



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
July 26, 2021 at 7:00 p.m.**

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

A pre-meeting will begin at 6:30 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.

Alternatively, the meeting will be broadcast by webinar at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_qRJheKrAS7aRyqt7EtC-hg

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: 994 0148 7961

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

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

Public Comments

Whether you are attending the meeting in-person or via webinar, you are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

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

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

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

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

State law.

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for July 12, 2021.

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 **Avalon Development / Kimley-Horn**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Specific Use Provision)
- b. Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Plan for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7)(File Z 21-21 Plan)
- c. Consideration of the application of **Randall T. Wilson**, requesting approval of a Specific Use Provision extension to allow a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Specific Use Provision)

- d. Consideration of the application of **Randall T. Wilson**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Plan)

3. 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: 07/26/2021

Item Title: Plan Commission Minutes for July 12, 2021

Summary:

Consider approval of the Plan Commission Minutes for July 12, 2021.

Attachments

Plan Commission Minutes for July 12, 2021

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, July 12, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chair	Scott Roberts
1 st Vice Chair	Christopher Ott
2 nd Vice Chair	Douglas Williams
Commissioner	Wayne Dalton
Commissioner	Julius Jenkins
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Margaret Lucht
Commissioner	Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Nabiha Ahmed
Comprehensive Planning Manager	Angela Self

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the June 28, 2021 meeting.

2a. APPROVED** QT 962 Addition Replat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Tewelde Abreham**, requesting approval of a Specific Use Provision amendment to allow a Truck/Bus Storage Use on a property zoned Industrial (IN) District with a Specific Use Provision [S 18-43] for Truck / Bus Storage. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Specific Use Provision)

The applicant, Mehari Abraha, 7308 Willow Wood Street, Rowlett, Texas 75089, was available for questions.

There was discussion between Mr. Abraha and the Plan Commission.

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

3b. APPROVED Consideration of the application of **Tewelde Abreham**, requesting approval of a Plan for Truck/Bus Storage Use. This property is located at 3877 Miller Park Drive. (District 6) (File Z 21-15 - Plan)

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

MISCELLANEOUS

4a. Consideration and possible recommendation on the Medical District Area Plan.

Commissioner Jenkins provided comments regarding the present needs of the current residents and inclusion of free public Wi-Fi or broadband access.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the Medical District Area Plan and forward to City Council. Seconded by Commissioner Lucht. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:16 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 07/26/2021

Item Title: Z 21-21 Avalon Development / Kimley-Horn - Specific Use Provision (District 7)

Summary:

Consideration of the application **Avalon Development / Kimley-Horn**, requesting approval of a Specific Use Provision to allow a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 2128 North Jupiter Road. (District 7) (File Z 21-21 Specific Use Provision)

Attachments

Z 21-21 Avalon Development / Kimley-Horn Report and Attachments

Z 21-21 Avalon Development / Kimley-Horn Responses



Planning Report

File No: Z 21-21/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 26, 2021

REQUESTS

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

Approval of a Plan for a Restaurant, Drive-Through Use.

LOCATION

2128 North Jupiter Road

APPLICANT

Avalon Development and Kimley-Horn

OWNER

Home Depot USA, Inc.

BACKGROUND

The subject property is part of an overall shopping center. The applicant proposes to remove existing parking spaces to construct a 2,015 square-foot restaurant with a drive-through (coffee shop).

SITE DATA

The subject property consists of approximately 0.74 acres. The site has approximately 191.33 linear feet of frontage along North Jupiter Road. The site can be accessed from North Jupiter Road through mutual access easements.

USE OF PROPERTY UNDER CURRENT ZONING

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

CONSIDERATIONS

1. Site Plan

The subject property is a proposed pad site that consists of existing parking spaces primarily for The Home Depot. The applicant proposes to remove the parking spaces and construct a 2,015 square-foot building for a Restaurant with a Drive-Through (coffee shop) on the subject property. The subject property will be subdivided from the existing shopping center in the future.

A Restaurant, Drive-Through use in the Community Retail (CR) District requires approval of a Specific Use Provision.

2. Parking

Per the GDC calculation, a total of twenty-one (21) spaces are required. The proposal complies with the parking requirements. Additionally, parking remains in compliance for the entire shopping center after the removal of parking spaces to construct the restaurant with the drive-through.

3. Screening and Landscaping

The landscaping and screening layout on the proposed landscape plan (Exhibit D) complies with the applicable screening and landscape regulations found in Chapter 4 of the Garland Development Code (GDC).

4. Building Design

The design of the proposed building (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Signage

No deviations have been requested for signage.

6. Specific Use Provision

The applicant requests the Specific Use Provision to be in effect for twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

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

This use is supportive to the surrounding area and compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, east and south are all zoned Community Retail (CR) District; they are developed with a home improvement center, two restaurants with drive-throughs and retail stores. The properties to the west, across North Jupiter Road, are in the City of Richardson.

STAFF RECOMMENDATION

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

Approval of a Plan for a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

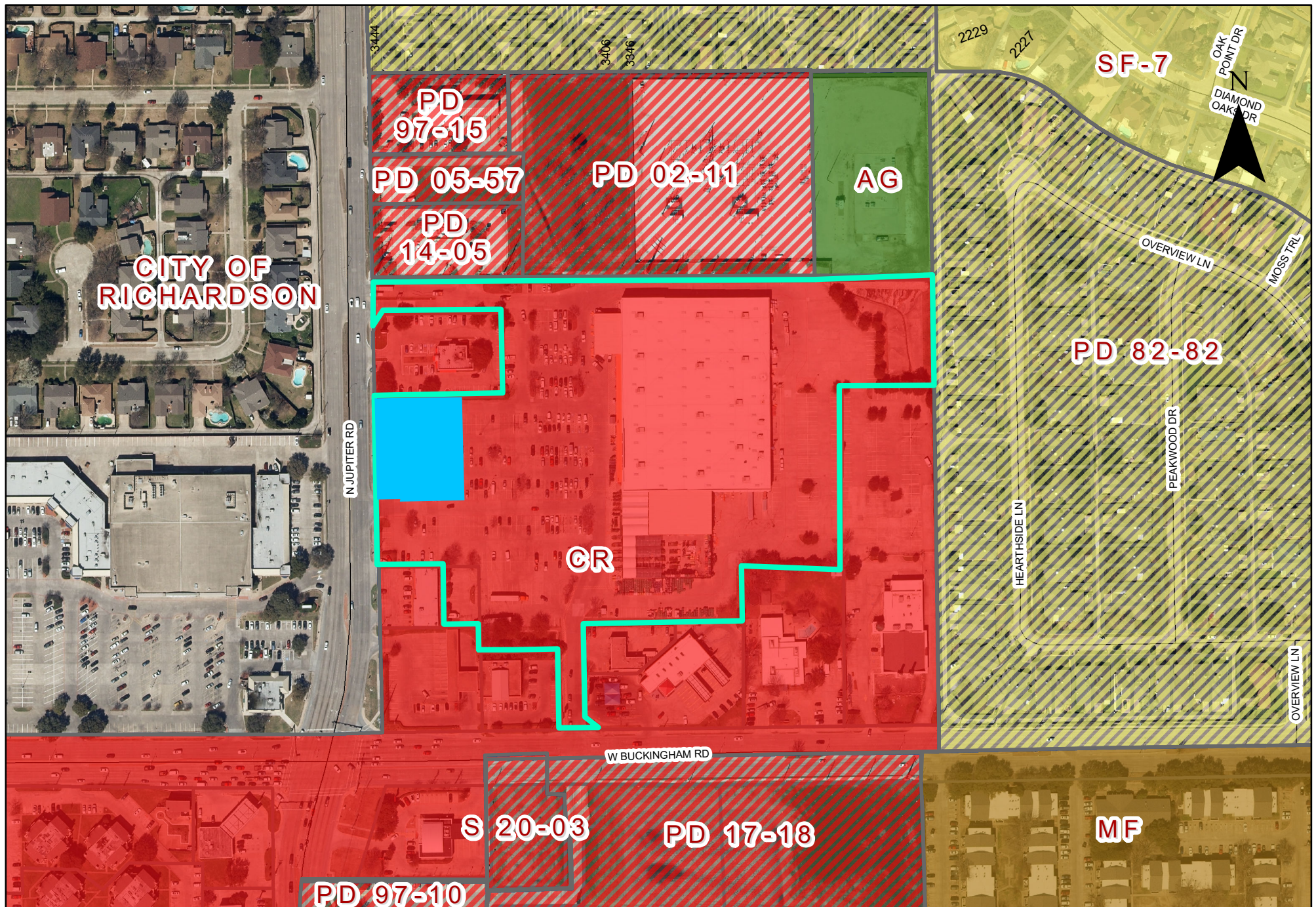
CITY COUNCIL DATE: August 17, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 240 feet

Zoning Map Z 21-21

 INDICATES SUBJECT SITE
 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-21

2128 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.
- B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
- C. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
- E. Signage: All signage shall comply with the Garland Development Code signage requirements.

