



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
June 12, 2023 at 7:00 p.m.**

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

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 22, 2023 meeting.

2. PLATS

- a. P 23-18 – Centerville Plaza Shopping Center Replat

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 **Bohler Engineering TX, LLC.**, requesting approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Zoning)
- b. Consideration of the application of **Bohler Engineering TX, LLC.**, requesting approval of a Detail Plan for a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Detail Plan)
- c. Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Specific Use Provision)
- d. Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Plan for an Automated/Rollover Car Wash Use. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Plan)

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: 06/12/2023

Item Title: Plan Commission Minutes for May 22, 2023

Summary:

Consider approval of the Plan Commission Minutes for the May 22, 2023 meeting.

Attachments

Plan Commission Minutes for May 22, 2023



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 7:00 p.m. on Monday, May 22, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 N. Fifth Street, Garland, Texas, with the following members present:

Present: Chairman Scott Roberts
Commissioner Wayne Dalton
2nd Vice Chair Douglas Williams
Commissioner Michael Rose
Commissioner Rich Aubin
Plan Commissioner Georgie Cornelius

Absent: 1st Vice Chair Julius Jenkins
Commissioner Stephanie Paris

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

CONSENT AGENDA

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

Motion was made by Commissioner Aubin to **approve** the Consent Agenda except item 3b which was requested to be pulled by a visitor. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the May 8, 2023 meeting.

APPROVED

2. MISCELLANEOUS

- a. Impact Fee Report **APPROVED**

3. PLATS

- a. P 23-15 - Tricon Garland Preliminary Plat **APPROVED**

- b. P 23-16 - LCG Firewheel Final **APPROVED**

Maxwell Fisher with ZoneDev representing the Dyer family who owns the property to the east of the subject plat, 2502 Grandview Dr., Richardson, TX, asked the Commission if the plat was approved with the access easements, would a future development on the Dyer family property be allowed with the current access easements.

Commissioner Aubin requested clarification from the attorney as to whether Mr. Fisher's question was out of the Commission's jurisdiction to discuss. Attorney Roten advised Chair Roberts to abstain from answering any questions not on the agenda as a topic for discussion.

Motion was made by Commissioner Williams to **approve** the plat as presented. Seconded by Commissioner Aubin. **Motion carried: 6 Ayes, 0 Nays.**

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.

4. ZONING

- a. Consideration of the application of **Masterplan**, requesting approval of a Change in Zoning from Two-Family (2F) District and Community Retail (CR) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Zoning) **APPROVED**

The applicant, Amy Mathews, 2201 Main St., Dallas, TX, provided an overview of the request, and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 0 Nays.**

- b. Consideration of the application **Masterplan**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 110, 117, and 119 Garfield Street and 121 Grant Street. (District 8) (Z 22-15 – Detail Plan) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application per staff recommendation. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 0 Nays.**

- c. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, **APPROVED** requesting approval of a Change in Zoning from Planned Development (PD) District 69-31 to Community Retail (CR) District. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Zoning)

The applicant, Robert Nunez, 513 Mulberry Ln., Desoto, Texas, remained available for questions.

Commissioner Aubin requested clarification as to whether there would be on-site retail sales.

The applicant clarified that most of the sales would be online and that the showroom would be used mainly to display the items for sale.

Commissioner Dalton requested clarification on the length of the Specific Use Provision.

Staff informed the Commission that the applicant's request was for five years for the Specific Use Provision. Staff is in agreement with the shorter length of the Specific Use Provision given the potential of future re-development along the 635 corridor.

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five years for the Specific Use Provision. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

- d. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, **APPROVED** requesting approval of a Specific Use Provision for a Warehouse, Office/Showroom (indoors only). This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Specific Use Provision)

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five years for the Specific Use Provision. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

- e. Consideration of the application of **Robert Nunez (Alchemi Design Group)**, **APPROVED** requesting approval of a Plan for a Warehouse, Office/Showroom (indoors only) use. This property is located at 1910 Pendleton Drive. (District 5) (File Z 22-70 – Plan)

Motion was made by Commissioner Aubin to close the public hearing and **approve** the application with staff recommendation for the length of five

years for the Specific Use Provision. Seconded by Commissioner Rose.

Motion carried: 6 Ayes, 0 Nays.

- f. Consideration of the application of **Spiars Engineering**, requesting approval **DENIED** of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 - Zoning)

Representing the applicant, Scott Theeringer, 3500 Maple Avenue, Dallas, Texas, and Mark Ewing, 104 Forest Lane, McKinney, Texas 75069, provided an overview of the request, and remained available for questions.

There was discussion between the Plan Commission and Mr. Theeringer regarding the timeline of the development, possible traffic study for the area, site lines and landscape plans for the property, deviations for the building of the car ports and access to the subject property.

Mr. Theeringer informed the Commission that the plan would be to begin immediately with the development and that the Transportation Department did not deem a traffic study necessary for the development. In regards to the landscape plan, mature trees would be purchased for the development. The only access to the property would be from Centerville Road.

Staff clarified that any deviation approvals could be achieved through the approval of the Planned Development.

Residents speaking in opposition:

Cara Roberts, 421 Valley Park Dr., Garland, Texas
Maureen Valdivia Reyes, 513 Candlewood Ln., Garland, Texas
Kathy Johnson, 514 Candelwood Ln., Garland, Texas
Lester D. Emery, 517 Candlewood Ln., Garland, Texas
Margaret Anderson, 526 Candlewood Ln., Garland, Texas
Sam Pierre-Auguste, 518 Shadewell Dr., Garland, Texas
Travis B. Hicks, 502 Sequoia Dr., Garland, Texas
David McNeely, 3918 Keele Dr., Garland, Texas
Donna McNeely, 3918 Keele Dr., Garland, Texas
Patricia Harris, 4002 Keele, Dr., Garland, Texas
Maxine Priebe, 506 Candlewood Ln., Garland, Texas
Sandra Capizzi, 4202 Kazak, Garland, Texas
Amy Ware, 514 Cashmere Dr., Garland, Texas
Monika Sherlund, 433 Valley Park Dr., Garland, Texas
Teri Aeschbacher, 4001 Keele Dr., Garland, Texas
Skep Corcoran, 4126 Keele Dr., Garland, Texas
Kelly York, 701 Bardfield Ave., Garland, Texas
Syed Rehman, 4117 Niagara St., Garland, Texas
Joshua O'Connell, 601 Shadwell Dr., Garland, Texas
David Schuler, 4210 Kazak St., Garland, Texas
Maria Martinez, 4210 Keele Dr., Garland, Texas
Jovani Hernandez, 4118 Keele Dr., Garland, Texas
Harold Hinsley, 4002 Kazak St., Garland, Texas
Mariel Stafford, 4117 Keele Dr., Garland, Texas
Bobbi Johnston, 3917 Keele Dr., Garland, Texas

Cynthia Cleveland, 4205 Augusta, Garland, Texas

Residents not speaking but in opposition:

Terri Bradshaw, 518 Candlewood Ln., Garland, Texas
Kim Lee, 433 Valley Park Dr., Garland, Texas
Mitchell Crafton, 510 Mayfield Avenue, Garland, Texas
Abeling Fitzpatrick, 510 Mayfield Avenue, Garland, Texas
Gloria Corcoran, 4126 Keele Dr., Garland, Texas
Nancy Karen Shaw, 4134 Keele Dr., Garland, Texas
George Brockmann, 4010 Keele Dr., Garland, Texas
Ronald Merkledove, 3810 Keele Dr., Garland, Texas
Martha A. Washington, 609 Bardfield Ave., Garland, Texas
Margaret Doering, 317 Bardfield Ave., Garland, Texas
Luis V. Rodriguez, 405 Cashmere Dr., Garland, Texas
Oralia Mendez, 4225 Keystone, Garland, Texas
Donna Nichols, 517 Shadwell, Garland, Texas
Angus David, 4125 Keele Dr., Garland, Texas
Jackie Kay David, 4125 Keele Dr., Garland, Texas
Lila Clay, 3917 Kazak, Garland, Texas
Virginia M. Davis, 3902 Keele Dr., Garland, Texas
James W. Davis, 3902 Keele Dr., Garland, Texas

Residents speaking in favor:

Joseph McDermott, 1717 Hilltop Dr., Garland, Texas

The civil engineer representing the applicant, Mark Ewing, provided additional information regarding the development in response to the citizens comments. In regards to the emergency access that was mentioned, Mr. Ewing clarified that at no time would residents have access to this exit, it would strictly be for the use of emergency personnel. The composition of the units would be 1 to 2 bedroom units max and 1 bedroom efficiency. Water pressure studies have been made and the developer is willing to make any adjustments to compensate for any low water pressure.

Scott Theeringer addressed the landscaping concerns and explained that a professional property management company would be hired to address those issues. In regards to concerns over the residents of the development, Mr. Theeringer explained that the development would be market rate. Mr. Theeringer clarified that the developer would be willing to participate in a traffic study to address any concerns regarding traffic as a result of the development.

Commissioner Rose asked Mr. Theeringer if the developer would be willing to work with the City and pay for a traffic light at the entrance to the development. Mr. Theeringer explained that they would be willing to consider anything that would help the area and keep everyone safe.

Motion was made by Commissioner Aubin to close the public hearing. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

Commissioner Aubin provided clarification on the permitted uses for the property.

Commissioner Rose asked for clarification from the attorney as to whether the Commission could postpone the consideration of the applicant.

Commissioner Dalton addressed the concerns for traffic around the development. Commissioner Dalton also expressed that he would be in favor of a 3-story apartment complex over the proposed 4-story.

Commissioner Cornelius expressed her concerns around the increased traffic around the development.

Chair Roberts provided some suggestions that Council may want to consider including a traffic study of Centerville Road and requiring car ports for the development. Chair Roberts also expressed his content with the emergency access that was restricted to the residents. Chair Roberts also expressed his concerns over the 4-story development and lack of landscaping throughout the property.

Motion was made by Commissioner Aubin to **approve** the application with the provision for an 8-foot solid masonry fence and for car ports to be allowed. Motion failed for lack of a second.

Motion was made by Commissioner Rose to **deny** the application. Seconded by Commissioner Williams. **Motion carried: 5 Ayes, 1 Nay** by Commissioner Aubin.

- g. Consideration of the application of **Spiars Engineering**, requesting approval of a Detail Plan for Multi-Family development. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (District 5) (File Z 23-05 – Detail Plan) **DENIED**

Motion was made by Commissioner Rose **deny** the application. Seconded by Commissioner Williams. **Motion carried: 5 Ayes, 1 Nay** by Commissioner Aubin.

- h. Consideration of the application of **Smiths-Haven**, requesting approval of a Change in Zoning from Agricultural (AG) District to Neighborhood Office (NO) District. This property at 1521 and 1613 Rowlett Road. (District 3) (File Z 23-13) **APPROVED**

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application. Seconded by Commissioner Williams. **Motion carried: 6 Ayes, 0 Nays.**

5. **ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 9:55 p.m.

CITY OF GARLAND, TEXAS

/s/ Scott Roberts, Chairman

/s/ Elisa Morales, Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/12/2023

Item Title: P 23-18 Centerville Plaza Shopping Center Replat

Summary:

P 23-18 – Centerville Plaza Shopping Center Replat

Attachments

P 23-18 Centerville Plaza Shopping Center Replat Report & Attachments

Planning Report

File No: P 23-18 / District 3

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2023



GARLAND

TEXAS MADE HERE

REPLAT

Centerville Plaza Shopping Center

LOCATION

3150 Broadway Boulevard and 822 East Centerville Road

ZONING

Community Retail (CR) District

NUMBER OF LOTS

2

ACREAGE

4.554

BACKGROUND

The applicant requests approval of a Replat to construct a Financial Institution with a Drive-Through.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

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

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



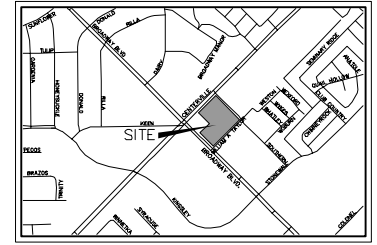
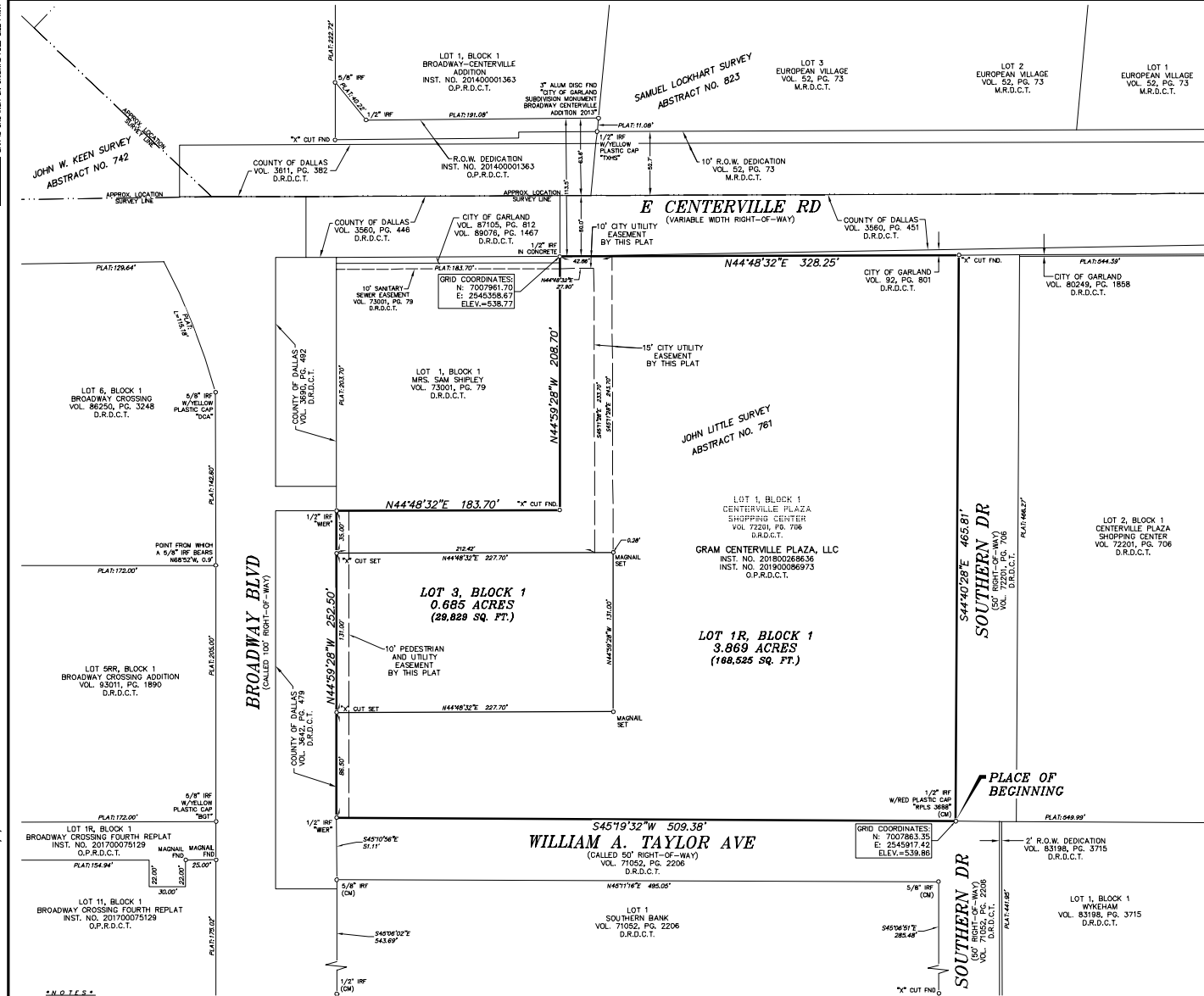
0 110 220 Feet
1 inch = 167 feet

PLAT MAP P 23-18

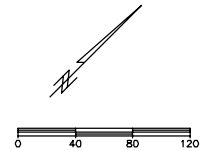
 INDICATES AREA OF REQUEST

3150 Broadway Boulevard and 822 East Centerville Road

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STB FILE: WIER-SURVEY.STB LAST SAVED: 6/8/2023 11:19 AM SAVED BY: PRIVAA FILE: WORKING-PLAT-22080.DWG
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VICINITY MAP
NOT TO SCALE



* LEGEND *	
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
WIER	YELLOW PLASTIC CAP STAMPED WIER & ASSOC. INC.
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

SPACE RESERVED FOR
COUNTY RECORDING LABEL

THE PURPOSE OF THIS REPLAT IS TO CREATE AN ADDITIONAL
LOT FOR DEVELOPMENT AND ADD ADDITIONAL EASEMENTS.

