



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
-REMOTE MEETING-
June 28, 2021 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, June 28, 2021 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_P8MUo_uOQQGVCyTRdp4kag

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: 937 6522 6624

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 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 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 June 14, 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 of **Pankaj Patel**, requesting approval of an Amendment to Planned Development (PD) 03-53 District, 2) a Specific Use Provision for Hotel/Motel, Limited Service Use, and 3) a Detail Plan for Hotel/Motel, Limited Service. This property is located at 565 Town Center Boulevard. (*This application was submitted prior to September 1, 2019.*) (District 1) (File Z 18-19)

- b. Consideration of the application of **PM Design**, requesting approval of an Amendment to Planned Development (PD) 19-07 District for Community Retail Uses, to allow a Restaurant, Drive-Through and a Pylon Sign. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Zoning)
- c. Consideration of the application of **PM Design**, requesting approval of a Detail Plan for a Restaurant, Drive-Through and Pylon Sign on a property zoned Planned Development (PD) 19-07 District for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Detail Plan)
- d. Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Specific Use Provision to allow a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Specific Use Provision) **(This request has been withdrawn by the applicant.)**
- e. Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Plan for a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Plan) **(This request has been withdrawn by the applicant.)**
- f. Consideration of the application of **Beau Durham**, requesting approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Zoning)
- g. Consideration of the application of **Beau Durham**, requesting approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Detail 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: 06/28/2021

Item Title: Plan Commission Minutes for June 14, 2021

Summary:

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

Attachments

Plan Commission Minutes for June 14, 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, June 14, 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	Truett Welborn
Commissioner	Mike Rose

STAFF PRESENT

Assistant City Manager	Judson Rex
Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Planning Director	Will Guerin
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the May 24, 2021 meeting.

PLATS

2a. APPROVED** P 21-19 Ponderosa Acres Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Langan**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (District 5) (File Z 21-14 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

Representing the applicant, Matthew Korte, 8951 Cypress Waters Boulevard, Suite 150, Dallas, Texas 75019, provided additional information regarding updating the site to meet current ADA Standards.

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

3b. APPROVED Consideration of the application of **Langan**, requesting approval of a Detail Plan for renovations and expansions to an existing Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (District 5) (File Z 21-14 - Detail Plan)

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

3c. APPROVED Consideration of the application of **Burger Engineering, LLC**, requesting approval of a Specific Use Provision amendment to allow a Restaurant, Drive-Through expansion on a property zoned Community Retail (CR) District. This property is located at 5425 North President George Bush Turnpike. (District 7) (File Z 21-16 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

There were no questions of this applicant.

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

3d. APPROVED Consideration of the application of **Burger Engineering, LLC**, requesting approval of a Plan for a Restaurant, Drive-Through expansion on a property zoned Community Retail (CR) District. This property is located at 5425 North President George Bush Turnpike. (District 7) (File Z 21-16 - Plan)

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

3e. APPROVED Consideration of the application of **Simon Property Group (Texas) L.P.**, requesting approval of an Amendment to Planned Development (PD) 03-53 District to allow Additional Commercial Uses. This property is located at 245 Cedar Sage Drive. (District 1) (File Z 21-19 - Zoning)

Will Guerin, Planning Director, presented the staff report.

There was discussion between the Plan Commission and Staff.

The applicant, Kathleen Shields, 115 West Washington Street, Indianapolis, Indiana 46208, provided an overview of the request. Ms. Shields expanded on the proposed uses.

There was discussion between the Plan Commission and the applicant.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request with the provision the Brewery/Winery/Distillery use requires a Specific Use Provision and include food sales, and the Automobile Use is for new vehicle sales only with no repair facilities. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:43 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/28/2021

Item Title: Z 18-19 Pankaj Patel (District 1)

Summary:

Consideration of the application of **Pankaj Patel**, requesting approval of an Amendment to Planned Development (PD) 03-53 District, 2) a Specific Use Provision for Hotel/Motel, Limited Service Use, and 3) a Detail Plan for Hotel/Motel, Limited Service. This property is located at 565 Town Center Boulevard. (*This application was submitted prior to September 1, 2019.*) (District 1) (File Z 18-19)

Attachments

Z 18-19 Pankaj Patel Report and Attachments

Z 18-19 Pankaj Patel Responses

Planning Report

File No: Z 18-19/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 28, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) an amendment to the Planned Development (PD) District 03-53; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use.

LOCATION

565 Town Center Boulevard

APPLICANT

Pankaj Patel

OWNER

Reva Hospitality

BACKGROUND

In 2003 City Council approved Planned Development (PD) District 03-53 to allow the development of a mixed-use town center regional shopping mall and complementary peripheral development. PD 03-53 requires review of a Detail Plan through a public hearing process. With PD 03-53 portions of the overall site were assigned as individual tracts.

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. At the north end of the core shopping area are existing urban-style multi-family complexes and townhouse-style structures.

The Development Design Intent of the overall zoned property is to create a unified development with linked vehicular and landscaped pedestrian pathways that connect throughout, including a unified architectural themed development in respect to massing, façade details, materials, roof details, and similar features. The zoning includes specific regulations for building design and landscaping.

The applicant has brought forward a proposal for development of a 0.327-acre vacant lot located within the core of the urban shopping mall. The proposal is to amend PD 03-53 to add Hotel/Motel, Limited Service use (requires a Specific Use Provision), and propose a Detail Plan for a Fairfield Inn & Suites by Marriott, with amended development standards.

SITE DATA

The site contains approximately 0.327 acres with approximately eighty-four (84) lineal feet of frontage along Town Center Drive, and 203 linear feet of frontage along Prairie Clover Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The site is currently undeveloped. The PD 03-53 identifies this site as part of Tract 1 of the Town Center and specifies development regulations for this Tract in the core area of the Firewheel Town Center. Allowed uses include retail, office, restaurant and personal services. Further, PD 03-53 is based in the Urban Business District and requires the approval of a Detail Plan on any portion of Tract 1 prior to the issuance of building permits. The GDC also

requires a Specific Use Provision for a Limited Service Hotel in the Urban Business (UB) District.

The site is also zoned Planned Development (PD) 12-36 District for the regulation of freestanding signs. This application proposes no amendments to PD 12-36.

CONSIDERATIONS

1. Detail Plan:

The site plan (Exhibit C) reflects the proposed 8,662 [ground floor area] square-foot building with eighty-five (85) guest rooms. The Garland Development Code defines a Limited Service Hotel/Motel as intended for overnight or temporary lodging of travelers for compensation and which may have on-site food preparation/service for guests. In comparison, a Hotel/Motel, Full Service is for overnight or temporary lodging of travelers for compensation and which has meeting facilities and on-site food service for guests.

2. The GDC states that all guest rooms must have access from only an interior hallway, which is accessible from a central lobby area contained within the building, except first floor units, which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access. In addition, all entrances and exits of any incidental business within a Hotel or Motel must be from the inside of the principal hotel building.

The proposal complies with the above requirements.

3. Parking

The proposed use requires a total of eighty-nine (89) parking spaces. Although five (5) parking spaces will be removed in order to build the hotel, the applicant has an existing shared parking agreement with Simon Property Group, L.P. to comply with the parking requirements.

The GDC also requires a porte-cochere or covered valet area must be provided immediately adjacent to the lobby entrance and registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side-by-side for guests checking in and out. The applicant requests relief from this requirement due to site constraints. Although the applicant proposes a canopy at the entrance and the site plan (Exhibit C) also shows three (3) parking spaces at the front of the building designated as "20 Minute Parking" for guests checking in and out.

4. Building Height:

Planned Development (PD) 03-53 establishes a maximum height of fifty-five (55) feet for all buildings in Tract 1. The applicant proposes the building height to be approximately eighty-one (81) feet in order to accommodate six floors.

5. Lot Coverage:

The maximum lot coverage allowed per Planned Development (PD) District 03-53 is forty (40%) percent. The applicant requests to allow 63.18% lot coverage.

6. **Amenities:**

The Garland Development Code (GDC) requires a Limited Service Hotel to have a fitness center, pantry (small sundries shop), common leisure area (minimum 1,000 square feet), meeting or conference room (minimum 700 square feet), an indoor or outdoor swimming pool (minimum 800 square feet of water surface area) and two additional amenities from Section 2.52 (11)(e)(iii).

This proposal will include a fitness center, pantry (corner market), common leisure area, a lounge and an indoor swimming pool. The surface water area of the swimming pool will be 318 square feet. A meeting or conference room will not be provided with this development.

In addition, the site plan shows two (2) outdoor patios that are accessible to guests.

7. **Screening and Landscaping:**

The proposed landscape layout (Exhibit D) is in compliance with the screening and landscaping standards in Planned Development (PD) District 03-53 and the Garland Development Code (GDC). The landscape plan (Exhibit C) shows street trees and planters along Prairie Clover Drive and Town Center Boulevard to provide comfortable pedestrian pathways and to help define streets and other vehicular pathways.

8. **Building Design:**

The proposed building elevations (Exhibit E) are in compliance with the building design standards in Planned Development (PD) 03-43 and the GDC. Planned Development 03-53 requires new buildings to be "four sided architecture" and architecturally compatible with the architectural theme of the town center core.

The applicant states "the new building is blended with the existing outdoor mall with the existing street furnishings to match the color, texture and scale matching with the existing trash receptacles, lighting fixtures, planters, walkway and trees".

9. **Signage:**

No deviations have been requested for signage.

10. **Specific Use Provision:**

The applicant requests the Specific Use Provision for the Hotel/Motel, Limited Service Use to be in effect for a time period of thirty (30) years, which aligns with the SUP Time Period Guide.

11. **Deviations:**

Development Standards	Required	Proposed	Applicant's Justification
Building Height	55 feet	81 feet	The applicant requests this deviation to allow six floors on a small infill site.
Lot Coverage	40%	63.18%	The applicant requests this deviation in order to accommodate 85 guest rooms and

			amenities.
Swimming Pool	One (1) indoor or outdoor swimming pool is required with 800 Square Feet of water surface area.	One (1) indoor swimming pool with 318 Square Feet of water surface area.	The Marriott franchise requests the proposed size due to site constraints. There is no room for a larger swimming pool.
Porte-Cochere or covered valet area	The GDC requires porte-cochere or covered valet area must be provided immediately adjacent to the lobby entrance and registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side-by-side for guests checking in and out.	The applicant proposes a canopy at the entrance and the site plan (Exhibit C); also shows three (3) parking spaces at the front of the building designated as "20 Minute Parking" for guests checking in and out.	The applicant states that the main entry canopy has been provided in lieu of the porte cochere. The covered valet and and porte cochere are not practical in the current setting.
Meeting or Conference Room	A minimum of 700 SF meeting or conference room is required	Not provided	The applicant requests this deviation due to limited space.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations. Regional centers generally cover an area greater than 30 acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20-minute drive time, and serves a minimum population of 150,000.

The proposed land use is compatible with the Comprehensive Plan and offers a supportive use to the Firewheel Town Center.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

Firewheel Town Center and its peripheral development tracts comprise a unique, mixed-use development of a regional scale. As such, it has design characteristics and requirements which necessitate unique regulation maintaining an urban walkable environment.

The proposed hotel will be beneficial for the Firewheel Town Center as a supportive use.

STAFF RECOMMENDATION

Approval of 1) an amendment to the Planned Development (PD) District 03-53 for Urban Business Uses; 2) a Specific Use Provision for Hotel/Motel, Limited Service Use and 3) a Detail Plan for Hotel/Motel, Limited Service Use.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

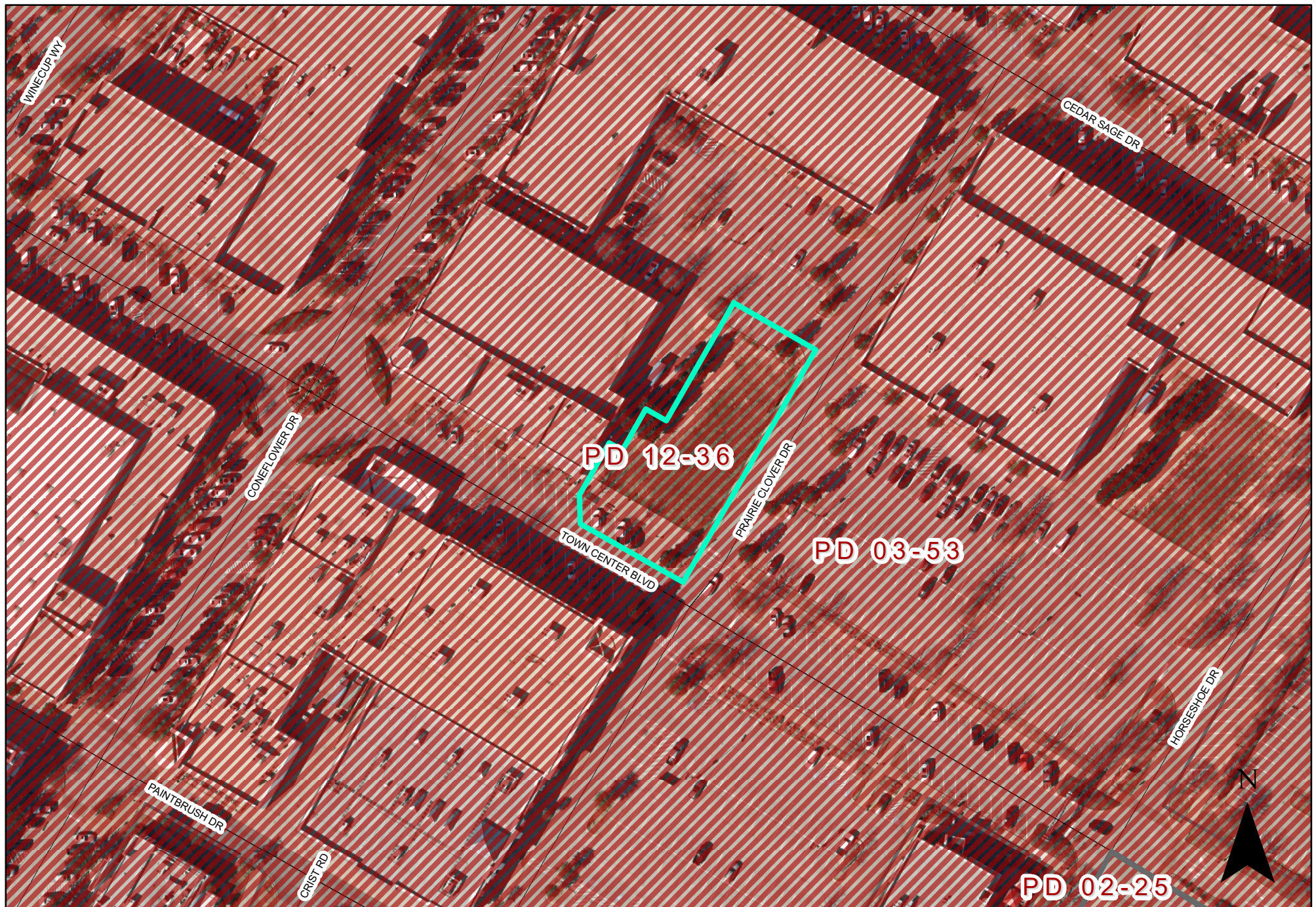
CITY COUNCIL DATE: July 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 50 100 Feet
1 inch = 95 feet

Zoning Map Z 18-19



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 18-19

565 TOWN CENTER BOULEVARD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Hotel/Motel, Limited Service Use.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 03-53, 12-36 and the Urban Business (UB) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

- A. Permitted Uses:** In addition to those uses permitted in Planned Development (PD) 03-53, the Hotel/Motel, Limited Service Use is permitted by Specific Use Provision (SUP).
- B. Site Plan:** The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Building Height:** The maximum building height shall be eighty-one (81) feet.
- D. Lot Coverage:** The maximum lot coverage shall be 63.18%.

- E. Guest Rooms: The proposed development shall consist of eighty-five (85) guest rooms.
 - F. Meeting or Conference Room: A meeting or conference room is not required with this development.
 - G. Porte-Cochere or Covered Valet Area: A Porte-Cochere or Covered Valet Area is not required with this development.
 - H. Swimming Pool: The minimum water surface area shall be 318 square feet.
 - I. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Maintenance requirements:

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

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

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

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

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

SPECIFIC USE PROVISION CONDITIONS

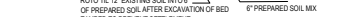
ZONING FILE Z 18-19

565 TOWN CENTER BOULEVARD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Hotel/Motel, Limited Service Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- II. General Regulations:** All regulations of Planned Development (PD) District 12-36, 03-53 and the Urban Business (UB) 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for thirty (30) years.

