



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING- June 14, 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 14, 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_ur63cyt5QY2-DVjxXloAtw

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: 999 3859 3009

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 Plan Commission has had the opportunity to review each of these items during a pre-meeting. The Chairman will announce the agenda and provide an opportunity for members of the audience and the Plan Commission to request that an item be removed and considered separately.

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for May 24, 2021.

2. PLATS

- a. P 21-19 Ponderosa Acres Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **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)
- b. 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 item may include amendments to Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (District 5) (File Z 21-14 - Detail Plan)
- c. 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)
- d. 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)
- e. 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)

4. **ADJOURN**

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1. a.

Meeting Date: 06/14/2021

Item Title: Plan Commission Minutes for May 24, 2021

Summary:

Consider approval of the Plan Commission Minutes for May 24, 2021.

Attachments

Plan Commission Minutes for May 24, 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, May 24, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
1 st Vice Chairman	Christopher Ott
2 nd Vice Chairman	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	Nabiha Ahmed
Development Planner	Kimberly Hopkins

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the May 10, 2021 meeting.

PLATS

2a. APPROVED** P 21-14 Higher Dimensional Fellowship Addition Final Plat

2b. APPROVED** P 21-15 Lakeways West No. 1 Addition Replat

2c. APPROVED** P 21-17 Hidden Oaks Final Plat

2d. APPROVED** P 21-18 Micropac Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

3a. APPROVED Consideration of the application of **Civil Point Engineering, Inc.**, requesting approval of an Amendment to Planned Development (PD) District 17-52 for Multi-Family Use to allow Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Zoning)

Nabiha Ahmed, Development Planner, presented the staff report.

There was discussion between the Plan Commission and Staff regarding development phases, sidewalk locations, and the ingress and egress.

Representing the applicant, Steven Balliet, 5905 Granite Lake Drive, Granite Bay, CA 95746, provided a brief overview of the request and provided additional information regarding the overall site development.

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

3b. APPROVED Consideration of the application of **Civil Point Engineering, Inc.**, requesting approval of a Detail Plan for Elder Care - Independent Living and Elder Care - Assisted Living. This property is located at 2055 Arapaho Road. (District 7) (File Z 21-01 - Detail Plan)

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

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:29 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/14/2021

Item Title: P 21-19 Ponderosa Acres Final Plat

Summary:

P 21-19 Ponderosa Acres Final Plat

Attachments

P 21-19 Ponderosa Acres Replat Report and Attachments



GARLAND
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Planning Report

File No: P 21-19/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021

FINAL PLAT

Ponderosa Acres Replat

LOCATION

1706 Pleasant Valley Road

ZONING

Planned Development (PD) District 20-25

NUMBER OF LOTS

Two (2) lots

ACREAGE

2.964 acres

BACKGROUND

The applicant requests approval of a final plat. The purpose of this plat is to create two (2) lots and build a church on Lot 1R.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

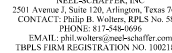
Will Guerin, AICP
Director of Planning



Plat Map P 21-19



INDICATES AREA
OF REQUEST





Plan Commission

3. a.

Meeting Date: 06/14/2021

Item Title: Z 21-14 Langan, Specific Use Provision (District 5)

Summary:

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)

Attachments

Z 21-14 Langan Report and Attachments (Specific Use Provision)

Z 21-14 Langan Responses

Planning Report

File No: Z 21-14/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021



GARLAND

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Do REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

LOCATION

3205 South Garland Avenue

APPLICANT

Langan

OWNER

McDonald's

BACKGROUND

The applicant, representing McDonald's, proposes to expand the existing building by 545 square feet, remodel the interior and exterior, and add an additional drive-through lane to increase the speed of service.

SITE DATA

The subject property is developed with an approximately 2,890 square-foot drive-through restaurant building. The site contains approximately 0.689 acres with approximately 150 lineal feet of frontage along South Garland Avenue.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 08-52 which allows Community Retail (CR) District uses. 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.

The applicant proposes to expand the existing building and an additional drive-through lane. The Restaurant, Drive-Through use requires a Specific Use Provision per Planned Development (PD) District 08-52.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to add an additional drive-through lane to increase the speed of service. In addition, the request would expand the existing 2,890 square-foot building by approximately 545 square foot for a new total building area of 3,435 square feet. This expansion is for an indoor play area only. No additional dining area is being proposed; the applicant states that the total seating capacity will be decreased with the improvements.
2. The applicant is requesting a parking deviation. Thirty-five (35) parking spaces are required per the GDC; however, the site currently provides twenty-seven (27) parking spaces and the applicant is proposing twenty-six (26) parking spaces shown on Exhibit C. A traffic study has been prepared showing the site can function with the proposed spaces along with an additional drive-through lane.
3. Landscaping currently exists on the site. However, the applicant is providing new landscaping on site, which meets the GDC requirements.
4. The design of the building expansion and remodel complies with the applicable building design regulations of the GDC.
5. The applicant is requesting approval of the Specific Use Provision for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Center for the subject property. Additionally, the site is located within the South Garland Avenue Catalyst Area and is identified as a Targeted Investment Area. The site is located in a key commercial corridor and gateway to the community.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the south is zoned Planned Development (PD) District 08-52 (with an S 06-13) and is developed with a drive-through restaurant. The property to the north is zoned Planned Development (PD) District 08-52 and is currently undeveloped. The property to the west is zoned Planned Development (PD) 20-05 and is currently used as a temporary off-site construction campus. The property to the east, across South Garland Avenue, is zoned Industrial (IN) District with an S 86-82 and is developed with a manufacturing company. The use is compatible with the surrounding area.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

ADDITIONAL INFORMATION

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

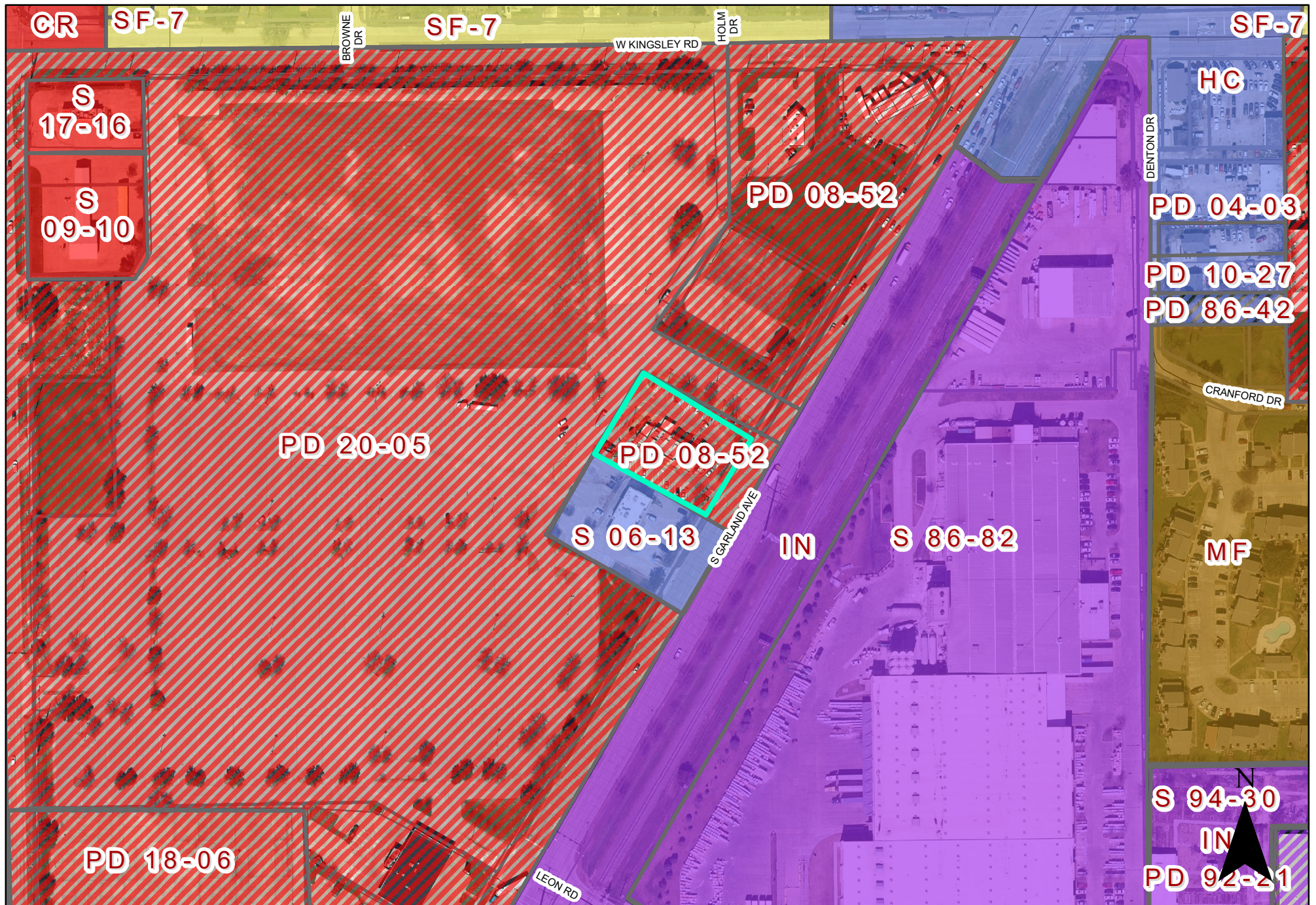
CITY COUNCIL DATE: July 6, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 100 200 Feet
1 inch = 200 feet

Zoning Map Z 21-14



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-14

3205 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for a Restaurant, Drive-Through expansion.
- II. Statement of Effect:** This Planned Development (PD) District shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 08-52, 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 08-52 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - B. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
 - C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
 - D. Signage: Signage shall comply with the GDC requirements.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-14

3205 South Garland Avenue

- I. Statement of Purpose:** The purpose of this Specific Use Provision to allow a Restaurant, Drive-Through expansion.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 08-52 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Use Provision:**
- A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.

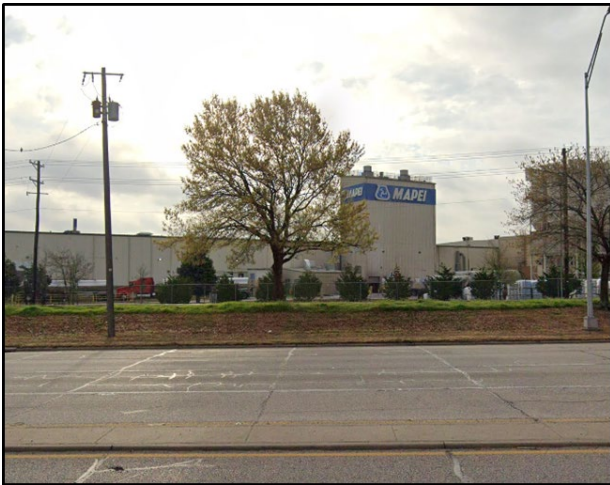
Z 21-14



View of the subject property from South Garland Ave.



View of the property to the south.



View of the property to the east.



View of the property to the west.

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



GARLAND

Plan Commission

3. b.

Meeting Date: 06/14/2021

Item Title: Z 21-14 Langan, Detail Plan (District 5)

Summary:

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 item may include amendments to Planned Development (PD) District 08-52. This property is located at 3205 South Garland Avenue. (District 5) (File Z 21-14 - Detail Plan)

Attachments

Z 21-14 Langan Report and Attachments (Detail Plan)

Z 21-14 Langan Responses

Planning Report

File No: Z 21-14/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021



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Do REQUEST

Approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

LOCATION

3205 South Garland Avenue

APPLICANT

Langan

OWNER

McDonald's

BACKGROUND

The applicant, representing McDonald's, proposes to expand the existing building by 545 square feet, remodel the interior and exterior, and add an additional drive-through lane to increase the speed of service.

SITE DATA

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CONSIDERATIONS

Specific Use Provision

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COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for a period of twenty-five (25) years, in accordance with the SUP Time Period Policy Guide.

Approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52.

ADDITIONAL INFORMATION

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

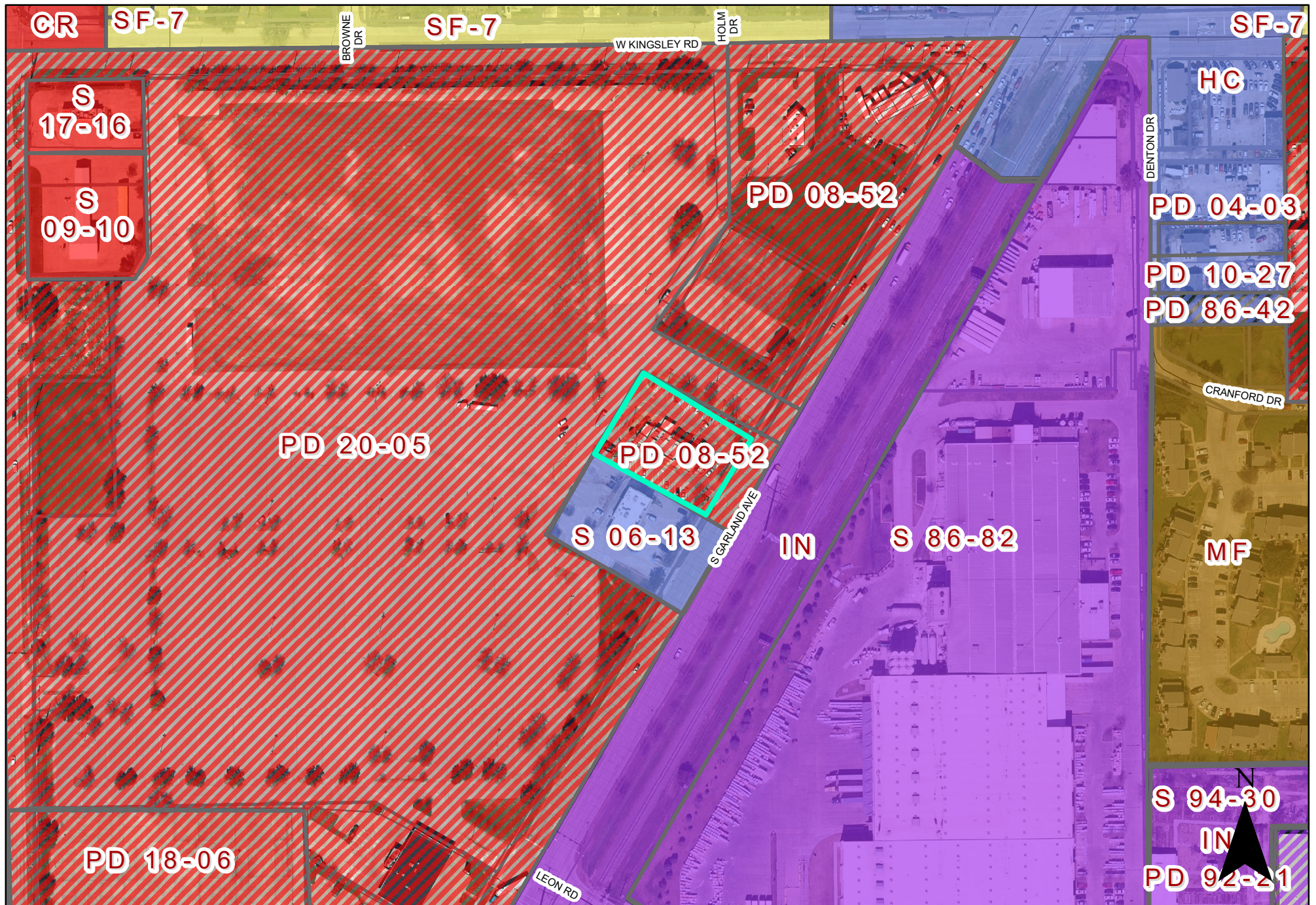
CITY COUNCIL DATE: July 6, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