REPLAT CENTERVILLE PLAZA SHOPPING CENTER REPLAT OF LOT 1, BLOCK 1 LOTS 1R & 3, BLOCK 1

CENTERVILLE PLAZA SHOPPING CENTER
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
BEING 4.554 ACRES OF LAND LOCATED IN THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761,
DALLAS COUNTY, TEXAS
CITY CASE NO. 221129-2

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
Fax: (817) 467-7700 www.wierassociates.com
Texas Firm Registration No. 1-5718 www.theboard.com
Tomb Board of Professional Land Surveyors Registration No. 1032300

ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76010
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER / DEVELOPER

GRAM CENTERVILLE PLAZA LLC
C/O MG RETAIL PARTNERS
81050 N. CENTRAL EXPY. STE. 1435
DALLAS, TEXAS 75206-0000
CONTACT: GUY GRIVAS
EMAIL: ggrivas@mgretailpartners.com

PRELIMINARY FOR REVIEW PURPOSES ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR MENDED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

* N.O.T.E.S *

- PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- ALL BEARING AND COORDINATES SHOWN HEREON ARE GRID AND ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD83) (2011) EPOCH 2013 AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE 8TH NETWORK ADMINISTERED BY ALLTERRA CENTRAL, INC AND REFERENCED TO CITY OF GARLAND GEODETIC CONTROL MONUMENTS 235 AND 236.
- CROSS ACCESS TO LOT 1R IS GRANTED TO THE SUBJECT LOT 1R. THE DECLARATION OF COVENANTS AND ENCUMBRANCES, RECORDED IN VOLUME 72078, PAGES 720 AND 721, AND THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND ENCUMBRANCES RECORDED IN VOLUME 73088, PAGE 1011, DEED RECORDS OF DALLAS COUNTY, TEXAS.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS GRAM CENTERVILLE PLAZA, LLC, IS THE OWNER OF A TRACT OF LAND, LOCATED IN THE JOHN LITTLE SURVEY, ABSTRACT NO. 761, DALLAS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73201, PAGE 706, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NUMBER 20180208636, AND CORRECTED BY INSTRUMENT NUMBER 201900086973, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (D.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A RED PLASTIC CAP STAMPED "RPLS 3688", SAID IRON ROD BEING THE EAST CORNER OF SAID LOT 1 AND THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTHERN DRIVE (50' RIGHT-OF-WAY) WITH THE NORTHWEST RIGHT-OF-WAY LINE OF WILLIAM A. TAYLOR AVENUE (A CALLED 50' RIGHT-OF-WAY);

THENCE S 45°19'32" W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, AND THE NORTHWEST RIGHT-OF-WAY LINE OF SAID WILLIAM A. TAYLOR AVENUE, 509.38 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF SAID LOT 1, FROM WHICH A 5/8" IRON ROD FOUND BEARS S 45°19'36" E, 51.11 FEET, SAID IRON ROD BEING THE WEST CORNER OF LOT 1, SOUTHERN BANK, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 71052, PAGE 2206, D.R.D.C.T., AND THE INTERSECTION OF THE NORTH-EAST RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WILLIAM A. TAYLOR AVENUE;

THENCE N 44°39'28" W, ALONG THE SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTH-EAST RIGHT-OF-WAY LINE OF SAID BROADWAY BOULEVARD, 292.50 FEET TO A 1/2" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED "MER & ASSOC INC", BEING THE MOST SOUTHERLY WEST CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTH CORNER OF LOT 1, BLOCK 1, MRS. SAM SHIPLEY, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 73001, PAGE 79, D.R.D.C.T.;

THENCE N 44°48'32" E, ALONG THE MOST SOUTHERLY NORTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHEAST LINE OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, 183.70 FEET TO AN "X" CUT FOUND, BEING AN ELL CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE EAST CORNER OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY;

THENCE N 44°39'28" W, ALONG THE MOST NORTHERLY SOUTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTH-EAST LINE OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, 208.70 FEET TO A 1/2" IRON ROD FOUND IN CONCRETE, BEING THE MOST NORTHERLY WEST CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE NORTH CORNER OF SAID LOT 1, BLOCK 1, MRS. SAM SHIPLEY, AND BEING IN THE SOUTHEAST RIGHT-OF-WAY LINE OF EAST CENTERVILLE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE N 44°48'32" E, ALONG THE NORTHWEST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTERVILLE ROAD, 308.25 FEET TO AN "X" CUT FOUND, BEING THE NORTH CORNER OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID EAST CENTERVILLE ROAD WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHERN DRIVE;

THENCE S 44°40'28" E, ALONG THE NORTH-EAST LINE OF SAID LOT 1, BLOCK 1, CENTERVILLE PLAZA SHOPPING CENTER AND THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID SOUTHERN DRIVE, 465.81 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.554 ACRES (198,354 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

THAT GRAM CENTERVILLE PLAZA, LLC, THE OWNER OF THE PROPERTY DESCRIBED IN THIS PLAT, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE PROPERTY AS CENTERVILLE PLAZA SHOPPING CENTER, REPLAT OF LOT 1, BLOCK 1, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE AND TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON AND DOES FURTHER DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN THEREON FOR THE PURPOSES INDICATED. ALL PUBLIC AND PRIVATE UTILITY SHALL HAVE: (1) THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY BUILDING, FENCE, TREE, SHRUB, OR OTHER STRUCTURE, IMPROVEMENT OR GROWTH WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION OR EFFICIENCY OF SUCH UTILITIES; AND (2) THE RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SUCH EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO, ENLARGING, OR REMOVING ALL OR PARTS OF ITS OPERATION WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THE MAINTENANCE OF PAVING ON UTILITY EASEMENTS AND FIRE LANES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE INCLUDING SUCH ADDITIONAL AREA NECESSARY FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF GARLAND, TEXAS.

IN WITNESS THEREFORE, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 2023.

GRAM CENTERVILLE PLAZA, LLC

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVAL BLOCK

APPROVED AND ACCEPTED FOR THE CITY OF GARLAND THIS _____ DAY OF _____, 2023 BY THE CITY PLANNING COMMISSION OF THE CITY OF GARLAND, TEXAS.

DIRECTOR OF PLANNING

CHAIRMAN OF PLAN COMMISSION

THE APPROVAL OF THIS PLAT IS CONTINGENT UPON THE PLAT BEING FILED WITH THE COUNTY CLERK OF DALLAS COUNTY WITHIN 180 DAYS FROM THE ABOVE DATE.

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

OWNER / DEVELOPER
GRAM CENTERVILLE PLAZA LLC
c/o MG RETAIL PARTNERS
81050 N. CENTRAL EXPY, STE. 1435
DALLAS, TEXAS 75206-0000
CONTACT: GUY GRIVAS
EMAIL: ggrivas@mgretailpartners.com

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010
CONTACT: PRIYA ACHARYA, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 MERO (817)467-7700
Two 7th Edition No. 1-2716 www.wierassociates.com
Two 2nd Edition Professional and Surveying Registration No. 1030300

SHEET 2 OF 2 DATE: 6/6/2023
W.A. No. 22080

NOTES

1. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH CHAPTER EIGHT OF THE TECHNICAL STANDARDS MANUAL OF THE CITY OF GARLAND, TEXAS.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. ALL BEARING AND COORDINATES SHOWN HEREON ARE CRSD AND ARE CORRELATED TO THE TEXAS COORDINATE SYSTEM OF 1983 NORTH CENTRAL ZONE (NAD83), NORTH AMERICAN DATUM OF 1983 (NAD83) (NAD83) (NAD83) AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTERED BY ALL TERRA CENTRAL, INC AND REFERENCED TO CITY OF GARLAND GEODETIC CONTROL MONUMENTS 238 AND 236.
4. CROSS ACCESS TO LOT 18 IS GRANTED TO THE SUBJECT LOT VIA THE DECLARATION OF COVENANTS AND ENCUMBRANCES, RECORDED IN VOLUME 73201, PAGES 701 AND 702, AND THE FIRST AMENDMENT TO DECLARATION OF COVENANTS AND ENCUMBRANCES RECORDED IN VOLUME 73086, PAGE 1013, DEED RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S AFFIRMATION

STATE OF TEXAS
COUNTY OF DALLAS

I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, AND THE CITY OF GARLAND DEVELOPMENT CODE. I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED AS DESCRIBED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF GARLAND DEVELOPMENT CODE, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2023

AARON L. STRINGFELLOW
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6373
EMAIL: AARON@WIERASSOCIATES.COM

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SPACE RESERVED FOR
COUNTY RECORDING LABEL

THE PURPOSE OF THIS REPLAT IS TO CREATE AN ADDITIONAL LOT FOR DEVELOPMENT AND ADD ADDITIONAL EASEMENTS.

REPLAT
CENTERVILLE PLAZA
SHOPPING CENTER
REPLAT OF LOT 1, BLOCK 1
LOTS 1R & 3, BLOCK 1

CENTERVILLE PLAZA SHOPPING CENTER
AN ADDITION TO THE CITY OF GARLAND,
DALLAS COUNTY, TEXAS
BEING 4.554 ACRES OF LAND LOCATED IN THE
JOHN LITTLE SURVEY, ABSTRACT NO. 761,
DALLAS COUNTY, TEXAS
CITY OF GARLAND
CITY CASE NO. 221129-2

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76010 MERO (817)467-7700
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GARLAND

Plan Commission

3. a.

Meeting Date: 06/12/2023

Item Title: Z 23-15 Bohler Engineering TX, LLC - Zoning (District 1)

Summary:

Consideration of the application of **Bohler Engineering TX, LLC.**, requesting approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Zoning)

Attachments

Z 23-15 Bohler Engineering TX, LLC - Zoning (District 1)

Z 23-15 Bohler Engineering TX, LLC Responses

Planning Report

File No: Z 23-15/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter

Approval of a Detail Plan for a Medical and Dental Clinic on a property zoned Planned Development (PD) District 13-02.

LOCATION

5302 North Garland Avenue

APPLICANT

Bohler Engineering TX, LLC

OWNER

Wal-Mart Real Est Business

BACKGROUND

The applicant proposes to construct a 5,500 square-foot Medical and Dental Clinic as an expansion to the existing Walmart Supercenter. The existing garden center will be reduced in size. Proposed Wal-Mart Health Center expansions include a clinic, primary care, dental, audiology, dental imaging, and POC (point of care) lab services. This does not include overnight stay, non-ambulatory, urgent care services, nor anesthesia procedures.

SITE DATA

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

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-02 for Community Retail Development. The PD 13-20 Detail Plan was approved for a Walmart Supercenter that is currently in operation. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to construct a 5,500 square-foot Medical and Dental Clinic as an expansion to the existing Walmart Supercenter (Exhibit C). The Wal-Mart Health Center will include the clinic, primary care, dental, audiology, dental imaging, and POC lab

services. No overnight stay, non-ambulatory, urgent care services, or anesthesia procedures will be performed.

2. The proposed improvements reduce the provided parking by two spaces (0.22% reduction of existing conditions) and are not expected to adversely impact the site. The project engineer states that the clinic expansion traffic generation is a negligible amount for the shopping center. The existing parking is adequately servicing the site and is anticipated to do the same in the proposal.
3. The landscape layout (Exhibit D) is in compliance with the Garland Development Code (GDC).
4. The building elevations (Exhibit E) are in compliance with the Garland Development Code (GDC).
5. The applicant is not requesting any signage deviations with this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter

Approval of a Detail Plan for a Medical and Dental Clinic on a property zoned Planned Development (PD) District 13-02.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions

- iii. Exhibits
- iv. Photos

CITY COUNCIL DATE: July 11, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



5302 North Garland Avenue

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 23-15

5302 North Garland Avenue

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Medical and Dental Clinic expansion on the subject property.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 13-02 and Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C to Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

Z 23-15



View of the subject site looking East from the Walmart Supercenter parking lot.



View from the subject site looking West towards the Walmart parking lot and North Garland Avenue.



View from the subject site looking North toward the George Bush Turnpike.



View from the subject site looking South down the mutual access easement toward Sam's Club.



0 270 540 Feet
1 inch = 406 feet

ZONING MAP Z 23-15

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5302 North Garland Avenue

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



Plan Commission

3. b.

Meeting Date: 06/12/2023

Item Title: Z 23-15 Bohler Engineering TX, LLC - Detail Plan (District 1)

Summary:

Consideration of the application of **Bohler Engineering TX, LLC.**, requesting approval of a Detail Plan for a Medical and Dental Clinic expansion to an existing Walmart Supercenter. This property is located at 5302 North Garland Avenue. (District 1) (Z 23-15 – Detail Plan)

Attachments

Z 23-15 Bohler Engineering TX, LLC - Detail Plan (District 1)

Z 23-15 Bohler Engineering TX, LLC Responses

Planning Report

File No: Z 23-15/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter

Approval of a Detail Plan for a Medical and Dental Clinic on a property zoned Planned Development (PD) District 13-02.

LOCATION

5302 North Garland Avenue

APPLICANT

Bohler Engineering TX, LLC

OWNER

Wal-Mart Real Est Business

BACKGROUND

The applicant proposes to construct a 5,500 square-foot Medical and Dental Clinic as an expansion to the existing Walmart Supercenter. The existing garden center will be reduced in size. Proposed Wal-Mart Health Center expansions include a clinic, primary care, dental, audiology, dental imaging, and POC (point of care) lab services. This does not include overnight stay, non-ambulatory, urgent care services, nor anesthesia procedures.

SITE DATA

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

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 13-02 for Community Retail Development. The PD 13-20 Detail Plan was approved for a Walmart Supercenter that is currently in operation. All future development requires approval of a Detail Plan through the public hearing process.