Z 21-21



View of the subject property



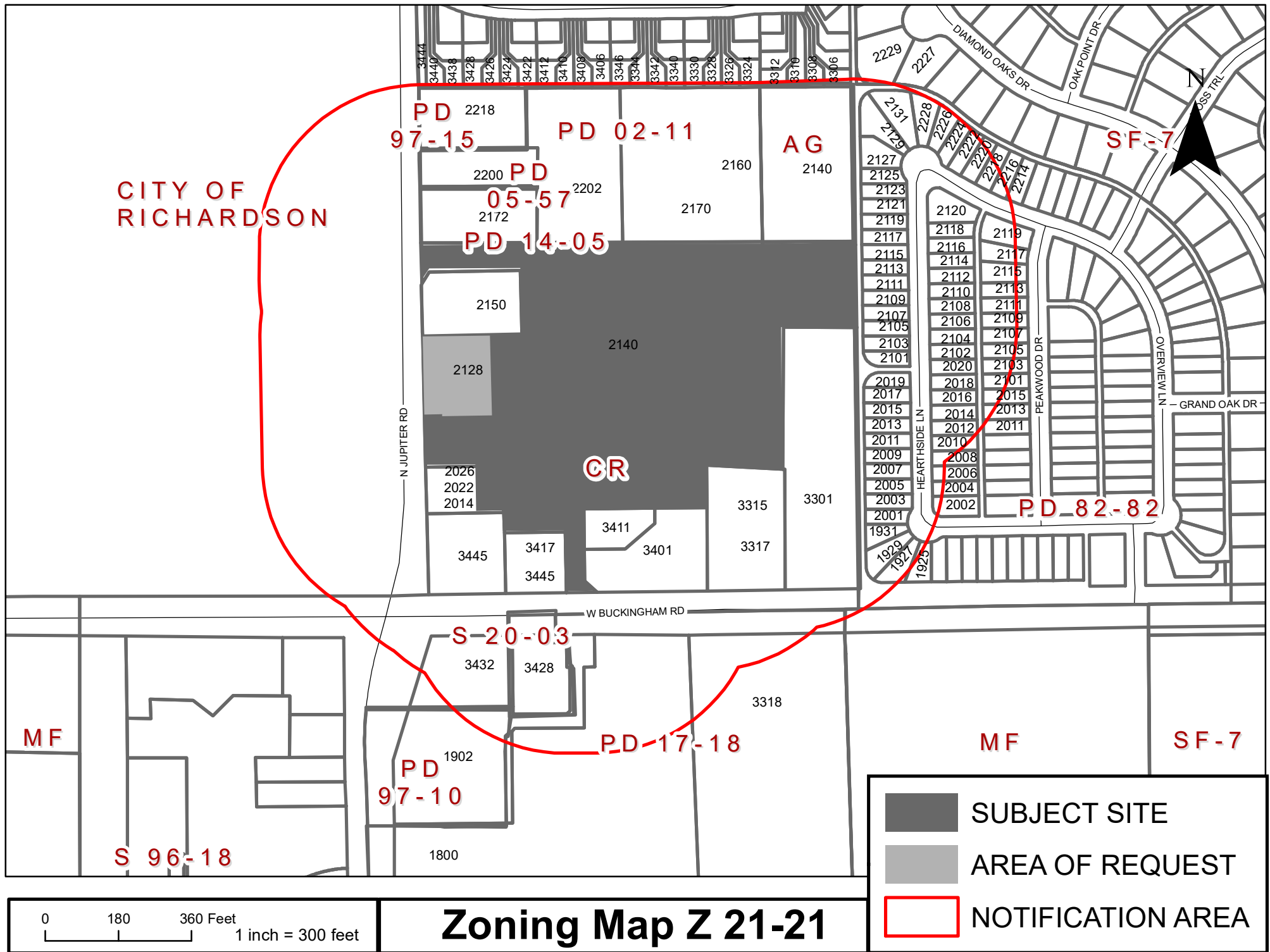
Looking north of the subject property



Looking east of the subject property



Looking west of the subject property



2128 NORTH JUPITER ROAD

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



GARLAND

Plan Commission

2. b.

Meeting Date: 07/26/2021

Item Title: Z 21-21 Avalon Development/Kimley-Horn - Plan (District 7)

Summary:

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Attachments

Z 21-21 Avalon Development and Kimley-Horn Report and Attachments

Z 21-21 Avalon Development and Kimley-Horn Responses



Planning Report

File No: Z 21-21/District 7

Agenda Item:

Meeting: Plan Commission

Date: July 26, 2021

REQUESTS

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

Approval of a Plan for a Restaurant, Drive-Through Use.

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ADDITIONAL INFORMATION

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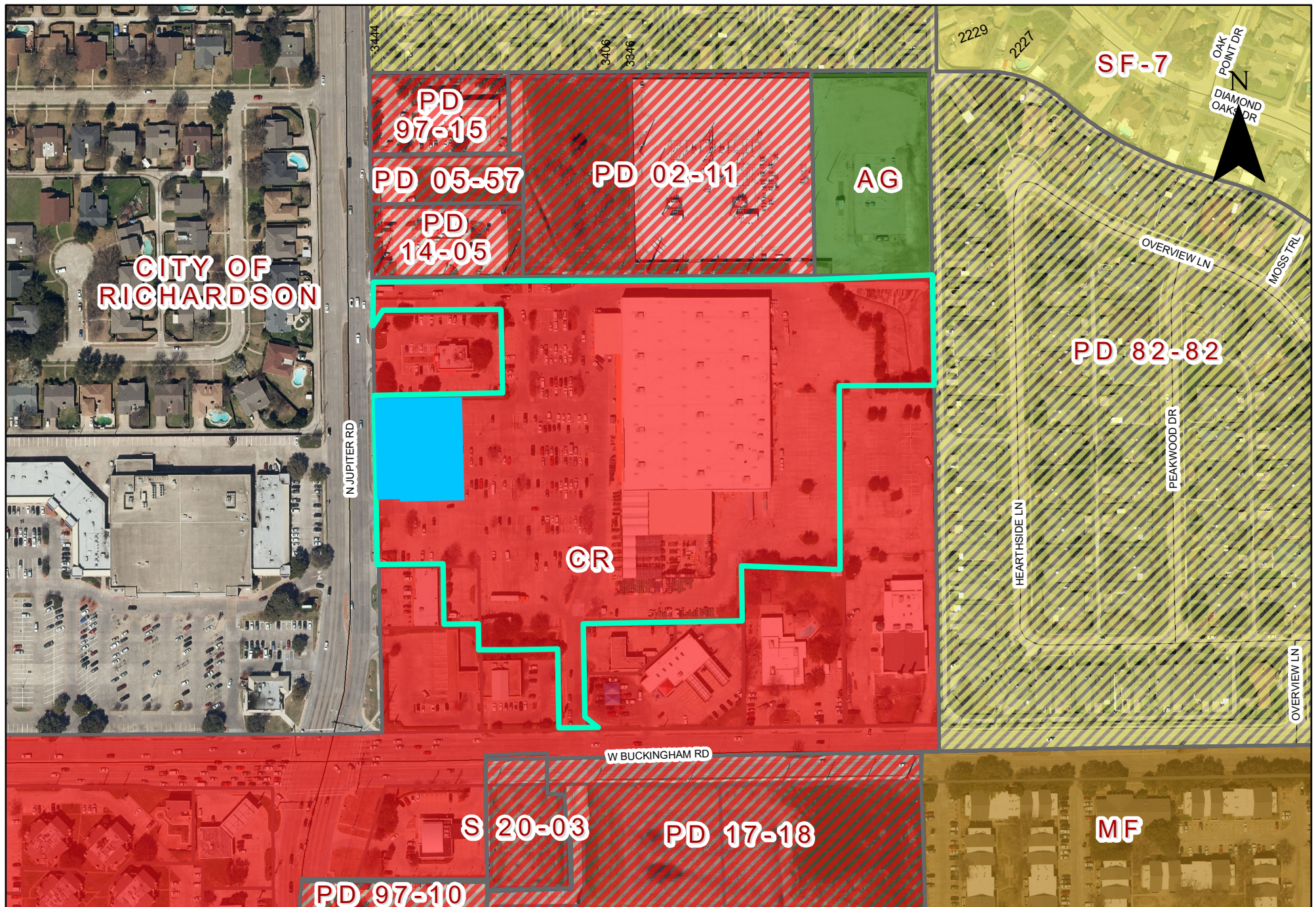
CITY COUNCIL DATE: August 17, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 240 feet

Zoning Map Z 21-21

INDICATES SUBJECT SITE

INDICATES AREA OF REQUEST

NAME: MARY L. DUNN
 ADDRESS: 1706 - 15th St. - Seattle
 CITY: SEATTLE - WA 98101
 PHONE: 276-1234
 FAX: 276-1234
 E-MAIL: MARY.DUNN@SEATTLE.WA.US



Restaurant - Garford <i>Score Calculations Chart</i>		
Site Data	AC	SF
Total Site Area	0.74	32,283
Surface Parking Spaces	30	
Site Landscape Area	Required % / SF	Provided (% / SF)
10% of site to be landscaped	10%	30%
	3,228	9,735
Street Frontage	Required	Provided
Asplund Road (190 LF)²		
11 trees 30 LF	6	6
7 shrubs 30 LF	45	45
Parking Lot	Required	Provided
1 shade tree 10 parking spaces	3	6
<i>NOTE: Tree must be within 60' of every parking space</i>		
% of parking lot area to be landscaped (\$,667.5)	5%	58%
	259	3,432
Continuous Paving Lot Screens	Yes	Yes



OWNER:
Home Depot, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580
Contact: Michael T. Doggett, P.E.