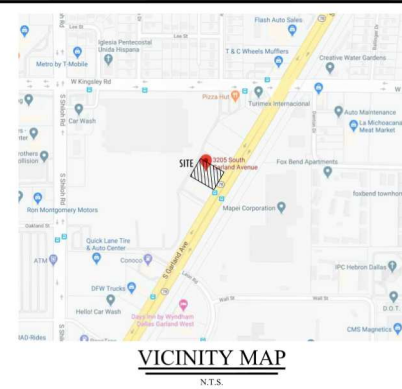
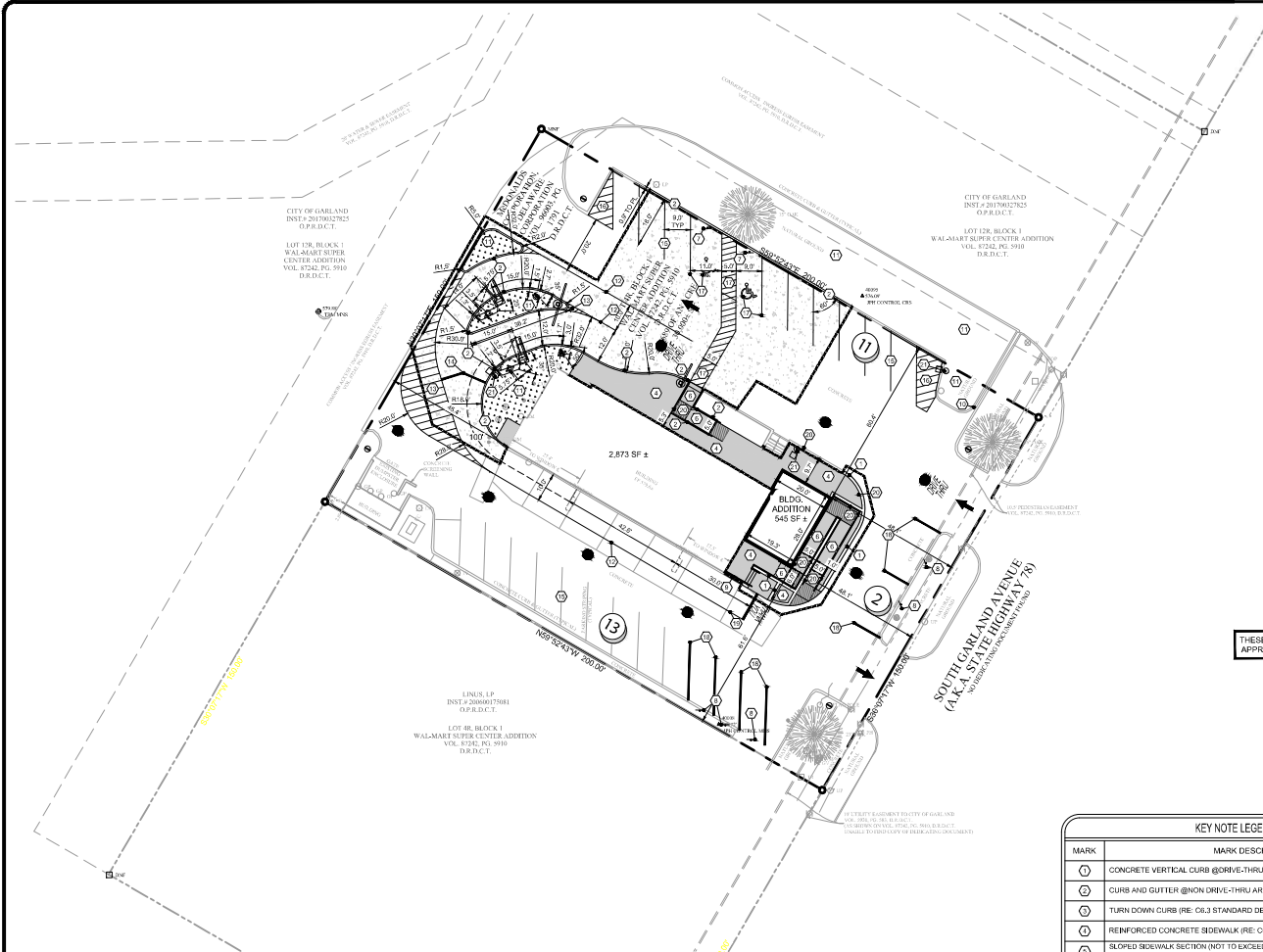


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1 inch = 200 feet

Zoning Map Z 21-14



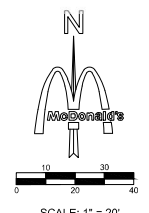
INDICATES AREA
OF REQUEST



HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRIA GLOBAL SOLUTIONS. CONTACT: KRISTY FALLG - PHF: 1-800-443-6939

LEGEND	
McDonald's Digital Menu Board	
McDonald's Order Here Canopy	
McDonald's Digital Pre-Browse Board	
McDonald's Double Gateway	
McDonald's Directional Sign	
"Drive-Thru" with "Circle / Arrow" - Color: Yellow	
"Thank You" at End of Path - Color: Yellow	
"Circle / Arrow" - Color: Yellow	
Arrow Path Direction - Color: White	



THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.



KEY NOTE LEGEND	
MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: CL2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: CL2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: CL3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: CL3 STANDARD DETAILS)
5	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: CL3 STANDARD DETAILS)
6	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: CL1 STANDARD DETAILS)
7	HANDICAP ACCESSIBLE BIGN (POLE MOUNTED) (RE: CL1 STANDARD DETAILS)
8	McDONALD'S OSMPOBILE ORDER SIGN (RE: CL4 STANDARD DETAILS)
9	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: CL5 STANDARD DETAILS)
10	CONCRETE FLUME
11	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
12	6" DRIVE-THRU STRIPING - COLOR: YELLOW
13	6" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR: YELLOW
14	6" MERGE POINT - COLOR: YELLOW
15	4" PARKING RTAL STRIPING - COLOR: WHITE (TYP)
16	6" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR: WHITE
17	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (PER STATE/CITY REQUIREMENTS)
18	4" OOSP STRIPING - COLOR: YELLOW
19	6" OOSP STRIPING - COLOR: YELLOW
20	HANDRAIL (RE: CL1 STANDARD DETAILS)
21	SITE LIGHT (RELOCATIONS)

SITE INFORMATION			
		EXISTING	PROPOSED
LAND AREA	30,013 SFs (0.689 ACs)	30,013 SFs (0.689 ACs)	
ZONING	PQ-JB-52	PQ-JB-52	
LAND USE	RESTAURANT W/ DRIVE-THRU	RESTAURANT W/ DRIVE-THRU	
BUILDING AREA (3,418 SFs)	2,973 SFs	545 SFs	
BUILDING LOT COVERAGE	9.6%	11.4%	
FLOOR AREA RATIO	0.10	0.11	
BUILDING HEIGHT	18'-0"	19'-4"	
		REQUIRED	PROVIDED
PARKING	1 PER 100 SF = 34	26	
HANDICAP PARKING	2	2	
IMPERVIOUS AREA		27,137 SF (90.4%)	
OPEN SPACE AREA	10% (3,001 SF)	9.6% (2,876 SF)	
BUILDING HEIGHT	33' MAX.		

OWNER: McDonald's USA, LLC
511 E. JOHN CARPENTER FRWY., SUITE 375
DALLAS, TX 75082
CONTACT: LEE MORRIS

APPLICANT: LANGAN ADAMS
8851 CYPRESS WATERS BLVD., SUITE 150
DALLAS, TX 75019
817-353-7382
CONTACT: MATT KORTE

CASE #200312-1

STANDARD ACCESSIBILITY REQUIREMENTS	
PARKING: ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 9' WIDE OR A MIN. 13' WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS. ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE. EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 8' (MIN) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT. ALL ACCESSIBLE SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60' WIDE MINIMUM. RAMP: RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE. AT 36" TYPICAL 34" AND 36" AND 6' X 12" 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT OBSTRUCT THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANINGS SERVING THE RAMPS. IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COG OR OF RAMP FRESH MATERIAL INCLUDING CONCRETES SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DETRIMENTAL FROM ADJACENT SURFACES (FOR PAINT STRIPES). LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (30" MINIMUM FOR CURB RAMPS). RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE. RAMPS AND LANING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE). SEWALKS AND ACCESSIBLE ROUTES: SEWALKS MUST BE AT LEAST 30" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).	

PAVING SPECIFICATION	
VERIFY W/ McDONALD'S CONTRACTOR TO BE: ASPHALT, CONCRETE, OR CONCRETE	ASPHALT, CONCRETE, OR CONCRETE
CONCRETE PAVEMENT RECOMMENDATIONS - BASE RD	
PAVEMENT MATERIALS	HEAVY DUTY
PORTLAND CEMENT CONCRETE PAVEMENT	7"
COMPACTED SUBGRADE	7"
PAVEMENT NOTES: 1. McDONALD'S HAS ELECTED NOT TO HAVE A GEOTECHNICAL REPORT FOR THIS PROJECT. 2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 998) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE. 3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINGERED, AND PROOF ROLLER AS SPECIFIED IN THE SOILS REPORT. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND McDONALD'S SPECIFICATIONS. 5. WATER SHOULD NOT BE ALLOWED TO FLOOD BEING CURBS AND SATURATE THE BASE MATERIALS. SIMILAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE IN EXIT PATH. 6. REFER TO C71 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THIS SPECIFICATION. 7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C.E.W. AND WELDED WIRE MESH. 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE GEOTECHNICAL REPORT REFERRED ABOVE FOR ALL ACCESSIBLE PARKING REQUIREMENTS.	

** NOTE TO CONTRACTOR - LOT RE-STRIPING **	
ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU, OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPPED.	
PAVING LEGEND	
	REINFORCED CONCRETE SIDEWALK, MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU
	REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON, MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	SAWCUT LINE

BY: HJM
DATE: 05/12/2021
REVISION: 05/12/2021
DESCRIPTION: DETAIL PLAN & SUBMITTAL

LANGAN ADAMS
8851 CYPRESS WATERS BLVD., SUITE 150 DALLAS, TEXAS 75019
817-353-7382
CASE #200312-1

STATE OF TEXAS
COUNTY OF DALLAS
MATTHEW DAVID KORTE
135890
EXPIRES 05/12/2021

McDonald's USA, LLC
135890
EXPIRES 05/12/2021

OFFICE: DALLAS FIELD OFFICE
ADDRESS: KRCC DRIVE - OAK BROOK, ILLINOIS 60521
DATE: 05/12/2021
SIGNATURE: M. McDonald's USA, LLC

PLAN APPROVALS
DATE: 05/12/2021
BY: HJM
DATE: 05/12/2021
BY: HJM
DATE: 05/12/2021
BY: HJM
DATE: 05/12/2021
BY: HJM

DESIGNED: APR 2021
DRAWN: APR 2021
CHECKED: 05/12/2021
AS-BUILT: 05/12/2021

DATE: APR 2021
BY: HJM
DATE: APR 2021
BY: HJM
DATE: APR 2021
BY: HJM
DATE: APR 2021
BY: HJM

3205 S. GARLAND AVENUE
GARLAND, TEXAS, 75041

SITE PLAN
C3.0

EXHIBIT D



LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

begin. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas indicated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost added and consistently tamped (rolled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All trees shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around free hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to migration. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/8" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall be w/ 3/8" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

SOD PROJECT NOTES

EROSION CONTROL: Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any construction activity will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After lifting and clearing, all areas to receive turf shall be leveled, fine graded, and drugg with a weighted spike harrow or foot drag.

Turkeys do soil by 100% "grasses" (Common Bermuda grass). Sod shall be 12" thick, 16" wide, and roots with a healthy, virile system of dense, thin, matted roots throughout the soil of the sod for a thickness no less than three-quarters (¾) inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to cut so that the height of grass shall not exceed two (2) inches. Sod shall be laid in a pattern that will allow for drainage of water. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Stock installation occur between November and March, so that sod can be installed in time to grow before the winter.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water application shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



NOTE:
D = DIMENSION OF PLANT SPACING
(SHRUB AND GROUND COVER AS
INDICATED ON DRAWINGS)

SHRUBS AS SPECIFIED



IF SHOULDER BALL AND BURDAP,
THEN REMOVE BURLAP AND RO
FROM TOP 1/3 OF ROOTBALL

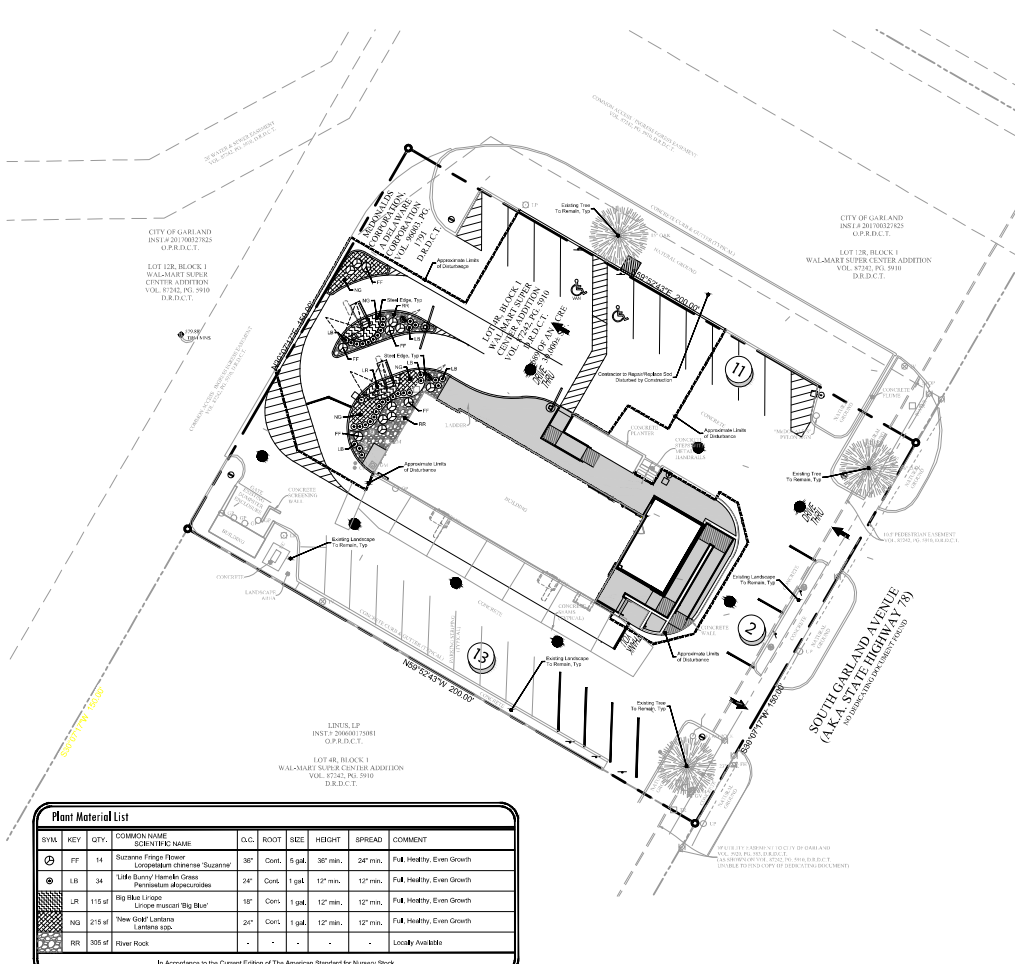
AMENDED SOIL

BACKFILL TO REIN

4" STEEL EDGE - AS SHOWN
IN LANDSCAPE PLAN
(LANDSCAPE PROJECT NOTES)

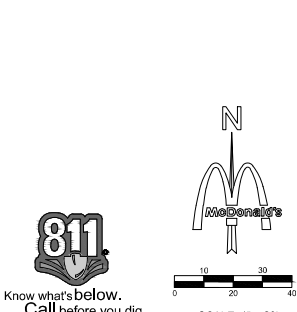
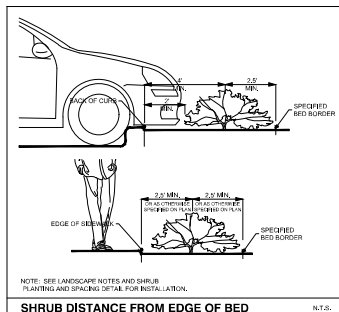
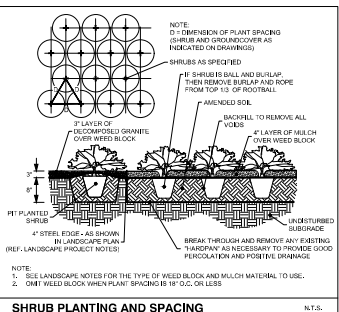
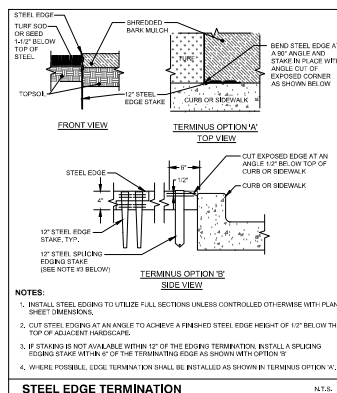
BREAK THROUGH AND REMOVE
"HARDPAN" AS NECESSARY TO
PERCOLATION AND POSITIVE DI