CONSIDERATIONS

Detail Plan:

1. The applicant proposes to construct a 5,500 square-foot Medical and Dental Clinic as an expansion to the existing Walmart Supercenter (Exhibit C). The Wal-Mart Health Center will include the clinic, primary care, dental, audiology, dental imaging, and POC lab

services. No overnight stay, non-ambulatory, urgent care services, or anesthesia procedures will be performed.

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COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The proposed land use is compatible with the Comprehensive Plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

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STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 13-02 for Retail Development to construct a Medical and Dental Clinic expansion to an existing Walmart Supercenter

Approval of a Detail Plan for a Medical and Dental Clinic on a property zoned Planned Development (PD) District 13-02.

ADDITIONAL INFORMATION

- i. Location Map
- ii. PD Conditions

- iii. Exhibits
- iv. Photos

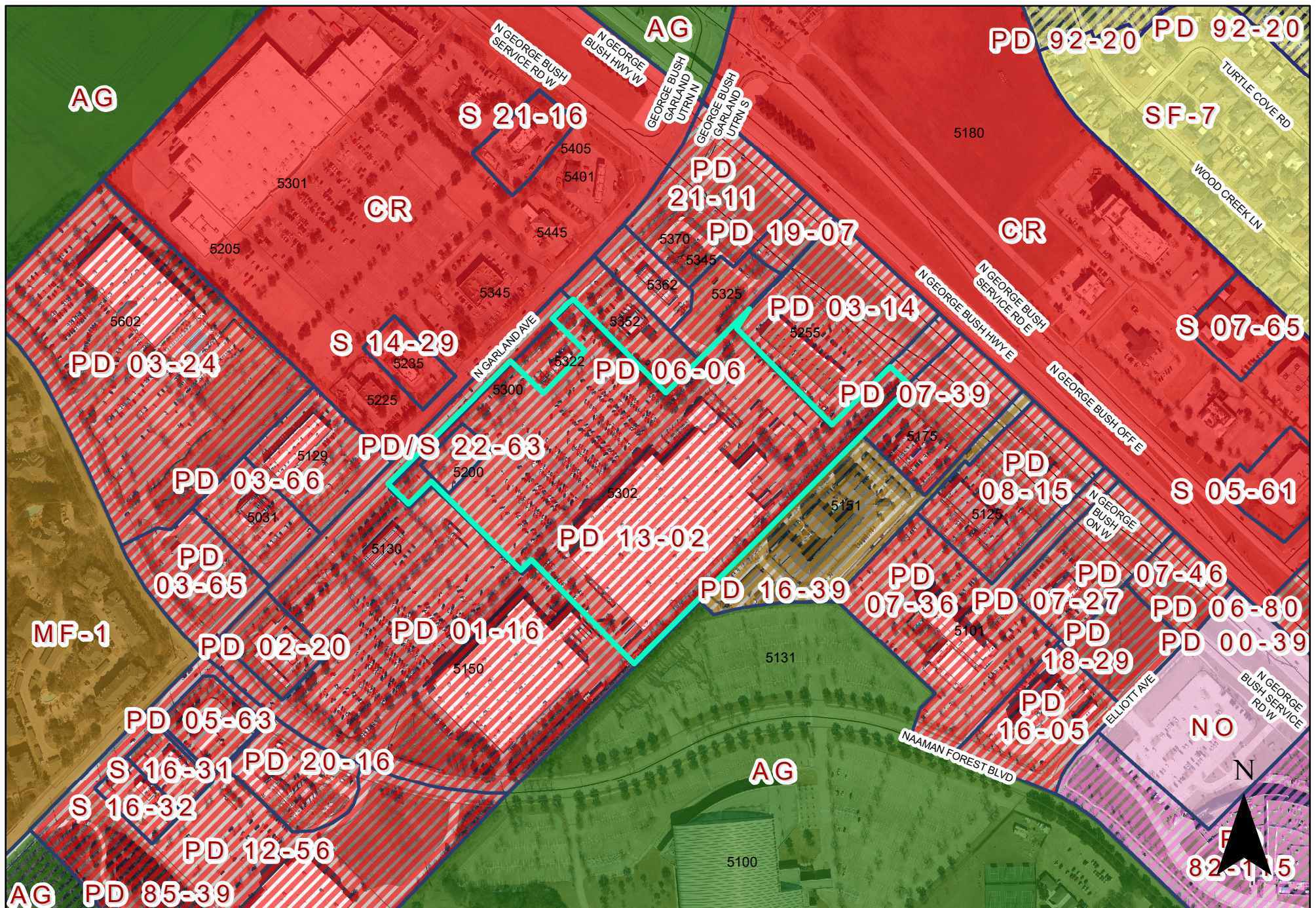
CITY COUNCIL DATE: July 11, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

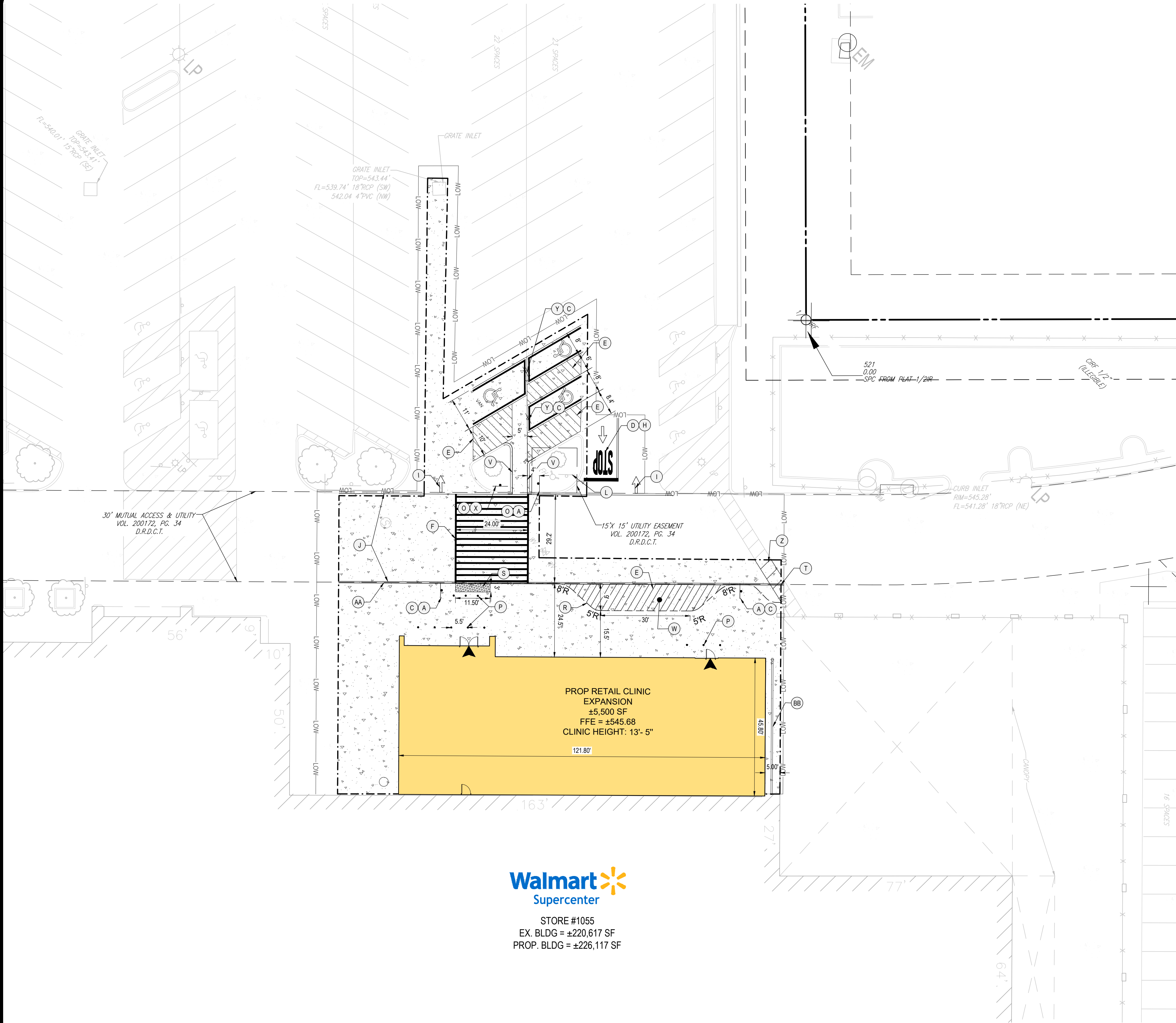


0 270 540 Feet
1 inch = 406 feet

ZONING MAP Z 23-15

INDICATES AREA OF REQUEST

5302 North Garland Avenue



STORE #1055
EX. BLDG = ±220,617 SF
PROP. BLDG = ±226,117 SF

SITE NOTES:

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

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

- OPTIC CABLE, SIGNALIZATION OR ROADWAY LIGHTING CONDUCTORS, OR THE ADDITION OF ADDITIONAL PULL/JUNCTION BOXES WILL NOT BE PERMITTED. IN THE EVENT A CABLE IS CUT, DAMAGED, OR REQUIRES RELOCATION, THE CABLE(S) SHALL BE RESTORED BACK TO THE ORIGINAL CONFIGURATION. ORIGINAL CONFIGURATION IS DEFINED AS SYSTEM STATUS, LAYOUT, AND DESIGN PRIOR TO ANY WORK COMMENCING.
- FOR UTILITIES TO BE RELOCATED BY THE UTILITY PROVIDER, CONTRACTOR SHALL COORDINATE DEMOLITION SCHEDULE WITH UTILITY PROVIDERS. DEMOLITION OF SIDEWALKS AND DRIVEWAYS SHALL OCCUR PRIOR TO UTILITY RELOCATIONS.
- ADA ACCESSIBILITY NOTES:**
- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
 - AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO ALL BUILDING ENTRANCES MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 80" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
 - SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
 - IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE ROW OF A SITE, THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
 - IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO

- ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.
- FLOODPLAIN INFORMATION**
- ACCORDING TO COMMUNITY PANEL NO. 48113C0210L, DATED JULY 7, 2014 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- THIS PLAN WAS PREPARED WITH "ALTAINSPS LAND TITLE SURVEY" PREPARED BY BOHLER ENGINEERING, DATED 01/12/2023.

SITE LEGEND

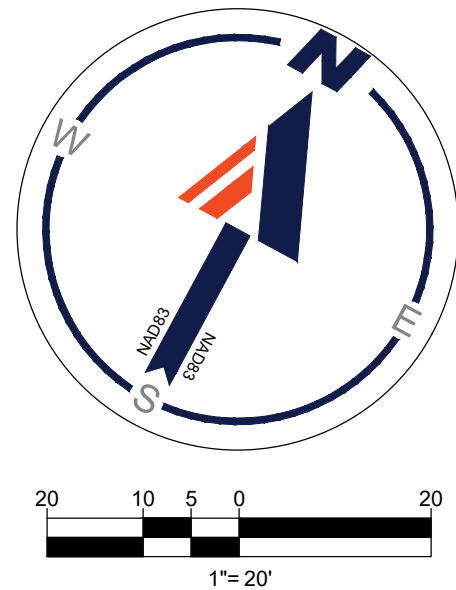
REFERENCE DETAIL SHEET

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

LEGEND

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

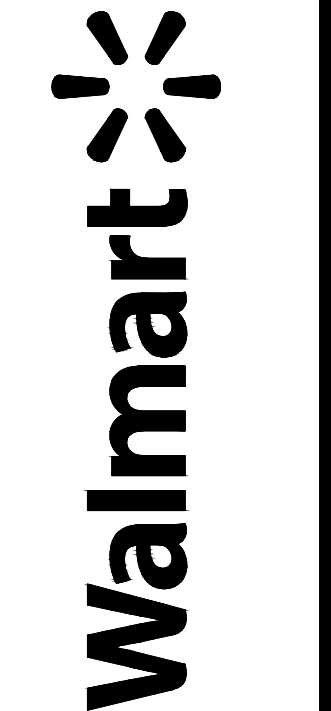
SITE ADDRESS (S):	5302 N GARLAND AVE, GARLAND, TX 75040	
SITE AREA	20.22 ACRES (880,783 SF)	
PROPERTY ID#:	265943000102R0000	
ENGINEER:	BOHLER ENGINEERING 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034	
LAND USE	EXISTING	PROPOSED
	RETAIL/GROCERY	RETAIL/GROCERY
ZONING	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
ABUTTING ZONING	PD (EAST & WEST) OR - (NORTH) AG & PD (SOUTH)	PD (EAST & WEST) CR - (NORTH) AG & PD (SOUTH)
FUTURE LAND USE	COMMUNITY CENTERS	COMMUNITY CENTERS
ABUTTING FUTURE LAND USE	COMMUNITY CENTERS (SOUTH, EAST & WEST) INDUSTRY (NORTH)	COMMUNITY CENTERS (SOUTH, EAST & WEST) INDUSTRY (NORTH)
SETBACKS:	REQUIRED	PROPOSED
FRONT:	30'	369.7'
SIDE:	20'	229'
SIDE:	20'	102.2'
REAR:	15'	64.9'
BUILDING COVERAGE:	EXISTING	PROPOSED
	± 225,217 SF	± 230,717 SF
WITHIN LIMITS OF DISTURBANCE:		
IMPERVIOUS AREA:	± 16,067 SF	± 16,067 SF
PERVIOUS AREA:	± 490 SF	± 436 SF
FLOOR TO AREA RATIO (FAR):	0.25	0.26
BUILDING HEIGHT:	35'	25'
PARKING:	EXISTING	PROPOSED
	896 SPACES	894 SPACES
TOTAL PROVIDED PARKING SPACES:	896 SPACES	894 SPACES
PARKING RATIO	3.98 / 1000	3.87 / 1000
MIN. REQUIRED PARKING SPACES	901 SPACES	923 SPACES