APPLICANT:
Avalon Development
7333 E Doubletree Ranch Rd, Suite 140
Scottsdale, AZ 85258
Tel. No. (480) 376-8750
Contact: Scott Wolski

LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

CODE PLANTING PLAN

PROPOSED
PAD SITE
2128 N JUPITER ROAD,

KHA PROJECT 064554105	DATE JULY 2024	SCALE AS SHOWN	DESIGNED BY CLS	DRAWN BY CLS
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Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069
PHONE: 469-901-2880 FAX: 972-238-3820
WWW.KIMLEY-HORN.COM TX F-928

40.	REVISIONS	DATE	BY
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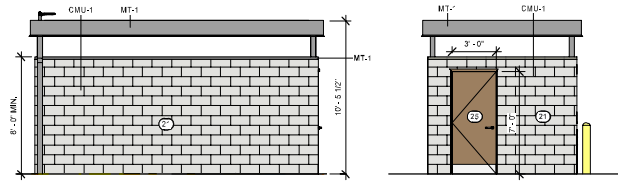
This document together with the concepts and coding procedures therein, as an initial, tentative effort, will be subject to further refinement as the acquisition of knowledge is developed and associated, i.e., and be subject to further refinement as the acquisition of knowledge is developed and associated, i.e.,



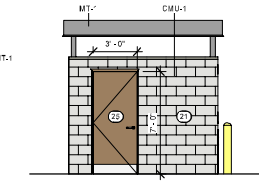
LANDSCAPE ARCHITECT:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 452-2497
Contact: Courtney Smith, PLA

SHEET NUMBER
L1.03

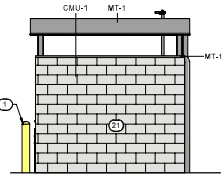
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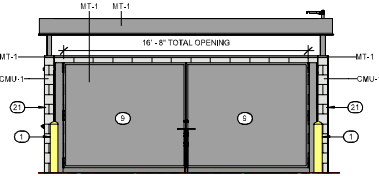
5 TRASH ENCLOSURE - REAR
Scale: 1/4" = 1'-0"



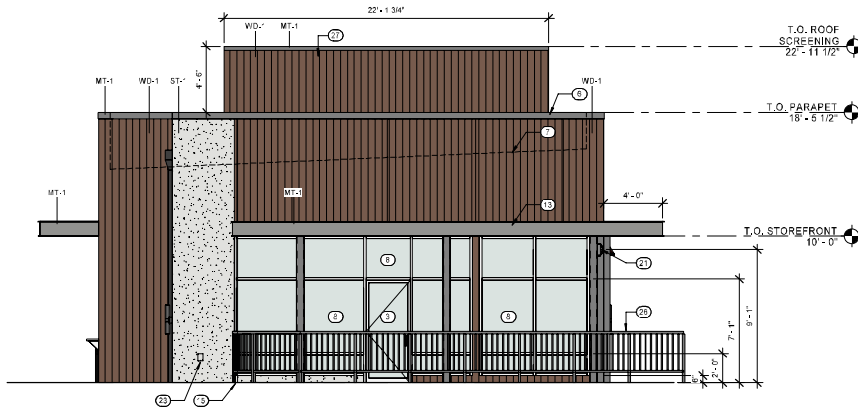
6 TRASH ENCLOSURE - DOOR ACCESS SIDE
Scale: 1/4" = 1'-0"



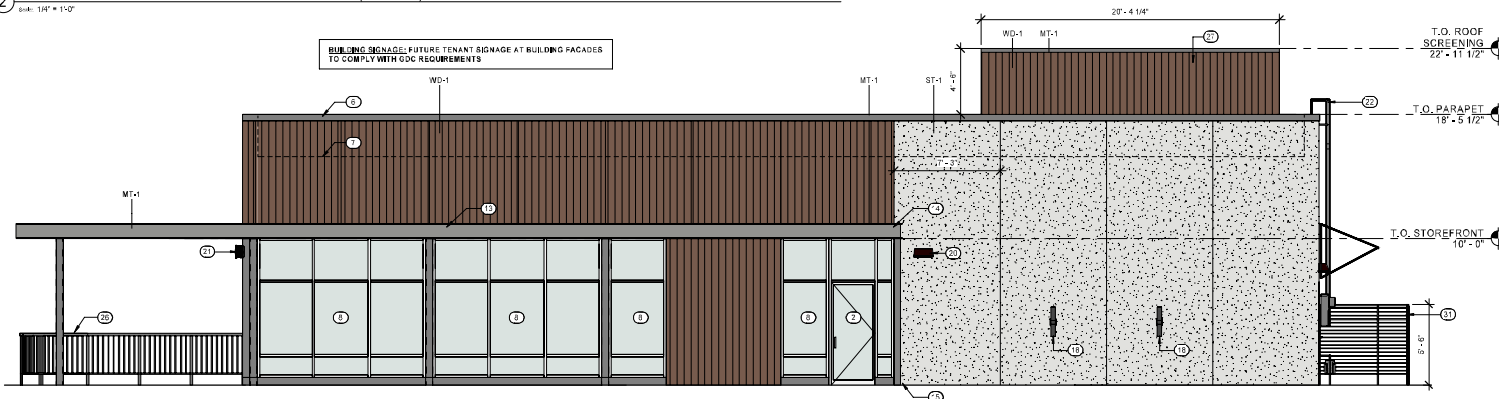
3 TRASH ENCLOSURE - SIDE, TYP.
Scale: 1/4" = 1'-0"



4 TRASH ENCLOSURE - FRONT
Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION - SECONDARY ENTRY (NORTH)
Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - MAIN ENTRY (WEST)
Scale: 1/8" = 1'-0"

ARCHITECTURAL ELEMENTS & MATERIALS: 6 ARE REQUIRED		
ELEMENT	ELEVATION AND / OR PLAN	KEYNOTE REFERENCE
DIVIDED LIGHT WINDOWS	1/A2.2	#30
DISPLAY WINDOW	1/A2.1	#8
CANDLES(S)	1/A2.1 & 1/A2.2	#12 & #3
OUTDOOR SEATING	1/A2.2	#13
LANDSCAPED PLANTERS (4IN TOTAL @ 36" H & 36" DIA.)	1/A2.2	#26
SIFS LINTEL TRIM AT CLEARSTOREY WINDOW(S)	1/A2.2	#29

VERTICAL BUILDING ARTICULATION FOR BUILDING GREATER THAN 50'-0" IN WIDTH			
- MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE WIDTH.			
- HEIGHT ARTICULATION FOR "FLAT" ROOFS OF AT LEAST 3'-0" SHALL BE REQUIRED FOR 50'-0" OF BUILDING FACADE WIDTH.			
FACADE LENGTH	VERTICAL ARTICULATION REQUIRED	VERTICAL ARTICULATION PROVIDED	HEIGHT ARTICULATION REQUIRED
NORTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	22'-1 3/4"
EAST ELEV.	73'-5 1/4"	N/A - NOT STREET FACING	20'-4 1/4"
SOUTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	22'-1 3/4"
WEST ELEV. (JUPITER)	73'-5 1/4" (73'-6 1/4" x 70%)	N/A - NOT STREET FACING	20'-4 1/4"

HORIZONTAL BUILDING ARTICULATION FOR BUILDING GREATER THAN 50'-0" IN WIDTH			
- MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE WIDTH.			
- DEPTH ARTICULATION OF AT LEAST 4'-0" SHALL BE REQUIRED FOR AT LEAST 20% OF BUILDING FACADE LENGTH.			
FACADE LENGTH	VERTICAL ARTICULATION REQUIRED	VERTICAL ARTICULATION PROVIDED	HEIGHT ARTICULATION REQUIRED
NORTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	30'-6 3/4"
EAST ELEV.	73'-5 1/4"	N/A - NOT STREET FACING	20'-4 1/4"
SOUTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	4'-16 1/2"
WEST ELEV. (JUPITER)	73'-5 1/4" (73'-6 1/4" x 70%)	N/A - NOT STREET FACING	4'-16 1/2"

KEYNOTES

1. NONILLUMINATED PROTECTIVE BOLLARD.
2. PRIMARY ENTRANCE DOOR(S).
3. SECONDARY (PATIO) ENTRANCE DOOR.
4. ELECTRICAL METER.
5. SERVICE DOOR.
6. PRE-FINISHED METAL COPING, TYPICAL.
7. OUTLINE OF ROOF BEYOND.
8. STOREFRONT GLAZING / DISPLAY WINDOW(S).
9. SOLID METAL SWINGING GATES, NOT TO BE GALVANIZED OR CORRUGATED METAL.
10. DT WINDOW: READY ACCESS DT SERVICE WINDOW, WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
11. DT WINDOW SHELVE: INSTALL SERVICE WINDOW SHELVE AT 36" AFF INSIDE AND 42" AFF OUTSIDE, AS MEASURED ABOVE THE DT SURFACE.
12. DT CANOPY: CANOPY AT DT WINDOW SHALL BE MIN. 5'-6" AFF CLEAR ABOVE THE DT LINE, PREFERRED 10'-0" AFF TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
13. EXTERIOR CANOPY BOTTOM HEIGHT OF 13'-0" AFF TO ALIGN WITH TOP OF STOREFRONT HEADR.
14. ENTRY / EXIT CANOPY: WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 8'-0" AFF.
15. CANOPY DOWNSPOUT.
16. ROOF SCUPPER AND OVERFLOW.
17. NOT USED.
18. WALL SCOOCE.
19. NOT USED.
21. TRASH ENCLOSURE TO BE CMU STRUCTURE AND THEN TO BE PAINTED, TO MATCH PRINCIPLE BUILDING.
22. ROOF ACCESS LADDER.
23. LOCKABLE HOSE BID.
24. GAS METER.
25. 3'-0" X 7'-0" PEDESTRIAN ACCESS DOOR AT TRASH ENCLOSURE.
26. PATIO RAILING AT PERIMETER OF OUTDOOR PATIO.
27. HVAC SCREENING SYSTEM: TO MATCH BUILDING WD-1 MATERIAL WITH METAL COPING.
28. LANDSCAPED PLANTERS (HATCHED / DASHED IN AT PROPOSED LOCATIONS), RE: LANDSCAPE PLAN.
29. SIFS LINTEL TRIM: COLOR TBD (TO MATCH CANOPY).
30. PROVIDE PRIVACY FILM AT DIVIDED WINDOWS.
31. REAR UTILITY SCREENING.