RUB PLANTING AND SPACING



Plant Material List									
SYLA	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	C.L.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	FF	14	Successa Finga Flower Longspine Chinese Succulent	38"	COAT.	3.5al	30" min.	24" min.	Foli. Healthy, Even Growth
	LB	34	Little Purple Heartleaf Grass Panicum polyanthemum	24"	COAT.	1.5al	17" min.	17" min.	Foli. Healthy, Even Growth
	LB	115	Blue Hilo Lycopodium Lycopodium obscurum	24"	COAT.	1.5al	12" min.	12" min.	Foli. Healthy, Even Growth
	NG	215	White Oak Lycopodium Lycopodium obscurum	24"	COAT.	1.5al	12" min.	12" min.	Foli. Healthy, Even Growth
	NG	215	White Oak Lycopodium Lycopodium obscurum	24"	COAT.	1.5al	12" min.	12" min.	Foli. Healthy, Even Growth
	RR	305	Howe Rock	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

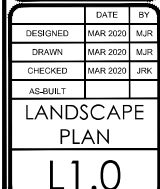
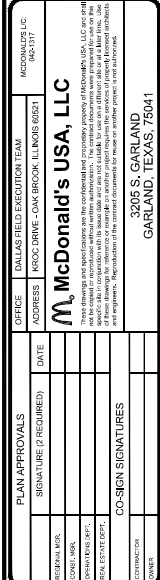
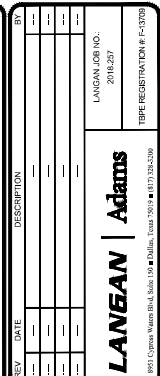


SITE INFORMATION		
	REQUIRED	PROVIDED
LANDSCAPED AREA	10% (3,001 SF)	9.6% (2,876 SF)

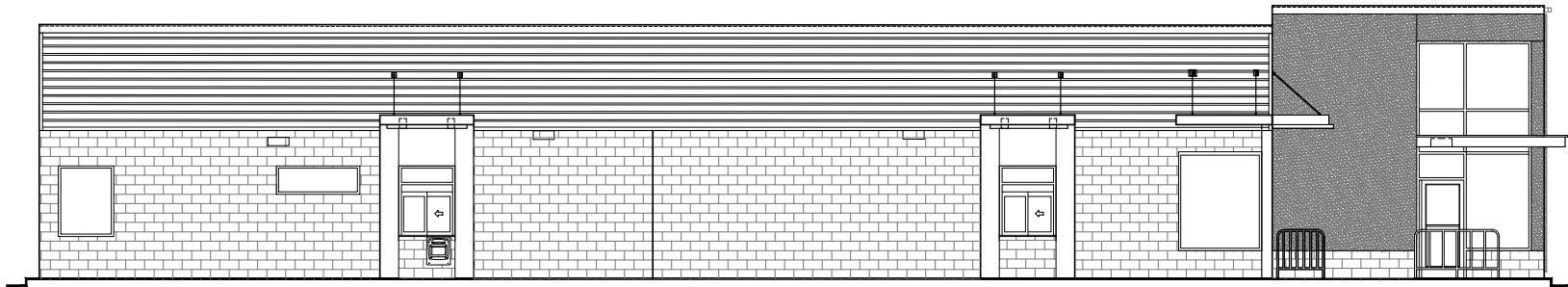
OWNER	APPLICANT
McDONALD'S USA, LLC	LANGAN-ADAMS
511 E. JOHN CARPENTER FRWY., SUITE 375	8951 CYPRESS WATERS BLVD., SUITE 150
IRVING, TX 75062	DALLAS, TX 75019
214-533-7382	817-328-3239
CONTACT: LEE MORRIS	CONTACT: MATT KORTE

APPLICANT
LANGAN-ADAMS
 8951 CYPRESS WATERS BLVD., SUITE 150
 DALLAS, TX 75019
 817-328-3239
 CONTACT: MATT KORTE

CASE #200312-



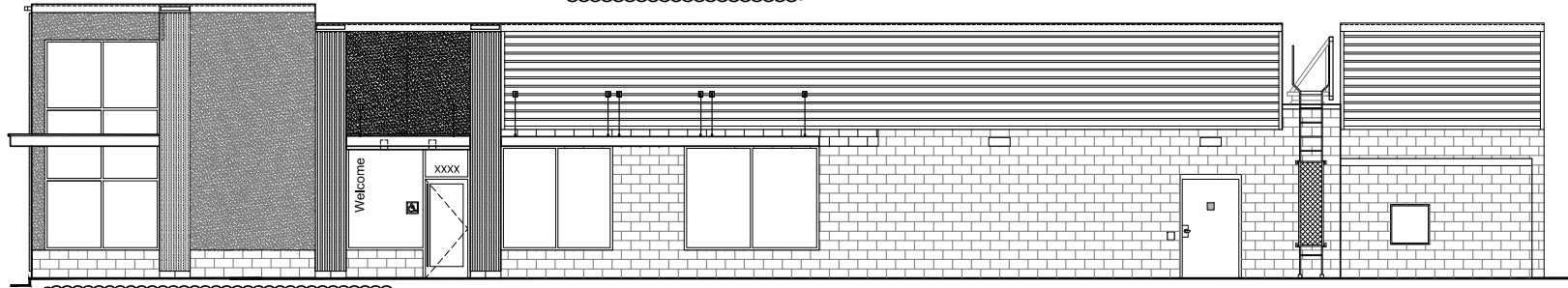
- T/ PARAPET/BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET
ELEV. + 18' V.I.F.
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-11"
- B/ CANOPY/FASCIA
ELEV. + 9'-4"
- T/ STOREFRONT
ELEV. + 7'-9 1/4" V.F.
- B/ STOREFRONT
ELEV. + 2' V.F.
- T/ SLAB
ELEV. + 0'-0"



SOUTH ELEVATION
1/4" = 1'-0"

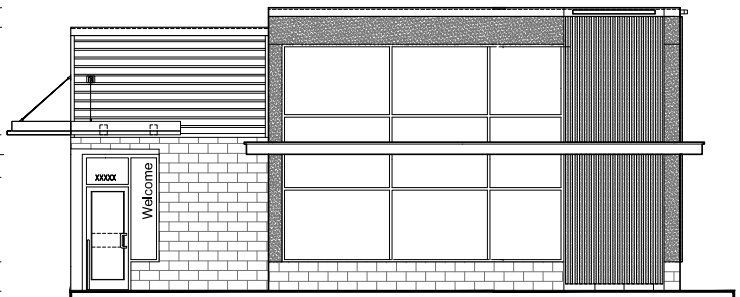
- ARCHITECTURAL ELEMENTS USED**
- CANOPIES (NEW)
 - DIVIDED LIGHT STOREFRONT (NEW)
 - TRANSOM ABOVE MAIN ENTRY DOORS (NEW)
 - RECESSED ENTRY (NEW)
 - DISTINCTIVE LIGHTING (NEW)
 - ORNAMENTAL FACADE TRIMS (NEW)

- T/ PARAPET/BRAND WALL
ELEV. + 19'-4"
- T/ ENTRY ARCADE
ELEV. + 18' V.I.F.
- B/ CANOPY/FASCIA
ELEV. + 7'-9 1/4" V.F.
- T/ STOREFRONT
ELEV. + 7'-9 1/4" V.F.
- B/ STOREFRONT
ELEV. + 2' V.F.
- T/ SLAB
ELEV. + 0'-0"



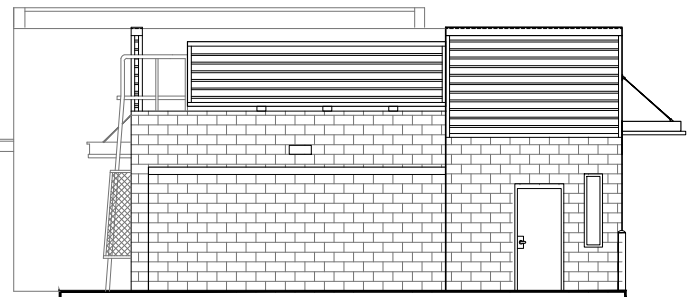
NORTH ELEVATION
1/4" = 1'-0"

- T/ PARAPET/BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET
ELEV. + 18' V.I.F.
- B/ DRIVE THRU TRELLIS
ELEV. + 10'-8"
- B/ CANOPY/FASCIA
ELEV. + 9'-3 1/2"
- T/ STOREFRONT
ELEV. + 7'-9 1/4" V.F.
- B/ STOREFRONT
ELEV. + 2' V.F.
- T/ SLAB
ELEV. + 0'-0"



EAST ELEVATION
1/4" = 1'-0"

- T/ PARAPET/BRAND WALL
ELEV. + 19'-4"
- T/ PARAPET
ELEV. + 18' V.I.F.
- T/ SCREEN WALL
ELEV. + 17'-1/4" V.I.F.
- B/ CANOPY/FASCIA
ELEV. + 9'-1"
- T/ FREEZER/COOLER
ELEV. + 8'-5 1/2" V.F.
- T/ SLAB
ELEV. + 0'-0"



WEST ELEVATION
1/4" = 1'-0"

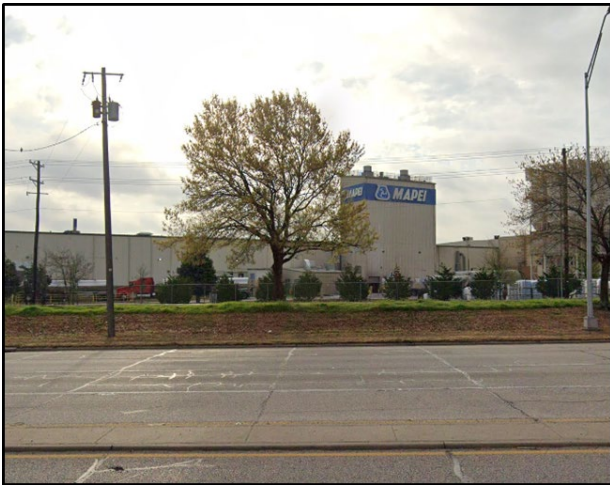
Z 21-14



View of the subject property from South Garland Ave.



View of the property to the south.



View of the property to the east.



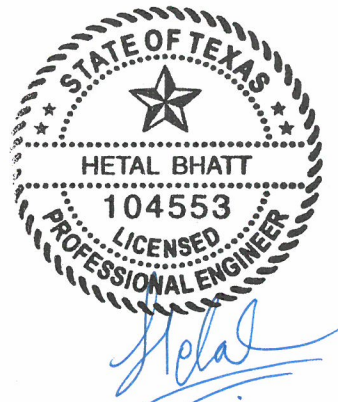
View of the property to the west.



ARIZONA
TEXAS
NEW MEXICO
OKLAHOMA

June 08, 2021

Ms. Heather Macomber
Adams Engineering & Development Consultants
8951 Cypress Waters Blvd., Ste. 150
Dallas, Texas 75019



06/08/2021

Dear Ms. Macomber:

Lee Engineering has updated the parking analysis for the existing McDonald's located at 3205 S Garland Road, Garland, TX, and the proposed expansion. This updated report documents the study procedures and findings based on the updated site plan dated June 07, 2021. This study was requested by the City of Garland since the number of parking spaces on the proposed site plan is less than the number required by the City.

The existing McDonald's is approximately 2,890 square feet and has 27 on-site parking spaces surrounding the restaurant, including two handicap parking spaces and two curbside pickup spaces. This information has been field verified. All parking spaces are specially designated for the site, and no spaces are shared between the neighboring developments. In January 2021, when the field data was collected, the restaurant lobby was open for take-out orders only. Customers were prohibited from dining inside or using the outdoor play area.

The existing McDonald's location proposes adding 545 square feet of indoor play area/seating and a second drive-through menu/ordering board. This remodeling would remove and replace the existing outdoor play area/seating with indoor play area/seating and increase floor area to 3,435 square feet from 2,890 square feet. Based on the information provided by the applicant, the site currently has a total of 91 seats (53 indoor seats plus 38 outdoor seats), and the proposed expansion would provide a total of 80 indoor seats and no outdoor seats. A total of 26 on-site parking spaces are shown on the proposed site plan, including two handicap parking spaces and five curbside pickup spaces.

Maximum Parking Spaces Allowed by the Garland Development Code

The Garland Development Code Section 2.51 of Chapter 2 provides a "Land Use Matrix" that identifies the maximum number of parking spaces allowed for restaurants, Drive-Through as one parking space per 100 square feet of floor area. **Table 1** summarizes the parking needs for the proposed development based on the City Code.

Table 1: Maximum Parking Spaces Allowed per the Garland Development Code

Land Use Type	Parking Ratio	Total Square Feet	Required Number of Spaces
Restaurant, Drive-Through	1 space per 100 sq ft	2,890 (Existing)	29
		3,435 (Proposed)	35

Based on Table 1, it can be inferred that the existing McDonald's location currently has two fewer parking spaces (=29-27) than required by the City Code.

The existing McDonald's has plans for expansion of the existing building and the drive-through facility. A second drive-through lane and ordering station will be added outside the building, along with building expansion of 545 square feet for an enclosed play area. The existing site currently has an outdoor play area providing 38 seats that would be removed and replaced with an enclosed play area and similar seating. Adams Engineering has developed the site plan for the proposed development, and it is provided with the attachments. Based on this document, the total new floor area for the McDonald's building is proposed to be 3,435 square feet and would require 35 parking spaces. It should be noted that the proposed expansion will add drive-through capacity but will decrease the restaurant's total 'dine-in' capacity by 11 seats (=91-80).

The proposed site plan will provide 26 parking spaces, and the restaurant will then have nine fewer parking spaces (=35-26) than required by the City Code.

Estimated Parking Demand per the ITE Parking Generation

Based on the information provided in the *ITE Parking Generation (5th Edition)*, peak hour parking demands for a fast-food restaurant with drive-through occur between 11:30 AM – 1:30 PM and between 5:00 PM – 7:00 PM on a weekday. Over the weekend, the peak hour parking demands for such land use occur between 12:00 PM – 2:00 PM.

Information provided by the client indicated peak hours for the existing McDonald's occur between 11:00 AM – 1:00 PM and between 6:00 PM – 8:00 PM on weekdays and between 11:30 AM – 1:30 PM on weekends. Based on the above-indicated peak hours, Lee Engineering performed parking occupancy counts for peak times on a typical weekday and Saturday. Parking data for the existing McDonald's was collected on Thursday, January 7, 2021 and on Saturday, January 16, 2021 to determine the current peak parking demand. In January 2021, the restaurant lobby was open for take-out orders only.

The number of vehicles in the parking lot was documented every 15 minutes. The raw data is provided as an attachment to this letter. The maximum weekday number of cars observed on-site was 15 vehicles from 11:45 PM – 12:00 PM, and the maximum weekend parking peak was observed to be 12 spaces from 12:30 PM – 1:00 PM. At no time did the parking demand exceed the available on-site parking. **Table 2** and **Table 3** summarize the existing parking demand for weekday and weekend conditions, respectively.