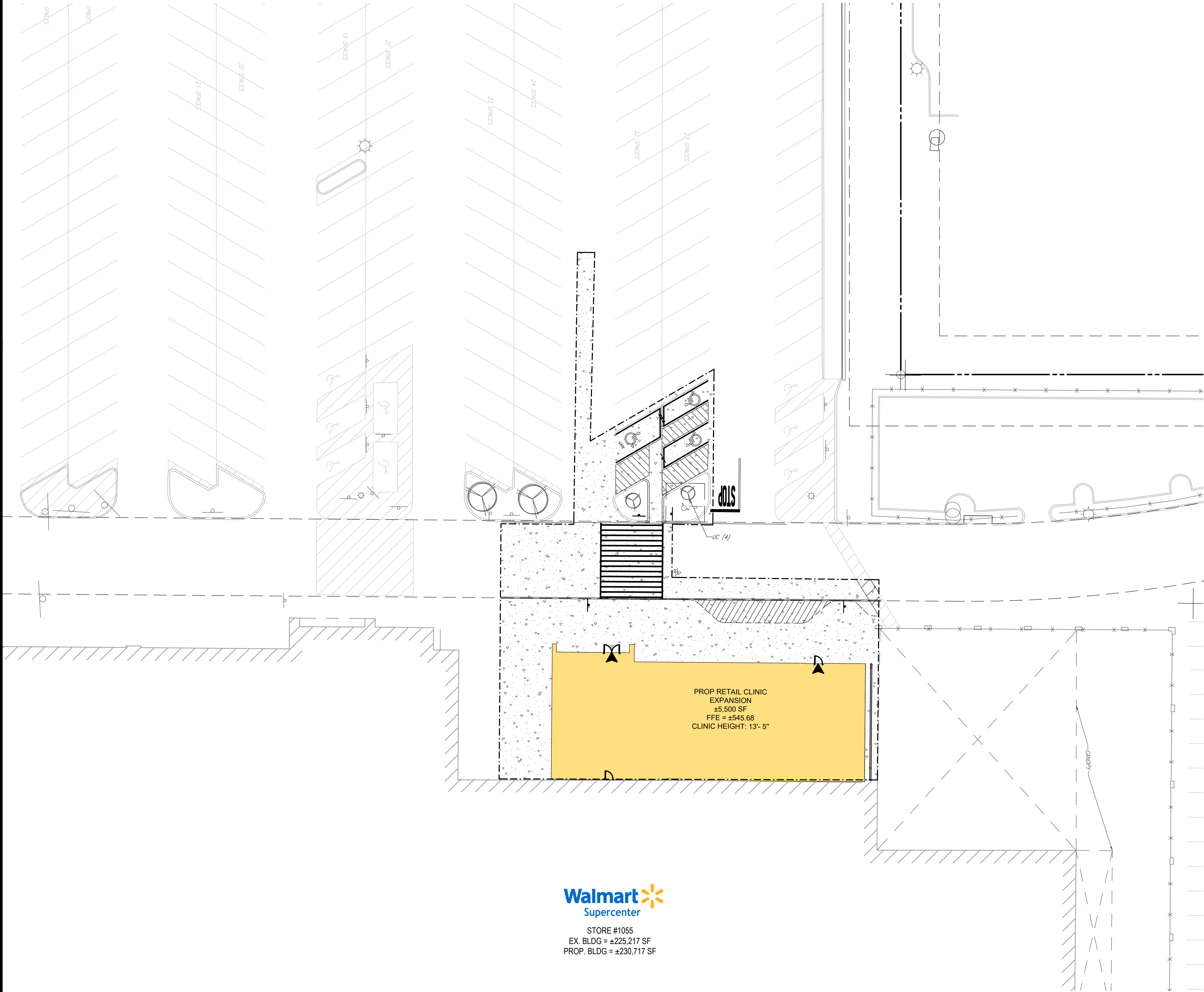
REVISIONS	BY

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TEXAS 75034
Phone: (469) 488-7300
TYPE NO. 10055 TEMPL NO. 1006413

SUPERCENTER #1055
GARLAND, TX
WAL-MART STORES EAST, LP
5302 N GARLAND AVE
GARLAND, TX 75040

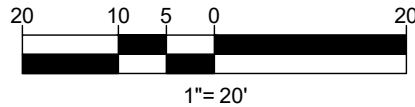


DRAWN AO
CHECKED SM
DATE 2/23/2023
JOB No. FLA220115
SHEET TITLE DETAILED SITE PLAN
SHEET NUMBER C-302



STORE #1055
EX. BLDG = ±225,217 SF
PROP. BLDG = ±230,717 SF

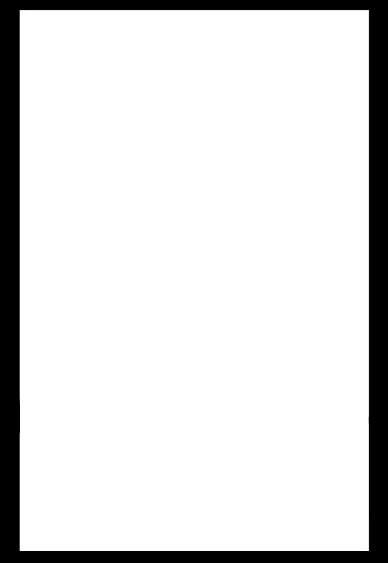
EXISTING LANDSCAPE SCHEDULE				
SYM.	KEY	QTY.	BOTANICAL NAME	COMMON NAME
	UC	4	ULMUS CRNCEPOLA	CEDRUM
			APPROVED PLAN SPECIFICATION	
			2" CAL. 10-12 HT. B&B	



REVISIONS	BY

2600 NETWORK BLVD, SUITE 310
FRISCO, TEXAS 75034
Phone: (469) 488-7300

TYPE NO. 10055 TEMPL NO. 10194113



SUPERCENTER #1055
GARLAND, TX
WAL-MART STORES EAST, LP
5302 N GARLAND AVE
GARLAND, TX 75040

DRAWN AO
CHECKED SM
DATE 2/23/2023
JOB No. FLA220115
SHEET TITLE LANDSCAPE PLAN
SHEET NUMBER C-701



Z 23-15



View of the subject site looking East from the Walmart Supercenter parking lot.



View from the subject site looking West towards the Walmart parking lot and North Garland Avenue.



View from the subject site looking North toward the George Bush Turnpike.



View from the subject site looking South down the mutual access easement toward Sam's Club.



0 270 540 Feet
1 inch = 406 feet

ZONING MAP Z 23-15

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

5302 North Garland Avenue

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



Plan Commission

3. c.

Meeting Date: 06/12/2023

Item Title: Z 23-16 Shammy's Garland, LLC - Specific Use Provision (District 7)

Summary:

Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Specific Use Provision)

Attachments

Z 23-16 Shammy's Garland, LLC - Specific Use Provision (District 7)

Z 23-16 Shammy's Garland, LLC Responses

Planning Report

File No: Z 23-16/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

APPLICANT

Shammy's Garland, LLC

OWNER

Harold Peek

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however; the site was never developed. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

A previous request for a Car Wash was withdrawn; however, a new application for the same Car Wash proposal by the applicant has been made. The previous case was heard by the Plan Commission on February 13th, 2023, and the Commission, by a vote of eight (8) to one (1), recommended approval the request for thirty (30) years for an Automated/Rollover Car Wash use.

SITE DATA

The site is 1.185 acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the North and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use which was not developed.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening

features. An example of allowed use in a CR district is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS:

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square-foot automated/rollover car wash.

The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."

2. The applicant requests that the refuse container may be in front of the building as opposed to behind the building per the GDC, due to site design challenges and safety accommodations. It should be noted the refuse container opening would face away from the public street view, as well as be screened by GDC approved shrubs and a tree.
3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 8:00 pm every day of the week.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the East is zoned Community Retail District and contains a restaurant. To the East of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the North contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the West is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the South contains a church and is zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Denial of a Plan for a Car Wash, Automated/Rollover use.

Staff finds that a car wash use is inconsistent with the Compact Neighborhoods designation. In addition, when considering the recently adopted Economic Development Strategic Plan, consideration should be given to whether certain automotive-related uses such as a car wash and similar “stand alone commercial” that require zoning changes are the best use of land at this location.

ADDITIONAL INFORMATION

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

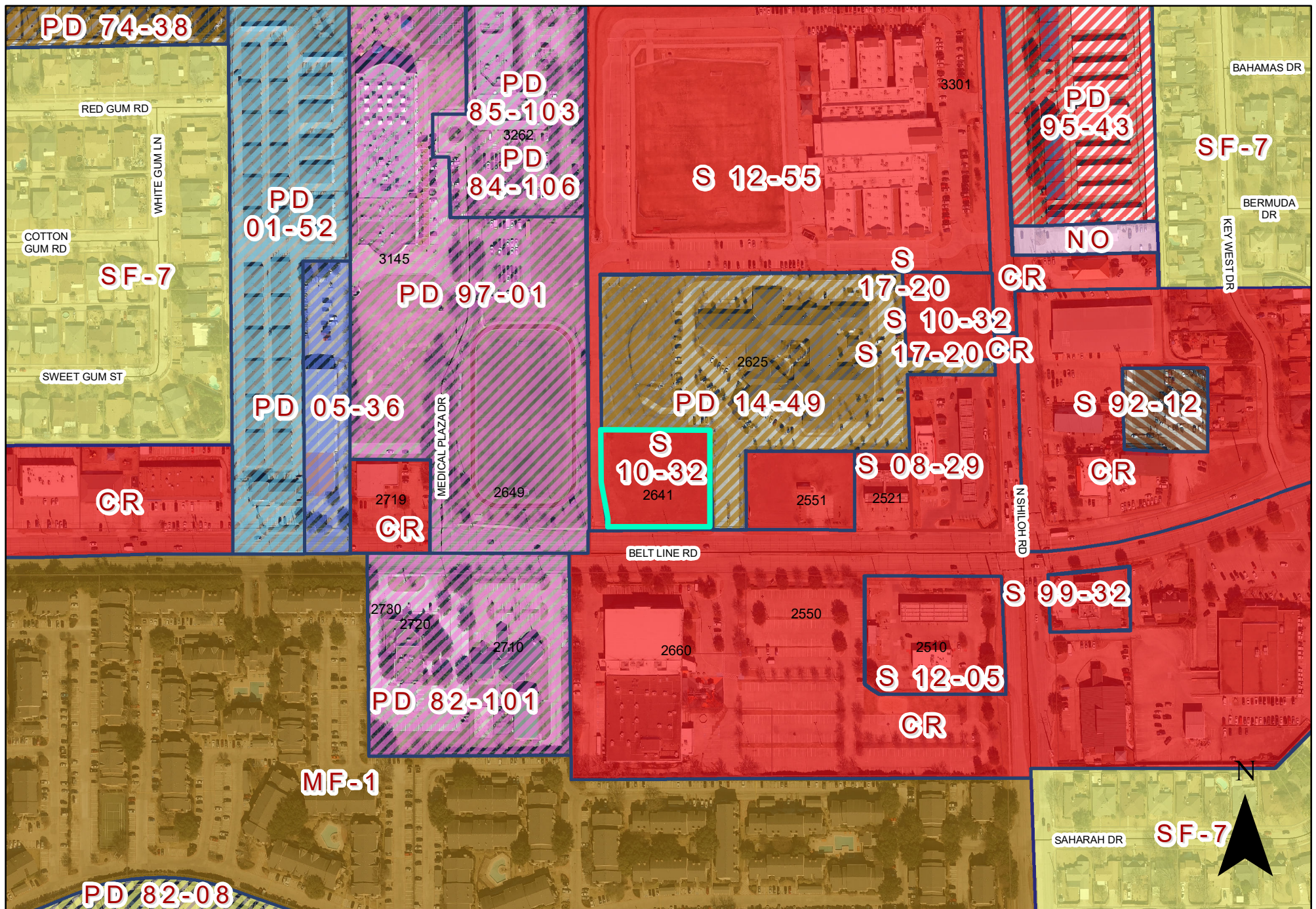
CITY COUNCIL DATE: July 11, 2023

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 180 360 Feet
1 inch = 279 feet

ZONING MAP Z 23-16

INDICATES AREA
OF REQUEST

2641 Belt Line Road

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 23-16

2641 Belt Line Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Car Wash Automated/Rollover use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- Site Layout: The site shall 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 the site plan, the written conditions listed below are to apply.
- V. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

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

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

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a thirty (30) year time period.
- B. Hours of Operation: The hours of operation will be 8:00 am to 8:00 pm every day of the week.

Z 23-16



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



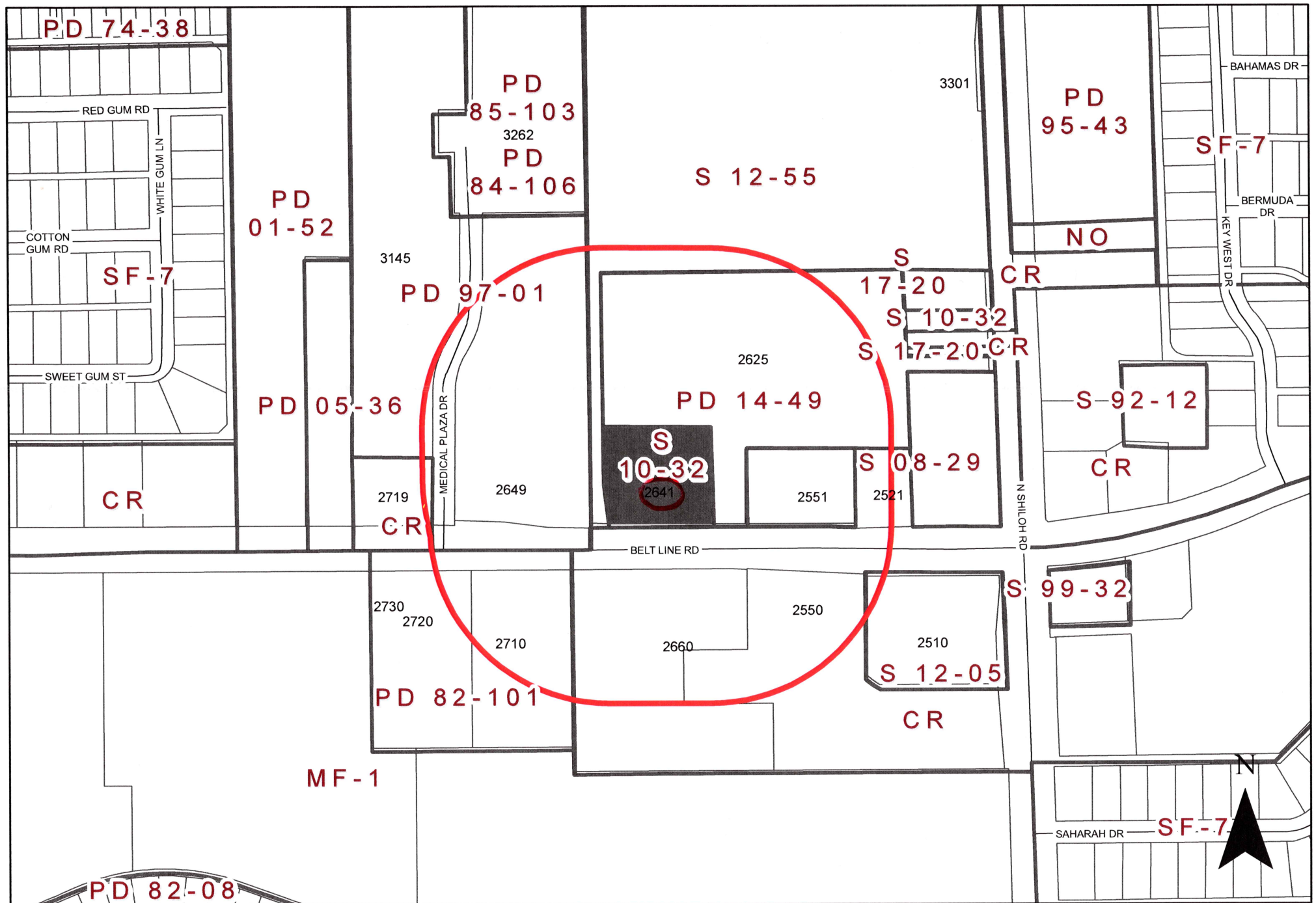
View of the subject site looking West from Belt Line Road. The private school is shown again.



View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.