MATERIAL TYPES

- CMU-1 "TWILIGHT GRAY"
MASONRY COLOR: STAR-21-1022ST 131893
(SW7085 "ARGOS" COLOR MATCH)
- MT-1 "WHITE / FLAT BLACK"
METAL COLOR: TO MATCH RAL#7021
METAL FINISH: FLAT BLACK
- WD-1 "VINTAGE WOOD CEDAR"
FINISH COLOR: VINTAGE WOOD CEDAR
- ST-1 "TWILIGHT GRAY"
STUCCO COLOR: STAR-01-1022ST 131893
(SW7085 "ARGOS" COLOR MATCH)

Robert R. Nelson, AIA
TX 044845

Not for Regulatory Approval,
Permitting, or Construction.

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1401 North Loop West, Suite 800 Houston, Texas 77008 713.555.1400
DALLAS 2741 Legacy Drive, Suite 200 Plano, Texas 75068 972.455.1217

PROPOSED PAD SITE

2128 N. JUPITER ROAD
GARLAND, TEXAS 75044

2023-001 24 x 36

6/1/2021 8:20:27 PM

Author Checker

PRELIMINARY

EXTERIOR ELEVATIONS

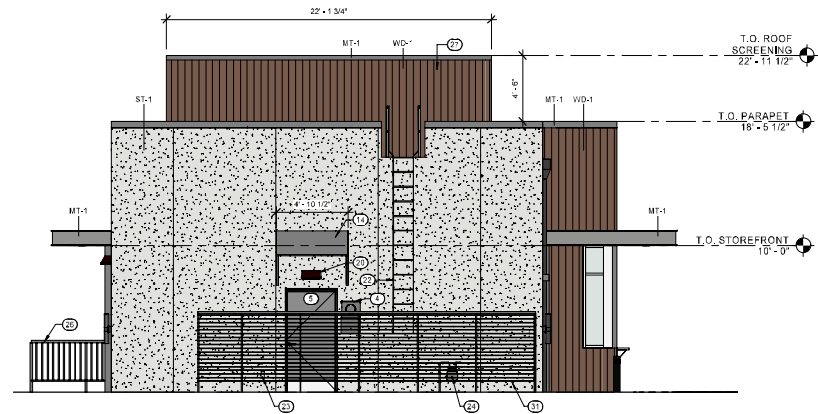
A2.1

CASE NUMBER: 200728-2

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2 EXTERIOR ELEVATION - REAR SERVICE (SOUTH)

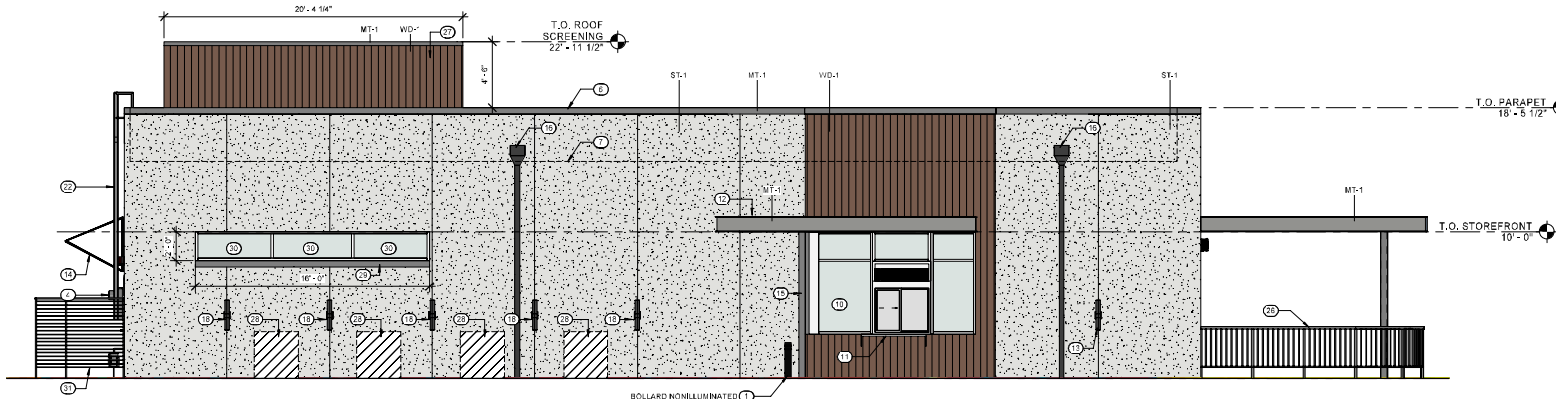
Scale: 1/4" = 1'-0"



BUILDING SIGNAGE: FUTURE TENANT SIGNAGE AT BUILDING FACADES TO COMPLY WITH SDC REQUIREMENTS

1 EXTERIOR ELEVATION - DRIVE-THRU (EAST)

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



ARCHITECTURAL ELEMENTS & MATERIALS: 5 ARE REQUIRED		
ELEMENT	ELEVATION AND / OR PLAN	KEYNOTE REFERENCE
DIVIDED LIGHT WINDOWS	1/A2.2	#30
DISPLAY WINDOW	1-2/A2.1	#5
CANOPY(S)	1-2/A2.1 & 1-2/A2.2	#12 & #13
OUTDOOR SEATING	1/A1.2	#13
LANDSCAPED PLANTERS (4 IN TOTAL, 3'-0" H x 3'-0" DIA.)	1/A2.2	#28
EFS INTEL TRIM AT CLEARESTORY WINDOW(S)	1/A2.2	#29

VERTICAL BUILDING ARTICULATION: FOR BUILDING GREATER THAN 50'-0" IN WIDTH.
- MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING'S TOTAL STREET-FACING FACADE WIDTH.
- HEIGHT ARTICULATION FOR "FLAT" ROOFS OF AT LEAST 3'-0" SHALL BE REQUIRED FOR 50'-0" OF BUILDING FACADE WIDTH.

	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	22'-1 3/4"	N/A - NOT STREET FACING	4'-0"
EAST ELEV.	73'-5 1/4"	N/A - NOT STREET FACING	20'-4 1/4"	N/A - NOT STREET FACING	4'-0"
SOUTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	22'-1 3/4"	N/A - NOT STREET FACING	4'-0"
WEST ELEV. (JUPITER)	73'-5 1/4" (73'-5 1/4" x 35%)	N/A - NOT STREET FACING	20'-4 1/4"	N/A - NOT STREET FACING	4'-0"

HORIZONTAL BUILDING ARTICULATION: FOR BUILDING GREATER THAN 60'-0" IN WIDTH.
- MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING'S TOTAL STREET-FACING FACADE WIDTH.
- DEPTH ARTICULATION OF AT LEAST 4'-0" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH.

	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	30'-9 3/4"	N/A - NOT STREET FACING	15'-6 1/4"
EAST ELEV.	73'-5 1/4"	N/A - NOT STREET FACING	20'-4 1/4"	N/A - NOT STREET FACING	9'-0"
SOUTH ELEV.	34'-5 3/4"	N/A - NOT STREET FACING	4'-10 1/2"	N/A - NOT STREET FACING	4'-0"
WEST ELEV. (JUPITER)	73'-5 1/4" (73'-5 1/4" x 35%)	N/A - NOT STREET FACING	60'-0" OVERALL & 44'-1 3/4" OF FACADE LENGTH	4'-0" MIN.	4'-0"

KEYNOTES

1. NON-ILLUMINATED PROTECTIVE BOLLARD.
2. PRIMARY ENTRANCE DOOR(S).
3. SECONDARY (PATIO) ENTRANCE DOOR.
4. ELECTRICAL METER.
5. SERVICE DOOR.
6. PRE-FINISHED METAL COPING, TYPICAL.
7. OUTLINE OF ROOF BEYOND.
8. STOREFRONT GLAZING / DISPLAY WINDOW(S).
9. SOLID METAL SWINGING GATES, NOT TO BE GALVANIZED OR CORRUGATED METAL.
10. DT WINDOW: READY ACCESS DT SERVICE WINDOW: WINDOW AND AIR CURTAIN FINISH TO MATCH ADJACENT STOREFRONT.
11. DT WINDOW SHELF: INSTALL SERVICE WINDOW SHELF AT 38" AFF INSIDE AND 42" AFF OUTSIDE, AS MEASURED ABOVE THE DT SURFACE.
12. DT CANOPY: CANOPY AT DT WINDOW SHALL BE MIN. 5'-6" AFF CLEAR ABOVE THE DT LINE, PREFERRED 10'-0" AFF TO ALIGN WITH VISUAL HEIGHT OF STOREFRONT CANOPY.
13. EXTERIOR CANOPY BOTTOM HEIGHT OF 10'-0" AFF TO ALIGN WITH TOP OF STOREFRONT HEADER.
14. ENTRY / EXIT CANOPY: WEATHER PROTECTIVE CANOPY SHALL BE LOCATED ABOVE ALL ENTRY AND EGRESS DOORS AT MIN. OF 8'-0" AFF.
15. CANOPY DOWNPOUT.
16. ROOF SCUPPER AND OVERFLOW.
17. NOT USED.
18. WALL SCONCE.
19. NOT USED.
20. EXTERIOR LIGHTING: LOCATE LIGHT AT EXTERIOR ENTRANCES, MOUNT AT 10'-0" AFF OR AS CANOPY HEIGHT PERMITS.
21. TRASH ENCLOSURE: TO BE CMU STRUCTURE AND THEN TO BE PAINTED, TO MATCH PRINCIPLE BUILDING.
22. ROOF ACCESS LADDER.
23. LOCKERHOUSE BBL.
24. GAS METER.
25. 3'-0" x 7'-0" PEDESTRIAN ACCESS DOOR AT TRASH ENCLOSURE.
26. PATIO RAILING AT PERIMETER OF OUTDOOR PATIO.
27. HVAC SCREENING SYSTEM, TO MATCH BUILDING V/D-1 MATERIAL WITH METAL COPING.
28. LANDSCAPED PLANTERS (HATCHED / DASHED IN AT PROPOSED LOCATIONS), RE. LANDSCAPE PLAN.
29. EFS INTEL TRIM, COLOR TBD (TO MATCH CANOPY).
30. PROVIDE PRIVACY FILM AT DIVIDED WINDOWS.
31. REAR UTILITY SCREENING.

