



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION City of Garland - REMOTE MEETING - August 24, 2020 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, August 24, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_zdeyFcyBRi20LYt5BejOKg

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

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

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

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

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

The Meeting ID is: 990 7640 8315

For participants (online and by phone) who wish to speak on an item on the agenda, you

must use the “raise hand” feature in order to be recognized.

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for August 10, 2020 meeting.

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.

2. ZONING

- a. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27) *(This item was postponed from the July 27, 2020 Plan Commission meeting.)*

- b. Consideration of the application of **Rene Mandujano**, requesting approval of 1) a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Wavier to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street. (District 2) (Z 20-23)

3. MISCELLANEOUS

- a. Consider amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

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: 08/24/2020

Item Title: Plan Commission Minutes for August 10, 2020

Summary:

Consider approval of Minutes for August 10, 2020 meeting.

Attachments

Plan Commission Minutes for August 10, 2020

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, August 10, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

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

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins
Staff	Chief Eric Lovett
Staff	Chief Mark Lee
Staff	Ziad Kharrat

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Dalton to **approve** the Consent Agenda as presented, seconded by Commissioner Hallman. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Welborn did not vote on this item due to technical issues with joining the meeting.

MINUTES

1a. APPROVED** Consider approval of Minutes for the July 27, 2020 meeting.

2a. APPROVED** P 20-20 Riverset Phase 2 Preliminary Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED

Consideration of the application of **Eric L. Davis Engineering, Inc.**, requesting approval of a Detail Plan for Recreational Vehicle Park Phase II Cabins, on a site zoned Planned Development (PD) District 18-36 for Light Commercial (LC) District Uses Limited to Recreational Vehicle Park. Approval of this item may include amendments to Planned Development (PD) District 18-36. This property is located at 3926 Zion Road. (District 3) (Z 20-13)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Welborn joined the meeting.

Commissioner Rose asked for the City's definition of a Recreational Vehicle and if an individual is occupying a cabin would they be able to have visitors stay for multiple days.

Mr. Hines stated a Recreational Vehicle is defined as any type of trailer or self-propelled vehicle that is designed, constructed and equipped for habitation as a temporary dwelling or sleeping place. Mr. Hines further stated that under the current Garland Development Code (GDC) would not allow individuals to have guests in the cabin.

The applicant, Craig Turner, 3410 Lakeside Drive, Rockwall, Texas 75087, provided a brief overview of the request and remained available for questions.

Vice-Chairman Ott asked the length of time individuals will be allowed to stay in the cabins.

Mr. Turner stated the average length of stay is approximately 1 to 2 weeks.

Commissioner Williams inquired as to when the park will be opening.

Mr. Turner stated they are planning on opening in the Spring of 2021.

Sean Davis, 3910 Zion Road, Garland, Texas 75043, inquired as to the choice of fencing and tree types. Mr. Davis also expressed concerns regarding the construction quality of the buildings, access to the cabins and Recreational Vehicles, ambient lighting and will Zion Road be accessible for foot-traffic.

Mr. Turner specified all standards have been met regarding fencing, landscaping, and lighting. The building will be made of the highest quality materials. Mr. Turner elaborated the lighting will be down-facing lighting.

Motion was made by Commissioner Edwards to **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 8 Ayes, 0 Nays.** Chairman Roberts recused himself from this case.

3b. APPROVED

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval to 1) Amend Planned Development (PD) District 12-56 to add Car Wash, Automated/Rollover and Automobile Repair, Minor Uses; and 2) a Specific Use Provision for Car Wash, Automated/Rollover. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose asked for the City's definition of Minor Auto Repair and if any vehicle repairs would be completed in the parking lot.

Ms. Hopkins stated all vehicle repairs must be done within the building and specified Minor Auto Repair would be items such as oil changes, and overnight storage or Major Auto Repair would not be allowed.

Chairman Roberts stated that the canopy structures and vacuum enclosures are not within the building setback would this be an added condition or deviation request if a motion is made.

Mr. Guerin stated the setbacks meet the Garland Development Code (GDC) requirements. However, this is within PD 12-56 which shows a 60 foot setback line from the Naaman Forest Boulevard right-of-way. The main building and carwash meet the 60 foot setback, but the canopies and vacuum enclosures do not and would be a PD deviation.

The project architect Trent Clark, 3208 Miracle Lane, Flower Mound, Texas, provided an overview of the request and remained available for questions.

The applicant, Nathan Forney, 13455 Noel Road, Dallas, Texas 75240, provided an overview of the request and remained available for questions.

Commissioner Rose asked if approved when the project would begin.

Mr. Forney explained if approved there are still reviews to be completed and there is a projected opening for the fall of 2021.

Chairman Roberts inquired as to the location of the rail for the carwash and if any consideration was given to cap the vacuum enclosures due to the decibel levels.

Mr. Forney explained there would be a distance of 15 to 20-feet prior to the rails and are ensuring there is a grade to be able to view the rails over the hood of the vehicle. Mr. Forney further stated the decibel levels would be mitigated with the enclosures.

Commissioner Dalton stated the distance from the setback line and landscaping will assist with lowering the decibel level.

Motion was made by Commissioner Dalton to **approve** the request per staff recommendation with the condition to allow the canopies and vacuum equipment enclosures only have a front setback of 30 feet. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

3c. APPROVED

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a Detail Plan for Car Wash, Automated/Rollover and Automobile Repair, Minor on a property zoned Planned Development (PD) District 12-56. This property is located at 5243 Naaman Forest Boulevard. (District 1) (Z 20-16)

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

3d. APPROVED

Consideration of the application of **COSMAX NBT USA,**

requesting approval of a Specific Use Provision to allow a High Risk Use on a property zoned Industrial (IN) District. This property is located at 3350 Marquis Drive. (District 6) (Z 20-18)

Kimberly Hopkins, Development Planner, presented the staff report.

Chief Lovett, Garland Fire Department, stated the applicant will be working with a finished product which does have a fire risk, but stated the request has been reviewed and the operational plan has met code requirements.

The applicant, Chad Brumit, Building 568, 3350 Marquis Drive, Garland, Texas 75042, provided an overview of the request and remained available for questions.

Commissioner Rose inquired to the no smoking and no cell phone reference within the presentation and asked how this would be enforced.

Mr. Brumit stated there is an area 140 feet away from building that is designated for smoking. Mr. Brumit further stated a full-time security guard has been employed that oversees everyone entering the facility to ensure no electronic devices, lighters or any item that can create a spark is brought into the facility.

Motion was made by Commissioner Hallman to **approve** the request per staff recommendation. Seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

4. MISCELLANEOUS

a. Trails and Bikeways Master Plan Update

Zihad Kharrat, City of Garland Parks and Recreation, provided a brief synopsis on the Trails and Bikeways Master Plan.

Consultants Lennie Hughes and Kendall Howard, 1201 North Bowers Road, Richardson, Texas, presented the Trails and Bikeways Master Plan to the Commission.

Commissioner Dalton asked if bike lanes are already being established.

Ms. Howard stated there are locations where they have already been provided.

Mr. Kharrat stated there was a project already in motion through the Transportation Department. Those areas were listed as future items.

Commissioner Ott inquired to the level of communication with the surrounding cities regarding this project.

Mr. Kharrat stated they reached out to as many cities as possible, including surrounding neighbors and invited various agencies such as Dallas County, Central Texas Council of Governments and TxDot. Conversations were held with City of Richardson, City of Mesquite, and City of Sunnyvale.

Jennifer Reeder spoke in support of Trails and Bikeways Master Plan Update

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:56 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 08/24/2020

Item Title: Z 19-27 Kimley-Horn and Associates, Inc. (District 5)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use. This property is located at 2700-2816 McCree Road. This application was submitted prior to September 1, 2019. (District 5) (Z 19-27) *(This item was postponed from the July 27, 2020 Plan Commission meeting.)*

Attachments

Z 19-27 Kimley-Horn and Associates, Inc. Report and Attachments

Planning Report

File No: Z 19-27/District 5

Agenda Item:

Meeting: Plan Commission

Date: August 24, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses and 2) a Detail Plan for a Truck/Bus Repair Use.

LOCATION

2700-2816 McCree Road

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

U-Haul International and Amerco Real Estate Co.

BACKGROUND

In 1993, City Council approved Planned Development (PD) 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. A Detail Plan was not required as part of the Planned Development.

The subject property is currently undeveloped. The applicant requests development of a Truck/Bus Repair Use on a 6.41-acre tract of land (Sub-District A). Development of the southern 3.21-acre tract of land (Sub-District B) is not proposed at this time. Development in Sub-District B is not required to obtain Detail Plan approval in the future per its existing entitlement.

Per the Garland Development Code (GDC), the Truck/Bus Repair Use requires approval of a Specific Use Provision in the Industrial (IN) District. However, the applicant requests to allow the Truck/Bus Repair Use as a permitted use without a Specific Use Provision in Sub-District A.

This application was postponed from the July 27, 2020 Plan Commission meeting. The Plan Commission requested that the applicant provide additional information regarding the intent for Sub-District B. In response, the applicant has submitted an Illustration for Sub-District B, included in the agenda packet.

SITE DATA

The overall site consists of approximately 9.62 acres with frontage along IH 635 service road and McCree Road.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned PD 93-11 District to allow Retail Sales with Outside Display in the Industrial (IN) District. More specifically, the uses allowed on the site include all uses in the Industrial (IN) District and Retail Sales with Outside Display.

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

CONSIDERATIONS

Site Plan and Proposed Use

1. The applicant requests the development of a 42,580 square-foot (two-story) truck/bus repair shop on the north side ("Sub-District A") of the property. The upper floor will consist of an employee lounge and management office. The proposed shop is considered a "Preventive Maintenance" facility which will be used by mechanics to perform oil/filter changes, tire changes, rotations, minor body repairs to vans and yearly inspections of the brakes and electrical equipment for trailers. Any major repairs will be done at another facility.

Per Plan Commission's request during the July 27, 2020 meeting, the applicant provided an Illustration Plan for Sub-District B to show that there is access and the site can be developed. The remaining portion of the site, Sub-District A remains as previously submitted.

2. Summary of Deviations:

Development Standards	Required	Proposed	Analysis
Truck/Bus Repair Use	Specific Use Provision in the Industrial (IN) District	Planned District (PD) to allow the use of a Truck/Bus Repair without a Specific Use Provision	If approved, Truck/Bus Repair use will be allowed by right in Sub-District A.
Automotive Service Bays	Section 2.52 (3)(c) states that automotive service repair bays cannot face any street.	Automotive Service Bays will be visible from IH 635 due to the site configuration.	The site has frontage from IH 635 and McCree Road. Therefore, it is difficult to completely hide the automotive service bays from public streets. The service bays are distanced from the freeway and a landscape buffer will provide some screening. The automotive service bays will be less visible when Sub-District B is developed.