0 180 360 Feet
1 inch = 279 feet

ZONING MAP Z 23-16

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

2641 Belt Line Road

Comment Form

Case Z 23-16

Z 23-16 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. A previous request for a Car Wash was withdrawn; however, a new application for the same Car Wash proposal has been made. The site is located at 2641 Belt Line Road. (District 7)

Z 23-16 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. Se retiró una solicitud anterior de lavado de autos; sin embargo, se ha realizado una nueva solicitud para la misma propuesta de Car Wash. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 23-16 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Yêu cầu Rửa xe trước đó đã bị rút lại; tuy nhiên, một ứng dụng mới cho đề xuất Rửa xe tương tự đã được thực hiện. Địa điểm này tọa lạc tại 2641 Belt Line Road. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Harold PEEK MANAGING PARTNER

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

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

2641 BELTLINE ROAD

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Harold Peek

Signature / Firma / Chữ ký

6-7-23

Date / Fecha / Ngày

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



Plan Commission

3. d.

Meeting Date: 06/12/2023

Item Title: Z 23-16 Shammy's Garland, LLC - Plan (District 7)

Summary:

Consideration of the application of **Shammy's Garland, LLC.**, requesting approval of a Plan for an Automated/Rollover Car Wash Use. This property is located at 2641 Belt Line Road. (District 7) (Z 23-16 – Plan)

Attachments

Z 23-16 Shammy's Garland, LLC - Plan (District 7)

Z 23-16 Shammy's Garland, LLC Responses

Planning Report

File No: Z 23-16/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2023



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Specific Use Provision for an Automated/Rollover Car Wash use on a property zoned Community Retail (CR) District.

Approval of a Plan for an Automated/Rollover Car Wash Use.

LOCATION

2641 Belt Line Road

APPLICANT

Shammy's Garland, LLC

OWNER

Harold Peek

BACKGROUND

The subject property has an approved SUP for a Commercial Outdoor Amusement Use; however; the site was never developed. The applicant proposes to open an automated/rollover car wash. The GDC requires a Specific Use Provision for an Automated/Rollover Car Wash use in the Community Retail (CR) District.

A previous request for a Car Wash was withdrawn; however, a new application for the same Car Wash proposal by the applicant has been made. The previous case was heard by the Plan Commission on February 13th, 2023, and the Commission, by a vote of eight (8) to one (1), recommended approval the request for thirty (30) years for an Automated/Rollover Car Wash use.

SITE DATA

The site is 1.185 acres. The site is accessed from two entrances on a mutual access easement that leads to the Nursing Home to the North and is accessed from Belt Line Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Community (CR) District, with a previous SUP [S 10-32] for a Commercial Outdoor Amusement Use which was not developed.

The Community Retail (CR) District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening

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CONSIDERATIONS:

Specific Use Provision:

1. The applicant proposes to construct a 4,998 square-foot automated/rollover car wash.

The GDC defines a Car Wash, Automated/Rollover as a "Washing, waxing, or cleaning of automobiles involving automated self-service (drive-through/rollover) wash bays and apparatuses."

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3. The applicant is requesting approval of a thirty (30) year Specific Use Provision. The SUP Time Period Guide recommends a range of twenty-five (25) to thirty (30) years.
4. The hours of operation will be 8:00 am to 8:00 pm every day of the week.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommend Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the East is zoned Community Retail District and contains a restaurant. To the East of that, a property zoned Community Retail (CR) District contains a car wash, self-service/wand. The property to the North contains a Nursing home zoned Planned Development (PD) District 14-49 for Multi-Family use. The property to the West is a private school zoned Planned Development (PD) District 97-01 for Community Office (CO) District uses. The property to the South contains a church and is zoned Community Retail (CR) District.

STAFF RECOMMENDATION

Denial of a Specific Use Provision for a Car Wash, Automated/Rollover use on a property zoned Community Retail (CR) District.

Denial of a Plan for a Car Wash, Automated/Rollover use.

Staff finds that a car wash use is inconsistent with the Compact Neighborhoods designation. In addition, when considering the recently adopted Economic Development Strategic Plan, consideration should be given to whether certain automotive-related uses such as a car wash and similar “stand alone commercial” that require zoning changes are the best use of land at this location.

ADDITIONAL INFORMATION

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

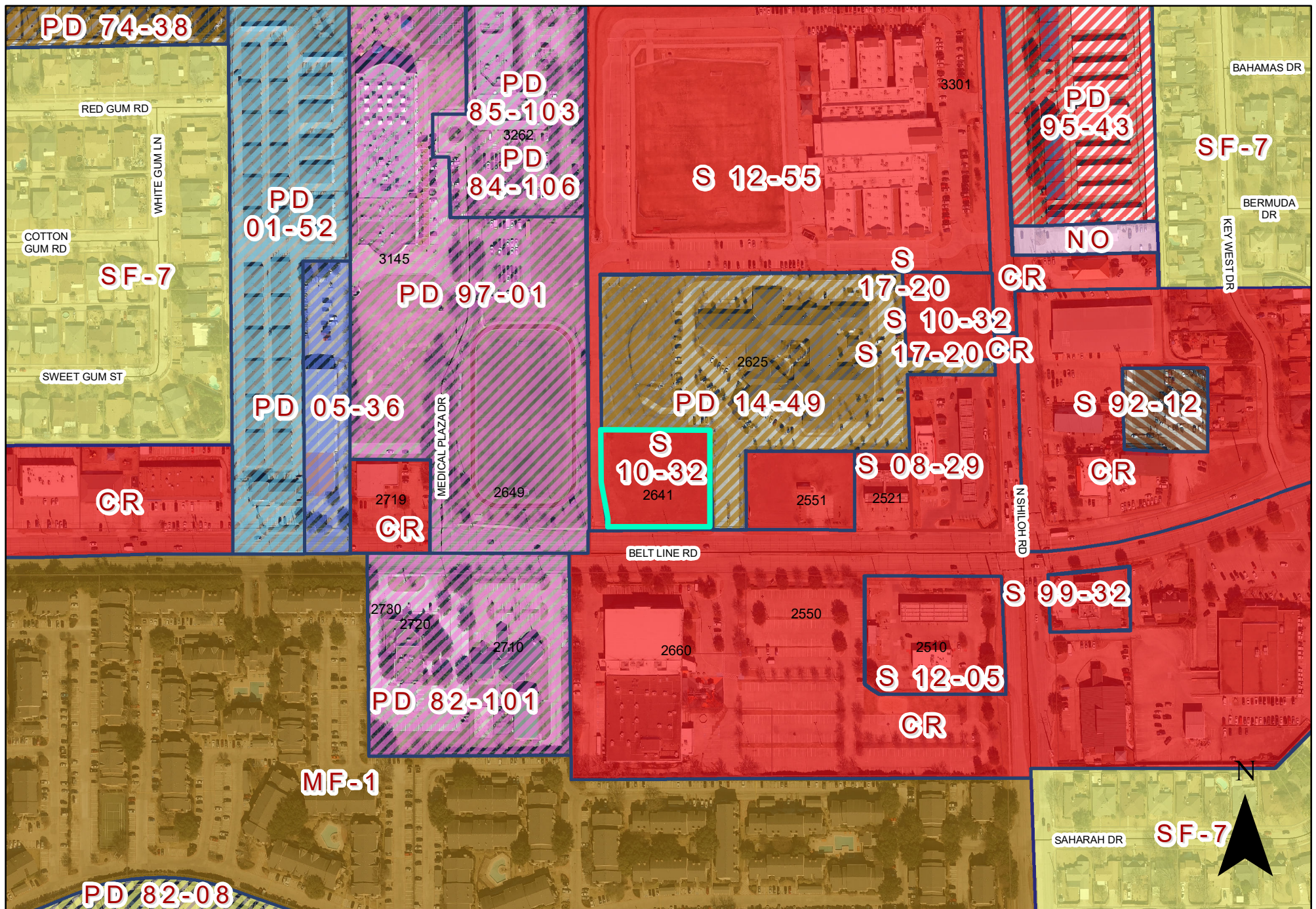
CITY COUNCIL DATE: July 11, 2023

PREPARED BY:

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

REVIEWED BY:

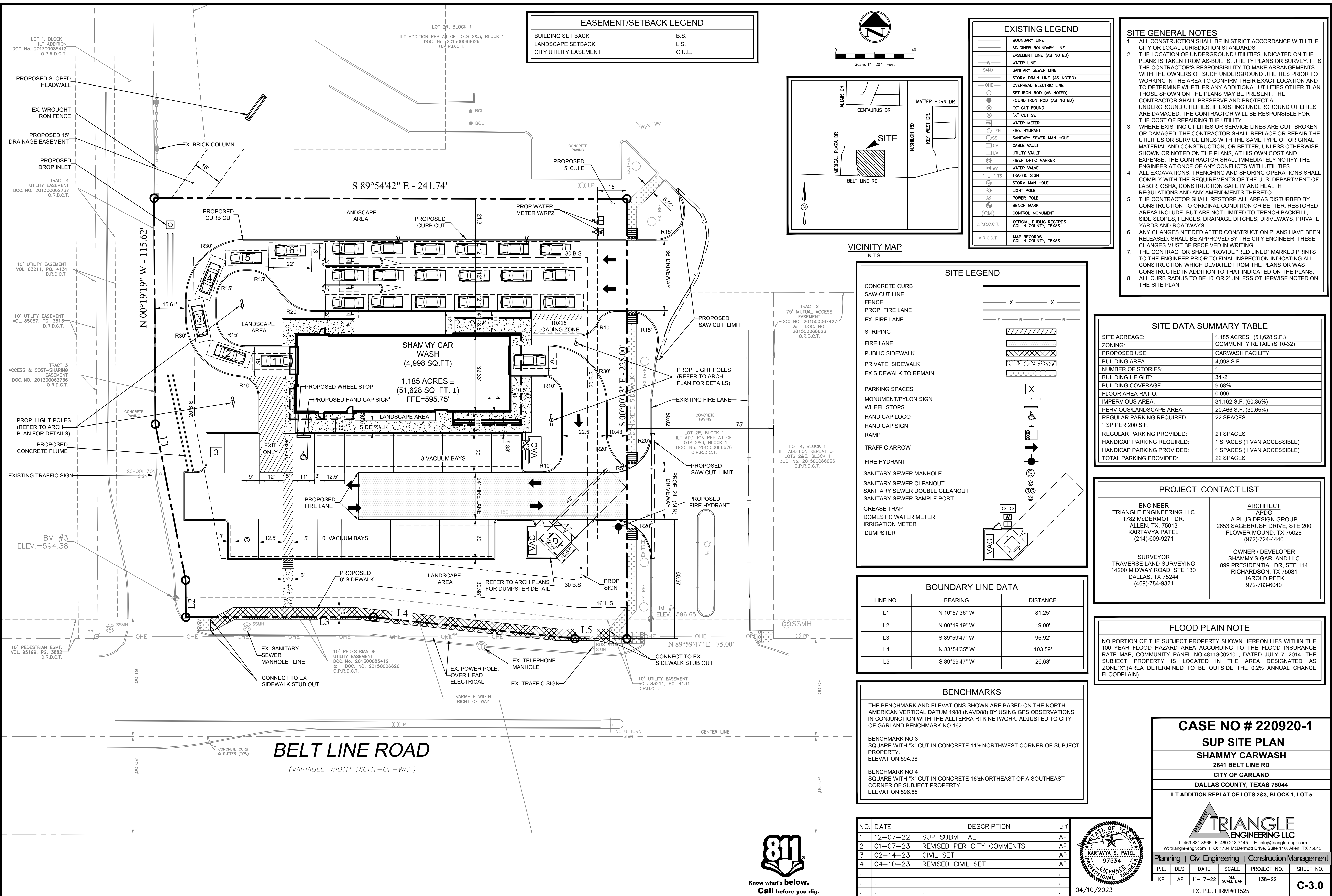
Will Guerin, AICP
Director of Planning

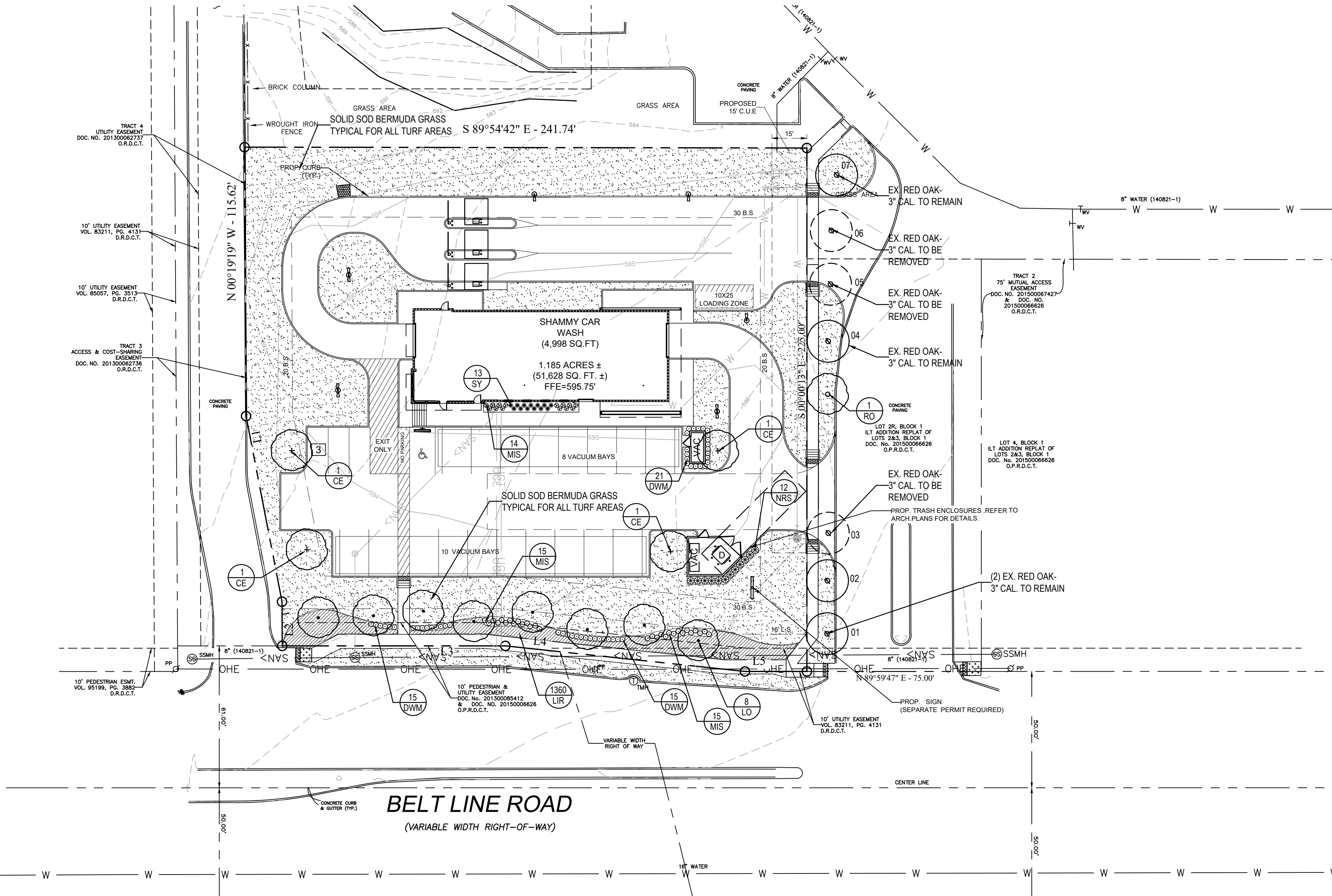


0 180 360 Feet
1 inch = 279 feet

ZONING MAP Z 23-16

2641 Belt Line Road





BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 10°57'36" W	81.25'
L2	N 00°19'19" W	19.00'
L3	S 89°59'47" W	95.92'
L4	N 83°54'35" W	103.59'
L5	S 89°59'47" W	26.63'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C2	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'
C3	777'	123.45'	41°30'35"	N 41°30'35" E	678.90'

EXISTING TREE TABLE

TREES #	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	STATUS
01	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain
02	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain
03	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed
04	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain
05	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed
06	Red Oak	Quercus shumardii	3" cal.	Healthy	To be removed
07	Red Oak	Quercus shumardii	3" cal.	Healthy	To remain

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	4	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 12: ht. 5' spread, 5' clear straight trunk
LO	8	Live Oak	Quercus virginiana	4" cal.	5' clear straight trunk
RO	1	Red Oak	Quercus shumardii	4" cal.	5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
MIS	44	Miscanthus	Miscanthus sinensis	5 gal.	container full, 24" spread
SY	13	Soft Leaf Yucca	Yucca recurvifolia	5 gal.	container, 24" ht., 20" spread
DWM	51	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container, 24" ht., 20" spread
NRS	12	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	1,360	Liriope	Liriope muscari	4" pots	container full, well rooted 12" o.c.
		'419' Bermuda grass	Cynodon dactylon '419'		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE REQUIREMENTS

Total Landscape Area
Requirement: Minimum of 10% of site to be devoted to landscape area.
(Site Area: 51,628.13f.)