MATERIAL TYPES

- CMU-1 "TWILIGHT GRAY"
MASONRY COLOR: STAR-01-1022ST 131893 (50V7055 "ARGOS" COLOR MATCH)
- MT-1 "MATTE / FLAT BLACK"
METAL COLOR: TO MATCH RALF7021
MATTE W/5005 FLAT BLACK
- WD-1 "VINTAGEWOOD CEDAR"
N/SHA COLOR: VINTAGEWOOD CEDAR
- ST-1 "TWILIGHT GRAY"
STUCCO COLOR: STAR-01-1022ST 131893 (50V7055 "ARGOS" COLOR MATCH)

REV	DATE	DESCRIPTION
1	04.23.2021	SUP SET ISSUE
2	05.02.2021	SUP COMMENT SET ISSUE



Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1501 NORTH LOOP WEST, SUITE 500 HOUSTON, TEXAS 77006 713.555.1402
DALLAS 2741 LAGUNA DRIVE, SUITE 200 FORT WORTH, TEXAS 76104 817.495.1217

PROPOSED PAD SITE

2128 N. JUPITER ROAD
GARLAND, TEXAS 75044

PROJECT: 2023-001 24 x 36

DATE: 6/1/2021 8:20:31 PM

DESIGNER: LC

PROJECT: PRELIMINARY

EXTERIOR ELEVATIONS

A2.2

CASE NUMBER: 200728-2

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Z 21-21



View of the subject property



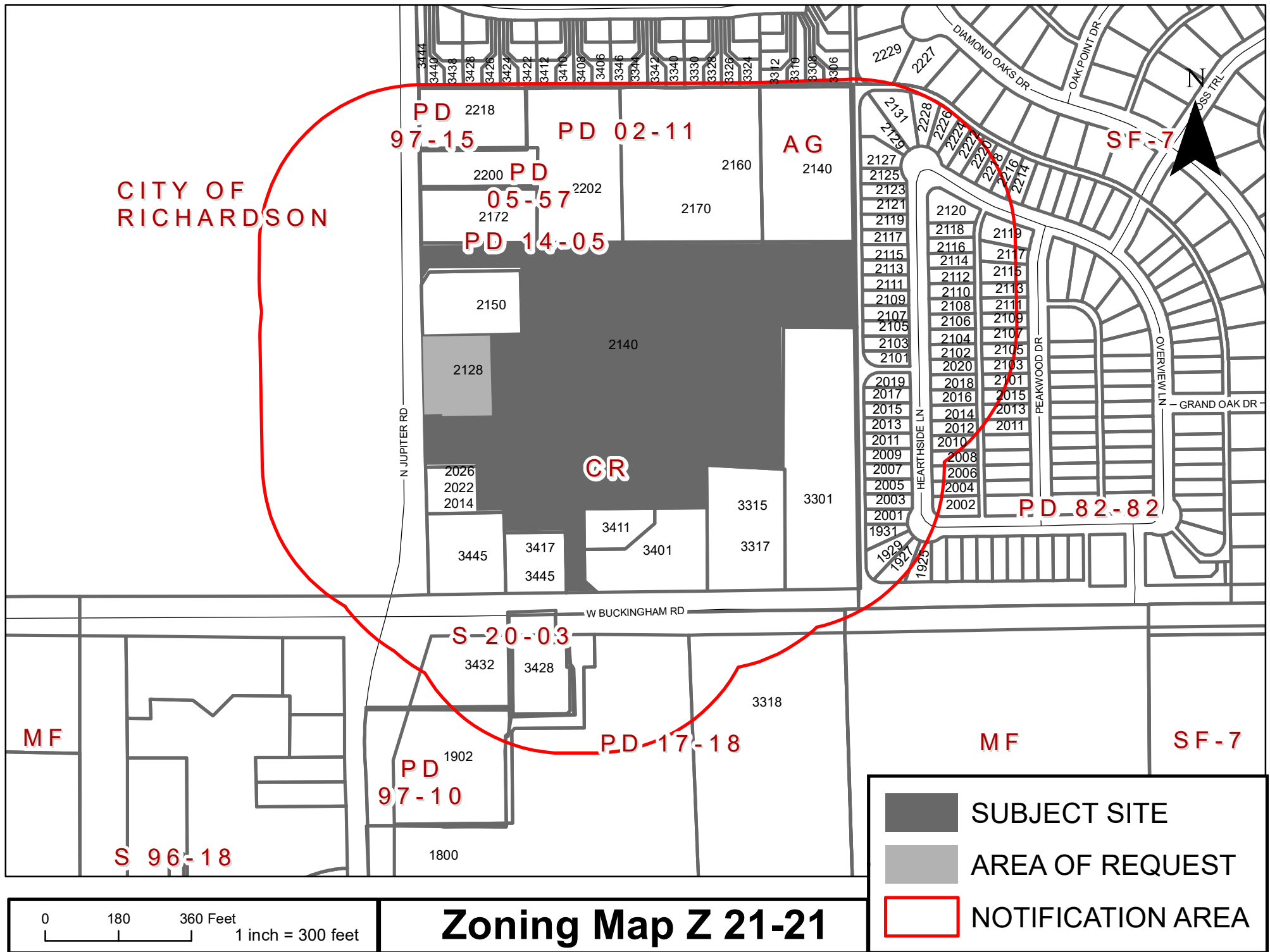
Looking north of the subject property



Looking east of the subject property



Looking west of the subject property



Zoning Map Z 21-21
2128 NORTH JUPITER ROAD

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



GARLAND

Plan Commission

2. c.

Meeting Date: 07/26/2021

Item Title: Z 21-22 Randall T. Wilson - Specific Use Provision (District 2)

Summary:

Consideration of the application of **Randall T. Wilson**, requesting approval of a Specific Use Provision extension to allow a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Specific Use Provision)

Attachments

Z 21-22 Randall T. Wilson (Specific Use Provision) Report and Attachments

Z 21-22 Randall T. Wilson Responses

Planning Report

File No: Z 21-22/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 26, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

LOCATION

1340 Hebron Drive

APPLICANT

Randall T. Wilson

OWNER

Randall T. Wilson

BACKGROUND

In 2006, City Council approved a Specific Use Provision [S 06-15] to allow a Recycling Center ["Recycling Salvage Yard (unlimited outside storage)" as classified by the GDC] for a time period of fifteen (15) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

SITE DATA

The subject property is developed with an approximately 3,200 square-foot building. The site contains approximately 2.718 acres with approximately 382 lineal feet of frontage along Hebron Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

Recycling Salvage Yard (Unlimited Outside Storage) uses are allowed in the Industrial (IN) District by Specific Use Provision (SUP) only. The GDC differentiates between "Recycling Collection Centers", which are indoor facilities, and "Recycling Salvage Yards (unlimited outside storage)" which include outdoor storage of materials. In 2006, a Specific Use Provision [S 06-15] was approved for the Recycling Salvage Yard for a period of fifteen (15) years.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Recycling Salvage Yard use within an existing 3,200 square-foot building. The facility would operate Monday through Friday, from 8:00 a.m. to 5 p.m. and Saturday, from 8:00 a.m. to 12 pm.
2. Recycling Salvage Yard Special Standards per GDC:
 - a. The recycling salvage yard must be attended during all hours of business or collection.
 - b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.
 - c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
 - d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *The building is setback into the property. The existing approved screening is well-maintained with an existing eight (8) foot metal fence with landscaping along the property line.*
 - e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *All vehicle circulation is on-site with no traffic interference of Hebron Drive.*
3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
 - a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

The applicant contends that the piles of materials are kept at the back half of the property and equipment is kept towards the front. There is a previous SUP condition stating that outdoor storage shall be placed on the back portion of the property away from the public view; this condition remains in the draft SUP Conditions.
4. The site plan (Exhibit C) shows existing pavement and six (6) parking spaces on the overall site, meeting GDC parking requirements.
5. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
6. Signage is existing and no changes to signs are proposed with this application.
7. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers 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, including compatible residential uses, that support the business employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. Further south is zoned Planned Development (PD) 86-90 District and is developed with single-family detached homes. However, the nearest of the single-family homes is approximately eight hundred thirty feet (830) away from the recycling center and there are existing trees, a creek, and vacant land, creating a buffer between the uses. The property to the west and north are zoned Industrial (IN) District and are developed with self-storage and gas company uses. The property to the east is zoned Industrial (IN) District and is currently undeveloped. Further to the east is a City of Garland Recycling Center and Transfer Station and administrative offices for the Environmental Waste Services Department.