NOTE:

- (1) TEMPORARY TREE WELL TO BE REMOVED AFTER ONE FULL GROWING SEASON.
- (2) TREE CALIPER MEASURED ABOVE TOP OF ROOTBALL 6" FOR TREES LESS THAN 4" CALIPER AND 12" FOR TREES 4" CALIPER AND LARGER.
- (3) APPROXIMATELY ONE-THIRD OF THE BRANCH STRUCTURE SHALL BE REMOVED BY THINNING BUT THE NATURAL CHARACTER AND GENERAL SHAPE OF THE TREE SHALL BE PRESERVED IF APPLICABLE.



planting notes

1. USE 4"x6" STICK EDGING (PAINTED GREEN),
2. USE #2000 EARTHY OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS, ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, REPLACE ALL THE DAMAGED EXISTING LAWN AREAS AS NEEDED,
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 3" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF MATERIAL. USESOLAR CONTROL DRIP IRRIGATION SYSTEM FOR THE GROUND COVER AND SHRUB AREAS.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOVING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING AREAS MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.



plant schedule

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
SHADE TREES				
2	Red Oak	<i>Quercus shumardii</i>	6" Caliper 12" ht., 6-7" sp., full, maching.	
			Match variety with existing Red Oaks.	
5	Magnolia	<i>Magnolia grandiflora</i>	6" Caliper 12" ht., 6-7" sp., full.	
			Match variety with existing Magnolias.	
SHRUBS & VINES				
9	Nelle R Stevens Holly	<i>Ilex X 'Nelle R. Stevens'</i>	7 gal. full pot, well rooted, 48" O.C.	
16	Dwarf Abelia	<i>Abelia grandiflora nana</i>	3 gal. full pot, well rooted.	
	Seasonal Colors		6" pots, full pot, well rooted.	
GROUNDCOVERS, & LAWN				
122	Asian Jasmine	<i>Trachilospermum asiaticum</i>	1 gal pots, full pot, well rooted, 18" O.C	

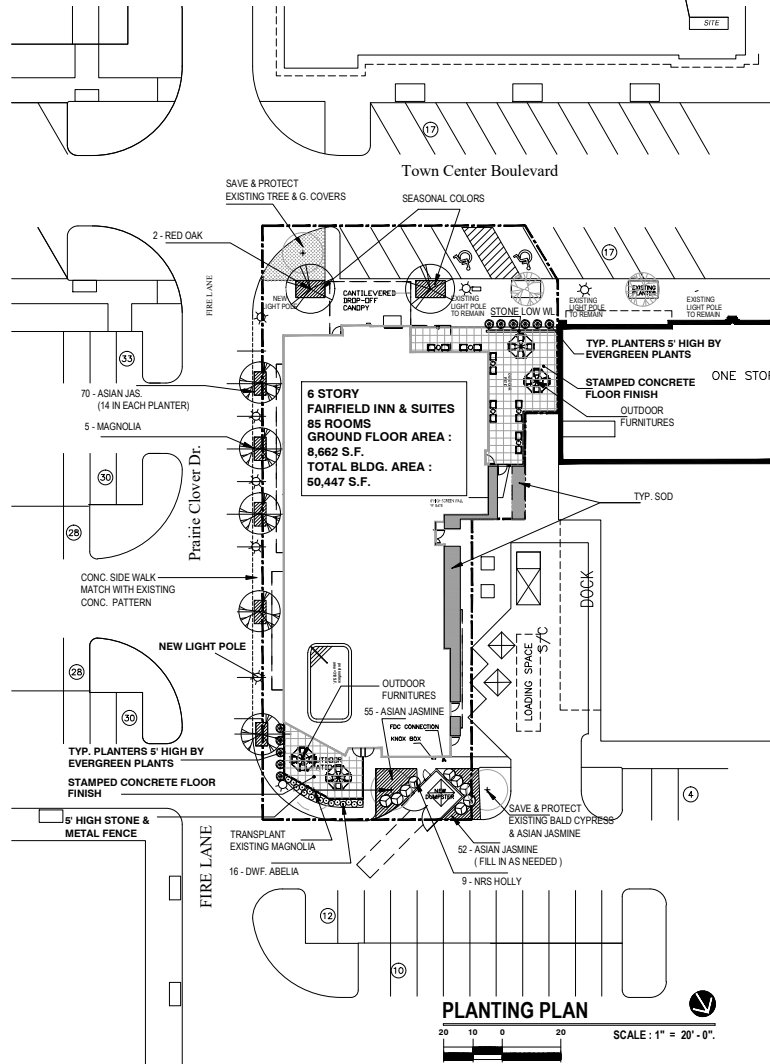
LEADER ON SHADE TREES MUST BE INTACT .
ALL TREES AND SHRUBS MUST BE CONTAINER GROWN.

exist. tree legend



SIDEWALK PAVING PATTERN

MATCH W/ EXISTING



PLANTING PLAN

SCALE : 1" = 20' - 0".



aroids

landscape architects
6001 Indian Hills Drive, Garland, Texas, 75044
Telephone / 214 403 2334
nassim2745@gmail.com
CONSULTANT:

FAIRFIELD
INN & SUITES®
Marriott.

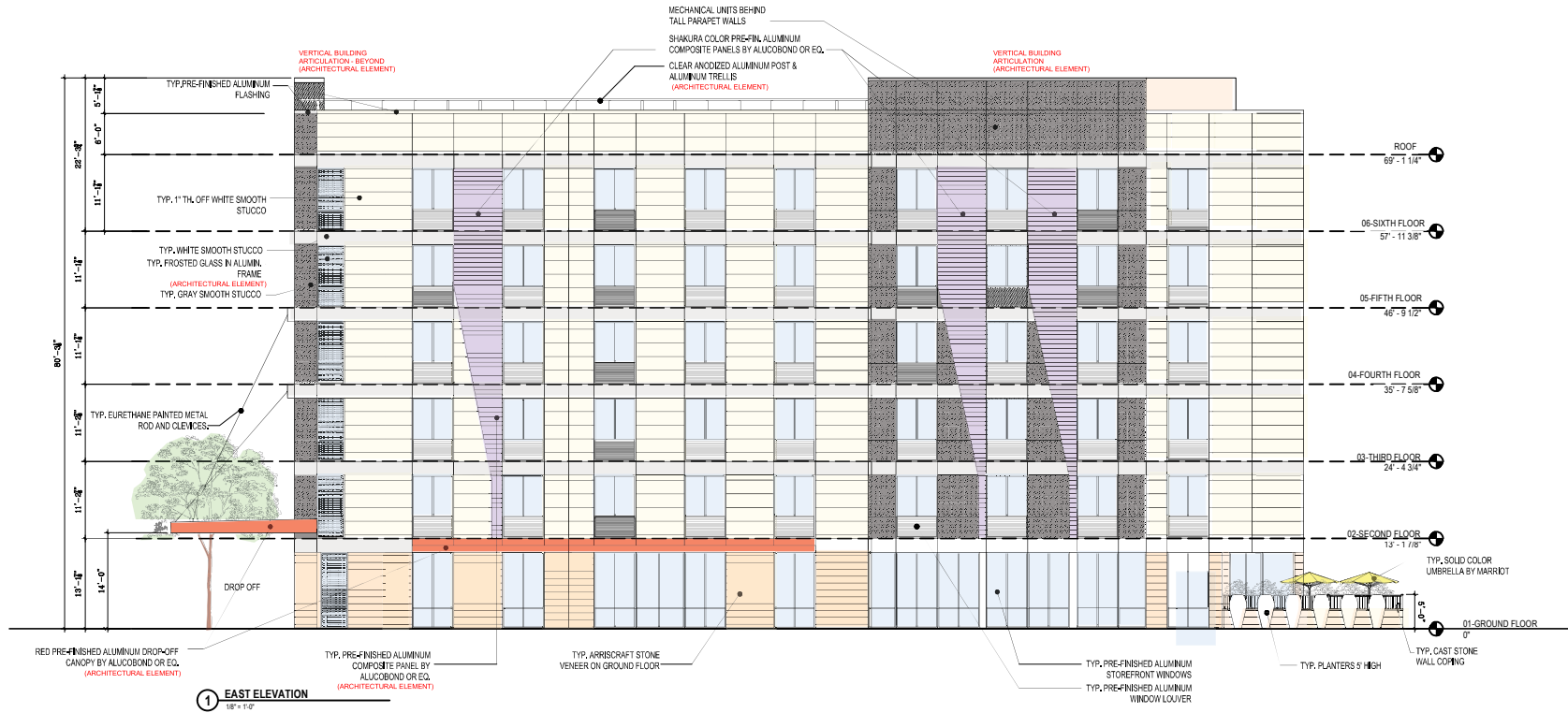
**FAIRFIELD INN & SUITES - MARRIOTT
FIREWHEEL TOWN CENTER
TOWN CENTER BOULEVARD
GARLAND, TEXAS - 75040**
FOR

CASE NUMBER : 170328-1
NWC-TOWNCENTER & PRAIRIE CLOVER DR.

[illegible]**PROFESSIONAL SEALS:**LANDSCAPE
PLAN

DRAWN BY	CHECKED BY	PRP
PROJECT NUMBER	PROJECT ABREVIATION	
15-025	FIS-G-TX	
DATE	CURRENT DOCUMENTATION STAGE	
08-12-2017	SCHEMATIC DESIGN	
DRAWING NUMBER		
025-5		

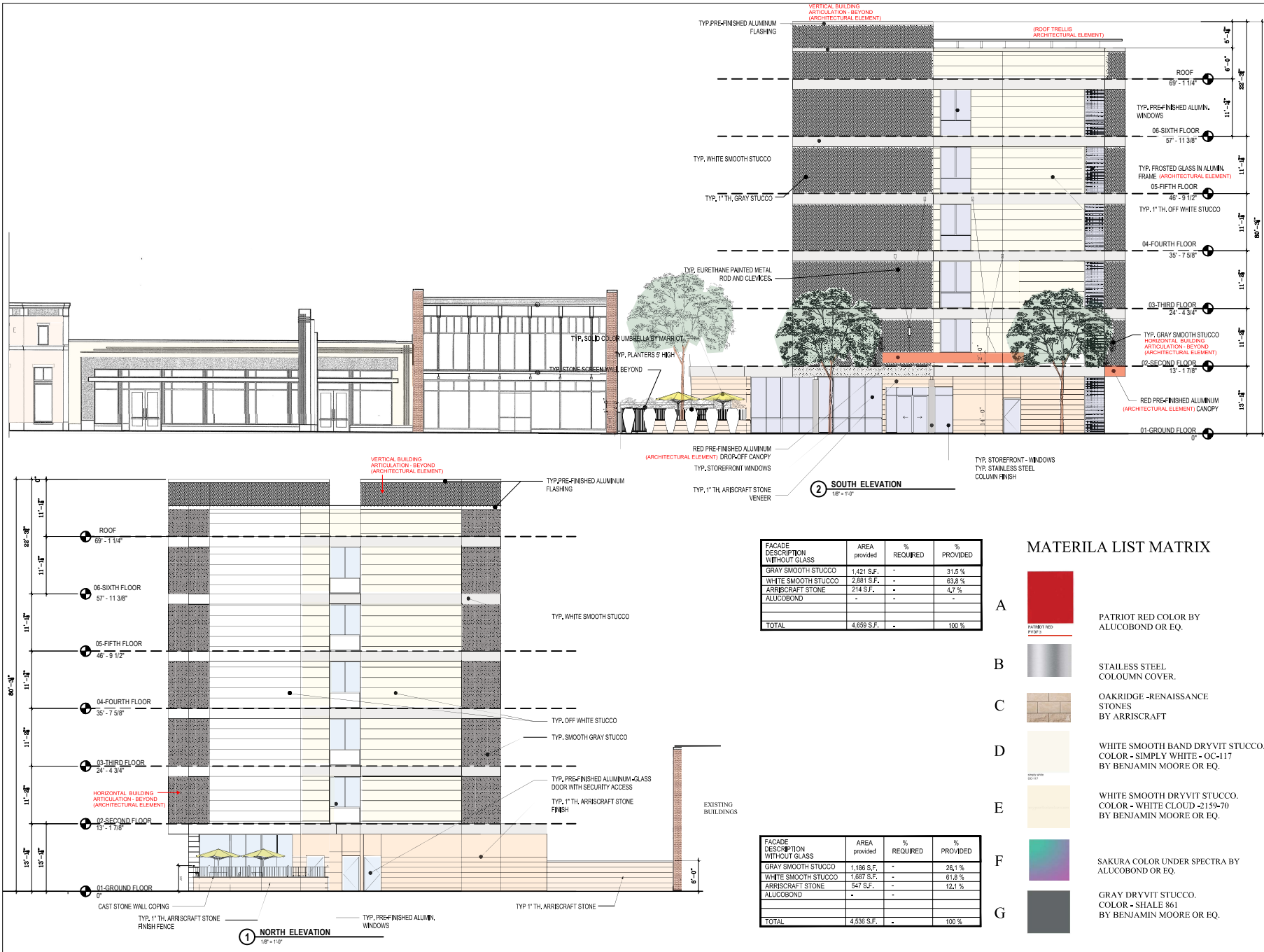
THIS DRAWING IS THE PROPERTY OF PPM AND CORP. AND ISSUED UNDER THE AUTHORITY OF MR. PABUJ R. PHILL, AIA FOR VERY SPECIFIC USE. ALL RIGHTS TO ITS USE AND/OR REPRODUCTION ARE RESERVED BY PPM AND CORP.



FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY STUCCO	1,806 S.F.	-	22.5 %
WHITE SMOOTH STUCCO	4,772 S.F.	-	59.3 %
ARRISCRAFT STONE	651 S.F.	-	8.2 %
ALUCOBOND	831 S.F.	-	10 %
TOTAL	8,060 S.F.	-	100 %

MATERIAL LIST MATRIX

A		PATRIOT RED COLOR BY ALUCOBOND OR EQ.
B		STAINLESS STEEL COLOUMN COVER.
C		OAKRIDGE-RENAISSANCE STONES BY ARRISCRAFT
D		WHITE SMOOTH BAND DRYVIT STUCCO. COLOR- SIMPLY WHITE - OC-117 BY BENJAMIN MOORE OR EQ.
E		WHITE SMOOTH DRYVIT STUCCO. COLOR- WHITE CLOUD-2159-70 BY BENJAMIN MOORE OR EQ.
F		SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.
G		GRAY DRYVIT STUCCO. COLOR- SHALE K61 BY BENJAMIN MOORE OR EQ.

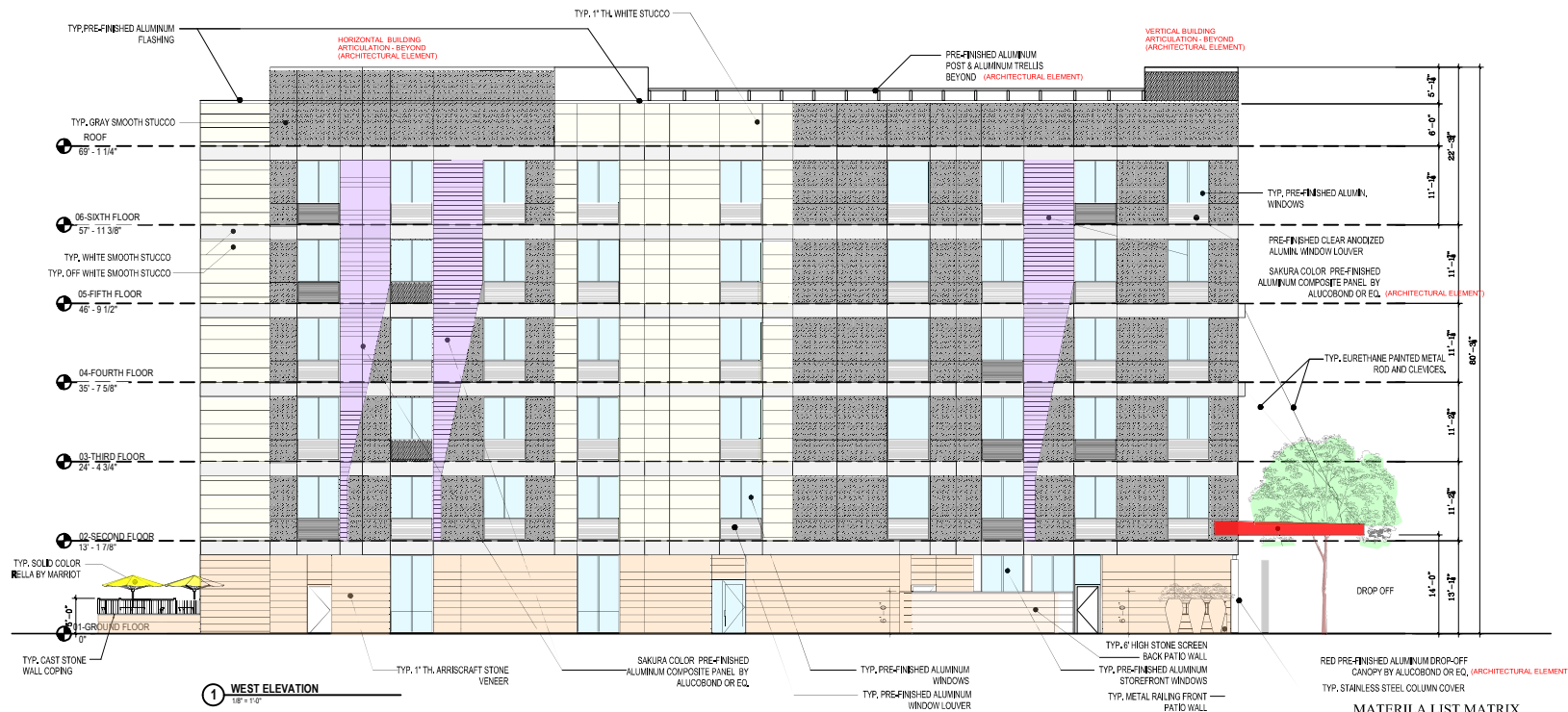


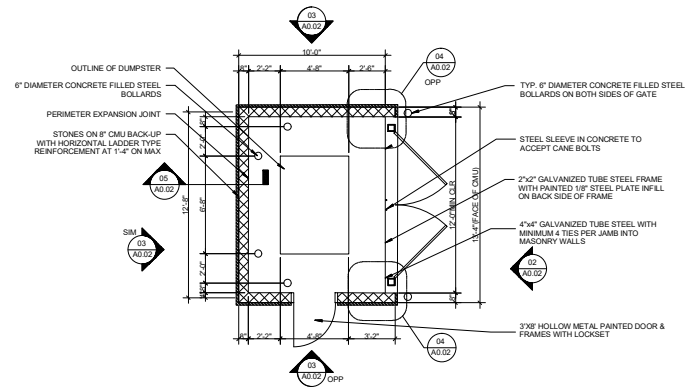
FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY SMOOTH STUCCO	1,421 S.F.	-	31.5 %
WHITE SMOOTH STUCCO	2,881 S.F.	-	63.8 %
ARRISCRAFT STONE	214 S.F.	-	4.7 %
ALUCOBOND	-	-	-
TOTAL	4,556 S.F.	-	100 %