Required: 5,162.8 s.f.
Provided: 20,141.9 s.f.

Requirement: 5% of total parking area to be landscaped.
Trees located at the ends of each parking row. All parking spots to be within 65 f.f. of tree. 1 tree per (10) parking spots.
(Parking Area: 13,307.56 s.f.)
(Parking Spaces: 23 Spaces)

Required: 665.38 s.f.
Provided: 726.23 s.f.
2 trees

Belt Line Road
Requirement: 16' wide landscape buffer along major thoroughway.
1 large canopy tree and 7 shrubs per 30 f.f.
Maximum 75% of buffer can be turf, 25% to be groundcover.
(Street Frontage: 226.14 f.f., landscape buffer area= 3,616 s.f.)

Required: 8 trees
56 shrubs

2,712 s.f. of turf allowed (75%)

Provided: 8 trees
60 shrubs

871 s.f. of turf proposed (25%)

LANDSCAPE NOTES

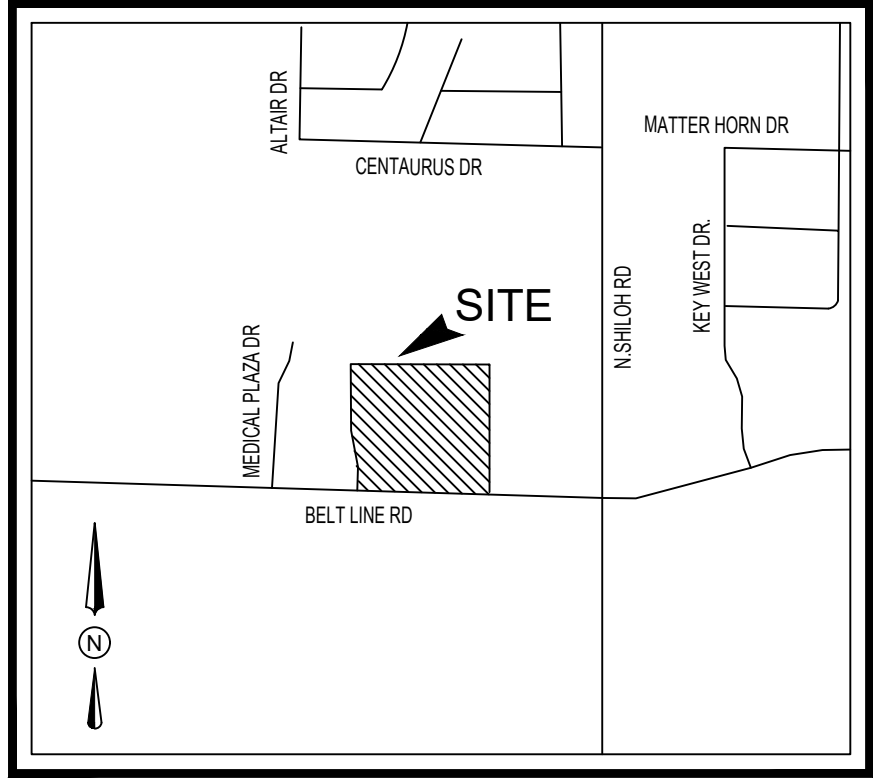
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION 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.
- ALL PLANTING AREAS THAT ARE TO RECEIVE MULCH SHALL BE MULCHED WITH 4 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" 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 AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS 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, WATERING, WEEDING, 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 OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CITY NOTES

- PUBLIC RIGHT OF WAY, EASEMENTS AND COMMON AREAS MUST BE STABILIZED WITH PERENNIAL VEGETATION COVER, FULLY ESTABLISHED WITH 100% COVERAGE, OR OTHER APPROVED STABILIZATION METHOD.
- NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OF CITY'S LICENSE AGREEMENT.

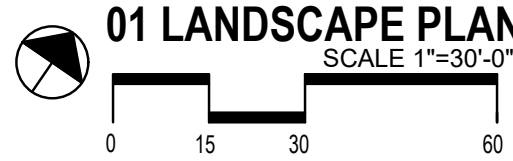


VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

- FINE 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 SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-784-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



CITY OF GARLAND
CASE # 220920-1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



ISSUE:
FOR APPROVAL 12.08.2022
CITY COMMENTS 01.06.2023

DATE:
01.06.2023

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Thirrd: 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage condition.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 62 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armco with anchor plate, 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Miraf 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of twelve (12") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add twelve (12") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a three (3") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

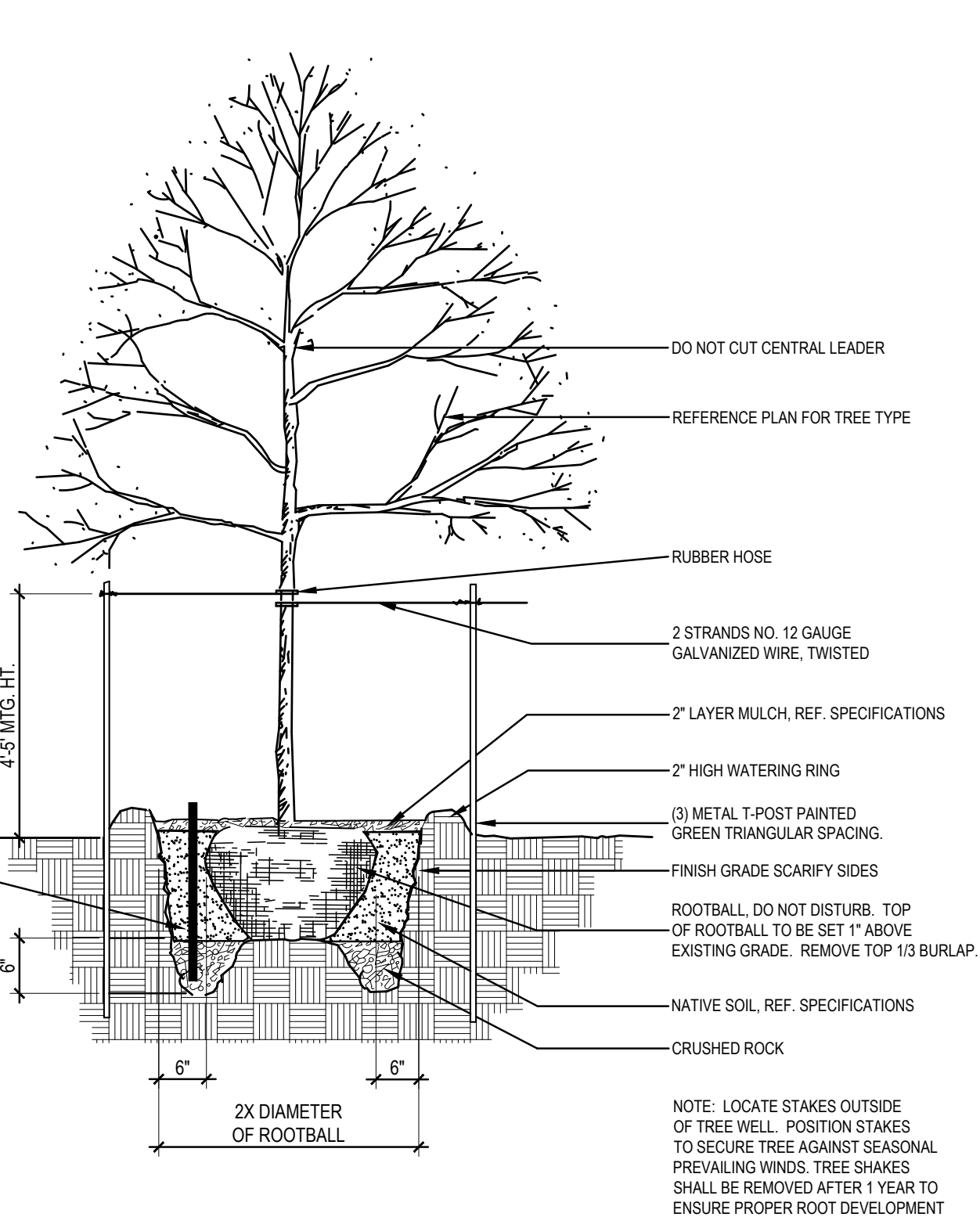
- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 1. Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branched is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 3/4" maximum height above grade.
 1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 2. Do not install steel edging along sidewalks.
 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

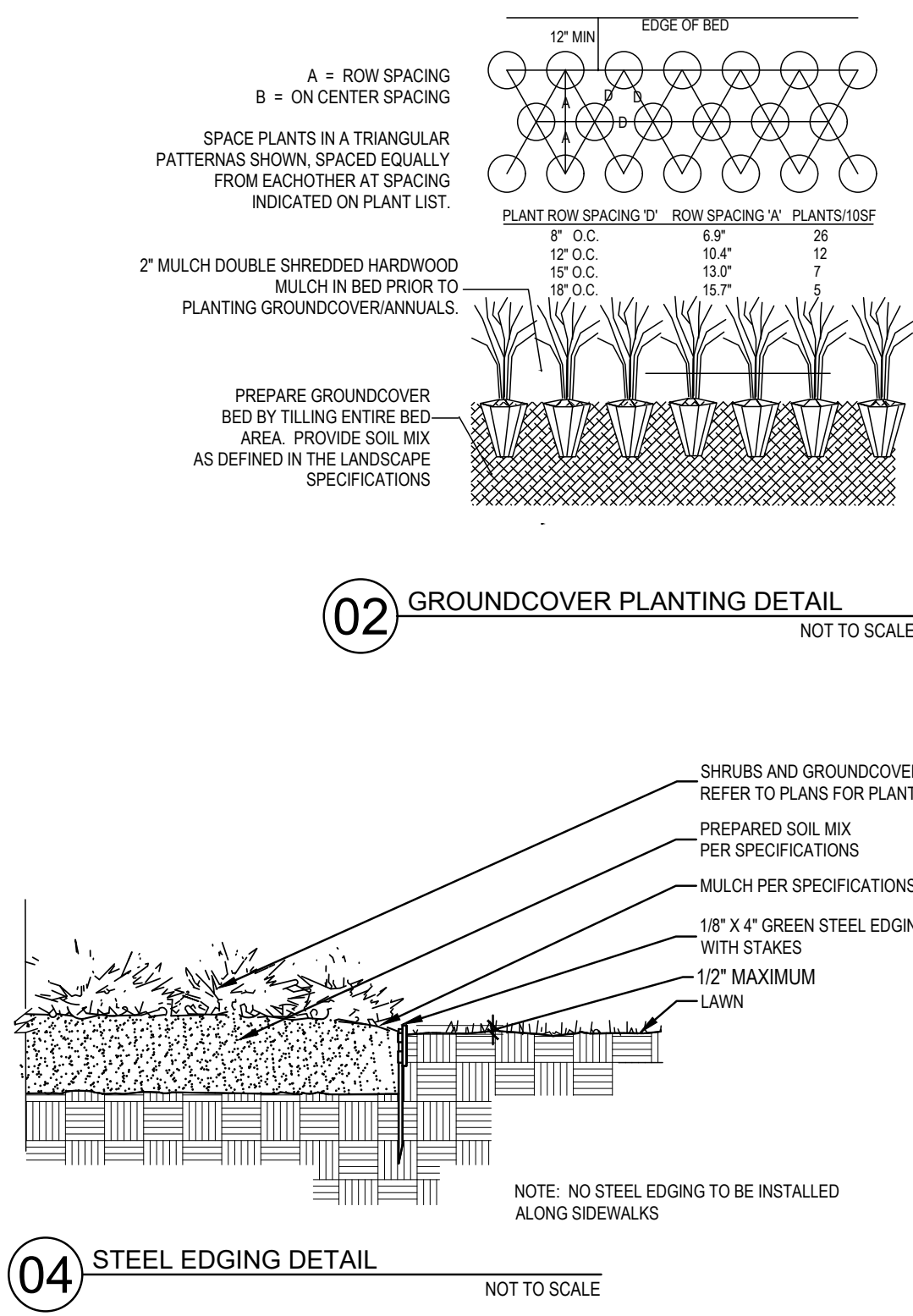
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at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

