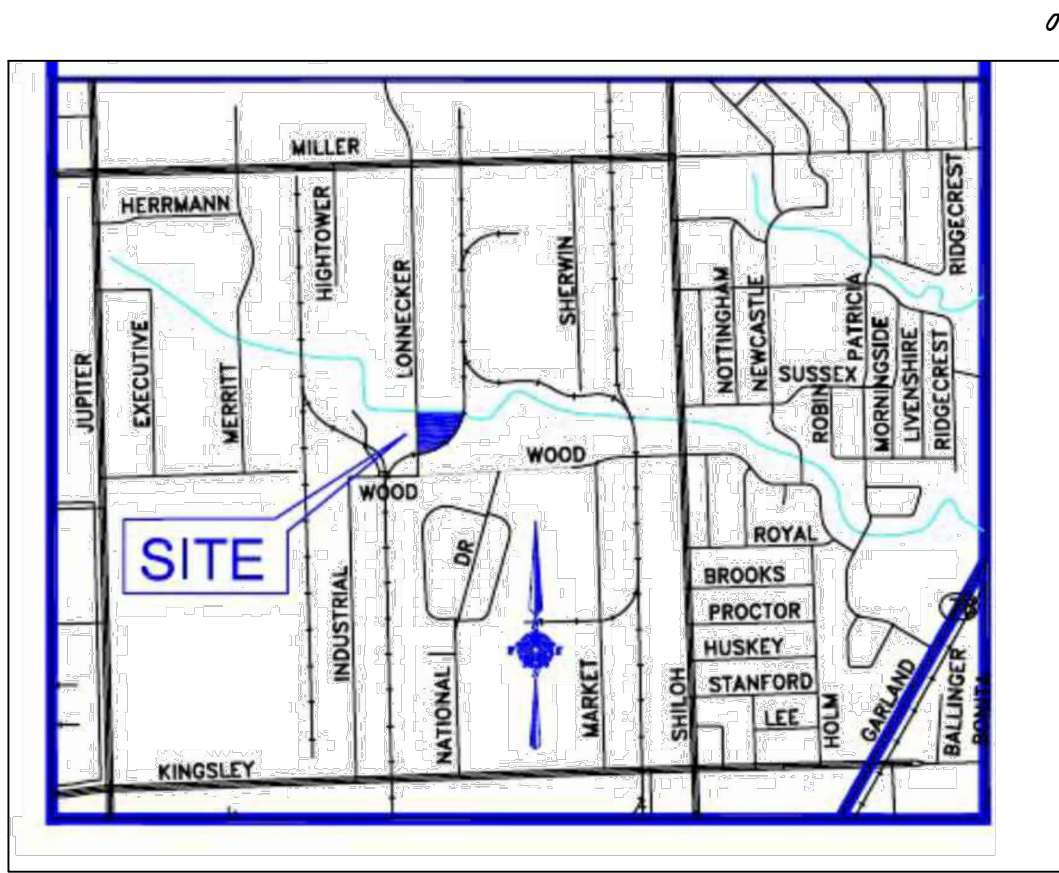
PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	5	SHUMARD RED OAK	<i>Quercus shumardii</i>	Minimum 3" caliper; minimum 10' ht. and 4" spread.	Nursery-grown B&B, containerized, or container-grown; full head; MATCHED
LO	8	LIVE OAK	<i>Quercus virginiana</i>	Minimum 3" caliper; minimum 10' ht. and 4" spread.	Nursery-grown B&B, containerized, or container-grown; full head; MATCHED
CE	4	CEDAR ELM	<i>Ulmus crassifolia</i>	Minimum 3" caliper; minimum 10' ht. and 4" spread.	Nursery-grown B&B, containerized, or container-grown; full head; MATCHED
DBH	58	DWARF BURFORD HOLLY	<i>Ilex burfordi</i> "nana"	5 gallon (MINIMUM 24" ht. x 20" spread)	Full plant 36" o.c.
L	980	LIRIOPE	<i>Liriope muscarii</i>	4" pot	Plant 12" o.c.



GENERAL LANDSCAPE NOTES

1. AN UNDERGROUND AUTOMATIC POP-UP DRIP TYPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-WAY AREAS UNLESS NOTED OTHERWISE. ADJUSTMENTS TO SYSTEM WILL LIMIT OVER SPRAY ON ADJACENT ROADWAYS AND CONSERVE WATER TO THE GREATEST EXTENT POSSIBLE. A RAIN SENSING DETECTOR AND A FREEZE SENSOR WILL BE PART OF THE SYSTEM.
2. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY OF DALLAS LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET MINIMUM MULTIFAMILY DISTRICT 2 (MF-2) REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION, AND BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED OR REMOVED.
4. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OR PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
5. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL-STOPS OR OTHER PERMANENT BARRIERS.
6. ALL LANDSCAPE AREA SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVERS. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PLANTING SHALL BE OCCURRING IN THE FORM OF TREES, SHRUBS, PLANTING BEDS, DECORATIVE ROCK BEDS, SIGNS AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERMUDA-GRASS, OR ST. AUGUSTINE GRASS LAWN AREAS, UNLESS NOTED OTHERWISE.
8. ALL TREES ARE TO BE LOCATED, WHENEVER POSSIBLE, OUTSIDE FIRE HYDRANT, SANITARY SEWER AND UTILITY EASEMENT.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
10. FINAL LOCATION OF PLANTS MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES GRADES. GENERAL INTENT IS TO BE MET.
11. A MINIMUM TWO INCH LAYER OF BARK MULCH SHALL BE PROVIDED AT ALL PROPOSED TREES.



CITY OF GARLAND LANDSCAPE REQUIREMENTS

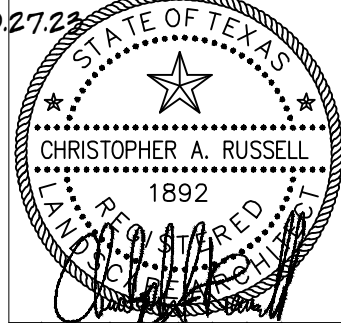
LANDSCAPE AREA	
TOTAL LOT = 11,500 S.F.	
REQUIRED	PROVIDED
10% of lot to be devoted to landscape area (1,150 S.F. +/-)	24.0% (2,760 S.F.) [230%]
1 Shade Tree (7' per 200 S.F.) of new buffer = 23 Shade Trees (1' x 200 S.F.)	17 Shade Trees (7' x 200 S.F.) 38 Existing Trees (7' x 200 S.F.)
LOPPECKER DRIVE BUFFER	
LANDSCAPE IDEAL	
TOTAL LANDSCAPE BUFFER = 389 S.F. - 40 S.F. OF DRIVE = 359 S.F. (1,516 S.F. +/-)	
REQUIRED	PROVIDED
15' Minimum Landscape Buffer	15' Minimum (7' x 200 S.F.)
1 Shade Tree (7' per 200 S.F.)	11 Shade Trees (7' x 200 S.F.)
Planting Lot Screens (4' W x 6' planting) 30' in. within 2 paces	24' Solid Screen (between 800 S.F. of Utilizes)
PARKING LOT INTERIOR	
TOTAL SPACE = 3,000 S.F.	
REQUIRED	PROVIDED
1 Tree (37' per 100 spaces) = 11 Trees (17' x 200 S.F.)	6 Trees (7' x 200 S.F.)
Landscaping at parking row terminals	4 Islands

GENERAL NOTES:

1. Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on plans regardless of quantities designated on Plant List.
2. Contractor shall notify Landscape Architect of any discrepancies, ambiguity, or unlabeled plants on plans prior to bid submittal. If discrepancy, ambiguity, or unlabeled plant is not clarified by Landscape Architect prior to bid submittal date, Contractor shall note such item on bid.
3. Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Landscape Architect's and/or Owner's approval prior to major shipment of materials to site.
4. After tillage and cleaning, all areas to be grassed shall be leveled, and fine graded. The required result shall be the elimination of ruts, depressions, humps, and objectionable soil clods. During the soil preparation process, a "Rock Pick or "Rock Rake" shall be used to gather surface stones as small as one inch (1") in diameter.
5. Grass areas to be either hydromulch Bermuda or perennial Rye, depending on date of planting. Bermuda/grass hydromulch shall not be applied prior to May 15 nor after August 15 nor at any time the soil temperature is less than 70 F. If grassing is to occur after August 15 or before May 15, Contractor shall include perennial Rye as base bid with an alternate price to return the following Spring (after May 15) to scalp Rye and re-hydromulch with Bermuda, guaranteeing a full stand of grass.
6. Contractor shall guarantee a full stand of grass, regardless of whether a permanent landscape irrigation system is installed. Contractor shall provide temporary irrigation or hand water as required for turf establishment.
7. Soil amendment to be "Compost" as produced by Living Earth Technology (Phone: 214-869-4332), or approved equal.
8. Tree holes to be excavated 2' greater than ball diameter and 6" deeper. Backfill with 2/3 existing soil and 1/3 Compost (or approved equal) as noted under 7. above, thoroughly blended by mechanical means prior to backfill.
9. Shrub pits shall be excavated 12" greater than container diameter and 6" deeper. Backfill with 1/2 existing soil and 1/2 Compost (or approved equal) as noted under note 7 above, thoroughly blended by mechanical means prior to backfill.
10. Mulch topdressing to be minimum 2" layer shredded hardwood, spread uniformly on all shrub and groundcover beds and on all tree saucers.
11. Bed edging (if applicable) to be 1/8"x4" Ryerson "Estate" edging as manufactured by Joseph Ryerson Co., inc. Houston, Texas (phone: 713.675.6111), or approved equal.

The Contractor shall provide a turn-key landscape sprinkler design and installation based on the following criteria:

- A. Contractor shall design the system in accordance with industry accepted practice and the recommendations of the manufacturer of the equipment provided. The system design shall be completed and stamped by a Texas licensed irrigator.
- B. All landscaped areas as shown on the plans to be watered by the system.
- C. Pressure pressure shall be based on 60 mm/mg psi static pressure and 20 mm/mg psi residual pressure at 95 mm/mg psi water meter. The irrigation system shall be in a separate water meter.
- D. System shall be automatic with controller(s) and remote controlled valves.
- E. The sprinkler system shall be designed utilizing pipe sizes, valves, heads, and zone operation time schedules, to assure an economical and operational system with complete and even coverage. Lawn areas systems shall be primarily of the spray head type except that pop-up rotary heads may be used in large open fort areas. Rotar heads shall not be used in areas less than 95' feet wide.
- F. Acceptable equipment manufacturers are Toro, Rainbird, Hunter, Hardee, or Weathermatic.

[illegible]

GARLAND TRUCK CENTER
2430 LONNECKER DRIVE
GARLAND, TEXAS

Christopher
RUSSELL
Landscape
Architecture

5925 La Vista Drive Number 3
Dallas Texas 75206
Phone : 214.695.7344
Fax : 214.826.8279

Sheet Title:

LANDSCAPE
PLAN

Proj. No.:

Date: 09.27.23

Drawn: CAR

Checked: CAR

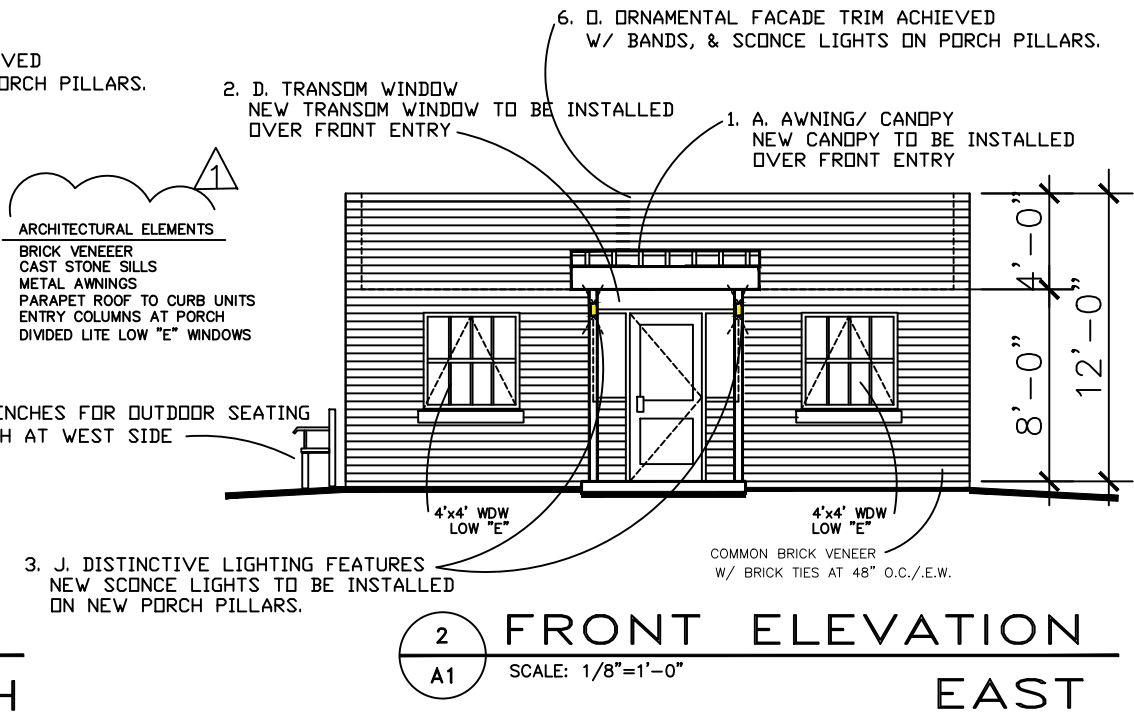
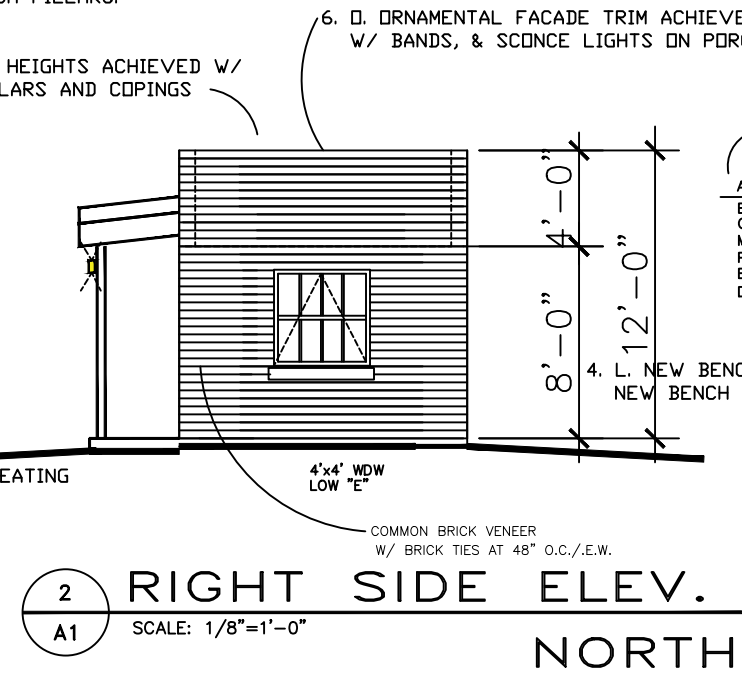
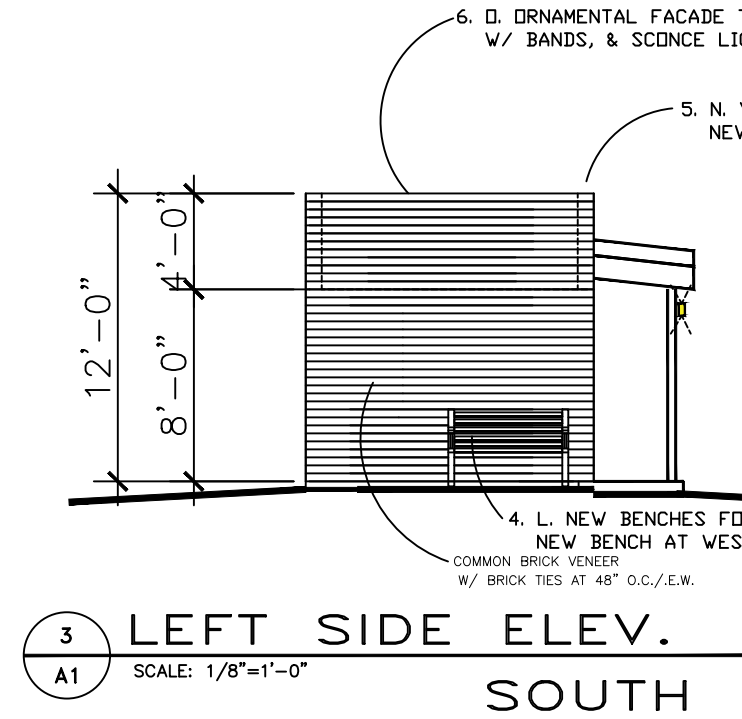
Approved: CAR