Table 2: Weekday Parking Demand

Lunch Peak Time	Parked Cars near McDonald's (27 spaces avail.)	PM Peak Time	Parked Cars near McDonald's (27 spaces avail.)
11:00 AM	12	6:00 PM	10
11:15 AM	10	6:15 PM	9
11:30 PM	11	6:30 PM	9
11:45 PM	15	6:45 PM	9
12:00 PM	13	7:00 PM	8
12:15 PM	12	7:15 PM	8
12:30 PM	11	7:30 PM	9
12:45 PM	11	7:45 PM	8
Maximum	15	Maximum	10

Table 3: Weekend Parking Demand

Lunch Peak Time	Parked Cars near McDonald's (27 spaces avail.)
11:30 AM	10
11:45 AM	8
12:00 PM	0
12:15 PM	10
12:30 PM	12
12:45 PM	12
1:00 PM	10
1:15 PM	9
Maximum	12

Tables 2 and 3 show that of the 27 parking spaces immediately surrounding McDonald's, the highest observed quantity of parked vehicles was 15 during the weekday peak period and 12 during the weekend peak period. That is, about 50% of spaces were unutilized. With the proposed McDonald's expansion, there will be a decrease in seating capacity; and the existing outdoor play area/seating would be enclosed. Considering the proposed site plan, the total available parking spaces surrounding McDonald's would be 26, which is 11 more than the observed peak demand. Existing parking demand would need to increase by over 70% to fill the parking lot to capacity.

Based on the observed parking demand, no traffic hazard or traffic congestion on adjoining streets is predicted with the proposed McDonald's expansion if there is no significant change in surrounding land use or traffic pattern.

Additional Sales Information

Sales data has been provided by the client and is summarized in **Table 4** below. It should be noted that the lobby was closed due to COVID-19 restrictions from April 2020 to September 2020. The other 7% of transactions (asterisk) represent delivery, curbside, and take-out.

Table 4: Monthly Lobby and Drive-Through Transactions

Timeframe	Total Transactions (2019)	Percent of Transactions Using Drive-Through Only (2019)	Total Transactions (2020)	Percent of Transactions Using Drive-Through Only (2020)
January – March (2 Months Total)	64,071	71%	66,094	73%
April – September (5 Months Total)	171,746	72%	151,048	93%*

The drive-through provided over 70% of total restaurant transactions. Despite the COVID-19 pandemic and temporary closure of the lobby, the number of sales generally remained constant. Since parking demand counts were taken while the lobby was only open for take-out orders, parking demand was also estimated based on the transaction data from 2019, when the lobby was open for dine-in. The following steps shows estimated parking demand:

- Transaction data from April 1 to September 1, 2019, show a total of 171,746 transactions from April 01, 2019, to September 01, 2019 (153 days).
- During this time, 28% (or 48,089) of transactions occurred in the lobby.
- Based number of lobby transactions and 153 days, 314.3 daily transactions were estimated.
- If one trip conservatively equals one transaction, then 315 lobby trips occurred on a typical day.
- This study assumes 10% of daily trips would occur during the peak hour. Therefore, 32 inbound trips would occur during the peak hour. *ITE Trip Generation Manual* indicates that for a typical fast-food restaurant with a drive-through window (LU 934), out of all peak hours (weekday or weekend), a maximum of 100 inbound trips occur during the peak hour of Saturday. With 28% lobby traffic, that translates to 28 inbound trips for the lobby. Therefore, this study uses a conservative estimate of 32 inbound trips.
- The typical duration of stay for a dine-in patron is less than 30 minutes, according to the *ITE Parking Generation Manual (5th Edition)*, and 60% of the peak parking demand occurs in the hour prior to the peak hour.

With the information above, the following assumptions were made:

- During the peak hour, 50% of patrons would arrive within a peak 15-minute period, and the remaining 50% would arrive during the remaining 45-minutes of the hour, with one vehicle arriving every three minutes.
- The retention time was assumed to be 30 minutes.

- 60% of the peak hour inbound trips will occur in the hour prior to the peak hour. These 20 trips (60% of 32) will be evenly distributed over an hour. That is one trip at every three minutes.
- At the beginning of the peak hour, ten parking spots would be occupied.
 - 20 inbound trips in the hour prior to the peak hour
 - 30 minutes retentions = ten vehicles will depart (one at every three minutes).
Therefore, $20 - 10 = 10$ vehicles will be present at the beginning of the peak hour.

Based on this arrival and retention pattern, a maximum of 22 vehicles would be parked on-site during the peak hour. This process is detailed in an attachment to this letter.

Based on the collected traffic data and parking demand analysis presented in this report, the following conclusions can be made:

1. The existing McDonald's is 2,890 square feet and will expand to 3,435 square feet. The proposed expansion is anticipated to decrease the total seating capacity by 11 seats. It would remove the existing outdoor play area/seating and provide an enclosed play area/seating. An additional drive-through menu/order board is also proposed. Thus, the proposed expansion is not expected to increase parking demand.
2. The maximum observed parking demand for the existing McDonald's was 15 parking spaces from 11:45 PM to 12:00 PM on a weekday. During the peak operations, about 44% of parking spaces were not occupied.
3. The existing McDonald's peak observed parking demand was 12 parking spaces from 12:30 PM to 1:00 PM on Saturday. During the peak demand, about 55% of parking spaces were not occupied.
4. Transaction data from 2019 and assumed arrival and retention patterns indicate a maximum of 22 vehicles would be parked on-site during the peak hour. As shown in the site plan, a total of 26 on-site parking spaces would be provided, including two handicap parking spaces and five curbside pickup spaces.

Recommendation: This study recommends that the parking reduction be granted based on the low observed existing parking demand and the proposed seating reduction.

If you have any additional questions, please feel free to contact me.

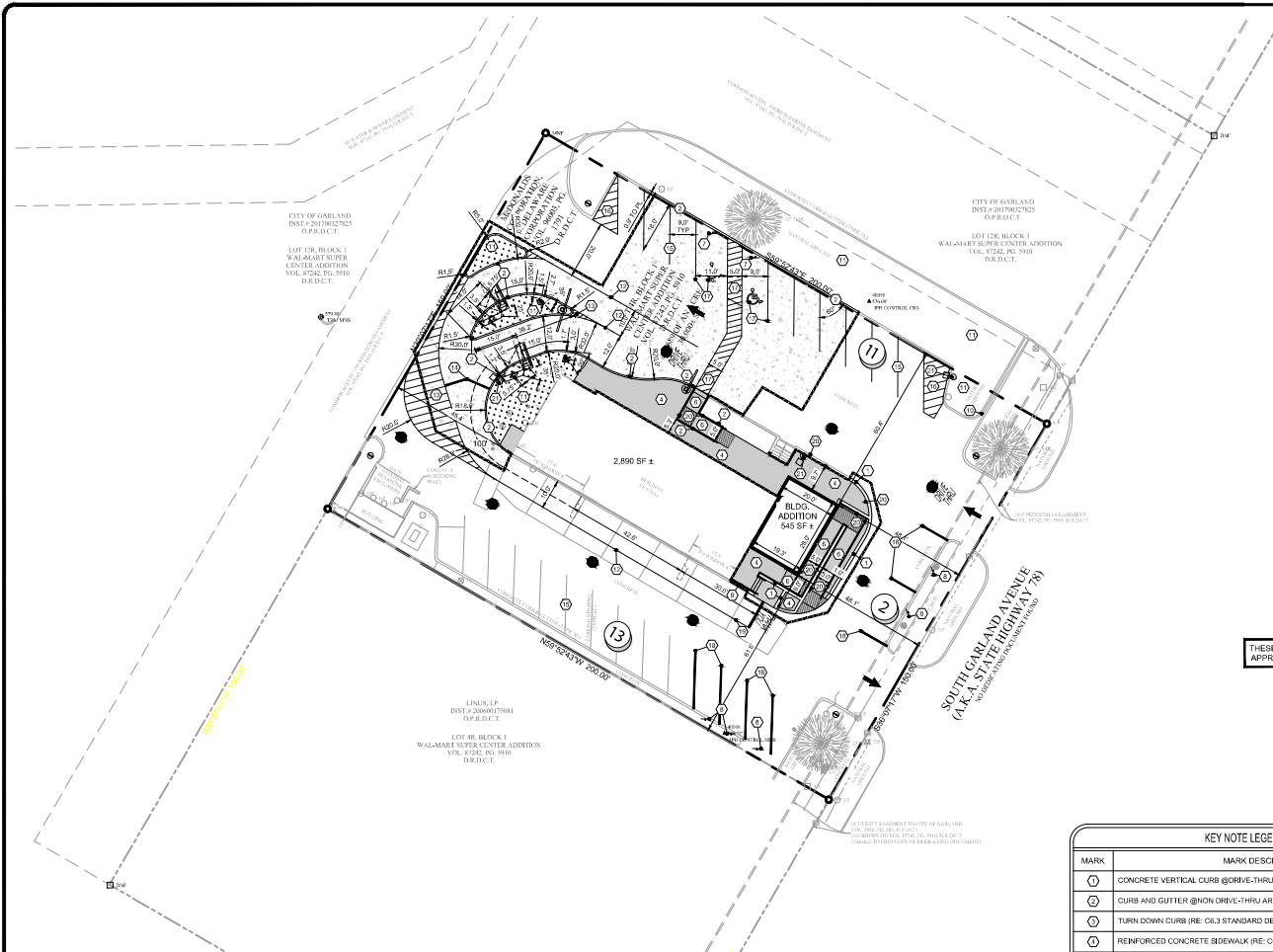
Sincerely,



Hetal Bhatt, P.E., PTOE
Senior Engineer
Lee Engineering
Firm No. F-450

Attachments:

1. 3205 S. Garland Rd. McDonald's site plan
2. Observed parking demand data
3. McDonald's transaction data
4. Parking Demand Based on Transactions
5. Email identifying site characteristics (sent June 7, 2021)

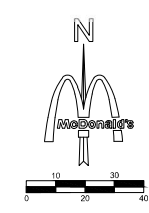


HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH ALTRIA GLOBAL SOLUTIONS. CONTACT: KRISTY FALL-G - PH: 480-443-6939

LEGEND

McDonald's Digital Menu Board	
McDonald's Order Here Canopy	
McDonald's Digital Pre-Browse Board	
McDonald's Double Gateway	
McDonald's Directional Sign	
"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR: YELLOW	
"THANK YOU" AT END OF PATH - COLOR: YELLOW	
"CIRCLE / ARROW" - COLOR: YELLOW	
ARROW PATH DIRECTION - COLOR: WHITE	



811

Know what's below.
Call before you dig.

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: CL2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE-THRU AREAS (RE: CL2 STANDARD DETAILS)
3	TURN DOWN CURB (RE: CL3 STANDARD DETAILS)
4	REINFORCED CONCRETE SIDEWALK (RE: CL3 STANDARD DETAILS)
5	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: CL3 STANDARD DETAILS)
6	H.C. ACCESS RAMP @ 1:12 MAX SLOPE (RE: CL1 STANDARD DETAILS)
7	HANDICAP ACCESSIBLE BIGN (POLE MOUNTED) (RE: CL1 STANDARD DETAILS)
8	McDONALD'S OSMPOBILE ORDER SIGN (RE: CL4 STANDARD DETAILS)
9	GUARDRAIL @ INGRESS/EGRESS DOOR (RE: CL5 STANDARD DETAILS)
10	CONCRETE FLUME
11	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
12	"DRIVE-THRU" STRIPING - COLOR: YELLOW
13	"DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR: YELLOW
14	"MERGE POINT - COLOR: YELLOW
15	"PARKING RETAIL STRIPING - COLOR: WHITE (TYP)
16	"DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR: WHITE
17	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR: (PER STATE/CITY REQUIREMENTS)
18	"OSIP STRIPING - COLOR: YELLOW
19	"OSIP STRIPING - COLOR: YELLOW
20	HANDRAIL (RE: CL1 STANDARD DETAILS)
21	SITE LIGHT (RELOCATIONS)

SITE INFORMATION

	EXISTING	PROPOSED
LAND AREA	30,013 SFs (0.689 ACs)	30,013 SFs (0.689 ACs)
ZONING	PD-JB-52	PD-JB-52
LAND USE	RESTAURANT W/ DRIVE-THRU	RESTAURANT W/ DRIVE-THRU
BUILDING AREA (3,435 SFs)	2,990 SFs	545 SFs
BUILDING LOT COVERAGE	9.6%	11.4%
FLOOR AREA RATIO	0.10	0.11
BUILDING HEIGHT	18'-0"	19'-4"
REQUIRED		
PARKING	1 PER 100 SF = 34	26
HANDICAP PARKING	2	2
IMPERVIOUS AREA		27,137 SF (90.4%)
OPEN SPACE AREA	10% (3,001 SF)	9.6% (2,876 SF)
BUILDING HEIGHT	35' MAX.	

OWNER: McDONALD'S USA, LLC
511 E. JOHN CARPENTER FRWY., SUITE 375
DALLAS, TX 75062
CONTACT: LEE MORRIS

APPLICANT: LANGAN/ADAMS
8851 CYPRESS WATERS BLVD., SUITE 150
DALLAS, TX 75019
CONTACT: MATT KORTE

CASE #200312-1

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:
ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 36" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% IN ALL DIRECTIONS. ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

Each accessible parking space shall have a vertically mounted (or suspended) sign showing the symbol of accessibility. At least one space must incorporate "van accessible" below the symbol of accessibility. Signs shall be located as noted to 8' (MIN) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESSIBLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60' WIDE MINIMUM.

RAMP:
RAMP EXCEEDING 6" IN RISE (EXCLUDING CURB RAMP) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT 36" TYPICAL 34" AND 36", AND 6" TYPICAL 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT OBSTRUCT THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANINGS SERVING THE RAMP.

If required by local or state jurisdiction, ramps shall contain a truncated dome surface arranged so that water will not accumulate. COB OR OF RAMP FRESH MATERIAL (INCLUDING CONCRETES) SHALL HAVE A LIGHT AND REFLECTIVE VALUE, AND MUST CONTRAST SIGNIFICANTLY TO DETRIMENTAL FROM ADJACENT SURFACES (OR PAINT STRIPS).

LANDINGS FOR RAMP SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (30" MINIMUM FOR CURB RAMP).

RAMP SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMP AND LANING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE).

SEWALKS AND ACCESSIBLE ROUTES:
SEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%). LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

PAVING SPECIFICATION

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID	PAVEMENT MATERIALS	HEAVY DUTY
PORTLAND CEMENT CONCRETE PAVEMENT	7"	
COMPACTED SUBGRADE	7"	

PAVEMENT NOTES:

- McDONALD'S HAS ELECTED NOT TO HAVE A GEOTECHNICAL REPORT FOR THIS PROJECT.
- SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 998) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE.
- PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN PROPERLY COMPACTED, FINGERED, AND PROOF ROLLER AS SPECIFIED IN THE SOILS REPORT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND McDONALD'S SPECIFICATIONS.
- WATER SHOULD NOT BE ALLOWED TO FLOOD BEING CURED AND SATURATE THE BASE MATERIALS. SIMILAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROTECTING UNDERGROUND DRAINAGE IN EXIT PATH.
- REFER TO C-71 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THIS SPECIFICATION.
- ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #4 BARS @ 18" O.C. E-W AND WEDED WIRE MESH.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

**** NOTE TO CONTRACTOR - LOT RE-STRIPING ****

ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU, OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPPED.