3. The Truck/Bus Repair Use currently requires a Specific Use Provision approval in the Industrial (IN) District. The applicant requests to amend the existing Planned Development (PD) District to allow the Truck/Bus Repair Use in Sub-District A. The proposed use is indicated as "Preventative Maintenance" without major repair activity, which lessens the intensity of the repair use. There are two automobile dealerships with ancillary repair shops (east of this site on McCree Road; and to the west on IH-635). Additionally an automobile dealership with a "collision center" is located to the west of this site, on IH-635. Also, the site is located adjacent to an existing U-Haul facility which includes a repair use in the building located at the corner of South Garland Avenue and McCree Road.
4. The site plan indicates "Proposed Concrete Pavement" west of the western-most access drive from McCree Road. That concrete pavement area will be used for queuing and staging of vehicles serviced by U-Haul. A PD Condition is proposed to prohibit overnight parking and storage of vehicles not associated with the on-site use.
5. Parking
The GDC requires seventy-one (71) parking spaces for this development. The site plan (Exhibit C) shows seventy-three (73) parking spaces. Therefore, the applicant is complying with the parking requirements.
6. Automotive Service Bays
Section 2.52 (3)(c) of the GDC states that automotive service repair bays cannot face any street. Due to the site configuration, the automotive service bays will be visible to the south and southwest from the IH-635 service road. The applicant requests relief from Section 2.52 (3)(c) to allow the service bay doors to be visible from the IH 635 service road.
7. Screening and Landscaping
The landscape plan (Exhibit D) complies with the landscaping standards per the GDC.
8. Building Design
The building design complies with the architecture elements and articulation requirements of the GDC. (Exhibit E)
 - At least six (6) architectural elements must be incorporated into the design of the building. The north, south, east and west facades meet the GDC requirement.
 - Street-facing elevations should be horizontally and vertically articulated on street-facing facades. The articulation of the building meets the GDC standards.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business Centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times

to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

A study of the Centerville/Marketplace Catalyst Area was adopted in 2016 but included only the east side of South Garland Avenue and IH-635 extending towards the Centerville Road area, and included the former Hypermart site as well. The greater area that includes the subject property, west of South Garland Avenue and IH-635, is identified in the Envision Garland Plan as Business and Industry designations which generally correspond with industrial and employment-related uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Property to the north, across McCree Road, is zoned Industrial (IN) District. It is developed with a food product supplier facility. The property to the east is zoned Planned Development (PD) District for Industrial Uses; it is developed with a U-Haul storage facility, and includes a U-Haul rental and repair use. Also east of the site is an unimproved property zoned Industrial (IN) District. The property to the west is zoned Industrial (IN) District; it is currently vacant. To the west is an unimproved property zoned PD 93-11 for Industrial (IN) District Uses in addition to Retail Sales with Outside Display; this property will be a remainder of the larger PD 93-11 site which is the subject of this Z 19-27 application.

STAFF RECOMMENDATION

Approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses; and 2) a Detail Plan for a Truck/Bus Repair Use.

ADDITIONAL INFORMATION

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

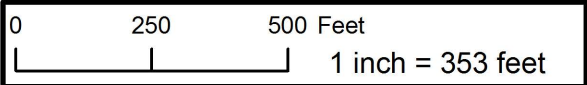
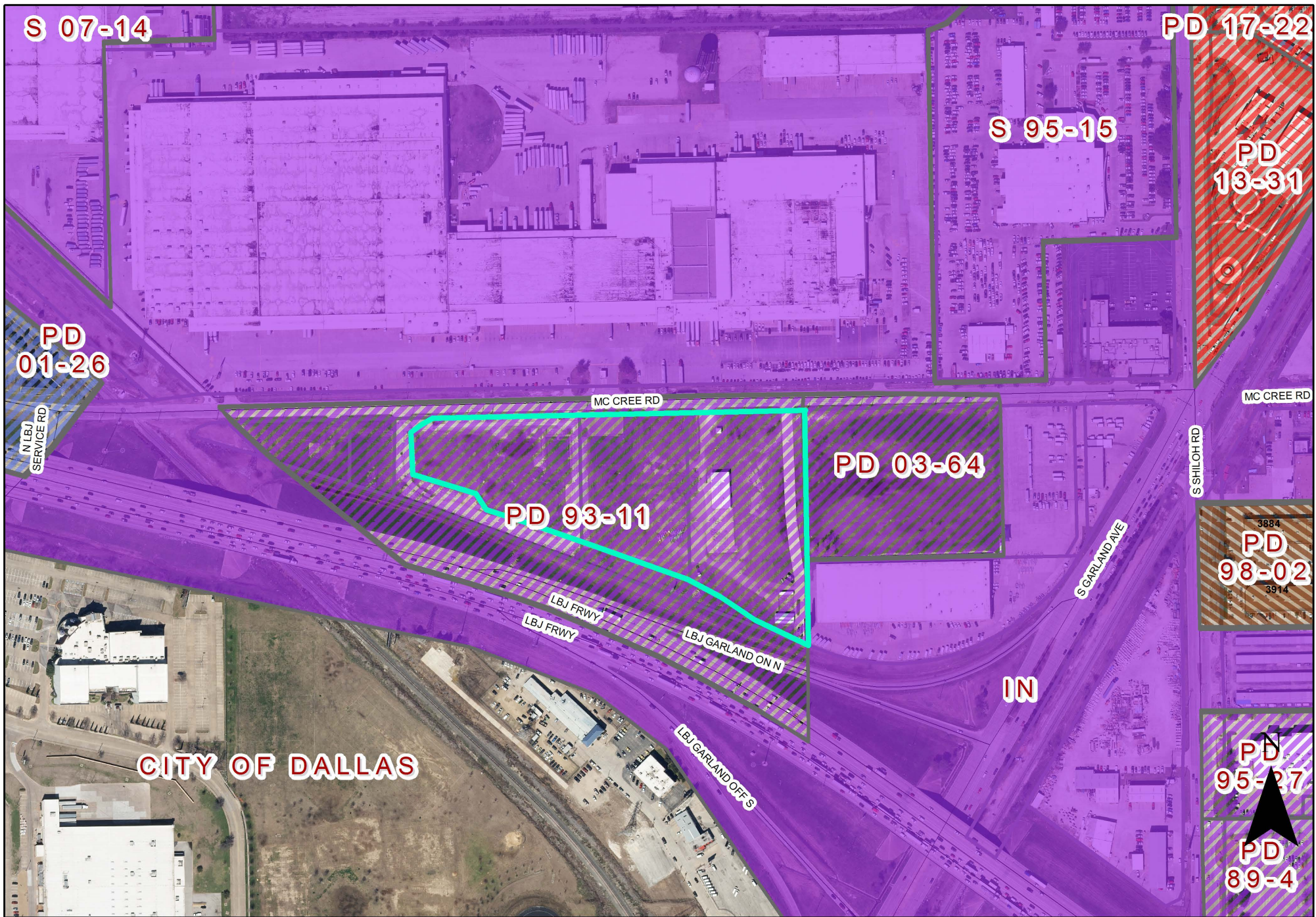
CITY COUNCIL DATE: September 15, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-27



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-27

2700-2816 McCree Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a Detail Plan for a Truck/Bus Repair Use for "Sub-District A".

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) 93-11 District 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 and Planned Development (PD) 93-11 District 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. Future developments in Sub-District B are not required to receive approval of a Detail Plan.

V. Specific Conditions:

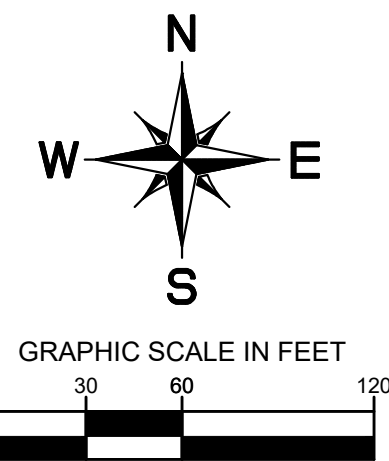
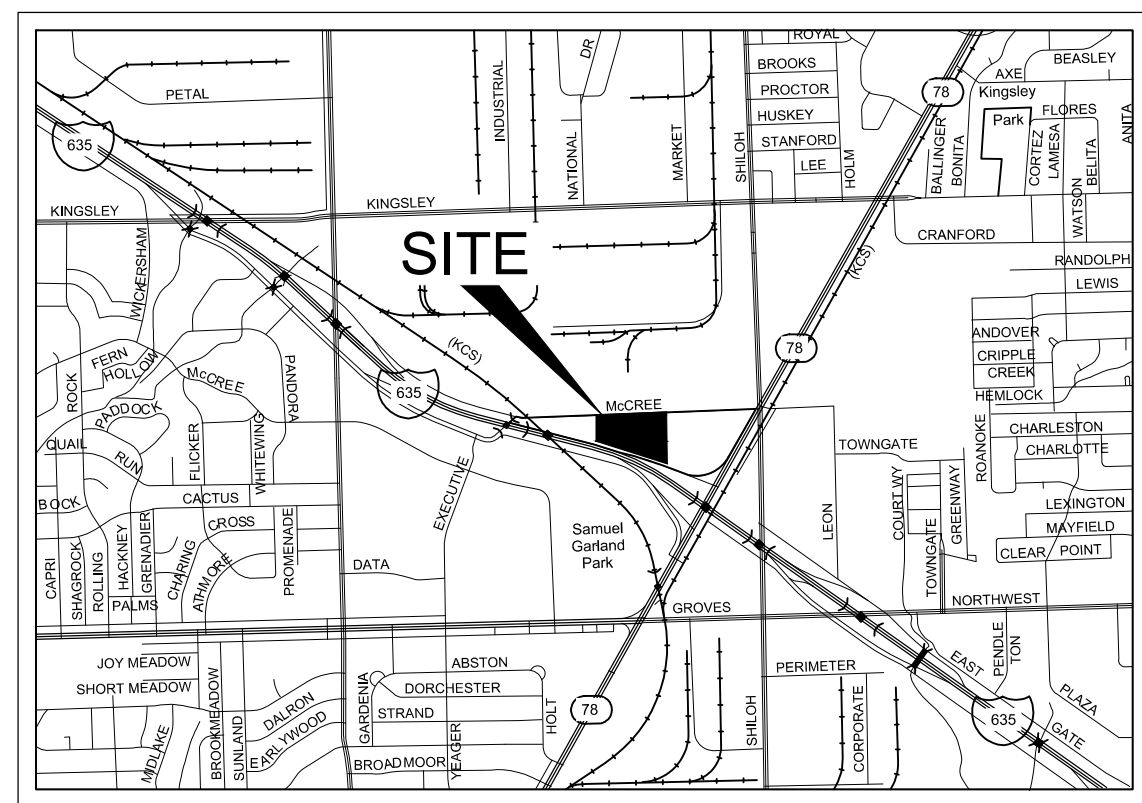
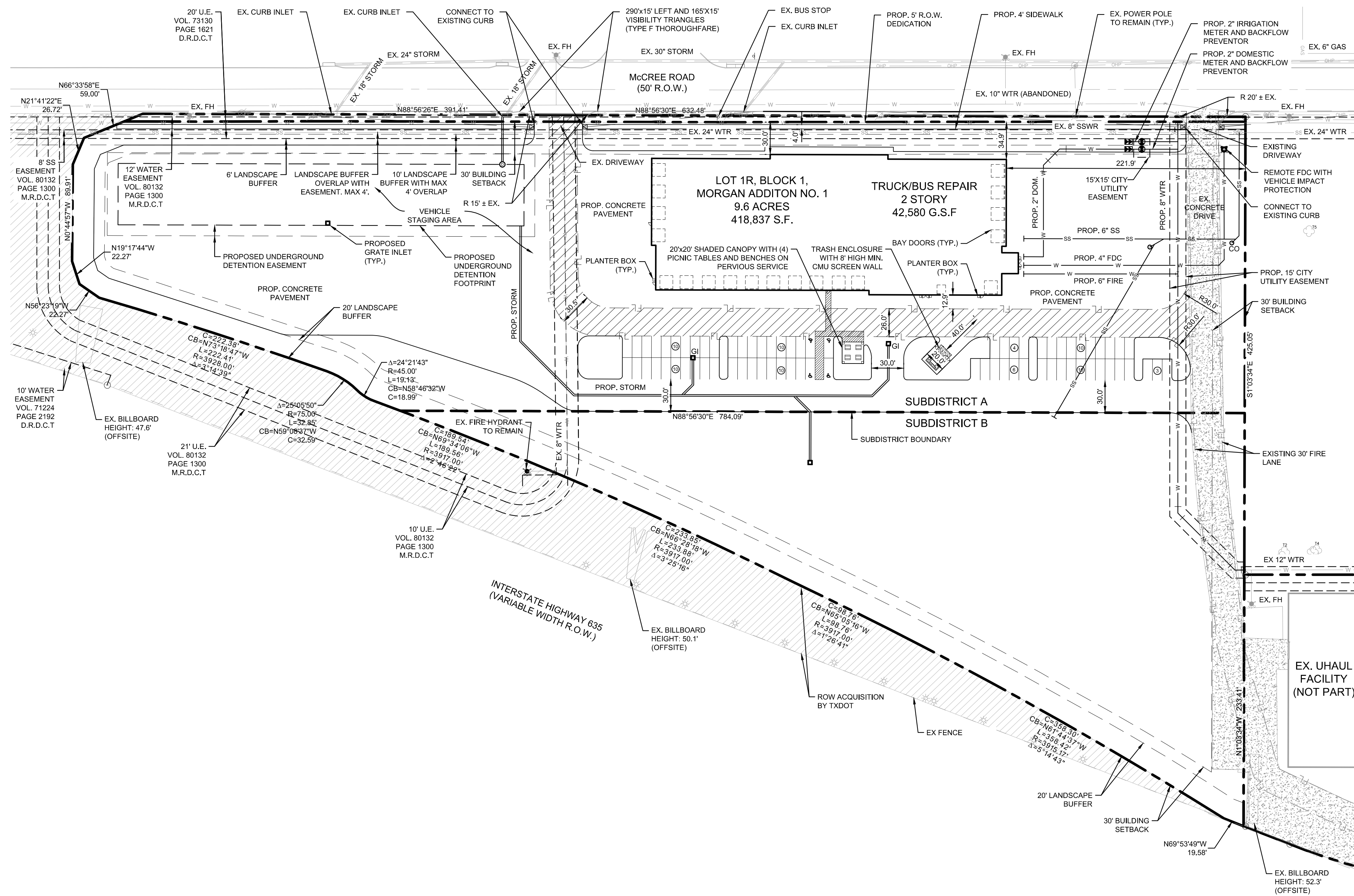
A. Permitted Uses: Land Uses are permitted as in Planned Development (PD) District 93-11., additionally:

- a. Truck/Bus Repair Use will be allowed by right only in Sub-district A, and is limited to: "Preventative Maintenance" including oil/filter changes, tire changes and rotation, minor van body repairs and yearly inspection of brakes and electrical equipment for trailers; major repairs are not permitted.
- b. Overnight parking or storage of 18-wheelers (tractor cabs and trailers) and any vehicles not related to the on-site business is prohibited.
- c. Sub-district B shall not be used for vehicle storage or parking in association with the

Truck/Bus Repair Use on Sub-district A.

- B. Site Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Automotive Service Bays: The automotive service bays are allowed to face the IH-635 frontage road.
- D. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

EXHIBIT C



LEGEND	
PROPERTY LINE	
PROPOSED FIRELANE	
SUBDISTRICT BOUNDARY	

SUBDISTRICT A SITE DATA SUMMARY TABLE	
TOTAL AREA OF SITE	9.62 AC (418,837 SF)
SUBDISTRICT A TOTAL AREA (AC/SF)	6.41 AC (279,369 SF)
FLOOR AREA RATIO	0.11
IMPERVIOUS SURFACE COVER	4.96 AC (216,196 SF)
BUILDING COVERAGE	0.94 AC (41,075 SF)
BUILDING COVERAGE PERMITTED	60%
BUILDING COVERAGE (BUILDING AREA ONLY)	15%
OPEN SPACE (REQUIRED)	10%
OPEN SPACE (PROVIDED)	18%
SQUARE FOOTAGE OF EX. BUILDINGS	N/A
SQUARE FOOTAGE OF PROP. BUILDING	42,580 SF
BUILDING HEIGHT (PERMITTED)	ANY LEGAL HEIGHT
BUILDING HEIGHT (PROPOSED)	29'
USE	TRUCK/BUS REPAIR
FINISH FLOOR ELEVATION	600
NUMBER OF STORIES	2
PARKING SPACES (1 / 600 GFA REQUIRED)	71
PARKING SPACES (PROVIDED)	73
PARKING SURFACE MATERIAL	CONCRETE

[illegible]

Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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THE DETAILED SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 064444109	DATE 07/09/2020	SCALE	AS SHOWN
DESIGNED BY	JAF	DRAWN BY	ARW
CHECKED BY	JAF		

U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITION NO. 1
CITY OF GARLAND, TEXAS

ANNED DEVELOPMENT
SITE PLAN
CASE NO. 190723-2

SHEET NUMBER
SP-01

**PLANNED DEVELOPMENT SITE PLAN
LOT 1R, BLOCK 1, MORGAN ADDITON NO. 1
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

APPLICANT/OWNER:	ENGINEER/SURVEYOR:
AMERCO REAL ESTATE COMPANY	KIMLEY-HORN AND ASSOCIATES, INC.
2727 N. CENTRAL AVE	13455 NOEL ROAD, TWO GALLERIA
PHOENIX, ARIZONA 85004	OFFICE TOWER, SUITE 700
TEL. NO. 602-263-5824	DALLAS, TEXAS 75240
CONTACT: DAVID POLLOCK	TEL. NO. 972 770-1368

The site plan illustrates the Morgan Addition No. 1 project, located on Lot 1R, Block 1. The project area is bounded by McCree Road to the north and Interstate Highway 635 to the south. The plan is divided into two subdistricts: Subdistrict A and Subdistrict B. Subdistrict A contains a 2-story building for Truck/Bus Repair, measuring 42,580 G.S.F. Subdistrict B contains a 2-story building for Lot 1R, Block 1, measuring 418,837 S.F. The plan also shows a large area labeled LP 1.00 and a smaller area labeled LP 1.01. A dashed line indicates the boundary between Subdistrict A and Subdistrict B. A note indicates that the EX. UHAUL FACILITY is not part of the project.

McCREE ROAD

LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
9.6 ACRES
418,837 S.F.

TRUCK/BUS REPAIR
2 STORY
42,580 G.S.F.

LP 1.00

LP 1.01

SUBDISTRICT A

SUBDISTRICT B

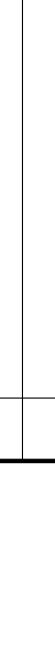
INTERSTATE HIGHWAY 635

EX. UHAUL
FACILITY
(NOT PART)



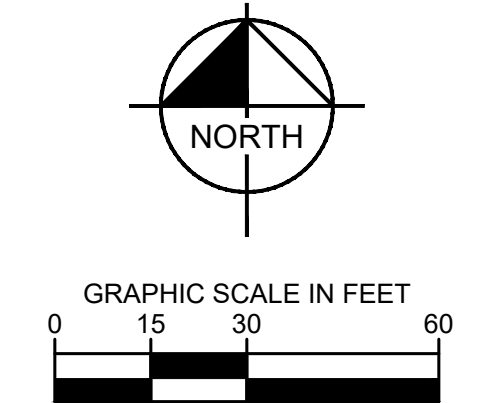
**LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020**

LANDSCAPE ARCHITECTS
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770- 1300
CONTACT: PATRICK B. HART, PLA

SHEET NUMBER LP 0.00	KEY MAP CASE NO. 190723-2	U-HAUL - GARLAND, TX PREPARED FOR U-HAUL INTERNATIONAL & AMERCO REAL ESTATE CO. LOT 1R, BLOCK 1, MORGAN ADDITION NO. 1 CITY OF GARLAND, TEXAS	KHA PROJECT 064444109 DATE 07/09/2020 SCALE AS SHOWN DESIGNED BY LLL DRAWN BY AMP CHECKED BY PBH	 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-3820 WWW.KIMLEY-HORN.COM TX F-928 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY

FULL PLANT SCHEDULE ON DETAIL SHEET LP 2.00

TREES											
	<table border="1"> <thead> <tr> <th>CODE</th> <th>BOTANICAL / COMMON NAME</th> </tr> </thead> <tbody> <tr> <td>TD</td> <td>TAXODIUM DISTICHUM / BALD CYPRESS</td> </tr> <tr> <td>QR</td> <td>QUERCUS RUBRA / RED OAK</td> </tr> <tr> <td>UP</td> <td>ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM</td> </tr> </tbody> </table>	CODE	BOTANICAL / COMMON NAME	TD	TAXODIUM DISTICHUM / BALD CYPRESS	QR	QUERCUS RUBRA / RED OAK	UP	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM		
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NOTE:

1. ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN/FREEZE SENSORS.
2. ALL BED AREAS MUST BE SEPARATED FROM TURF AREAS BY STEEL EDGE
3. THE PROPERTY OWNER MUST MAINTAIN ALL LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE PLAN APPROVED BY THE CITY.
4. CONTRACTOR TO SEED ALL DISTURBED AREAS.