sheet number

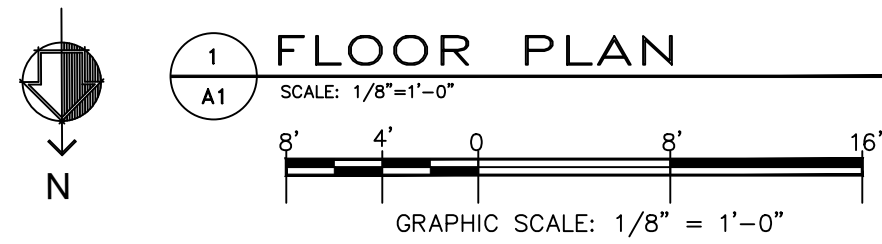
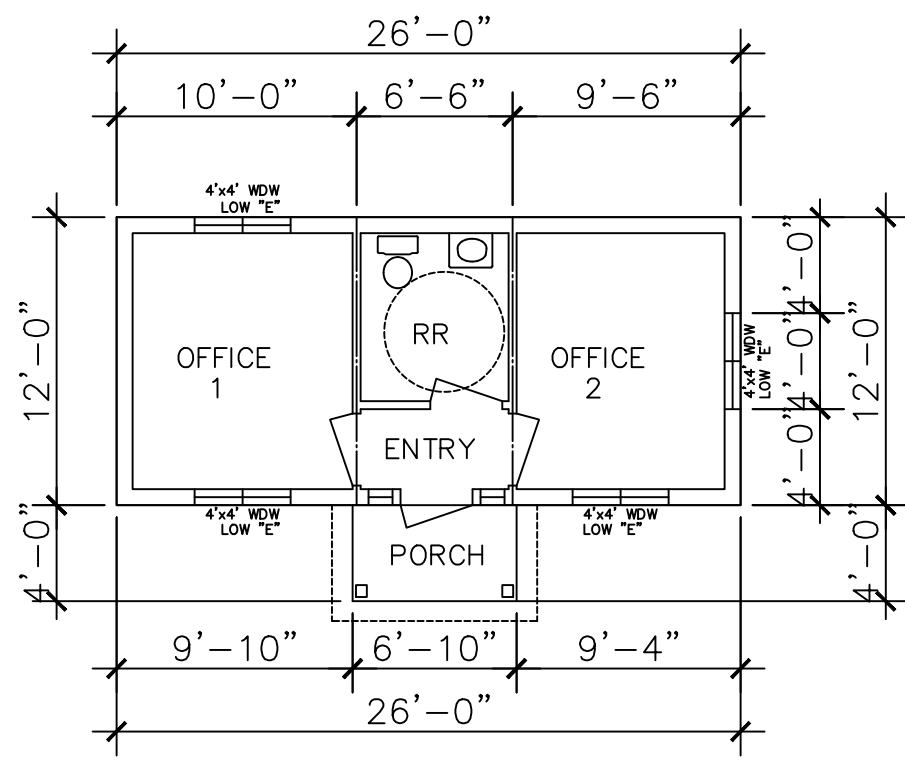
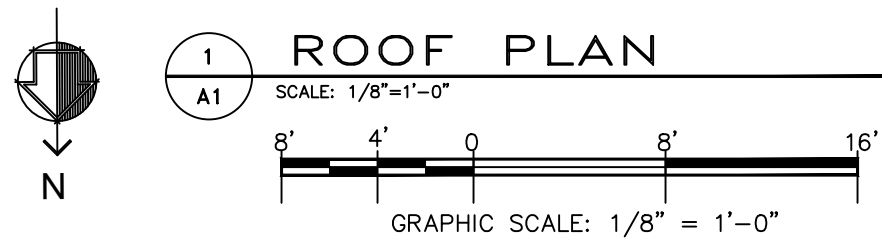
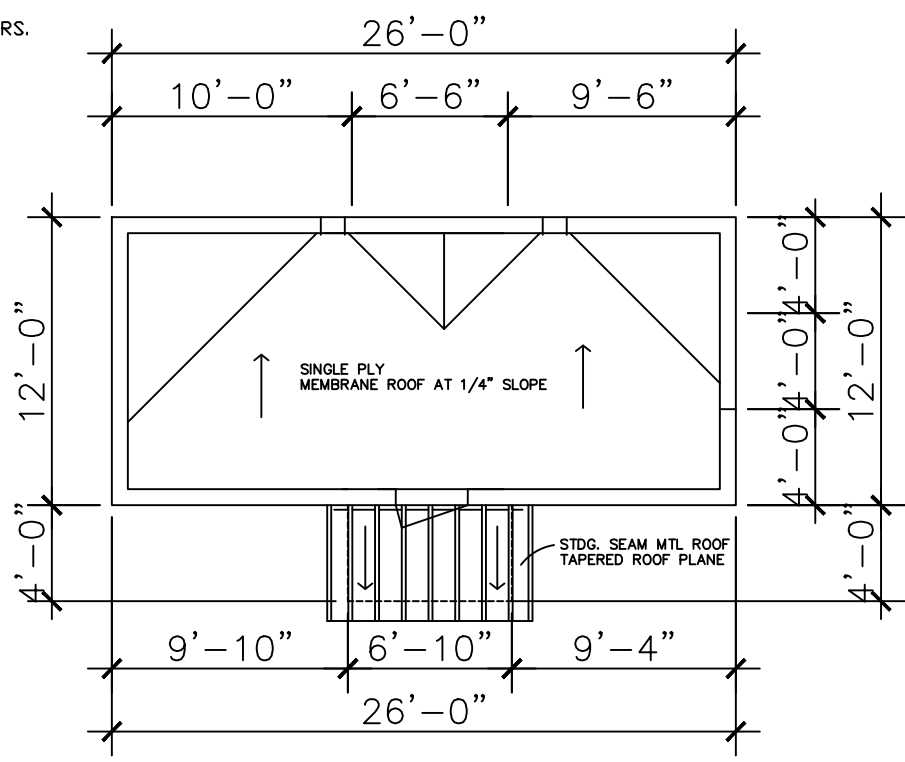
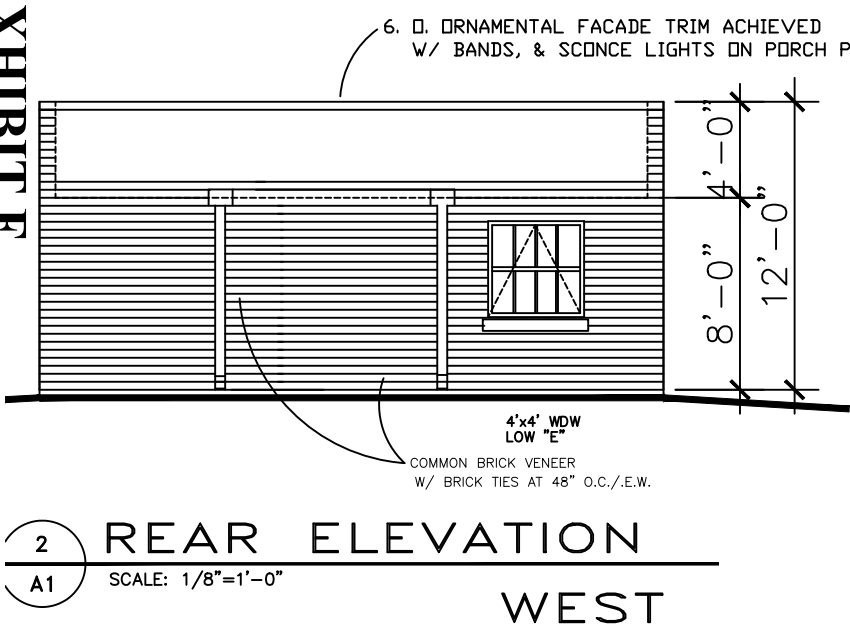
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of sheets

EXHIBIT E



- ARCHITECTURAL ELEMENTS
- BRICK VENEER
 - CAST STONE SILLS
 - METAL AWNINGS
 - PARAPET ROOF TO CURB UNITS
 - ENTRY COLUMNS AT PORCH
 - DIVIDED LITE LOW "E" WINDOWS



- ARCHITECTURAL ELEMENTS PER G.D.C. SEC. 4.83, "6 ELEMENTS" FROM LIST INCLUDES ITEMS AS FOLLOWS:
1. A. AWNING/ CANOPY NEW CANOPY TO BE INSTALLED OVER FRONT ENTRY
 2. D. TRANSOM WINDOW NEW TRANSOM WINDOW TO BE INSTALLED OVER FRONT ENTRY
 3. J. DISTINCTIVE LIGHTING FEATURES NEW ACCENT LIGHTS TO BE INSTALLED ON NEW PILLARS.
 4. L. NEW BENCHES FOR OUTDOOR SEATING NEW BENCH AT WEST SIDE
 5. N. VARIED ROOF HEIGHTS ACHIEVED W/ NEW RAISED PILLARS AND COPINGS
 6. D. ORNAMENTAL FACADE TRIM ACHIEVED W/ BANDS, & SCNDCE LIGHTS ON PORCH PILLARS.

EBRO CONSULT
DESIGN & CONSTRUCTION

12484 ABERHAM #1924
DALLAS, TEXAS 75243

214 772-5619
214 335-6712

Email: ebrosdesign@yahoo.com

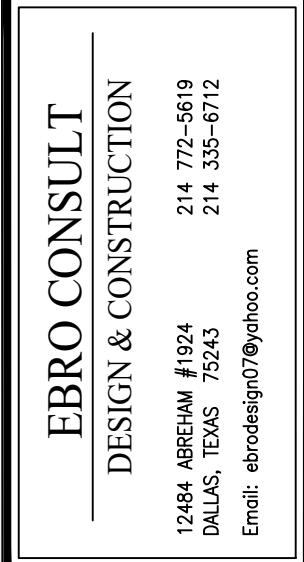
TRUCK CENTER OFFICES

OFFICE BUILDING / TFO Improvements Project

2430 LONNEKER, GARLAND, TEXAS 75041

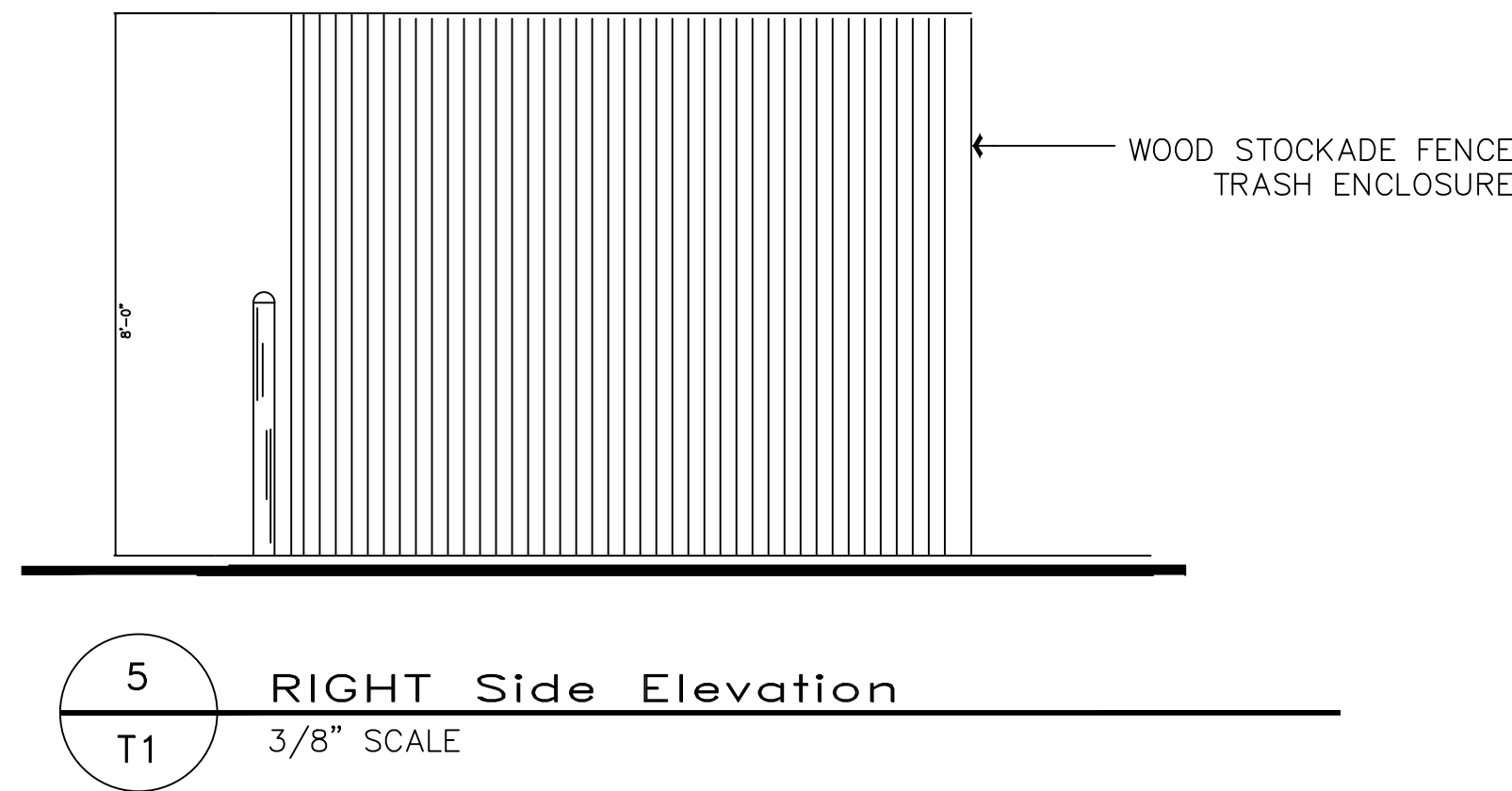
REVISION	
ISSUE FOR REVIEW	
03-01-2022	
REVISED PER CITY COMMENTS	
2-28-2023	
REVISED PER CITY COMMENTS	
7-13-2023	

DRAWN BY:	CHECKED BY:
ORIG. DATE:	REV. DATE:
JOB NO.	SHEET NO.
SCALE:	A2



TRUCK CENTER OFFICES
OFFICE BUILDING / TFO Improvements Project
2430 LONNEKER, GARLAND, TEXAS 75041

REVISION	
ISSUE FOR REVIEW 03-01-2022	
1	REVISED PER CITY COMMENTS
2-28-2023	
2	REVISED PER CITY COMMENTS
7-17-2023	
DRAWN BY:	CHECKED BY:
ORIG. DATE:	REV. DATE:
JOB NO.	SHEET NO.
SCALE:	Tl



Z 22-58



View of the subject site looking East from Lonnecker Drive



View from the subject site looking across Lonnecker Drive



View from the subject site looking North down Lonnecker Drive



View from the subject site looking South down Lonnecker Road



0 210 420 Feet
1 inch = 324 feet

ZONING MAP Z 22-58

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

2430 Lonnecker Dr

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



GARLAND

Plan Commission

3. b.