PAVING LEGEND

	REINFORCED CONCRETE SIDEWALK, MINIMUM 4" THICK REINFORCED WITH #3 BARS @ 18" O.C. E-W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU
	REINFORCED CONCRETE PAVEMENT @ TRASH ENCLOSURE APRON, MINIMUM 7" THICK REINFORCED WITH #4 BARS @ 18" O.C. E-W. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
	SAWCUT LINE

LANGAN | Adams

901 Cypress Waters Blvd., Suite 150 • Dallas, Texas 75019 • (472) 324-5206

STATE OF TEXAS
MATTHEW DAVID KORTE
135680
EXPIRES 08/01/2023

McDonald's USA, LLC
135680
EXPIRES 08/01/2023

3205 S. GARLAND AVENUE
GARLAND, TEXAS, 75041

SITE PLAN
C3.0

DESIGNED: APR 2021 **DATE:** APR 2021 **BY:** HJM
DRAWN: APR 2021 **DATE:** APR 2021 **BY:** HJM
CHECKED: — **DATE:** — **BY:** —
AS-BUILT: — **DATE:** — **BY:** —

File Name: 3205 S GARLAND AVE - MCDONALDS - PARKING LOT STUDY - THUR
 Start Date: 1/7/2021
 Start Time: 11:00:00 AM
 Site Code: 33

Capacity: 25 Total Parking Spaces

Start Time	Occupied	Drive-Thru	Total
11:00:00 AM	12	3	15
11:15:00 AM	10	7	17
11:30:00 AM	11	1	12
11:45:00 AM	15	7	22
12:00:00 PM	13	5	18
12:15:00 PM	12	5	17
12:30:00 PM	11	4	15
12:45:00 PM	11	4	15
6:00:00 PM	10	1	11
6:15:00 PM	9	1	10
6:30:00 PM	9	0	9
6:45:00 PM	9	3	12
7:00:00 PM	8	4	12
7:15:00 PM	8	4	12
7:30:00 PM	9	1	10
7:45:00 PM	8	0	8
	165	50	215

File Name: 3205 S GARLAND AVE - MCDONALDS - PARKING LOT STUDY - SAT
 Start Date: 1/7/2021
 Start Time: 11:30:00 AM
 Site Code: 33

Capacity: 25 Total Parking Spaces

Start Time	Occupied	Drive-Thru	Total
11:30:00 AM	10	10	20
11:45:00 AM	8	4	12
12:00:00 PM	0	0	0
12:15:00 PM	10	9	19
12:30:00 PM	12	6	18
12:45:00 PM	12	9	21
1:00:00 PM	10	9	19
1:15:00 PM	9	5	14
	71	52	123

2020 INFORMATION

Dates: Jan 01, 2020 (Wed) To: Mar 01, 2020 (Sun)

Location: [13605 √]

[REFRESH]

[X]Mon [X]Tue [X]Wed [X]Thu [X]Fri [X]Sat [X]Sun

► Comp. Details

Date	Total Activity				Breakfast			Drive Thru		
	All Net Sls	Prod Net Sls	Trans	Avg Chk	% of Sales	Sales	Trans	% of Sales	Sales	Trans
Total	\$447,351.46 +4.14%	\$443,962.81 +4.21%	66,094 +1.00%	\$6.72 +3.18%	31.57%	\$140,800.52 +6.72%	24,636 +0.93%	72.78%	\$322,760.62 +6.30%	48,385 +4.08%

Dates: Apr 01, 2020 (Wed) To: Sep 01, 2020 (Tue)

Location: [13605 √]

[REFRESH]

[X]Mon [X]Tue [X]Wed [X]Thu [X]Fri [X]Sat [X]Sun

► Comp. Details

Date	Total Activity				Breakfast			Drive Thru		
	All Net Sls	Prod Net Sls	Trans	Avg Chk	% of Sales	Sales	Trans	% of Sales	Sales	Trans
Total	\$1,157,729.52 -0.33%	\$1,148,024.71 -0.32%	151,048 -11.86%	\$7.60 +13.09%	28.79%	\$331,055.19 -11.36%	52,435 -17.98%	92.11%	\$1,056,942.58 +27.72%	141,170 +13.94%

2019 INFORMATION

Dates: Jan 01, 2019 (Tue) To: Mar 01, 2019 (Fri)

Location: [13605 √]

[REFRESH]

[X]Mon [X]Tue [X]Wed [X]Thu [X]Fri [X]Sat [X]Sun

► **Comp. Details**

	Total Activity				Breakfast			Drive Thru		
Date	All Net Sls	Prod Net Sls	Trans	Avg Chk	% of Sales	Sales	Trans	% of Sales	Sales	Trans
Total	\$418,681.63 +8.31%	\$415,232.21 +8.48%	64,071 +2.71%	\$6.48 +5.62%	30.28%	\$127,082.15 +0.77%	23,754 -0.13%	72.58%	\$296,403.39 +3.52%	45,572 -0.63%

Dates: Apr 01, 2019 (Mon) To: Sep 01, 2019 (Sun)

[REFRESH]

Location: [13605 √]

[X]Mon [X]Tue [X]Wed [X]Thu [X]Fri [X]Sat [X]Sun

► **Comp. Details**

	Total Activity				Breakfast			Drive Thru		
Date	All Net Sls	Prod Net Sls	Trans	Avg Chk	% of Sales	Sales	Trans	% of Sales	Sales	Trans
Total	\$1,163,217.35 +14.33%	\$1,153,295.35 +14.43%	171,746 +6.61%	\$6.72 +7.34%	32.37%	\$373,894.43 +13.77%	64,093 +5.63%	71.96%	\$829,021.19 +12.92%	124,167 +6.94%

	Number of Vehicles		
	Entry	Exit	Retained
11 AM to 12 PM	20	10	10
12:01 PM	0	0	10
12:02 PM	0	0	10
12:03 PM	1	1	10
12:04 PM	0	0	10
12:05 PM	0	0	10
12:06 PM	1	1	10
12:07 PM	0	0	10
12:08 PM	0	0	10
12:09 PM	1	1	10
12:10 PM	0	0	10
12:11 PM	0	0	10
12:12 PM	1	1	10
12:13 PM	0	0	10
12:14 PM	0	0	10
12:15 PM	2	1	11
12:16 PM	2	0	13
12:17 PM	1	0	14
12:18 PM	1	1	14
12:19 PM	1	0	15
12:20 PM	1	0	16
12:21 PM	1	1	16
12:22 PM	1	0	17
12:23 PM	1	0	18
12:24 PM	1	1	18
12:25 PM	1	0	19
12:26 PM	1	0	20
12:27 PM	1	1	20
12:28 PM	1	0	21
12:29 PM	1	0	22

	Number of Vehicles		
	Entry	Exit	Retained
12:30 PM	1	1	22
12:31 PM	0	0	22
12:32 PM	0	0	22
12:33 PM	1	1	22
12:34 PM	0	0	22
12:35 PM	0	0	22
12:36 PM	1	1	22
12:37 PM	0	0	22
12:38 PM	0	0	22
12:39 PM	1	1	22
12:40 PM	0	0	22
12:41 PM	0	0	22
12:42 PM	1	1	22
12:43 PM	0	0	22
12:44 PM	0	0	22
12:45 PM	1	2	21
12:46 PM	0	2	19
12:47 PM	0	1	18
12:48 PM	1	1	18
12:49 PM	0	1	17
12:50 PM	0	1	16
12:51 PM	1	1	16
12:52 PM	0	1	15
12:53 PM	0	1	14
12:54 PM	1	1	14
12:55 PM	0	1	13
12:56 PM	0	1	12
12:57 PM	1	1	12
12:58 PM	0	1	11
12:59 PM	0	1	10
1:00 PM	1	1	10
Total	52	42	

22 MAX

Building Area

2,890 SF existing + 545 SF proposed addition = 3,435 SF total.

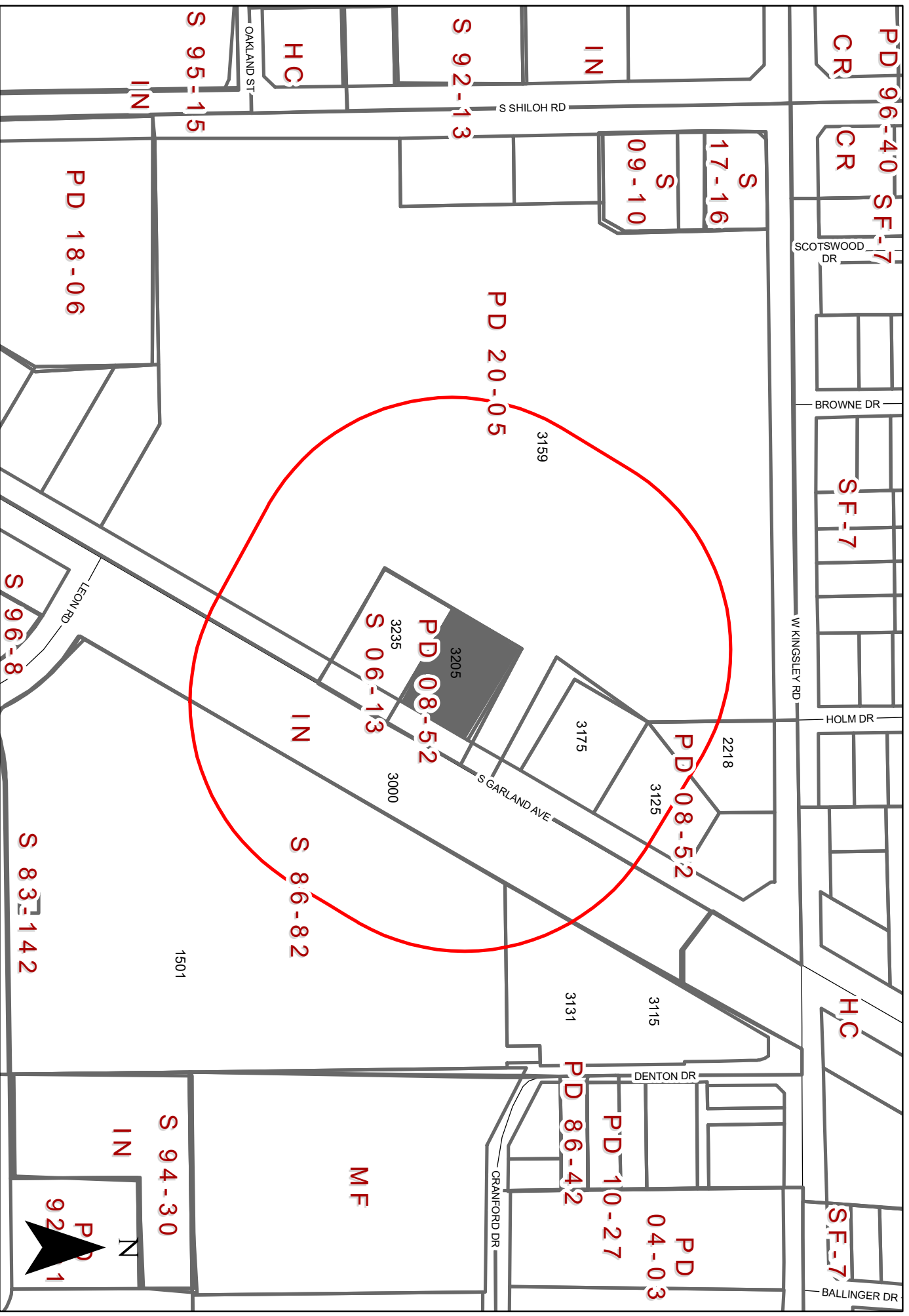
Seating

Existing indoor seats = 53

Existing outdoor seats = 38

Proposed indoor seats = 80

There will be no outdoor seating when the store is remodeled.



0120240 Feet1 inch = 238 feet

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

Zoning Map Z 21-14

3205 South Garland Avenue

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



GARLAND

Plan Commission

3. c.

Meeting Date: 06/14/2021

Item Title: Z 21-16 Burger Engineering, LLC, Specific Use Provision (District 7)

Summary:

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)

Attachments

Z 21-16 Burger Engineering, LLC Report and Attachments (Specific Use Provision)

Z 21-16 Burger Engineering, LLC Responses

Planning Report

File No: Z 21-16/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

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

LOCATION

5425 North President George Bush Turnpike

APPLICANT

Burger Engineering, LLC

OWNER

Chick-fil-A, Inc.

BACKGROUND

In 2003, City Council approved a Specific Use Provision to allow a Restaurant, Drive-Through for 30 years [S 03-05]. The applicant, representing Chick-fil-A, proposes to expand the building by 457 square-feet and add an additional drive-through lane to increase the speed of service.

SITE DATA

The subject property is developed with an approximately 4,162 square-foot drive-through restaurant building. The site contains approximately 1.23 acres with approximately 157 lineal feet of frontage along North President George Bush Turnpike.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community Retail (CR) District which 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.

Restaurant, Drive-Through uses are allowed in the CR District by Specific Use Provision (SUP) only. In 2003, a Specific Use Provision [S 03-05] was approved for the Restaurant, Drive-Through for a period of thirty (30) years.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to add an additional drive-through lane to increase the speed of service. In addition, the request would expand the existing 4,162 square-foot building by approximately 457 square foot for a new total building area of 4,619 square feet. This expansion is for additional kitchen space and storage space only. No additional dining area is being proposed.
2. Landscaping currently exists on the site. However, the applicant is providing additional landscaping due to the expansion to meet the GDC landscaping requirements.
3. While there will be a loss of parking spaces to accommodate the additional drive-through lane, the proposal still meets the GDC parking requirements.
4. The design of the building expansion complies with the applicable building design regulations of the GDC.
5. The applicant is requesting approval of the amended Specific Use Provision for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. 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.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. In addition, the property to the north across PGBT is zoned Agricultural (AG) District and is currently undeveloped. The properties to the east, west and south are zoned Community Retail (CR) District and are developed with a restaurant, gas station, bank, and a variety of retail uses.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) amendment for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council approved SUP Time Period Policy Guide.

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

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 6, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 21-16



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-16

5425 North President George Bush Turnpike

- I. Statement of Purpose:** The purpose of this Specific Use Provision amendment is to allow a Restaurant, Drive-Through expansion.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulations found in the Garland Development Code, Ordinance No. 6773, as amended prior to the adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Development is to be in general conformance with the approved site plan, landscape plan, and elevations labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Use Provision:**
 - A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for twenty-five (25) years.
 - B. Site Plan: The site shall be in conformance with the site layout in Exhibit C.
 - C. Screening and Landscaping: Screening and Landscaping shall conform to Exhibit D.
 - D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.
 - E. Signage: The site is permitted one (1) monument sign 7 feet in height, 50 square feet in area, and setback 15 feet from the property line. All attached and menu board signage shall comply with the Garland Development Code signage requirements.

EXHIBIT B

Z 21-16



View of the subject property from PGBT.



View of the property to the east.



View of the property to the south.



View of the property to the west.

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



GARLAND

Plan Commission

3. d.

Meeting Date: 06/14/2021

Item Title: Z 21-16 Burger Engineering, LLC, Plan (District 7)

Summary:

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)

Attachments

Z 21-16 Burger Engineering, LLC Report and Attachments

Z 21-16 Burger Engineering, LLC Responses

Planning Report

File No: Z 21-16/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021



GARLAND

TEXAS MADE HERE

REQUEST

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

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

LOCATION

5425 North President George Bush Turnpike

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Restaurant, Drive-Through uses are allowed in the CR District by Specific Use Provision (SUP) only. In 2003, a Specific Use Provision [S 03-05] was approved for the Restaurant, Drive-Through for a period of thirty (30) years.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to add an additional drive-through lane to increase the speed of service. In addition, the request would expand the existing 4,162 square-foot building by approximately 457 square foot for a new total building area of 4,619 square feet. This expansion is for additional kitchen space and storage space only. No additional dining area is being proposed.
2. Landscaping currently exists on the site. However, the applicant is providing additional landscaping due to the expansion to meet the GDC landscaping requirements.
3. While there will be a loss of parking spaces to accommodate the additional drive-through lane, the proposal still meets the GDC parking requirements.
4. The design of the building expansion complies with the applicable building design regulations of the GDC.
5. The applicant is requesting approval of the amended Specific Use Provision for a period of twenty-five (25) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Center for the subject property. 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.

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Community Retail (CR) District. In addition, the property to the north across PGBT is zoned Agricultural (AG) District and is currently undeveloped. The properties to the east, west and south are zoned Community Retail (CR) District and are developed with a restaurant, gas station, bank, and a variety of retail uses.

STAFF RECOMMENDATION

Staff recommends a Specific Use Provision (SUP) amendment for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District for a period of twenty-five (25) years, in accordance with the recent City Council approved SUP Time Period Policy Guide.