END OF SECTION



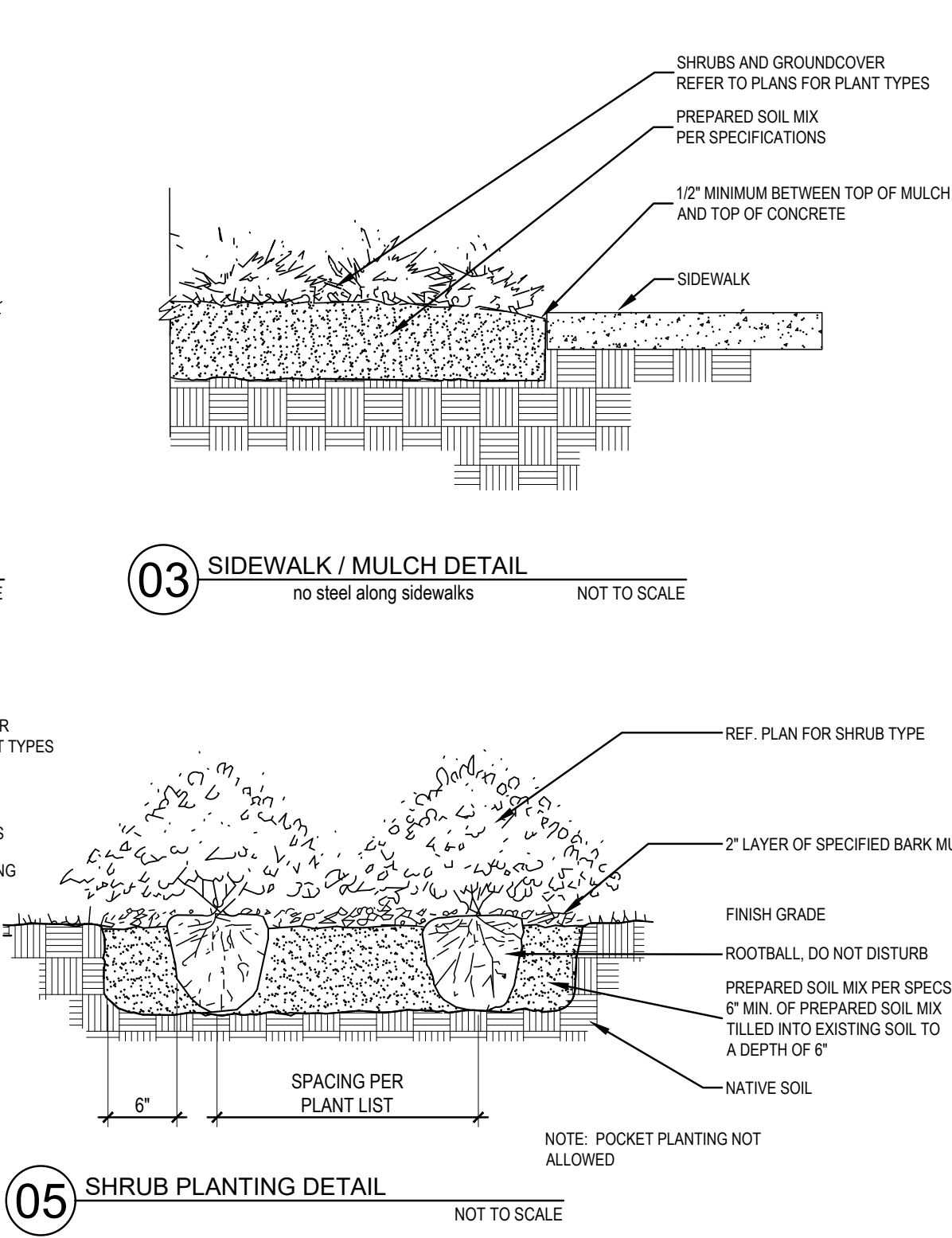
01 TREE PLANTING DETAIL

NOT TO SCALE



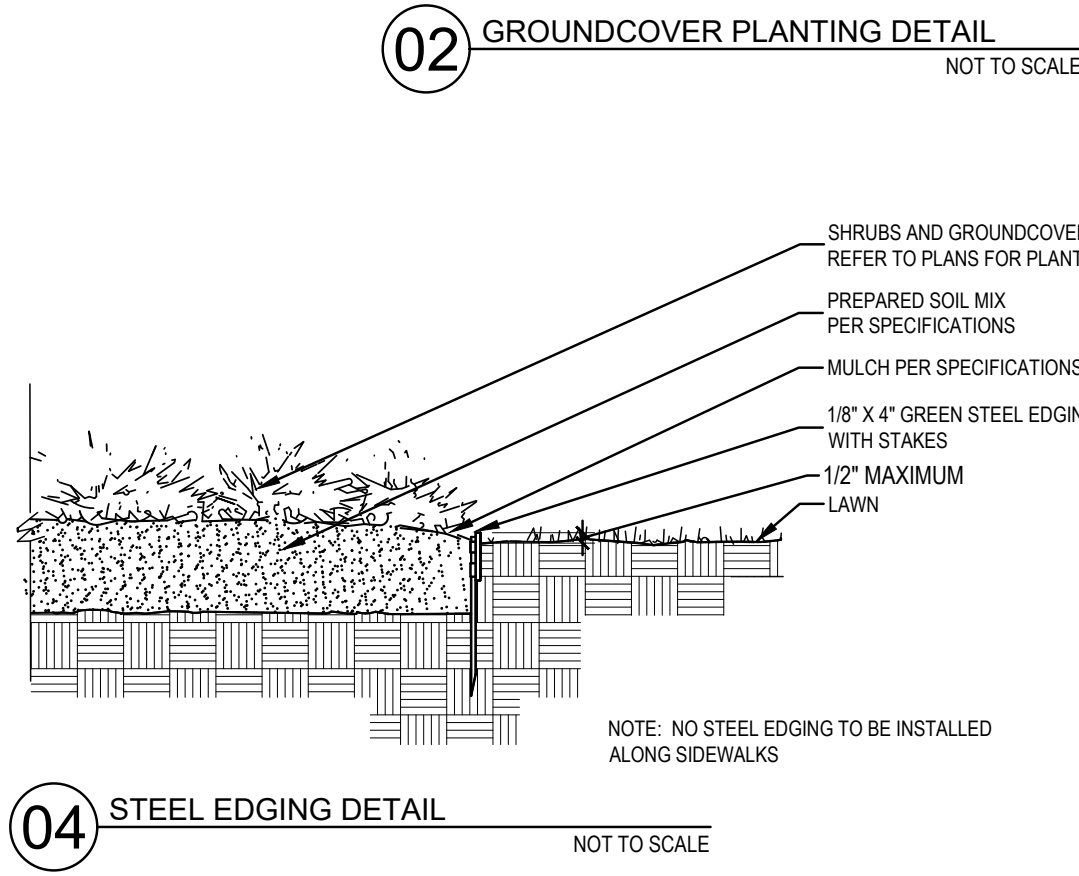
02 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



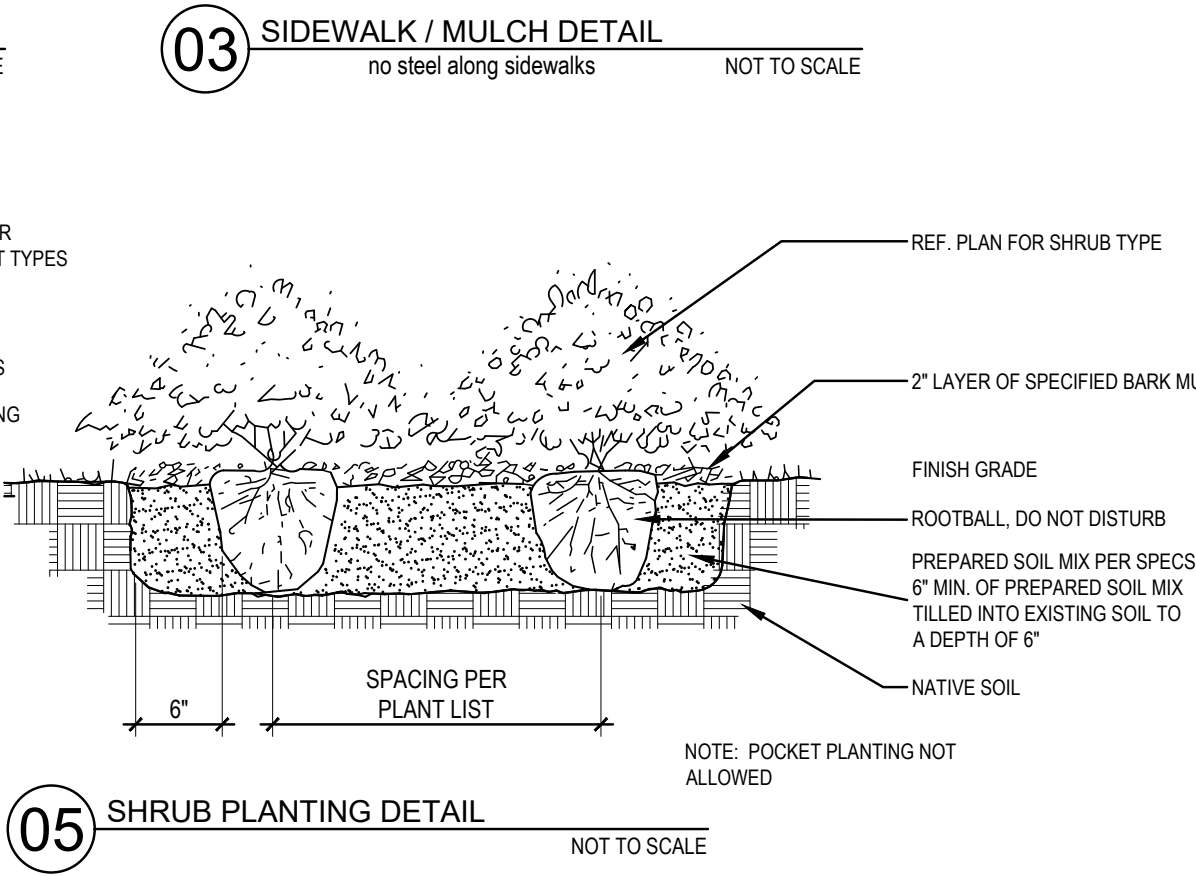
03 SIDEWALK / MULCH DETAIL

NOT TO SCALE



04 STEEL EDGING DETAIL

NOT TO SCALE



05 SHRUB PLANTING DETAIL

NOT TO SCALE

PROJECT CONTACT LIST	
ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DR. ALLEN, TX. 75013 KARTAVYA PATEL 214-609-9271	ARCHITECT ADGO A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, STE 200 FLOWER MOUND, TX 75028 (972)-724-4440
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, STE 130 DALLAS, TX 75244 (469)-784-9321	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1782 McDERMOTT DR. ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM

CITY OF GARLAND
CASE # 220920-1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



ISSUE:
FOR APPROVAL 12.08.2022
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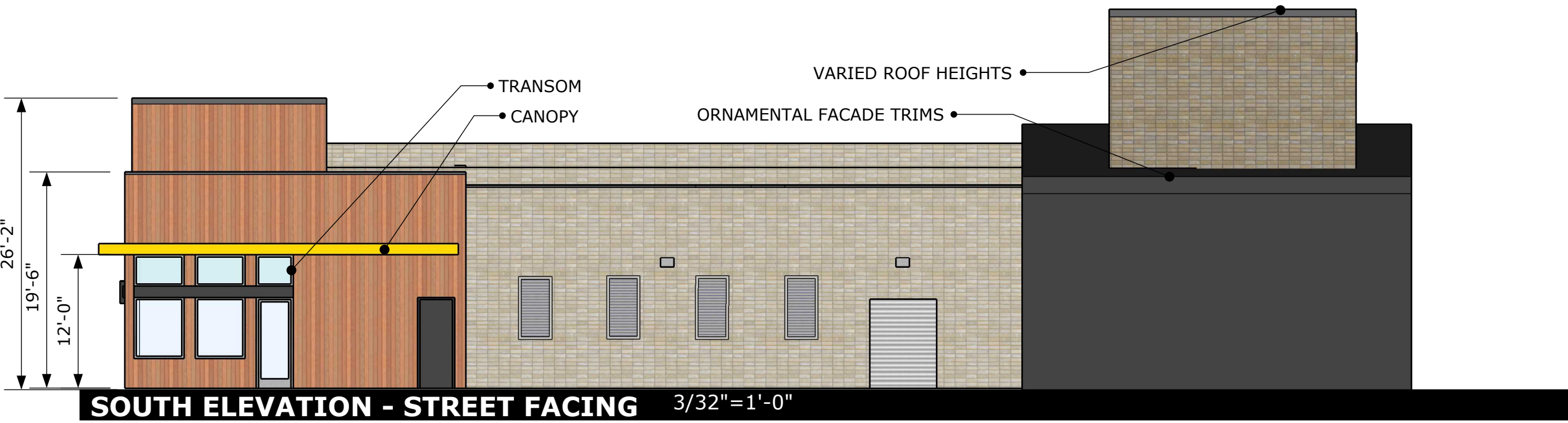
DATE:
01.06.2023