Meeting Date: 10/09/2023

Item Title: Z 23-20 CAT Scale Company (District 6)

Summary:

Consideration of the application of **CAT Scale Company**, requesting approval of 1) an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development. This property is located at 1910 South Jupiter Road. (District 6) (File Z 23-20)

Attachments

Z 23-20 CAT Scale Company (District 6)

Z 23-20 Responses

Planning Report

File No: Z 23-20/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign.

Approval of a Detail Plan to allow a truck scale and a freestanding sign to the existing development.

LOCATION

1910 South Jupiter Road

APPLICANT

CAT Scale Company

OWNER

RR Garland Site, LLC

BACKGROUND

The subject property includes the "Ricky Rockets" fuel center and is currently constructed with a gas station, convenience store, automated/rollover car wash, restaurant with a drive-through and fuel pumps for trucks. The restaurant with drive-through use currently has a Specific Use Provision that will expire in 2036.

The applicant requests to add a truck scale and a freestanding pylon sign adjacent to the existing truck fuel canopy.

SITE DATA

The subject property contains approximately 7.29 acres in area and can be accessed from West Miller Road and South Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 16-10 for Industrial Uses, which currently allows Convenience Store, Fuel Pumps, Retail, Retail Store, Restaurant, Drive-Through, and Car Wash, Automated/Rollover Uses. It should be noted the site was not approved for a travel center or "truck stop".

CONSIDERATIONS

1. The applicant proposes an approximately 2,201 square-foot truck scale (CAT Scale) area west of the existing truck fuel canopy, which will not impact the existing physical improvements. Per the applicant's narrative, "The CAT Scale is a standalone service on-site run by the Weighmaster inside the store at the fuel desk. The CAT Scale is open twenty-four (24) hours a day and seven (7) days a week."

The applicant also states "The truck scale can only be used in one direction to help maintain the least congestive traffic flow and minimize recycling traffic created when they cannot get onto the scale on the first pass."

2. The applicant proposes a twenty-two (22)-foot pylon sign that will be placed within the boundaries of the truck scale. The GDC allows a maximum of two (2) pylon signs per site. There is an existing pylon sign along West Miller Road and one (1) pylon sign along South Jupiter Road. The applicant is requesting a deviation to allow the third proposed pylon sign. The maximum height the GDC allows is twenty-two (22) feet and the maximum area allowed is 150 square feet. The proposed height is twenty-two (22) feet and proposed sign area is 81.8 square feet.

Per the applicant's narrative, "the addition of our CAT Scale sign is very important to direct and allow time for the drivers to position the scaling traffic on the scale properly and obtain accurate weighing."

3. The proposed truck scale and freestanding signage will not impact the existing landscaping nor does it trigger any additional screening and landscaping standards.

COMPREHENSIVE PLAN

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). The existing use offers supportive services to the industrial/employment sector in the area; however, the request may align the use closer to a truck stop use.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are zoned for industrial uses. The property to the north is developed with a warehouse for windows, the property to the east is developed with a freight terminal, the property to the south, across West Miller Road is developed with warehouses and the properties to the west, across South Jupiter Road, are developed with a gas station and a multi-tenant building.

STAFF RECOMMENDATION

While the existing use provides supportive services to trucks and general customers in the area, staff finds the proposed truck scale to be more suitable on a site that is approved for a truck stop use. The subject property is intended for vehicle fueling and washing, restaurant/dining and retail services, and the truck scale is a component that is typically seen at truck stops, which are not a permitted use in the Garland Development Code. Therefore, staff recommends denial of an Amendment to Planned Development (PD) District 16-10 to allow a truck scale and a freestanding sign and 2) a Detail Plan to allow a truck scale and a freestanding sign to the existing development.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

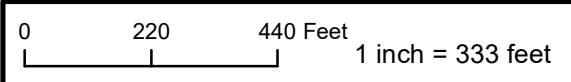
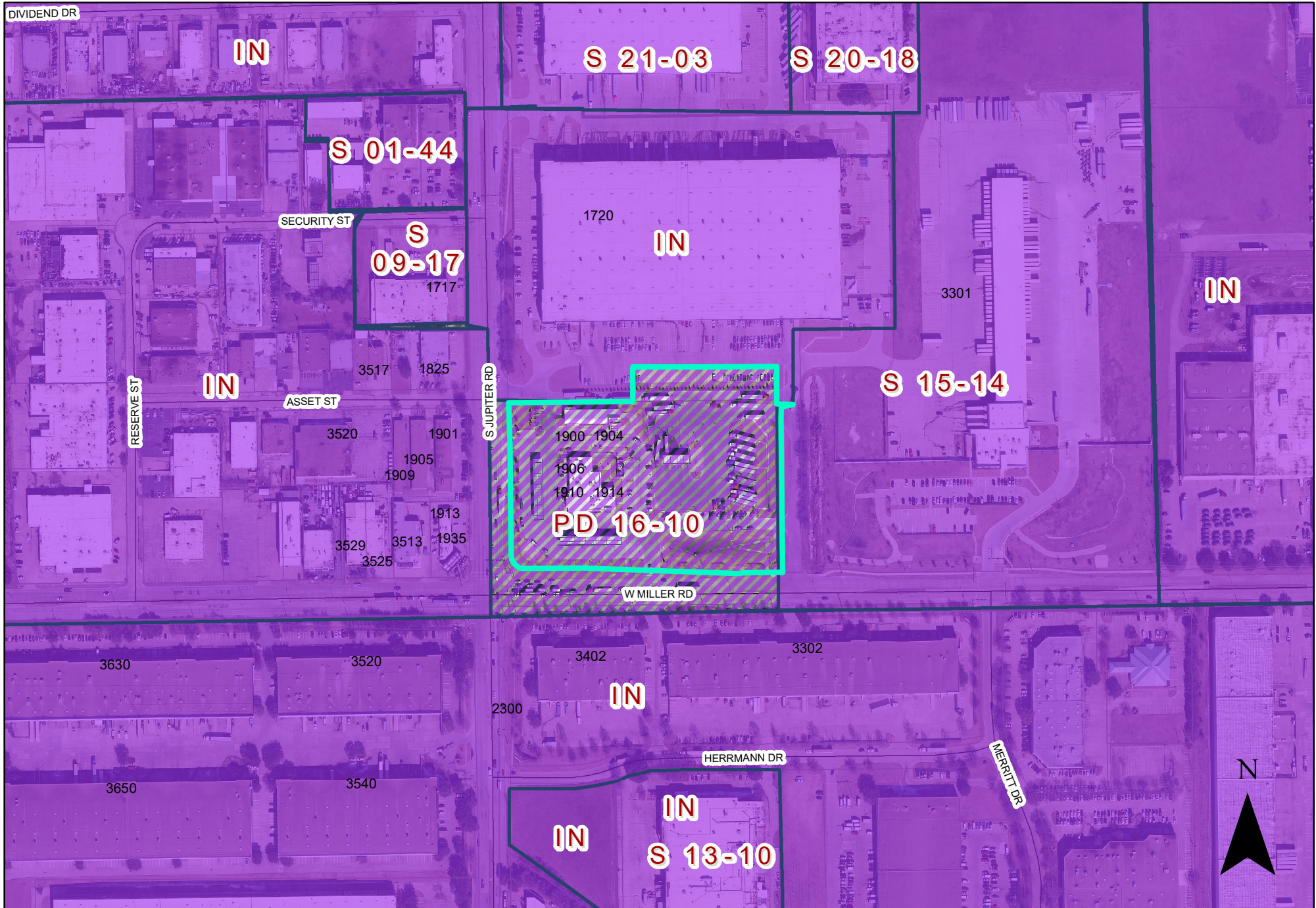
CITY COUNCIL DATE: November 7, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 23-20

 INDICATES AREA OF REQUEST

1910 South Jupiter Road

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-20

1910 South Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a truck scale and freestanding signage.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 16-10 and the Industrial (IN) District and 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 permitted as in Planned Development (PD) District 16-10.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C. The maximum area for the truck scale shall be 2,201 square feet.
- C. Pylon Sign: The sign elevations shall be in general conformance with the approved elevations labeled Exhibit D.



NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

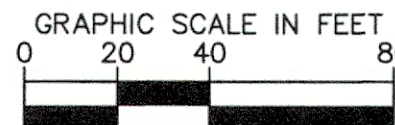
NOTE: NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND

NOTE: CONTRACTOR TO ADJUST TREE LOCATIONS AND LIGHTING WITHIN ISLANDS TO ALLOW MIN. 10 FT. TREE CLEARANCE. CONTRACTOR TO CONFIRM LIGHTING RELOCATIONS MEET MUNICIPALITY LIGHTING REQUIREMENTS, COORDINATE WITH ARCHITECT/MEP.

RELEASE FOR CONSTRUCTION

JUL 06 2017

Thomas A. Guillory, P.E.
Engineering Administrator
Development



BLUESTONE GARLAND
ADDITION LOT 1,
BLOCK 1

[illegible]

Kimley»Horn

© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

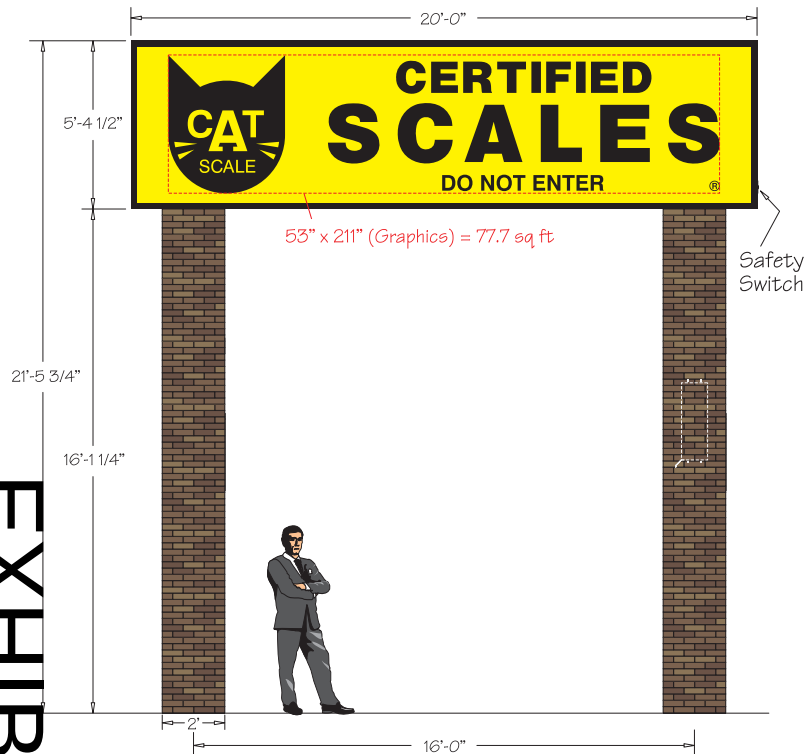


KHA PROJECT 064498400	DATE 03/09/16	SCALE AS SHOWN	DESIGNED BY LRH	DRAWN BY LRH
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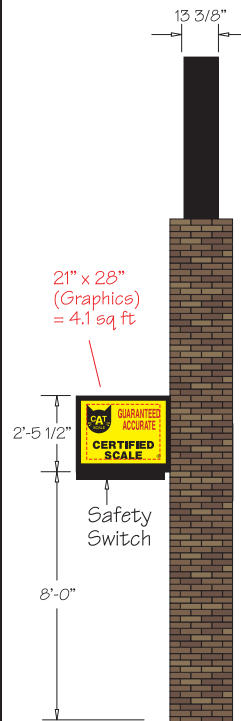
BLUESTONE GARLAND
ADDITION LOT 1, BLOCK 1

OVERALL LANDSCAPE
PLAN

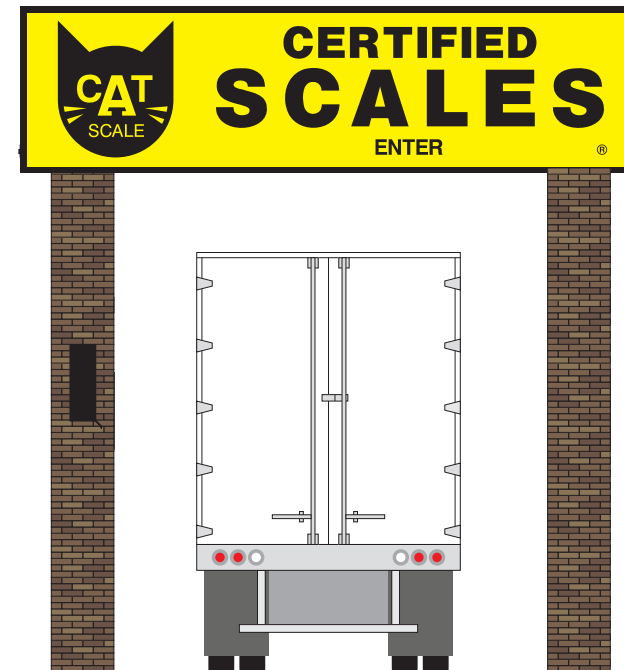
SHEET NUMBER
L1.01



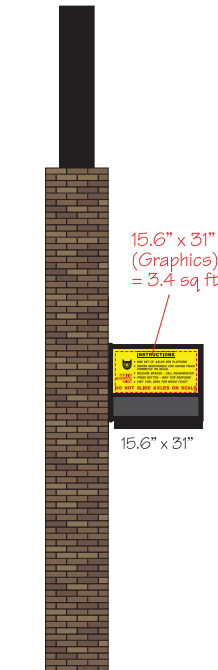
BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



FRONT VIEW OF SIGN



RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (5) HanleyH100W – PP5524V power supplies and Qty (20) 60" Hanley SHPEB256045K NRG BAR LEDs. Power Consumption: approx. 490W.
Speaker Sign – (1) Qty (1) HanleyH100W – PP5524V power supply and Qty (3) 36" Hanley SHPEB256045K NRG BAR LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.

Power 120-277 Volts. 4.5 amp draw.