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
GRAY SMOOTH STUCCO	1,186 S.F.	-	26.1 %
WHITE SMOOTH STUCCO	1,687 S.F.	-	61.8 %
ARRISCRAFT STONE	547 S.F.	-	12.1 %
ALUCOBOND	-	-	-
TOTAL	4,536 S.F.	-	100 %

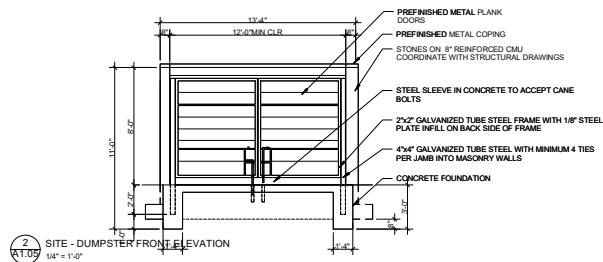
MATERILA LIST MATRIX

A		PATRIOT RED COLOR BY ALUCOBOND OR EQ.
B		STAINLESS STEEL COLUMN COVER.
C		OAKRIDGE -RENAISSANCE STONES BY ARRISCRAFT
D		WHITE SMOOTH BAND DRYVIT STUCCO. COLOR - SIMPLY WHITE - OC-117 BY BENJAMIN MOORE OR EQ.
E		WHITE SMOOTH DRYVIT STUCCO. COLOR - WHITE CLOUD -2159-70 BY BENJAMIN MOORE OR EQ.
F		SAKURA COLOR UNDER SPECTRA BY ALUCOBOND OR EQ.
G		GRAY DRYVIT STUCCO. COLOR - SHALE 861 BY BENJAMIN MOORE OR EQ.

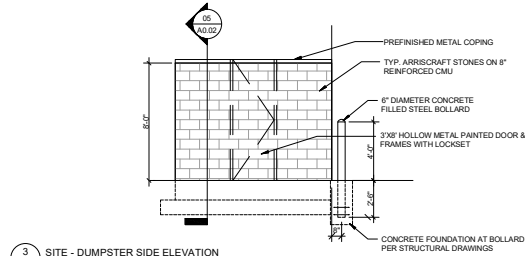




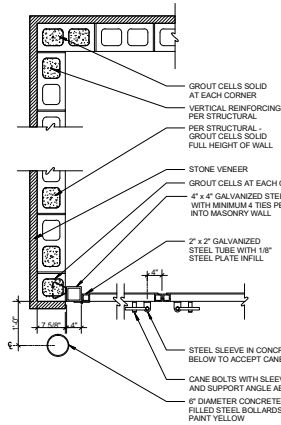
1 ENLG - SITE - DUMPSTER PLAN
1/4" = 1'-0"



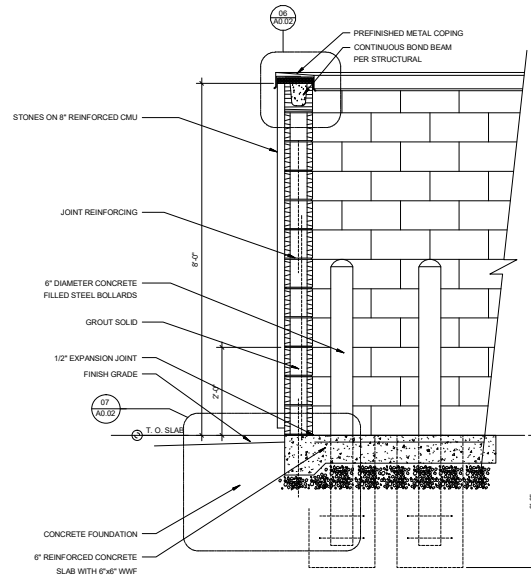
2 SITE - DUMPSTER FRONT ELEVATION
1/4" = 1'-0"



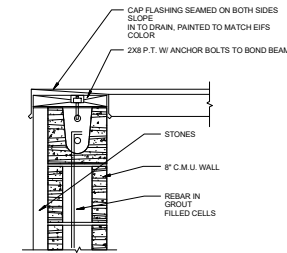
3 SITE - DUMPSTER SIDE ELEVATION
1/4" = 1'-0"



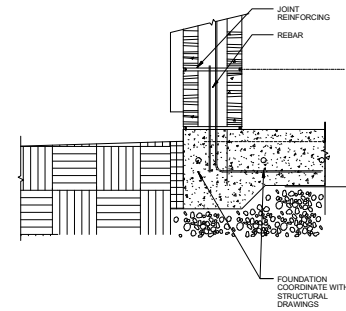
4 SITE - PARTIAL PLAN DETAIL
3/4" = 1'-0"



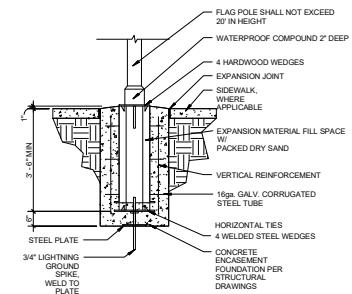
5 SITE - SECTION @ SCREEN WALL
3/4" = 1'-0"



6 SITE - COPING DETAIL @ DUMPSTER
1 1/2" = 1'-0"



7 SITE - FOOTING DETAIL @ DUMPSTER
1 1/2" = 1'-0"



8 SITE - FLAG POLE OPTION
1 1/2" = 1'-0"

Z 18-19



View of the subject property



Looking south of the subject property



Looking east of the subject property



Looking north of the subject property

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

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



GARLAND

Plan Commission

2. b.

Meeting Date: 06/28/2021

Item Title: Z 21-11 PM Design Report & Attachments - Zoning (District 1)

Summary:

Consideration of the application of **PM Design**, requesting approval of an Amendment to Planned Development (PD) 19-07 District for Community Retail Uses, to allow a Restaurant, Drive-Through and a Pylon Sign. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Zoning)

Attachments

Z 21-11 PM Design Report & Attachments (Zoning)

Z 21-11 PM Design Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 28, 2021

REQUESTS

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

LOCATION

This property is located at 5345 North President George Bush Turnpike.

APPLICANT

PM Design

OWNER

I-90 @ Garland 2016, LP.

BACKGROUND

A medical office was built on the subject property in 1996 and was demolished in 2019. In 2019, the City Council approved a Concept Plan for three (3) tracts and a Detail Plan to allow a Retail, Fuel Pumps Use on the southern tract. No other development was proposed for the remaining two (2) tracts at the time.

The applicant requests to build a Drive-Through Restaurant at the corner of North President George Bush Turnpike and North Garland Avenue, which is an allowed use in Planned Development (PD) District 19-07. However, Detail Plan approval is required.

SITE DATA

The subject property consists of approximately 1.15 acres. The site has approximately 264 linear feet of frontage along North President George Bush Turnpike and 183 lineal feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue and North President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 19-07 is intended for Community Retail Uses. It is divided into three (3) tracts and one (1) tract is developed with a Retail, Fuel Pumps Use [Murphy Express]. The remaining two (2) tracts are unimproved.

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. Detail Plan

The applicant proposes to construct a 2,986 square-foot building for a Restaurant with a Drive-Through [Raising Cane's] on the subject property. The restaurant would operate on the following days:

- Monday through Thursday from 10:00 a.m. to 12:00 a.m.
- Friday through Sunday from 10:00 a.m. to 2:00 a.m.

As mentioned in the Background section, Restaurant, Drive-Through is an allowed use per PD 19-07. However, a Detail Plan is required prior to the issuance of a permit for construction.

2. Parking

Per the GDC calculation, a total of thirty (30) spaces are required. The proposal complies with the parking requirements.

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 Drive-Through, Restaurant (Exhibit E) complies with the applicable building design standards from the Garland Development Code (GDC).

5. Pylon Sign

The applicant proposes one (1) pylon sign along North President George Bush Turnpike. The GDC states a pylon sign is not allowed if property only has access from an access easement or nonpublic street. The subject property does not have direct access from North President George Bush Turnpike, but can be accessed from an access easement. The applicant requests a deviation to allow the placement of the sign as shown on the site plan (Exhibit C). The pylon sign would comply with all other GDC standards.

The proposed pylon sign is twenty-two (22) feet in height and approximately one-hundred-forty-seven (147) square feet in size.

The site may have a monument sign per the GDC without the need for a deviation. Monument signs may be up to seven (7) feet in height and up to fifty (50) square feet in size. There are a mixture of monument and pylon signs in the vicinity; nearby monument signs include the neighboring convenience store/gas station [Murphy Express] and further to the west along the PGBT service road, an existing drive-through restaurant [Chick-fil-a] and restaurant (Cheddar's).

6. Deviations

GDC Standard	Required	Proposed	Applicant's Justification
---------------------	-----------------	-----------------	----------------------------------

Pylon Sign	A pylon sign is not allowed if property only has access from an access easement or nonpublic street.	As shown in Exhibit C (along North President George Bush Turnpike)	The applicant states that a pylon sign will increase the visibility from North Garland Avenue & President George Bush and therefore attract customers and improve the livelihood of the restaurant.
------------	--	--	---

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Community Center. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community Centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast across North President George Bush Turnpike is zoned Community Retail (CR) District; this property is developed with a Financial Institution. The property to the southeast is a part of Planned Development (PD) District 19-07 for Community Retail Uses; this property is currently vacant. The property to the southwest of the subject property is also part of Planned Development (PD) District 19-07; it is developed with a Gas Station. The property to the west across North Garland Avenue is zoned Community Retail (CR) District; it is also developed with a Gas Station.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

However, staff recommends a monument sign, which is allowed per the GDC, rather than a pylon sign.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

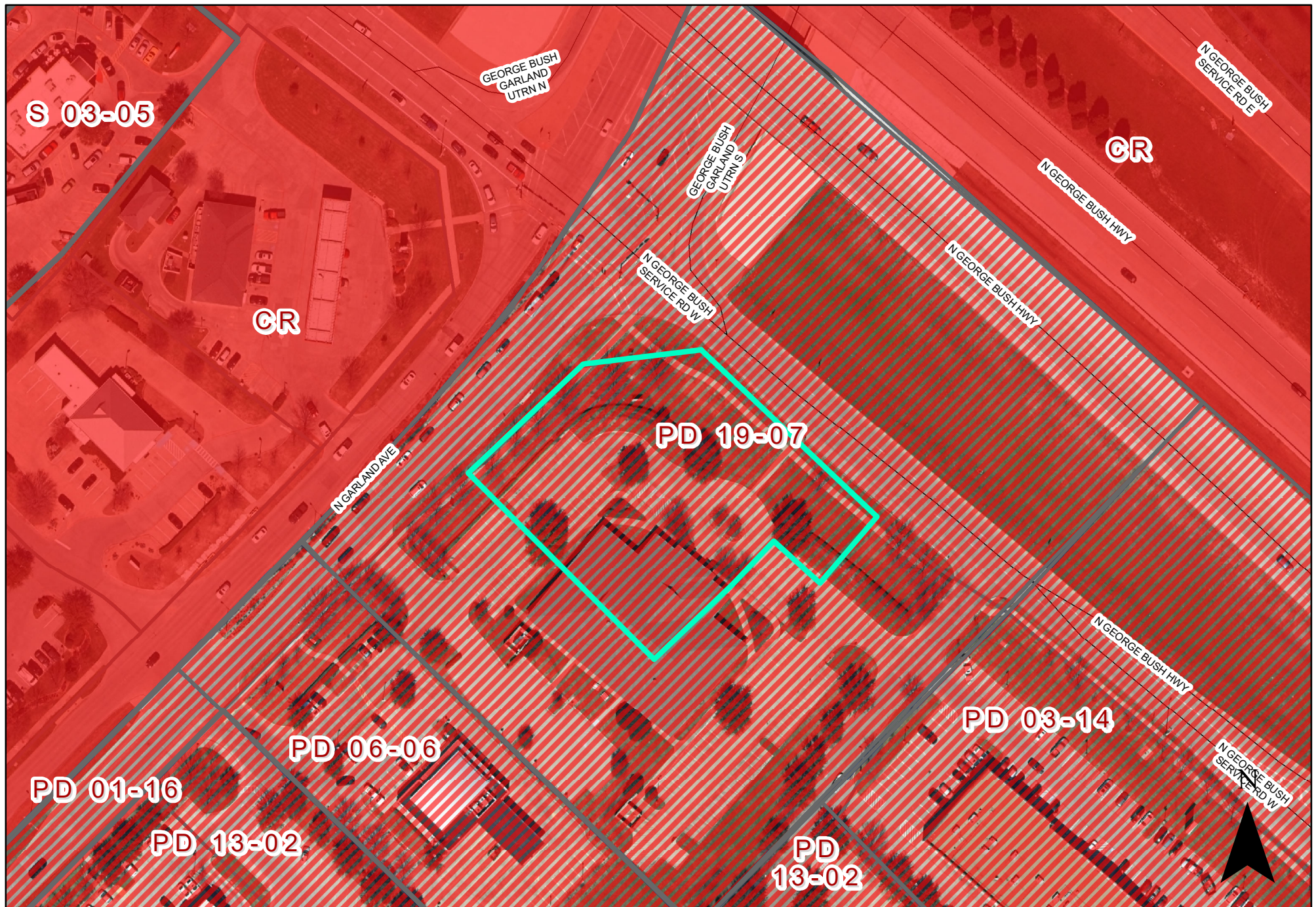
CITY COUNCIL DATE: July 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet

1 inch = 109 feet

Zoning Map Z 21-11



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-11

5345 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Restaurant, Drive-Through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 19-07 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in Planned Development (PD) District 19-07 for Community Retail Uses.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance

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

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

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

- E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.
- F. Pylon Sign: A total of one (1) pylon sign is permitted along North President George Bush Turnpike. The pylon sign shall be in general conformance with the elevations labeled Exhibit F.

Z 21-11



View of the subject property from North President George Bush Turnpike



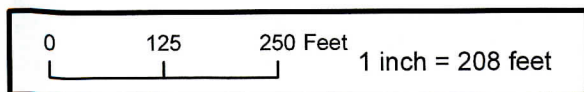
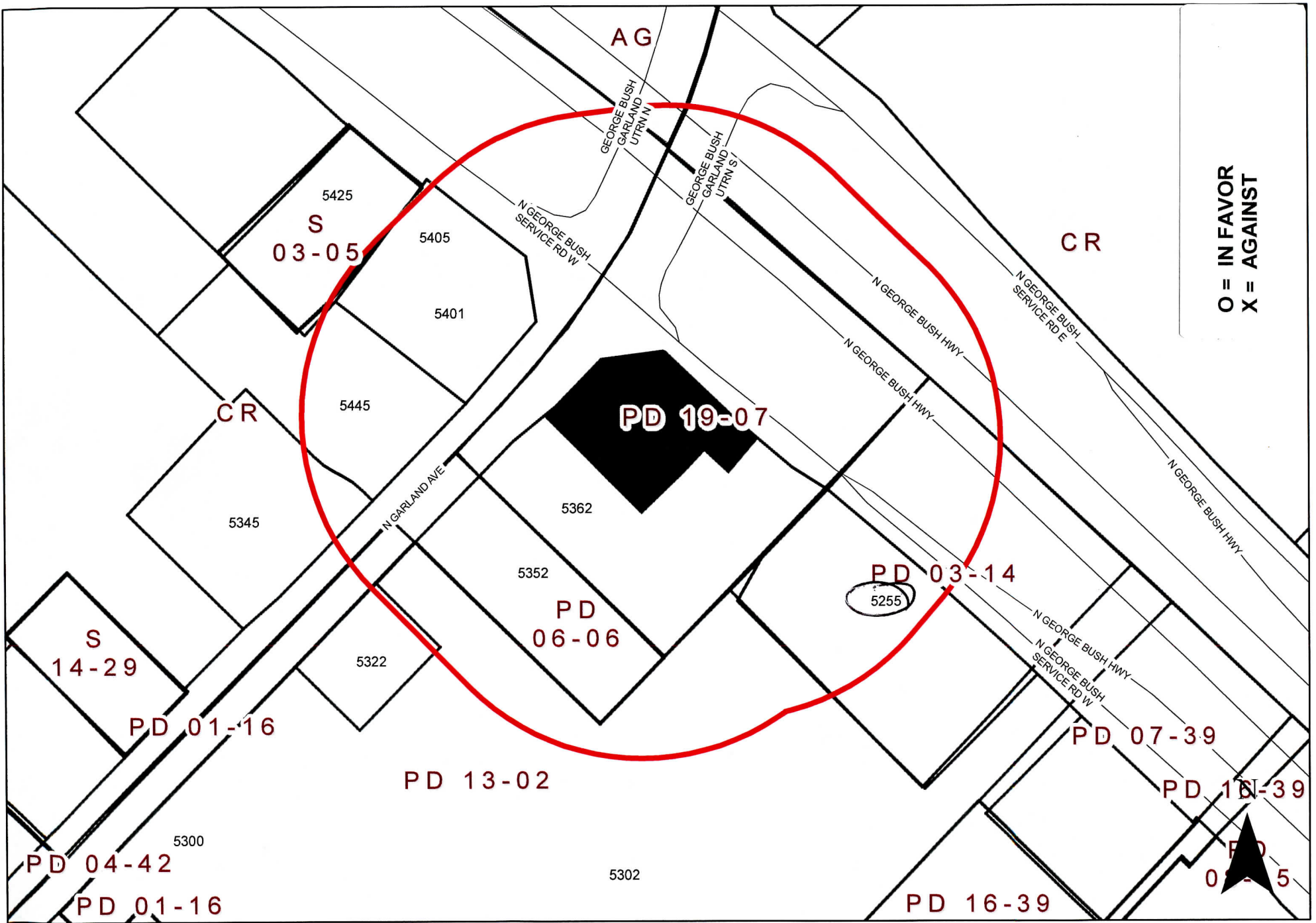
Looking southwest of the subject property



Looking northeast of the subject property



Looking northwest of the subject property



Zoning Map Z 21-11

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

5345 North President George Bush Turnpike

Comment Form

Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

Z 21-11 PM Design. El solicitante propone construir un restaurante con servicio de autoservicio (Drive-Through). Este sitio está ubicado en 5345 North President George Bush Turnpike. (Distrito 1)

Z 21-11 PM Design. Người nộp đơn đề xuất xây dựng một Nhà hàng có lái xe qua. Địa điểm này nằm ở 5345 North President George Bush Turnpike. (Quận 1) (xem bản đồ bao gồm)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Dominic Schillace, Tenant

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.)