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

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 6, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



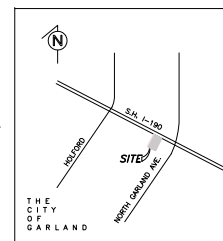
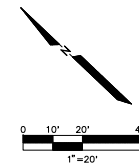
Zoning Map Z 21-16



INDICATES AREA
OF REQUEST

N. PRESIDENT GEORGE BUSH HIGHWAY (STATE HWY 190) (L&D PUBLIC RIGHT-OF-WAY)

SITE DATA	
ZONING:	S 03-05 (CR)
LOT AREA:	1,234 ACRES (53,739 S.F.)
PROPOSED USE:	DINE IN W/ DRIVE THRU RESTAURANT
EX. BUILDING AREA:	4,162 S.F.
BUILDING EXPANSION AREA:	457 S.F.
TOTAL BUILDING AREA:	4,619 S.F.
F.A.R.:	0.001
BUILDING COVERAGE:	9%
1 SPACE PER 100 S.F. OF BUILDING AREA:	4,619 / 100 = 46 SPACES
PARKING PROVIDED:	46 SPACES (2 H.C.)
BUILDING HEIGHT:	24'-7 1/2" (1 STORY)
PROPOSED EXPANSION HEIGHT:	20'-0" (1 STORY)
PROPOSED LANDSCAPE AREA:	11,802 S.F. (21.58%)
PROPOSED IMPERVIOUS AREA:	42,137 S.F. (78.41%)

VICINITY MAP
NOT-TO-SCALE

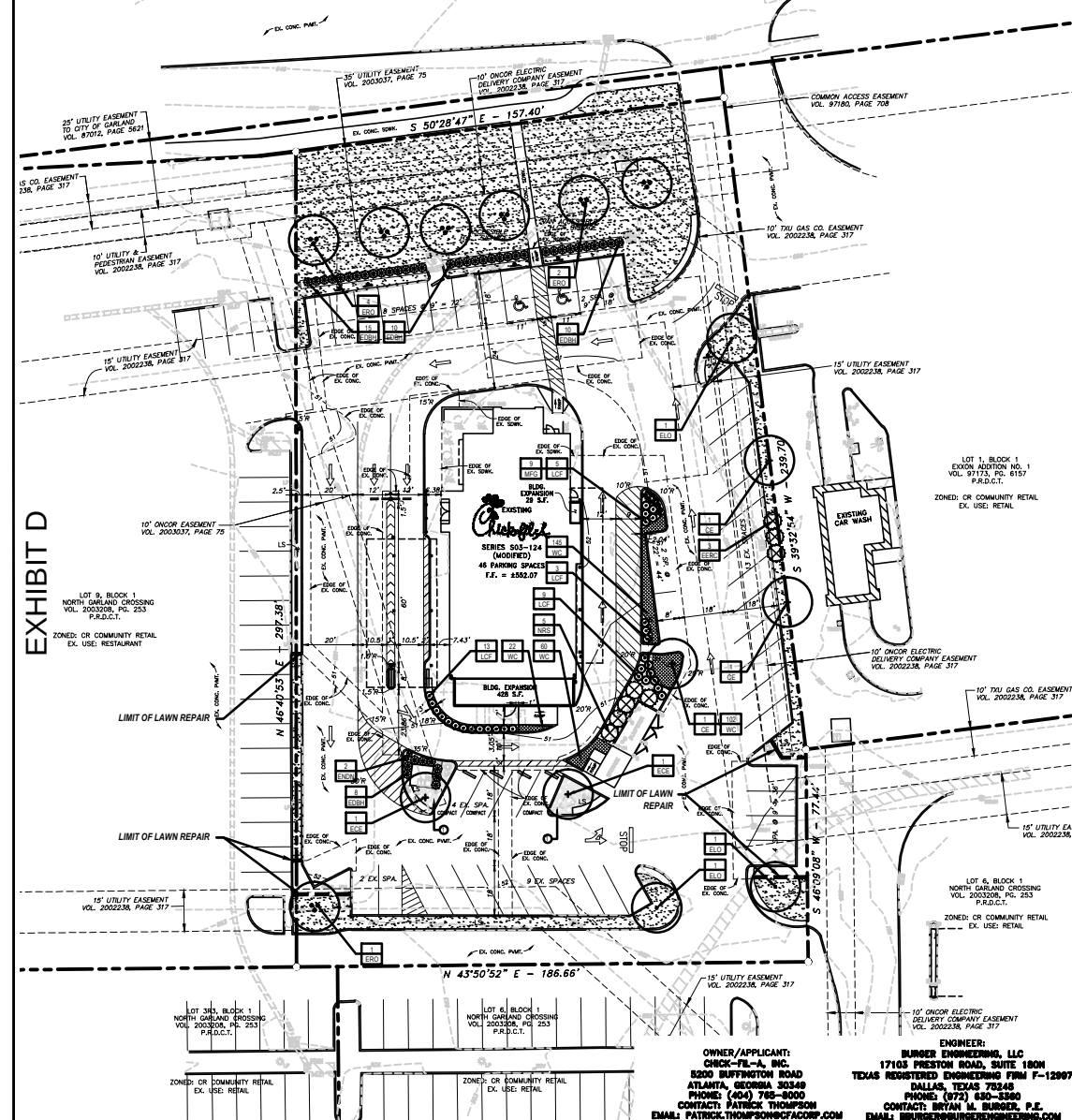
NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THE PROJECT.
6. IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/ SUPERVISOR IMMEDIATELY.
7. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
9. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
10. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/ APPLICABLE GOVERNING AUTHORITIES.

LEGEND	
CHICK-FIL-A	FIRE HYDRANT
CHICK-FIL-A	CHISELED "X" SET
CHICK-FIL-A	CHISELED "X" FOUND
CHICK-FIL-A	IRON ROD FOUND (SIZE AS NOTED)
CHICK-FIL-A	OVERHEAD UTILITY POLE W/ CUY
CHICK-FIL-A	UNDERGROUND ELECTRIC OR TELEPHONE
CHICK-FIL-A	LIGHT POLE
CHICK-FIL-A	SANITARY SEWER MANHOLE
CHICK-FIL-A	SAN. SWR. CLEAN OUT
CHICK-FIL-A	GAS VALVE
CHICK-FIL-A	WATER VALVE
CHICK-FIL-A	TREE
CHICK-FIL-A	MANHOLE (TYPE AS NOTED)
CHICK-FIL-A	TRAFFIC SIGNAL BOX
CHICK-FIL-A	ELECTRIC TRANSFORMER BOX
CHICK-FIL-A	ELECTRIC TRANSMISSION STEEL TOWER
CHICK-FIL-A	UNDERGROUND CABLE MARKER
CHICK-FIL-A	TRAFFIC BOX
CHICK-FIL-A	ELECTRIC METER
CHICK-FIL-A	GAS METER
CHICK-FIL-A	FIRE LANE
CHICK-FIL-A	LANDSCAPE

N. GARLAND AVE.
(VARIABLE WIDTH RIGHT-OF-WAY)LOT 1, BLOCK 1
EXHIBIT ADDITION NO. 1
VOL. 97773, PG. 6157
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 6, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 3, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 4, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 5, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 6, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 7, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 8, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 9, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 10, BLOCK 1
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
P.D.C.T.
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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VOL. 2003308, PG. 253
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ZONED: CR COMMUNITY RETAIL
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VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 110, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 111, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAILLOT 112, BLOCK 1
NORTH GARLAND CROSSING
VOL. 2003308, PG. 253
P.D.C.T.
ZONED: CR COMMUNITY RETAIL
EX. USE: RETAIL

N. PRESIDENT GEORGE BUSH HIGHWAY
(STATE HIGHWAY 190)
(140' PUBLIC RIGHT-OF-WAY)



OWNER/APPLICANT:
CHICK-FIL-A, INC.
1800 BURNFORD ROAD
ATLANTA, GEORGIA 30348
PHONE: (404) 785-8000
CONTACT: PATRICK THOMPSON
EMAIL: PATRICK.THOMPSON@CFACORP.COM

ENGINEER:
BURGER ENGINEERING, LLC
17103 PRESTON ROAD, SUITE 180N
TEXAS REGISTERED ENGINEERING FIRM F-12997
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BRYAN@BURGERENGINEERING.COM

ADDITIONAL INDICATIONS

○ Existing River Rock to Remain

Existing Sod

Proposed Sod

LANDSCAPE TABULATIONS

City of Garland, TX

SITE LANDSCAPING

Requirement: A Minimum 10% of the Site Area must be landscaped.

Site Area - 53,739 s.f.

Required: 5,373 s.f. (10%)

Provided: 11,802 s.f. (21.9%)

LANDSCAPE BUFFERS - MAJOR THOROUGHFARE

Requirements: A landscape buffer with a minimum width of 30' in depth from the property line. For every 30 linear feet of required landscape buffer one large canopy tree is required and 7 shrubs or ornamental grasses.

S.H. 190 Frontage Rd (Hwy 190) (Classification: A/D)

Required: 20' Minimum Buffer

(6) Existing Large Canopy Trees

(30) Existing Shrubs

PARKING LOT LANDSCAPING

Requirements: There must be a parking lot island at the terminus of each parking row. A parking space shall be no more than 65' away from a large canopy tree. (1) Large Canopy Tree shall be provided for every 100 provided parking spaces.

Required: (46) Shrubs

Provided: (46) Existing Large Canopy Trees

PARKING LOT SCREENING TO ADJACENT PUBLIC R.O.W.

Requirements: A continuous ornamental shrub screen shall be integrated into any landscape buffer that is required along an adjacent public R.O.W. Shrub planting height must be a minimum of 24" at time of installation.

Required: 28' min. Height Ornamental Hedge

Adjacent to S.H. 190 Frontage Rd

Provided: None to be required

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

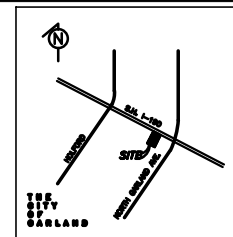
GENERAL LAWN NOTES

- Five grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely sealed, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (17) one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, weeding, watering and other such activities as necessary to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

SITE DATA	
OWNER:	S 05-01 (20)
LOT AREA:	1.254 ACRES (54,700 S.F.)
PROPOSED AND EX. BUILDING AREA:	ONE (1) NEW THREE STORY RESTAURANT
TOTAL BUILDING AREA:	4,182 S.F.
EXIST. BUILDING AREA:	407 S.F.
TOTAL BUILDING AREA:	4,589 S.F.
PAVING:	6,000 S.F.
BUILDING COVERAGE:	48% MINIMUM (21 ACRES)
PAVING REQUIRED:	1 SPACE PER 100 S.F. OF BUILDING AREA
	4,589 / 100 = 46 SPACES
	46 SPACES (21 ACRES)
	38'-0" (1 STORY)
	11,802 S.F. (0.27 ACRES)
	46,127 S.F. (1.06 ACRES)



VICINITY MAP NOT-TO-SCALE

PROPOSED PLANT LIST

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	CE	Cedar Elm	Ulmus crassifolia	4" cal.	container grown, 10' ht., 5' spread min., 5' clear trunk
SHRUBS					
30	LCF	Longepetatum 'Crimson Fire'	Longepetatum sp. 'Crimson Fire'	5 gal.	container grown, full plant specimen
9	MFG	Muscata Feathergrass	Nassella tenuissima	3 gal.	container grown, full plant specimen
5	NFS	Nelly R. Stevens Holly	Ilex x 'Nelly R. Stevens'	20 gal.	container grown, full plant specimen
GROUNDCOVERS					
325	WC	Wintercreeper	Eurostachys fortunei	4" pots	container grown, (3) 12" runners, full plant specimen
		Cynodon dactylon			solid sod, refer to notes

NOTE: Plant list is as is and is subject to change. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed standards as indicated. All trees to have straight trunks and be matching within varieties. All existing plant material shall be excluded from the bid calculations unless otherwise noted.

EXISTING PLANT LIST

QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	ELC	Existing Cedar Elm	Ulmus crassifolia	varies	
3	ELC	Existing Live Oak	Quercus virginiana	varies	
3	ELC	Existing Red Oak	Quercus rubra	varies	
3	ELC	Existing Eastern Red Cedar	Juniperus virginiana	varies	
SHRUBS EXISTING					
43	EDBH	Existing Dwarf Burford Holly	Ilex cornuta Burfordii 'nana'	varies	
2	ENDN	Existing Dwarf Nandina	Nandina domestica 'Harbor Dwarf'	varies	
GROUNDCOVERS EXISTING					
		Bermudagrass	Cynodon dactylon		

SOLID SOD NOTES

- Five grade areas to achieve final contours indicated. Lawn areas to receive liquid 2" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated areas completely. Inure edges of sod are touching. Top dress plants by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, weeding, watering, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be covered with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and natural free of debris.
- Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All areas to be repaired must be planted by hand to cover areas completely. Inure edges of sod are touching. Top dress plants by hand with topsoil to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

DEMOLITION NOTES

- Provide demolition, salvage and protection of existing structures, surfaces and trees as shown on the drawings.
- Before submitting proposal, visit and examine site to determine actual nature and scope of demolition and salvage work. Claims for extra compensation or account of additional labor materials or equipment required for difficulties encountered in demolition and salvage will not be recognized.
- Prior to demo, disconnect and cap off utilities and service lines not required for new construction in accordance with requirements of governing authorities ordinances and regulations.
- Erect necessary barricades, staking and protective measures as required.
- Materials and debris resulting from demolition operations become the property of the Contractor. Please remove from site.
- Remove pavements, and structures to the depths of their sub-structure.
- Leave construction area clean and ready to use by other trades.
- Remove pavement sub-base to the depth of the base materials.
- Do not remove or damage trees unless noted to be removed. All tree protection devices shall be in place prior to demolition activities. Any demolition activities required within the dripline of trees to be saved shall be carefully removed by hand labor. Report any tree damage to the Landscape Architect.
- Prior to beginning demolition, Contractor shall provide coverings for existing site elements remaining to prevent damage. Any site elements scheduled to remain which are damaged by the Contractor's activities shall be repaired at the Contractor's expense.
- Provide demolition of existing site items as shown on the drawings. Completely remove items in 12" below grade and haul away all refuse.

IRRIGATION REPAIR SPECIFICATIONS

- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
- Contractor shall be responsible for verifying condition of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, piping, etc.

CASE NUMBER 210318-2



BURGER ENGINEERING, INC.
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TWP: F-12997

01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



5200 Burnford Rd.
Atlanta, Georgia,
30346-2996

Revisions:

Mark Date By

Mark Date By

Mark Date By



6466 N. PRESIDENT GEORGE BUSH HWY.
LOT 9, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

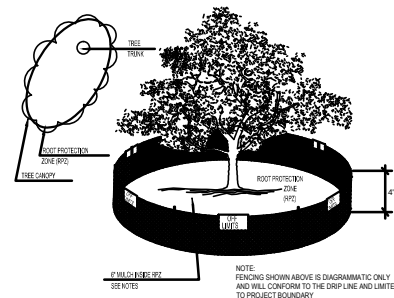
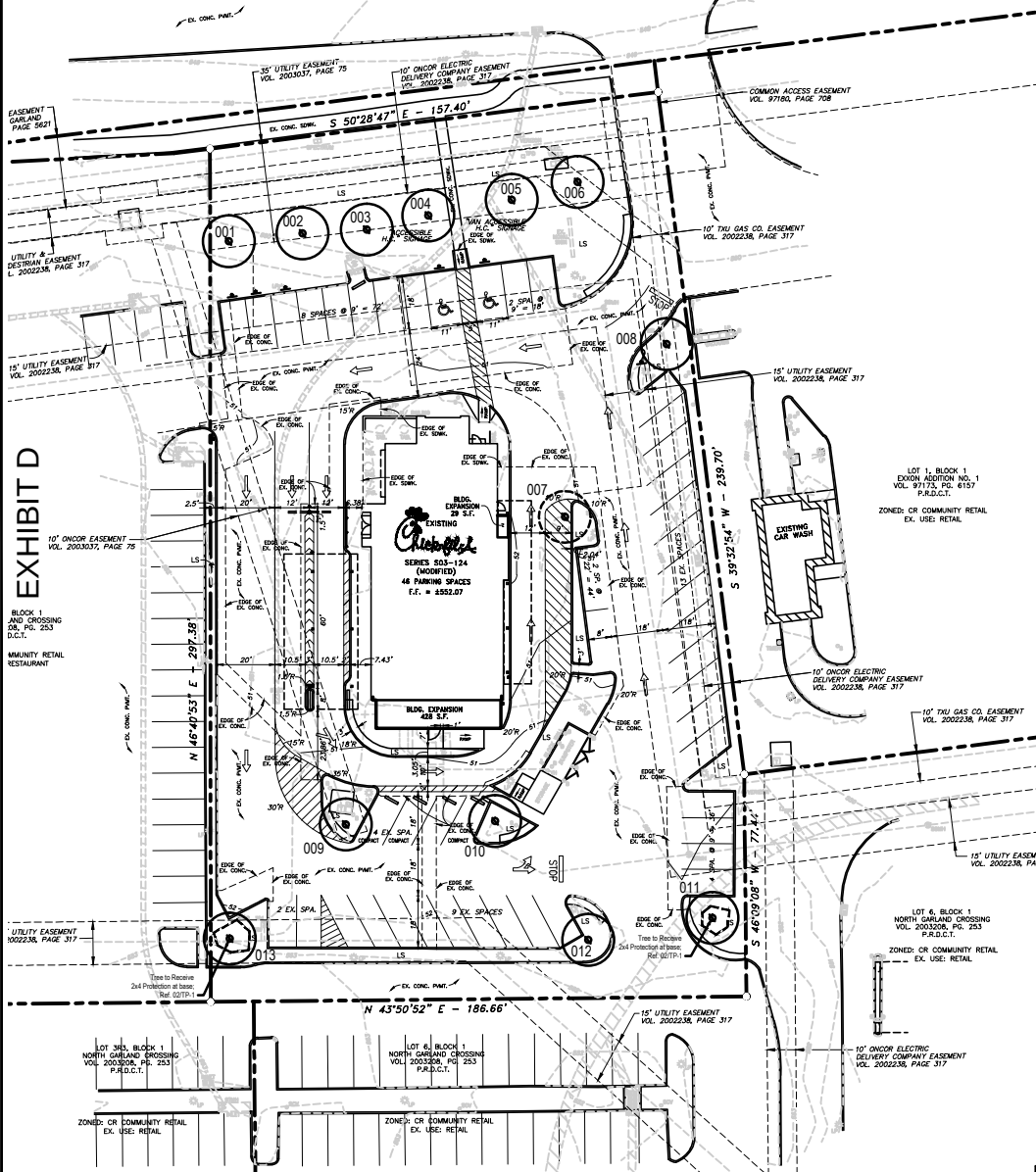
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MODIFIED