605 SW 37TH ST.
GRIMES, IA 50111
515-243-5663 • FAX: 515-243-5313
TOLL FREE: 800-307-8186
www.eaglesign.net

NAME: CAT SCALE - STD 115 MPH LED PACKAGE (W/ BRICKS)
SKETCH #: 0923-36467-00_CATSCALE
APPROVAL: X DATE: X

PROJECT:
GARLAND, TX

SCALE: 1/4" = 1' DESIGNER: CRN
REVISIONS:

THIS IS A CONCEPTUAL
DRAWING. FINAL PRODUCT
MAY VARY. THIS ARTWORK
IS PROPERTY OF
EAGLE SIGN CO. AND
MAY NOT BE REPRODUCED

Z 23-20



View of the proposed truck scale area



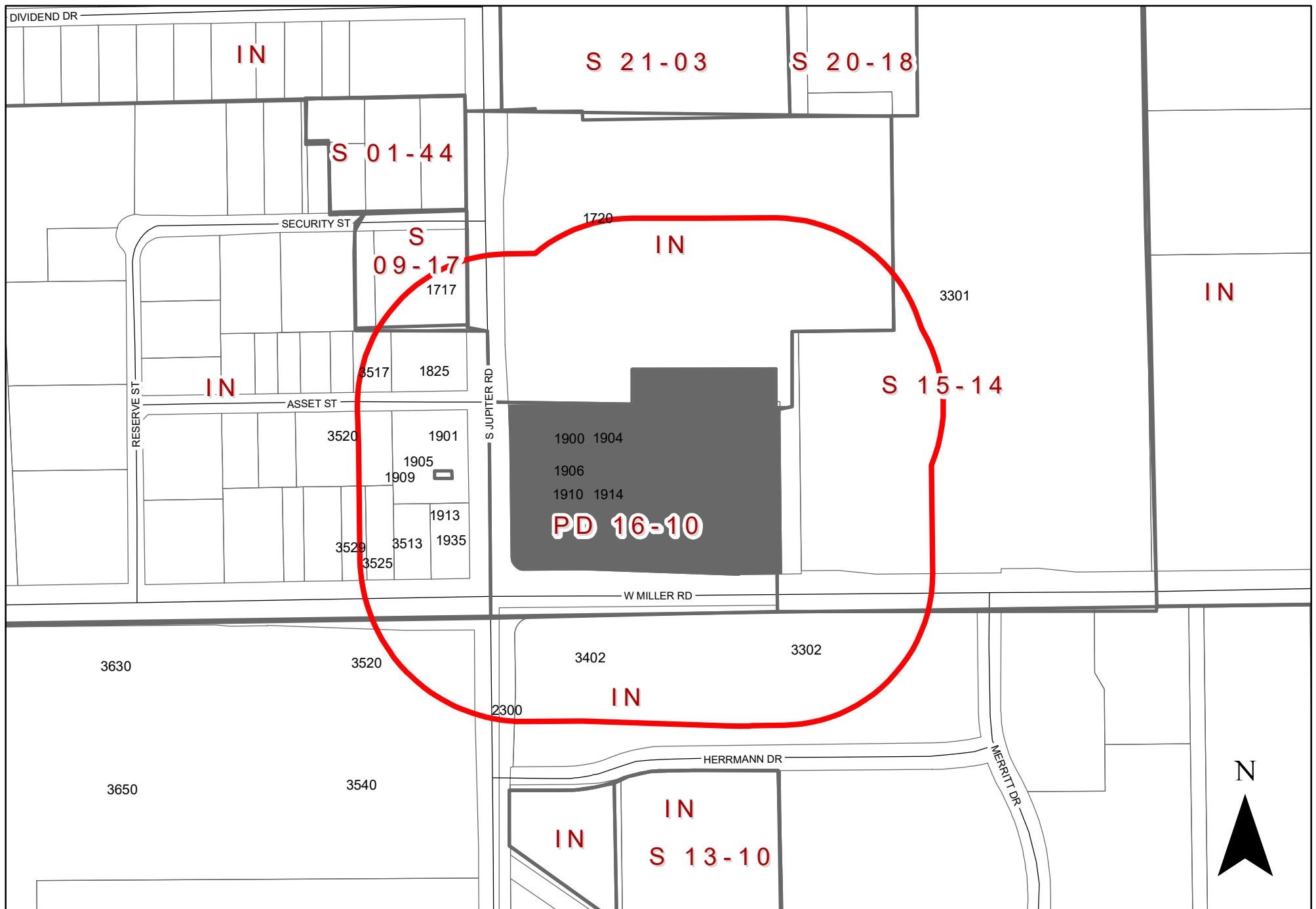
View of the overall subject property from West Miller Road



West of the subject property



North of the subject property



0 220 440 Feet
1 inch = 333 feet

ZONING MAP Z 23-20

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1910 South Jupiter Road

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



GARLAND

Plan Commission

3. c.

Meeting Date: 10/09/2023

Item Title: Z 23-24 Angie Lemus (District 1)

Summary:

Consideration of the application of **Angie Lemus**, requesting approval of 1) an Amendment to Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 to add attached signs and freestanding signs and 2) a Detail Plan to add attached signs and freestanding signs. This property is located at 305 River Fern Avenue. (District 1) (File Z 23-24)

Attachments

Z 23-24 Angie Lemus (District 1)

Z 23-24 Angie Lemus Responses

Planning Report

File No: Z 23-24/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 to add attached signs and freestanding signs.

Approval of a Detail Plan to add attached signs and freestanding signs.

LOCATION

305 River Fern Avenue

APPLICANT

Angie Lemus

OWNER

TX Parkside Apartments LLC

BACKGROUND

The site has been developed with the now "Brio at Firewheel" apartments since the beginning of the Firewheel Town Center development. The approved Planned Development (PD) District does not allow any detached signage, nor attached signage on residential portions of the building.

The applicant wishes to add the signs in order to better guide potential residents to the leasing office as well as advertising the apartment complex.

SITE DATA

The subject property contains 8.9414 acres and is accessed from two points along River Fern Drive, with parking also available along Horseshoe drive.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned development (PD) District 05-60 & Planned Development (PD) District 12-19. The intent of these Planned Development (PD) Districts are to provide a mixed-use development containing multi-family retail and restaurant uses to accompany the shopping, dining entertainment and other commercial functions of the Firewheel Town Center.

CONSIDERATIONS

Planned Development:

1. The applicant proposes four (4) attached signs and three (3) freestanding signs.

Signage

2. Sign A is an 53.40 square foot attached sign at the top of the building on the intersection of River Fern Avenue and Horseshoe Drive.

3. Sign B is a 95.96 square foot attached sign at the top of the building. This sign is located at the intersection of Firewheel Parkway and Horseshoe Drive. This sign will replace a temporary leasing sign in the same location.
4. Sign C will replace the existing permanent sign above the entrance to the leasing office along River Fern Avenue. This sign is permitted within the current Planned Development (PD) 05-60; it is included in this request for informational purposes only.
5. Sign D1 is a 6 square foot detached sign that directs people to the leasing office. This sign is located at the intersection of River Fern and Horseshoe Drive.
6. Sign D2 is identical to sign D1. It is located at the intersection of Riverside and horseshoe.
7. Sign E1 is a 49.6 square foot monument sign that states the name of the complex, "Brio at Firewheel". This is located at the intersection of Firewheel and Town Square Boulevard.
8. Sign E2 is a 20.76 square foot attached sign with the same design as sign E1. This is located at the intersection of Horseshoe Drive and Firewheel Parkway.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject property. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within Firewheel Town Center which is Mixed Use Development. The site contains retail stores, restaurants, multi-family, a movie theater, and other commercial development.

STAFF RECOMMENDATION

Approval of a Planned Development Amendment of Conditions for three (3) detached signs (Signs D1, D2, and E1) as well as the attached sign (Sign C) for the leasing office on a property zoned Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 for Mixed Use Development.

Denial of three (3) of the four (4) attached signs (Signs A, B, and E2), ones above the first floor, on a property zoned Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 for Mixed Use Development.

The signs recommended for approval are oriented towards pedestrian and low-speed vehicle traffic and will only be visible to those driving directly by the apartments, thus not impacting the urban-style apartment building from blending in to the Firewheel Town Center as a whole.

However, staff finds the abovementioned attached signage does not align with the area due to the position on the top of the building and large size.

It should be noted that any signs approved will be limited to the subject property only, and not for the entire Firewheel Town Center. Any additional signage requests will be reviewed individually on a case-by-case basis.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Planned Development Conditions
- iii. Exhibits
- iv. Photos

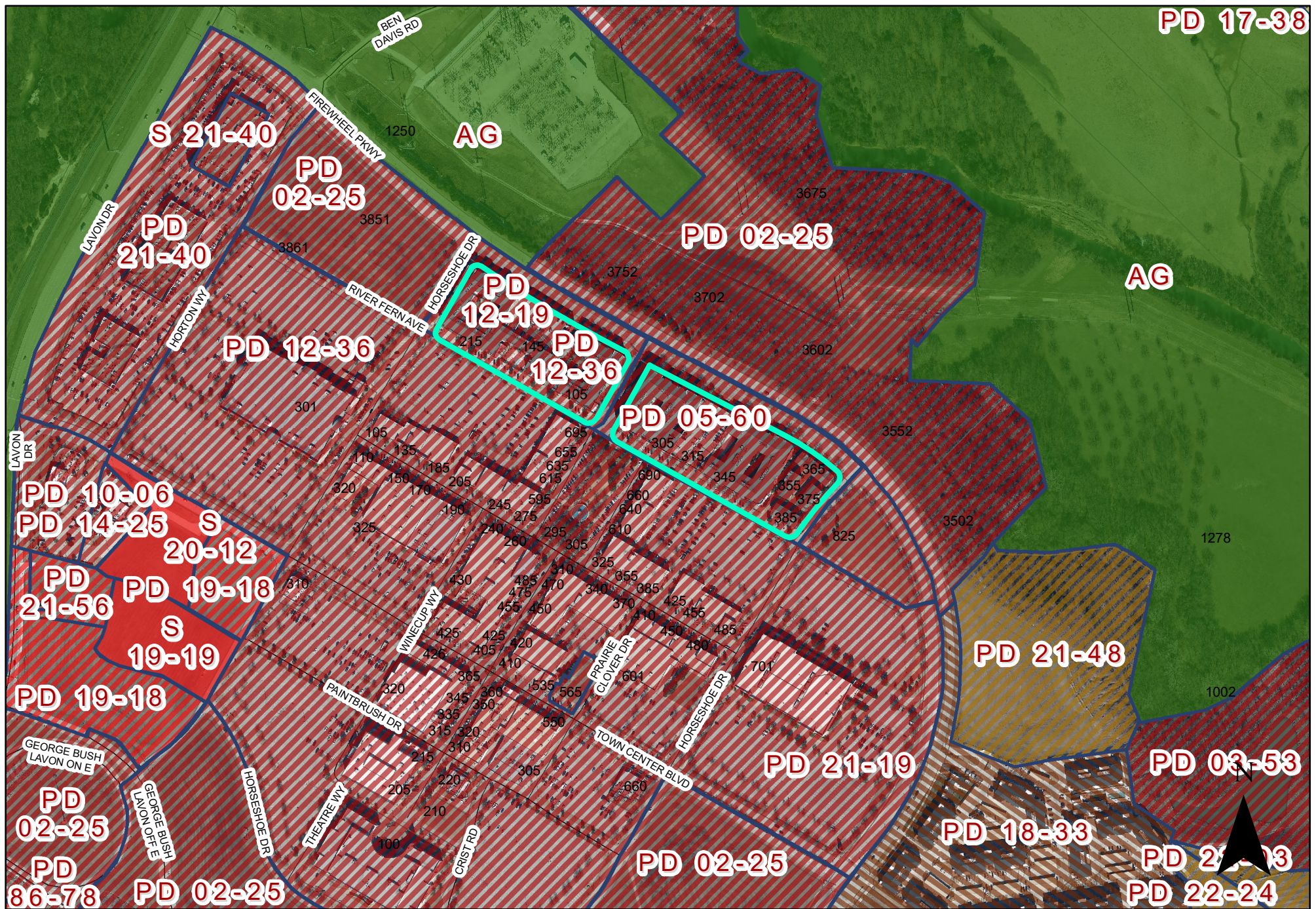
CITY COUNCIL DATE: November 7, 2023

PREPARED BY:

Matthew Wolverton
Development Planner
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP Z 23-24

305 River Fern Drive



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-24

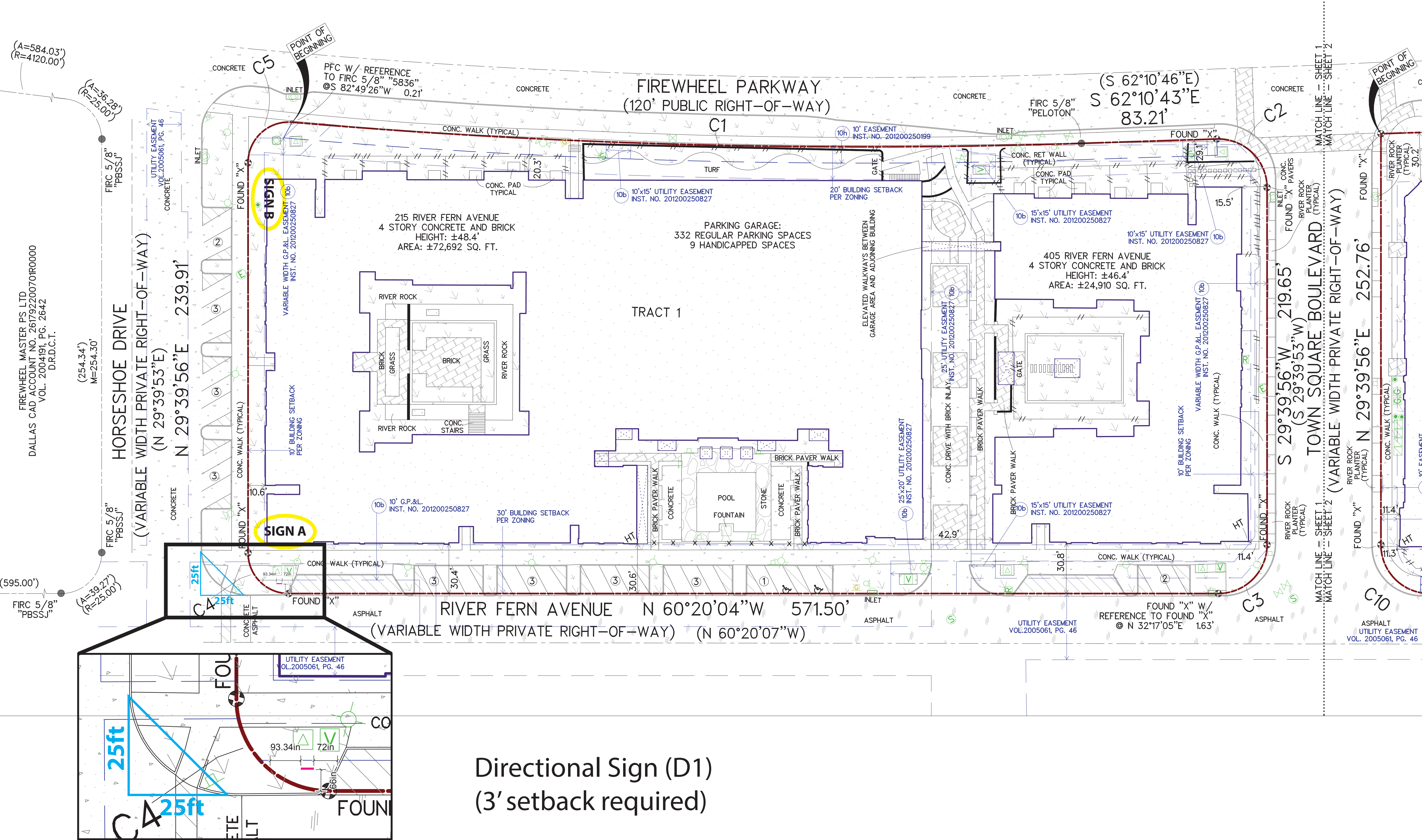
305 River Fern Drive

- I. Statement of Purpose:** The purpose of this Planned Development is to amend certain requirements regarding detached and attached signs as identified on the signage exhibit for the Mixed Use Developments in Firewheel Town Center
- 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 Planned Development (PD) District 05-60 and Planned Development (PD) District 12-19 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 D. 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. Freestanding Signs:** Three (3) detached signs will be allowed as per Exhibit D.
- B. Site Plan:** The signs shall be placed in the locations indicated in Exhibit C.