5255 N. Pres George Bush Hwy #425

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

06/18/21

Date / Fecha / Ngày

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

JUN 23 '21 AM 10:16



GARLAND

Plan Commission

2. c.

Meeting Date: 06/28/2021

Item Title: Z 21-11 PM Design Report & Attachments - Detail Plan (District 1)

Summary:

Consideration of the application of **PM Design**, requesting approval of a Detail Plan for a Restaurant, Drive-Through and Pylon Sign on a property zoned Planned Development (PD) 19-07 District for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 21-11 - Detail Plan)

Attachments

Z 21-11 PM Design Report and Attachments (Detail Plan)

Z 21-11 PM Design Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 28, 2021

REQUESTS

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

LOCATION

This property is located at 5345 North President George Bush Turnpike.

APPLICANT

PM Design

OWNER

I-90 @ Garland 2016, LP.

BACKGROUND

A medical office was built on the subject property in 1996 and was demolished in 2019. In 2019, the City Council approved a Concept Plan for three (3) tracts and a Detail Plan to allow a Retail, Fuel Pumps Use on the southern tract. No other development was proposed for the remaining two (2) tracts at the time.

The applicant requests to build a Drive-Through Restaurant at the corner of North President George Bush Turnpike and North Garland Avenue, which is an allowed use in Planned Development (PD) District 19-07. However, Detail Plan approval is required.

SITE DATA

The subject property consists of approximately 1.15 acres. The site has approximately 264 linear feet of frontage along North President George Bush Turnpike and 183 lineal feet of frontage along North Garland Avenue. The site can be accessed from North Garland Avenue and North President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

1. Detail Plan

The applicant proposes to construct a 2,986 square-foot building for a Restaurant with a Drive-Through [Raising Cane's] on the subject property. The restaurant would operate on the following days:

- Monday through Thursday from 10:00 a.m. to 12:00 a.m.
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4. Building Design

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5. Pylon Sign

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The proposed pylon sign is twenty-two (22) feet in height and approximately one-hundred-forty-seven (147) square feet in size.

The site may have a monument sign per the GDC without the need for a deviation. Monument signs may be up to seven (7) feet in height and up to fifty (50) square feet in size. There are a mixture of monument and pylon signs in the vicinity; nearby monument signs include the neighboring convenience store/gas station [Murphy Express] and further to the west along the PGBT service road, an existing drive-through restaurant [Chick-fil-a] and restaurant (Cheddar's).

6. Deviations

GDC Standard	Required	Proposed	Applicant's Justification
---------------------	-----------------	-----------------	----------------------------------

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COMPREHENSIVE PLAN

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The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the northeast across North President George Bush Turnpike is zoned Community Retail (CR) District; this property is developed with a Financial Institution. The property to the southeast is a part of Planned Development (PD) District 19-07 for Community Retail Uses; this property is currently vacant. The property to the southwest of the subject property is also part of Planned Development (PD) District 19-07; it is developed with a Gas Station. The property to the west across North Garland Avenue is zoned Community Retail (CR) District; it is also developed with a Gas Station.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 19-07 for Community Retail Uses.

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

However, staff recommends a monument sign, which is allowed per the GDC, rather than a pylon sign.

ADDITIONAL INFORMATION

Location Map
Exhibits
PD Conditions
Photos

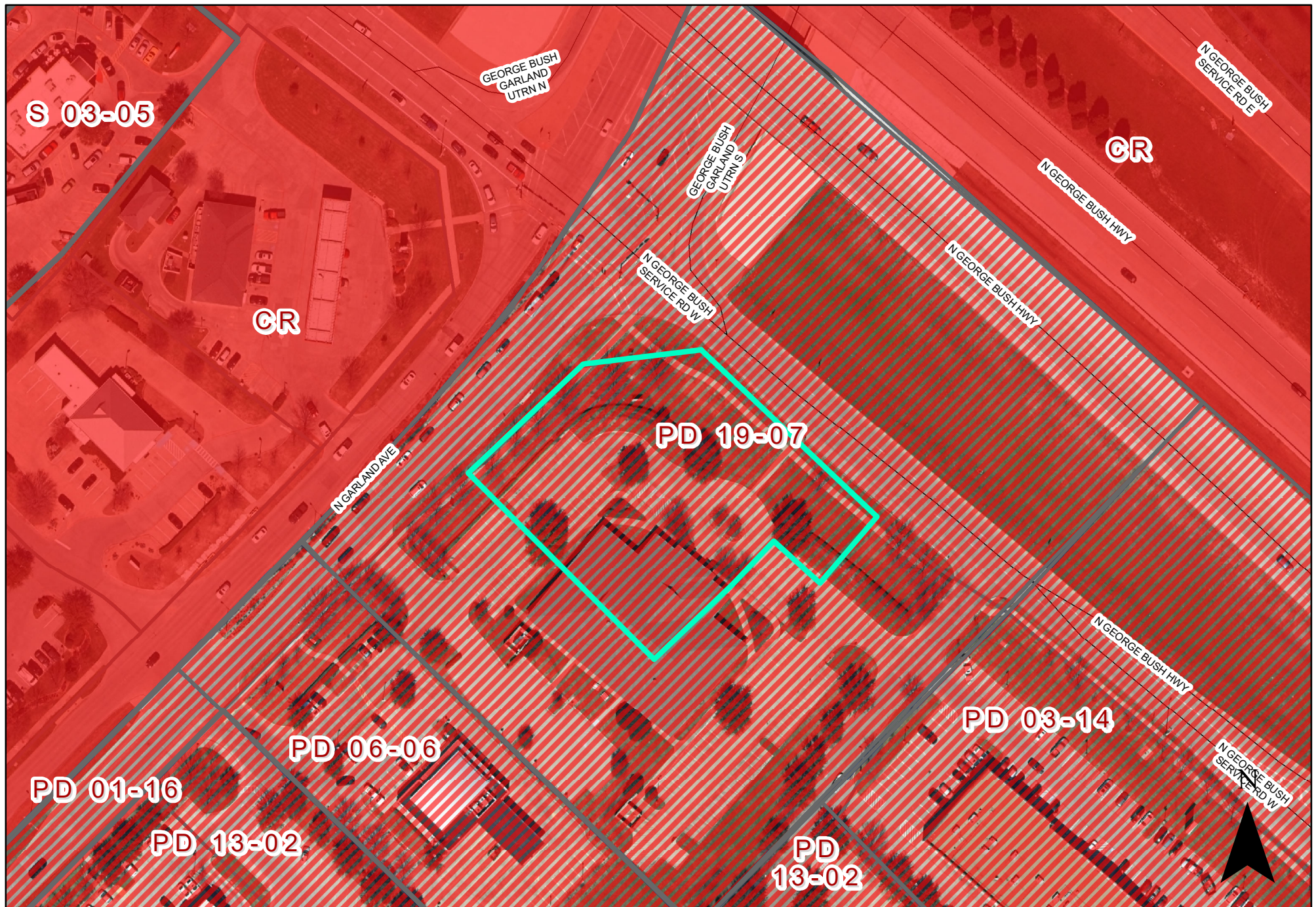
CITY COUNCIL DATE: July 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet

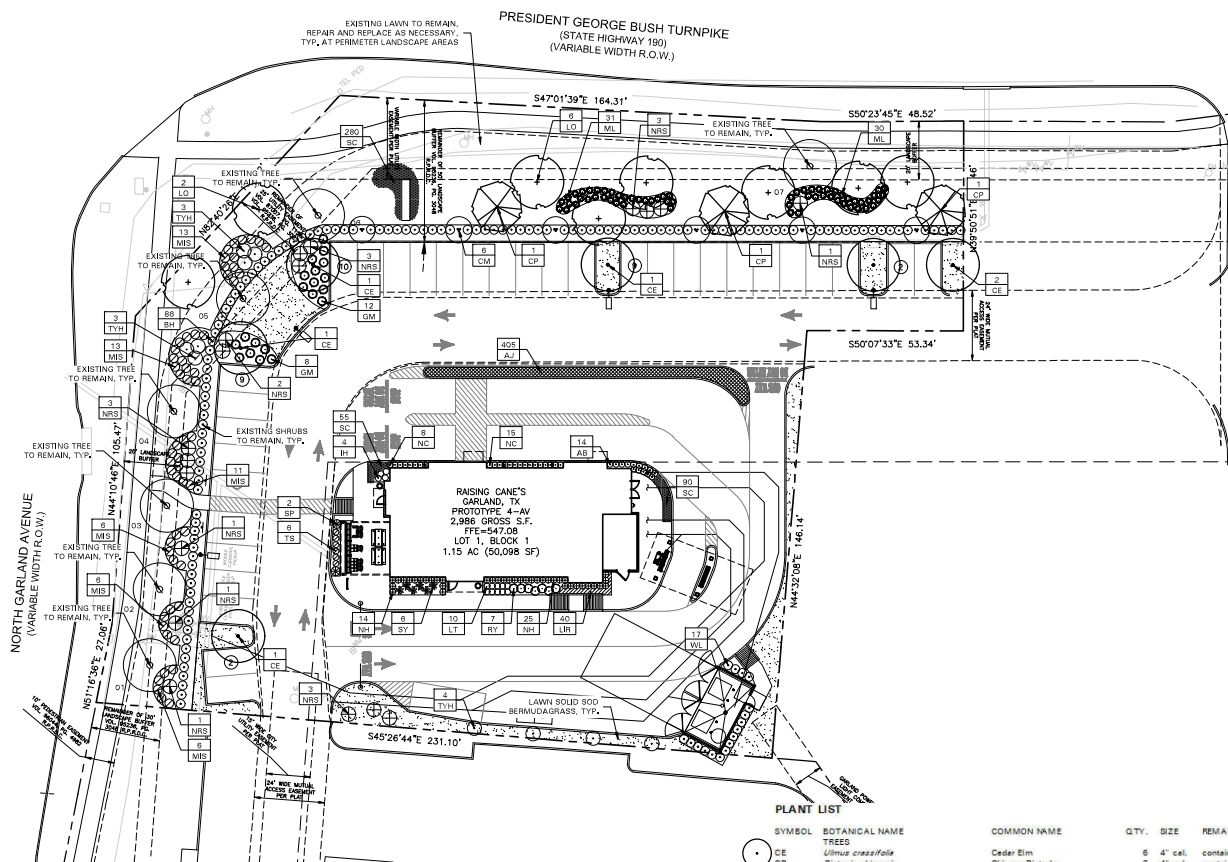
1 inch = 109 feet

Zoning Map Z 21-11



INDICATES AREA
OF REQUEST

EXHIBIT D



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CE	<i>Ulmus crassifolia</i>	Cedar Elm	6	4' cal.	container grown, 12" ht., 4' spread, 4' branching ht., matching container grown, 12" ht., 4' spread, 4' branching ht., matching
CP	<i>Ficus chinensis</i>	Chinese Fatsia	3	4' cal.	
LO	<i>Quercus virginiana</i>	Live Oak	8	4' cal.	container grown, 12" ht., 4' spread, 4' branching ht., matching container grown, 12" ht., 4' spread, 4' branching ht., matching
TYH	<i>Yucca yamotii</i>	Tree Yucca/Holly	10	7-8' ht.	container grown, tree form, 5-6 trunk, 3 clear trunk, no cross canes, 4'
	SHRUBS/GROUNDCOVER				
AB	<i>Abelia grandifolia</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	14	5 gal.	container full, 20" spread, 24" cal.
AJ	<i>Trachelospermum asiaticum</i>	Asian Jasmine	405	1 gal.	container (3" 12" runners min.
BL	<i>Leucothoe cuneata</i> 'Burfordii'	Burford Holly	56	7 gal.	container full, 20" spread, 24" cal.
GM	<i>Muhlenbergia caespitosa</i>	Gulf Muhly	20	5 gal.	
HN	<i>Rhododendron indica</i> 'Cora'	Indian Hawthorne	4	5 gal.	container full, 20" spread
LI	<i>Liriodendron</i> 'Big Blue'	Liriodendron 'Big Blue'	235	1 gal.	container full, 20" spread, 24" cal.
LT	<i>Laetia x hybrid</i> 'New Gladi'	New Gold/Ti Tree	10	5 gal.	container full, 20" spread, 24" cal.
MB	<i>Michauxia x hybrid</i> 'Dreadnaught'	Maiden Gray	55	5 gal.	container full, 20" spread, 24" cal.
ML	<i>Michauxia x hybrid</i> 'Morning Light'	Michauxia 'Morning Light'	61	5 gal.	container full, 35" cal.
ND	<i>Nandina compacta</i>	Compact Nandina	23	5 gal.	container full, 24" cal.
NH	<i>Nerium x hybrid</i> 'Nellie R. Stevens'	Nerium 'Nellie R. Stevens'	19	5 gal.	container full, 24" spread, 24" cal.
NRS	<i>Nerium x hybrid</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	16	5 gal.	container full to base, 7-8" ht.
RY	<i>Persea caroliniana</i>	Red Yucca	15	5 gal.	container full, 30" cal.
SC	<i>Sorbus</i>	Sorbus	145	4" pots	container full, 9" cal., selection by Owner
SP	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	2	45 gal.	6-8' or container grown, full to base, 3' branching
SV	<i>Yucca arborescens</i>	Spanish Yucca	6	5 gal.	container full, 20" spread, 24" cal.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage Desperado	6	5 gal.	container full, 20" spread, 24" cal.
WL	<i>Ligustrum japonica</i>	Wax Leaf Ligustrum	17	5-6" ht.	container full, 20" spread, 30" cal.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITH VARIETIES.

PLANT LIST IS IN ORDER OF PLANTING. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.

ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

17	TREES
10	ORTREE
368	SHRUBS



SCALE: 1" = 20'-0"



**BELLE
FIRMA**

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.955.7192 office

LANDSCAPE NOTES

7. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR VIOLATIONS OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
8. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
9. CONTRACTOR SHALL PROVIDE A MINIMUM 2' SHOT AWAY FROM ALL STRUCTURES.
10. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO BE REGRADED AT 1" BELOW FINISHED GRADE. FINISH PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE FOR ALL AREAS.
11. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, CURBS, CULVERTS, CURB CUTS, ETC. DISCLOSE ANGLE WHERE IT INTERSECTS WALLS AND CURBS.
12. TOP OF MUCH SHALL BE 1/2" MINIMUM BELOW TOP OF TALL WALKS AND CURBS.
13. ALL LAWN AREAS SHALL BE SOID SOD PAIL RESCUE, SEED TYPE NUMBER ONE ON DRAINERS
14. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH EMITTERS, VALVES, CONTROLLERS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SOD IRIGATION SYSTEM SHALL BE PROVIDED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
15. CONTRACTOR SHALL PROVIDE BID PROPRIETARY LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ATTRACTIVE MANNER. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE PLANT SPECIES.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER THE ACCEPTANCE OF THE LANDSCAPE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACTIVE FINISH GRADE PRIOR TO SETTING OR CURB PLACING. CONTRACTOR SHALL BE RESPONSIBLE TO EXISTING CURBS TO ADJUST CURBS TO EXISTING POSITIVE DRAINAGE AWAY FROM BUILDINGS, PROVIDE UNIFORM FINISH TO TOP OF AREAS, CORRECT IRREGULARITIES, OTHER BREAKS IN GRADE, CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION SYSTEMS COMPLETELY SETTLED ON CURB PLACING APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. LANDSCAPE ARCHITECT PERMITS TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT, CLODS, STICKS, BRANCHES, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE, THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WEEDING, FERTILIZING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

LANDSCAPE TABULATIONS
THE CITY OF GARLAND, TEXAS

TOTAL LANDSCAPE AREA
1. 10% of site to be landscaped.