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

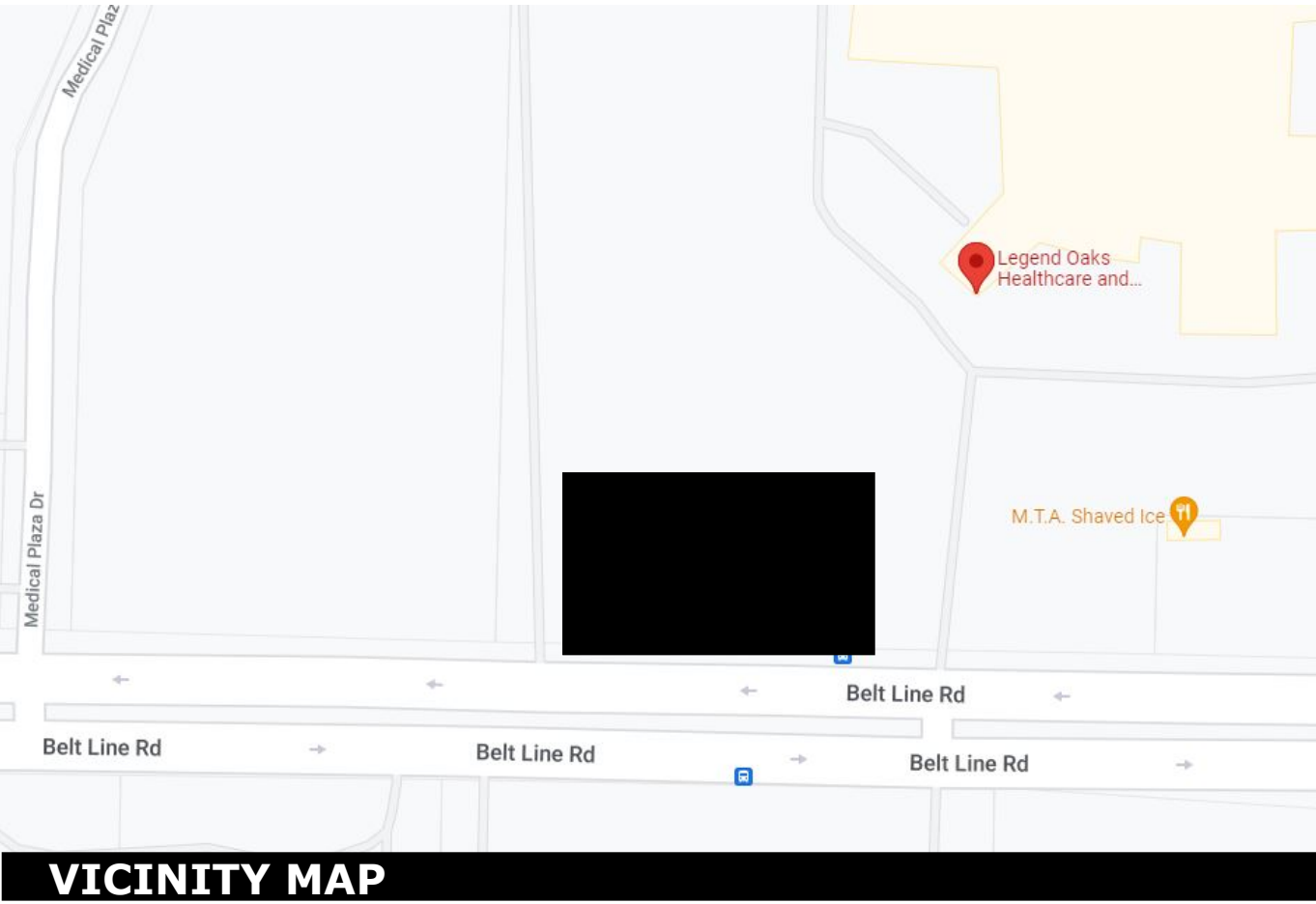
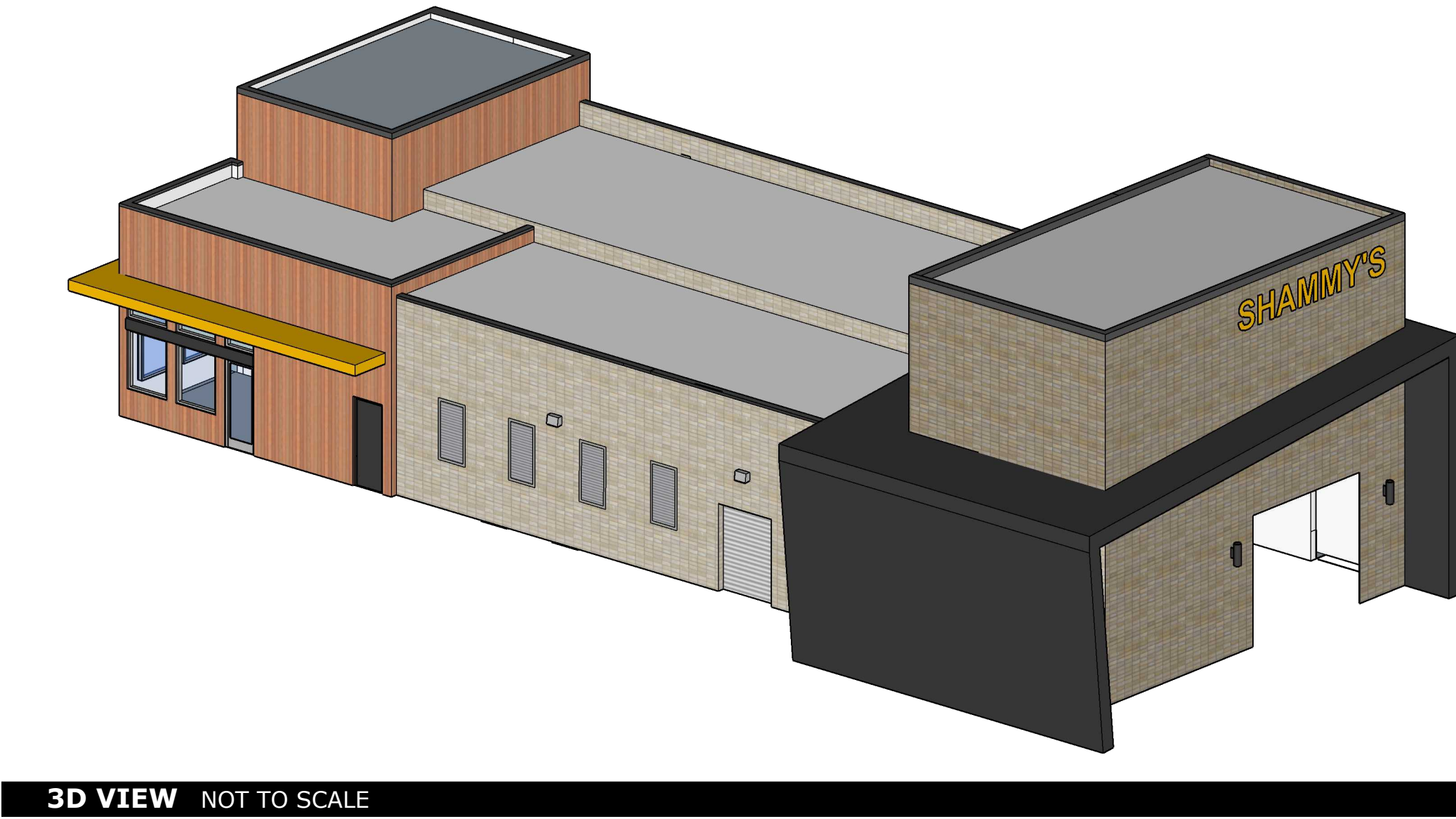
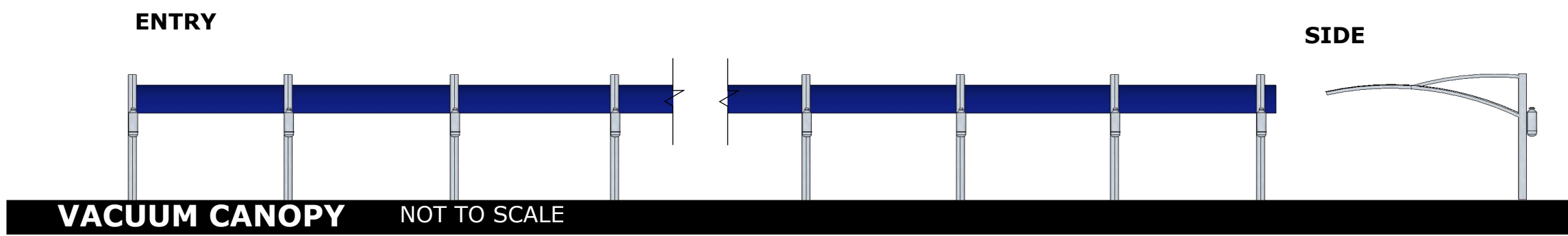
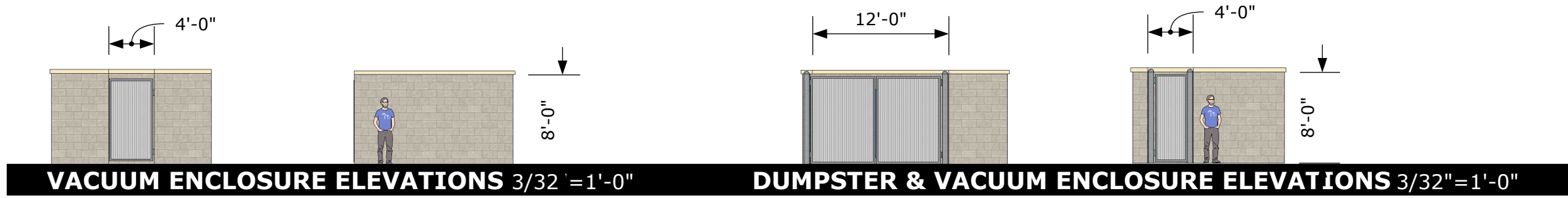
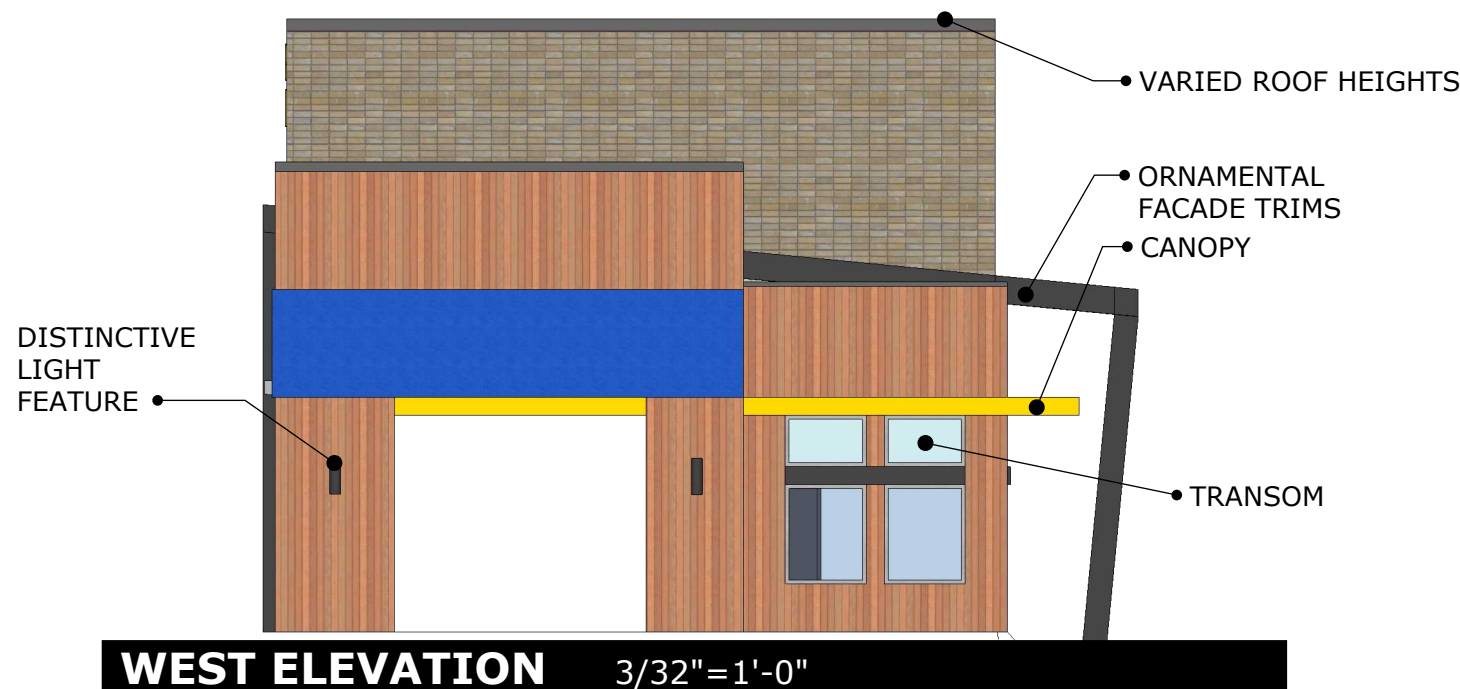
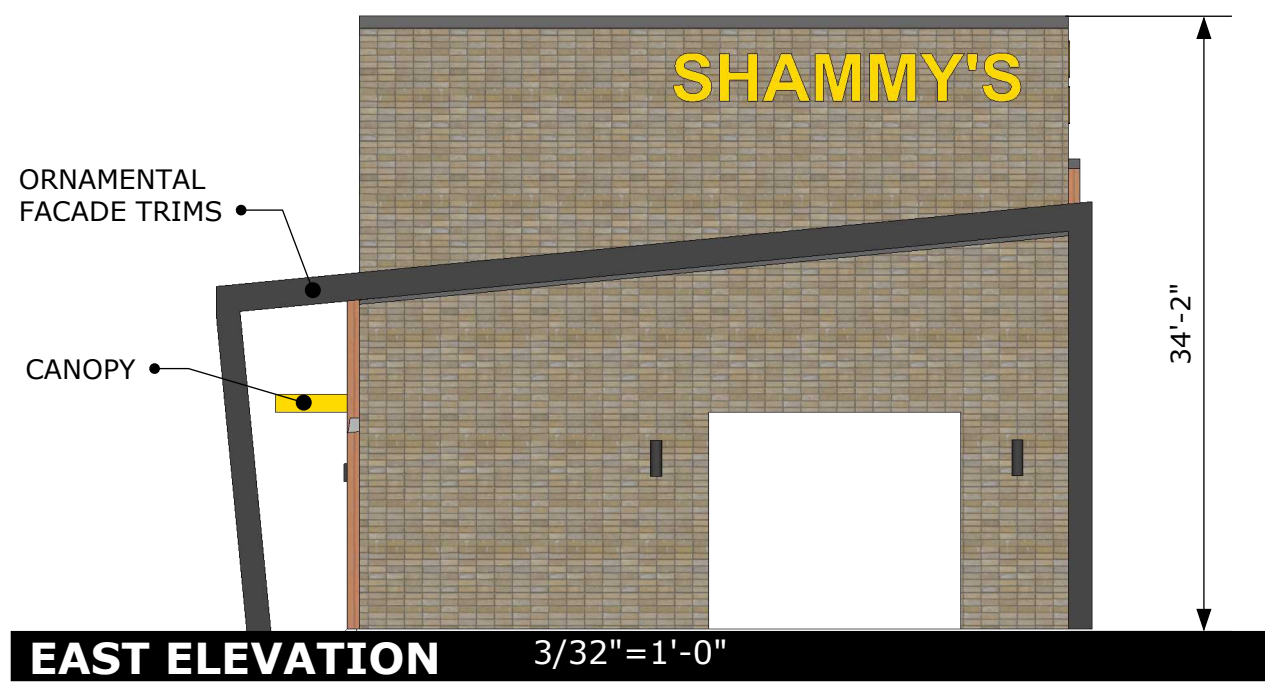
L.2

Note: Signage not in contract. Signage will be submitted to The City of Garland for review and permit prior to installation.



ARCHITECTURAL ELEMENTS

- 1. CANOPY
- 2. ORNAMENTAL FACADE TRIMS
- 3. VARIED ROOF HIEGHTS
- 4. TRANSOM
- 5. DISTINCTIVE LIGHTING FEATURES
- 6. DIVIDED LIGHT WINDOWS



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CONSTRUCTION
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Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

OWNER & APPLICANT :
HCI COMMERCIAL
2727 LBJ FREEWAY, SUITE 815
DALLAS, TX 75234
PHONE: 817-350-4332
JON YOUNG

A NEW FACILITY FOR:
SHAMMY'S CAR WASH
5 BELTLINE ROAD
GARLAND, TX

CASE #:
Existing Zoning: CR
Proposed Zoning: CR
Date: 1/25/23

ELEVATIONS
A3.1

Z 23-16



View of the subject site looking West from the mutual access easement. The private school is shown in the background.



View of the subject site looking West from Belt Line Road. The private school is shown again.



View from the subject site looking East on Belt Line Road. The restaurant, car wash, and other commercially zoned areas are shown.



View from the subject site looking South. The church across from Belt Line is shown.

2641 Belt Line Road

Comment Form

Case Z 23-16

Z 23-16 Shammy's Garland, LLC. The applicant requests an Automated/Rollover Car Wash use. A previous request for a Car Wash was withdrawn; however, a new application for the same Car Wash proposal has been made. The site is located at 2641 Belt Line Road. (District 7)

Z 23-16 Shammy's Garland, LLC. El solicitante solicita un uso de Lavadero de Autos Automatizado/Rollover. Se retiró una solicitud anterior de lavado de autos; sin embargo, se ha realizado una nueva solicitud para la misma propuesta de Car Wash. El sitio está ubicado en 2641 Belt Line Road. (Distrito 7)

Z 23-16 Shammy's Garland, LLC. Người nộp đơn yêu cầu sử dụng Hệ thống rửa xe tự động/Rollover Car Wash. Yêu cầu Rửa xe trước đó đã bị rút lại; tuy nhiên, một ứng dụng mới cho đề xuất Rửa xe tương tự đã được thực hiện. Địa điểm này tọa lạc tại 2641 Belt Line Road. (Quận 7)

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



For / A Favor / Đúng



Against / En Contra / Không

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

Harold PEEK MANAGING PARTNER

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

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

2641 BELTLINE ROAD

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

GARLAND TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Harold Peek

Signature / Firma / Chữ ký

6-7-23

Date / Fecha / Ngày

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