Site Map

----- indicates property line

EXHIBIT C



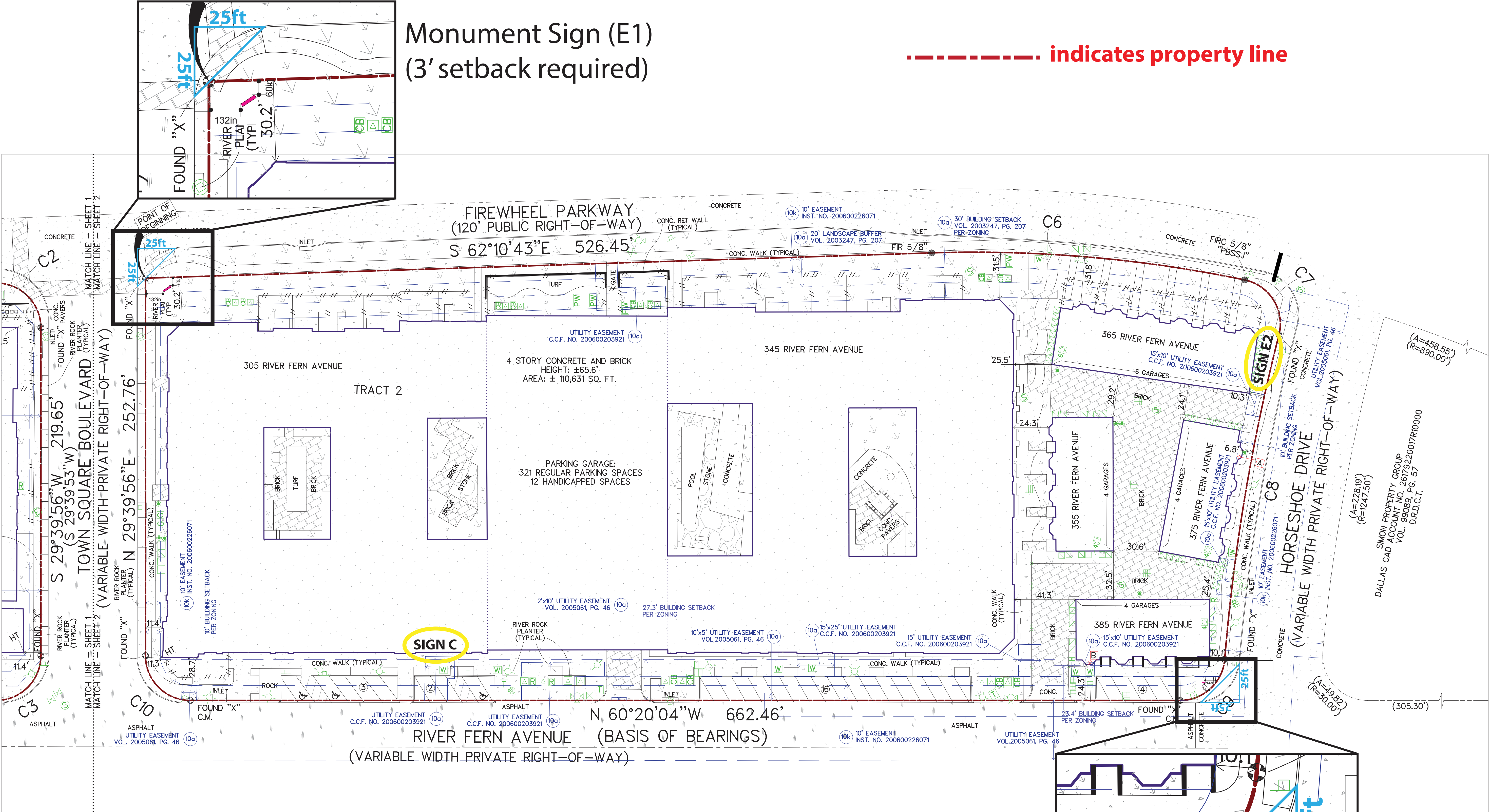
Directional Sign (D1)
(3' setback required)

	Client: Brio at Firewheel		Sales: Curt Horak		Revisions:		Initials/Date:		TSCL# 18741	
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie		1 -		-		THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.	
	Contact: Sarina Smith		Date: 7/11/2023		2 -		-			
	Contact #: 972-402-6244				3 -		-			
	Email: parksidedir@weidner.com		Approval Signature:		4 -		-			
							INTERNATIONAL SIGN ASSOCIATION		MEMBER	

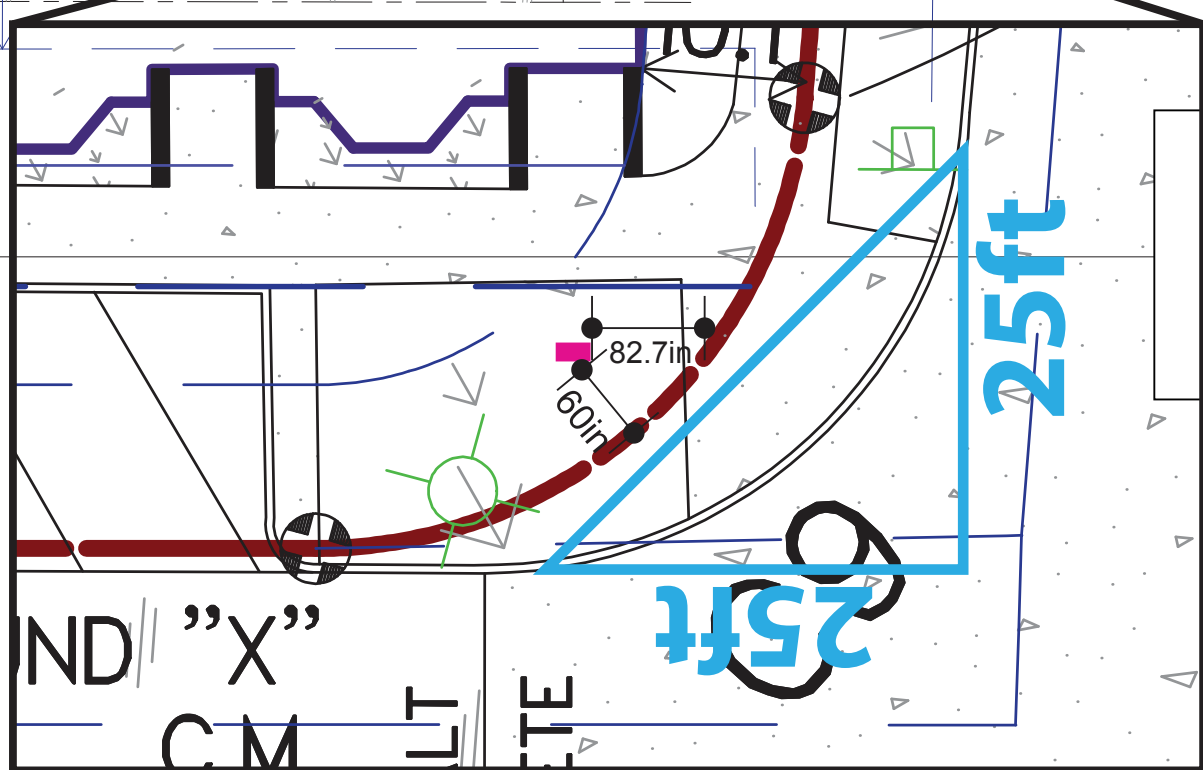
Site Map

Monument Sign (E1)
(3' setback required)

----- indicates property line



Directional Sign (D2)
(3' setback required)



	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie	1 -	-	
	Contact: Sarina Smith Contact #: 972-402-6244		Date: 8/7/2023	2 -	-	
	Email: parksidedir@weidner.com Approval Signature:			3 -	-	
				4 -	-	
		 INTERNATIONAL SIGN ASSOCIATION		MEMBER		

BRIO AT FIREWHEEL

Intersection River Fern & Horseshoe

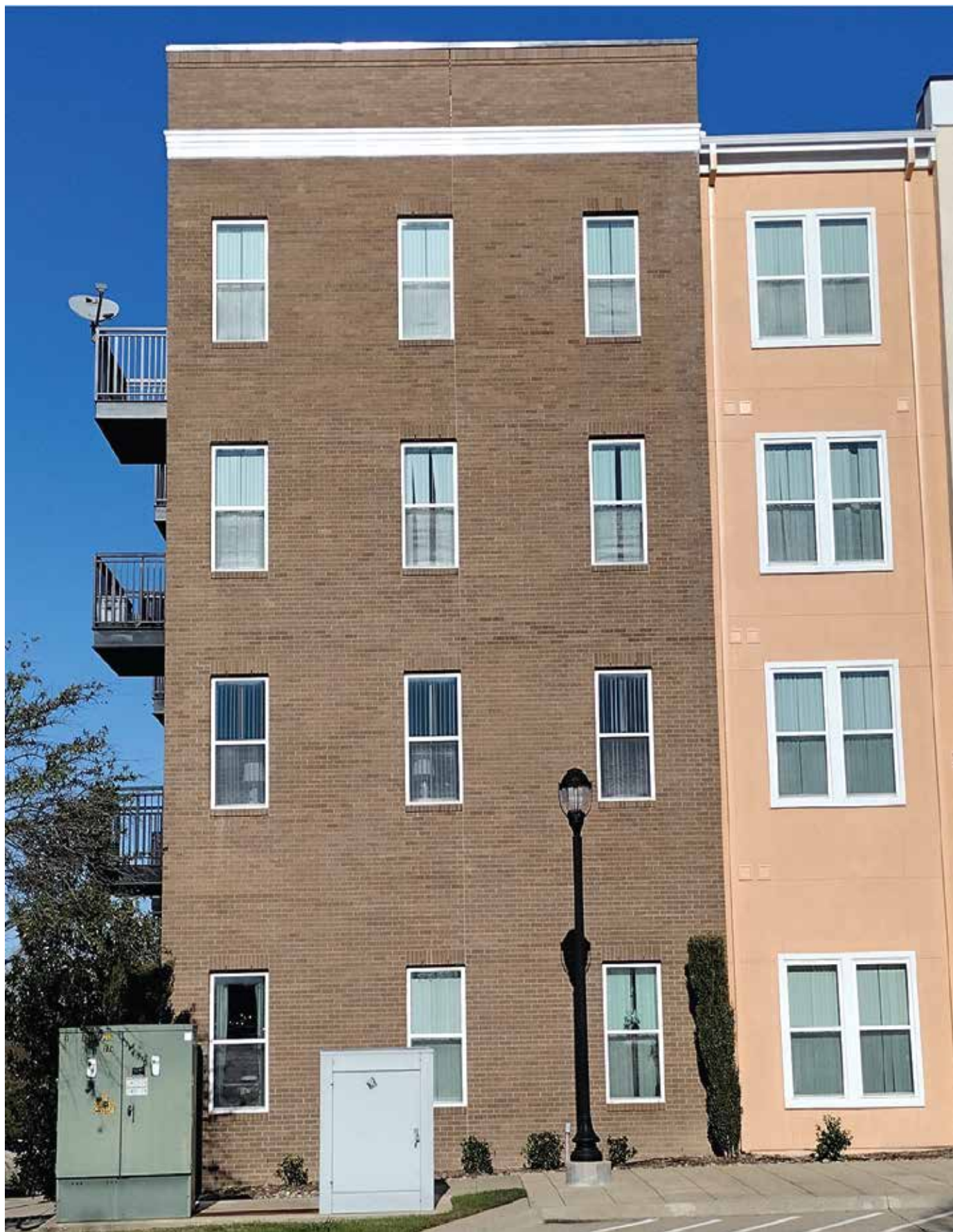
Sign A

Client is painting building.

SW 6881 Cayenne



Illumination: (Simulation Only)



Existing



Scope of work:

Manufacture and install new



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie	1 -	-	
	Contact: Sarina Smith Contact #: 972-402-6244		Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

BRIO AT FIREWHEEL
Intersection Firewheel Pkwy & Horseshoe Sign B

Scope of work:
Manufacture and install new

Client is painting
building.

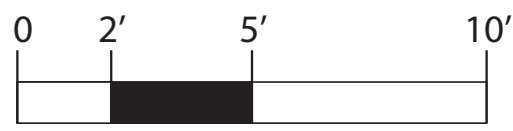
 SW 6881 Cayenne



Illumination: (Simulation Only)



Existing



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie	1 -	-	
	Contact: Sarina Smith Contact #: 972-402-6244		Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

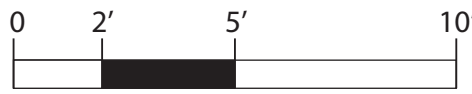
BRIO AT FIREWHEEL Sign C

Scope of work:
Manufacture and install new

EXHIBIT D



Existing



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Contact: Sarina Smith Contact #: 972-402-6244		Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

SIGN DETAILS/SPECIFICATIONS

Sign D1



Existing

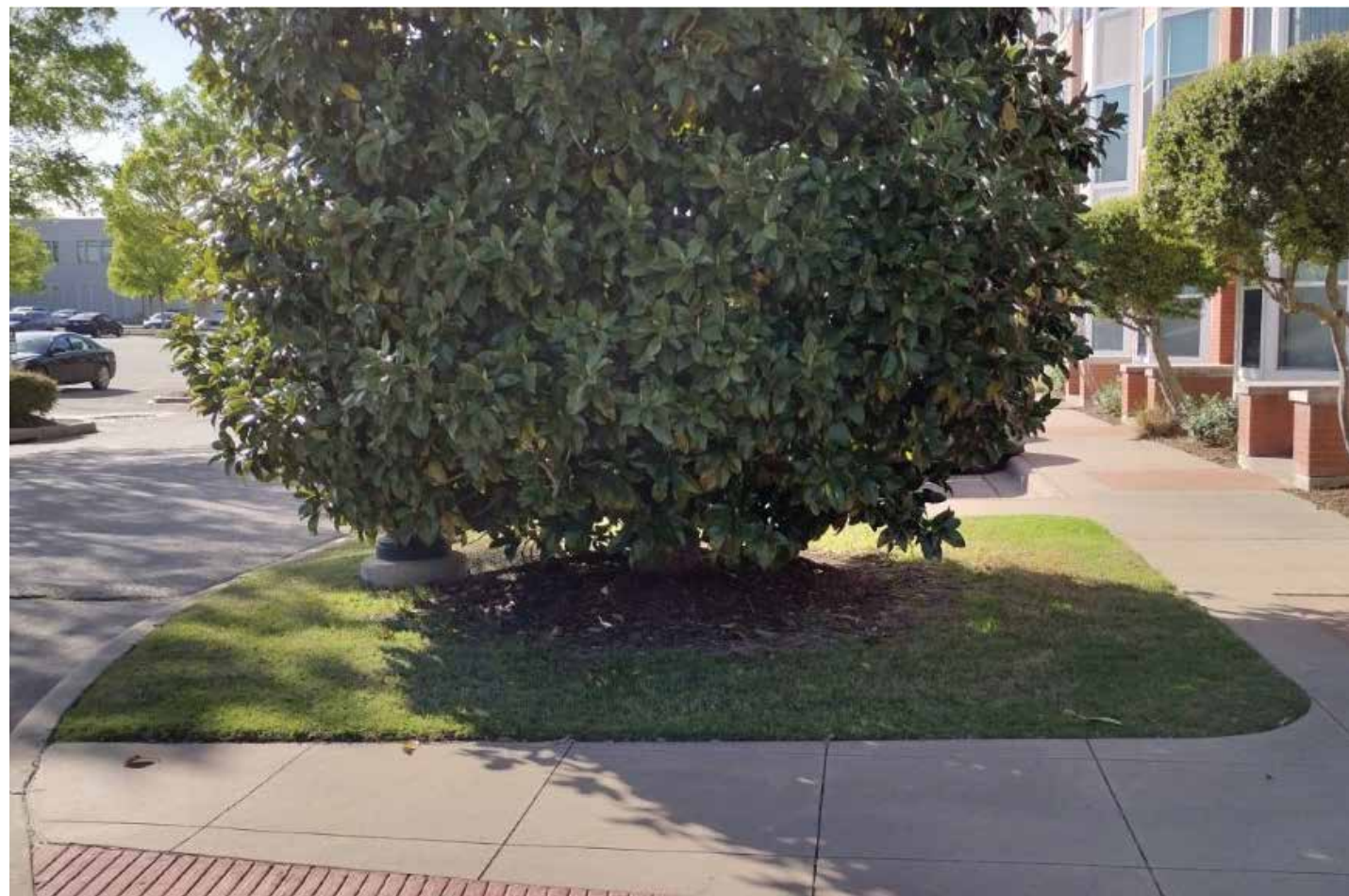


Proposed

	Client: Brio at Firewheel	Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Contact: Sarina Smith Contact #: 972-402-6244	Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com	Approval Signature:	3 -	-	
			4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER

SIGN DETAILS/SPECIFICATIONS

Sign D2



Existing



Tree will be trimmed up

Riverside & Horseshoe

Proposed

EXHIBIT D

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie	1 -	-	
	Contact: Sarina Smith Contact #: 972-402-6244		Date: 7/11/2023	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

BRIO AT FIREWHEEL
Sign E1

Scope of work:
Manufacture and install new



Illumination: (Simulation Only)