- | | |
|-------------------------|-------------------|
| Total Site: 50,098 s.f. | |
| Required | Provided |
| 5,009 s.f. (10%) | 16,473 s.f. (33%) |

LANDSCAPE BUFFERS

- 20' landscape buffer and one (1) tree and seven (7) shrubs per 30' L.I., adjacent to Aa through or larger.
 - 15' landscape buffer and one (1) tree per 30' L.I., adjacent to all other street types.
 - 75% max turf in landscape buffer areas.
- | | |
|----------------------|----------------------|
| HWY 190: 284 L.I. | |
| Required | Provided |
| 20' landscape buffer | 20' landscape buffer |
| (9) trees, 3" cal. | (16) trees, 3" cal. |
| (63) shrubs | (2) existing trees |
| | (160) shrubs |
- | | |
|--------------------------------|----------------------|
| North Garland Avenue: 183 L.I. | |
| Required | Provided |
| 15' landscape buffer | 15' landscape buffer |
| (6) trees, 3" cal. | (1) tree, 3" cal. |
| | (5) existing trees |
| (43) shrubs | (74) shrubs |

PARKING AREA LANDSCAPING

1. 5% of parking area covered in living landscape.
2. One (1) large canopy tree within 65 feet of all parking spaces.
3. One (1) large canopy tree per 10 spaces.
4. Screen parking with a continuous row of shrubs.

Parking spaces:

Required	Provided
398 s.f. (5%)	1411 s.f. (17%)
(3) trees, 3" cal.	(6) trees, 3" cal.

DETAIL PLAN

**PROPOSED RAISING CANE'S
190 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210309-2
ADDRESS: 5370 N. GARLAND**



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Store:
5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record:	NAME
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05.16.21

Prototype :		P4- AV 2020 - 2.0 RELEASE	
Prototype Issue Date:		7.14.2020	
Design Bulletin Updates:		---	
Date Issued:	Bulletin Number:		
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REVISIONS:		
1	06.16.2021	CITY COMMENTS
2		
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Sheet Title:

LANDSCAPE PLAN

Date:	05.02.2021
Project Number:	RAC21004.0
Drawn By:	TM

Sheet Number:

L2.01

REFERENCES

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1. REFERENCES DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting trees, shrubs and grasses
2. Bad preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen April 14, 2014 Edition; by American National Standards Institute, Inc. (200,1) - plant material
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
C. Missouri Association of Nurserymen, Grades and Standards
D. Horita Third, 1979 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bad mix material, gravel, crushed stone, seed edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave existing bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive seed soil shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and all other work necessary for maintenance.
3. A written notice regarding final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died or show signs of dieback or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All vines, shrubs, trees, plants, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any materials, including rules in lawn or bed areas, incurred as a result of making replacements shall be immediately replaced.
b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
c. When plant replacements are made, plants, soil, mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
C. Repair: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs acceptable to the Owner, further notice to the Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman experienced to Landscape Architects.
C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (irrigating and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions; if the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposed for use of equivalent materials. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunk or ones in their most portion. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.
D. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 3" HIGH SETTLED THICKNESS WITH 2" HT. WATERING RING; ENSURE THAT ROOT BALL IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
F. TREE STAKES: TREE STAKE SOLUTIONS "SAFETY STAKE" BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tully (800) 675-143 jtt@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
G. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

- do not measure from branch or root tip-to-tip.
2. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
3. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
4. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be replaced.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare in a manner that will not root damage, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plant, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed live, 1 grade or better nursery grown stock. Listed plant heights are from top of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
B. Quantities: The drawings and specifications are complementary, anything called for on one and not the other is as listed as if both were called for on both. The plant schedule is not to be taken literally. Confirm all quantities on site.
C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-developed, full of leaves, and shall not be plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable diseases, insect eggs and larvae, and are to be of specimen quality.
D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
1. Fridge, fertile, dark, loamy soil, free of dry lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign growth. Loam containing Dallarages or Nutgrass shall be rejected.
2. Physical properties as follows:
a. Clay - between 7-27 percent
b. Sil - between 10-25 percent
c. Sand - less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
C. Sharp Sand: Sharp sand must be free of seeds, soil particles and dark browns.
D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark browns.
E. Organic Fertilizer: Fertilid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or U) with a minimum 8% sulfur and 4% iron, plant micronutrients.
F. Plant: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 18' long with 6 stakes per section, painted black at the factory as manufactured by The J.M. Russell Company and under its trade name DURADOL Heavy Duty Steel.
B. Staking Material for Shade Trees: refer to details.
C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
D. Filter Fabric: "MaraFi Microcap" by MaraFi Construction Products or approved equal.
E. River Rock: "Colorado" or native river rock, 2"-4" dia.
F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed granite.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a three (3") inch layer of specified mulch.
3. Backfill for new pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
C. Grass Areas:
1. Blocks of sod should be laid joint to joint (interlocked joint) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

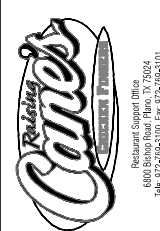
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and balls of earth of 8 & 6 plants shall be well covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
C. Position the trees and shrubs in their intended location as per plan.
D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe for the percolation test falls.
I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the bulge from the top 1/2 of the

- ball, as well as all nylon, plastic string and wire. Container trees will usually be root banded, if so follow standard nursery practice of "root scoring".
J. Do not wrap trunks.
K. Do not over prune.
L. Match the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least three (3") inches of specified mulch.
M. All plant beds and trees to be mulched with a minimum settled thickness of three (3") inches over the entire bed or pit.
N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning. Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General pruning of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. The limit of the organic material for trees shall be the diameter of the plant pit.
Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be "X" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grade side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas of all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



5370 N. GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P-4-Y SCHEME B

Professional of Record NAME



06/16/21

Prototype P-4-Y 2020 - 2.0 RELEASE

Prototype Issue Date: 7/14/2020

Design Bulletin Updates: --

Date Issued: Bulletin Number

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REVISION:

	06/16/2021	CITY COMMENTS
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Sheet Title:

LANDSCAPE SPECIFICATIONS

Date: 05/02/2021

Project Number: RAC21004.0

Drawn By: TM

Sheet Number:

- 4845 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.866.7192 office



L2.02

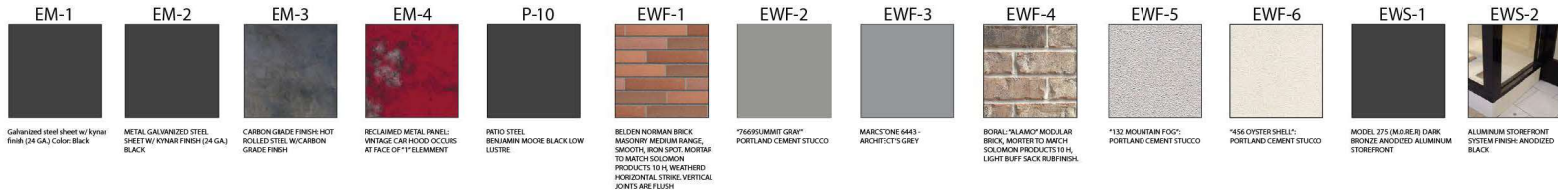


1 | NORTHWEST ELEVATION (FRONT ENTRY)
SCALE: 1/8" = 1'-0"



2 | NORTHEAST ELEVATION (DRIVE-THRU)
SCALE: 1/8" = 1'-0"

MATERIAL FINISHES



	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	16'-5"	20'-0"	4.8 (32'-5'50" = 1.6) (6.6 X 3 = 4.8)	4'-9"
NORTH ELEVATION (FRONT) NORTH GARLAND AVE.	37'-2 3/4"	7'-5"	12'-4 1/2"	2.1 (37'-2 3/4" x 50" = 7) (7 X 3 = 2.1)	4'-9"
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	82'-5"	24'-9"	20'-0"	4	5'-6"
NORTH ELEVATION (FRONT) NORTH GARLAND AVE.	37'-2 3/4"	11'-2"	12'-4 1/2"	4	5'-6"

SECTION 4.83 NONRESIDENTIAL & MULTI-FAMILY BUILDING MATERIALS & DESIGN
REQUIRED ARCHITECTURAL ELEMENTS:

- AWNINGS OR CANOPIES
ALL ELEVATION DISPLAY AN AWNING OR CANOPY ABOVE EXISTING ENTRY & WINDOW.
- DIVIDED LIGHT WINDOWS
ON ELEVATIONS NORTH & WEST THE DIVIDED LIGHT WINDOW IS SHOWN UNDER THE CANOPY WINDOW NEXT TO ENTRY.
- TRANSOM
TRANSOM SHOWN ON FRONT & SIDE ELEVATION ENTRY.
- DISPLAY WINDOWS
LOCATED ON EAST ELEVATION ENTRY.
- BENCHES FOR OUTDOOR SEATING
PATIO TABLES AND CHAIRS LOCATED AT FRONT ELEVATION. REFERENCE SITE SKETCH.
- VARIED ROOF HEIGHTS
DIFFERENT ROOF HEIGHTS SHOWN ON ALL ELEVATIONS.

DETAIL PLAN
PROPOSED RAISING CANE'S
150 @ N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 21009-2
ADDRESS: 5370 N. GARLAND AVE.



Site:
5370 N. GARLAND AVE
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record
PM
DESIGN
Architectural
Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(409) 419-1144
EFIELDS@PMDGNC.COM

Prototype: P4-AV 2020 - 2.0 RELEASE
Prototype Issue Date:
Design Bulletin Updates:
Date Issued: Bulletin Number:

PRELIMINARY

REVISIONS:	
1	
2	
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Sheet Title:
EXTERIOR ELEVATIONS
Date: 06/02/2021
Project Number: PAC21004-0
Drawn By: JC
Sheet Number:

A4.10

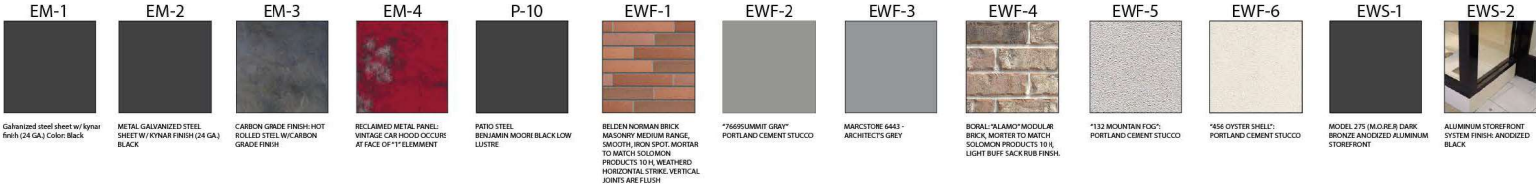


1 | SOUTHEAST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



2 | SOUTHWEST ELEVATION (SIDE ENTRY)
SCALE: 1/4" = 1'-0"

MATERIAL FINISHES



	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	12'-5"	18'-0"	20'-0"	4'-8"	4'-9"
		(82'-0" X 20%)		(82'-0" X 20%)	
NORTH ELEVATION (FRONT) NORTH GARLAND AVE.	37'-2 3/4"	7'-0"	12'-4 1/2"	2'-1"	4'-0"
		(37'-2 3/4" X 20%)		(37'-2 3/4" X 20%)	
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQ.	PROVIDED	REQ.	PROVIDED
EAST ELEVATION (DRIVE-THRU) PRESIDENT GEORGE BUSH TURNPIKE	12'-5"	24'-0"	20'-0"	4'	5'-6"
		(82'-0" X 30%)			
NORTH ELEVATION (FRONT) NORTH GARLAND AVE.	37'-2 3/4"	11'-0"	12'-4 1/2"	4'	5'-6"
		(37'-2 3/4" X 30%)			
SECTION 4.83 NONRESIDENTIAL & MULTI-FAMILY BUILDING					
MATERIALS & DESIGN REQUIRED ARCHITECTURAL ELEMENTS:					
1. AWNINGS OR CANOPIES					
2. DIVIDED LIGHT WINDOWS					
3. TRANSOMS					
4. DISPLAY WINDOWS					
5. BENCHES FOR OUTDOOR SEATING					
6. VARIED ROOF HEIGHTS					

DETAIL PLAN
PROPOSED RAISING CANE'S
190 E. N. GARLAND ADDITION
LOT 1 BLOCK 1
CASE NO. 210308-2
ADDRESS: 5370 N. GARLAND AVE.

1. AWNINGS OR CANOPIES
2. DIVIDED LIGHT WINDOWS
3. TRANSOMS
4. DISPLAY WINDOWS
5. BENCHES FOR OUTDOOR SEATING
6. VARIED ROOF HEIGHTS



Restaurant Support Office
6809 West Loop West, Suite 100
Dallas, TX 75214
Phone: 972.766.3100 Fax: 972.766.3101

Site:
PGBT & GARLAND AVE.
GARLAND, TX 75044
Restaurant #RC713
P4-AV SCHEME B

Professional of Record: NAME
PM DESIGN
Architectural
Solutions Group
1101 Central Expressway South
Suite 100
Allen, TX 75013
CONTACT: EVERETT FIELDS
(409) 619-1144
EFIELDS@PMOINC.COM

Prototype: P4-AV 2020 - 2.0 RELEASE
Prototype Issue Date:
Design Bulletin Update:
Date Issued: Bulletin Number:

PRELIMINARY

REVISIONS:
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Sheet Title:
EXTERIOR ELEVATIONS
Date: 06.02.2021
Project Number: RAC21004.0
Drawn By: JC
Sheet Number:

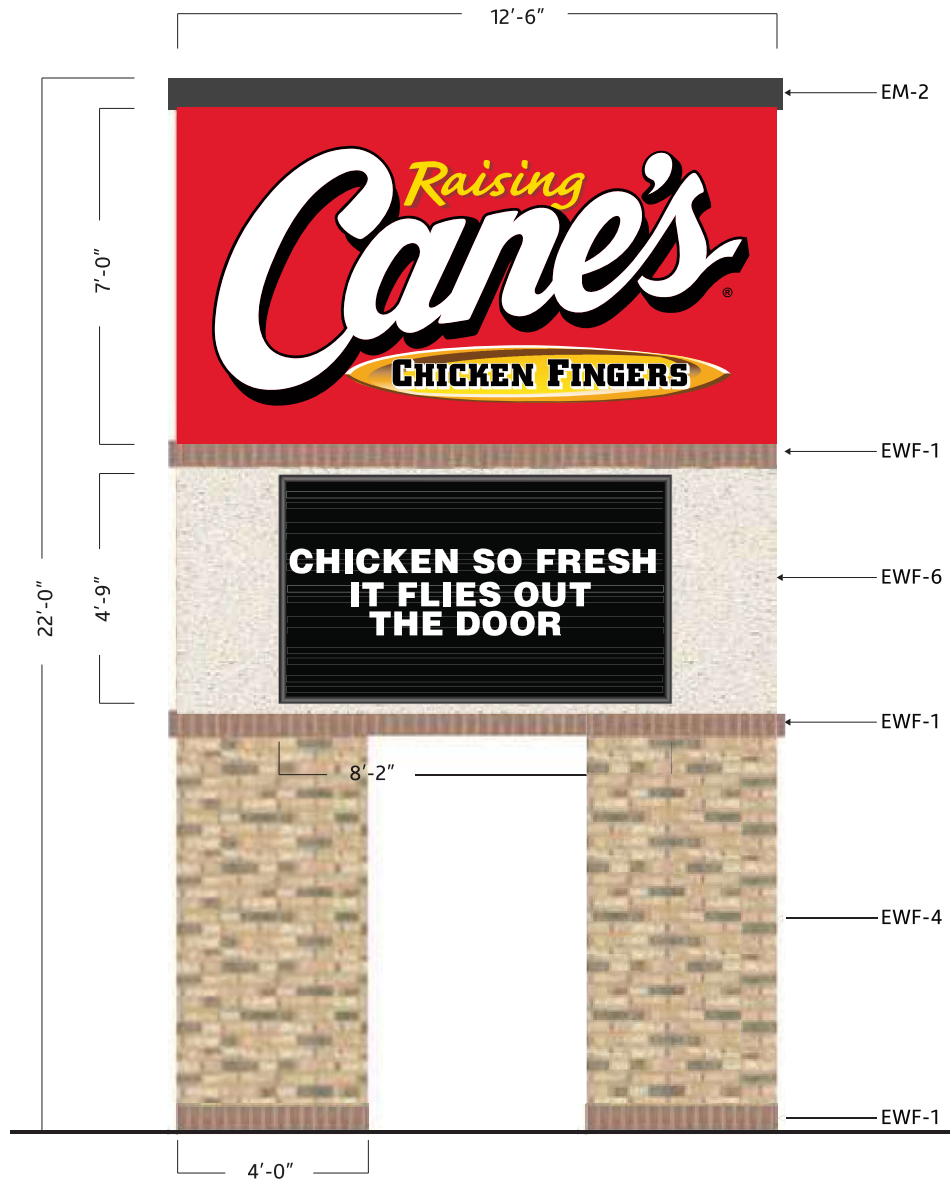
A4.20



2 | REAR ELEVATION



EXHIBIT F



87.50
Square Footage

146.88
TOTAL
Square Footage

59.38
Square Footage

- EM-2  METAL GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) BLACK
- EWF-1  BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PRODUCTS 10 H, WEATHERED HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH.
- EWF-4  BORAL: "ALAMO" QUEEN BRICK, MORTAR TO MATCH SOLOMON PRODUCTS 10 H, LIGHT BUFF SACK RUB FINISH.
- EWF-6  "456 OYSTER SHELL": PORTLAND CEMENT STUCCO

Scale: 1/4"=1'



Location: Garland, TX

Site ID: RC0713

Date: 01/06/2021

AGI Rep: G.W.