STAFF RECOMMENDATION

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

Equipment and some material storage piles can be seen from the right-of-way. In addition, portions of the site are below the street level, making equipment and other materials more visible from certain areas along Hebron Drive. Additional fencing or landscaping height could be considered along these locations. However, the large piles of materials appear to be located towards the rear of the property, in keeping with the previous SUP Condition, which remains in the draft SUP Conditions.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: August 17, 2021

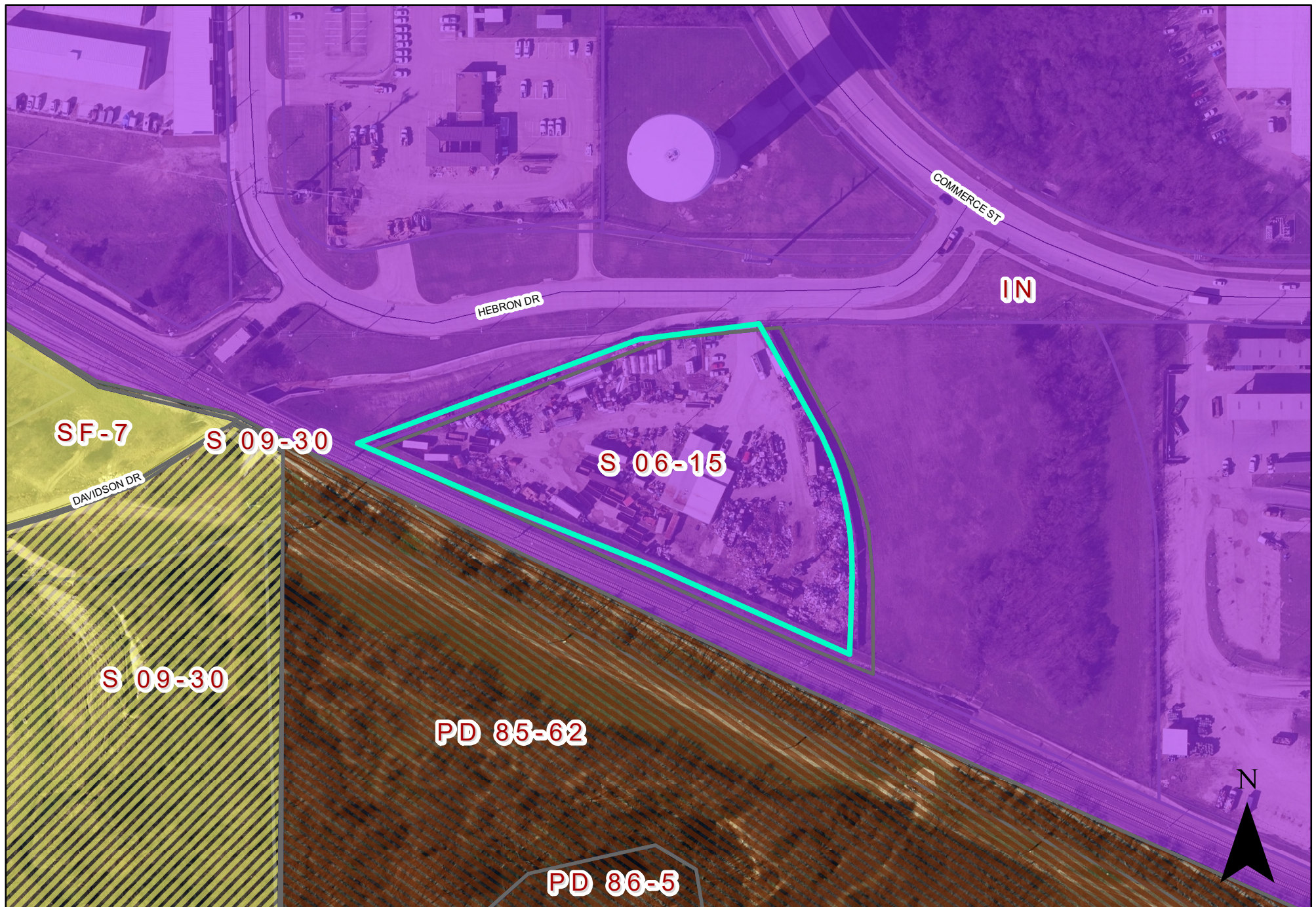
PREPARED BY:

Kimberly Hopkins
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

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



0 90 180 Feet
1 inch = 153 feet

Zoning Map Z 21-22



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-22

1340 Hebron Drive

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow a Recycling Salvage Yard (Unlimited Outside Storage) Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for Recycling Salvage Yard (Unlimited outside Storage) shall be in effect for twenty-five (25) years.
 - B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - C. Landscaping: Landscaping shall comply with Exhibit C.
 - D. Fencing: Perimeter screening shall be provided along the entire length of the north and west property lines with a 26 gauge, Polar White, PBU panel corrugated fence eight (8) feet in height that is setback approximately four (4) feet from the property line.
 - E. Outdoor Storage: Outdoor storage shall be placed on the back portion of the property away from the public view and screened by the perimeter fence and

EXHIBIT B

landscaping.

F. Signage: All signage shall comply with Garland
Development Code.

Z 21-22



View of the subject property from Hebron Drive.



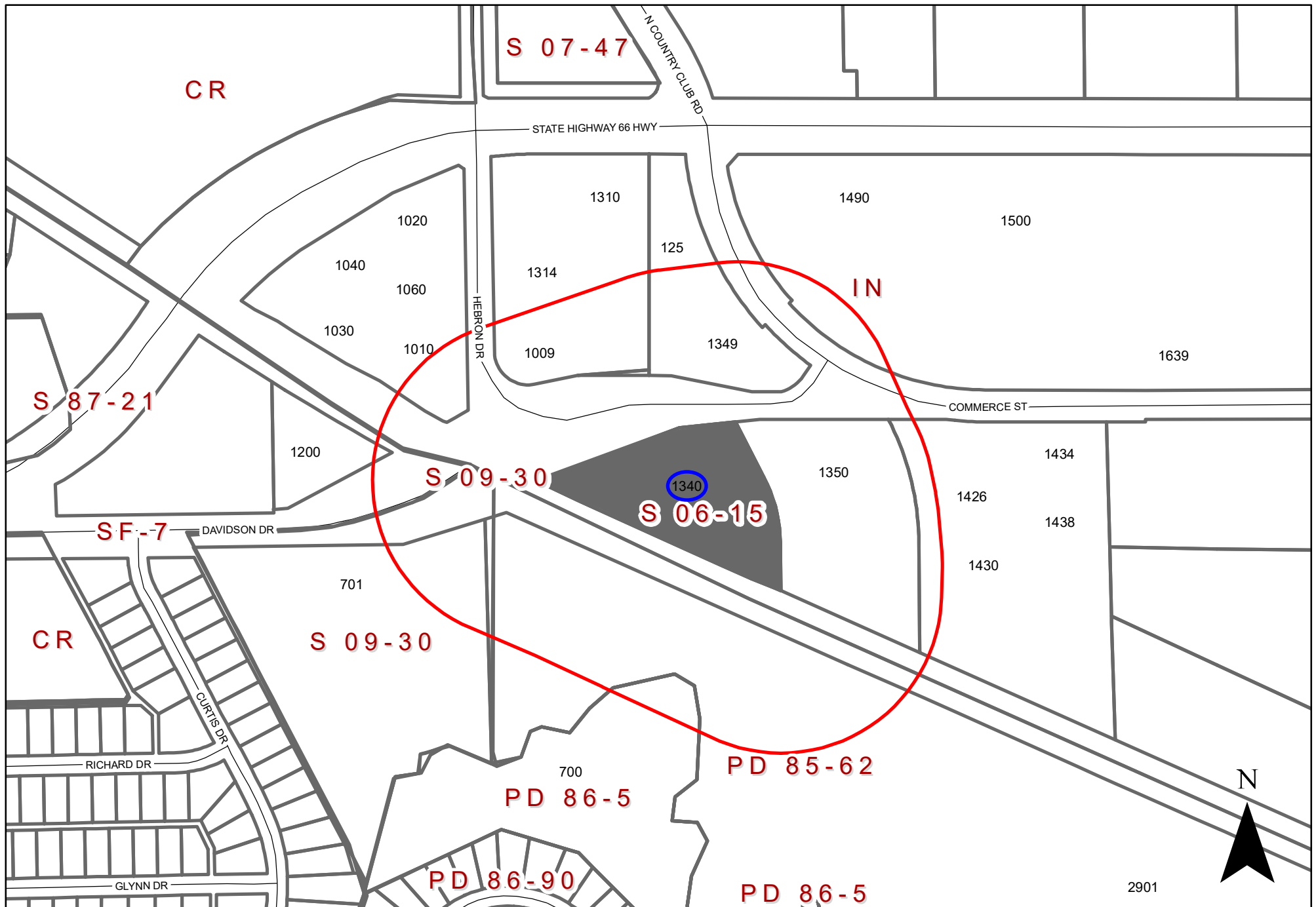
View of the property to the North.



View of the property to the west.



View of the property to the east.