Existing

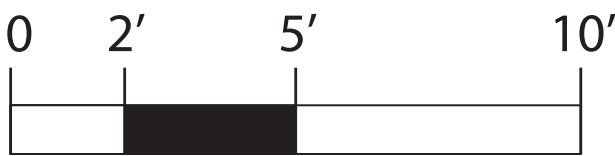


Proposed

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	Location: 305 River Fern Dr, Garland, TX 75040		Designer: Hallie		1 -		-		
	Contact: Sarina Smith		Contact #: 972-402-6244		2 -		-		
	Email: parksidedir@weidner.com		Date: 7/11/2023		3 -		-		
	Approval Signature:				4 -		MEMBER		

BRIO AT FIREWHEEL
Sign E2

Scope of work:
Manufacture and install new



Illumination: (Simulation Only)



Existing



Proposed

	Client: Brio at Firewheel		Sales: Curt Horak	Revisions:	Initials/Date:	TSCL# 18741 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. © COPYRIGHT 2014, BY PRIORITY SIGNS AND GRAPHICS. ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF PRIORITY SIGNS AND GRAPHICS AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM PRIORITY SIGNS AND GRAPHICS. PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.
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	Contact: Sarina Smith Contact #: 972-402-6244		Date: v/2022	2 -	-	
	Email: parksidedir@weidner.com		Approval Signature:	3 -	-	
				4 -	-	
			 INTERNATIONAL SIGN ASSOCIATION		MEMBER	

Z 23-24



View of the subject site looking North from River Fern Drive



View from the subject site looking across River Fern Drive



View from the subject site looking west down River Fern Drive



View from the subject site looking East down River Fern Drive

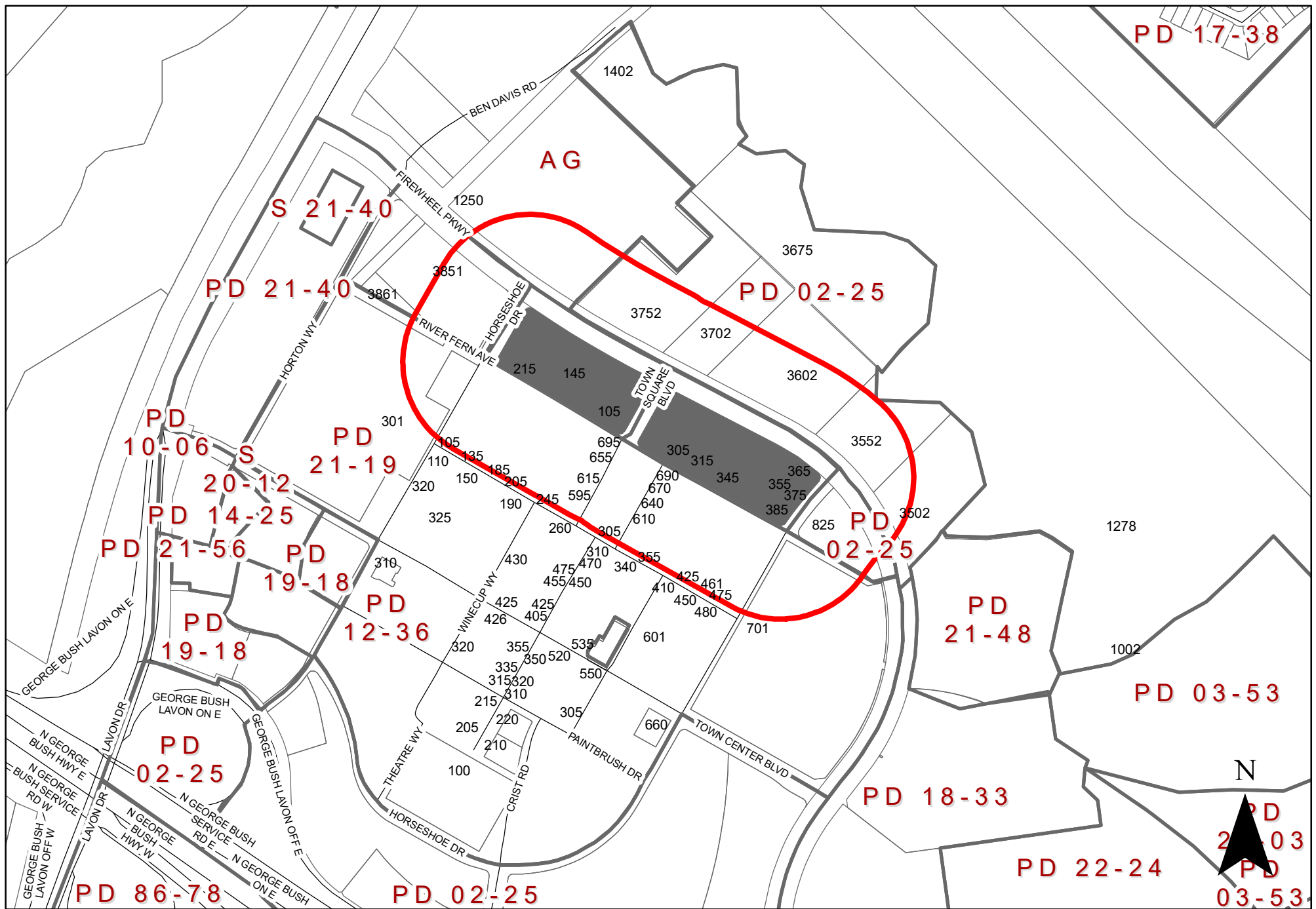
Z 23-24



View of the apartment corner at the intersection of River fern and Horsehoe.



View of the apartment corner at the intersection of River fern and Town Square.



ZONING MAP Z 23-24

305 River Fern Drive

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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



GARLAND

Plan Commission

3. d.

Meeting Date: 10/09/2023

Item Title: Z 23-34 First Place Foods (District 6)

Summary:

Consideration of the application of **First Place Foods**, requesting approval of a 1) Specific Use Provision for a Food Processing & Storage Use on a property zoned Planned Development (PD) District 93-01 for Industrial Uses; and 2) a Plan for a Food Processing & Storage Use. This property is located at 751 South International Road. (District 6) (File Z 23-34)

Attachments

Z 23-34 First Place Foods (District 6)

Z 23-34 Responses

Planning Report

File No: Z 23-34/District 6

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a 1) Specific Use Provision for a Food Processing & Storage Use on a property zoned Planned Development (PD) District 93-01 for Industrial Uses; and 2) a Plan for a Food Processing & Storage Use.

LOCATION

751 South International Road

APPLICANT

First Place Foods

OWNER

CI447 S. International LLC
Stealth S. International LLC

BACKGROUND

The subject property is developed with a recently constructed 69,292 square-foot building. The applicant proposes a food (pickle) processing use within the building. The GDC requires a Specific Use Provision for a Food Processing & Storage use in the Industrial (IN) District, which is the base zoning for Planned Development (PD) District 93-01.

SITE DATA

The subject property contains approximately 4.383 acres and has approximately 400 linear feet of frontage along Miller Park South and approximately 450 linear feet of frontage along South International Road. The site can be accessed from both roadways as well as through the property to the north via mutual access agreement.

USE OF PROPERTY UNDER CURRENT ZONING

The property is zoned Planned Development (PD) District 93-01 which primarily defers to the Industrial (IN) District, with several prohibited uses. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities.

The GDC requires a Specific Use Provision for a Food Processing & Storage Use in the Industrial (IN) District. It should be noted that while a site plan typically accompanies SUP's, a Detail Plan is not required in Planned Development (PD) District 93-01.

CONSIDERATIONS

1. The proposed use involves the processing of pickles, peppers, and pickle relish. First Place Foods proposes to relocate from their existing facility in Garland to the subject property. The proposed operations will be conducted indoors. The planned hours of operation will be Monday through Saturday, 6:00am to 7:00pm.
2. The applicant is requesting the SUP to be valid for twenty-five (25) years, which aligns with the SUP time period guide.
3. The site plan (Exhibit C) complies with the parking requirements per the GDC. In addition, the existing landscape layout and the existing building comply with the Garland Development Code (GDC). The applicant does not propose any exterior changes.
4. There are no deviations from the GDC requested with this application.

COMPREHENSIVE PLAN

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The site is developed as a permitted industrial flex building and provides additional employment to the immediate area. The proposed use aligns with the surrounding light industrial area, is not expected to have adverse impacts, and does not inhibit future transit-oriented development opportunities further north towards the Forest-Jupiter DART station.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

Production/Employment and Light Industrial building types are considered among the higher revenue per acre generators per the Economic Development Strategic Plan. In addition, the proposal would keep an industrial manufacturer in Garland.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The surrounding properties are developed with similar light industrial, manufacturing and warehousing uses, and zoned Industrial (IN) District and Planned Development (PD) District 93-01 for Industrial Uses.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision for a Food Processing & Storage Use on a property zoned Planned Development (PD) District 93-01 for Industrial Uses; and 2) a Plan for a Food Processing & Storage Use.

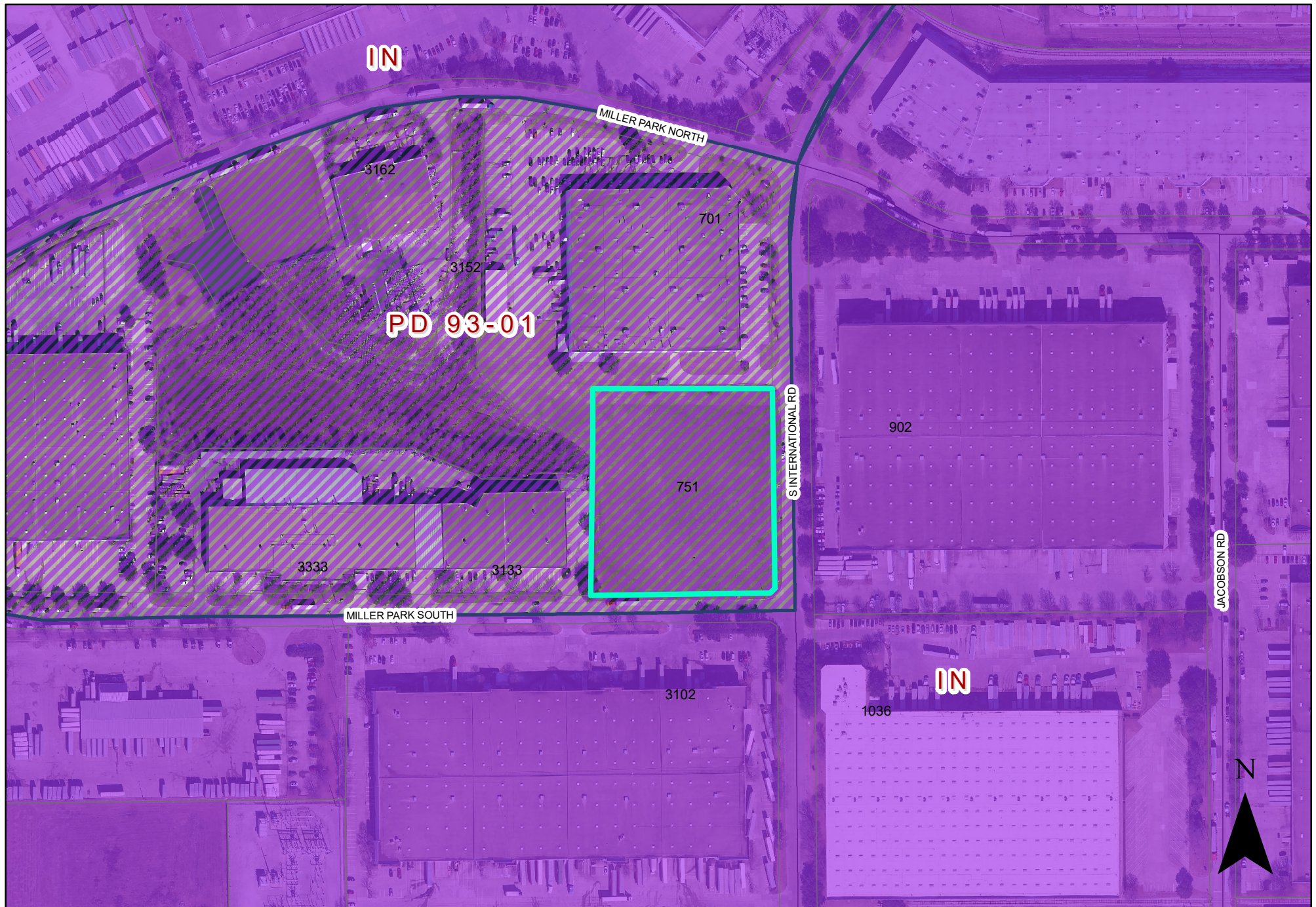
ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: November 7, 2023

PREPARED BY:

Will Guerin, AICP
Director of Planning
Planning & Development
972-205-2449
wguerin@garlandtx.gov



0 180 360 Feet
1 inch = 269 feet

ZONING MAP Z 23-34

 INDICATES AREA OF REQUEST

751 South International Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-34

751 South International Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Food Processing & Storage Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 93-01 and the Industrial (IN) 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:**
- Site Layout: The site shall be in general conformance with the approved Site Plan, labeled Exhibit C. In the event of conflict between the conditions and the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or
- F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall be valid for a time period of twenty-five (25) years.
- B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Maintenance requirements:

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

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition

to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

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



Know what's below.
Call before you dig.

CAUTION!!
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) WITHIN SCOPE OF CONSTRUCTION. 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 VICINITY.

BENCHMARK LIST

CITY OF GARLAND MONUMENT GPS #27
A 2" BRASS DISK STAMPED "27" LOCATED ±4.8' NORTH OF THE NORTH CURB LINE OF SOUTH MILLER PARK AND ±178.28' WEST OF THE CENTERLINE OF SOUTH MILLER PARK AND S. INTERNATIONAL RD.
ELEV = 607.95

BM# 52 [X] SET ON THE CENTER OF A CURB INLET ALONG THE WEST CURB LINE OF S. INTERNATIONAL RD. ±150' NORTH OF THE CENTERLINE OF SOUTH MILLER PARK.
ELEV = 602.92

BM# 53 [X] SET ON CURB ±166' SOUTH FROM THE CENTERLINE OF NORTH MILLER PARK AND ±47' WEST FROM THE CENTERLINE OF S. INTERNATIONAL RD.
ELEV = 607.38

BM# 54 [X] SET ON THE CENTER OF A CURB INLET ALONG THE SOUTH CURB LINE OF NORTH MILLER PARK ±880' WEST FROM THE CENTERLINE OF S. INTERNATIONAL RD.
ELEV = 606.87

TRACT LINE
SPAR 83 ADDITION
LOT 1R, BLOCK 2R
VOLUME 95083, PAGE 191
M.R.D.C.T.

CALLED 6.2517 ACRES
3407 MILLER PARK NORTH, LLC
INST. NO. 201500240432
O.P.R.D.C.T.

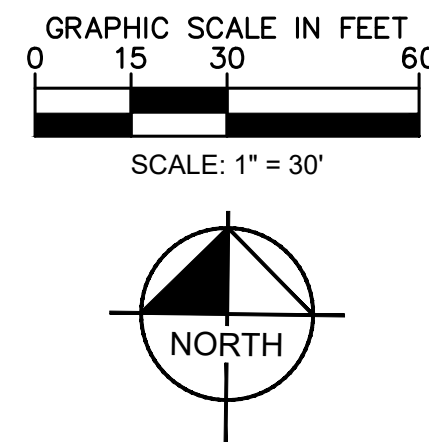
LOT 3, BLOCK 2R
REPLAT BLOCK 2R,
SPA# 83 BUSINESS PARK
VOLUME 96125, PAGE 1774
D.R.D.C.T.

CALLED 7.534 ACRES
STEALTH S. INTERNATIONAL LLC. (92.0% INTEREST)
C1447 INTERNATIONAL LLC. (8.0% INTEREST)
"TRACT I"
INST. NO. 202100263737
O.P.R.D.C.T.