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LANDSCAPE
PLAN

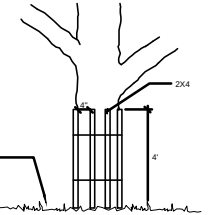
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or For Construction
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Store #: 01474
Date: 01/17/18
Drawn By: BCC
Checked By: BDA
Sheet

L-1

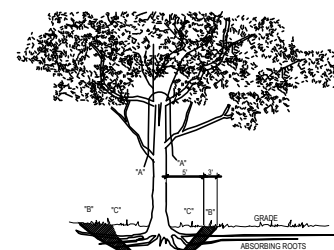
EXHIBIT D



01 TREE PROTECTION FENCE A

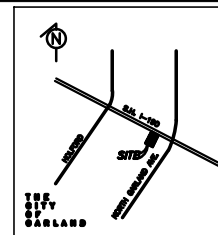


02 TREE PROTECTION FENCE B



03 TREE REMOVAL DIAGRAM

SITE DATA	
ZONING:	S 65-45 (CM)
LAND AREA:	1,254 ACRES (50,720 S.F.)
PROPOSED USE:	ONE (1) OF ONE THRU RESIDENTIAL
EX. BUILDING AREA:	4187 S.F.
BUILDING EXISTENCE AREA:	4,610 S.F.
TOTAL BUILDING AREA:	4,610 S.F.
PAVING:	NONE
BUILDING CONTAINER:	SE
PAVING REQUIRED:	1 SPACE PER 100 S.F. OF BUILDING AREA 4,610 / 100 = 46 SPACES
PAVING PROVIDED:	46 SPACES (2 H.Q.)
BUILDING HEIGHT:	30'-0" (1 STORY)
PROPOSED LOT AREA:	11,540 S.F. (26,410)
PROPOSED IMPERVIOUS AREA:	32,337 S.F. (75,410)



**VICINITY MAP
NOT-TO-SCALE**

TREE SURVEY FIELD DATA

NO	DIA INCHES	SPECIES (COMMON NAME)	REMARKS	EXEMPTIONS
001	16	RED OAK	TO REMAIN	
002	16	RED OAK	TO REMAIN	
003	16	RED OAK	TO REMAIN	
004	15	RED OAK	TO REMAIN	
005	14	RED OAK	TO REMAIN	
006	16	RED OAK	TO REMAIN	
007	12	LIVE OAK	TO BE REMOVED	
008	12	LIVE OAK	TO REMAIN	
009	12	CEHAR ELM	TO REMAIN	
010	15	CEHAR ELM	TO REMAIN	
011	12	LIVE OAK	TO REMAIN	
012	12	LIVE OAK	TO REMAIN	
013	10	RED OAK	TO REMAIN	

EXISTING TREE LEGEND



MITIGATION CALCULATIONS

Requirements: Removed Trees from 6" to 18" Shall Be Mitigated Inch Per Inch.

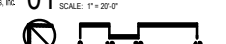
Required

12 Cal. Inc.

EXISTING TREE NOTES

- 1. **Existing trees to remain shall be protected during construction from root damage and compaction of soil under and around the drip line of any tree structure.**
- 2. **Any root structures damaged during adjacent excavation/construction, notably those that are immediately adjacent to the tree, shall be removed. Arborists to be secured for the treatment of any possible tree wounds.**
- 3. **No disturbance of the soil greater than 4" shall be located closer to the tree than the drip line of the tree. The maximum depth of excavation at maximum of 75% of the drip line and root zone shall be preserved at natural grade.**
- 4. **Any grading done within the critical root zone of the protected trees shall be done with light machinery and shall be done in such a way that earth moving equipment with tracks is allowed within the critical root zone of the tree. No equipment with tires shall be used.**
- 5. **Material Storage: No materials intended for use in construction or placed materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.**
- 6. **Equipment Cleaning/Loading/Dumping: No equipment may be cleaned, loaded or unloaded within the drip line of any tree that is disposed within the limits of the drip line of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, masonry, etc.**
- 7. **Tree Attachments: No signs, wires or other attachments, other than those for protection of the tree, shall be attached to the tree.**
- 8. **Vehicle/Traffic: No vehicular and construction equipment traffic or parking to be allowed within the limits of the drip line of trees.**
- 9. **Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree trunk plus shall be a minimum depth of 48" below grade.**
- 10. **Trenching: Any irrigation trenching which must be done within the drip line of a tree shall be dug by hand and shall not be done in a radial manner.**
- 11. **Tree Flagging: All trees to be removed from the site shall be flagged by the contractor with bright red vinyl tape (4" width) wrapped around the main trunk at a height of four (4) feet above the ground grade. Flagging shall be done by the contractor and shall be in any tree removed. Contractor shall contact Landscape Architectural firm 72 hours prior to schedule on-site meeting.**
- 12. **Protective Fencing: All trees to remain, within 75% of the drip line, shall have protective fencing erected around the tree structure. The protective fencing may be comprised of orange fencing, orange vinyl construction fencing, orange plastic or other similar material. The fencing shall be erected at least 10' from the tree. The protective fencing will be located as indicated on the Tree Protection Plan.**
- 13. **Bolt Protection: In situations where the tree contains in the immediate area of intended construction, the tree shall be protected by encircling the entire circumference of the tree's trunk with lumber secured with wire or other means that does not damage the tree. Refer to Tree Protection Details.**
- 14. **Construction Pathways: In a case where a low hanging limb is broken during construction, the contractor shall be responsible for the removal of the Landscape Architect's immediately. In no instance shall the Contractor pursue any portion of the damage without the prior approval by the Landscape Architect.**

01 TREE PRESERVATION PLAN



OWNER/APPLICANT:	ENGINEER:
CHICK-FIL-A, INC.	BURGER ENGINEERING, LLC
5200 BUFFINGTON ROAD	17103 PRESTON ROAD, SUITE 150N
ATLANTA, GEORGIA 30348	TEXAS REGISTERED ENGINEERING FIRM F-12907
PHONE: (404) 768-8000	DALLAS, TEXAS 75248
CONTACT: PATRICK THOMPSON	PHONE: (872) 630-3380
EMAIL: PATRICK.THOMPSON@CFACORP.COM	CONTACT: BRYAN M. BURGER, P.E.
	EMAIL: MBURGER@BURGERENGINEERING.COM

BUDGER

B | BURGER
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TRPE E-12997



5200 Burlington Rd.
Atlanta Georgia,
30349-2998

Revisions:		
Mark	Date	By

Mark	Date	By
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Mark	Date	By
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4435 N. PRESIDENT GEORGE BUSH HWY.
LOT 8, BLOCK 1
NORTH GARLAND CROSSING
CITY OF GARLAND, TEXAS

**STORE
SERIES
803-124
MODIFIED**

SHEET TITLE
TREE PRES.
PLAN

☒ For Permit
☐ For Bid
☐ For Construction

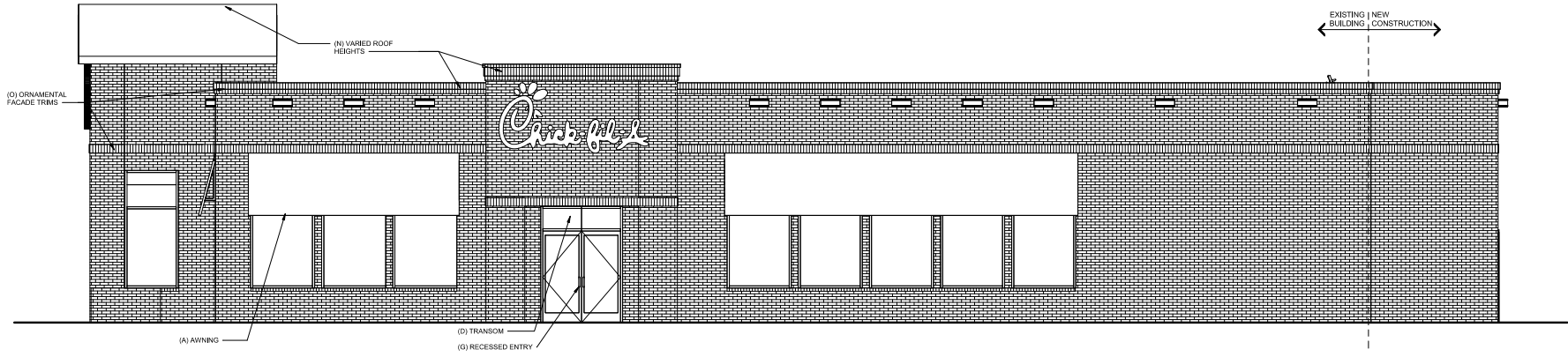
Job No. : 013-28

Store : 01474
Date : 01/17/18
Drawn By : BCC
Checked By: BDA

Sheet

TP-1

EXHIBIT E



1 TABULATION - SOUTH (MAIN ENTRY) ELEVATION
1/4" = 1'-0"



2 NORTH-WEST (DRIVE-THRU) ELEVATION
1/4" = 1'-0"

ARCHITECTURAL ELEMENTS

- (A) CANOPIES/AWNINGS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRANSOMS
- (G) RECESSED ENTRIES
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIMS

ADDITIONAL ELEMENTS

NO NEW ARCHITECTURAL ELEMENTS ARE BEING ADDED TO EXISTING, CURRENT ARCHITECTURAL ELEMENTS WILL BE CARRIED OVER TO ADDITION.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

MAYSE & ASSOCIATES INC.
Architecture • Planning • Construction Management



14801 Quorum Dr. Suite 900
Dallas, Texas 75244-3238
Phone: (972) 386-4338 Fax: (972) 386-2878
www.mayseassociates.com

CASE NUMBER:
210716-2
ZONING - EXISTING:
COMMUNITY RETAIL, S 03-05
ZONING - PROPOSED:
NO CHANGE

5/11/2021 4:43:44 PM

CHICK-FIL-A
North Garland FSU

5425 N George Bush Hwy
Garland, TX 75044

FSR#01474

BUILDING TYPE / USE: MLV2.BRV/S03-121

REVISION SCHEDULE

NO DATE DESCRIPTION

CONSULTANT PROJECT # 19091

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DATE 5/11/2021 4:43:44 PM

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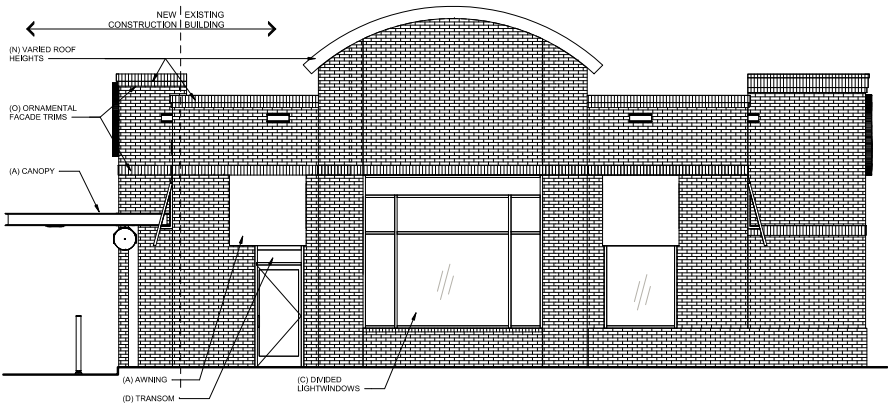
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SHEET ARCHITECTURAL ELEMENTS

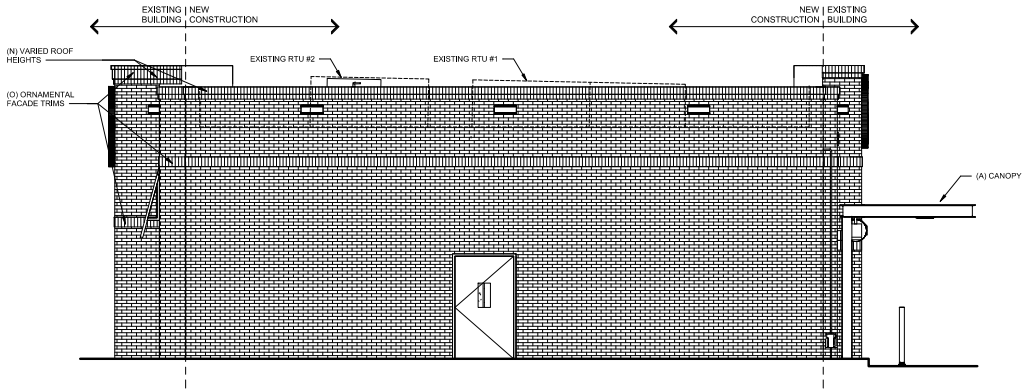
SHEET NUMBER

Z-304

EXHIBIT E



1 TABULATION - WEST-SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



2 TABULATION - WEST-SOUTH (FRONT) ELEVATION
1/4" = 1'-0"

ARCHITECTURAL ELEMENTS

- (A) CANOPIES/AWNINGS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRANSOMS
- (G) RECESSED ENTRIES
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIMS

ADDITIONAL ELEMENTS

NO NEW ARCHITECTURAL ELEMENTS ARE BEING ADDED TO EXISTING, CURRENT ARCHITECTURAL ELEMENTS WILL BE CARRIED OVER TO ADDITION.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998
P: (404) 765 8000

MAYSE & ASSOCIATES INC.
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14801 Quorum Dr. Suite 900
Dallas, Texas 75244-3338
Phone: (972) 286-4338 Fax: (972) 286-2076
www.mayseassociates.com

CASE NUMBER: 210719-2
ZONING - EXISTING: COMMUNITY RETAIL, S 03-05
ZONING - PROPOSED: NO CHANGE

5/11/2021 4:43:42 PM

CHICK-FIL-A
North Garland FSU
5425 N George Bush Hwy
Garland, TX 75044

FSR#01474

BUILDING TYPE / USE: MLV2.BRV/503-126

REVISION SCHEDULE
REV. DATE DESCRIPTION

CONSULTANT PROJECT # 19091

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DATE 5/11/2021 4:43:42 PM

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SHEET ARCHITECTURAL ELEMENTS

SHEET NUMBER

Z-303

Z 21-16



View of the subject property from PGBT.



View of the property to the east.



View of the property to the south.



View of the property to the west.

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



GARLAND

Plan Commission

3. e.

Meeting Date: 06/14/2021

Item Title: Z 21-19 Simon Property Group (Texas) L.P., Zoning (District 1)

Summary:

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)

Attachments

Z 21-19 Simon Property Group (Texas) L.P. Report and Attachments

Z 21-19 Simon Property Group (Texas) L.P. Responses

Planning Report

File No: Z 21-19/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 14, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 03-53 to allow additional Commercial Uses.