0 200 400 Feet
1 inch = 313 feet

Zoning Map Z 21-22

1340 Hebron Drive

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

Comment Form

Case Z 21-22

Randall T. Wilson proposes to renew a Specific Use Provision (SUP) for an existing Recycling Salvage Yard for a time period of 25 years. This site is located at 1340 Hebron Drive. (District 2)

Randall T. Wilson propone renovar una Disposición de uso específico (SUP) por un período de tiempo de 25 años, para un patio de salvamento de reciclaje. Este sitio está ubicado en 1340 Hebron Drive. (Distrito 2)

Randall T. Wilson đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) trong khoảng thời gian 25 năm, đối với Bãi cứu sinh tái chế. Địa điểm này được đặt tại 1340 Hebron Drive. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Randall T. Wilson Property & Business Owner

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

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

1340 Hebron Drive

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

2/19/2021

Date / Fecha / Ngày

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



GARLAND

Plan Commission

2. d.

Meeting Date: 07/26/2021

Item Title: Z 21-22 Randall T. Wilson - Plan (District 2)

Summary:

Consideration of the application of **Randall T. Wilson**, requesting approval of a Plan for a Recycling Salvage Yard (unlimited outside storage) on a property zoned Industrial (IN) District with a Specific Use Provision 06-15 for a Recycling Salvage Yard (unlimited outside storage). This property is located at 1340 Hebron Drive. (District 2) (File Z 21-22 - Plan)

Attachments

Z 21-22 Randall T. Wilson (Plan) Report and Attachments

Z 21-22 Randall T. Wilson Responses

Planning Report

File No: Z 21-22/District 2

Agenda Item:

Meeting: Plan Commission

Date: July 26, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial (IN) District.

LOCATION

1340 Hebron Drive

APPLICANT

Randall T. Wilson

OWNER

Randall T. Wilson

BACKGROUND

In 2006, City Council approved a Specific Use Provision [S 06-15] to allow a Recycling Center ["Recycling Salvage Yard (unlimited outside storage)" as classified by the GDC] for a time period of fifteen (15) years. The applicant is requesting approval to allow the continued operation of the use on the subject property.

SITE DATA

The subject property is developed with an approximately 3,200 square-foot building. The site contains approximately 2.718 acres with approximately 382 lineal feet of frontage along Hebron Drive.

USE OF PROPERTY UNDER CURRENT ZONING

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

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CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue the Recycling Salvage Yard use within an existing 3,200 square-foot building. The facility would operate Monday through Friday, from 8:00 a.m. to 5 p.m. and Saturday, from 8:00 a.m. to 12 pm.
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 - a. The recycling salvage yard must be attended during all hours of business or collection.
 - b. Processing of materials may include weighing, sorting, flattening, crushing, shredding, bundling, and palletizing materials for shipment by hand or by machine, and may also include smelting, melting, refining, or other conversion back to a "raw material" state.
 - c. All processing operations (such as, crushing, bundling, or palletizing) must occur within a building or within an outside storage yard.
 - d. Outside storage of materials are permitted, where located behind the main building, where and where screened from all public streets and from neighboring properties with a fully opaque, minimum eight-foot tall masonry screening wall, as applicable (unless another form of screening is approved with the initial development application). *The building is setback into the property. The existing approved screening is well-maintained with an existing eight (8) foot metal fence with landscaping along the property line.*
 - e. Recycling salvage yards must have an on-site vehicle circulation plan. The plan must be designed and operated so that all truck and other vehicle traffic associated with the recycling salvage yard is accommodated on-site and does not interfere with the traffic lanes on the adjacent street. *All vehicle circulation is on-site with no traffic interference of Hebron Drive.*
3. Outside Storage is a use associated with the Recycling Salvage Yard and is permitted in the Industrial (IN) District, in accordance with the following Special Standard:
 - a. Outside storage is not to be located between the front of the building and the street, nor on top of any structure, nor stacked higher than the building or device that screens the stored materials. The applicant indicates the business would comply with the outside storage requirements.

The applicant contends that the piles of materials are kept at the back half of the property and equipment is kept towards the front. There is a previous SUP condition stating that outdoor storage shall be placed on the back portion of the property away from the public view; this condition remains in the draft SUP Conditions.
4. The site plan (Exhibit C) shows existing pavement and six (6) parking spaces on the overall site, meeting GDC parking requirements.
5. Neither a building expansion nor a parking lot expansion is being proposed with this request. Landscaping and screening currently exist on the site.
6. Signage is existing and no changes to signs are proposed with this application.
7. The applicant is requesting approval of the Specific Use Provision extension for a period of twenty-five (25) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers 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, including compatible residential uses, that support the business employment sector.

This use is compatible with the surrounding area and the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Industrial (IN) District. Further south is zoned Planned Development (PD) 86-90 District and is developed with single-family detached homes. However, the nearest of the single-family homes is approximately eight hundred thirty feet (830) away from the recycling center and there are existing trees, a creek, and vacant land, creating a buffer between the uses. The property to the west and north are zoned Industrial (IN) District and are developed with self-storage and gas company uses. The property to the east is zoned Industrial (IN) District and is currently undeveloped. Further to the east is a City of Garland Recycling Center and Transfer Station and administrative offices for the Environmental Waste Services Department.

STAFF RECOMMENDATION

Approval of a Specific Use Provision extension for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Plan for a Recycling Salvage Yard (Unlimited Outside Storage) on a property zoned Industrial District (IN) District.

Equipment and some material storage piles can be seen from the right-of-way. In addition, portions of the site are below the street level, making equipment and other materials more visible from certain areas along Hebron Drive. Additional fencing or landscaping height could be considered along these locations. However, the large piles of materials appear to be located towards the rear of the property, in keeping with the previous SUP Condition, which remains in the draft SUP Conditions.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: August 17, 2021

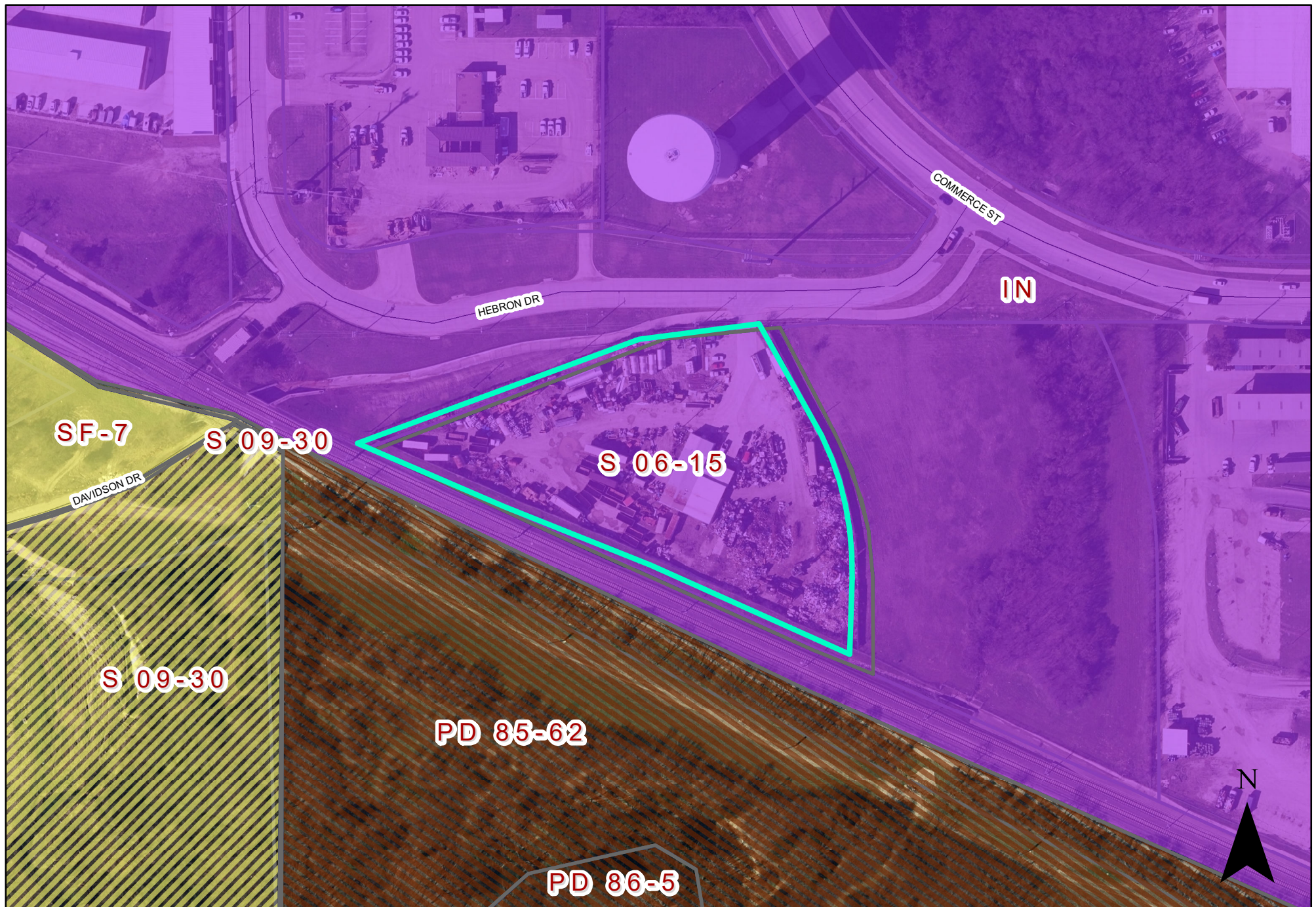
PREPARED BY:

Kimberly Hopkins
Development Planner

REVIEWED BY:

Will Guerin, AICP
Director of Planning

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

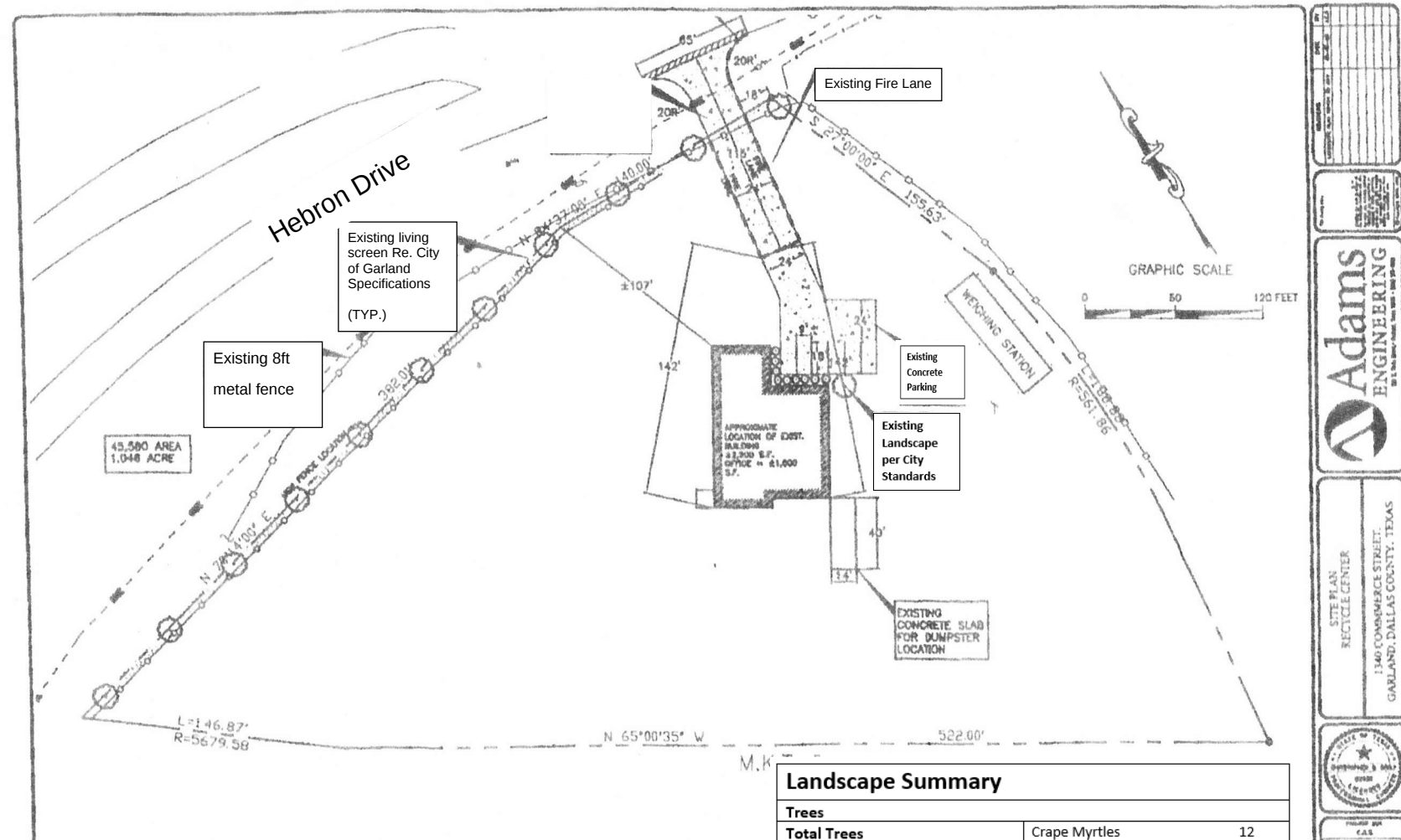


0 90 180 Feet
1 inch = 153 feet

Zoning Map Z 21-22



INDICATES AREA
OF REQUEST



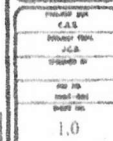
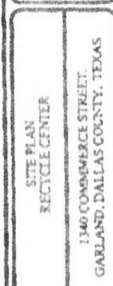
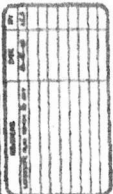
SITE DATA TABLE

Case Number	210513-3
Zoning District	Industrial District (IN)
Building Height	15 feet to the highest point
Recycling Center SF	2,200 SF
Office SF	1,000 SF
Total Building SF	3,200 SF
Fence Height	8 feet
Parking Spaces	6

Landscape Summary

Trees		
Total Trees	Crape Myrtles	12
Total Shrubs	Red Tip Photina	60

THESE PLANS SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES



1.0

Z 21-22



View of the subject property from Hebron Drive.



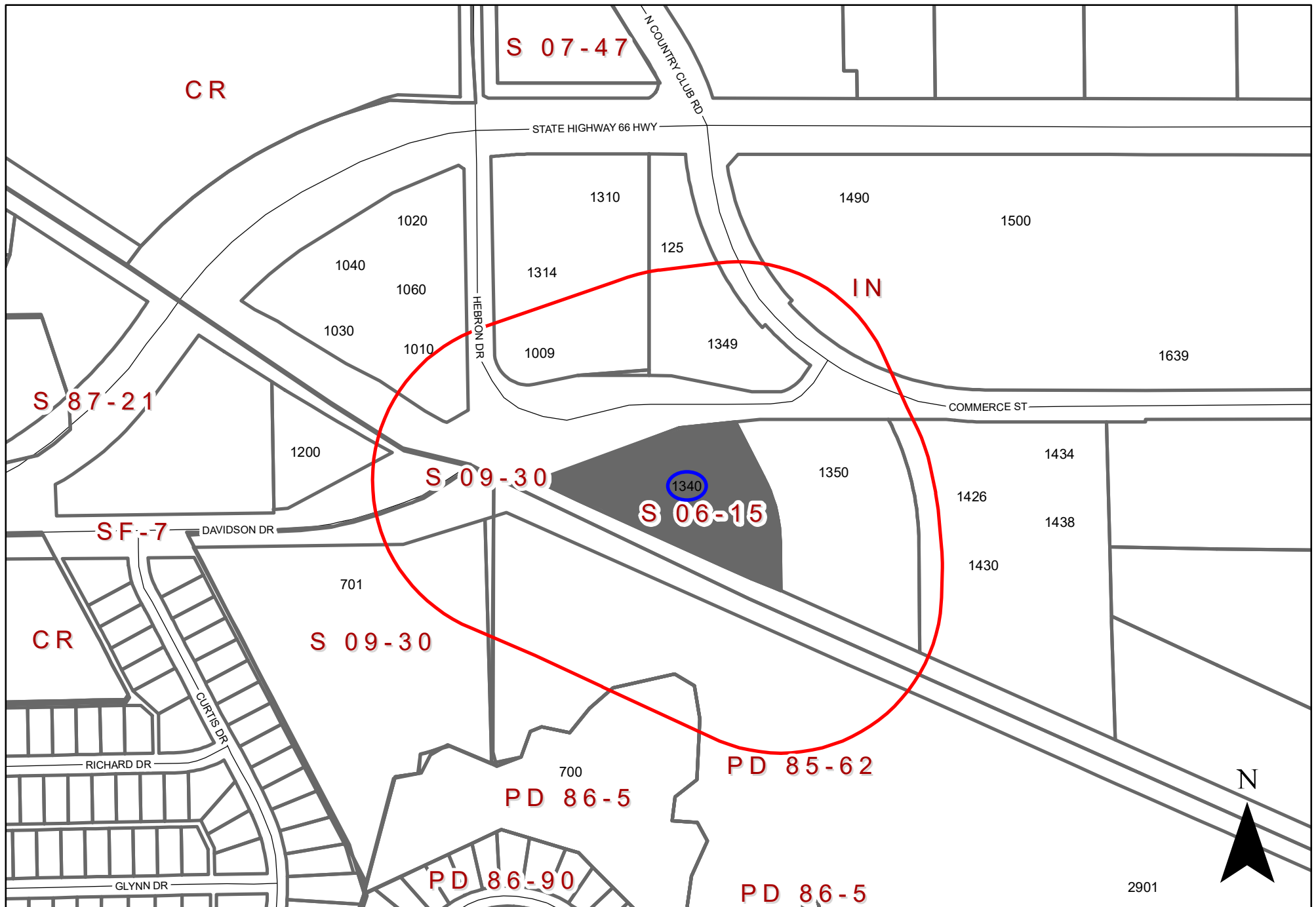
View of the property to the North.



View of the property to the west.



View of the property to the east.



Zoning Map Z 21-22

1340 Hebron Drive

Comment Form

Case Z 21-22

Randall T. Wilson proposes to renew a Specific Use Provision (SUP) for an existing Recycling Salvage Yard for a time period of 25 years. This site is located at 1340 Hebron Drive. (District 2)

Randall T. Wilson propone renovar una Disposición de uso específico (SUP) por un período de tiempo de 25 años, para un patio de salvamento de reciclaje. Este sitio está ubicado en 1340 Hebron Drive. (Distrito 2)

Randall T. Wilson đề xuất gia hạn Điều khoản sử dụng cụ thể (SUP) trong khoảng thời gian 25 năm, đối với Bãi cứu sinh tái chế. Địa điểm này được đặt tại 1340 Hebron Drive. (Quận 2)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Randall T. Wilson Property & Business Owner

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

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

1340 Hebron Drive

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

Garland, TX 75040

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã Bưu Chính

[Signature]

Signature / Firma / Chữ ký

2/19/2021

Date / Fecha / Ngày

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