AGI PM: Anthony Molina

Drawn by: M. Folden

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Z 21-11



View of the subject property from North President George Bush Turnpike



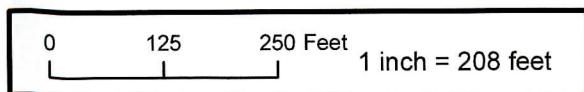
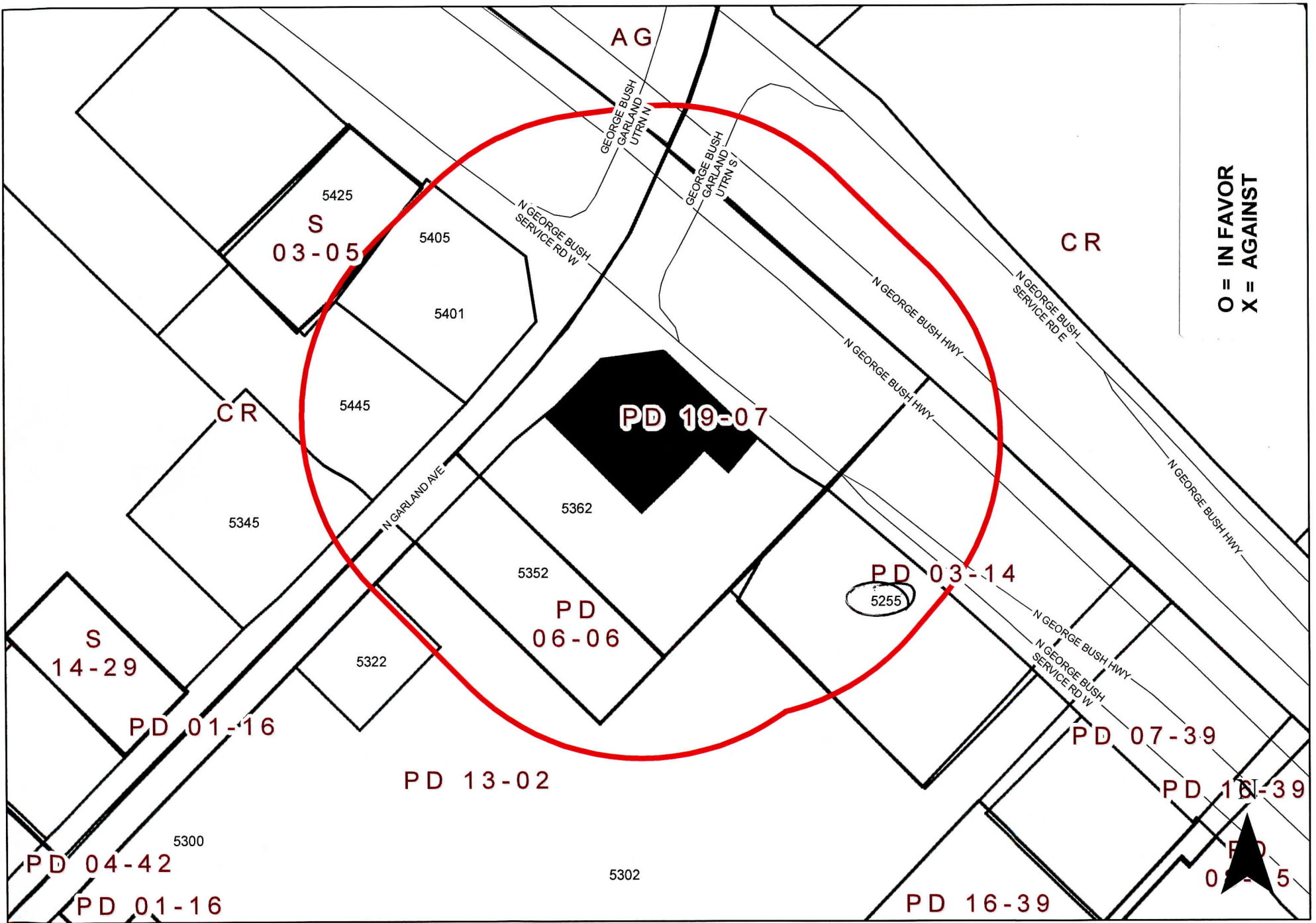
Looking southwest of the subject property



Looking northeast of the subject property



Looking northwest of the subject property



Zoning Map Z 21-11

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

5345 North President George Bush Turnpike

Comment Form

Case Z 21-11

Z 21-11 PM Design. The applicant proposes to construct a Restaurant with a Drive-Through. This site is located at 5345 North President George Bush Turnpike. (District 1)

Z 21-11 PM Design. El solicitante propone construir un restaurante con servicio de autoservicio (Drive-Through). Este sitio está ubicado en 5345 North President George Bush Turnpike. (Distrito 1)

Z 21-11 PM Design. Người nộp đơn đề xuất xây dựng một Nhà hàng có lái xe qua. Địa điểm này nằm ở 5345 North President George Bush Turnpike. (Quận 1) (xem bản đồ bao gồm)

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

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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

Dominic Schillace, Tenant

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.)

5255 N. Pres George Bush Hwy #425

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

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

06/18/21

Date / Fecha / Ngày

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

JUN 23 '21 AM 10:16



GARLAND

Plan Commission

2. d.

Meeting Date: 06/28/2021

Item Title: Z 21-17 Dignity Mortuary Transport Co., LLC - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Specific Use Provision to allow a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Specific Use Provision) **(This request has been withdrawn by the applicant.)**



GARLAND

Plan Commission

2. e.

Meeting Date: 06/28/2021

Item Title: Z 21-17 Dignity Mortuary Transport Co., LLC - Plan (District 6)

Summary:

Consideration of the application of **Dignity Mortuary Transport Co, LLC**, requesting approval of a Plan for a Mortuary on a property zoned Industrial (IN) District. This property is located at 1111 South Jupiter Road. (District 6) (File Z 21-17 - Plan) **(This request has been withdrawn by the applicant.)**



GARLAND

Plan Commission

2. f.

Meeting Date: 06/28/2021

Item Title: Z 21-20 Beau Durham - Zoning (District 6)

Summary:

Consideration of the application of **Beau Durham**, requesting approval of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Zoning)

Attachments

Z 21-20 Beau Durham (Zoning) Report and Attachments

Z 21-20 Beau Durham Responses

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 21-20/District 6

Agenda Item:

Meeting: Plan Commission

Date: June 28, 2021

REQUEST

Approval of an Amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

LOCATION

3428 West Buckingham Road

APPLICANT

Beau Durham

OWNER

4B2D Real Estate Holding Company, LLC

BACKGROUND

In 2020, City Council approved Planned Development (PD) District 20-03 with a Specific Use Provision to allow a Restaurant, Drive-Through for a time period of twenty (20) years. The applicant proposes to amend Planned Development (PD) District 95-34, which limits the number of freestanding signs, to allow a Pylon Sign along West Buckingham Road.

The drive-through establishment [HTeaO] is currently under construction.

SITE DATA

The site contains approximately 0.598 acres with 133 feet of frontage along West Buckingham Road, from which a shared driveway is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-03, with a Specific Use Provision allowing for a Restaurant, Drive-Through. PD 20-03 is based in the Community Retail (CR) District. The 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 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 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 CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes a 144 square-foot pylon sign at 22 feet in height. The GDC requires a maximum surface area of 150 square feet for pylon signs, and a maximum

height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The proposed pylon sign complies with the above requirements.

2. The site plan (Exhibit C) shows the location of the proposed sign in relation to the new drive-through establishment [HTeaO] and West Buckingham Road. The sign is placed twenty-seven (27) feet from the right-of-way line, meeting the minimum twenty (20) foot requirement stated in the GDC.
3. Planned Development (PD) District 95-34 states the site shall consist of two (2) freestanding signs for the shopping center and one (1) monument sign for each pad site. There is currently one (1) existing freestanding pylon sign (Walgreens, with additional tenant space) along Jupiter Road, and one (1) existing monument sign (Walgreens) along Buckingham Road throughout the Planned Development (PD) District 95-34 site. Therefore, one additional pylon sign may be permitted on the PD 95-34 site; however, the subject property for HTea0 is a platted single-use pad site. As mentioned above, pad sites are intended to have monument signs only per PD 95-34.

A map showing the original PD 95-34 boundaries is attached.

4. Per GDC Section 4.78(P)(5) pylon signs are not allowed if the property only has access from an access easement or nonpublic street. Therefore, in addition to the abovementioned PD 95-34 requirement, a pylon sign is not allowed at this location due to the shared access easement.
5. The applicant contends that a pylon sign is requested so as not to block Walgreens' existing monument sign visibility along Buckingham Road. Monument signs may be located a minimum of five (5) from the property line, with a seven (7)-foot height maximum and fifty (50) square-foot maximum. As mentioned above, a pylon sign requires a minimum twenty (20)-foot setback, with a twenty-two (22)-foot height maximum and one-hundred-fifty (150) square-foot maximum.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, office and residential development. There are existing monument signs, pole signs and pylon signs in the general vicinity. The proposed sign would be oriented towards West Buckingham Road.

STAFF RECOMMENDATION

Denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC.

ADDITIONAL INFORMATION

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

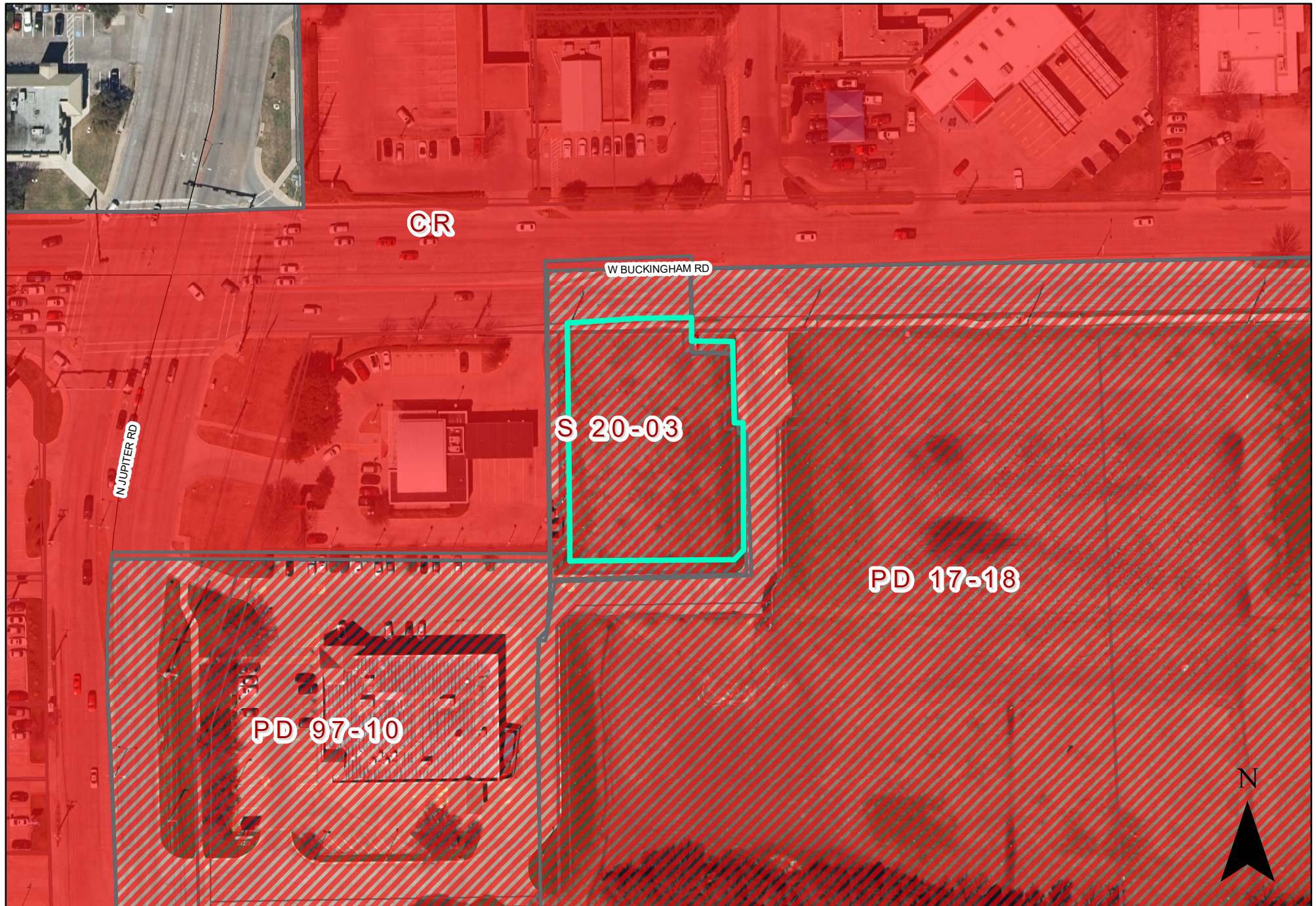
CITY COUNCIL DATE: July 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 102 feet

Zoning Map Z 21-20



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-20

3428 West Buckingham Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow a Pylon Sign.
- II. Statement of Effect:** This Planned Development (PD) District 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 Planned Development (PD) District 95-34, Planned Development (PD) District 20-03 and 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 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 Conditions:**
 - A. Pylon Sign: The Pylon Sign shall be in conformance with Exhibit C and D.



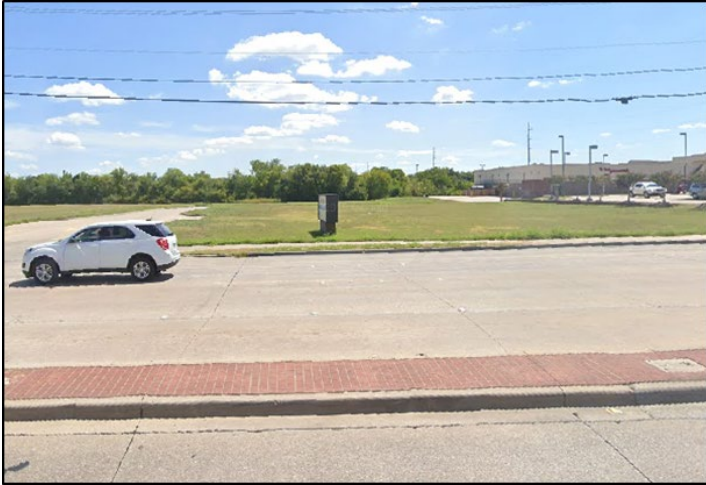
0 60 120 Feet
1 inch = 102 feet

PLANNED DEVELOPMENT (PD) DISTRICT 95-34



INDICATES AREA
OF REQUEST

Z 21-20



Looking at the subject property



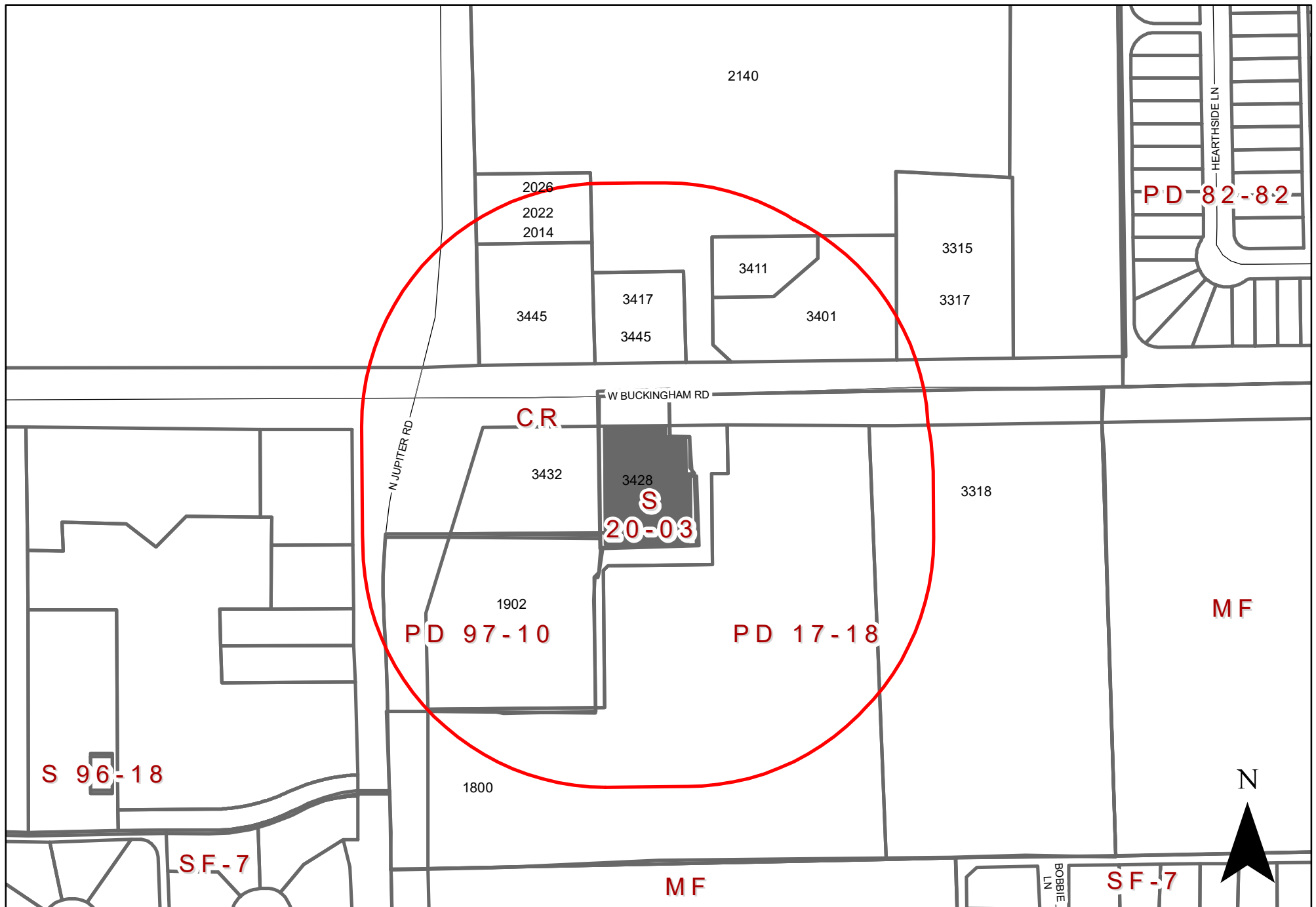
Looking north across West Buckingham from the subject property



Walgreens, southwest of the subject property



Looking northwest at the Starbucks from the subject property.