ONE STORY
CONCRETE/GLASS
BUILDING

PROPOSED BUILDING
69,292 SF
CALLED 4.383 ACRES (190,924 SF)
STEALTH S. INTERNATIONAL LLC. (92.0% INTEREST)
C1447 INTERNATIONAL LLC. (8.0% INTEREST)
INST. NO. 202100263737
O.P.R.D.C.T.

FFE: 606.75'

VICINITY MAP
(NOT TO SCALE)

LEGEND

---	PROPERTY LINE	⊕	PROPOSED FIRE HYDRANT (FH)
---	SETBACK LINE	⊕	EXISTING FIRE HYDRANT (FH)
---	PROPOSED EASEMENT	⊕	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
---	PROPOSED SANITARY SEWER LINE	⊕	PROPOSED WATER METER
---	PROPOSED WATER LINE	⊕	PROPOSED SEWER MANHOLE
---	PROPOSED STORM SEWER LINE	⊕	PROPOSED CLEAN-OUT
---	PROPOSED FIRE LANE	⊕	LIGHT POLE
---	EXISTING OVERHEAD POWER LINE	⊕	POWER POLE
---	EXISTING CABLE LINE	⊕	PROPOSED STORM SEWER MANHOLE
---	EXISTING GAS LINE	⊕	PROPOSED STORM GRATE INLET
---	EXISTING WATER LINE	⊕	EXISTING SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE	⊕	EXISTING SIGN
---	EXISTING STORM LINE	⊕	LANDSCAPE AREA
---	EXISTING EASEMENT	⊕	BARRIER FREE RAMP (BFR)

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	LOT 1, BLOCK 2R
ZONING	INDUSTRIAL
LAND USE	INDUSTRIAL
LOT AREA	190,924 SF / 4.38 AC
BUILDING FOOTPRINT AREA	69,292 SF
TOTAL BUILDING AREA	69,292 SF
BUILDING HEIGHT (# STORIES)	1 STORIES
BUILDING HEIGHT	38 FEET
FINISHED FLOOR ELEVATION	606.75 FEET
LOT COVERAGE	36%
FLOOR AREA RATIO	0.36 FAR
PARKING	
PARKING RATIO	1 / 1,000 GFA
REQUIRED PARKING	70 SPACES
PROVIDED SURFACE PARKING	95 SPACES
ACCESSIBLE PARKING REQUIRED	5 SPACES
ACCESSIBLE PARKING PROVIDED	5 SPACES
TOTAL PARKING	100 SPACES
9' X 10' DOCK DOORS	16 SPACES
12' X 14' DOCK DOORS	2 SPACES
TRAILER PARKING	5 SPACES
LANDSCAPE AREA (INCLUDING TURF AREAS)	
LANDSCAPE EDGE AREA PROVIDED	0 SF
INTERIOR LANDSCAPE AREA REQUIRED	1,917 SF
INTERIOR LANDSCAPE AREA PROVIDED	4,323 SF
OTHER LANDSCAPE AREA WITHIN THE LOT	31,737 SF
TOTAL LANDSCAPE AREA REQUIRED	19,092 SF
TOTAL LANDSCAPE AREA PROVIDED	36,060 SF
18% LOT AREA	
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT	0
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF	0
AREAS TOTAL PERMEABLE AREA	0
IMPERVIOUS AREA	
BUILDING FOOTPRINT AREA	69,292 SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	85,572 SF
TOTAL IMPERVIOUS AREA	154,864 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL IMPERVIOUS AREA	190,924 SF
NOTE: SUM MUST EQUAL LOT AREA	

RELEASE FOR CONSTRUCTION
Contact Field Engineering at 972-205-2113 to schedule the MANDATORY pre-construction meeting and issuance of the Site Permit prior to any construction activity. The City of Garland Standard Construction Details and Specifications shall be used in City rights of way and easements. In reviewing and releasing these construction plans for construction, the City of Garland assumes no responsibility for the accuracy and adequacy of this construction document.

Barbara Kefauver
A. Rahman Kefauver, P.E.
Engineering Administrator - Development
September 12, 2022

SITE NOTES

1. CITY DETAILS TAKE PRECEDENCE IN CITY R.O.W. AND EASEMENTS.

SITE PLAN
SPAR 83 ADDITION
LOT 1, BLOCK 2R, TRACT 2
CASE NO. 211223-1

4.38 ACRES SITUATED IN
CITY OF GARLAND, DALLAS COUNTY, TEXAS

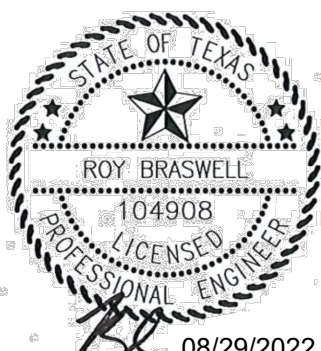
OWNER:
CAM INVESTMENT, LLC
2000 MCKINNEY AVENUE
SUITE 1000
DALLAS, TX 75201
PH: (214) 740-3300
CONTACT: MATT BALSAMAN

CIVIL ENGINEER:
Kimley»Horn
100 W OAK STREET, SUITE 203
DENTON, TX 76201
CONTACT: TREY BRASWELL, P.E.
PH: (940) 287-3620
EMAIL: TREY.BRASWELL@KIMLEY-HORN.COM

DATE OF PREPARATION: 08/29/2022

No.	REVISIONS	DATE

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
100 WEST OAK STREET, SUITE 203, DENTON, TX 76201
PHONE: 940-287-3620
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928



SCALE
AS SHOWN
DESIGNED BY
TBB
DRAWN BY
ALM
CHECKED BY
TBB

SITE PLAN

LPC GARLAND INDUSTRIAL
SPAR 83 ADDITION, LOT 1,
BLOCK 2R
751 S. INTERNATIONAL RD
GARLAND, TEXAS

DATE
08/29/2022
PROJECT NO.
063259900
SHEET NUMBER
SP1.0

Z 23-34



View of the subject site, looking north.



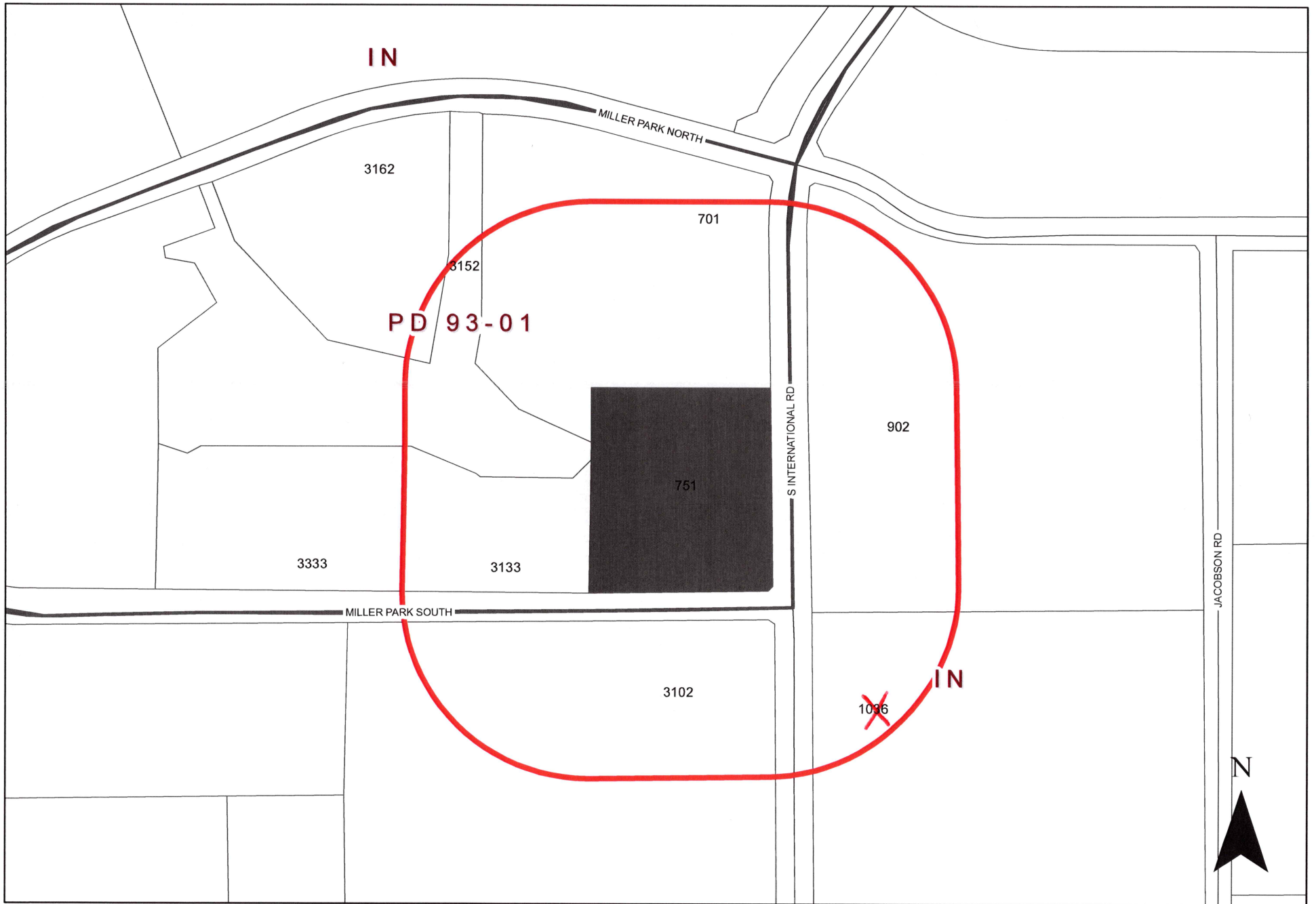
Looking east from the subject property.



View from the subject site looking south down S. International Rd.



View looking west down Miller Park South.



0 180 360 Feet 1 inch = 269 feet	ZONING MAP Z 23-34	 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA
---	-----------------------------	---

751 South International Road

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 23-34	October 9,2023	November 7, 2023	Will Guerin

Z 23-34 First Place Foods. The applicant proposes a food processing facility from a newly constructed building. The site is located at 751 South International Road. (District 6)

Stephen Vaughn 10/4/2023 8:23:36 PM	Against 1036 S. International Rd Garland Texas United States 75042 Current zoning is in place for a reason	 svaughn@customform.com 214-703-1000
--	---	--



Plan Commission

3. e.

Meeting Date: 10/09/2023

Item Title: Z 23-35 Bohler Engineering TX, LLC

Summary:

Consideration of the application of **Bohler Engineering TX, LLC**, requesting approval of 1) an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses to expand the existing Walmart Garden Center and 2) a Detail Plan of an expansion of the existing Walmart Garden Center on a property zoned Planned Development (PD) District 23-15. This property is located at 5302 North Garland Avenue. (District 1) (File Z 23-35)

Attachments

Z 23-35 Bohler Engineering TX, LLC

Z 23-35 Bohler Engineering TX, LLC Responses

Planning Report

File No: Z 23-35/District 1

Agenda Item:

Meeting: Plan Commission

Date: October 9, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses to expand the existing Walmart Garden Center.

Approval of a Detail Plan of an expansion of the existing Walmart Garden Center on a property zoned Planned Development (PD) District 23-15.

LOCATION

5302 North Garland Avenue

APPLICANT

Bohler Engineering TX, LLC

OWNER

Wal-Mart Real Est Business

BACKGROUND

The applicant proposes to expand the existing Walmart Garden Center, the section of the Walmart Supercenter where gardening related items such as plants and mulch are sold. The applicant proposes an expansion of 3,102 square feet.

SITE DATA

The site is 20.22 acres with approximately 655 lineal feet of frontage along North Garland Avenue. The site can be accessed from three points along North Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is currently zoned Planned Development (PD) District 23-15 for Community Retail (CR) Uses. In 2001 City Council approved a Detail Plan as part of Planned Development (PD) District 01-16 for the development of a Walmart Supercenter that is currently in operation. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to expand the existing Walmart Garden Center by 3,102 square feet (Exhibit C). The expansion would be enclosed by ornamental fencing and brick columns, similar to the current enclosure. It should be noted that on July 11, 2023, City Council approved a Detail Plan for the construction a 5,500 square-foot Medical and Dental Clinic as an expansion to this Walmart Supercenter. The Medical and Dental Clinic

project continues to move forward through the development process; in the meantime, the applicant makes the above separate request.

2. The proposed improvements reduce the provided parking by thirty-three (33) spaces (3.69% reduction of existing conditions) and are not expected to adversely impact the site. The project engineer states that the Garden Center expansion traffic generation is a negligible amount for the shopping center. The existing parking is adequately servicing the site and is anticipated to do the same in the proposal.
3. Landscaping currently exists on the site. Additional landscaping is not triggered by this request.
4. The building elevations (Exhibit D) are in compliance with the Garland Development Code (GDC).
5. The applicant is neither proposing new signage nor changes to the existing signs with this request.

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 to adjacent residential neighborhoods, retail centers, and employment centers.

The expansion of the existing land use is compatible with the Comprehensive Plan.

ECONOMIC DEVELOPMENT STRATEGIC PLAN

The subject site is considered a Large Format Retail use. The proposal will expand and accommodate the existing Wal-Mart which generates significant sales tax for the City.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and east are zoned Planned Development (PD) District 01-16, Planned Development (PD) District 03-14, Planned Development (PD) District 06-06, Community Retail (CR) District, Planned Development (PD) District 22-01, Planned Development (PD) District 19-07, and Planned Development (PD) District 21-11. These properties are developed with a bank, restaurant with a drive-through, a multi-tenant building and a grocery store. To the south, the property is bordered by Planned Development (PD) District 07-39, Planned Development (PD) District 16-39, and Agricultural (AG) District. PD 07-39 has a base zoning of Community Retail while PD 16-39 has a base zoning of Multi-Family and contains a Senior Independent Living complex. Finally, the Agricultural zoned land contains the Curtis Culwell Center. All of the properties mentioned above are within the Community Centers future land use.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 23-15 for Community Retail (CR) Uses to expand the existing Walmart Garden Center.

Approval of a Detail Plan of an expansion of the existing Walmart Garden Center on a property zoned Planned Development (PD) District 23-15.