APPLICANT/OWNER:
AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE
PHOENIX, ARIZONA 85004
TEL. NO. 602-263-5824
CONTACT: DAVID POLLUCK

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL. NO. 972 770- 1300
CONTACT: PATRICK B. HART, PLA

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

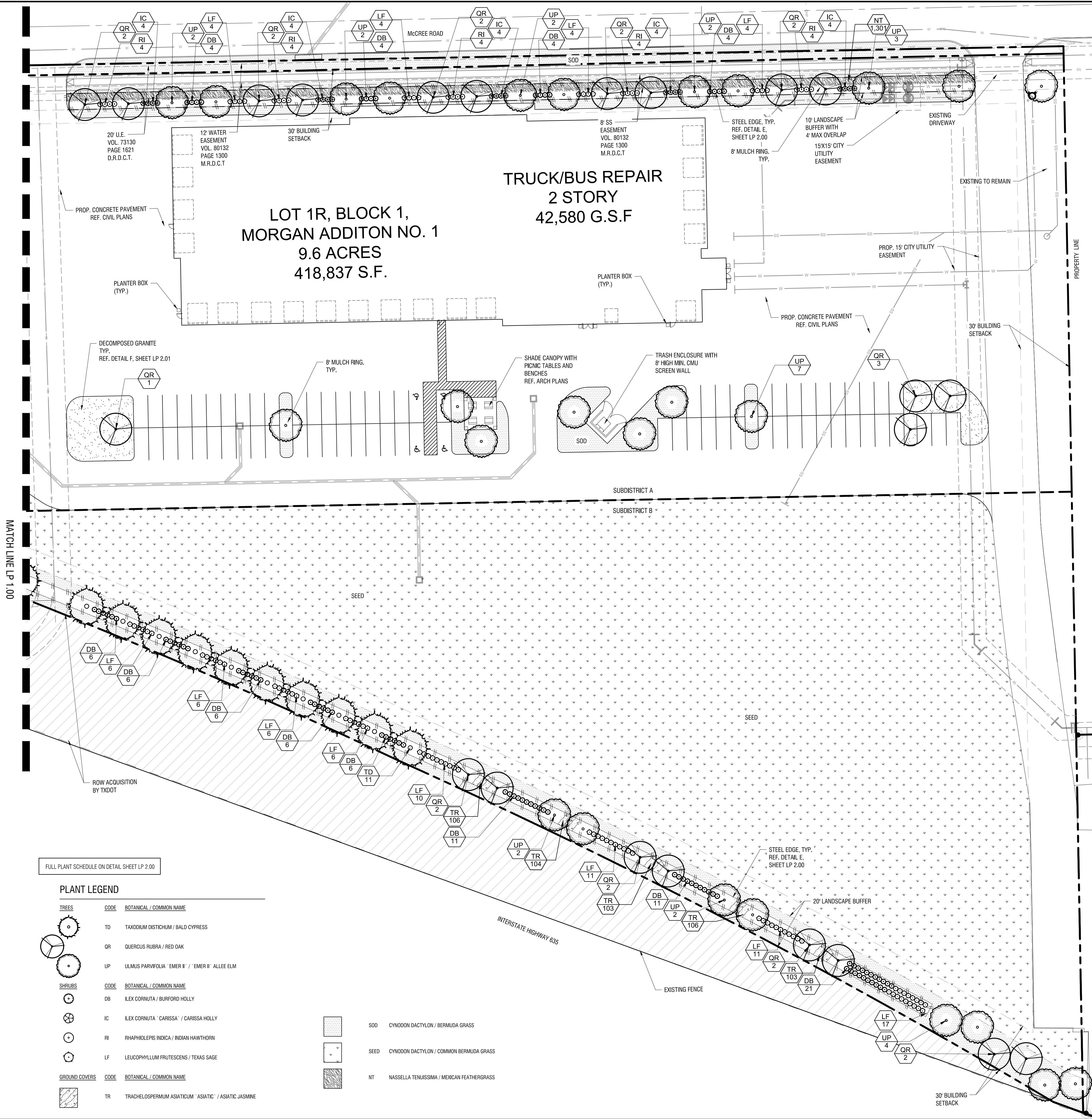
R.L.A. PATRICK B. HART
L.A. No. 2839 Date JULY 2020

LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.00

DATE: 07/09/2020
DRAWN BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
PROJECT: UHAUL GARLAND, TX
SHEET: LANDSCAPE
CASE NO. 190723-2

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FULL PLANT SCHEDULE ON DETAIL SHEET LP 2.00

PLANT LEGEND

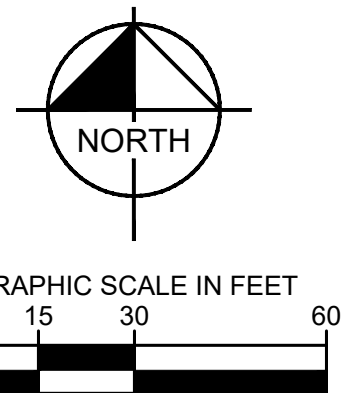
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	TR	TRACHELOSPERMUM ASIATICUM 'ASIATIC' / ASIATIC JASMINE

	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / COMMON BERMUDA GRASS
	NT	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS

LANDSCAPE SUMMARY		
	REQUIRED	PROVIDED (SUBDISTRICT A)
MINIMUM LANDSCAPE AREA REQUIREMENTS		
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING (418,837 SF x 10% = 41,884 SF)	10% (41,884 SF)	23% (178,624 SF)
NO MORE THAN 50% OF TOTAL TREES TO BE ONE SPECIES (11 BALD CYPRESS, 35 RED OAK, 42 ALLEE ELM) = 88 TREES x 50% = 44 (NO MORE THAN 44 TREES CAN BE ONE SPECIES)	YES	YES
MINIMUM STREET BUFFER REQUIREMENTS		
FOR EVERY 30 LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED ALONG WITH SEVEN SHRUBS OR ORNAMENTAL GRASSES INTERSTATE 635 (TYPE A-A) (1,328 LF FRONTAGE / 30 = 45 CANOPY TREES & 315 SHRUBS)	45 CANOPY TREES 315 SHRUBS	45 CANOPY TREES 316 SHRUBS
FOR EVERY THIRTY LINEAR FEET, OR FRACTION THEREOF, ONE LARGE CANOPY TREE IS REQUIRED McCREE ROAD (TYPE F) (960 LF FRONTAGE / 30 = 32 CANOPY TREES)	32 CANOPY TREES	32 CANOPY TREES
SCREENING PARKING LOTS ADJACENT TO STREETS (CONTINUOUS OR UNDULATING ROW OF SHRUBS OR ORNAMENTAL GRASSES THAT ARE A MINIMUM OF TWENTY-FOUR INCHES IN HEIGHT AT INSTALLATION)	YES	YES
TURF (GRASS) MUST PROVIDE A MAXIMUM OF SEVENTY-FIVE PERCENT OF COVERAGE WITHIN THE LOT AREA. 109,642 SF x 5% = 5,483 SF A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES YES YES YES	YES YES YES YES
INTERIOR LANDSCAPE REQUIREMENTS		
LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT OF THE TOTAL PARKING LOT AREA. 109,642 SF x 5% = 5,483 SF	5,483 SF	6,340 SF
A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE	YES	YES
ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY 10 PARKING SPACES 73 PARKING SPACES / 10 = 8 TREES	8 CANOPY TREES	8 CANOPY TREES
HAVE A LARGE CANOPY TREE WITHIN AT LEAST 65 FEET OF EVERY PARKING SPACE	YES	YES
DETENTION POND LANDSCAPE REQUIREMENTS		
TREES, ORNAMENTAL GRASSES, SHRUBS, AND GROUND COVER ARE REQUIRED AROUND THE PERIMETER OF A DETENTION AND RETENTION POND, LOCATED WITHIN ONE HUNDRED FEET OF A TYPE D OR LARGER THOROUGHFARE.	N/A	N/A
SCREENING REFUSE CONTAINERS		
MUST BE SCREENED ON THREE SIDES WITH A MINIMUM SIX-FOOT TALL MASONRY WALL	YES	YES

- NOTE:
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LEGEND
 TXDOT CONDEMNATION AREA



CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.



LANDSCAPE PLAN
UHAUL GARLAND
SWC McCREE ROAD & S SHILOH ROAD
GARLAND, TEXAS
SUBMITTED: JULY 9, 2020

APPLICANT/OWNER:
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WWW.KIMLEY-HORN.COM TX 1928
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Kimley»Horn
P.L.A. — PATRICK B. HART
L.A. No. — 2839 Date — JULY 2020

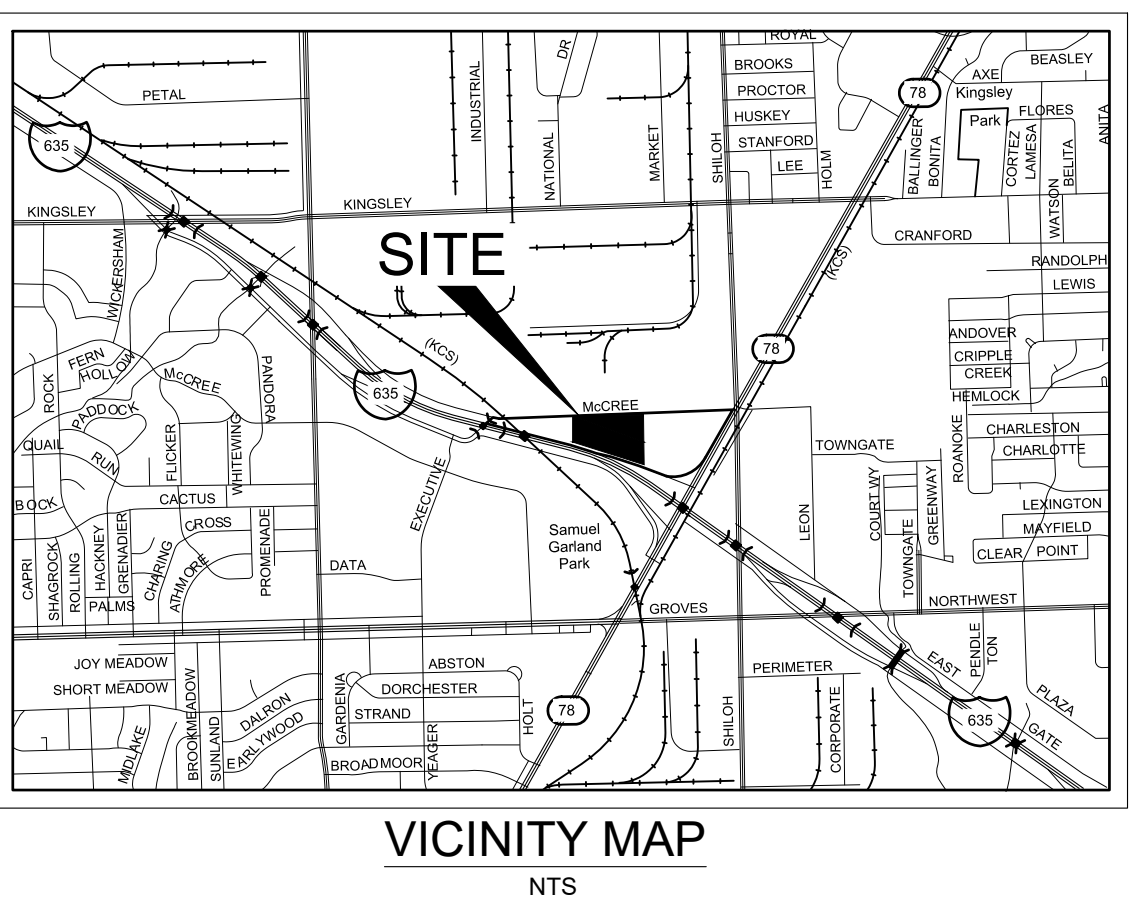
KHA PROJECT	064444109
DATE	07/09/2020
SCALE	AS SHOWN
DESIGNED BY	LLL
DRAWN BY	AMP
CHECKED BY	PBH

U-HAUL - GARLAND, TX
PREPARED FOR
U-HAUL INTERNATIONAL &
AMERCO REAL ESTATE CO.
LOT 1R, BLOCK 1,
MORGAN ADDITON NO. 1
CITY OF GARLAND, TEXAS

LANDSCAPE PLAN
CASE NO. 190723-2

SHEET NUMBER
LP 1.01

NO.	REVISIONS	DATE	BY



Y



Garland Shop

Date:

July 6th 2020

Description:

Paint Callout

Client:



365000

Location:

12215 LBJ Fwy,
Garland, TX 75041

Project Status:

Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:

Concept Design - 6
Design Presentation - 6

Additional Notes:

NORTH ELEVATION



ARCHITECTURAL DESIGN & FACILITY IMAGING



MBCI
Igloo
White



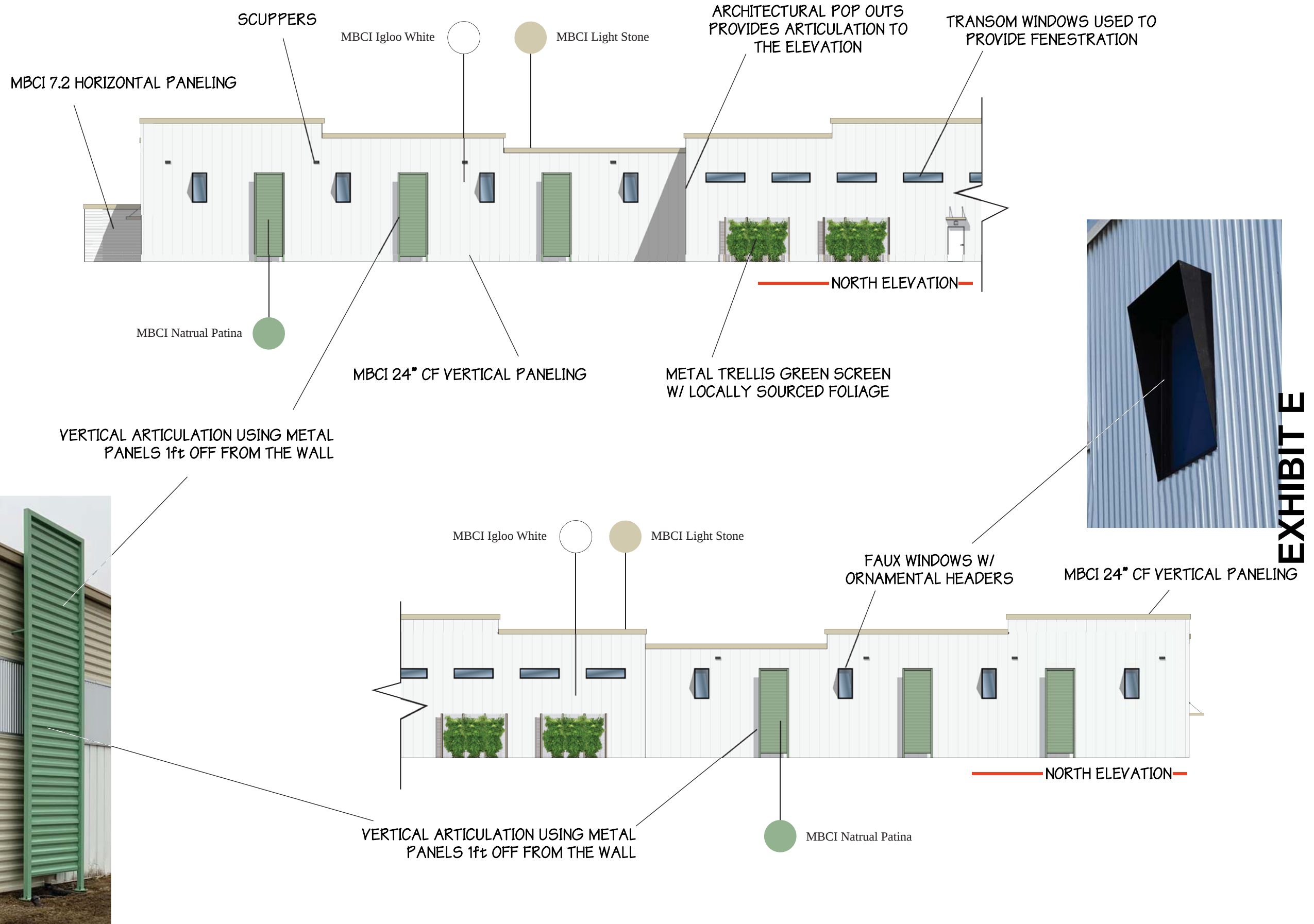
MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

EAST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)

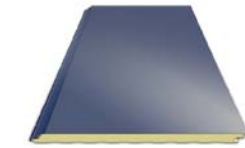


CF ARCHITECTURAL &
CF ARCHITECTURAL/
HORIZONTAL

The CF Architectural (vertical) and CF Architectural/Horizontal wall panel employs a flat appearance providing a monolithic look that is great for high-profile architectural applications. The panel allows designers to mix multiple panel widths and colors on the same wall. It also allows flexibility for continuous corners along with a complete line of aluminum extrusions and accessories to complete the wall system. When desired, these panels can also be mixed with vertical or horizontal panels to achieve almost any look a design requires, and can be used in vertical or horizontal applications.

Product Specifications

- Application: Wall (vertical and horizontal)
- Gauges: Exterior: 22 | Interior: 26 (standard); 24, 22 (optional)
- Widths: 24", 30", 36"
- Thicknesses: 2", 2 1/2", 3" (4" available for vertical)
- Length: 8'-0" to 32'-0" for embossed; 8'-0" to 16'-0" for unembossed
- Panel Attachment: Concealed Fastening System
- Standard Coatings: Signature® 300, Signature® 300 Metallic
- Reveal: Up to 1" reveal options in 1/8" increments or up to 3" reveal options in 1/2" increments



7.2 PANEL

When your design calls for a commercial or industrial exposed fastener panel, the 7.2 Panel is an ideal choice. This panel offers versatility and functionality for roofs and walls. The symmetrical rib 7.2 Panel offers excellent spanning and cantilever capabilities, making it an excellent choice for carports and walkway canopies. When used on walls, the 7.2 Panel is typically ordered as "reverse rolled" and can be installed either vertically or horizontally.

Product Specifications

- Applications: Roof and Wall
- Coverage Width: 36"
- Rib Spacing: 7.2" on Center
- Rib Height: 1 1/2"
- Minimum Slope: 1/4:12
- Panel Attachment: Exposed Fastening System
- Gauges: 24 (standard); 26, 22 (optional)
- Finishes: Smooth (standard); Embossed (optional)
- Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

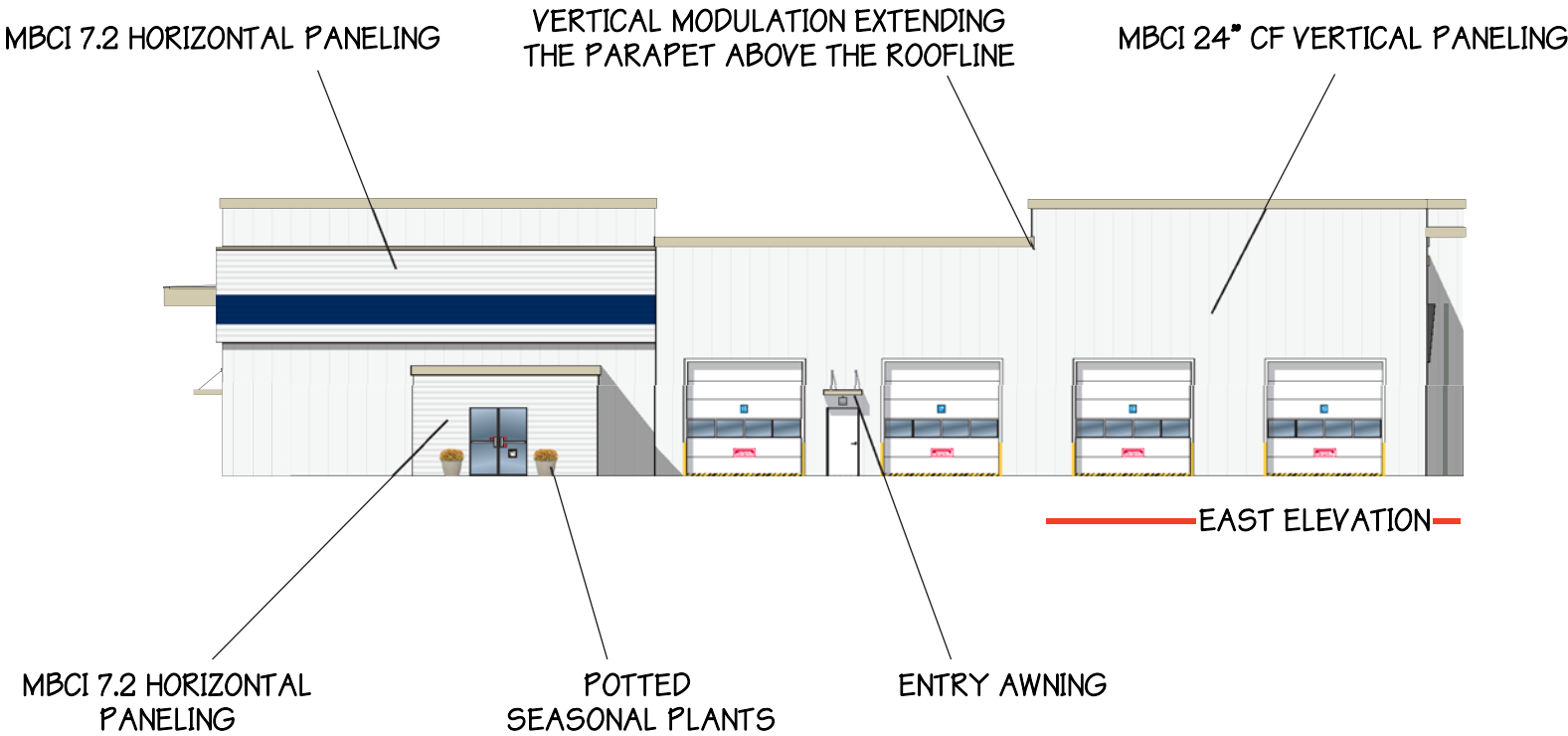
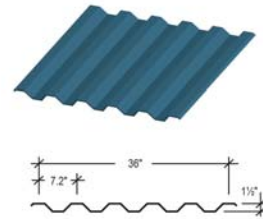


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
Conceptual
Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
Concept Design - 6
Design Presentation - 6

Additional Notes:

SOUTH ELEVATION

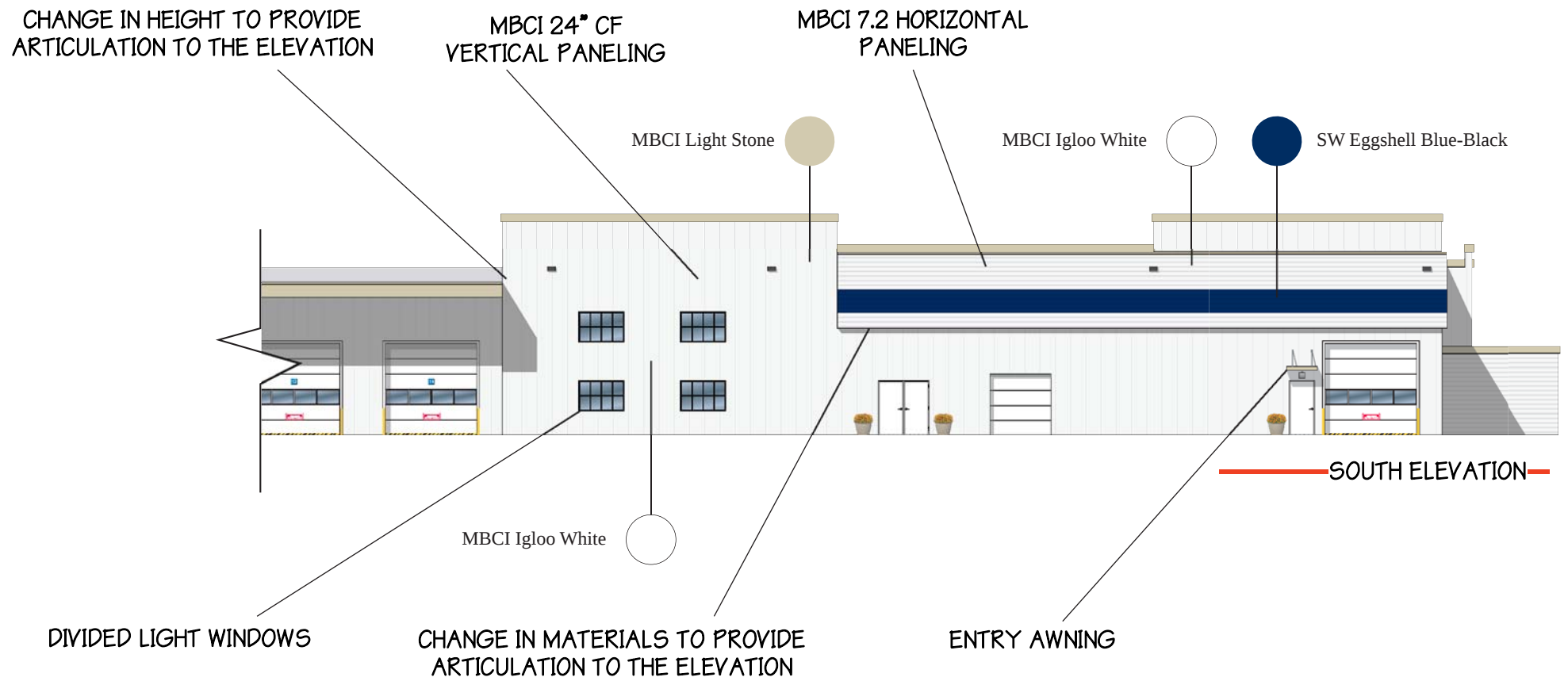
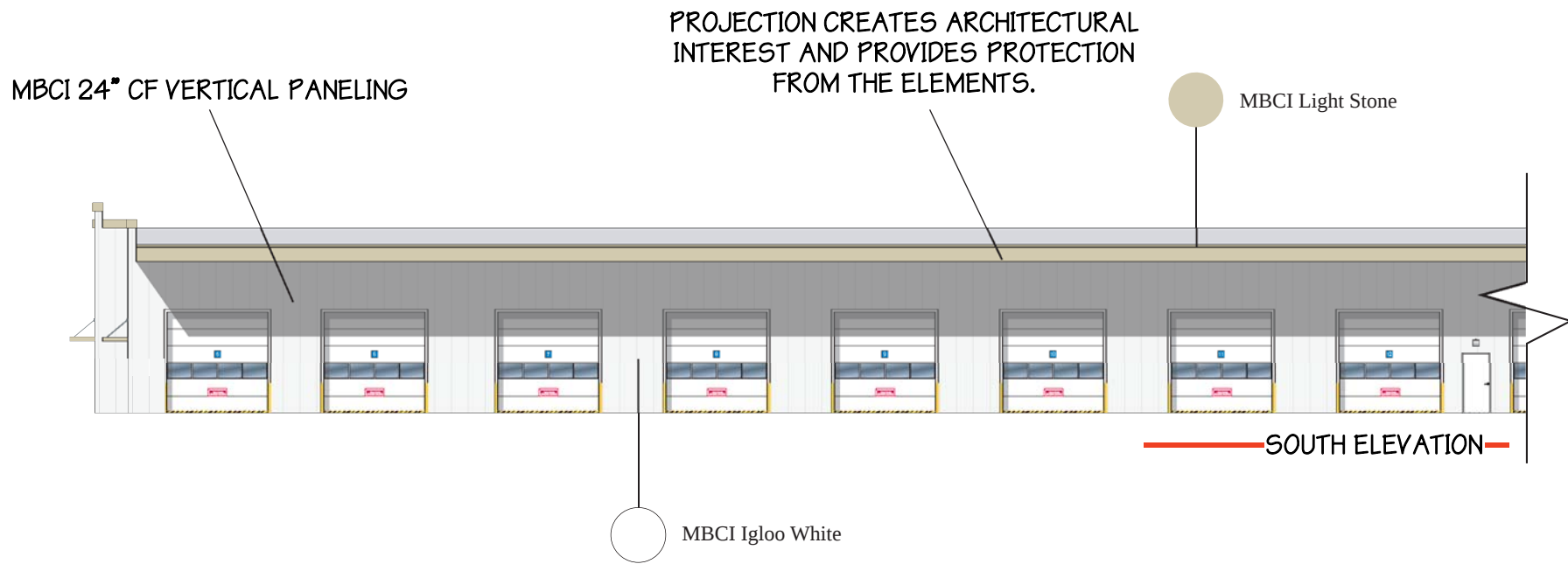


EXHIBIT E

U-HAUL
Garland Shop

Date:
July 6th 2020

Description:
Paint Callout

Client:
U-HAUL 365000

Location:
12215 LBJ Fwy,
Garland, TX 75041

Project Status:
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Pending Approval
365000 MSTR ART NH01

Jobs Accomplished:
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Design Presentation - 6

Additional Notes:

WEST ELEVATION



MBCI
Igloo
White



MBCI
Light Stone



Eggshell
Blue-Black
(SW)



MBCI
Natural
Patina



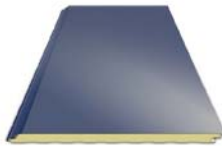
WEST ELEVATION

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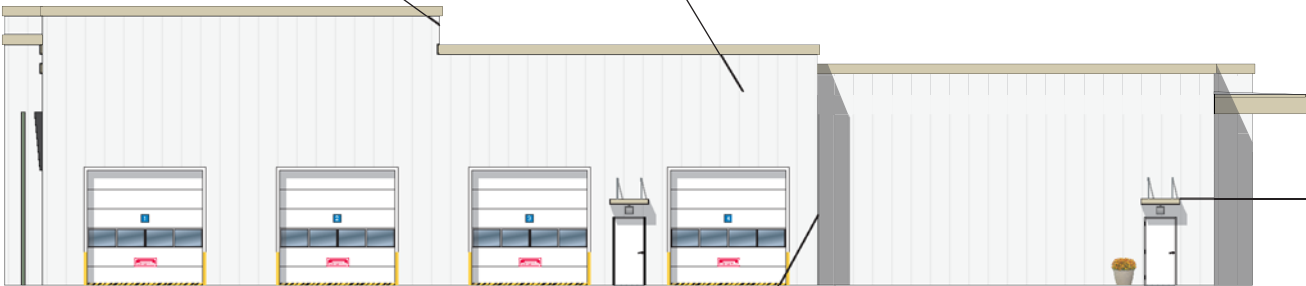
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VERTICAL MODULATION EXTENDING
THE PARAPET ABOVE THE ROOFLINE

MBCI 24" CF VERTICAL PANELING



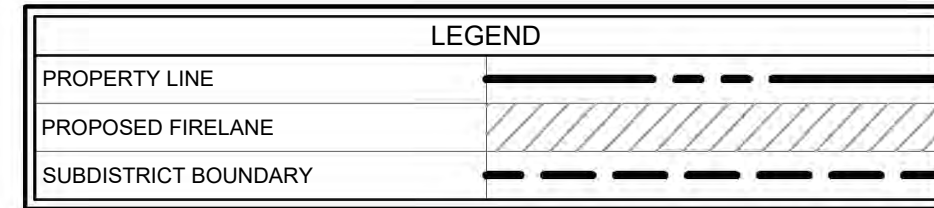
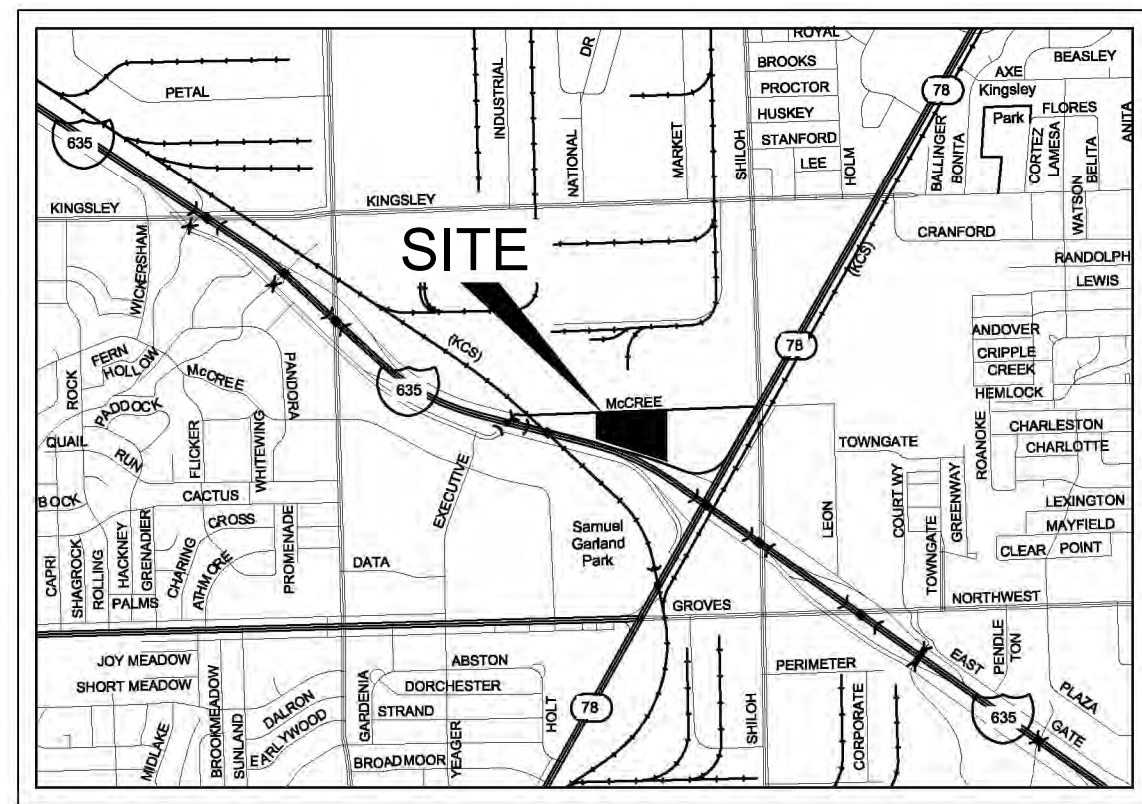
WEST ELEVATION

ARCHITECTURAL POP OUTS
PROVIDES ARTICULATION TO
THE ELEVATION

ENTRY AWNING

EXHIBIT E

IMAGES
XREFS
LAST SAVED
8/4/2020 4:48 PM
PLOTTED BY
DWG PATH
DWG NAME
K:\CADD\DS084644109-UHALL GARLAND\CADD\PLAN SHEETS
C-SITE-CONCEPT.DWG - [CONCEPT EXH]
x3042 : xentitl : xas-built : x3pcoex : xUtl : xsite-shsuf : x3form : x3ndry



APPLICANT/OWNER:	ENGINEER/SURVEYOR:
AMERCO REAL ESTATE COMPANY	KIMLEY-HORN AND ASSOCIATES, INC.
2727 N. CENTRAL AVE	13455 NOEL ROAD, TWO GALLERIA
PHOENIX, ARIZONA 85004	OFFICE TOWER, SUITE 700
TEL. NO. 602-263-5824	DALLAS, TEXAS 75240
CONTACT: DAVID POLLOCK	TEL. NO. 972 770- 1368
	CONTACT: JOE FRACCARO, P.E.