0 130 260 Feet
1 inch = 207 feet

Zoning Map Z 21-20

3428 West Buckingham Road

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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



GARLAND

Plan Commission

2. g.

Meeting Date: 06/28/2021

Item Title: Z 21-20 Beau Durham - Detail Plan (District 6)

Summary:

Consideration of the application of **Beau Durham**, requesting approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through. This property is located at 3428 West Buckingham Road. (District 6) (File Z 21-20 - Detail Plan)

Attachments

Z 21-20 Beau Durham (Detail Plan) Report and Attachments

Z 21-20 Beau Durham Responses

Planning Report

File No: Z 21-20/District 6

Agenda Item:

Meeting: Plan Commission

Date: June 28, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Approval of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

LOCATION

3428 West Buckingham Road

APPLICANT

Beau Durham

OWNER

4B2D Real Estate Holding Company, LLC

BACKGROUND

In 2020, City Council approved Planned Development (PD) District 20-03 with a Specific Use Provision to allow a Restaurant, Drive-Through for a time period of twenty (20) years. The applicant proposes to amend Planned Development (PD) District 95-34, which limits the number of freestanding signs, to allow a Pylon Sign along West Buckingham Road.

The drive-through establishment [HTeaO] is currently under construction.

SITE DATA

The site contains approximately 0.598 acres with 133 feet of frontage along West Buckingham Road, from which a shared driveway is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-03, with a Specific Use Provision allowing for a Restaurant, Drive-Through. PD 20-03 is based in the Community Retail (CR) District. The 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 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 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 CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The applicant proposes a 144 square-foot pylon sign at 22 feet in height. The GDC requires a maximum surface area of 150 square feet for pylon signs, and a maximum

height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed). The proposed pylon sign complies with the above requirements.

2. The site plan (Exhibit C) shows the location of the proposed sign in relation to the new drive-through establishment [HTeaO] and West Buckingham Road. The sign is placed twenty-seven (27) feet from the right-of-way line, meeting the minimum twenty (20) foot requirement stated in the GDC.
3. Planned Development (PD) District 95-34 states the site shall consist of two (2) freestanding signs for the shopping center and one (1) monument sign for each pad site. There is currently one (1) existing freestanding pylon sign (Walgreens, with additional tenant space) along Jupiter Road, and one (1) existing monument sign (Walgreens) along Buckingham Road throughout the Planned Development (PD) District 95-34 site. Therefore, one additional pylon sign may be permitted on the PD 95-34 site; however, the subject property for HTea0 is a platted single-use pad site. As mentioned above, pad sites are intended to have monument signs only per PD 95-34.

A map showing the original PD 95-34 boundaries is attached.

4. Per GDC Section 4.78(P)(5) pylon signs are not allowed if the property only has access from an access easement or nonpublic street. Therefore, in addition to the abovementioned PD 95-34 requirement, a pylon sign is not allowed at this location due to the shared access easement.
5. The applicant contends that a pylon sign is requested so as not to block Walgreens' existing monument sign visibility along Buckingham Road. Monument signs may be located a minimum of five (5) from the property line, with a seven (7)-foot height maximum and fifty (50) square-foot maximum. As mentioned above, a pylon sign requires a minimum twenty (20)-foot setback, with a twenty-two (22)-foot height maximum and one-hundred-fifty (150) square-foot maximum.

COMPREHENSIVE PLAN

The Future Land Use Plan of the Envision Garland 2030 Comprehensive Plan designates this site for Compact Neighborhoods. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, office and residential development. There are existing monument signs, pole signs and pylon signs in the general vicinity. The proposed sign would be oriented towards West Buckingham Road.

STAFF RECOMMENDATION

Denial of an amendment to Planned Development (PD) Districts 95-34 and 20-03 to allow a Pylon Sign for a Restaurant, Drive-Through.

Denial of a Detail Plan to allow a Pylon Sign for a Restaurant, Drive-Through.

A monument sign is allowed on the site without the need for deviations from the Planned Development and GDC.

ADDITIONAL INFORMATION

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

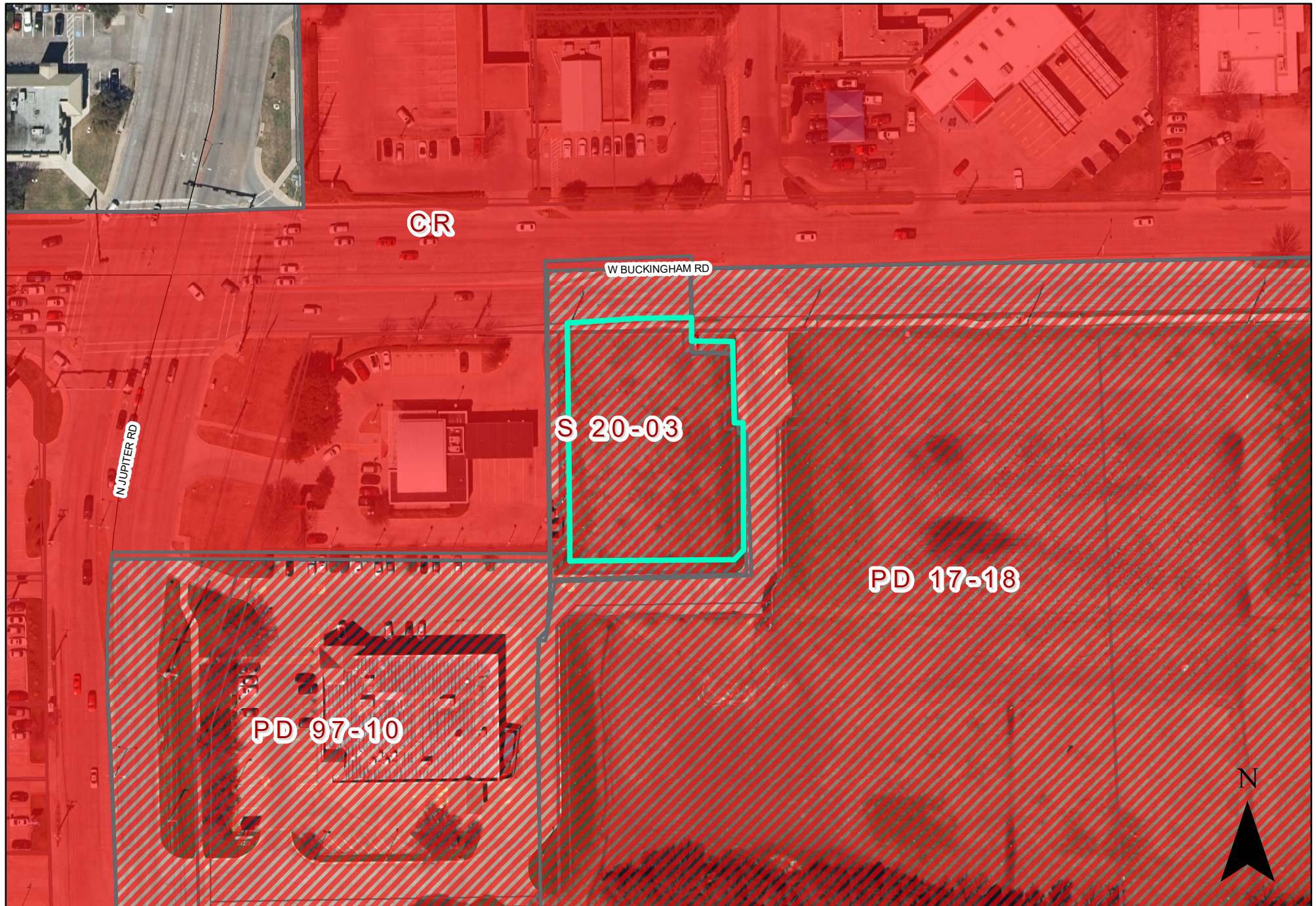
CITY COUNCIL DATE: July 20, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 60 120 Feet
1 inch = 102 feet

Zoning Map Z 21-20



INDICATES AREA
OF REQUEST



SERVICES • ELECTRICAL • DESIGN • WALL WRAPS
BRAND REPAIRS • 3D RENDERING • LED DISPLAY
STRUCTURAL MODIFICATIONS • CUE INSTALLATION

ACM HUB, LLC
DBA

TITAN SIGN COMPANY

ELECTRICAL LICENSE

SEC #37286

SIGN LICENSE

SSC #18454

MAIN: (210) 202-0123
FAX: (800) 515-1046

TitanSignCompany.com

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SIGN LOCATION

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/17/21

REVISION DATE
1 -/-/
2 -/-/

PERMIT SET

SHEET NO.

1

EXHIBIT C

SETBACK FROM
PROPERTY LINE

C.1 PYLON SIGN 29'

DISTANCE FROM
BUCKINGHAM RD.

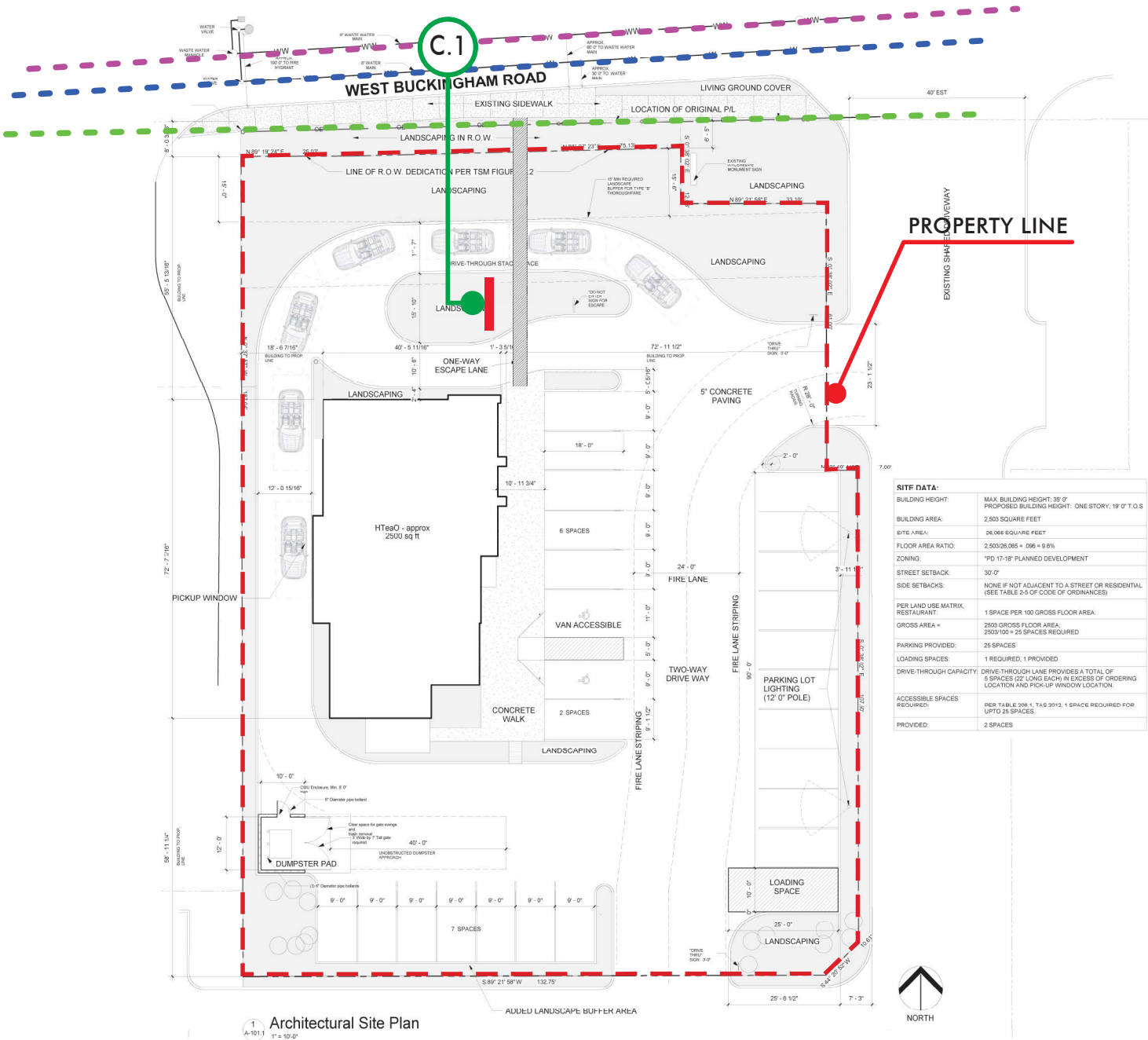
C.1 PYLON SIGN 44'

UTILITY

Water Line

Electric Line

Waste Water



SITE DATA:	
BUILDING HEIGHT:	MAX. BUILDING HEIGHT: 35' 0" PROPOSED BUILDING HEIGHT: ONE STORY, 19' 0" T.O.S.
BUILDING AREA:	2,503 SQUARE FEET
SITE AREA:	26,066 SQUARE FEET
FLOOR AREA RATIO:	2,503/26,066 = .096 = 9.6%
ZONING:	"PD 17-18" PLANNED DEVELOPMENT
STREET SETBACK:	30' 0"
SIDE SETBACKS:	NONE IF NOT ADJACENT TO A STREET OR RESIDENTIAL (SEE TABLE 2-5 OF CODE OF ORDINANCES)
PER LAND USE MATRIX, RESTAURANT:	1 SPACE PER 100 GROSS FLOOR AREA
GROSS AREA =	2503 GROSS FLOOR AREA, 2503/100 = 25 SPACES REQUIRED
PARKING PROVIDED:	25 SPACES
LOADING SPACES:	1 REQUIRED, 1 PROVIDED
DRIVE-THROUGH CAPACITY:	DRIVE-THROUGH LANE PROVIDES A TOTAL OF 5 SPACES (22' LONG EACH) IN EXCESS OF ORDERING LOCATION AND PICK-UP WINDOW LOCATION.
ACCESSIBLE SPACES REQUIRED:	PER TABLE 209.1, TAB 2012, 1 SPACE REQUIRED FOR UP TO 25 SPACES.
PROVIDED:	2 SPACES

1 Architectural Site Plan
A-101.1
1" = 10' 0"



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

Project Mgr: Mark Song
Assist Project Mgr: Victor Martins
Master Electrician: Tomas Eggers
Fabrication Mgr: Miguel G.
Installation Mgr: Mike R.