LOCATION

245 Cedar Sage Drive (Firewheel Town Center)

APPLICANT

Simon Property Group (Texas) L.P.

OWNER

Simon Property Group (Texas) L.P.

BACKGROUND

The subject property is developed with the Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial and multi-family residential uses. The applicant requests to amend Planned Development (PD) District 03-53 to allow additional commercial uses, described further in Consideration 1 below.

This case is a zoning [PD amendment] request only; there is no Detail Plan request with this application. However, new development is required to obtain Detail Plan approval.

SITE DATA

The site consists of approximately 68.1 acres, with access points to and from North President George Bush Turnpike, Lavon Drive, and Firewheel Parkway and includes internal streets within the Firewheel Town Center.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 03-53 and Planned Development (PD) District 12-36, the latter of which was specific to signage regulations. PD 03-53 allows a variety of retail and commercial uses including, but not limited to: retail, restaurants, offices, medical offices, personal services, banks, athletic clubs/fitness gyms, grocery stores, household appliance repair, and movie theatres. Multi-family use is allowed with conditions and is developed accordingly on certain parcels on the outer edges of the town center.

The applicant requests to amend PD 03-53 to add the allowance of additional commercial uses, listed in Consideration 1 below, either by right or by Specific Use Provision (SUP). Specific Use Provisions require a public hearing process through the Plan Commission and City Council.

CONSIDERATIONS

1. The applicant requests to allow additional commercial uses within the Firewheel Town Center area. The applicant's request is as follows:

Allow the following uses by right:

- Studio, Fitness and Performing Arts
- Convenience Store (1,000 – 5,000 sf)
- Breweries/Wineries/Distilleries

Allow the following uses by Specific Use Provision (SUP):

- Automobile Sales, New and Used (Indoors)

2. Studio, Fitness and Performance Arts is defined in the Garland Development Code (GDC) as a business establishment, not exceeding five thousand square feet in floor area, that provides a fully enclosed space within a building for practice and instructional classes in gymnastics, exercise or fitness routines, the martial arts, dance, music, theatre, and other performing arts.

It should be noted that larger-scale Health & Fitness Gyms are currently allowed in the PD.

3. Convenience Stores are limited to 1,000–5,000 square feet per the GDC, and do not include fuel sales unless specifically requested and approved accordingly. Fuel Sales are a separate land use category and not permitted on Simon's subject property. It is the applicant's intent to allow a convenience store within the existing Town Center. The applicant states, "Convenience stores are a common addition to a mixed-use center that include multi-family residences and office space. There is currently no grocery store at the Firewheel Town Center, and it is therefore appropriate to provide our residents and office workers an easy opportunity to pick up essential consumable items, reducing unnecessary trips away from the Firewheel mixed use complex."
4. Breweries, Wineries & Distilleries are defined in the Garland Development Code as facilities that manufacture in commercial quantities alcoholic beverages from raw materials or blends of raw and processed materials or by mixing, rectifying or distilling processed materials. The term does not include a warehouse or bulk storage facility.

The applicant states a Brewery/Winery/Distillery would not exceed 15,000 square feet if proposed. Given the various scales and types of these uses, staff recommends a Specific Use Provision (SUP) as the more appropriate allowance process for Breweries, Wineries, and Distilleries. It should be noted that the Industrial (IN) District is the only zoning district that allows this use by right; other commercial zoning districts require an SUP per the Garland Development Code (GDC).

5. The applicant requests to allow Auto Sales, New and Used (Indoors) by Specific Use Provision (SUP). The applicant states, "Many of Simon's centers now include indoor showrooms, not exceeding 6,000 SF, for car sellers, typically, but not exclusively, electric vehicles...". The applicant states that ancillary use of outdoor parking spaces would be for the purposes of test drives and customer pick-ups.
6. A narrative letter from the applicant is attached, further explaining the request for the additional commercial uses.

COMPREHENSIVE PLAN

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

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

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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.

Convenience Store and Fitness or Performance Arts Studio uses can align with the subject property's walkable environment and contribute as supportive uses to the Town Center's residents and visitors. As mentioned above, staff recommends that Breweries/Wineries/Distilleries should be allowed only by Specific Use Provision (SUP). An indoor-only Auto Sales use, by Specific Use Provision (SUP) only, may be compatible but subject to further review through a public hearing process. PD Conditions are drafted accordingly prohibiting outdoor automobile displays for sales purposes, and allowing no more than five (5) vehicles outdoors for test drive and pick-up purposes only.

STAFF RECOMMENDATION

Allow the following uses by right:

- Convenience Store (1,000 – 5,000 sf)
- Studio, Fitness or Performing Arts

Allow the following uses by Specific Use Provision (SUP) only:

- Breweries/Wineries/Distilleries
- Automobile Sales, New and Used (Indoors)

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 6, 2021

PREPARED BY:

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Planning & Community Development
972-205-2449
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PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 21-19

245 Cedar Sage Drive

- I. Statement of Purpose:** The purpose of this Planned Development (PD) 03-53 amendment is to allow additional Commercial Uses.
- II. Statement of Effect:** This Planned Development shall not affect any term or condition found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this Ordinance, except as expressly provided herein.
- III. Savings Clause:** All terms and conditions of the Garland Development Code and Planned Development (PD) Districts 02-25, 03-53, 12-08, and 12-36 are hereby included by reference and shall remain in full force and effect, save and except as expressly amended by this Ordinance.

IV. Development Plans:

Detail Plan: Development shall be in general conformance with the Detail Plan approved in Planned Development (PD) 03-53. New development shall be required to obtain Detail Plan approval. In the event there is conflict between the approved Detail Plan and the Specific Conditions below, the Specific Conditions shall apply.

V. Specific Conditions:

- A. Permitted Uses:** In addition to those uses permitted in Planned Development (PD) 03-53, the following uses are permitted accordingly:

- Convenience Store (1,000 - 5,000 sf) (P)
- Studio, Fitness or Performing Arts (P)
- Auto Sales, New and Used (Indoors Only) (S)
- Breweries, Wineries, and Distilleries (limited to no more than 15,000 square feet) (S)

(P) Denotes land use is allowed by right.

(S) Denotes land use is allowed only upon approval of a Specific Use Provision.

- B. Automobile Sales, New and Used (Indoors only):
Vehicles displayed outdoors for sales purposes are prohibited. However, test drive vehicles and vehicles that have been purchased by customers and are waiting to be picked up (no more than 5 vehicles in aggregate) may be temporarily stored outdoors. The vehicles must be in designated parking spaces and, other than markings or displays permanently affixed to the vehicle, there shall be no markings, displays, or signs on or adjacent to a vehicle.

PLANNED DEVELOPMENT AMENDMENT

FIREWHEEL TOWN CENTER

Simon Property Group (Texas), Inc. (“Simon”), the owner of Firewheel Town Center (the “Center”), is requesting an amendment to the Planned Development governing the Center (the “Planned Development”) to incorporate additional permitted uses at the Center. Specifically, Simon is requesting that the **following uses be permitted by right:**

- Studio, Fitness and Performing Arts
- Convenience Store (1,000 – 5,000 sf)
- Breweries/Wineries/Distilleries

Simon is seeking these additional permitted uses as the types of businesses seeking to occupy space in traditional shopping centers and mixed-use lifestyle centers continue to evolve. As internet purchases have become a larger percentage of retailer sales, it is important that the Center’s permitted uses be expanded to accommodate more experiential offerings that complement our retail mix. It is also important that our retailers have the ability to rethink their in-store experiences to thrive in an omnichannel retail environment.

Studio, Fitness and Performing Arts:

At many Simon-affiliated centers, inclusive of Firewheel Town Center, there is growing customer demand for boutique fitness facilities in smaller environments than those offered by more traditional gyms and fitness clubs. Specialty fitness studios (by way of example, Orange Theory, Pure Barre, Core Power Yoga, Soul Cycle) seek out successful lifestyle centers for their customized facilities. Many prominent fitness retailers are also looking to include studios within their stores. The existing Planned Development allows Fitness and Athletic clubs but excludes these smaller boutique fitness and wellness businesses.

Likewise, performing, and visual art studios continue to seek out mixed-use locations where they can conveniently serve and attract new family and adult customers. These venues frequently incorporate a retail component.

Convenience Stores:

Convenience stores are a common addition to a mixed-use center that include multi-family residences and office space. There is currently no grocery store at the Firewheel Town Center, and it is therefore appropriate to provide our residents and office workers an easy opportunity to pick up essential consumable items, reducing unnecessary trips away from the Firewheel mixed use complex.

Breweries, Wineries and Distilleries:

Artisanal offerings are a growing segment of the restaurant scene, with breweries, wineries, and distilleries a particularly high growth segment. Regional and local producers of craft beverages seek venues where they can engage new customers and familiarize them with their locally crafted products. Many of these facilities incorporate on site production in combination with a full-service restaurant and bar. Alcohol would be primarily for on-site consumption but with retail sales permitted for proprietary products only, in accordance with local liquor sale regulations. Square footage would not exceed 15,000 SF.

SPECIFIC USE PROVISION CATEGORIES

In addition to the above uses, Simon is requesting that the Planned Development be amended to allow for the following use by **Specific Use Provision (SUP)**

- Indoor Automobile Sales, New and Used

Indoor Automobile Sales, New and Used

Many of Simon's centers now include indoor showrooms, not exceeding 6,000 SF, for car sellers, typically, but not exclusively, electric vehicles (by way of example, Tesla, Lucid, VinFast). These newer sellers do not keep inventory of vehicles on site as they handle their sales as advance purchase orders that are processed on-line. Ancillary use of outdoor space is typically limited to no more than 15 parking spaces, with charging stations, that are used for test drive cars and/or for customer pick-ups. Makers of non-electric cars are also looking for alternative, less space intensive, venues in which to sell their new and used inventory via on-line order. These venues cater to customer convenience and ultimately serve to free up prime real estate that has traditionally been needed for large car lots and showrooms.

Pursuant to the Specific Use Provision in the Garland Zoning Code, the automobile use may not be suitable to every location within the Planned Development and may need to be limited in number and aggregate square footage. It is appropriate that specific tenants would be subject to further review and approval under the City's SUP zoning process.

GENERAL

An amendment of the Planned Development will implement the policies of the City by promoting the development, redevelopment and utilization of land in a manner that assures an attractive and high-quality community environment in accordance with the City's comprehensive plan's planned use for the Center as a regional shopping center.

The uses allowed by the amendment of the Planned Development will be appropriate in the immediate area of the Center and their relationship to the general area and the City as a whole as

they will provide a greater diversity of uses that will provide more retail opportunities to nearby residents, and reducing trips.

The proposed amendment to the Planned Development will be in accordance with existing and proposed plans for providing public schools, streets, water supply, sanitary sewers or other utility to the area as this Amendment will have no effect on such matters and does not involve any other factors that substantially affect the public health, safety, morals, or general welfare.

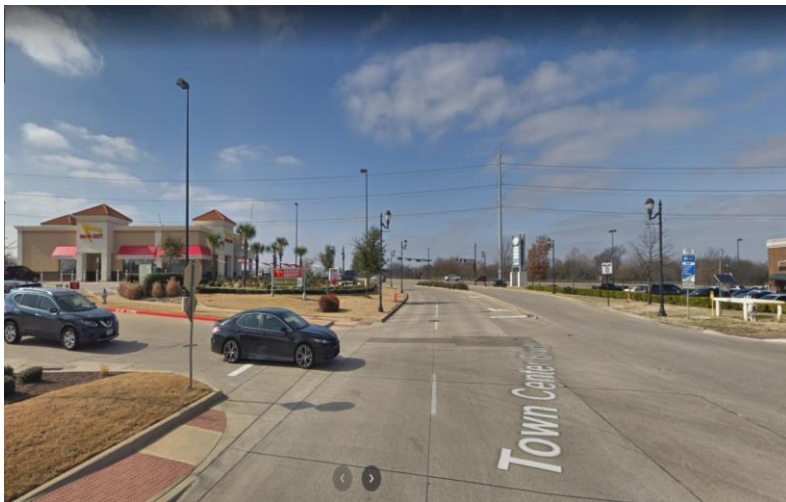
Z 21-19



View of the subject property, Coneflower Dr.



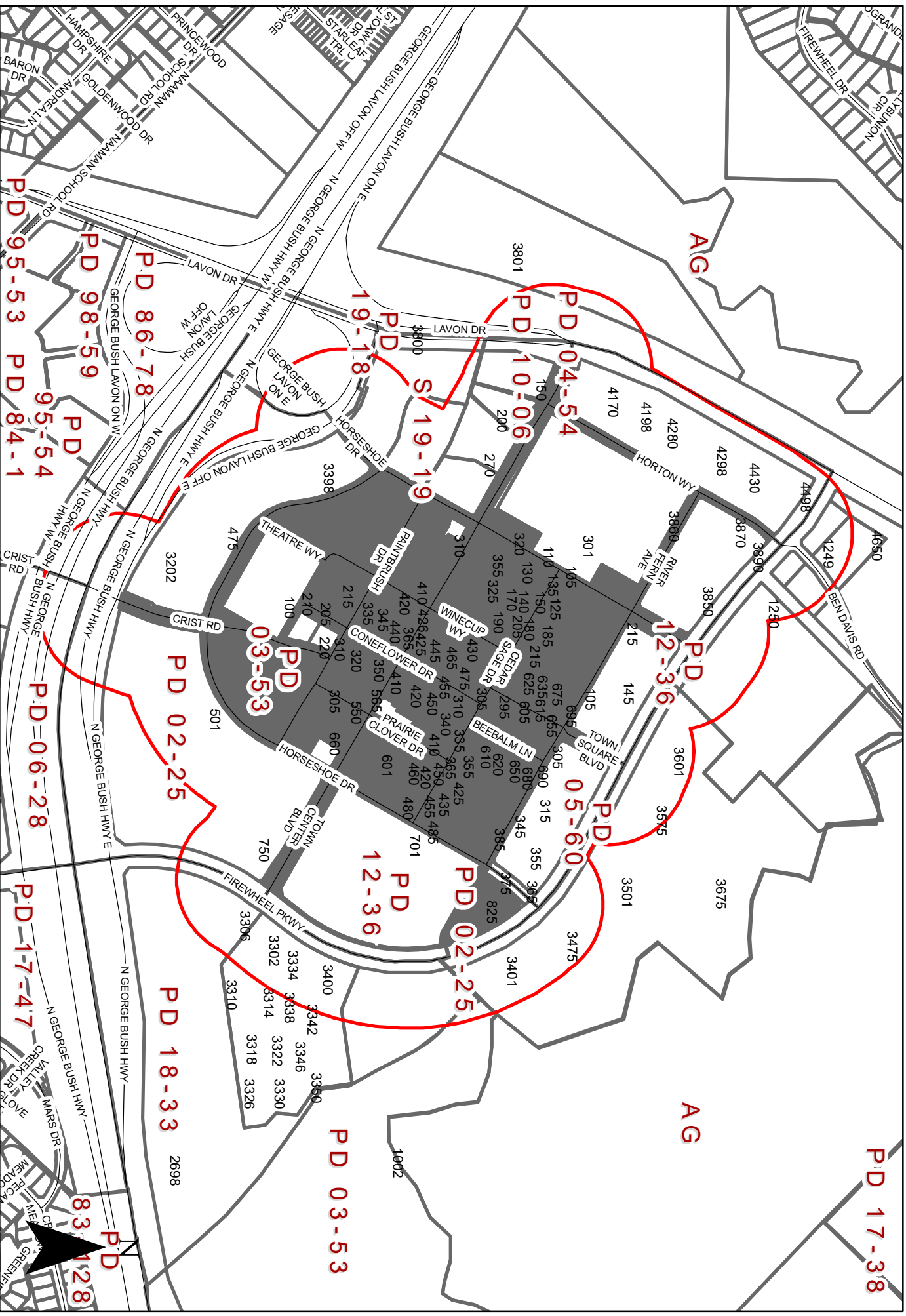
Looking north of the subject property



Looking west of the subject property



Looking south of the subject property



0 325 650 Feet
1 inch = 644 feet

Zoning Map Z 21-19

245 Cedar Sage Drive

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

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