SHEET NUMBER
EXH

No.	REVISIONS	DATE	BY
-----	-----------	------	----



North of the subject property from McCree Road



View of Subject Property from McCree Road



East of subject property



West of Subject Property



GARLAND

Plan Commission

2. b.

Meeting Date: 08/24/2020

Item Title: Z 20-23 Rene Mandujano (District 2)

Summary:

Consideration of the application of **Rene Mandujano**, requesting approval of 1) a Specific Use Provision for a Tattooing/ Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and 2) a Major Wavier to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments. This property is located at 532 Main Street. (District 2) (Z 20-23)

Attachments

Z 20-23 Rene Mandujano Report and Attachments

Planning Report

File No: Z 20-23/District 2

Agenda Item:

Meeting: Plan Commission

Date: August 24, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

LOCATION

532 Main Street

APPLICANT

Rene Mandujano

OWNER

Carlos Porras

BACKGROUND

On the subject property sits a multi-tenant building with a restaurant and the tenant space proposed for the applicant's tattooing business. The applicant is requesting approval of a Specific Use Provision (SUP) to allow an operation of a Tattooing/Body Piercing Establishment within a 2,300 square-foot portion of the existing building.

SITE DATA

The site is a portion of a 7,260 square foot retail building on a lot which has approximately 80 lineal feet of frontage along Main Street and 109 lineal feet of frontage along Sixth Street, which are both used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The Downtown (DT) District is intended to create a series of unique, but compatible, pedestrian-oriented areas within the context of the current Downtown. The District is designed to achieve a more positive outcome for development, to improve the quality of life both within and surrounding the district, to enhance property values, and to improve the overall perception of Downtown. The Downtown District combines minimum and maximum specifications with standards for site layout, building design, and streetscape. It provides for flexibility among compatible uses to allow developers and the City to respond to changing market demands. It also provides for parking ratios that increase land use efficiency and minimize disruption of the public realm.

The Downtown Historic (DH) sub-district consists of mixed-use, office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. It has a tight network of streets, with wide sidewalks, dense street tree plantings, and buildings set close to the sidewalks.

The Tattooing/Body Piercing Establishment requires approval of a SUP through a public hearing process. The applicant is proposing a tattoo shop in a vacant 2,300 square foot tenant space, within an existing 7,260 square foot retail building.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes a Tattooing/Body Piercing Establishment within an existing building downtown. The business would operate Tuesday through Saturday, from 12:00 p.m. to 9:00 p.m.
2. The site plan (Exhibit C) shows the tenant space location in relation to the adjacent and surrounding buildings and streets. The Downtown area consists of multiple mixed uses. The adjacent and nearby buildings are commercial structures with restaurant, office, public, church and retail uses. An SUP through a public hearing is intended to assure the Tattooing/Body Piercing Establishment would be compatible with its surroundings.
3. The applicant proposes no changes to the existing parking configurations. On-street parking and parking immediately behind the building are available.
4. Neither a building expansion nor a parking lot expansion is proposed with this request. Landscaping and screening compliance is not triggered by this request.
5. Signage will be subject to the regulations set forth in the Garland Development Code.
6. The applicant requests the SUP to be in effect for a period of ten (10) years.

Major Waiver:

1. Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the Downtown District, or changes which may initially appear to be in conflict with the goals and intent of this district. Major Waivers may only be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council shall find that the Waiver:
 - Meets the general intent of this district; and
 - Will result in an improved project, which will be an attractive contribution to the Downtown District.

The Garland Development Code's Special Standards impose a setback of 500 feet from a Tattooing/Body Piercing Establishment to any residence or residential subdivision, church or place of worship, public or private school, public park, public hospital, child care center, senior living facility, or other tattooing/body piercing establishment. The measurement shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections.

The applicant requests approval of a Major Waiver from the abovementioned distance requirements for Tattooing/Body Piercing Establishments. The proposed tattoo shop would be located a distance of less than 500 feet from two churches [The Foundry Church is approximately 480 feet away and Lifewell Church is approximately 388 feet away according to the GDC measurement guidelines].

The Downtown Square is a public open space located directly across Main Street from the subject site, but is not listed as a municipal park by ordinance. The proposed location is more than 500 feet from the nearest existing tattoo shop [Rock Ink Tattoos].

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties surrounding the subject area are zoned Downtown (DT) District Historic (DH) Sub-district, which is a District specifically geared to Downtown Garland. These properties are developed with an array of land uses including the Downtown Square, restaurants, offices, a church, and retail stores.

The proposed Tattooing/Body Piercing Establishment is compatible with the surrounding land uses within the context of the Downtown (DT) District and the request is consistent with the goals and intent of the Downtown (DT) District and its guidelines.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-district) and 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and special standards of Tattooing/Body Piercing Establishments.

ADDITIONAL INFORMATION

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

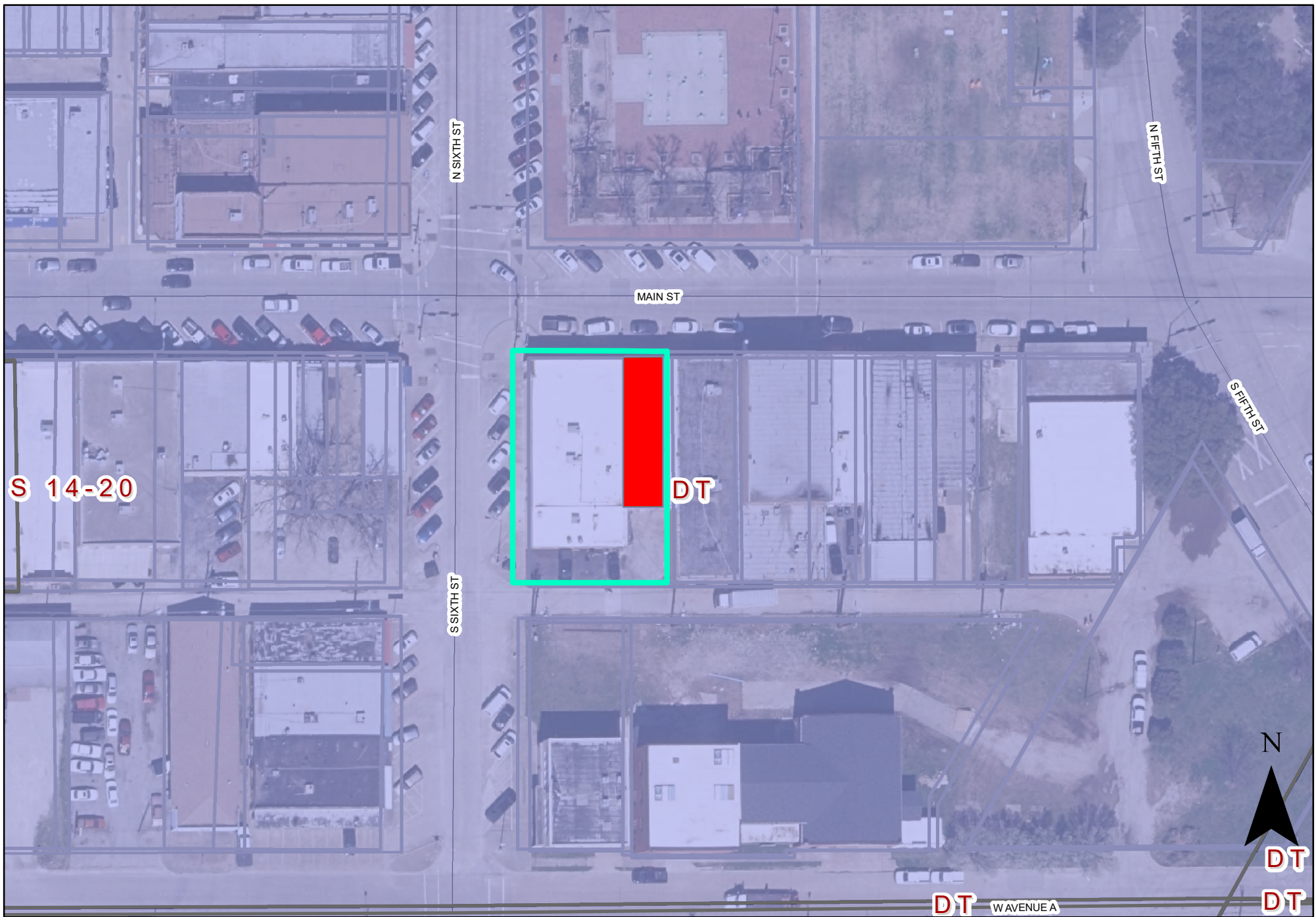
CITY COUNCIL DATE: September 15, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 45 90 Feet 1 inch = 69 feet	Zoning Map Z 20-23	SUBJECT SITE AREA OF REQUEST
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EXHIBIT B

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-23

532 Main Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Tattooing/Body Piercing Establishment.
- 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 Downtown (DT) District as set forth in Chapter 7 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
 - A. SUP Time Period:** The Specific Use Provision for a Tattooing/Body Piercing Establishment shall be in effect for a period of ten (10) years.
 - B. Site Layout:** The site shall be in conformance with the site layout in Exhibit C.

Site Plan

Momentum Tattoo

Case Number 200611-2
532 Main st, Unit A

Building SQFT	2,300
Parking Calculation	1/250gfa= 9.2
Total Building coverage	7,260sqft
Total impervious Surface	7,260sqft
Legal description	BLK 9 18ft Lot 4 & 5
Zoning	Historical

(EXHIBIT C)



Z 20-23



View of the subject property.



View of the property north of Main Street.



View of the property east on Main Street.



GARLAND

Plan Commission

3. a.

Meeting Date: 08/24/2020

Item Title: GDC Amendment

Summary:

Consider amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

Attachments

GDC amendment - Report and Ordinance Attachment

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: August 24, 2020



GARLAND

TEXAS MADE HERE

ISSUE

Consider amending in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

BACKGROUND

During the August 3, 2020 City Council work session, the Council discussed internal storage space requirements for Multi-Family and Elder Care developments, as well as restaurant pick-up windows, in relation to current market trends among the development community. Per the discussion with City Council, staff brings forward a proposal to remove the internal storage space requirements for Multi-Family and Elder Care developments, and to allow Restaurants to have pick-up windows without considering them "Restaurant, Drive-Through" uses, so long as a menu/order board is not provided and no ordering is done at the window.

CONSIDERATIONS

1. The Garland Development Code currently requires the following for Multi-Family developments and Elder Care developments, respectively:

Section 2.39(I)(1)

"An enclosed storage facility must be constructed on-site for each dwelling unit in a MF structure, with convenient access to its corresponding unit. The minimum size of each storage facility must be twenty-five square feet, and must contain not less than one hundred and seventy-five cubic feet. A garage may not count as a storage facility unless the required storage space is added to the size of the garage."