Print Mgr: Christina H
Finishing Mgr: Gerry G
CNC: David
Paint:
Admin: Marie Cuellar

Design Leader: Kat Sullon
Design Team:
Design Coord:
3D Rendering:
Design View

Architect Firm: NA
Architect: NA
Engineer: NA
Construction Co: NA
General Contractor: NA

Pantone Color Schematic:

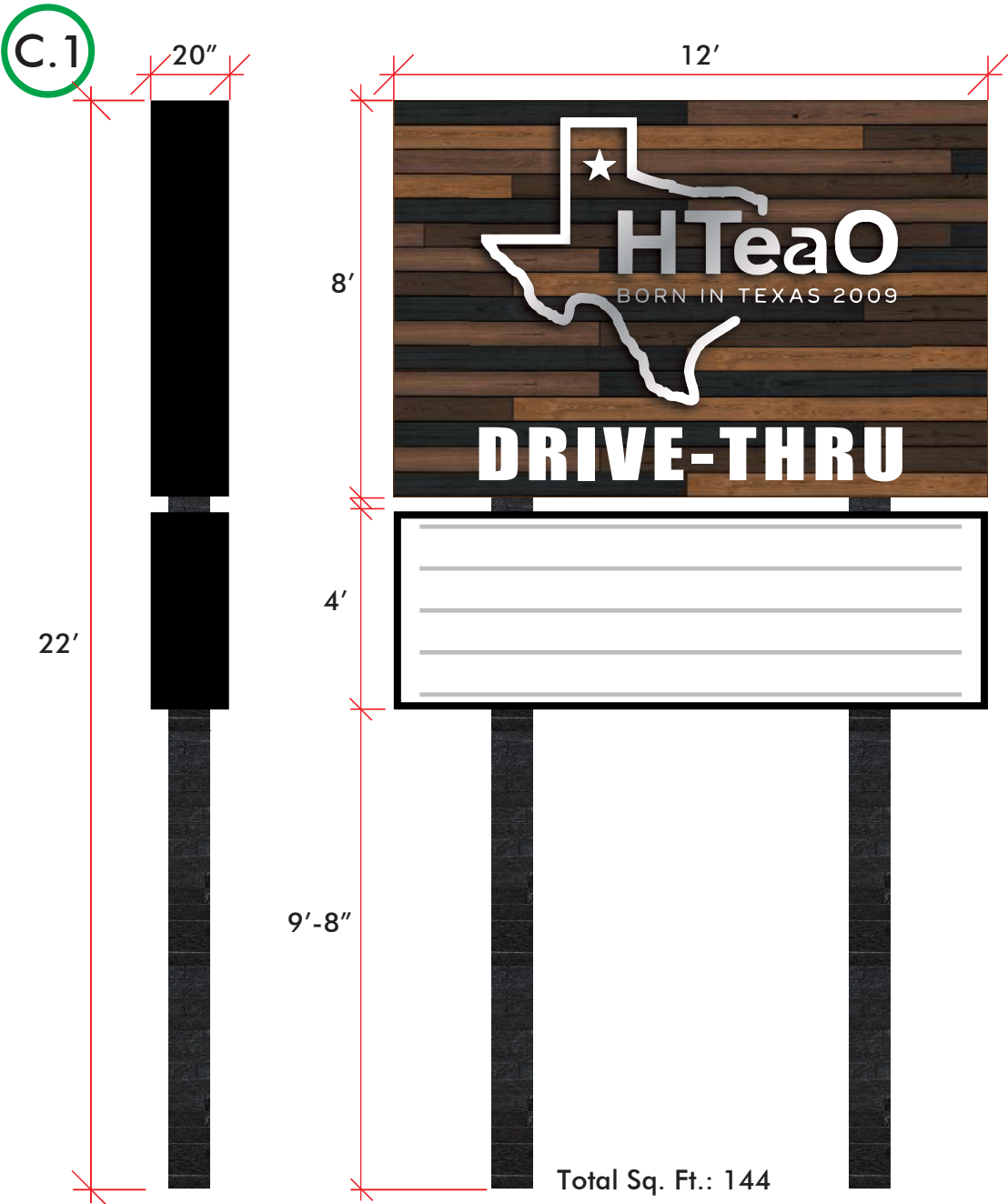
DRAWING

Signature:

Date:

- ☐ Approved as Submitted
- ☐ Approved / Revise as Noted
- ☐ Rejected / Re-Submit
- ☐ Waiting on Permit

EXHIBIT D



- ☐ 3D SCAN
- ☐ AERIAL
- ☐ FIELD
- ☐ CL PROVIDED

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General Contractor: NA

Pantone Color Schematic:

DRAWING

Signature:

Date:

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SIGNS • ELECTRICAL • DESIGN • WALL WRAPS
BRAND FORMATS • 3D RENDERING • LED DISPLAY
STRUCTURAL ENGINEERING • CRE • INSTALLATION

ACM HUB, LLC
DBA

TITAN SIGN COMPANY

ELECTRICAL LICENSE

SEC #37286

SIGN LICENSE

SSC #18454

MAIN: (210) 202-0123

FAX: (800) 515-1046

TitanSignCompany.com

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PYLON SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/17/21

REVISION DATE
1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.
5



SIGNS - ELECTRICAL - DESIGN - WALL WRAPS
BRAND FORMATS - 3D RENDERING - LED DISPLAY
STRUCTURAL ENGINEERING - CNC - INSTALLATION

ACM HUB, LLC
DBA
TITAN SIGN COMPANY

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PYLON SIGN

SHEET TITLE

PROJECT

SCALE
AS NOTED

DATE
05/27/21

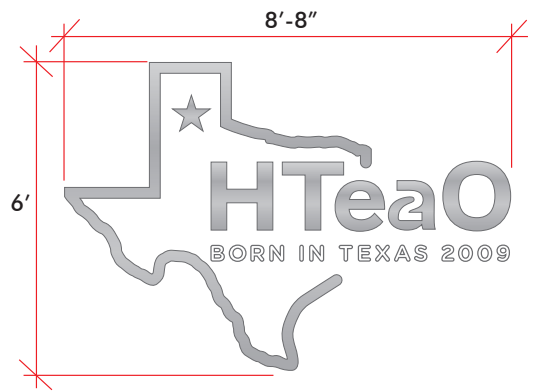
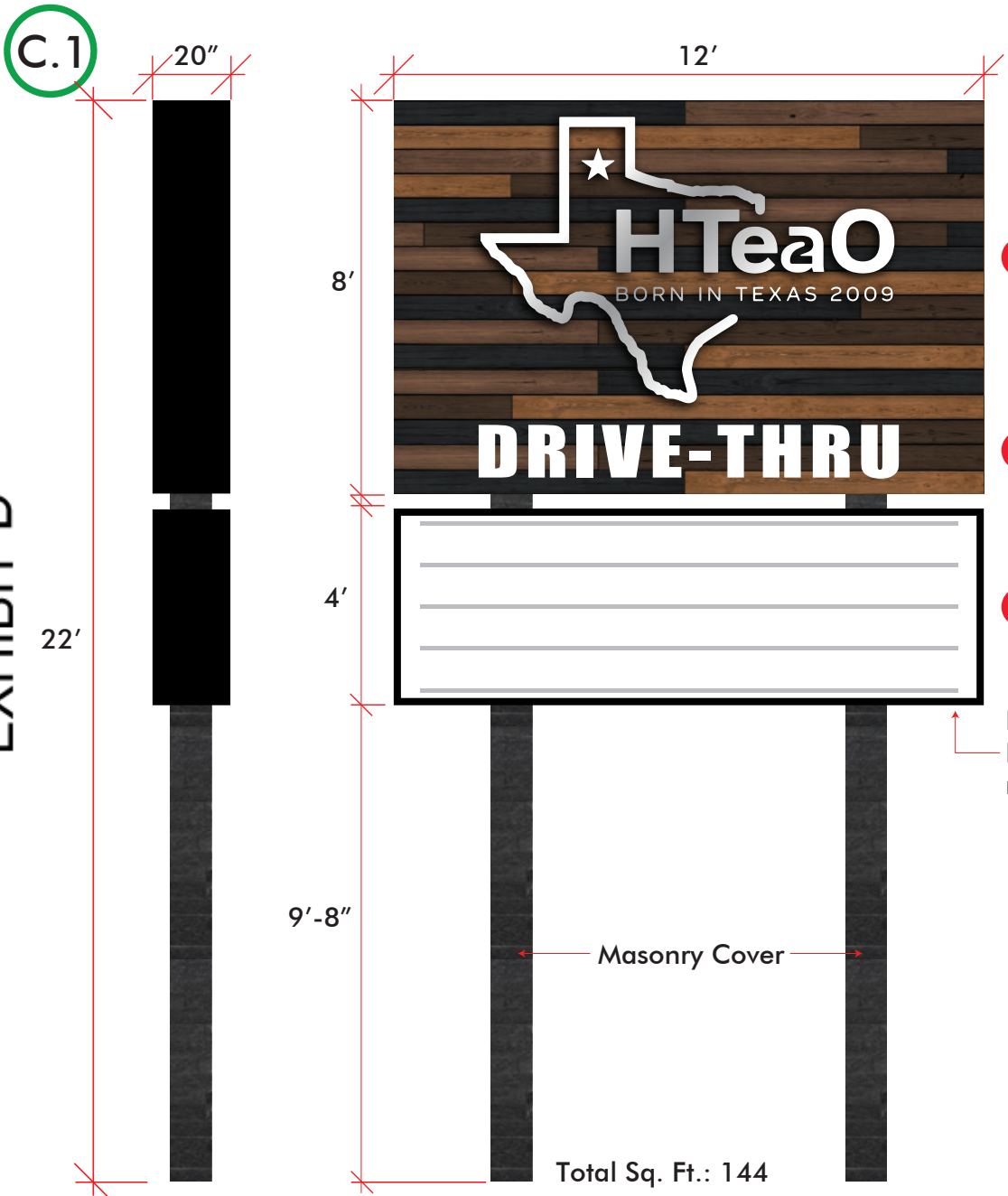
REVISION DATE

1 -/-/-
2 -/-/-

PERMIT SET

SHEET NO.

5



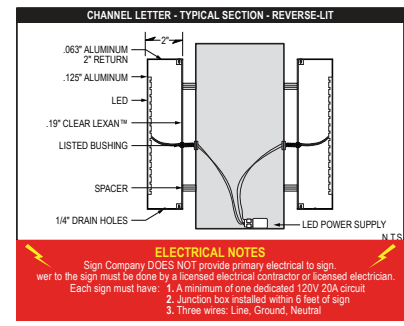
C.1 Pylon Sign • Cabinet Box Double Sided • Non Illuminated
For Permit

QUANTITY: ONE (1)
Overall Height: 22'- 0"
Cabinet Height: 6'- 0"
Cabinet Width: 12'- 0"
Sq. Tubing: 10"
Total Sq. Ft.: 72

1 Reverse Lit Channel Letters w/ LED, Individually Mounted
For Permit

INTERNALLY ILLUMINATED REVERSE LIT CHANNEL LETTERS

QUANTITY: (2) One per Side
Overall Height: 6'-0"
Overall Length: 8'-8"
Total Sq.Ft.: 52
Face/Returns: PMS/Wrisco COLOR
Illumination: White premium LED



NOTES:

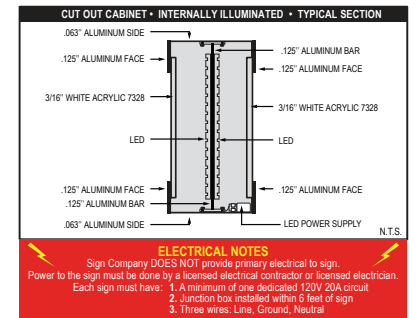
- Individually Mounted
- WHITE interiors for increased illumination
- All paint two-stage automotive acrylic

"BORN IN TEXAS 2009" Non Illuminated Flush Mounted FCO Letters

2 Drive Thru • LED Illuminated Cabinet Box • Double Sided
For Permit

INTERNALLY ILLUMINATED

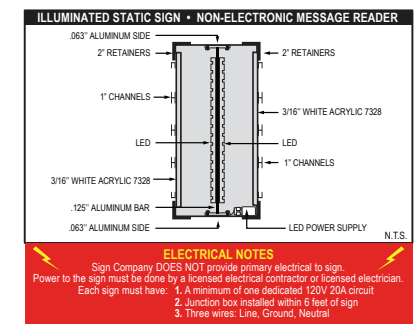
QUANTITY: ONE (1)
Cabinet Height: 2'- 0"
Cabinet Width: 12'- 0"
Sq. Tubing: 10"
Illumination: White premium LED
Total Sq. Ft.: 24



3 Illuminated Static sign, Non-electronic message reader
For Permit

INTERNALLY ILLUMINATED

QUANTITY: ONE (1)
Cabinet Height: 4'- 0"
Cabinet Width: 12'- 0"
Sq. Tubing: 10"
Illumination: White premium LED
Total Sq. Ft.: 48



☐ 3D SCAN
☐ AERIAL
☐ FIELD
☐ CL PROVIDED

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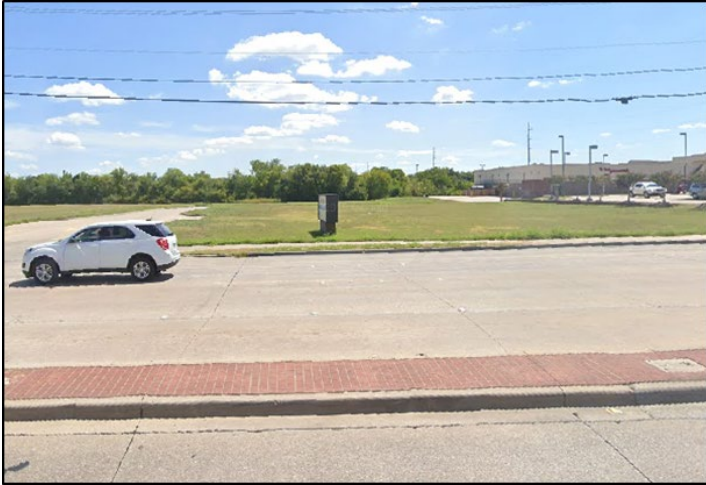
0 60 120 Feet
1 inch = 102 feet

PLANNED DEVELOPMENT (PD) DISTRICT 95-34



INDICATES AREA
OF REQUEST

Z 21-20



Looking at the subject property



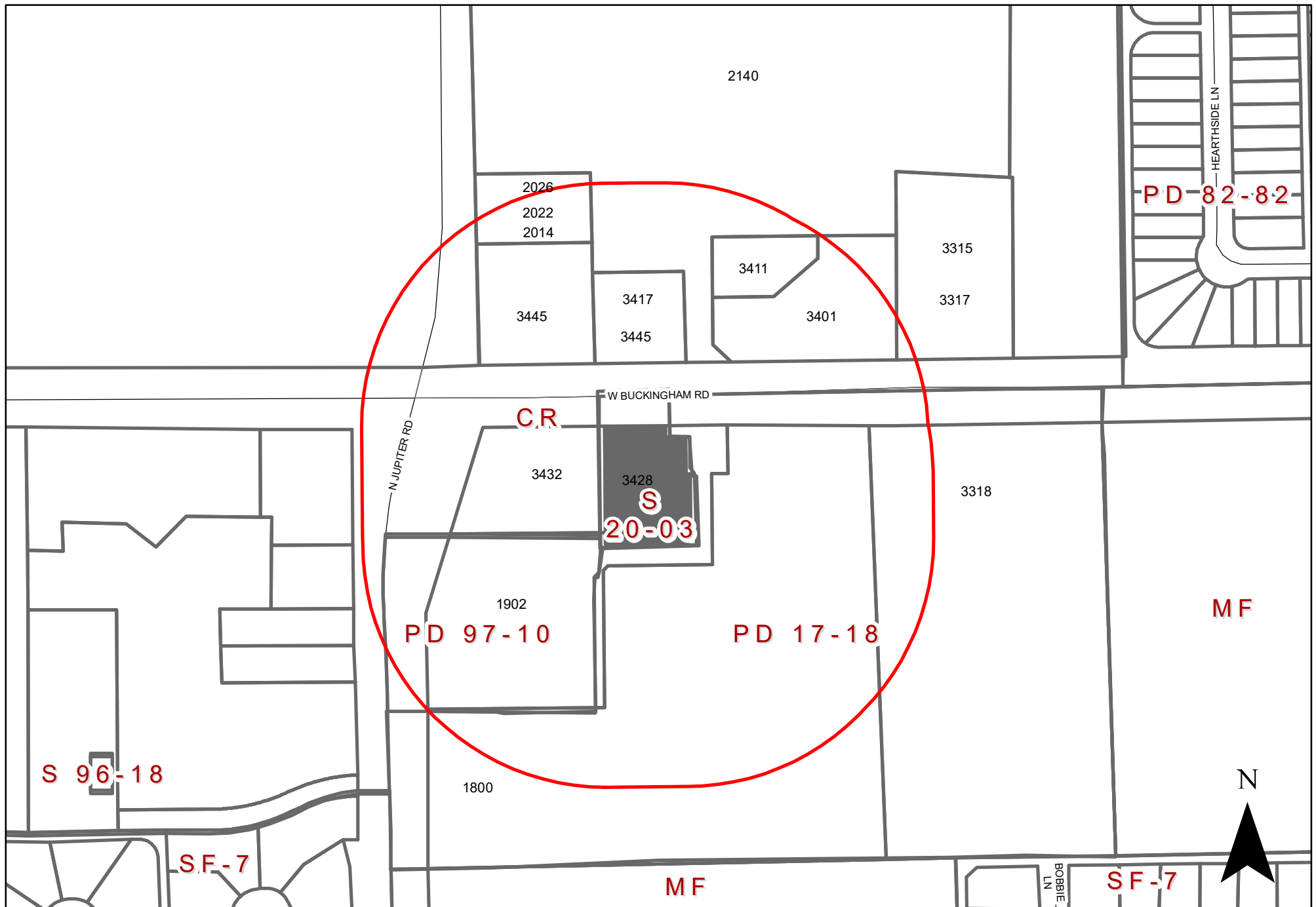
Looking north across West Buckingham from the subject property



Walgreens, southwest of the subject property



Looking northwest at the Starbucks from the subject property.



0 130 260 Feet
1 inch = 207 feet

Zoning Map Z 21-20

3428 West Buckingham Road

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

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