ADDITIONAL INFORMATION

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

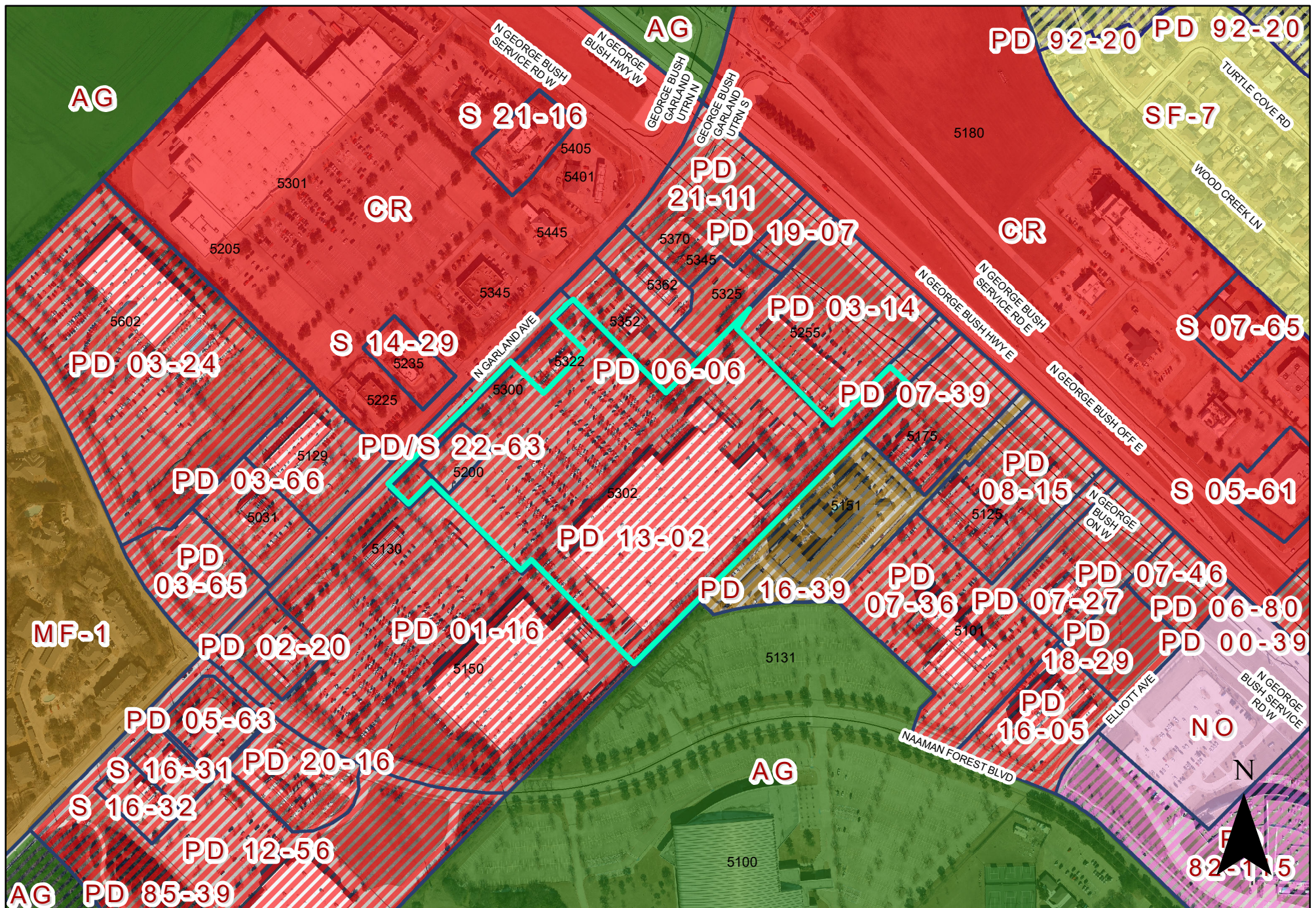
CITY COUNCIL DATE: November 7, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 270 540 Feet
1 inch = 406 feet

ZONING MAP Z 23-35

 INDICATES AREA OF REQUEST

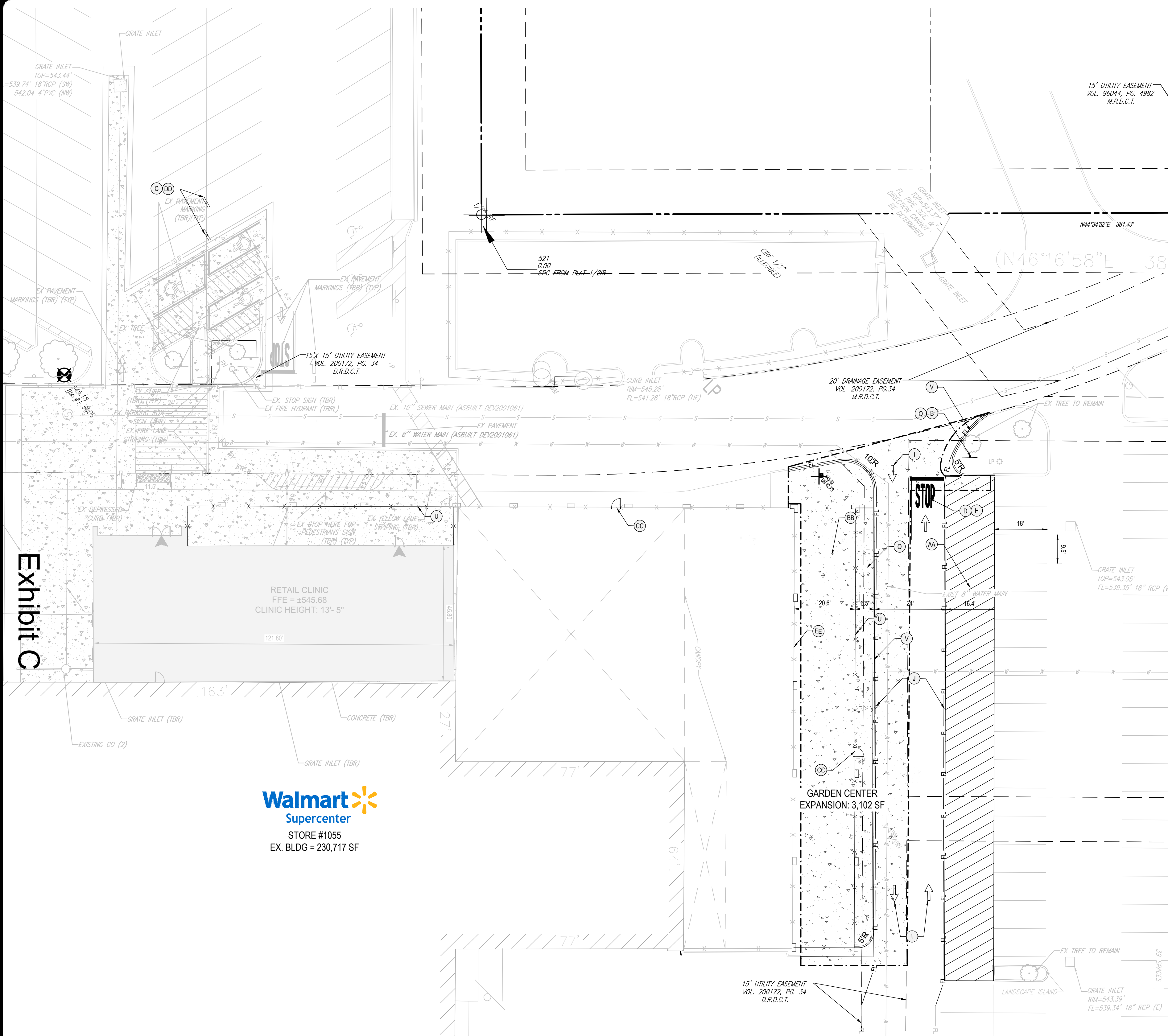
5302 North Garland Avenue

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-35

5302 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the expansion of the existing Walmart Garden Center.
- 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 Planned Development (PD) District 23-15 and 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 to Exhibit D. 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. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit D.



SITE NOTES:

- THE PROPOSED ACTIVITIES SHALL COMPLY WITH CITY OF GARLAND DEVELOPMENT REGULATIONS (LATEST EDITION) INCLUDING THE TREE AND LANDSCAPE CODE, STORM WATER MANAGEMENT REGULATIONS, AND FIRE CODES AT THE TIME OF PERMITTING.
- SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH T.X.D.O.T. AND CITY OF GARLAND LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
- ALL DIMENSIONS ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADI DIMENSIONS ARE 3' AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- A RIGHT-OF-WAY PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE, OR SCREENING, ETC.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED, AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF TEXAS APPROVED FACILITY.
- ANY DAMAGED SIDEWALK OR CURB WITHIN THE T.X.D.O.T. RIGHT-OF-WAY SHALL BE REMOVED AND REPLACED.
- ALL DISTURBED AREAS WITHIN THE T.X.D.O.T. RIGHT-OF-WAY WILL BE SODDED.

- STANDARD INDICES REFER TO THE LATEST VERSION OF T.X.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
 - NO LANE CLOSURES ARE ALLOWED BETWEEN 5:00 A.M. AND 7:30 P.M. THE T.X.D.O.T. RESERVES THE RIGHT TO REQUIRE DIFFERENT HOURS OF LANE CLOSURE. ALL LANE CLOSURES MUST BE APPROVED BY THE DEPARTMENT AT LEAST TWO WEEKS PRIOR TO THE LANE CLOSURE IN ACCORDANCE WITH THE DISTRICT LANE CLOSURE POLICY.
 - ALL POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLAN.
 - WATER AND WASTEWATER PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
 - PROPER DOCUMENTATION FOR ALL PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGEMENT DEPARTMENT PRIOR TO CERTIFICATE OF COMPLETION.
 - UTILITY RECORD DRAWINGS ARE REQUIRED PRIOR TO PLACING THIS WATER AND WASTEWATER FACILITIES INTO SERVICE. PLEASE SEE THE ADDITIONAL INFORMATION SECTION FOR INSTRUCTIONS.
- RIGHT-OF-WAY NOTES:**
- A RIGHT-OF-WAY USE PERMIT WILL BE REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. SPECIFIC STIPULATIONS OR CONDITIONS WILL BE IMPOSED AT THE TIME OF PERMIT APPLICATION.
 - ALL AREAS WITHIN THE COUNTY OR T.X.D.O.T. RIGHT-OF-WAY DISTURBED THROUGH THE COURSE OF CONSTRUCTION WILL BE RE-GRADED AND SODDED.
 - IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO PROTECT ALL COUNTY OR T.X.D.O.T. OWNED AND/OR MAINTAINED INFRASTRUCTURE. ANY/ALL COSTS ASSOCIATED WITH ALTERATIONS, RELOCATIONS, OR REPAIRS MADE NECESSARY BY THIS DEVELOPMENT SHALL BE BORNE BY EITHER THE OWNER, DEVELOPER, AND/OR CONTRACTOR. SPLICES IN THE FIBER

- OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/UNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- ADA ACCESSIBILITY NOTES:**
- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
 - AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
 - SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
 - IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
 - IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

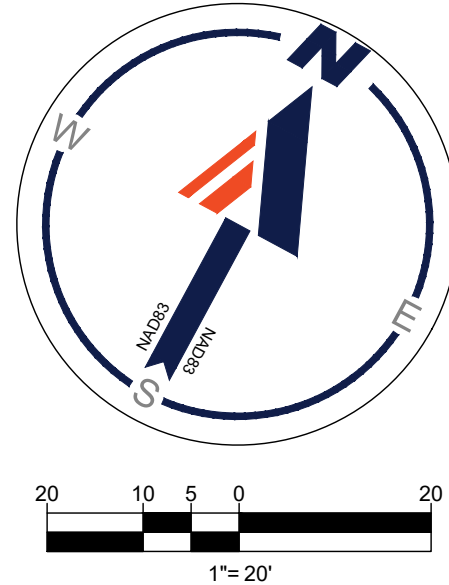
- ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.
- FLOODPLAIN INFORMATION**
- ACCORDING TO COMMUNITY PANEL NO. 48113C02010L, DATED JULY 7, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AND A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- THIS PLAN WAS PREPARED WITH "ALT/ANSPS LAND TITLE SURVEY" PREPARED BY BOHLER ENGINEERING, DATED 01/12/2023.

SITE LEGEND

- REFERENCE DETAIL SHEET
- NEW "STOP HERE FOR PEDESTRIANS" SIGN.
 - NEW 30"X30" STOP SIGN.
 - NEW SIGN MOUNTING AND BASE WITH BOLLARD.
 - NEW STOP TEXT AND STOP BAR.
 - NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" O.C.
 - NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
 - LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
 - NEW 4" WIDE PAINTED YELLOW STRIPES - 6" LONG WITH 18" GAPS.
 - NEW OPEN ARROW PAVEMENT MARKINGS.
 - 6" NEW FIRE LANE STRIPING.
 - NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE.
 - EXISTING STOP SIGN TO REMAIN.
 - EXISTING STOP SIGN TO BE RAISED TO MATCH CURRENT DETAILS/GUIDELINES.
 - EXISTING BOLLARD AND SIGN POST TO BE REPAINTED.
 - NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
 - PROP BOLLARD (TYP) (MATCH PAINT/SLEEVE TO ARCH PLANS)
 - PROP CONCRETE SIDEWALK
 - PROP FLUSH CURB
 - PROP ADA DETECTABLE WARNING STRIP
 - PROP SAWCUT LIMITS
 - PROP GARDEN CENTER FENCE (REFER TO ARCHITECTURAL PLANS)
 - PROP TYPE "D" CURB
 - PROP DROP OFF LOCATION
 - PROP RELOCATION FOR PARKING ROW SIGN
 - PROP ADA SIGN
 - MATCH EXISTING CROSSWALK MARKING
 - 6" NEW YELLOW LANE STRIPING
 - PROP GARDEN CENTER BUILD BACK
 - PROP GARDEN CENTER ENTRANCE
 - PROP HEALTH CLINIC DEDICATED PARKING SPACES
 - EXISTING GARDEN CENTER FENCE

LEGEND	
PROP. SIGN	
PROP. BUILDING ENTRANCES	
PROP. STANDARD DUTY CONCRETE	

SITE ADDRESS (S):	5302 N GARLAND AVE. GARLAND, TX 75040
SITE AREA	20.22 ACRES (880,783 SF)
PROPERTY ID#:	265943000102R0000
ENGINEER:	BOHLER ENGINEERING 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034
LAND USE	EXISTING RETAIL/GROCERY
ZONING	PD 23-15 - PLANNED DEVELOPMENT
ABUTTING ZONING	PD (EAST & WEST) CR - (NORTH) AG & PD (SOUTH)
FUTURE LAND USE	COMMUNITY CENTERS
ABUTTING FUTURE LAND USE	COMMUNITY CENTERS (NORTH, SOUTH, EAST & WEST)
SETBACKS:	REQUIRED
FRONT:	30'
SIDE:	20'
SIDE:	20'
REAR:	15'
BUILDING COVERAGE:	EXISTING 230,717 SF
WITHIN LIMITS OF DISTURBANCE:	PROPOSED
IMPERVIOUS AREA:	9,771 SF
PERVIOUS AREA:	90 SF
FLOOR TO AREA RATIO (FAR):	0.26
BUILDING HEIGHT:	35'
PARKING:	
EXISTING PARKING SPACES:	896 SPACES
EXISTING PARKING RATIO:	3.98
APPROVED PARKING SPACES (CASE Z23-15):	894 SPACES
APPROVED PARKING RATIO (CASE Z23-15):	3.87
PROPOSED PARKING SPACES:	861 SPACES
PROPOSED PARKING RATIO:	3.72 / 1000
MIN. REQUIRED PARKING SPACES:	925 SPACES



CASE NUMBER: 230824-3

REVISIONS	BY
CITY OF GARLAND COMMENTS 8/13/2023	AO

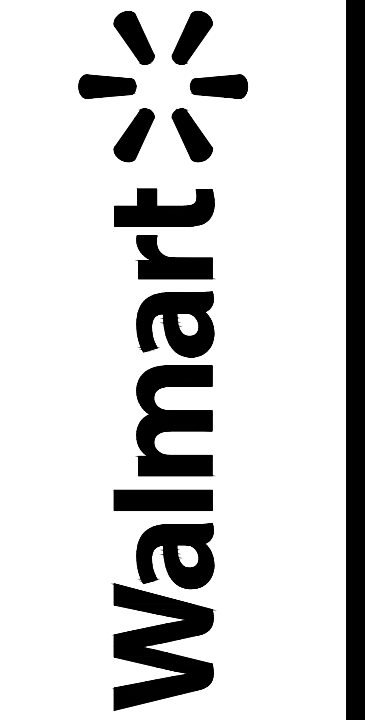
BOHLER

2600 NETWORK BLVD, SUITE 310
FRISCO, TEXAS 75034
Phone: (469) 468-7300

TITLE NO. 10063 TEMPLS NO. 1018413

SUPERCENTER #1055
GARLAND, TX

WAL-MART STORES EAST, LP
5302 N GARLAND AVE
TBCW ADDITION BLK 1, LOT 2R
GARLAND, TX 75040



DRAWN AO
CHECKED SM
DATE 9/13/2023
JOB No. FLA220115
SHEET TITLE DETAILED SITE PLAN
SHEET NUMBER C-302

Z 23-35



Front elevation of existing Walmart Garden Center



Side elevation of existing Walmart Garden Center



View of surrounding properties.



View of surrounding properties.



ZONING MAP Z 23-35

5302 North Garland Avenue

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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