Section 2.52(12)(e)(ii)(b)

"Except for Nursing/Convalescent Care facilities, an enclosed storage space must be provided for each dwelling unit within an Elder Care living facility with direct access provided from the dwelling unit. Each storage space must be a minimum of twenty-five square feet in floor area, and must be a minimum of one hundred and seventy-five cubic feet. A garage may not count as a storage space."

This regulation appears to be unique to Garland, and applicants have often struggled to meet this requirement, requesting flexibility through other means of storage space, such as walk-in bedroom closets and other closet types more common with modern developments. The Council directed staff to proceed with an amendment to remove this requirement from the GDC and allow the market to dictate internal closet and storage spaces for multi-family and senior living developments.

2. Another proposed amendment is to allow Restaurants to have pick-up windows without considering them "Restaurant, Drive-Through" uses, so long as a menu/order board is not provided and no ordering is done at the window. "Restaurant, Drive-Through" uses require Specific Use Provisions through a public hearing process, but typically include menu/order boards and more vehicle stacking spaces. The GDC already prescribes the required number of stacking spaces for windows and menu/order boards. The proposal amends the definitions of "Restaurant" and "Restaurant, Drive-Through" in Chapter 6 of the GDC. In addition, a clarification

statement is proposed to Section 7.06(D) that would recognize such proposed definitions in the Downtown area as well.

3. A draft ordinance is attached for the Plan Commission's review and recommendation.

STAFF RECOMMENDATION

Approval to amend in part Chapter 2, Chapter 6, and Chapter 7 of the Garland Development Code, regarding Multi-Family and Elder Care storage space requirements, and Restaurant pick-up windows.

PREPARED BY:

Will Guerin, AICP
Director of Planning
972-205-2449

wguerin@garlandtx.gov

ORDINANCE NO.

AN ORDINANCE AMENDING IN PART CHAPTER 2, CHAPTER 6, AND CHAPTER 7 OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 2.39, "MF, Multifamily District", of Chapter 2, "Zoning Regulations", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 2.39 MF, Multifamily District

(A) Purpose. The Multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of eighteen dwelling units per acre. The principal allowed land uses include low-rise to mid-rise multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums.

(B) Allowed Uses. All allowed land uses (whether by right or by SUP) in the MF district are indicated within the [Land Use Matrix](#), Article 5 of this Chapter 2.

(C) Lot and Density Requirements. Lots used for multifamily purposes must conform to the minimum lot area, width and depth requirements, and to the maximum density

requirements, as described in [Table 2-4](#).

(D) Minimum Dwelling Unit Area. The minimum floor area requirements, exclusive of garage square footage, for each residential dwelling unit in the MF district are described in [Table 2-4](#).

(E) Efficiency Dwelling Units. The maximum number of efficiency dwelling units may not exceed ten percent of the total number of units in the same development. Any fractional number of units must be rounded up to the next whole number of units.

(F) Yard Setback Requirements.

(1) General. The yard setback requirements for all structures in a MF district are provided in [Table 2-4](#) and in [Section 2.34](#) of this Chapter 2, unless otherwise expressly provided below.

(2) Special Side and Rear Setbacks. Where an MF district is located adjacent to a single-family zoning district or a single-family Planned Development district, the side and rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty feet.

(G) Building Placement.

(1) Building Placement. Where there are multiple MF structures located within a development, a minimum of fifty percent of the structures that are located within one hundred feet of, or visible from, any public right-of-way must be positioned where the structures' facades are at an angle of at least thirty degrees to the street right-of-way line. The intent of this provision is to avoid the external appearance of long and monotonous building alignments. The Planning Director may approve a building placement plan that does not conform to this Subsection pursuant to the alternative compliance process set forth in [Article 1, Division 2 of Chapter 4](#), if the alternative placement plan is consistent with the intent of this provision.

(2) Building Separation. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any

portions thereof.

(H) Exterior Construction.

(1) Construction Materials. Exterior design and construction materials of all MF structures must comply with provisions in [Article 6 of Chapter 4](#) of this GDC.

(2) Roofscapes.

(a) Roofing Materials. Roofing materials on a MF Structure must comply with the provisions of [Article 6 of Chapter 4](#) of this GDC.

(b) Rooftop Equipment. Rooftop-mounted air-conditioning and other mechanical equipment on a MF structure must be screened in compliance with [Section 4.46](#) in Article 3, Chapter 4 of this GDC.

(I) Other Requirements.

(1) Clubhouse. A clubhouse must be constructed on-site and made available to all residents of a MF development, with the following minimum interior (that is, air-conditioned space) square footage requirements:

(a) An MF development with two hundred dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size.

(b) An MF development with two hundred and one dwelling units to three hundred and fifty dwelling units must have a clubhouse that is a minimum 3,500 square feet in size.

(c) An MF development with over three hundred and fifty dwelling units must have a clubhouse that is a minimum 4,000 square feet in size. Alternatively, a MF development may have two clubhouses, each a minimum of 2,000 square feet in size.

(2) Swimming Pool(s). One swimming pool having a minimum of eight hundred square feet of surface water

must be provided for each MF development. A second swimming pool having a minimum of eight hundred square feet of surface water must be provided for any MF development that has more than two hundred and fifty dwelling units.

(3) Leisure Areas. One leisure area having a minimum area of one thousand square feet, containing at least two pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each MF development. A second leisure area (having the same requirements for amenities as the first leisure area) must be provided for any MF development that has more than two hundred and fifty dwelling units.

(J) Residential Types Other Than Multifamily. Within the MF district, residential types other than apartments or condominiums must comply with the following development standards:

(1) Single-family detached homes must comply with the SF-5 district standards.

(2) Zero-lot-line homes must comply with the SF-5 district standards.

(3) Two-family (duplex) homes must comply with the 2F district standards.

(4) Single-family attached (townhouses) must comply with the SFA district standards.

(K) Approval Process. Prior to the issuance of a building or other development permit for the construction of a multifamily structure, a Preliminary Development Plan must first be approved administratively in accordance with the provisions of [Article 1, Division 1 in Chapter 4](#) of this GDC."

Section 2

That Section 2.52, "Special Standards for Certain Uses", of Chapter 2, "Zoning Procedures", of the Garland Development Code of the City of Garland, Texas, is hereby amended in

pertinent part to read as follows:

"Section 2.52 Special Standards for Certain Uses.

(A) Specific Requirements.

. . .

(12) Elder Care Living Facilities.

. . .

(e) Site design.

. . .

(ii) Building Design.

a. Maximum Height. The maximum height of an Elder Care living facility is governed by the regulations of the zoning district in which the facility is located.

b. Exterior Construction. The exterior construction of all Elder Care facilities must be in compliance with all applicable standards provided in [Chapter 4, Article 6](#) of this GDC.

. . ."

Section 3

That Section 6.03 "Definitions", of Chapter 6, "Definitions", of the Garland Development Code of the City of Garland, Texas, is hereby amended in pertinent part to read as follows:

"Section 6.03 Definitions

. . .

RESPONSIBLE OFFICIAL: The City staff person who has been designated to accept submission of a type of development application, to review and make recommendations concerning

such applications, and where authorized, to initially decide such applications, to initiate enforcement actions, and to take all other actions necessary for administration of the provisions of this GDC with respect to such development applications. Also includes any designee of the designated City staff person.

RESTAURANT: An establishment at which food and beverages are prepared for service and consumption on the premises, or for carry-out (that is, for off-site consumption). The term includes carry-out service provided patrons leave their vehicles and enter the building to pick up and pay for the carry-out items, or provided an employee of the establishment carries items to patrons waiting in their vehicles ("curbside service"). A Restaurant may include a drive-through lane for a pick-up window so long as ordering at the window is not allowed and a menu/order board is not provided."

"RESTAURANT, DRIVE-THROUGH: An establishment at which food and beverages are prepared primarily for service to persons in vehicles, and may include consumption on the premises or curbside service. The term may include a take-out window, walk-up window, drive-through, or drive-in service bays as part of the operation. A Restaurant that includes a drive-through lane for a pick-up window but does not allow ordering at the window and does not include a menu/order board is not considered a Restaurant, Drive-Through.

RETAIL: The sale of commodities in relatively small quantities directly to consumers.

. . ."

Section 4

That Section 7.06 "Drive-In/Drive-Through Facilities", of Chapter 7, "Downtown (DT) District", of the Garland Development Code of the City of Garland, Texas, is hereby amended in its entirety to read as follows:

"Section 7.06 Land and Building Use

(A) Intent. It is intended that the uses allowed within the Downtown district will encourage pedestrian-oriented developments that integrate retail, residential, employment

and recreation uses, and are accessible to transit.

(B) Uses. Retail, residential, institutional, and office uses shall be allowed throughout the Downtown district in accordance with the schedule set forth for each sub-district in [Table 7-1](#), Downtown (DT) District Land Use Matrix. Uses that are not specifically authorized are prohibited.

(C) Required Flex Space At-Grade. Where required "Flex Space" is designated on the Downtown Framework Plan, the ground floor adjacent to the street shall be constructed to retail building standards, including a minimum floor-to-ceiling height of sixteen feet. The minimum height may be reduced to twelve feet by Minor Waiver. These ground floor areas may be occupied by any allowed use, but shall be constructed to accommodate retail and restaurant uses in response to market demand.

(D) Drive-In/Drive-Through Facilities. No drive-in or drive-through facilities shall be allowed without approval of a Major Waiver, except where allowed by Specific Use Provision (SUP) as indicated by the Downtown (DT) District Land Use Matrix ([Table 7-1](#)), and except where the facility is a Restaurant or Restaurant, Drive-Through, as defined in this Garland Development Code.

(E) Access Drives. All access drives from a public street shall require a Minor Waiver in order to minimize the number of curb cuts along a block face. Where there is alley access, no additional access drives from a public street should be allowed.

(F) Required Recreation and Open Space for Apartments and Condominiums. Each apartment or condominium development which includes five residential units or more shall provide indoor or outdoor recreational or playground area to meet the requirements of the residents in such complex, including facilities for children, adolescents, and adults as appropriate, such as fitness facilities, roof garden, children's play area or other facility.

(G) Publicly Accessible Open Space.

(1) Squares, plazas, and pocket parks are encouraged in association with retail and restaurant uses to provide for community gathering spaces that will

support socialization in the neighborhood.

(2) Public open space shall be configured in such a manner as to ensure the safety and welfare of residents and other users.

(H) Downtown Automotive Overlay (DAO) District. The DAO district shall overlay portions of the Downtown district as shown on the Downtown Framework Plan. All requirements of this Chapter 7 shall apply except that those automotive uses listed in the DAO district shall be permitted as reflected in the Light Commercial (LC) district within the Land Use Matrix in Section 2.51, Article 5, Chapter 2 of this GDC, and governed by the DAO district regulations set forth within Section 2.48 of Article 4, Chapter 2 of this GDC. All other uses (except automotive uses) shall be regulated as set forth in the underlying sub-district designated by the Downtown Framework Plan, and as set forth in the Downtown (DT) District Land Use Matrix (Table 7-1)."

Section 5

That Garland Development Code for the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 6

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

Section 7

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

Section 8

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the _____ day of _____,
2020.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary