



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, 2017 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 5:15 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.

AGENDA:

1. MINUTES

- a.** Consideration of the Minutes for the May 22, 2017 Plan Commission Meeting

2. PLATS

- a.** P 17-11 Jupiter Road Apartments Replat

3. ZONING

- a. Consideration of the application of **Adeniyi B. Agbojo**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses. This property is located at 3110 South Shiloh Road. (District 5) (File Z 17-16)
- b. Consideration of the application of **Mitchell Construction Company, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3015 North Shiloh Road. (District 7) (File Z 17-20)
- c. Consideration of the application of **Claymoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 702 West Centerville Road. (District 4) (File Z 17-21)
- d. Consideration of the application of **Sanjay Chandrahas**, requesting approval of Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3310 W. Walnut Street. (District 6) (File Z 17-27)
- e. Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a 1) Change in Zoning from Planned Development (PD) District 16-16 to Agricultural (AG) District, 2) an amendment to Planned Development (PD) District 16-35, and 3) an amendment to the Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant on property zoned Planned Development (PD) District 16-35. This property is located at 4217 N. Garland Avenue. (District 7) (File Z 17-28)

4. MISCELLANEOUS

- a. Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix, and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts; Studio, Fitness/Performing Arts, and Retail Store in the In-Town Residential subdistrict.

5. 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: 06/12/2017

Item Title: Plan Commission Minutes - May 22, 2017

Summary:

Consideration of the Minutes for the May 22, 2017 Plan Commission Meeting

Attachments

Plan Commission Minutes - May 22, 2017 Attachment

Garland, Texas
May 25, 2017

The Plan Commission of the City of Garland met in regular session on Monday, May 22, 2017, at 7:00 p.m. in the Council Chambers at City Hall, with the following members present:

Chairman	Scott Roberts
Commissioner	Stan Luckie
Commissioner	Louis Moore
Commissioner	Wayne Dalton
Commissioner	John O'Hara
Commissioner	Dylan Hedrick

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue De la Vega
Staff	Isaac Williams

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Luckie gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

Approval of Minutes for the regular meeting of April 24, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Dalton to **approve** the minutes of the April 24, 2017 meeting. **Motion carried: 5 Ayes, 0 Nays.** Commissioner O'Hara did not vote due to his absence from the April 24, 2017 meeting.

ZONING

1. Consideration of the application of SAA, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses. This property is located at 3110 S. Shiloh Road. (District 5) (File Z 17-16) (Staff requests postponement to the June 12, 2017 Plan Commission meeting.)

Motion was made by Commissioner Luckie, seconded by Commissioner Moore to postpone this request to the June 12, 2017 Plan Commission Meeting. **Motion carried: 6 Ayes, 0 Nays.**

MISCELLANEOUS

1. Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix, and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts, and Retail Store in the In-Town Residential subdistrict.

No action was take on this item.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:03 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 06/12/2017

Item Title: P 17-11 Jupiter Road Apartments Replat

Summary:

P 17-11 Jupiter Road Apartments Replat

Attachments

P 17-11 Jupiter Road Apartments Replat Report and Attachments



GARLAND
TEXAS MADE HERE

Planning Report

File No: P 17-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017

FINAL PLAT

Jupiter Road Apartments Replat

LOCATION

3341 West Campbell Road

ZONING

Planned Development District (PD) 16-17

NUMBER OF LOTS

2

ACREAGE

2.7434 acres

BACKGROUND

The applicant requests approval of a replat of a single unplatted tract of land into two tracts. Lot 2RRR, Block 1 containing 2.0138 acres will be for the development of a Self-Storage Facility (mini-warehouse) granted a Specific Use Provision under Planned Development (PD) District 16-17 in 2016. Lot 3RRR, Block 1 containing 0.7295 acres is the existing site for K-9 University.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

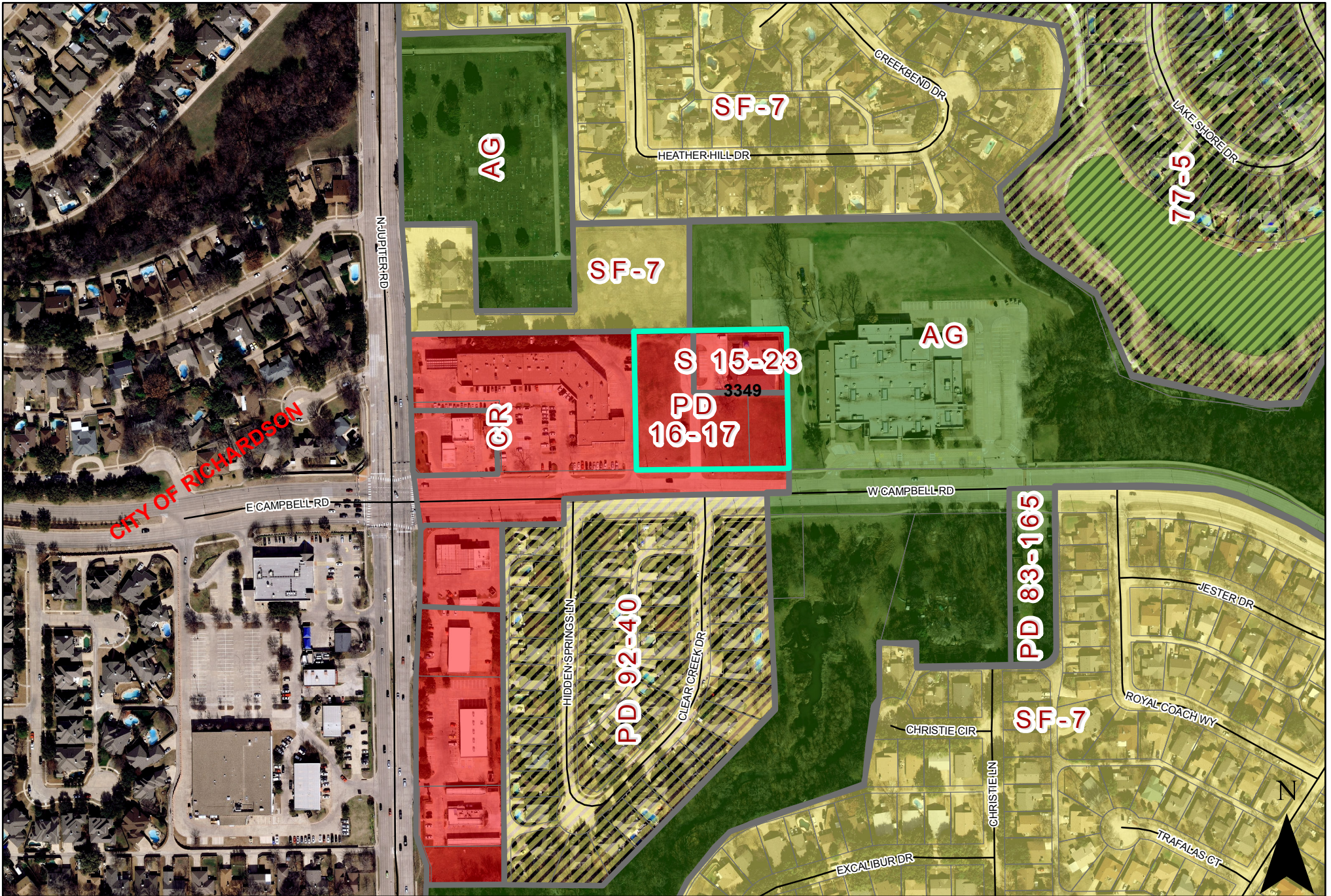
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
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iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet 1 inch = 300 feet	PLAT P 17-11	 INDICATES AREA OF REQUEST
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GARLAND

Plan Commission

3.a.

Meeting Date: 06/12/2017

Item Title: Z 17-16 Adeniyi B. Agbojo (District 5)

Summary:

Consideration of the application of **Adeniyi B. Agbojo**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through on a property zoned Planned Development (PD) District 08-52 for Limited Community Retail Uses. This property is located at 3110 South Shiloh Road. (District 5) (File Z 17-16)

Attachments

Z 17-16 Adeniyi B. Agbojo Report and Attachments

Planning Report

File No: Z 17-16/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

3110 South Shiloh Road

APPLICANT

Adeniyi B. Agbojo

OWNER

Garland Platinum Group LLC.

BACKGROUND

The subject property is developed with a one-story, stand-alone building. In 2000 City Council approved a Specific Use Provision (S 00-03) that authorized the use of the building as a Restaurant, Drive-Through for an unlimited period of time. The existing Specific Use Provision (S 00-03) applies only to the entity Wienerschnitzel; however, this entity has ceased operations from this property. The applicant seeks approval of a new Specific Use Provision that would allow the operation of a new Restaurant, Drive-Through on the subject property.

SITE DATA

The subject property is approximately 0.486 acres in area, with approximately 97 lineal feet of frontage along South Shiloh Road and 175 lineal feet of frontage along West Kingsley Road. The site can be accessed from South Shiloh Road and West Kingsley Road.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 08-52 allows those uses as permitted in the Community Retail (CR) District. A restaurant with a drive through is only permitted with approval of a Specific Use Provision from City Council through a public hearing process.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to operate a restaurant with a drive-through from a 1,533-square foot building. The restaurant would operate daily from 10:00 a.m. to 11:00 p.m. The site provides 17 parking spaces, complying with the parking regulations in the Garland Development Code.
2. The proposal includes improvements to the interior of the building, reinstalling the drive-through windows, adding three (3) large canopy trees to make the vegetation in the landscape buffers more robust, adding a drive-through menu board sign, new attached signage and restriping the parking lot. Neither a building expansion nor a parking lot expansion is being proposed with this request; therefore, screening/landscape and building design standards are not triggered.

3. The existing pole sign is approximately 80 square feet, 20 feet in height and setback 16 feet and 10 inches from the property line. This existing pole sign will remain and will be refaced. New attached signage will be proposed and it will comply with all applicable regulations in the Garland Development Code.
4. With the exception of the property to the northeast, the surrounding properties are characterized by non-residential uses that range from industrial, warehousing, light and heavy commercial, motor vehicle related uses and other restaurants with and without a drive-through. The applicant will neither introduce an incompatible nor a more intense land use; however, the applicant will reuse a building that has remained vacant and provides a service to nearby residents and work force.
5. The proposed restaurant with a drive-through may not represent the large employment base operation that is desired in Business Centers as described in the Comprehensive Plan; however, it falls under supporting land uses as a business that will provide a service to the nearby residents and the labor force employed in the surrounding area.
6. The proposed restaurant with a drive-through may not represent the large employment base operation that is desired in Business Centers as described in the Comprehensive Plan; however, it falls under supporting land uses as a business that will provide a service to the nearby residents and the labor force employed in the surrounding area.
7. The subject property is part of the South Garland Avenue Catalyst Area, though the Hypermart site area was included as part of the Centerville Marketplace Revitalization Strategy. South Garland Avenue represents one of the city's key commercial corridors, a gateway into the community from IH 635 and a historic arterial connection to downtown Dallas. The City's overall strategy is to diversify large infill sites (e.g., Hypermart and Garland Shopping Center) to transform the area into a viable employment and training center, taking advantage of regional transit access. New opportunities along this corridor will thus focus on redevelopment and revitalization. The applicant's proposal is not expected to inhibit future redevelopment efforts as prescribed in the Centerville Marketplace Revitalization Strategy.
8. The applicant seeks approval of a Specific Use Provision for Restaurant, Drive-Through effective for 20 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject property. Business Centers represent clusters of business offices and/or low-impact industry whose development and operations result in minimal negative effects to adjacent development types. Business Centers include supporting land uses (retail, services, restaurants, meeting facilities, and entertainment). Strategic planning should be established for concentrated clusters of commercial activities that include major employers, business support services, and employee services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northeast are mostly zoned Single-Family-7 (SF-7) District and developed as residential neighborhoods. The properties to the northwest are zoned Industrial (IN) District and Community Retail (CR) District; these properties are developed with an array of industrial uses, commercial uses and motor vehicle related uses. The properties to the southeast are zoned Planned Development (PD) District 08-52 and Planned Development (PD) District 13-31 for Community Retail Uses; these properties are developed with a vacant building (former Hypermart USA), gas stations, restaurants with drive-throughs and motor vehicle related uses. The properties to the southwest are mostly zoned

Industrial (IN) District; these properties are developed with a mix of motor vehicle related uses, industrial uses as well as commercial uses.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a period of 20 years.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

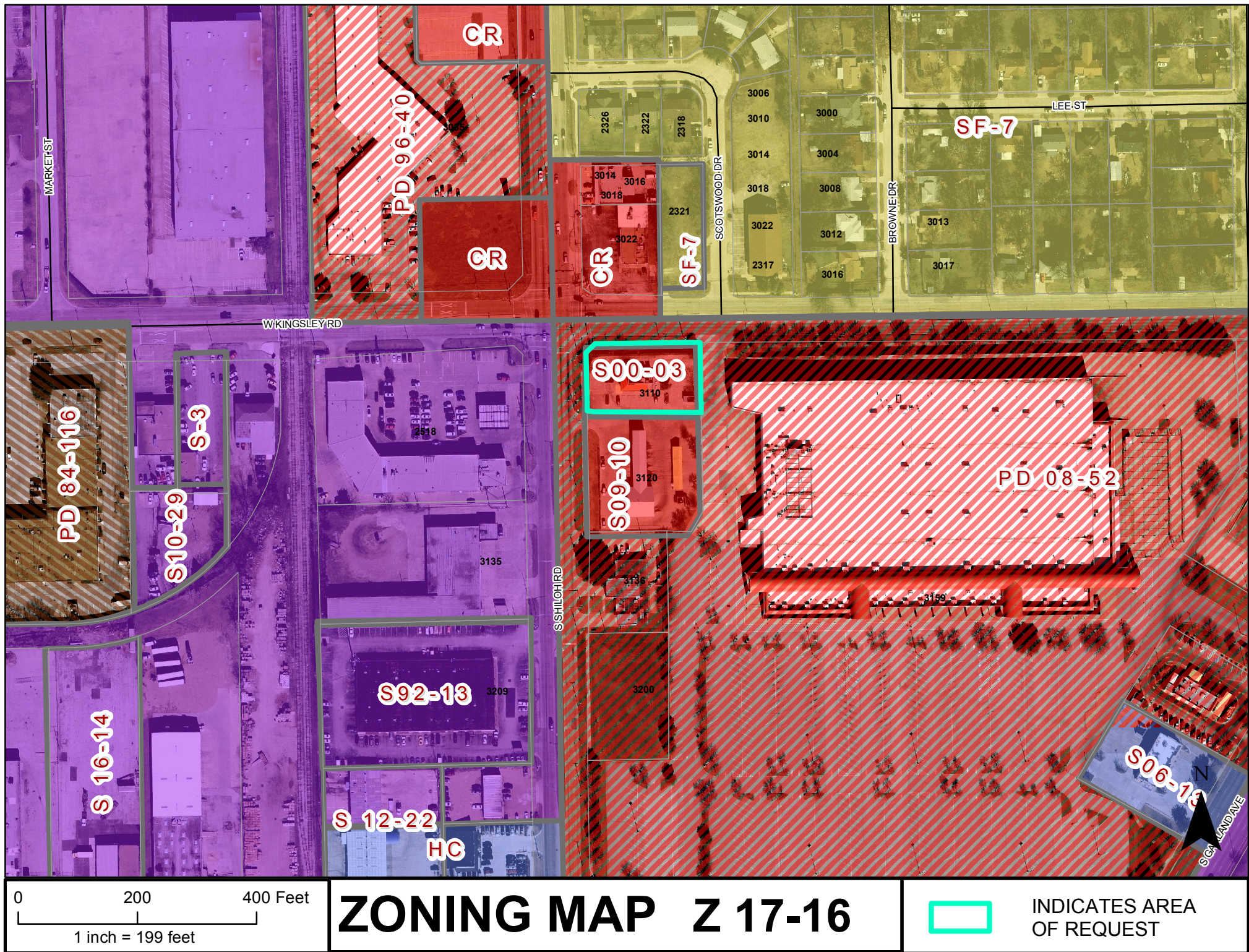
CITY COUNCIL DATE: July 5, 2017

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
(972) 205-2454
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-16

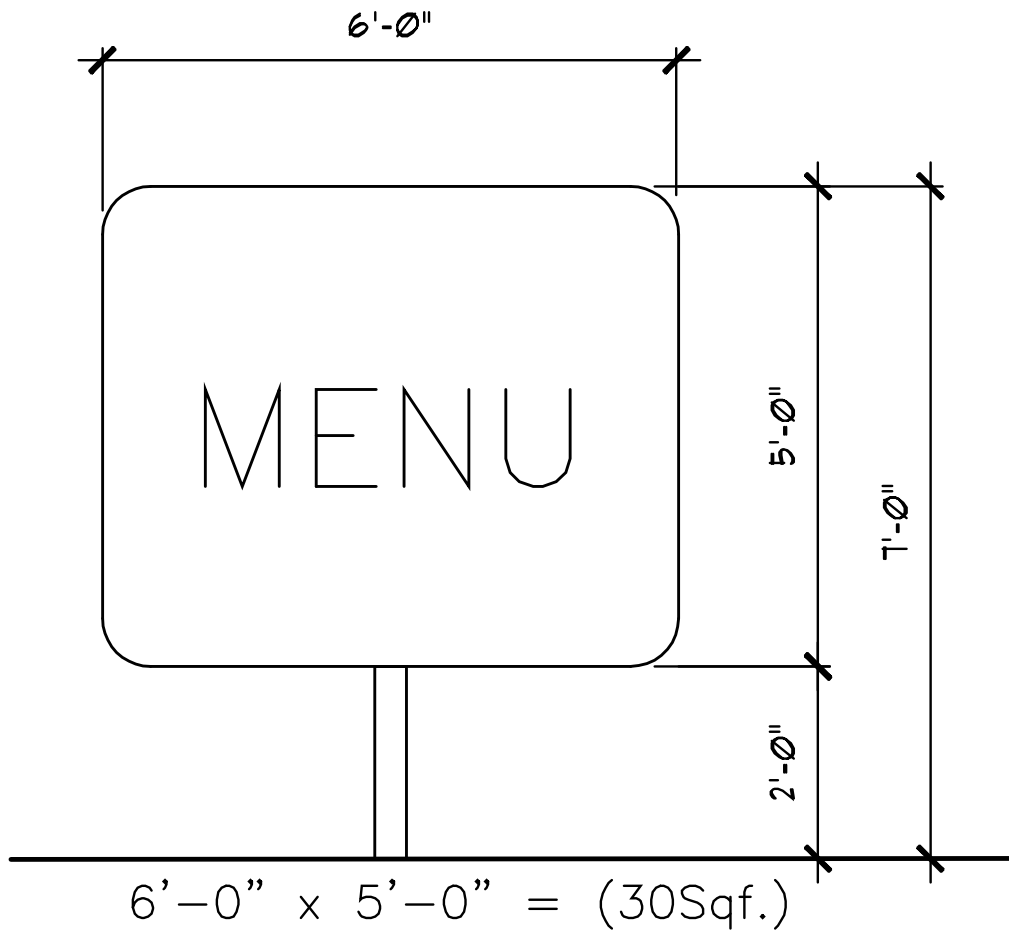
3110 South Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Restaurant, Drive-Through.
- 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 set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, and Planned Development (PD) District 08-52 are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Specific Use Provision: The Specific Use Provision shall be effective for a period of 20 years.
 - B. Site Layout: The site layout shall be in general conformance with Exhibit C.
 - C. Landscape Layout: The landscape layout shall be in general conformance with Exhibit C.

Exhibit C

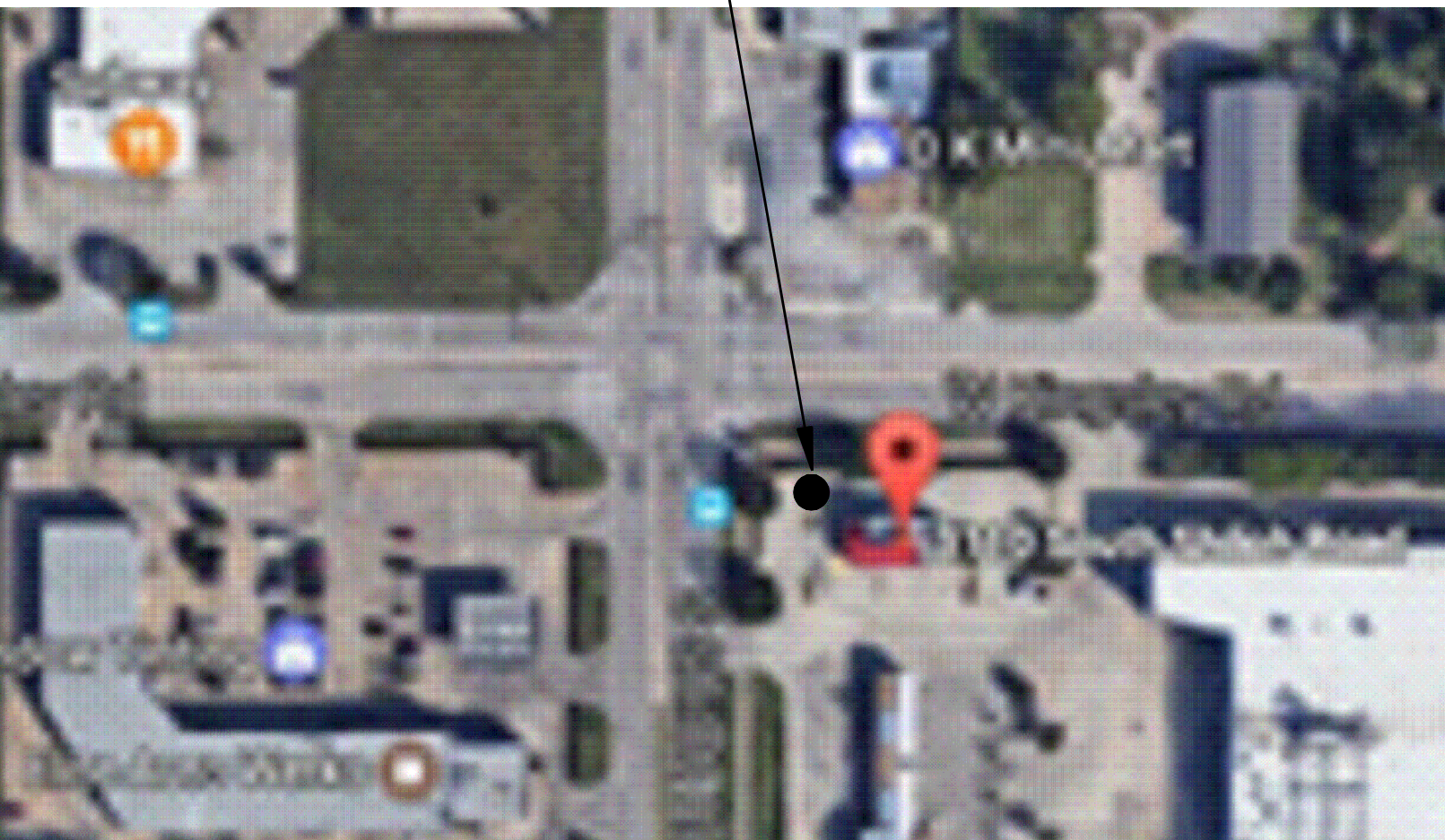


2 EXISTING SIGN
AS-1
NTS.

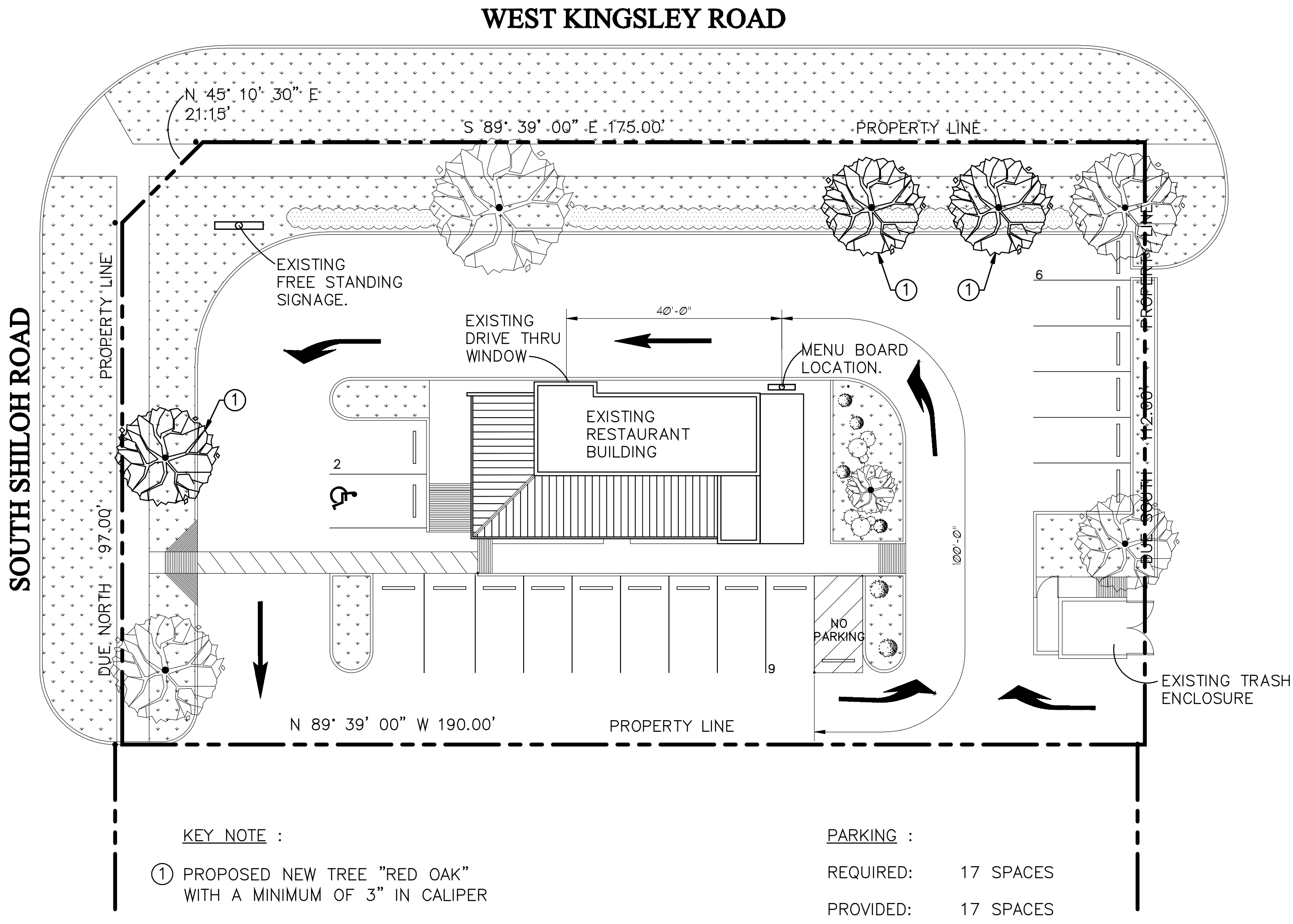


2 MENU BOARD
AS-1
NTS.

SITE :
3110 SOUTH SHILOH ROAD



VICINITY MAP
SCALE: N.T.S.



KEY NOTE :
1 PROPOSED NEW TREE "RED OAK"
WITH A MINIMUM OF 3" IN CALIPER

PARKING :
REQUIRED: 17 SPACES
PROVIDED: 17 SPACES

1 SITE PLAN
AS-1
1/16" = 1'-0"

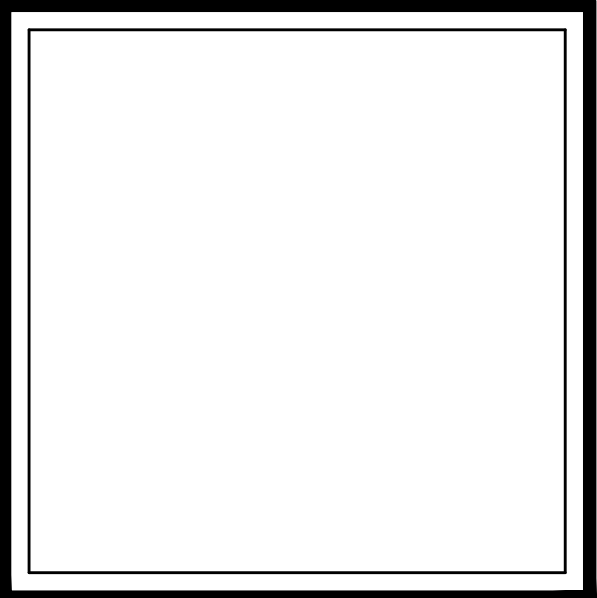


REMODEL
TO
LEGIT CHICKEN
RESTAURANT
3110 SOUTH SHILOH ROAD
GARLAND
TX.

JOB NO.	0525
DESIGNER	H. OMOBOGIE
CHECKED	

H●M●B
Design Group

4525 Gus Thomason
Mesquite, Texas 75150
tel. (214) 607-2757
nribo @ hotmail.com



	SCOPE DOC
01/21	DESIGN DEVELOPMENT
02/02	CONST. DOCUMENT
REV.	
REV.	

SITE PLAN

CASE # 170228 - 3

AS-1

SHEET: 2 OF 5
DATE: FEB. 15, 2017

Z 17-16



Looking at the subject property



Looking west, across Shiloh, from subject property



Looking south from subject property



Looking east from subject property.



Looking north, across Kingsley, from subject property



GARLAND

Plan Commission

3.b.

Meeting Date: 06/12/2017

Item Title: Z 17-20 Mitchell Construction Company, Inc. (District 7)

Summary:

Consideration of the application of **Mitchell Construction Company, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 3015 North Shiloh Road. (District 7) (File Z 17-20)

Attachments

Z 17-20 Mitchell Construction Company, Inc. Report and Attachments

Planning Report

File No: Z 17-20/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

3015 North Shiloh Road

APPLICANT

Mitchell Construction Company, Inc

OWNER

Peek Properties

BACKGROUND

The subject site was originally a portion of land dedicated to the development of "Up to Par" golf course and driving range as approved with a Specific Use Provision (S10-32). However, the golf course and driving range ultimately redeveloped as a Nursing Home/Convalescent Center [Legend Oaks Healthcare and Rehabilitation]. The development of Legend Oaks left three remnant pad sites, two along Belt Line Road and the subject site along Shiloh Road. It was anticipated at the time of redevelopment that the remaining tracts would develop with Community Retail (CR) District uses.

The applicant requests a Specific Use Provision for the development of a Bush's Chicken Restaurant, Drive-Through.

SITE DATA

The subject site contains approximately 36,827 square feet or approximately 0.85 acres and has a frontage of approximately 191 feet along North Shiloh Road. The site currently contains dedicated access from North Shiloh Road with a secondary access provided by a thirty-five (35) foot mutual access drive from North Shiloh Road to be shared with the adjacent Quik-Trip gas station to the south and the Legend Oaks nursing home and convalescent facility to the west.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is zoned Community Retail (CR) District. The Community Retail (CR) District accommodates 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 and at the intersection of major transportation corridors. Restaurant, Drive-Through uses require Specific Use Provision approval for development within the Community Retail (CR) District.

CONSIDERATIONS

1. **Specific Use Provision:** The applicant requests to develop the subject site with a 3,168 square-foot Bush's Chicken Restaurant, Drive-Through. The subject site was originally a portion of a 23.64-acre driving range; the nature of the establishment did not necessitate development of a building on this portion of land. The Site Plan

illustrates a predominately drive-through layout with two drive-through lanes and a by-pass lane. The restaurant will provide a car-hop service to accommodate drive-through patrons. The site will provide approximately 1,105 square feet of indoor dining but no formal outdoor dining area is provided.

2. **Parking:** Chapter 4, Article 2 requires one (1) parking space for every 100 square feet of gross floor area for Restaurant uses (including outdoor dining areas). The Site Plan reflects the site provides the required thirty-two (32) parking spaces and loading area for the restaurant.
3. **Screening and Landscape:** The proposed Landscape Plan reflects approximately thirty-six (36) percent of the site is dedicated to landscaping including the sixteen (16) foot wide buffer along North Shiloh Road (an additional foot of landscape buffer is provided to accommodate additional depth for the tree planting and the existing eleven foot pedestrian, utility, drainage and traffic control easement). The landscape buffer contains required six (6) large canopy trees. Seven (7) large canopy trees are required along North Shiloh Road; however, one large canopy is substituted for a cluster of three (3) Crepe Myrtles to avoid conflict with an existing visibility easement. These Crepe Myrtles within the landscape buffer must be continuously trimmed and maintained so as to not create a visual impediment between the height of two (2) and eight (8) feet. In addition to the large tree plantings, the landscape buffer contains sixty-eight (68) shrubs within the landscape buffer designed to also provide screening of the parking area from the street and mitigation of potential headlight glare. Additionally, twenty-three (23) percent of the parking area is dedicated to landscaping found within islands and peninsulas; the site meets and exceeds the Screening and Landscape Standards established in Chapter 4, Article 3 of the Garland Development Code.
4. **Exterior Elevations:** The proposed facades consist of primarily masonry materials (brick veneer) with articulations in the form of façade projections and decorative awnings. The building utilizes varying wall articulations and architectural elements recommended in Chapter 4 Article 6 of the GDC to create an aesthetic unique to the Bush's Chicken brand in the City but is also consistent with the City's goal to create aesthetically pleasing and quality environments.
5. **Signage:** The applicant is proposing to install attached signage, menu board signage, and freestanding signage in accordance with Chapter 4, Article 5.
6. The applicant requests a Specific Use Provision for a period of 20 years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property.

Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood Centers are served by local roads and transit routes and it is not uncommon to find auto-oriented establishments within Neighborhood Centers as most Neighborhood Centers are located at major intersections throughout the City.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is located just north of the intersection of North Shiloh Road and Belt Line Road between the International Leadership of Texas-Garland Middle School and the QuikTrip gas station and convenience store. Immediately to the west of the subject site is a Planned Development (PD) District 14-49 for the development of elder care/convalescent services [Legend Oaks]. The properties east of the subject site across North Shiloh Road are zoned Community Retail (CR) District and are developed with a mix of uses that are predominately retail in nature. These uses include clothing and used goods retail, auto parts and accessory retail, self-storage, specialized learning and office facilities.

The surrounding area is a mix of auto-oriented and small destination-oriented uses configured along the area's major thoroughfares. The proposed use is consistent with this development pattern as Restaurant, Drive-Through establishments are commonly found along major thoroughfares and typically provide a quick service to those in transit. The location of the subject site near the intersection of two major thoroughfares and nearby residential is compatible with automobile traffic generated from the surrounding area.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Restaurant, Drive-Through for a period of 20 years.

ADDITIONAL INFORMATION

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

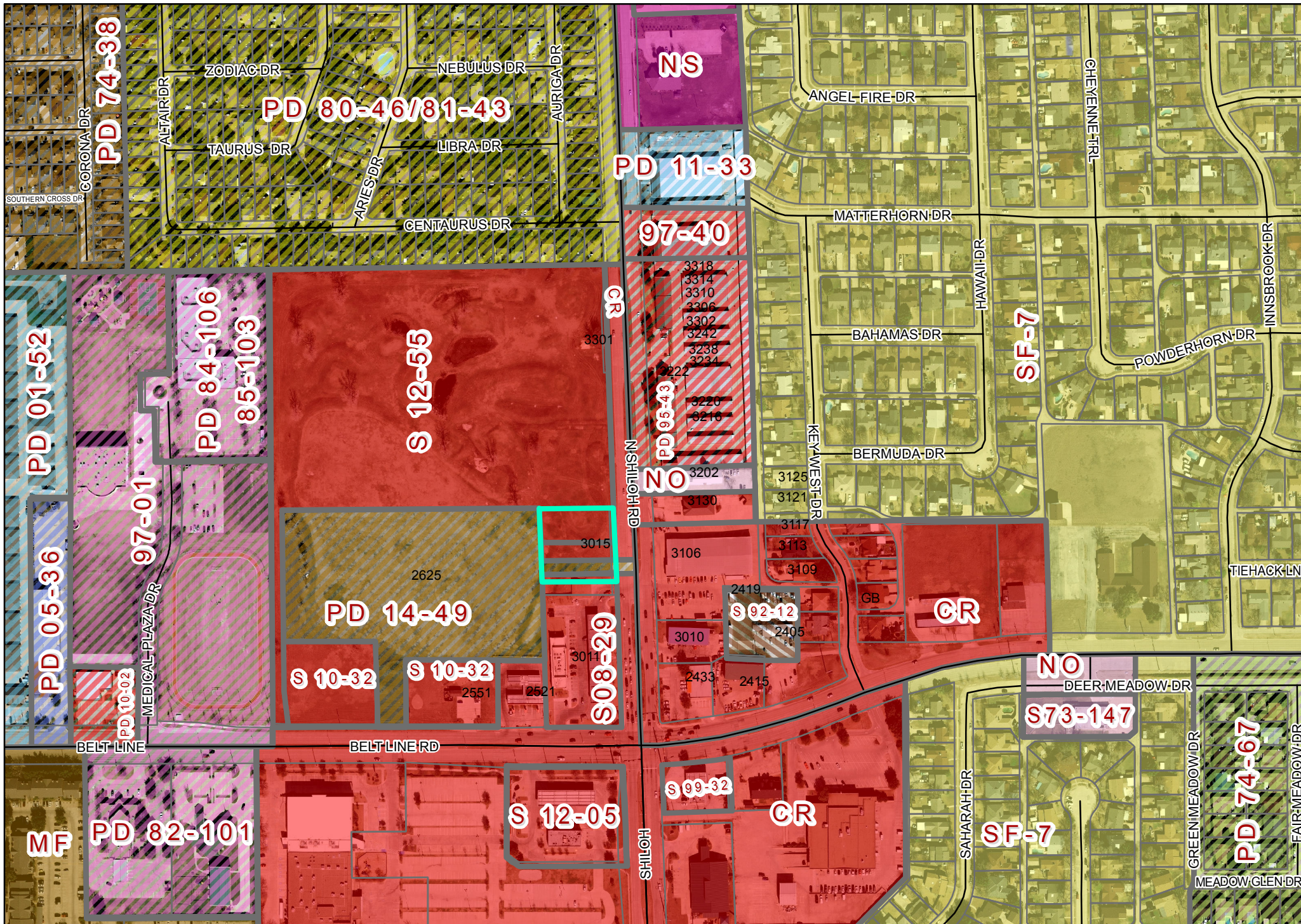
CITY COUNCIL DATE: July 5, 2017

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
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iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 318 feet

ZONING MAP Z 17-20

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-20

3015 North Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to permit the development of Restaurant, Drive-Through.
- 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 set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Specific Use Provision: The Specific Use Provision shall be effective for a period of 20 years.
 - B. Site Plan: Development shall be in general conformance with the Site Plan set forth in Exhibit C.
 - C. Screening and Landscaping: Screening and landscaping shall be provided as reflected on Exhibit D.
 - D. Building Elevations: The building elevations shall be in general conformance with Exhibit E.
 - E. Signage: The development shall contain attached and freestanding signage in conformance with Chapter 4, Article 5 of the Garland Development Code.

GENERAL BUILDING INFORMATION				
BUILDING USE	GROSS AREA	BUILDING HEIGHT	# OF STORIES	FINISHED FLOOR ELEVATION
DRIVE-IN RESTAURANT	3,168 SF	26'-9 1/2"	1 STORY	600.10'

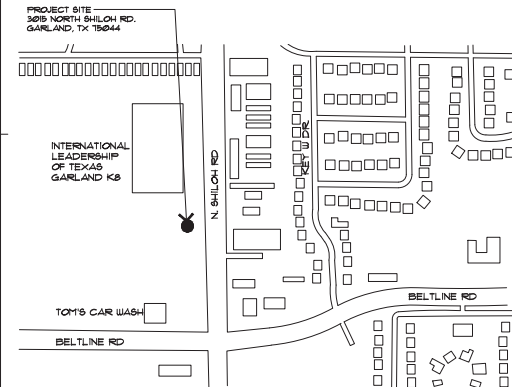
20 BUILDING INFORMATION

SITE CALCULATIONS			
LOT SIZE SF	IMPERVIOUS LOT COVERAGE SF	LOT COVERAGE %	FLOOR AREA RATIO
36,821 SF	23,802 SF	65%	0.69

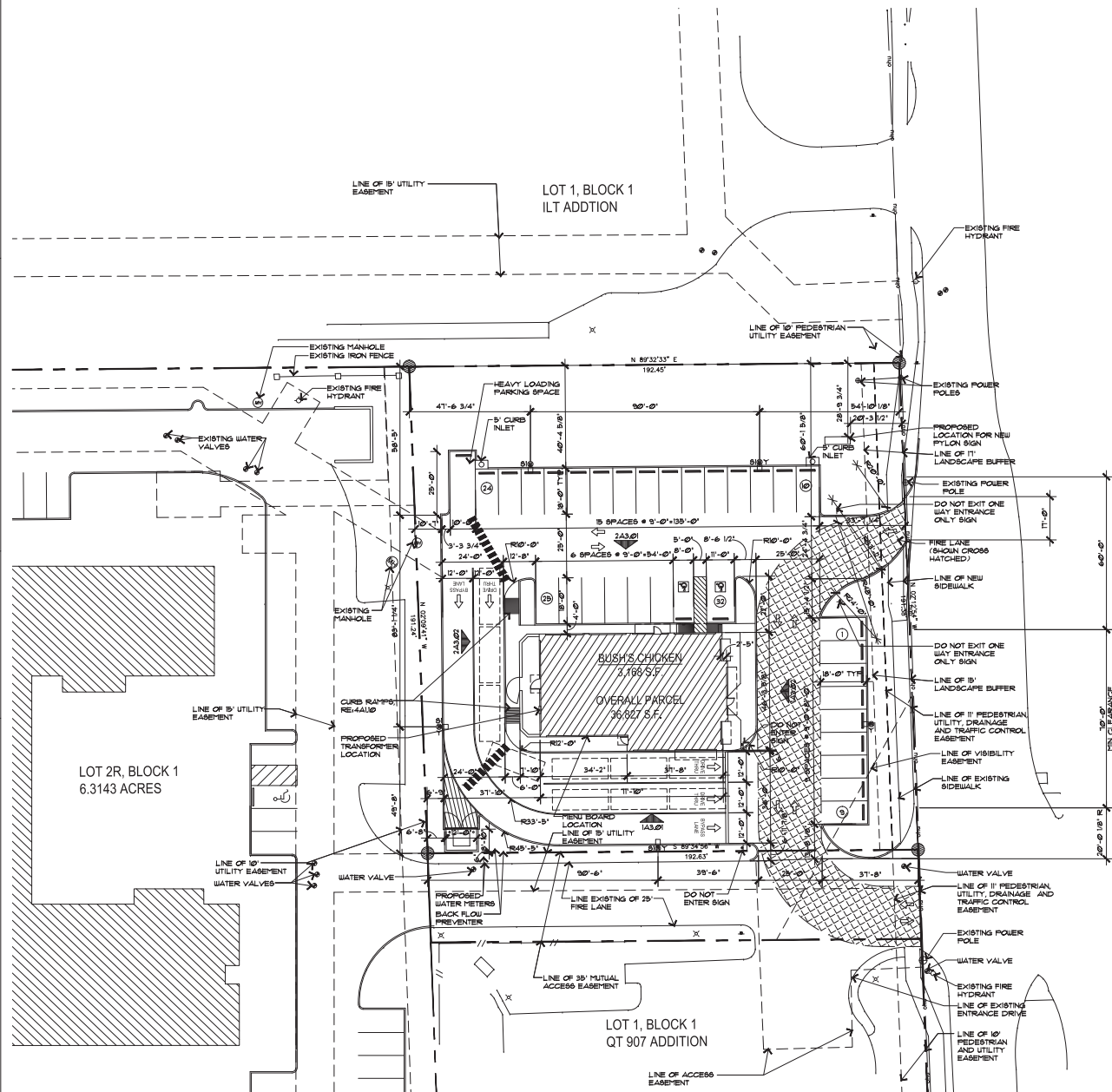
19 SITE CALCULATIONS

PARKING CALCULATIONS TABLE				
BUILDING USE	GROSS AREA	PARKING RATIO	PARKING REQ'D	HC REQ'D
DRIVE-IN RESTAURANT	3,168 SF	1 PER 100 SF	32 SPACES	1-BTD/1-VAN
SPACES PROVIDED			32 SPACES	1-BTD/1-VAN

18 PARKING CALCULATIONS



17 VICINITY MAP



1 SITE PLAN

Revision/Issues
06/24/2011 ISSUED FOR
CITY OF GARLAND
PRELIMINARY REVIEW

INCOMPLETE DOCUMENTS - FOR
INTERIM REVIEW ONLY.
THESE DOCUMENTS ARE NOT
INTENDED FOR BIDDING, PERMIT,
OR CONSTRUCTION PURPOSES.

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MTA MIKE TREADWAY ARCHITECT, INC.

BUSH'S CHICKEN
3015 NORTH SHILOH RD.
GARLAND, TEXAS 75042
CASE NUMBER 181109-2

MIKE TREADWAY ARCHITECT, INC.
2400 Augusta Drive, Suite 100
Houston, Texas 77057
PH: 713-553-1085
FAX: 713-553-1083

MTA

Short Title
Site Plan

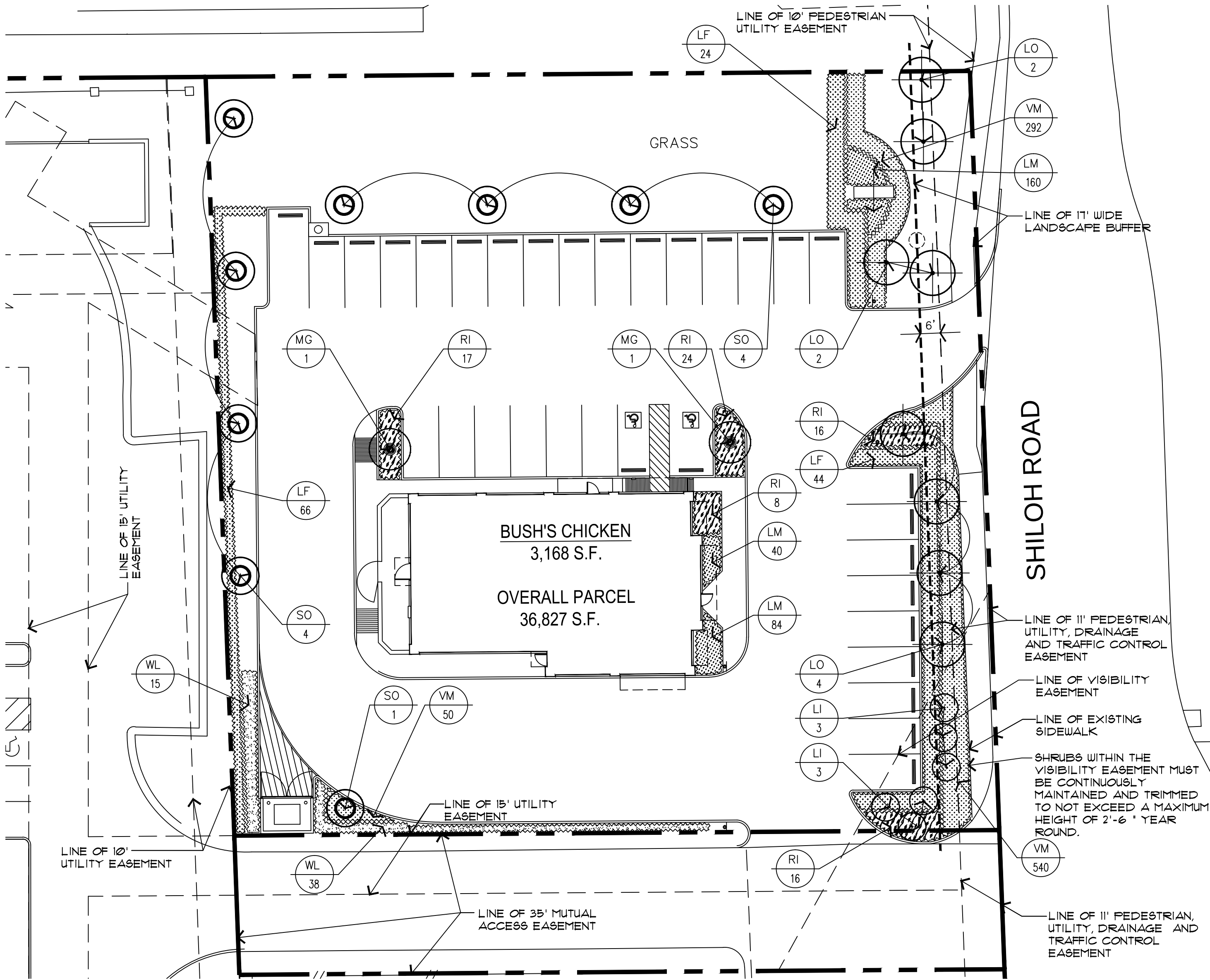
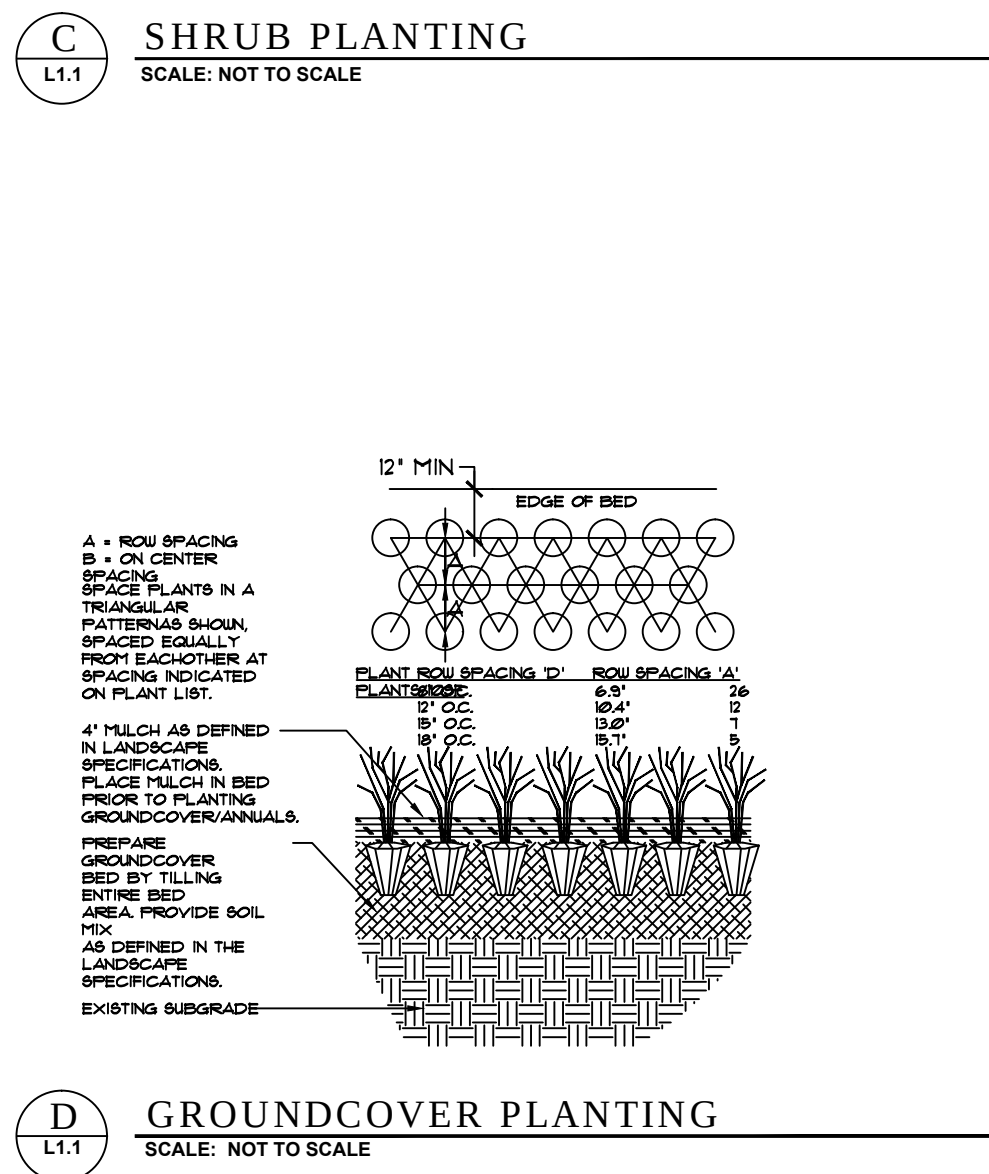
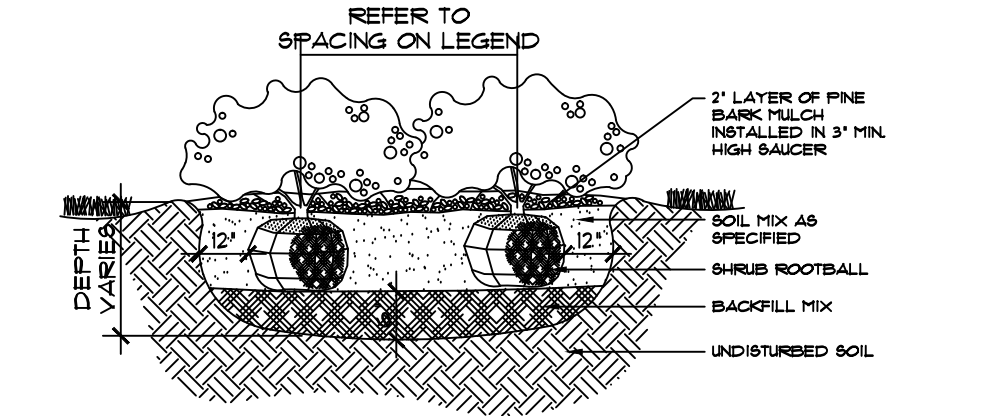
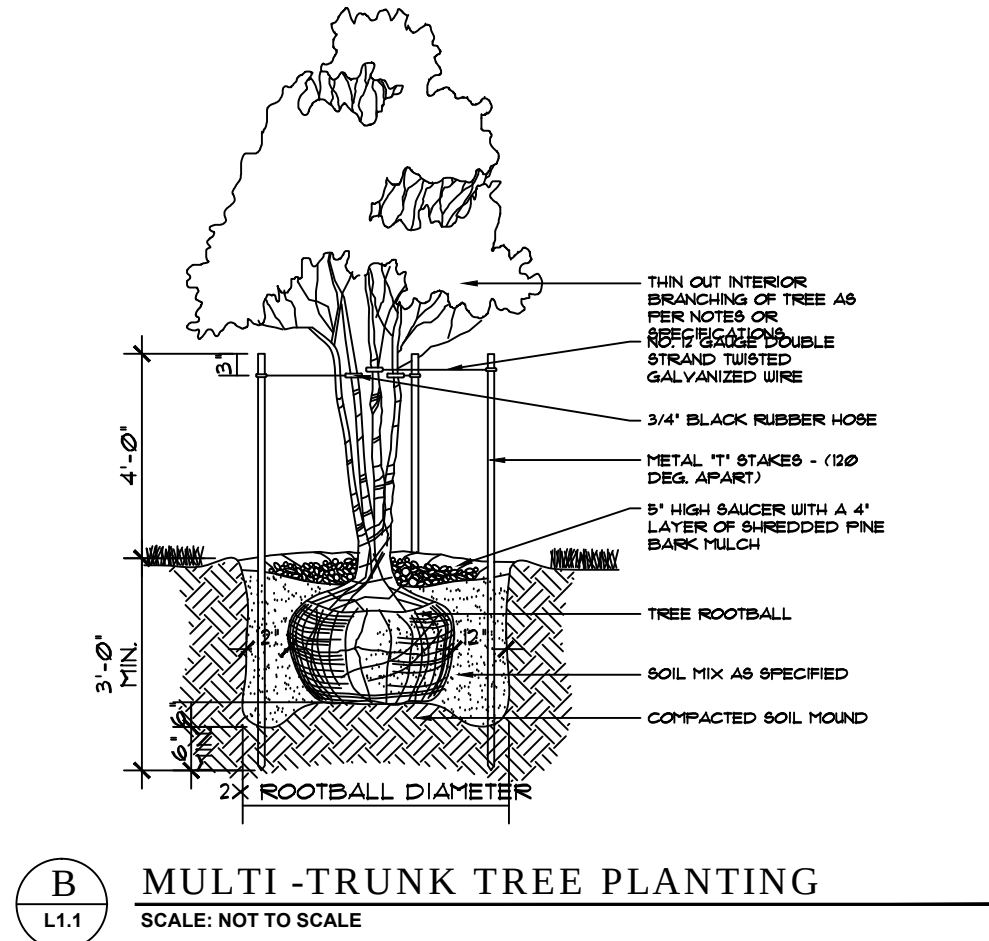
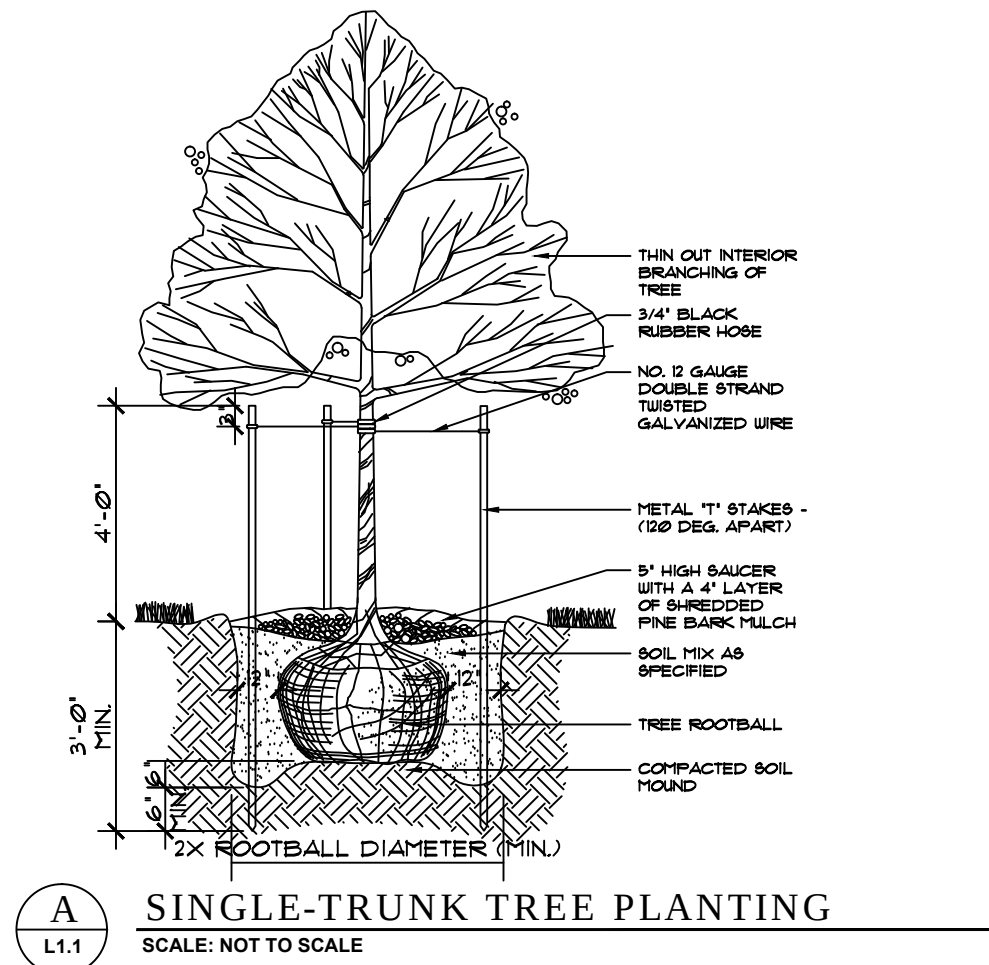
Project: 16058
Date: 06/24/2011
Checked: CF
Sheet:

A1.01
OF 15

Exhibit C

Landscape Requirements:

1. Perform all work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide all inspections and permits required by Federal, State, and local authorities in supply, transportation, and installation of materials.
2. The contractor shall be responsible for the verification of all underground utility lines (telephone, gas, water, electrical, cable, TV, etc.) and all overhead utility easements prior to start of any planting works.
3. All plant materials shall possess the following minimum qualities:
- a. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project for at least twelve months.
 - b. All plants shall be heavy, symmetrical, tightly knit, so trained or favored for development and appearance as to be superior in form, number of branches, compactness, and symmetry.
 - c. Plants shall be sound, healthy and vigorous, well branched, and densely foliated when in leaf. They shall be free of disease, insects, pests, eggs, or larvae.
 - d. All plants shall be true of species and variety and shall conform to measurements (caliper size, trunk heights, spread) as specified on the drawings.
 - e. Container grown stock when specified shall have grown in the container in which delivered for at least six months, but not over two years. Samples must prove no rootbound conditions exist.
 - f. Caliper measurements shall be taken at a point on the trunk six inches (6") above natural ground line for trees up to four inches (4") in caliper.
 - g. All trees shall be staked by a minimum of two metal "T" stakes for single trunk trees and three stakes for all multi-trunk trees.
4. Planting mix shall be thoroughly mixed in the following proportions:
- a. Prepared soil as backfill for shade and ornamental trees shall be: 5 part clay loam topsoil + 2 part compost + 1 part sharp sand + 4 Lbs. Commercial fertilizer per CY or 10 Lbs. Organic fertilizer.
 - b. Prepared soil as backfill for shrubs and groundcovers and seasonal colors shall be: 1 part enriched mulch + 1 part compost bark mulch + 1 part enriched topsoil + 1 part No. 1 Bank Sand + 3 Lbs. Time-released fertilizer, 14-14-14 per CY or 8 Lbs. Organic fertilizer.
5. Excavation work and Surface drainage works shall conform to the following requirements:
- a. Test drainage of plant beds and plant pits by filling with water twice in succession. Conditions permitting the retention of water for more than 24 hours shall be brought to the attention of the Owner.
 - b. Work shall include the final responsibility for proper surface drainage of planted areas. Any obstructions on the site, or prior work done by another part, which precludes establishing proper drainage shall be brought to the attention of the Owner in writing.
 - c. Excavate each tree hole 18" deep plus the depth of the tree container size (15 gal. Or 30 gal. Or 65 gal. Or 100 gal.).
 - d. Excavate entire shrub bed to a depth of 8" plus the depth of the shrub container size (5 gal.) unless noted as being pit planted on landscape legend.
 - e. Excavate entire groundcover bed to a depth of 6" plus the depth of the groundcover container size (4" pot or 1 gal.).
6. Additional work requirements on landscape areas:
- a. Prior to installation of any planting works (trees, shrubs, groundcover and grass works); apply "Round Up" in all planting areas to eradicate all weed growths on site.
 - b. Install weed control barriers in all trees, shrub and groundcover planting areas. Weed barrier fabric shall be black polypropylene sheet 27 mils thick, 4 oz/s.y. grab tensile strength per ASTM D-4632; 90 lbs. (machine direction) 50 lbs. (cross machine direction). Provide DeWitt "Weed Barrier" or approved substitute.
 - c. Edge all planting bed areas with Ryerson steel edging to clearly define the edge of the planting bed the start of the grass areas. Edging shall be Ryerson estate Curb, 1/8"x4" with new stakes free of rust.
 - d. Spread a minimum two inch layer of pine bark mulch overall shrub and groundcover bed areas.
7. Landscape maintenance work by the Landscape Contractor after final acceptance shall include the following:
- a. The maintenance period shall commence upon inspection and approval at Final Acceptance and shall be for a period of Thirty Days (30).
 - b. The landscape contractor shall coordinate the watering program for all the landscape work with the Owner.
 - c. Maintenance of new plantings shall consist of watering, cultivating, weeding, mulching, restaking, tightening and repair of guys; resetting plants for proper grades or upright position, and furnishing and application of pesticides/herbicides; sprays, and invigorants as are necessary to keep plantings free of insects and disease and in a thriving condition.
8. Warranty Periods, Plant Guarantees, and Replacements:
- a. Planting supplied shall be warranted to remain alive and healthy for a period of twelve months (12) after the date of Final Acceptance by Owner. Plants in an impaired, dead, or dying condition after initial acceptance or within 12 months shall be removed and replaced immediately to the satisfaction of the Owner.



GARLAND LANDSCAPE REQUIREMENTS:

- A. Shiloh Road Street Tree requirement: 191.38 LF / 30 = 7 Street Trees required + 7 Shrubs required.
Provided: 4 Shade Trees + 6 Ornamental Trees + 68 Shrubs provided.
- B. Parking Lot trees required: 31/10 = 4 Parking Lot Trees required.
Provided: 9 Parking Lot trees provided.
- C. Project Site SF : 36,827.00 SF.
D. Impervious Areas SF: 23,304.00 SF.
E. Landscape Areas SF provided: 13,523.00 SF (36% Provided)
F. 75% of landscape areas to be turf : 10,142.00 SF
G. 25% of landscape to be plantings: 3,609.00 SF Provided.
H. Parking Area Landscape : Parking Landscape Required : 23,304.00 SF x .05 = 1,165.2 SF
Parking Landscape Provided : 5,357.00 SF (23% Provided)

Note:

All shrubs that will be planted to screen the parking spaces from the street will be planted at a minimum of 24 inches and reach a minimum height of 3 feet within two years of planting.

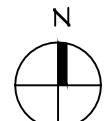
Owner's Responsibility For Maintenance

Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance in areas such as, but not limited to, operation and maintenance of automatic irrigation system, all site drainage and all planting materials maintenance may result in damage to property or persons. Client further acknowledges that he is solely responsible for the results of any lack of or improper maintenance.

Landscape Contractor's Responsibilities:

All drainage (surface and subsurface) of all landscape areas within the project limits shall be the responsibility of the installing landscape contractor and landscape maintenance company. All grading of areas along all building areas must absolutely have positive slope away from building. In no case shall any plant bed be constructed along edge of building that will impede water flow away from building. If planting beds are located at edges of building, landscape contractor shall make sure that these areas drain properly (surface and subsurface-wise). Contractor shall install moisture barrier along building as necessary to keep water from penetrating underneath building slab.

"REFER TO FINISHED GRADES SHOWN ON PROJECT CIVIL GRADING PLAN. IT WILL REPRESENT FINAL ELEVATIONS. CARE SHOULD BE TAKEN BY THE LANDSCAPE CONTRACTOR NOT TO INCREASE THESE FINISHED GRADES WITH LANDSCAPING OR OTHER ALTERATIONS. THE THICKNESS OF SOD, GRASS AND LANDSCAPING MATERIALS SHOULD BE DEDUCTED FROM THE FINISHED GRADE ELEVATIONS IN THESE CIVIL GRADING PLANS IN ORDER TO DETERMINE THE GROUND ELEVATIONS DURING CONSTRUCTION."



WEST ELEVATION EXTERIOR MATERIAL BREAKDOWN		
ALUMINUM CANOPY - DEEP RED	13 SF	1%
ACHE BRICK - SUMMER SAGE	113 SF	66%
KING SIZE BRICK VENEER	89 SF	10%
4-8-8 LESTONE VENEER	89 SF	10%
TOTAL SQUARE FOOTAGE	275 SF	100%



2 WEST EXTERIOR ELEVATION

6 ARCHITECTURAL ELEMENTS

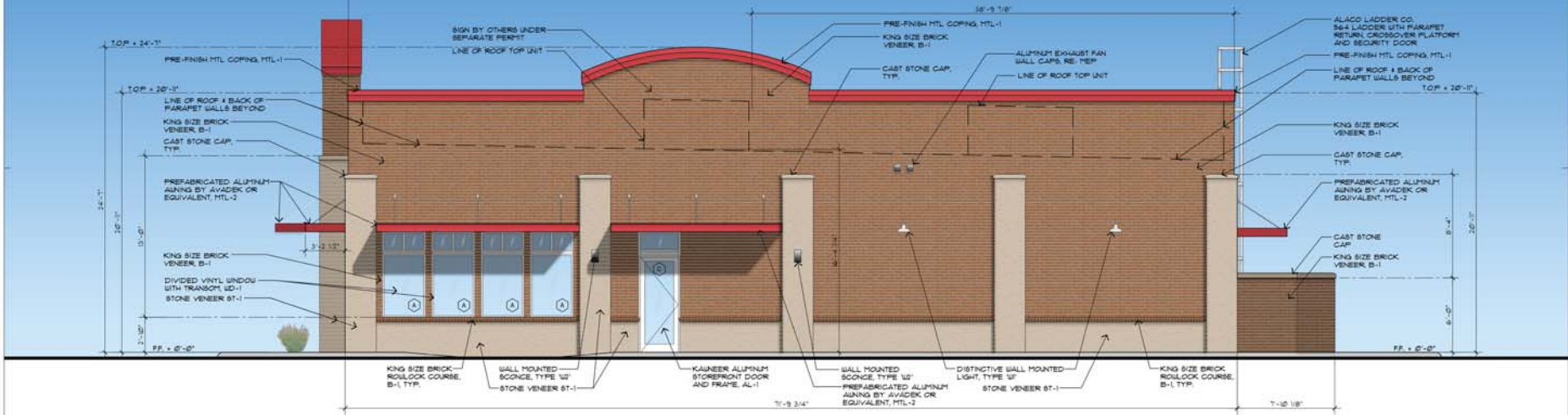
- AWNINGS
- TRANSOMS
- PLANTER
- DIVIDED LIGHT WINDOWS
- VARIOUS ROOF HEIGHTS
- DISTINCTIVE LIGHTING FIXTURES

EAST ELEVATION EXTERIOR MATERIAL BREAKDOWN		
ALUMINUM CANOPY - CLEAR ANODIZED	31 SF	3%
ACHE BRICK - SUMMER SAGE	404 SF	76%
KING SIZE BRICK VENEER	133 SF	27%
4-8-8 LESTONE VENEER	89 SF	10%
TOTAL SQUARE FOOTAGE	657 SF	100%



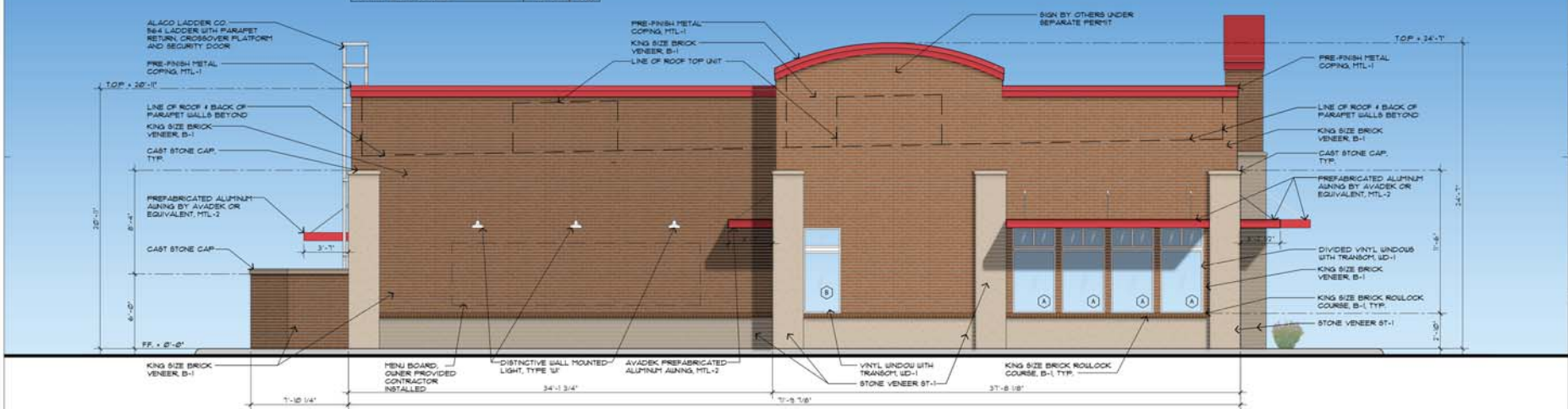
1 EAST EXTERIOR ELEVATION

ALUMINUM CANOPY - DEEP RED	25 SF	2%
ZOBE BRICK - SUMMER SAGE	1290 SF	79%
KING SIZE BRICK VENEER	325 SF	23%
4-6-8 LIFESTONE VENEER	1430 SF	100%
TOTAL SQUARE FOOTAGE	1430 SF	100%



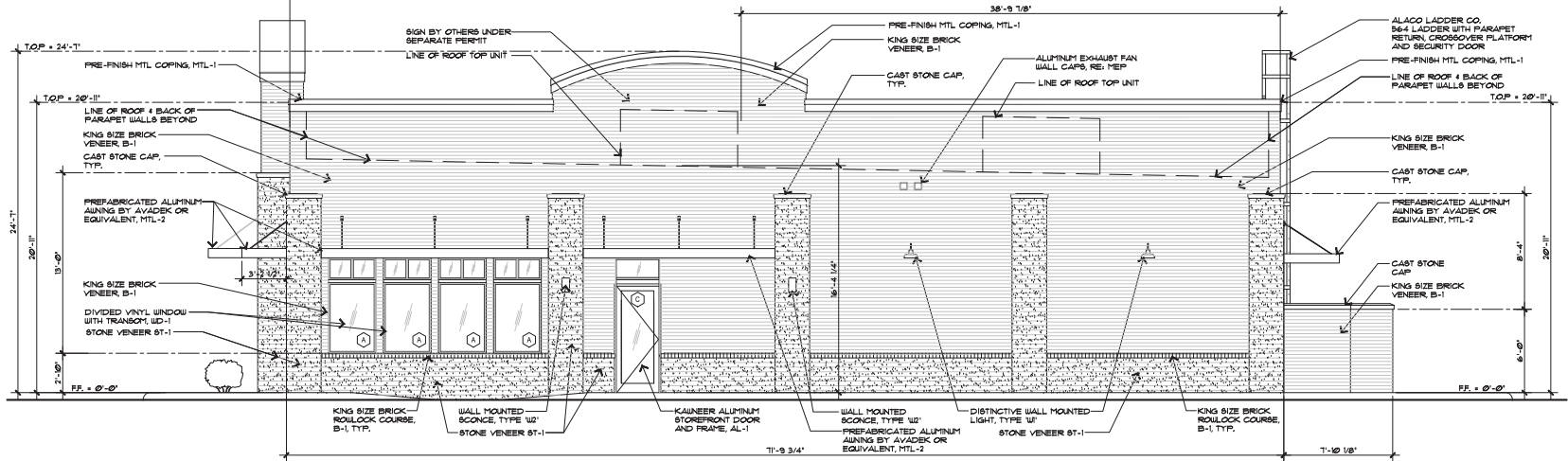
2 NORTH EXTERIOR ELEVATION

ALUMINUM CANOPY - DEEP RED	11 SF	1%
ZOBE BRICK - SUMMER SAGE	122 SF	78%
KING SIZE BRICK VENEER	255 SF	21%
4-6-8 LIFESTONE VENEER	1438 SF	100%
TOTAL SQUARE FOOTAGE	1438 SF	100%



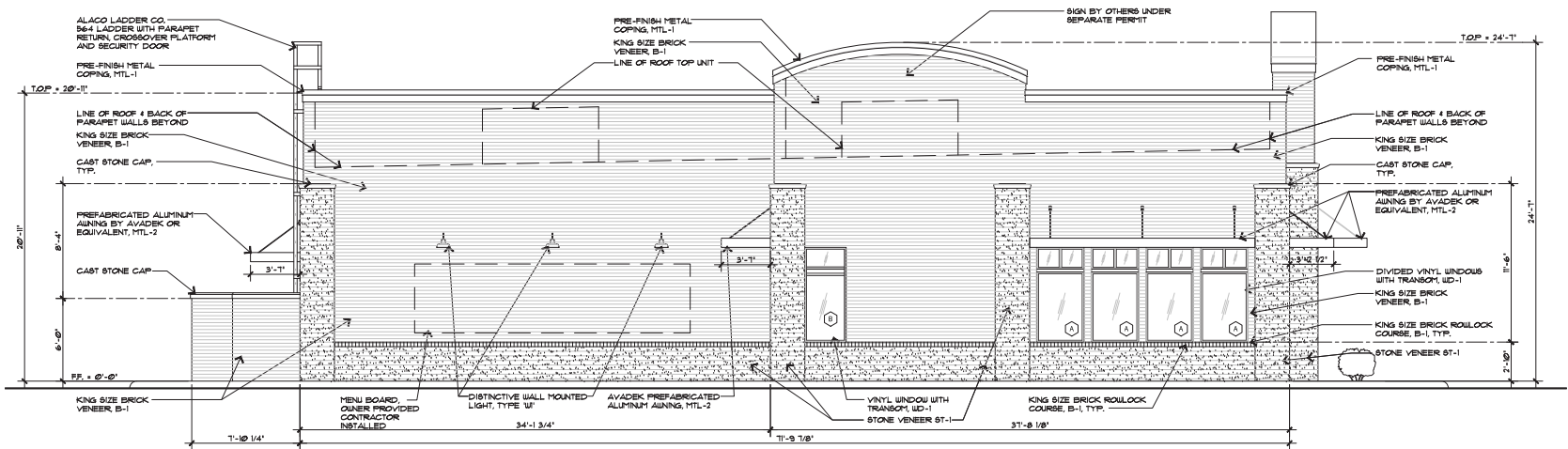
1 SOUTH EXTERIOR ELEVATION

NORTH ELEVATION EXTERIOR MATERIAL BREAKDOWN			
ALUMINUM CANOPY - DEEP RED	25 SF	2%	
ACME BRICK - BURNER SAGE	1,080 SF	75%	
KING SIZE BRICK VENEER	325 SF	23%	
4-6-8 LIMESTONE VENEER	1,430 SF	100%	
TOTAL SQUARE FOOTAGE	1,430 SF	100%	



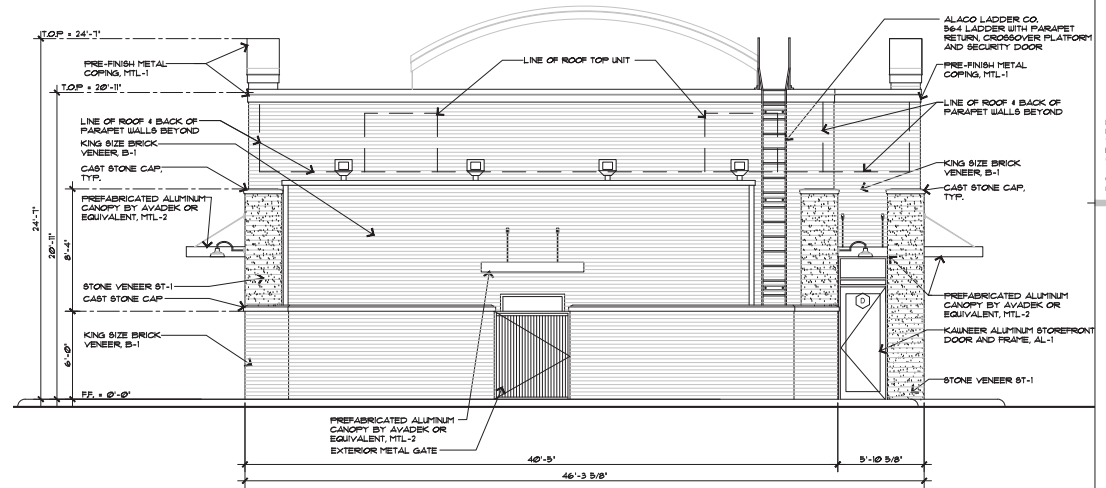
2 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"
REL.

SOUTH ELEVATION EXTERIOR MATERIAL BREAKDOWN			
ALUMINUM CANOPY - DEEP RED	11 SF	1%	
ACME BRICK - BURNER SAGE	122 SF	75%	
KING SIZE BRICK VENEER	295 SF	21%	
4-6-8 LIMESTONE VENEER	1,430 SF	100%	
TOTAL SQUARE FOOTAGE	1,430 SF	100%	



1 SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"
REL.

WEST ELEVATION EXTERIOR MATERIAL BREAKDOWN		
ALUMINUM CANOPY - DEEP RED	13 SF	1%
ACRE BRICK - BUTTER SAGE	113 SF	88%
KING SIZE BRICK VENEER	89 SF	100%
4-6-8 LIFESTONE VENEER	87 SF	100%
TOTAL SQUARE FOOTAGE	263 SF	100%

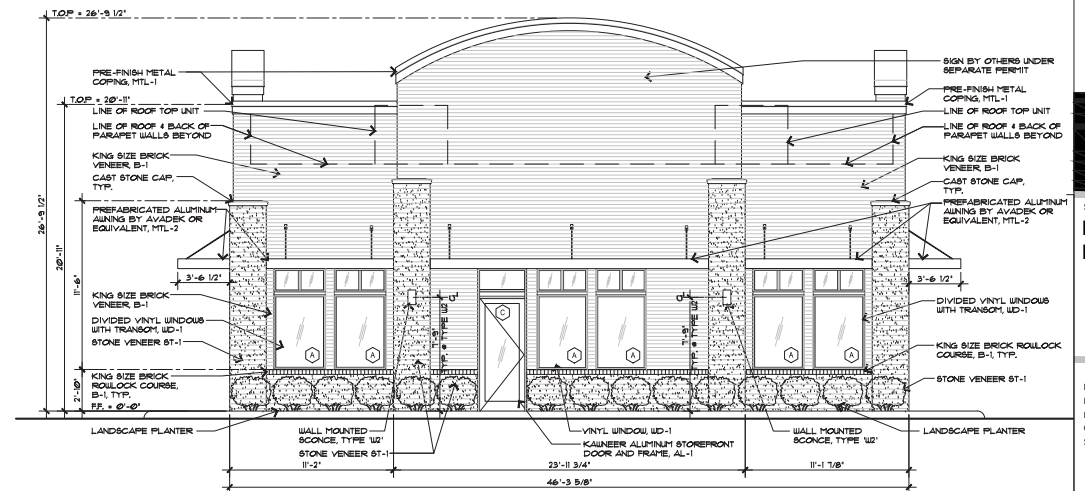


2 WEST EXTERIOR ELEVATION
1/4\"=1'-0\"

6 ARCHITECTURAL ELEMENTS

- AWNINGS
- TRANSOMS
- PLANTER
- DIVIDED LIGHT WINDOWS
- VARIOUS ROOF HEIGHTS
- DISTINCTIVE LIGHTING FIXTURES

EAST ELEVATION EXTERIOR MATERIAL BREAKDOWN		
ALUMINUM CANOPY - CLEAR ANODIZED	31 SF	3%
ACRE BRICK - BUTTER SAGE	604 SF	10%
KING SIZE BRICK VENEER	233 SF	21%
4-6-8 LIFESTONE VENEER	268 SF	100%
TOTAL SQUARE FOOTAGE	866 SF	100%



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

Z 17-20



Looking east across Shiloh at Self-Storage, Retail and Office uses.



Looking, north at adjacent International Leadership of Texas – Garland Middle School and subject site



Looking south toward Belt Line Road



Looking west from North Shiloh Road at adjacent Legend Oaks Healthcare-Nursing Home.



GARLAND

Plan Commission

3.c.

Meeting Date: 06/12/2017

Item Title: Z 17-21 Claymoore Engineering (District 4)

Summary:

Consideration of the application of **Claymoore Engineering**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on a property zoned Community Retail (CR) District. This property is located at 702 West Centerville Road. (District 4) (File Z 17-21)

Attachments

Z 17-21 Claymoore Engineering Report and Attachments

Planning Report

File No: Z 17-21/District 4

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017



GARLAND

TEXAS MADE HERE

REQUEST

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

LOCATION

702 West Centerville Road

APPLICANT

Claymoore Engineering

OWNER

LG Centerville & NW Hwy LLC

BACKGROUND

The applicant seeks approval of a Specific Use Provision to allow the construction and operation of a restaurant with a drive-through on a property that is currently vacant.

SITE DATA

The subject property has an area of approximately 0.604 acres with 175 lineal feet of frontage along West Centerville Road and 150 lineal feet of frontage along Meadow Creek Lane. The site will be accessed from West Centerville Road and Meadow Creek Lane.

USE OF PROPERTY UNDER CURRENT ZONING

The land uses allowed on the subject property are as permitted in the Community Retail (CR) District in Section 2.51 of the Garland Development Code. A Restaurant, Drive-Through is only permitted with approval of a Specific Use Provision from City Council through a public hearing process.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes the construction of a one-story, 2,722-square foot restaurant with a drive-through on a vacant lot (Exhibit C). The restaurant with a drive-through would operate daily from 10:00 a.m. through 10:00 p.m.
2. The Garland Development Code establishes a parking ratio of one (1) parking for every 100 square feet of gross floor area; hence, a 2,722-square foot restaurant with a drive-through would require twenty-seven (27) parking spaces. This is an infill site with limited surface area and the location of other site elements that enable the proposed development to meet the City's technical engineering standards, Fire Department requirements, and the GDC landscaping regulations inhibit the placement of twenty-seven (27) parking spaces. Therefore, the proposed parking ratio of one (1) parking space for every 150 square feet of gross floor area which yields eighteen (18) parking spaces as reflected on the Detail Plan (Exhibit C). The applicant contends that the provided parking is adequate based on the building size and the significant amount of drive-through customers.

3. The landscape layout reflected on Exhibit D complies with the applicable regulations of the Garland Development Code.
4. The design of the building (Exhibit E) is required to comply with the following Garland Development Code requirements:
 - All building elevations are required to consist of at least eighty percent masonry per Section 4.83(A).
 - At least two different exterior construction materials must be applied on facades visible from the streets per Section 4.83(A).
 - At least six of the twelve architectural elements listed in Section 4.83(B) must be incorporated into the design of the building.
 - Street-facing elevations should be horizontally and vertically articulated in accordance with Section 4.83(C).

The building design complies with the aforementioned design requirements.

5. The proposed restaurant with a drive-through represents an opportunity for a much needed infill development. Furthermore, the proposal will bring a food service to the residents of the nearby neighborhoods; therefore, providing a land use that is consistent with the recommendation of Neighborhood Centers by the Comprehensive Plan.
6. A Specific Use Provision for Restaurant, Drive-Through for forty (40) years is requested by the applicant.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood Centers provide a mix of retail, services and community gathering places appropriately scaled to adjacent residential areas.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located along a stretch of West Centerville Road that is mostly developed with small scale retail, personal services and restaurants that provide services to the residents in the surrounding neighborhoods. The properties to the west and to the north of the subject property are mostly developed with single-family residential neighborhoods but a few properties are developed with apartment complexes. The proposed development is compatible with the nonresidential/service oriented character of West Centerville Road. The nature of the proposed development is appropriate for a site that is in close proximity to residential development.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for Restaurant, Drive-Through for a period of forty (40) years.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

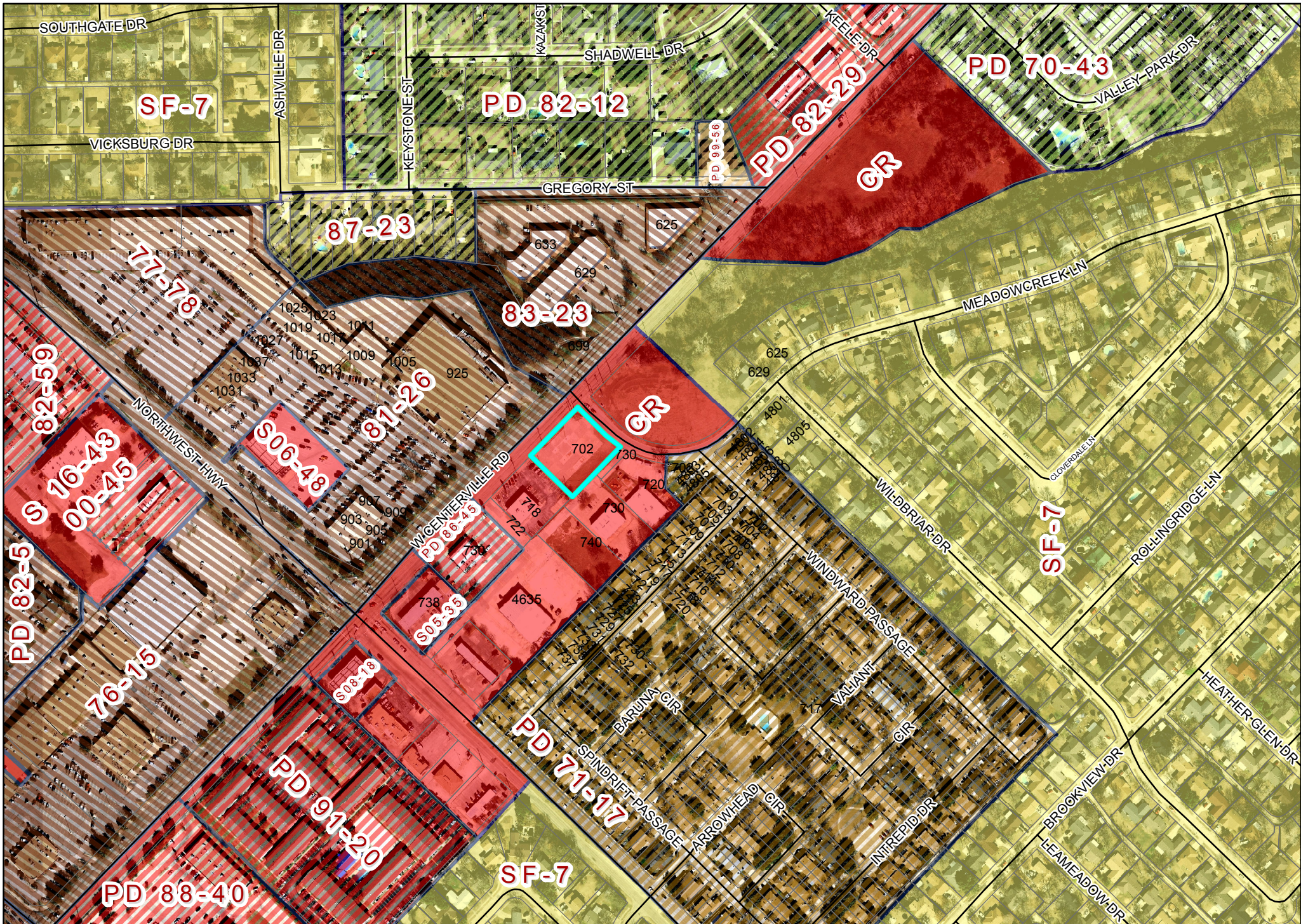
CITY COUNCIL DATE: July 5, 2017

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
(972) 205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



ZONING MAP

Z 17-21

 INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-21

702 West Centerville Road

- I. **Statement of Purpose:** The purpose of these Specific Use Provisions is to allow Restaurant, Drive-Through.
- II. **Statement of Effect:** These Specific Use Provisions 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 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Specific Regulations:**
 - A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of forty (40) years.
 - B. Site Layout: The site shall conform to the site layout reflected on Exhibit C.
 - C. Screening and Landscaping: Screening and landscaping shall conform to the layout reflected on Exhibit D.
 - D. Building Elevations: Building elevations shall conform to the elevations as approved on Exhibit E.

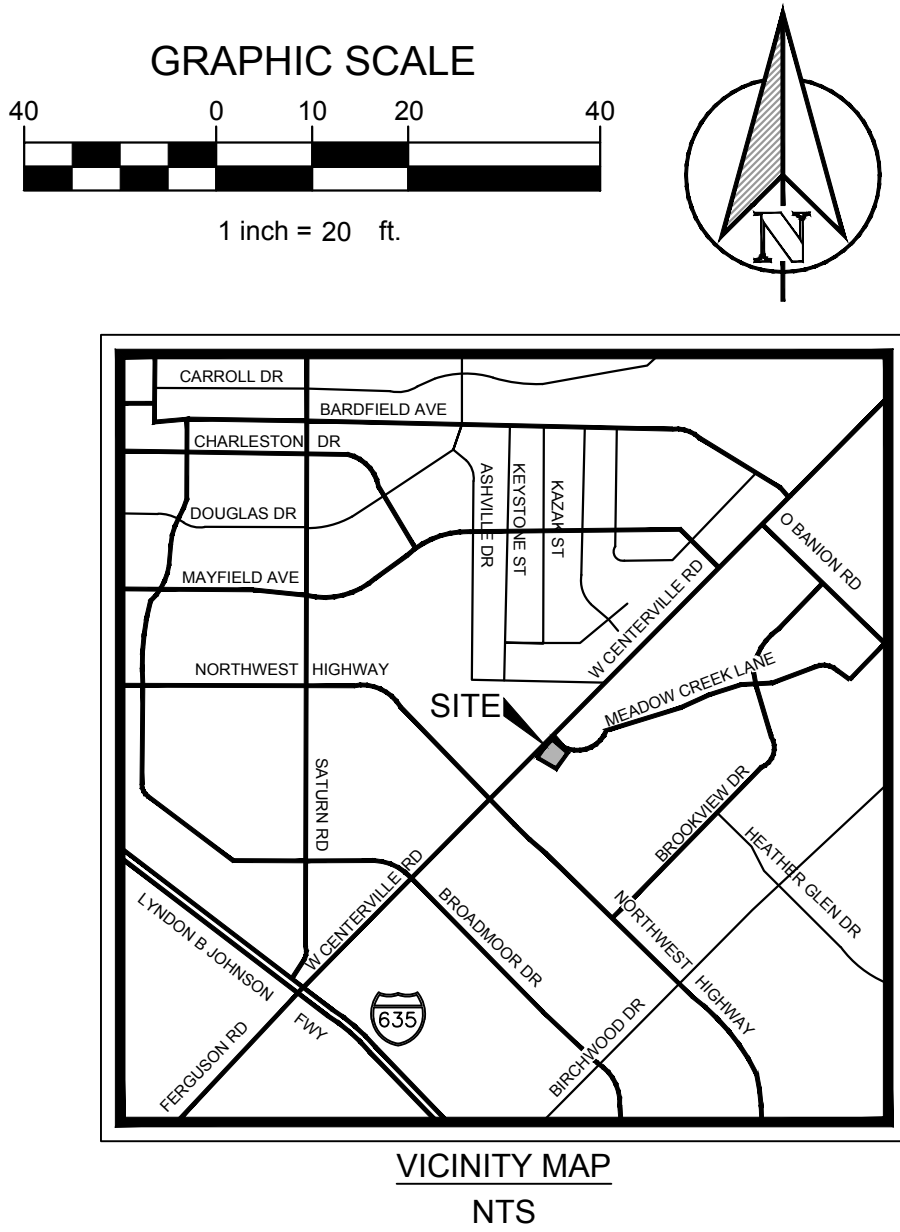
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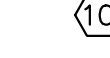
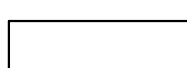
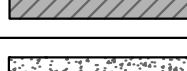
ZONING INFORMATION	
ZONING	(CR) COMMUNITY RETAIL
SETBACKS	
CENTERVILLE RD	15' LANDSCAPE BUFFER
	30' BUILDING LINE
MEADOWCREEK LANE	10' LANDSCAPE BUFFER
	20' BUILDING LINE
110' STACKING SPACE SHOWN TO MENU BOARD	

PARKING INFORMATION	
REQUIRED PARKING 2,660 SF RESTAURANT (1 SPACE EVERY 100 SF)	27 SPACES (2 ADA)
PROPOSED PARKING SPACES	18 (2 ADA)

DEVELOPMENT DETAILS	
BUILDING AREA	2,722 SF
BUILDING LOT COVERAGE	10.34%
BUILDING HEIGHT	23' - 11"
NUMBER OF STORIES	1 STORY
PROPOSED USE	DRIVE-THRU RESTAURANT

IMPERVIOUS CALCULATIONS	
TOTAL SITE AREA	0.604 AC (26,331 SF)
EXISTING IMPERVIOUS AREA	16,297 SF
EXISTING IMPERVIOUS PERCENTAGE	62%
PROPOSED IMPERVIOUS AREA ADDED	4,143 SF
TOTAL IMPERVIOUS AREA	20,440 SF
TOTAL IMPERVIOUS PERCENTAGE	77.6%



LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER PER DETAIL SHEET C-12
	PARKING COUNT
	PROPOSED FULL DEPTH SAWCUT (18" MAXIMUM)
	PROPERTY LINE
	PROPOSED LIGHT DUTY 5" CONCRETE PAVING PER DETAIL SHEET C-12
	PROPOSED MEDIUM DUTY 6" CONCRETE PAVING PER DETAIL SHEET C-12
	PROPOSED DUMPSITER DUTY 7" PAVEMENT PER DETAIL SHEET C-12
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-12
	PROPOSED DRIVEWAY PAVEMENT PER CITY OF GARLAND STANDARDS & DETAILS.
	PROPOSED BLDG.

BENCHMARKS

GARLAND MONUMENT GPS 116; 2" BRASS DISK STAMPED 116 LOCATED ON THE WEST END OF THE INLET APPROXIMATELY 62 FEET WEST OF THE CENTERLINE OF MAYFIELD AVENUE AND CENTERVILLE ROAD INTERSECTION. 41 FEET NORTHWEST OF THE MEDIAN OF CENTERVILLE ROAD. POSTED ELEVATION =517.24.

LEGAL DESCRIPTION:
LOT 1R, BLOCK A OF ENTERPRISE SHOPPING CENTER
NO 2, AN ADDITION TO THE CITY OF GARLAND, DALLAS
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN VOLUME 73200, PAGE 771, MAP
RECORDS DALLAS COUNTY TEXAS.
CITY CASE #: 161101-1

SUP SITE PLAN		
<u>OWNER:</u>		
POLLO LOCO ENTERPRISE SHOPPING CENTER		
<u>APPLICANT:</u>		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
<u>SURVEYOR:</u>		
A.J. BEDFORD GROUP, INC. 301 N. ALAMO ROAD ROCKWALL, TX 75087 PH: 972.722.0225		
COUNTY:	CITY:	STATE:
DALLAS	CITY OF GARLAND	TEXAS

TEXAS REGISTRATION #141590 CLAYMOORE ENGINEERING 100 CENTRAL EXPLOR. SUITE 400S CENTRAL EXP. TX 76021 PHONE: 817.250.0272 WWW.CLAYMOOREINC.COM	
PRELIMINARY FOR REVIEW ONLY Not for construction purposes. CLAYMOORE ENGINEERING ENGINEERING AND PLANNING CONSULTANTS Engineer: <u>DREW DONOSKY</u> P.E. No. 125651, Date <u>5/31/2017</u>	
EL POLLO LOCO GARLAND 702 CENTERVILLE RD GARLAND, TX 75040 CITY CASE #: 161101-1	
DETAIL SITE PLAN	
	No. DATE REVISION BY
DESIGN: ASD DRAWN: ASD CHECKED: MAM DATE: 5/31/2017	
SHEET SP-1	
File No. 2016-168	

Exhibit D

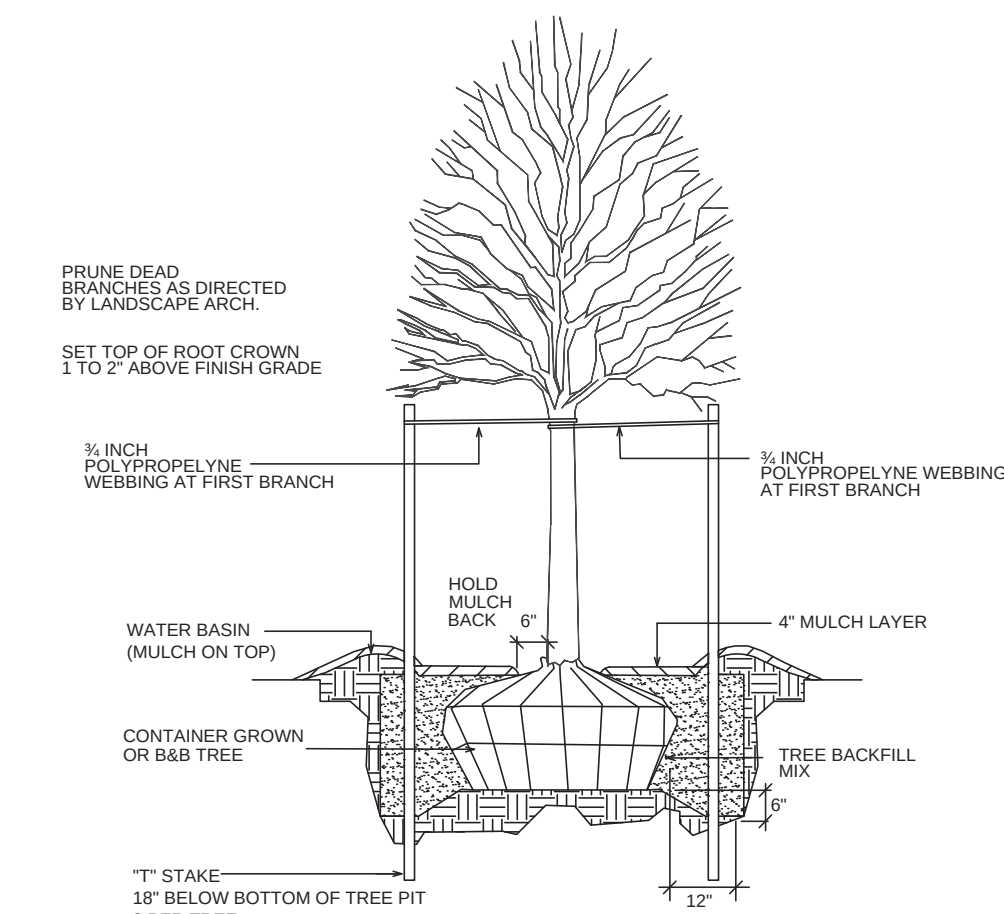


Diagram illustrating the planting of a tree in a large container. The tree is shown with its root system and canopy. The container is filled with soil and mulch. Labels indicate the following components and instructions:

- TOP OF BALL OR ROOT CROWN 1" ABOVE FIN. GRADE
- 8"
- 4" MULCH LAYER
- WATER BASIN
- NATIVE SOIL
- REFER TO ARBOR-GUY DETAIL FOR ANCHORING
- PREPARE SOIL MIX AND FERTILIZER PER SPEC.

The technical drawing illustrates the construction of a raised bed in two parts: a cross-section and a plan view.

Cross-Section: This view shows the vertical layers of the bed. From top to bottom, the layers are:

- 4" MULCH LAYER:** Indicated by an arrow pointing to the top layer of mulch.
- PREPARED SOIL MIX AND FERTILIZER (SEE SPECS):** Indicated by an arrow pointing to the layer below the mulch.
- STEEL EDGING (SEE PLAN):** Indicated by an arrow pointing to the vertical metal edging on the left side.
- 12" DEPTH:** A dimension line on the right indicates the total height of the bed is 12 inches.
- SCARRIFY BOTTOM OF PLANTING BED BEFORE PLACING PREPARED MIX:** A label with an arrow pointing to the bottom surface of the bed, which is shown with a hatched pattern.

Plan View: This view shows the top-down layout of the bed.

- TRIANGULAR SPACING (SEE PLAN):** A label with an arrow pointing to the triangular arrangement of plants within the bed.
- EQUAL:** Two labels with arrows pointing to the sides of the central triangle, indicating that the spacing between plants is equal.
- PLAN:** The overall label for this view.

The diagram consists of two parts: a cross-section (SECTION) and a plan view (PLAN).

SECTION: This view shows the vertical layers of the containerized system. From top to bottom, the layers are:

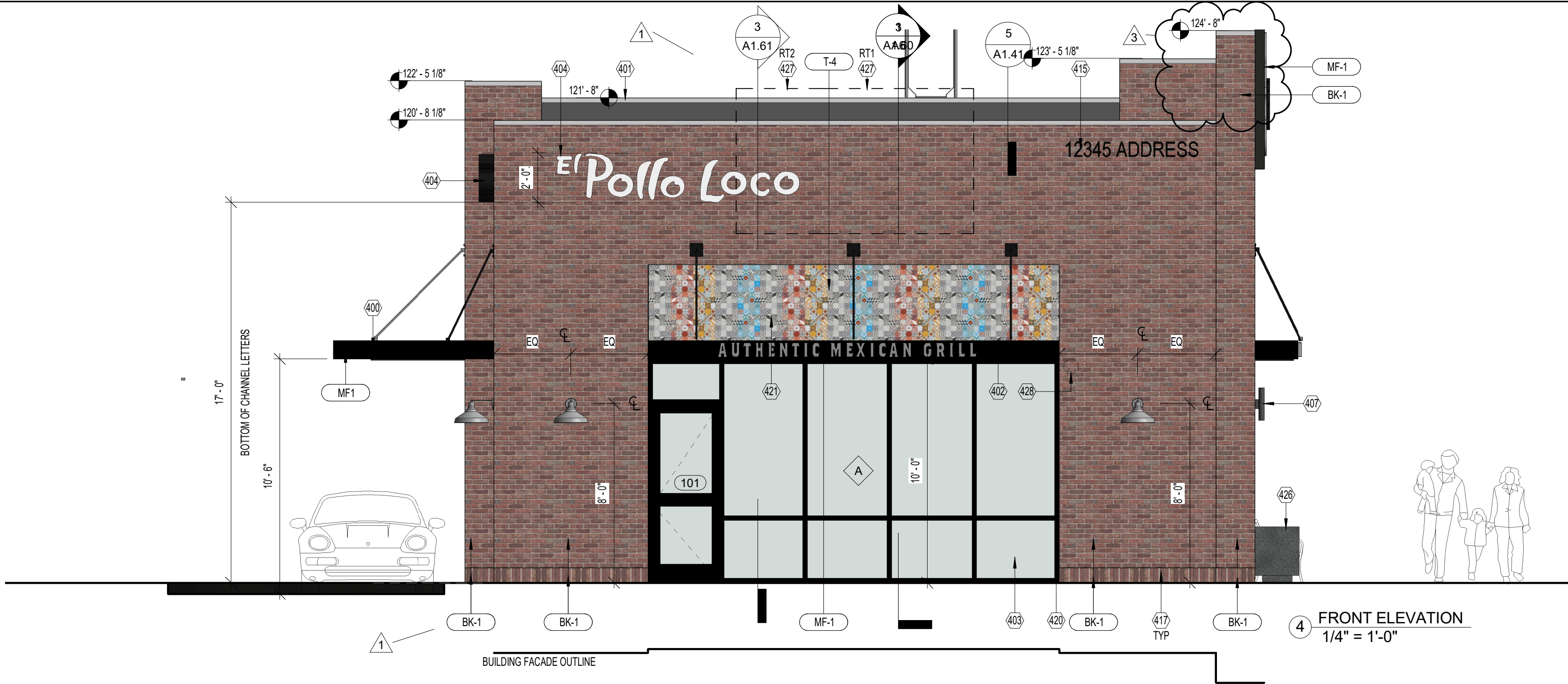
- STEEL EDGING SEE PLAN:** A vertical metal strip that defines the edge of the planting area.
- 12" DEPTH OF PLANTING MIX:** The top layer of soil, shown with a cross-hatch pattern, containing three plants in individual containers.
- 4" MULCH LAYER:** A layer of mulch, shown with a brick-like pattern, situated below the planting mix.

PLAN: This view shows the top-down arrangement of the containers.

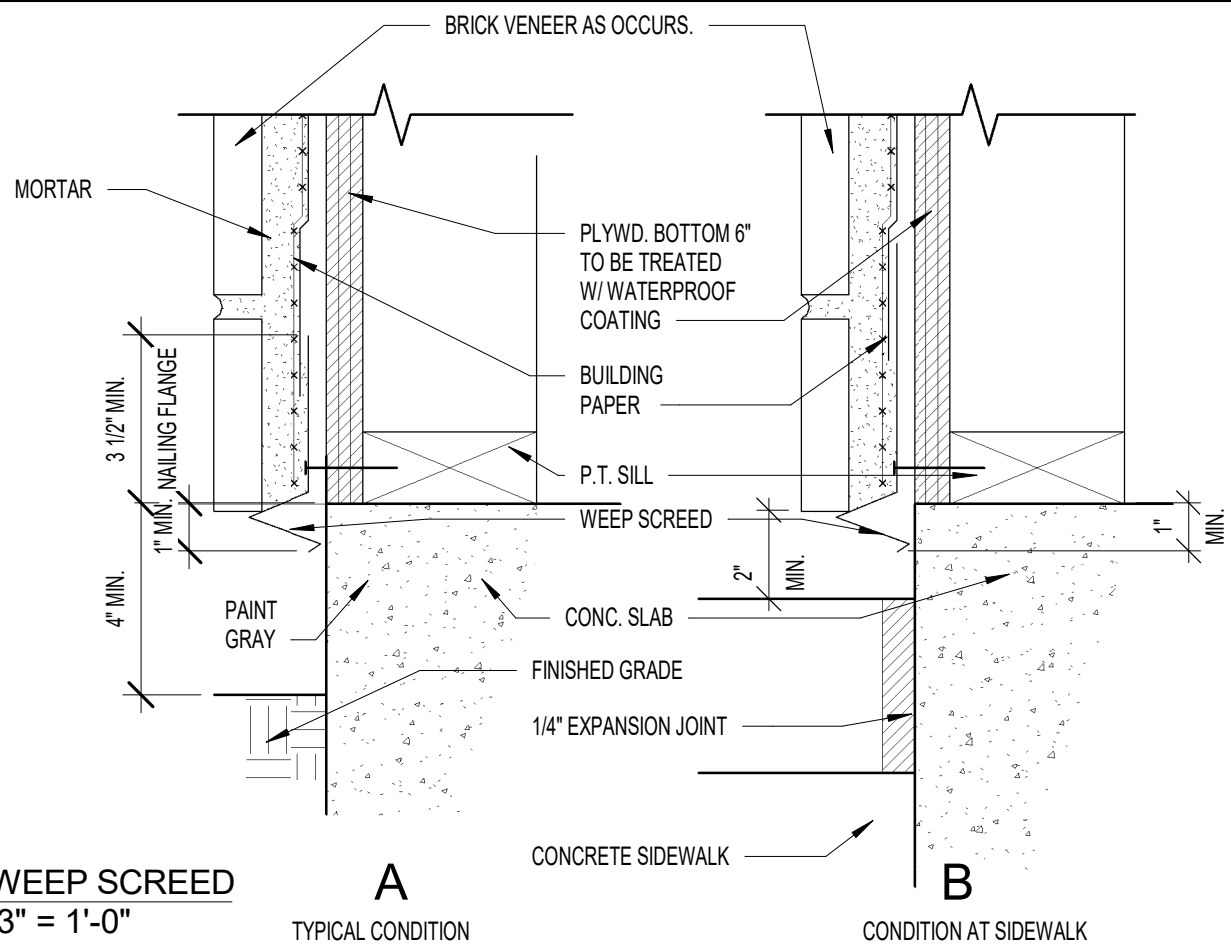
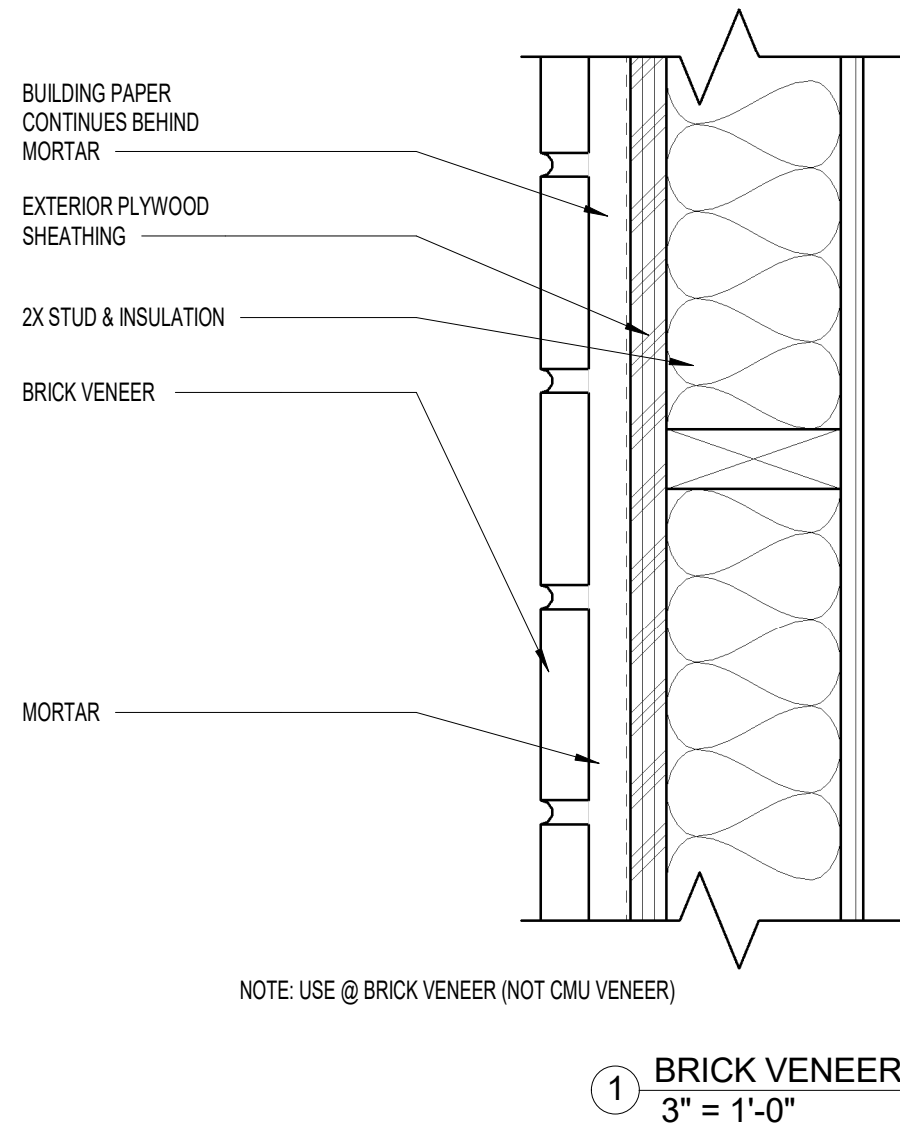
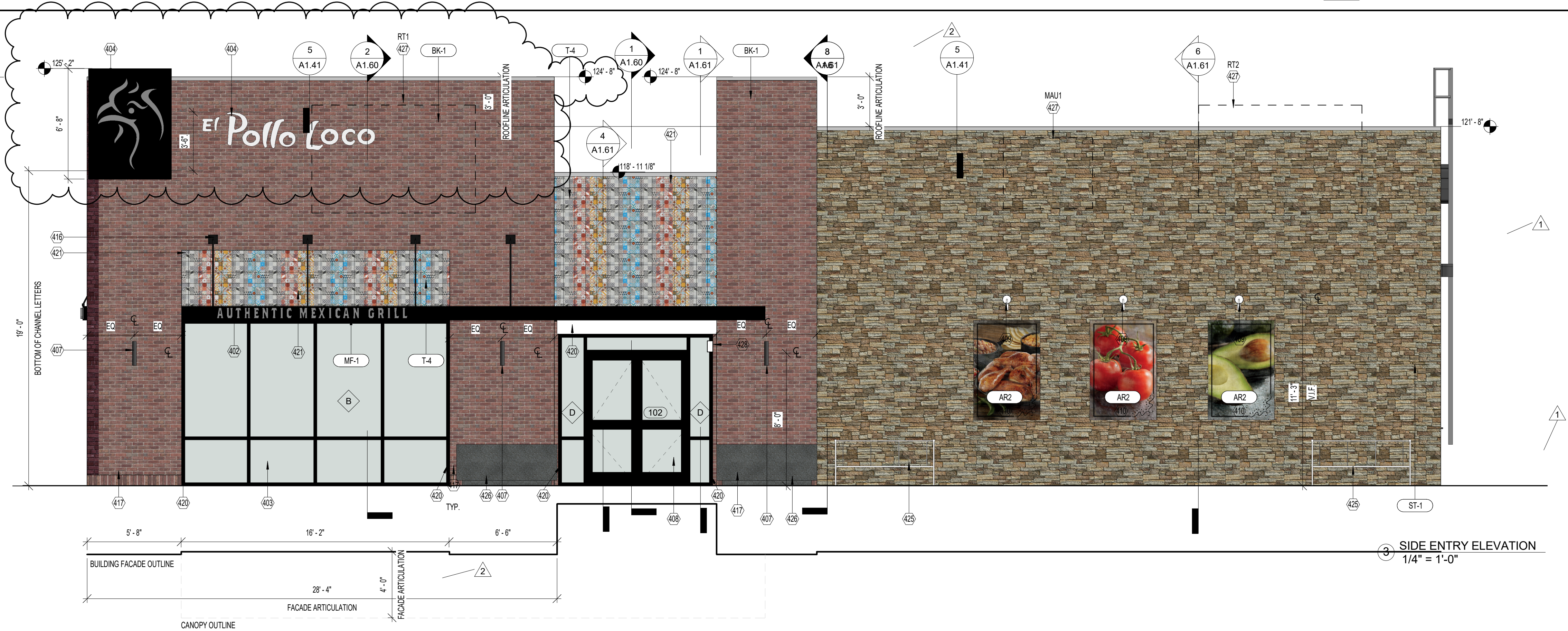
- TRIANGULAR SPACING:** The containers are arranged in a hexagonal grid pattern, where each container is equidistant from its six neighbors.
- EQUAL:** Two labels with arrows pointing to the sides of a central triangle formed by three containers, indicating that the spacing between containers is uniform.

File No. 2016-168

Exhibit E



KEYNOTE LEGEND - NEW	
400	(2) RECESSED CAN LIGHTS (LF-16) AT DRIVE-THRU AWNING PROVIDED BY CANOPY VENDOR.
401	EQUIPMENT SCREENED FROM PEDESTRIANS BY PARAPET.
402	NEW CANOPY BY OTHERS. VENDOR TO SLOPE CANOPY AWAY FROM BUILDING (TYP). GC TO PROVIDE JUNCTION BOX AT CENTER OF CANOPY FOR INTEGRAL LIGHTING IN CANOPY.
403	STOREFRONT GLAZING. MULLIONS TO ALIGN WITH CHAIR RAIL ON INTERIOR (TYP).
404	SIGNAGE BY OWNER VENDOR. BLOCKING AND POWER BY GC. SEPARATE PERMIT. TYP.
407	NEW LF-12 FIXTURE, TYP. (DARK BRONZE)
408	STOREFRONT GLASS DOOR.
409	NEW LF-14 FIXTURE, TYP.
410	MARQUEE BOARD BY OTHERS. GC TO PROVIDE BLOCKING AS REQUIRED.
415	ADDRESS NUMBERS AT 8" HT. TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 5 FOOT CANDLES).
416	BRACKETS FALL ON BRICK AND NOT ON TILE.
417	FIRST COURSE IS SOLDIER COURSE.
420	BREAK METAL TO MATCH STOREFRONT. FINISH TO CORNER (TYP).
421	TOP COURSE OF TILE TO ALWAYS BE FULL TILE (TYP).
425	BENCH BY OWNER.
426	PLANTER BY OWNER.
427	OUTLINE OF HVAC EQUIPMENT.
428	ELECTRICAL METERS, RE. ELECTRICAL.
NOTE:	CAULK FACE PLATES OF ALL EXTERIOR LIGHT FIXTURES TO PREVENT PEST INFILTRATION.



CENTERVILLE ROAD ELEVATION
FACADE ARTICULATION = 35% (INCLUDING CANOPY PER SECTION 4.83 C.3)
ROOFLINE ARTICULATION = 35%

ARCHITECTURAL ELEMENTS
AWNINGS OR CANOPIES
RECESSED ENTRIES
DISTINCTIVE LIGHTING FEATURES
PLANTERS
BENCHES FOR OUTDOOR SEATING
VARIED ROOF HEIGHTS

REAR ELEVATION	SF CALCULATIONS
BRICK	334 (48%)
STONE	363 (52%)
TILE	0 (0%)
GLAZING/DOORS	60
TOTAL (LESS GLAZING/DOORS)	757 (897)
MASONRY TOTAL %	100%

FRONT ELEVATION	SF CALCULATIONS
BRICK	504 (89%)
STONE	0 (0%)
TILE	60 (11%)
GLAZING/DOORS	137
TOTAL (LESS GLAZING/DOORS)	701 (564)
MASONRY TOTAL %	100%

TOTAL MASONRY % OF ALL ELEVATIONS	100%
-----------------------------------	------

SIDE ENTRY ELEVATION	SF CALCULATIONS
BRICK	543 (36%)
STONE	916 (54%)
TILE	144 (10%)
GLAZING/DOORS	198
TOTAL (LESS GLAZING/DOORS)	1,701 (1,503)
MASONRY TOTAL %	100%

DRIVE-THRU ELEVATION	SF CALCULATIONS
BRICK	624 (39%)
STONE	878 (54%)
TILE	117 (7%)
GLAZING/DOORS	136
TOTAL (LESS GLAZING/DOORS)	1,753 (1,617)
MASONRY TOTAL %	100%

GENERAL NOTES

- SEAL ALL WALL AND ROOF PENETRATIONS.
- SEE SHEAR SCHEDULE PER STRUCTURAL FOR NAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD.
- SEAL ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
- ALL BUILDING SIGNAGE ARE UNDER SEPARATE PERMIT. LOCATION AND SIZE OF SIGNAGE TO BE FIELD COORDINATED WITH THE SIGN CONTRACTOR.
- ADDRESS NUMBERS AT 8" HT TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 5 FOOT CANDLES).
- REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED. (GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO MAX. REFLECTANCE RATING OF 22% PER NIST). (PER CONDITION 9 OF SDR - 29382)
- COPING; COPING FLASHING TO BE PAINTED TO MATCH COLOR OF MATERIAL BELOW. TYP. U.N.O.
- DOOR NOTE: EXTERIOR DOORS & SWITCH GEAR TO BE PAINTED TO MATCH COLOR OF ADJ. WALL. TYP.
- ANTI-GRAFFITI COATING; ALL EXTERIOR WALLS & DOORS, MEASURED 9'-0" FROM GRADE, AND ANY WALLS ENCLOSING THE PROPERTY SHALL BE COATED W/ A RENEWABLE COATING OF AN ANTI GRAFFITI MATERIAL.
- ALL WINDOWS SHALL BE PROVIDED WITH ANTI-GRAFFITI FILM.

LEGEND

- ST-1 ELDORADO STONE LEDGE CUT 33 BIRCH
- EP-1 PPG - PPG1007-4 HOT STONE STUCCO - EXTERIOR GRADE EGGSHELL FINISH DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH McNear BRICK & BLOCK - THIN BRICK, SAND MOLD SERIES (TIVOLI) CONTACT: RESOURCE BUILDING MATERIALS (949) 855-9994 MORTAR: SPEC MIX TYPE #750 SILVERSTONE; JOINT WIDTH: 1/8"
- BK-1
- T-4 PRINTED TILE PANEL BY VENDOR
- MF-1 DARK BRONZE ALUMINUM
- AW-1 AWNINGS BY VENDOR: FINISH BLACK

EL POLLO LOCO
GARLAND
700 CENTERVILLE RD.
GARLAND, TX 75041

BID & PERMIT
04-01-17

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/19/17	SUP Planning Comments
2	05/19/17	SUP Planning Comments
3	05/31/17	SUP Plannin Comments

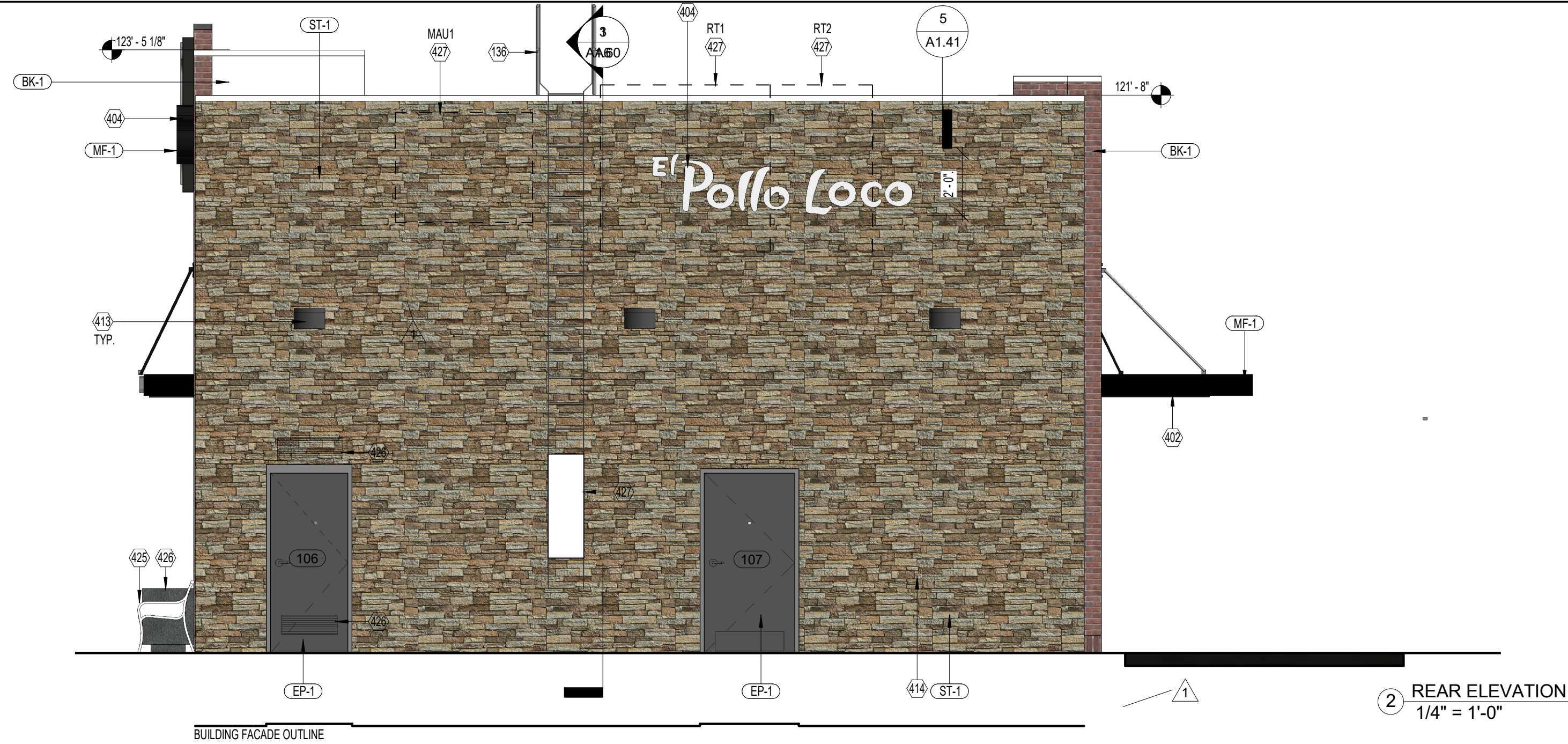
PROJECT # 16639

EXTERIOR
ELEVATIONS

SHEET NUMBER

A3

Exhibit E



KEYNOTE LEGEND - NEW	
136	EXTERIOR ROOF LADDER.
402	NEW CANOPY BY OTHERS. VENDOR TO SLOPE CANOPY AWAY FROM BUILDING (TYP). GC TO PROVIDE JUNCTION BOX AT CENTER OF CANOPY FOR INTEGRAL LIGHTING IN CANOPY.
403	STOREFRONT GLAZING. MULLIONS TO ALIGN WITH CHAIR RAIL ON INTERIOR (TYP).
404	SIGNAGE BY OWNER VENDOR. BLOCKING AND POWER BY GC. SEPARATE PERMIT. TYP.
405	ROOF DRAIN PIPE DISCHARGE AT FACE OF CURB BEYOND TYP. SEE DETAIL 2/A1.40.
406	OVERFLOW SCUPPER AT FACE OF WALL BEYOND TYP. SEE CIVIL DWG. SEE DETAIL 1/A1.40.
407	NEW LF-12 FIXTURE, TYP. (DARK BRONZE)
409	NEW LF-14 FIXTURE, TYP.
410	MARQUEE BOARD BY OTHERS. GC TO PROVIDE BLOCKING AS REQUIRED.
412	NEW LF-13 FIXTURE, TYP.
413	SECURITY LIGHTING FIXTURES, TYP. (BLACK)
414	ELECTRICAL SWITCHGEAR. COLOR TO MATCH SURROUNDING. COORDINATE WITH MEP.
416	BRACKETS FALL ON BRICK AND NOT ON TILE.
417	FIRST COURSE IS SOLDIER COURSE.
420	BREAK METAL TO MATCH STOREFRONT. FINISH TO CORNER (TYP).
421	TOP COURSE OF TILE TO ALWAYS BE FULL TILE (TYP).
425	BENCH BY OWNER.
426	PLANTER BY OWNER.
427	OUTLINE OF HVAC EQUIPMENT.



106 West 11th Street
Suite 1900
Kansas City, Missouri 64105

Phone : 816-842-7552
Fax : 816-842-1302

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GARLAND, TX 75041

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04-01-17

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/19/17	SUP Planning Comments

PROJECT # 16639

EXTERIOR
ELEVATIONS

SHEET NUMBER

A4



ARCHITECTURAL ELEMENTS
AWNINGS OR CANOPIES
RECESSED ENTRIES
DISTINCTIVE LIGHTING FEATURES
PLANTERS
BENCHES FOR OUTDOOR SEATING
VARIED ROOF HEIGHTS

REAR ELEVATION	SF CALCULATIONS
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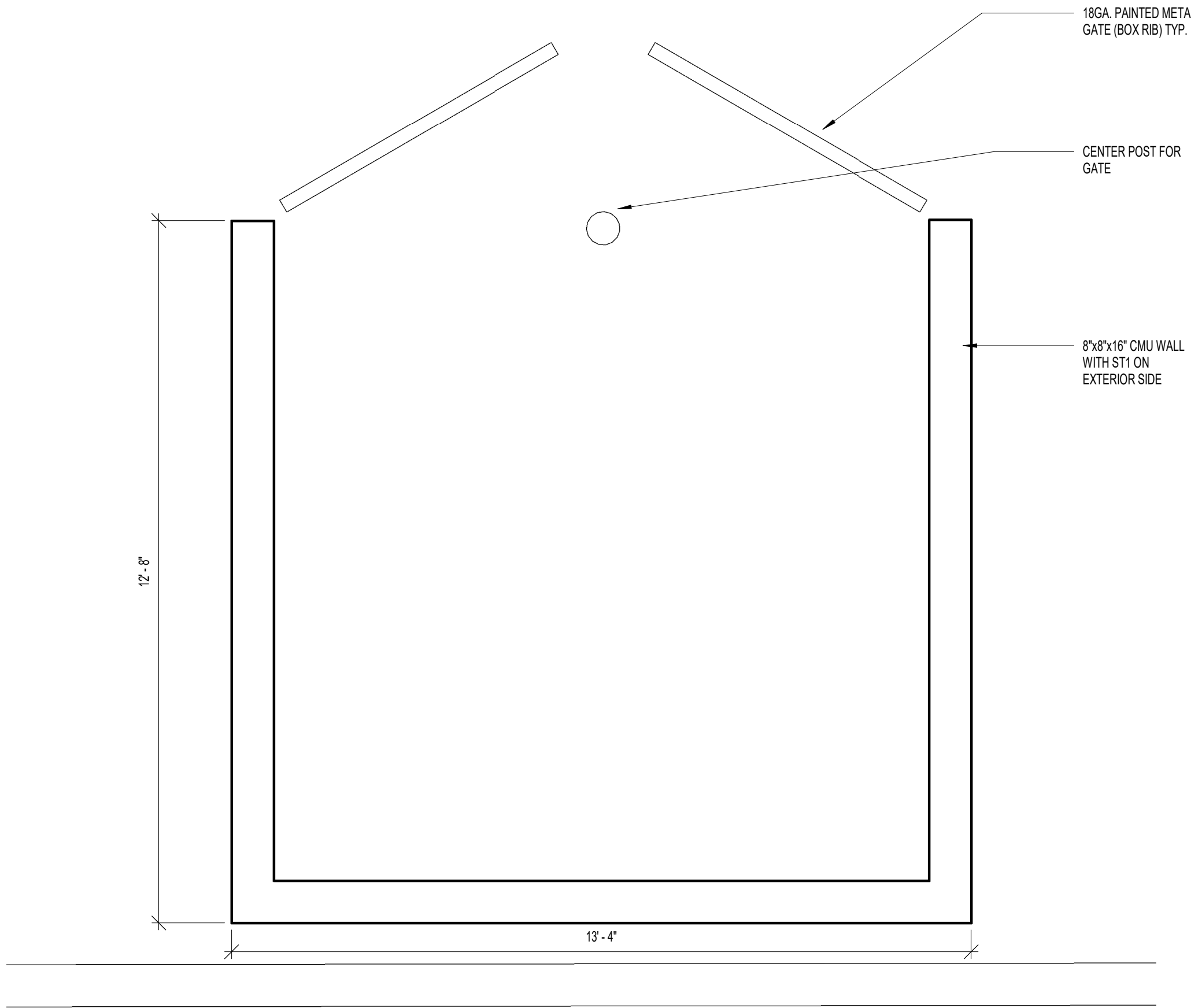
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- SEAL ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
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LEGEND

- ST-1 ELDORADO STONE LEDGE CUT 33 BIRCH
- EP-1 PPG - PPG1007-4 HOT STONE
STUCCO = EXTERIOR GRADE EGGSHELL FINISH
DOORS = EXTERIOR GRADE SEMI-GLOSS FINISH
McNear BRICK & BLOCK - THIN BRICK, SAND MOLD SERIES (TIVOLI)
CONTACT: RESOURCE BUILDING MATERIALS (949) 855-9994
MORTAR: SPEC MIX TYPE #750 SILVERSTONE; JOINT WIDTH: 1/8"
- BK-1
- T-4 PRINTED TILE PANEL BY VENDOR
- MF-1 DARK BRONZE ALUMINUM
- AW-1 AWNINGS BY VENDOR: FINISH BLACK

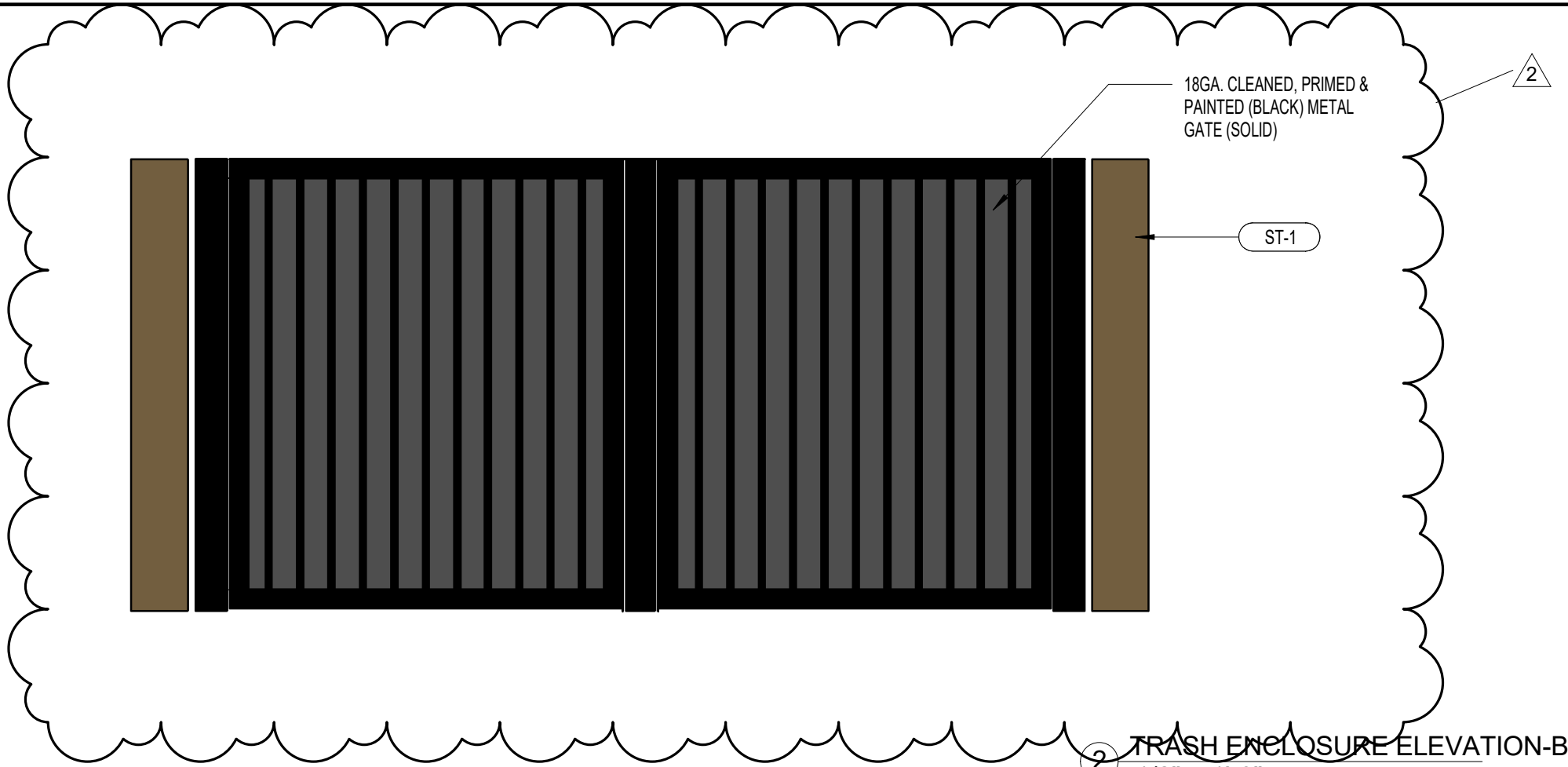
Exhibit E



1 TRASH ENCLOSURE ENLARGED PLAN
1/2" = 1'-0"



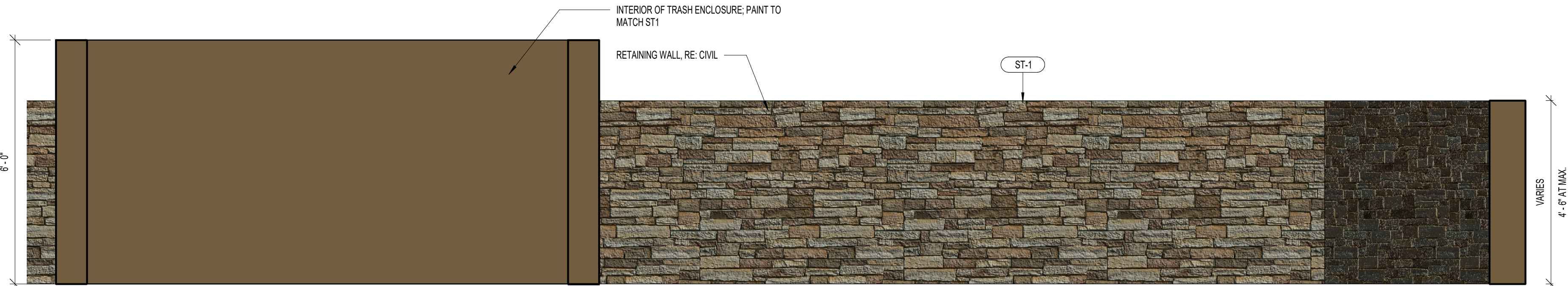
4 TRASH ENCLOSURE ELEVATION-A
1/2" = 1'-0"



2 TRASH ENCLOSURE ELEVATION-B
1/2" = 1'-0"



3 TRASH ENCLOSURE ELEVATION-C
1/2" = 1'-0"



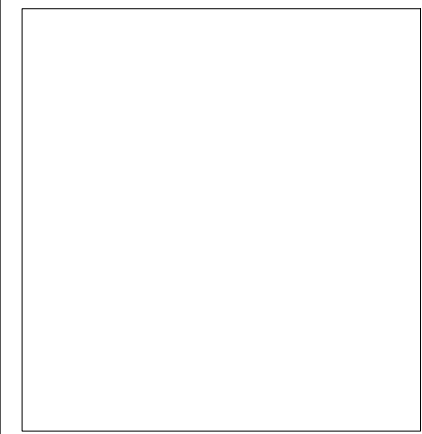
5 RETAINING WALL ELEVATION
1/2" = 1'-0"

GENERAL NOTES

1. SEAL ALL WALL AND ROOF PENETRATIONS.
2. SEE SHEAR SCHEDULE PER STRUCTURAL FOR NAILING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD.
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- MF-1 DARK BRONZE ALUMINUM
- AW-1 AWNINGS BY VENDOR: FINISH BLACK



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GARLAND
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04-01-17

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/19/17	SUP Planning Comments
2	05/19/17	SUP Planning Comments

PROJECT # 16639

TRASH
ENCLOSURE
ELEVATIONS

SHEET NUMBER
A5

Z 17-21



Looking at the subject property



Looking southwest from subject property



Looking northwest from subject property



Looking northeast from subject property.



Looking southeast from subject property



GARLAND

Plan Commission

3.d.

Meeting Date: 06/12/2017

Item Title: Z 17-27 Sanjay Chandrahas (District 6)

Summary:

Consideration of the application of **Sanjay Chandrahas**, requesting approval of Specific Use Provision for a Reception Facility on a property zoned Community Retail (CR) District. This property is located at 3310 W. Walnut Street. (District 6) (File Z 17-27)

Attachments

Z 17-27 Sanjay Chandrahas Report and Attachments



Planning Report

File No: Z 17-27/District 6

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017

REQUEST

Approval of a Specific Use Provision for Reception Facility on a property zoned Community Retail (CR) District.

LOCATION

3310 West Walnut Street

APPLICANT

Sanjay Chandrahas

OWNER

Garland Cinema Inc.

BACKGROUND

The subject property is developed with a one-story, stand-alone building. In 2012 City Council approved a Specific Use Provision (S 12-03) that authorized the use of the building as a reception facility from 6:00 p.m. to 2:00 a.m. on weekdays and from 6:00 a.m. to 2:00 a.m. on weekends and GISD holidays. Specific Use Provision (S 12-03) was in effect for a period of five (5) years before expiring; the applicant seeks to renew the Specific Use Provision to continue the operation of the reception facility.

SITE DATA

The subject property has an area of approximately 0.50 acres and 160 lineal feet of frontage along Barnes Drive. The site can be accessed from Barnes Drive.

USE OF PROPERTY UNDER CURRENT ZONING

The land uses allowed on the subject property are as permitted in the Community Retail (CR) District in Section 2.51 of the Garland Development Code. A reception facility is only permitted with approval of a Specific Use Provision from City Council through a public hearing process.

CONSIDERATIONS

Specific Use Provision

1. The applicant proposes to continue operating a reception facility from a 7,000-square foot building. The reception facility would operate from 6:00 p.m. to 5:00 a.m. on weekdays and from 6:00 a.m. to 5:00 a.m. on weekends and GISD holidays. It should be noted that the movie theatre that operates from the subject property is allowed by right in the Community Retail (CR) District and it will continue to operate during the day, outside the hours of the reception facility.
2. According to the Garland Development Code, when more than one land use occurs on a site, the required off-street parking must be prorated according to the requirements of each use. Both land uses, reception facility and the movie theatre, will occupy the entire 7,000-square foot building; however, they will not operate during the same hours. Based on the parking requirement of the reception facility, the land use with a higher parking demand, the subject property requires 70 parking spaces. The subject property provides 35 parking spaces. However, in 2012 Sanjay Chandrahas, owner of Garland Cinema Inc,

and Alton Smith, owner of the adjacent property at 3306 West Walnut Street, granted each other an irrevocable perpetual easement for the joint sharing/use of 86 parking spaces. Such parking agreement was filed at the County of Dallas in 2012 and grants customers of the subject property access after 6:00 p.m. to those off-site parking spaces that are part of the shared parking agreement.

3. The applicant is not proposing any interior or exterior improvements or expansions.
4. The Comprehensive Plan designates the subject property as Urban Neighborhoods which is predominantly a residential category with some compatible non-residential uses; however, the proposed reception facility is not expected to inhibit future redevelopment efforts as prescribed by the Comprehensive Plan.
5. The applicant seeks approval of a Specific Use Provision for Reception Facility effective for twenty (20) years.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Urban Neighborhoods. Urban neighborhoods are higher density residential developments, characterized by moderate-to-high density single-family attached and multi-family residential units, greater than 12 units per acre. Developments within this category are predominantly residential, but may include compatible non-residential uses.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

No significant land use pattern changes have occurred since the approval of Specific Use Provision (S 12-03). The approval of the new Specific Use Provision would continue to allow a reception facility in an existing building that is suited to accommodate an assembly use. With the access, prevailing use of on-site and off-site parking and historical use of the building as well as the lack of residential adjacency, the facility should be a compatible element in the area. A limited Specific Use Provision time period of five (5) years would allow the City to re-evaluate the compatibility of the facility in the event that zoning and land uses transition in the future.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a Reception Facility with to a period of five (5) years. Limiting the Specific Use Provision to five (5) years will allow the City to review the appropriateness of the reception facility within this area in the mid future. In addition, the hours of operation should be limited from 6:00 p.m. to 2:00 a.m. on weekdays and from 6:00 a.m. to 2:00 a.m. on weekends and GISD holidays. Requiring the events to end at 2:00 a.m. is consistent with the expired Specific Use Provision as well as previously approved Specific Use Provisions for reception facilities at other sites.

ADDITIONAL INFORMATION

Location Map
SUP Conditions
Photos

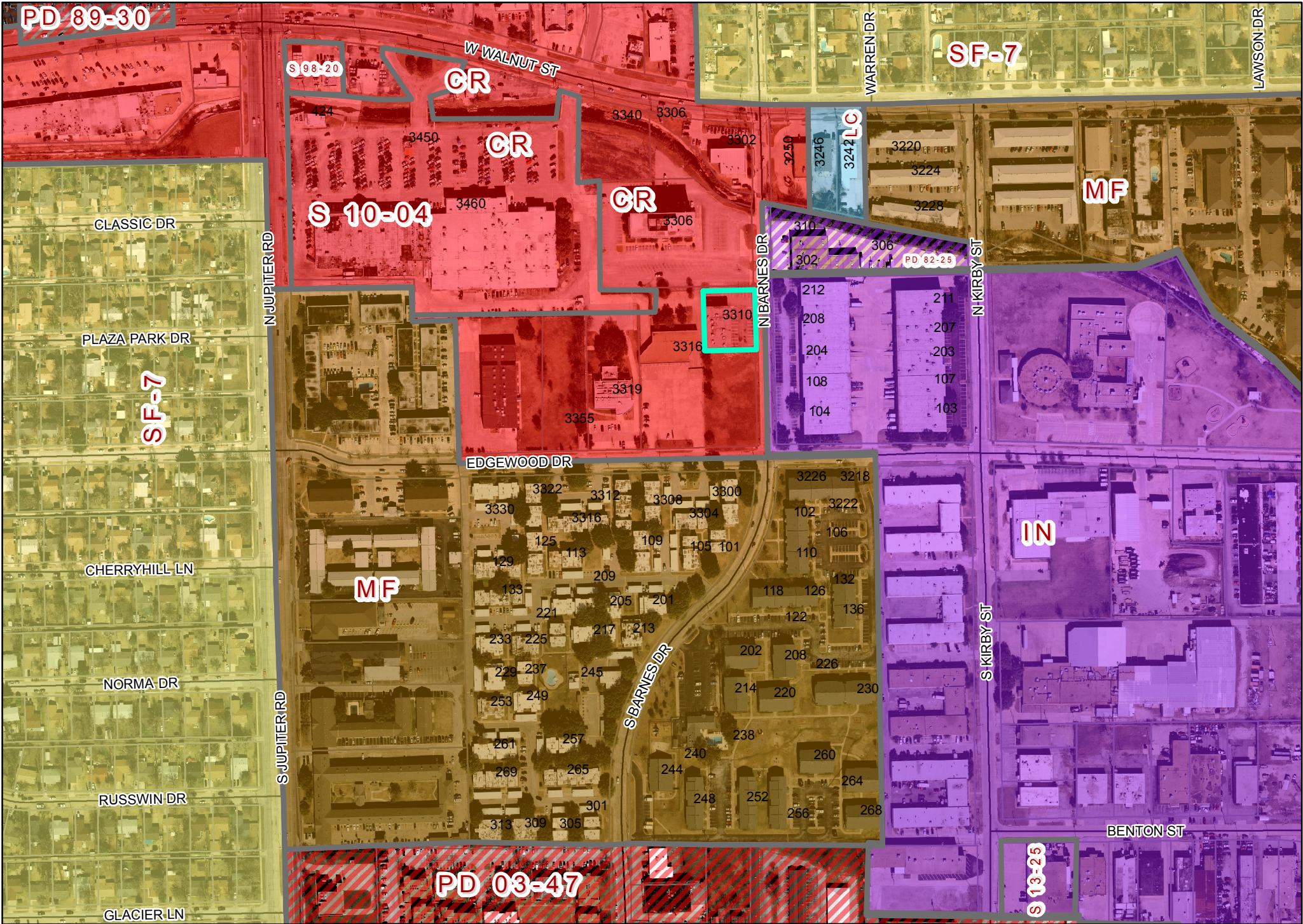
CITY COUNCIL DATE: July 5, 2017

PREPARED BY:

Josue De La Vega
Development Planner
Planning & Community Development
(972) 205-2454
jdelaavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
 1 inch = 323 feet

ZONING MAP Z 17-27

 INDICATES AREA OF REQUEST

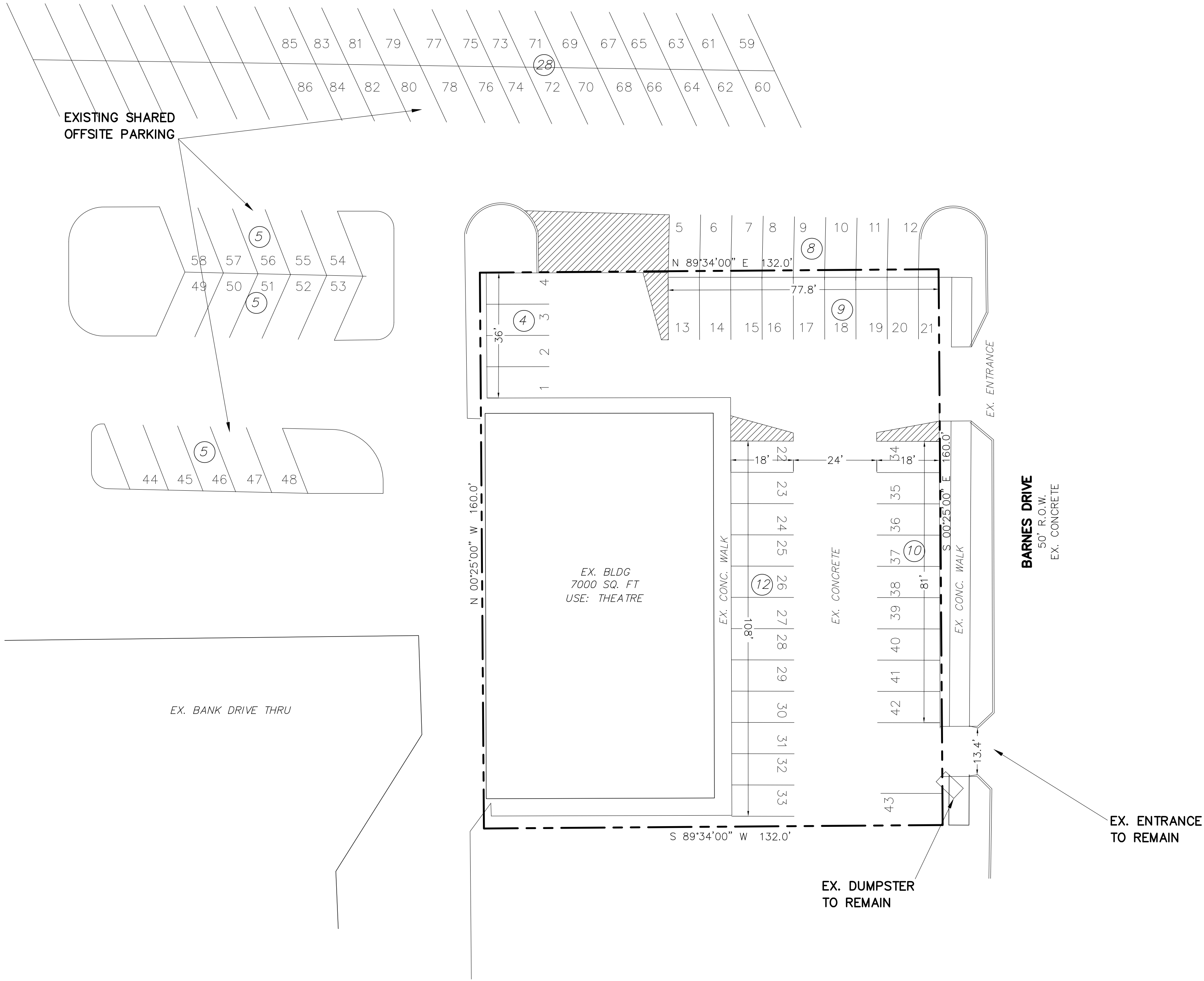
SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 17-27

3310 West Walnut Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Reception Facility.
- 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 set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
- A. Specific Use Provision: The Specific Use Provision shall be effective for a period of twenty (20) years.
 - B. Site Layout: The site layout shall be in general conformance with Exhibit C.
 - C. Parking: There shall be a minimum of seventy (70) parking spaces available for Reception Facility patrons during business hours.
 - D. Hours of Operation: The Reception Facility may operate from 6:00 p.m. to 5:00 a.m. on weekdays and from 6:00 a.m. to 5:00 a.m. on weekends and GISD holidays. No alcohol shall be served or consumed between 5:00 a.m. and 6:00 p.m. on any day.
 - E. Security: The Reception Facility must provide security at every event where alcoholic beverages are provided or served, and also for any events occurring after 6:00 p.m. Security must be by a qualified person(s) who is authorized to provide private security under Chapter 1702 of the Texas Occupations Code.

Exhibit C



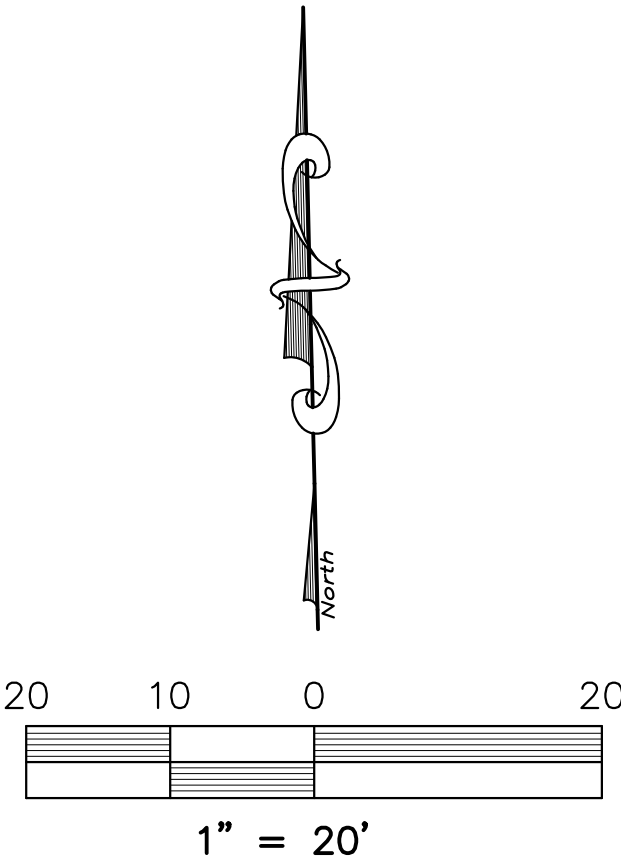
SITE DATA:

LOT AREA:
0.48 Acres, 21,120 sq. ft.
BUILDING AREA:
7,000 sq. ft.
PARKING:
Provided:
Standard= 35
Offsite = 51
Total Provided = 86

- NOTES:
- 1) ALL WORK MUST CONFORM TO CITY OF GARLAND & NCTCOG STANDARDS AND DETAILS.
 - 2) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 3) ALL PRIVATE DETAILS ARE SUPERSEDED BY STANDARD CITY DETAILS.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF GARLAND TO BE USED FOR CONSTRUCTION.



SUP SITE PLAN		
DUMPSTER PAD & OFFSITE PARKING DETAIL		
3310 W. WALNUT STREET		
prepared by MONK CONSULTING ENGINEERS 1200 W. State Street, Garland Texas 75040 972 272-1763 Fax 972 272-8761		
© 2017 Monk Consulting Engineers, Inc., All Rights Reserved		
PROJECT NO.: n/a	REG. NO.: F-2567	
date: 4/17/17	scale: 1" = 20'	sheet: C101

Z 17-27



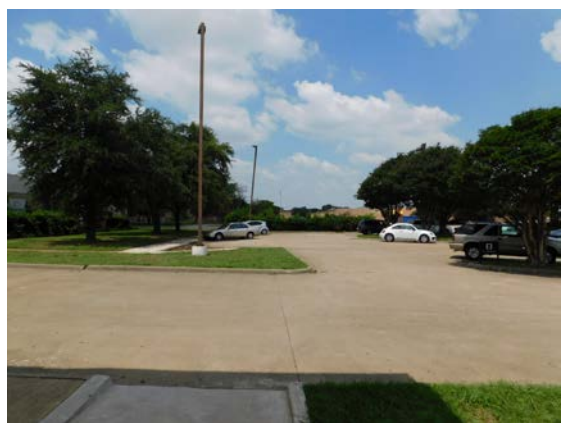
Looking at the subject property



Looking east, across Barnes, from subject property



Looking north from subject property



Looking west from subject property.



Looking south from subject property



GARLAND

Plan Commission

3.e.

Meeting Date: 06/12/2017

Item Title: Z 17-28 Kimley-Horn and Associates, Inc. (District 7)

Summary:

Consideration of the application of **Kimley-Horn and Associates, Inc.**, requesting approval of a 1) Change in Zoning from Planned Development (PD) District 16-16 to Agricultural (AG) District, 2) an amendment to Planned Development (PD) District 16-35, and 3) an amendment to the Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant on property zoned Planned Development (PD) District 16-35. This property is located at 4217 N. Garland Avenue. (District 7) (File Z 17-28)

Attachments

Z 17-28 Kimley-Horn and Associates, Inc. Report and Attachments

Planning Report

File No: Z 17-28/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 12, 2017



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a 1) Change in Zoning from Planned Development (PD) District 16-16 to Agricultural (AG) District, 2) an amendment to Planned Development (PD) District 16-35, and 3) an amendment to the Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant on property zoned Planned Development (PD) District 16-35.

LOCATION

This property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest.

APPLICANT

Kimley-Horn and Associates, Inc.

OWNER

Althec Partnership, Ltd.

BACKGROUND

In 2015, City Council approved a change in zoning for 141.653 acres of the former quarry site at the north intersection of Arapaho Road and North Garland Avenue from Agriculture (AG) District to a Planned Development (PD) District 15-45 for Single-Family-5 Uses, Multi-Family Uses and Limited Community Office Uses. The site is known as "The Woodlands on Spring Creek" and has an area of 141.653 acres. A Concept Plan accompanied the change in zoning and identified the locations of future residential and non-residential uses on five tracts. The Concept Plan specified single-family detached dwellings on Tract 1 (90.2 acres), multi-family on Tract 2 (17.9 acres) and Tract 3 (11.9 acres), elder care-independent living on Tract 4 (8.1 acres) and a restaurant on Tract 5 (13.5 acres).

Amendments to the Concept Plan modified the dimension and assignment of uses on the tracts including the division of Tract 1 into Tracts 1A and 1B and the reassignment of Elder Care-Independent Living uses from Tract 4 to Tract 3.

The Concept Plan also reflects a trail system that meanders throughout the site and along North Garland Road. The Concept Plan sets forth the general location of the trail throughout the development. However the exactness of the trail segment locations by tract is further refined as each development submits for Detail Plan approval.

The applicant requests to amend the Concept Plan approved in April 2017 (and reflected in Planned Development (PD) District 16-16); and rezone 55.7 acres of Planned Development (PD) District 16-16 to Agriculture (AG) District. The 55.7 acres proposed for Agriculture (AG) District rezoning is fully contained within Tracts 1A and 1B. The proposal removes the 55.7 acres from the regulations of the Concept Plan and reduces the size of Tract 1 from 90.2 acres to 34.50 acres. As a tract of land zoned Agriculture (AG) District, land uses shall be regulated by only the Garland Development Code and no further regulation through a Planned Development (PD) District shall apply. The applicant has provided no imminent or definitive development schedule for the 55.7 acres at this time.

The remaining 34.5 acres of Tract 1 is proposed for Elder Care-Independent Living uses. The Elder Care Independent Living is currently scheduled for Tract 3.

Congruent with the applicant's request to reassign the Elder Care-Independent Living uses from Tract 3 to the redefined Tract 1 is the amendment of the Concept Plan to allow Neighborhood Services (NS) District uses on Tract 3. The 2.66 acres of Tract 3 will remain within the limits of the Concept Plan and any further development on the tract will require Detail Plan approval.

The Concept Plan amendment includes an update to the Master Trail Plan illustrated on the Concept Plan. The Master Trail Plan remains consistent with the amendments reflected in Planned Development (PD) 16-35 except that the trail segment located within the portions of Tract 1 that are proposed to be rezoned to Agriculture (AG) District are proposed solely within the redefined Tract 1.

SITE DATA

The site has an area of 141.653 acres. It has approximately 2,250 feet of frontage along Holford Road, 2,500 feet of frontage along Arapaho Road and 2,300 feet of frontage along North Garland Road. Along its northeastern boundary, the site is contiguous to the Spring Creek Forest Preserve.

USE OF PROPERTY UNDER CURRENT ZONING

Planned Development (PD) District 16-35 limits the use of Tracts 1A and 1B to Dwelling, Single Family Detached, Tract 2 and 4 to Multi-Family Residential uses with a more specific designation for Tract 3 as Multi-Family Elder Care Assisted Living. Tract 5 is limited to Restaurant uses. Detail Plan approval is required prior to the commencement of any development on any of the tracts which are currently under a Planned Development (PD).

CONSIDERATIONS

1. The applicant's request is a considerable modification to the Concept Plan. Upon the approval of the Detail Plan for Tracts 1A and 1B, significant physical challenges inhibited development as originally proposed. The land dedicated to Tract 1A and 1B was a large quarried area. The quarry is no longer operational and the pit has been filled. . Although there was a substantial engineering effort to establish a mitigation plan for the placement of fill and compaction in former quarried areas, ultimately no satisfactory mitigation plan was established. Consequently the applicant requests to remove the single family assignment from Tract 1 of the Woodlands development.

The subject area under rezoning consideration is currently undeveloped and was zoned Agriculture (AG) District prior to the original zoning change with Planned Development (PD) District 15-45.

2. The applicant proposes to reassign the Elder Care-Independent Living uses from Tract 3 to Tract 1. Tract 3 originally contained a net acreage of 10.566 acres, which was deemed appropriately sized for Multi-Family development. However, in April 2017, an approved Concept Plan amendment reassigned Elder Care-Independent Living uses to Tract 3 and Multi-Family uses to Tract 4. Additionally, within that amendment request the area of Tract 3 decreased to 2.28 acres and the area of Tract 4 increased to 14.08 acres.

Tract 1 as proposed contains 31.62 net acres, and offers opportunity to provide greater amenities to the Elder Care facility than Tract 3. At this time the applicant has not provided a formal site exhibit; however, it is the intent to incorporate a substantial area dedicated to recreational open spaces and the site will contain a segment of the Master Trail System.

3. Tract 3 is significant within the overall development of the Woodlands. Tract 3 contains the trail head for the trail system but is also in a corner configuration which may be suitable for small scale development more appropriate with tracts containing less than three (3) acres. The Neighborhood Services (NS) district is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. Tract 3 will remain within the Planned Development (PD) District and accordingly a Detail Plan is required prior to the commencement of any development.
4. The Woodlands development provides a supplemental trail to the Spring Creek Forest Preserve. Each tract reflected on the Concept Plan develops a segment of the master trail system plan; the Tract 1A segment of the trail was illustrated on the Detail Plan approved in April 2017. The applicant's request to amend the Concept Plan also reflects the modification of the Single-Family trail segment through Tract 1A and Tract 1B. In response to the rezoning of a portion of Tract 1A and Tract 1B, a segment of the trail will relocate further south into the redefined Tract 1. The applicant has indicated that the trail system will remain within each tract and have accessibility to the general public. Further refinement of this segment of trail will be provided with a subsequent Detail Plan.

COMPREHENSIVE PLAN

The Envision Garland Plan 2030 Comprehensive Plan designates Tracts 1 as Compact Neighborhoods and Parks and Open Spaces, Tracts 3 as Urban Neighborhoods and Parks and Open Spaces, and Tract 5 as Parks and Open Spaces.

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. The Compact Neighborhood development type is primarily characterized as moderate residential (between six and twelve dwelling units per acre).

Parks and Open Spaces consist of a variety of public/private parks, plazas, and natural areas for passive and active recreation, as well as informal gathering places, including development that contributes to their desirability. Parks and Open Spaces should be interconnected by a network of roads, sidewalks, pathways and transit to encourage residents and visitors to move about for mobility, recreational, social, and health purposes.

As amended the Woodlands on Spring Creek will lose a substantial developmental component. However, the amendments altogether allow the Woodlands to remain consistent with the goals and policies of the Envision Garland Plan 2030 Comprehensive Plan as originally constituted.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the northwest, west and southwest are mostly zoned Single-Family (SF) District and developed with single-family dwelling units with intermittent multi-family complexes and non-residential uses. The property to the north and immediately to the east is zoned Agriculture (AG) District and is part of the Spring Creek Park/Forest Preserve. With the exception of the multi-family complex located on the west corner of North Garland Avenue and Naaman Forest Boulevard, the properties further east and along North Garland Avenue are zoned for Community Retail Uses and are developed with restaurants, personal services and retail. The properties to the southeast are zoned Agriculture (AG) and are developed with W. Cecil Winters Park, Webb Middle School, Spring Creek Elementary School and Hawaiian Falls.

The amendments to the Concept Plan are within the framework of the approved compatibility with the surrounding development. However, appropriate controls and guidelines shall be put in place with the subsequent Detail Plans to ensure the subject property is developed in a manner that is sensitive to the surrounding natural areas and land uses.

STAFF RECOMMENDATION

Approval of a 1) Change in Zoning from Planned Development (PD) District 16-16 to Agricultural (AG) District, 2) an amendment to Planned Development (PD) District 16-35, and 3) an amendment to the Concept Plan for Dwelling, Single-Family Detached; Dwelling, Multi-Family; Elder Care-Independent Living and Restaurant on property zoned Planned Development (PD) District 16-35

ADDITIONAL INFORMATION

Location Map
Concept Plan
Photos

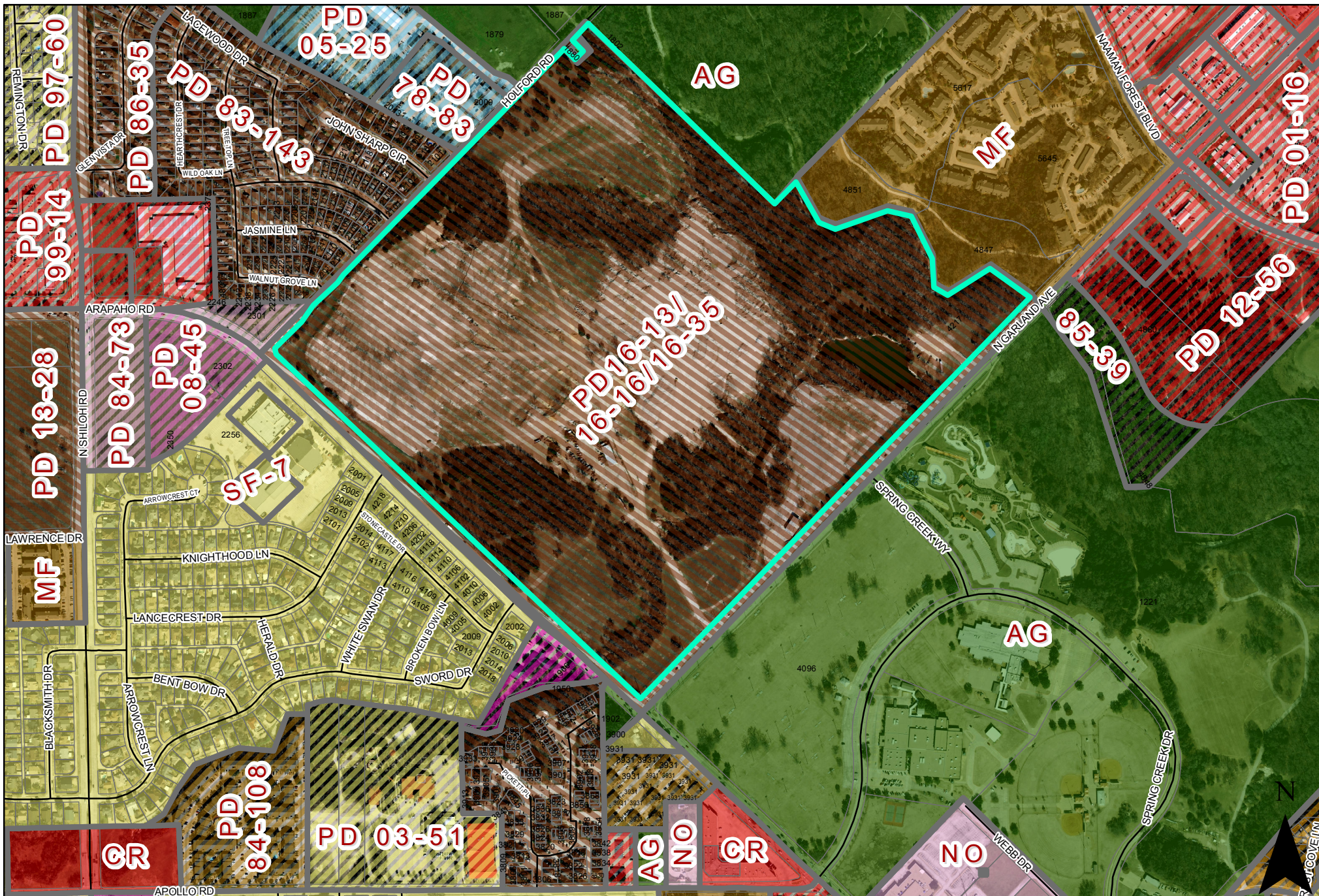
CITY COUNCIL DATE: July 5, 2017

PREPARED BY:

Isaac Williams
Development Planner
Planning & Community Development
972-205-2459
Iwilliams@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 250 500 Feet 1 inch = 627 feet	ZONING MAP Z 17-28	 INDICATES AREA OF REQUEST
--	-----------------------------	--

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 17-28

The property is bounded by Holford Road to the northwest, Spring Creek Forest Preserve to the northeast, North Garland Avenue to the southeast and Arapaho Road to the southwest

I. Statement of Purpose: The purpose of this Planned Development is to approve a zoning change and an amended Concept Plan.

II. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Multi-Family (MF) District, Neighborhood Services (NS) District and Community Office (CO) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

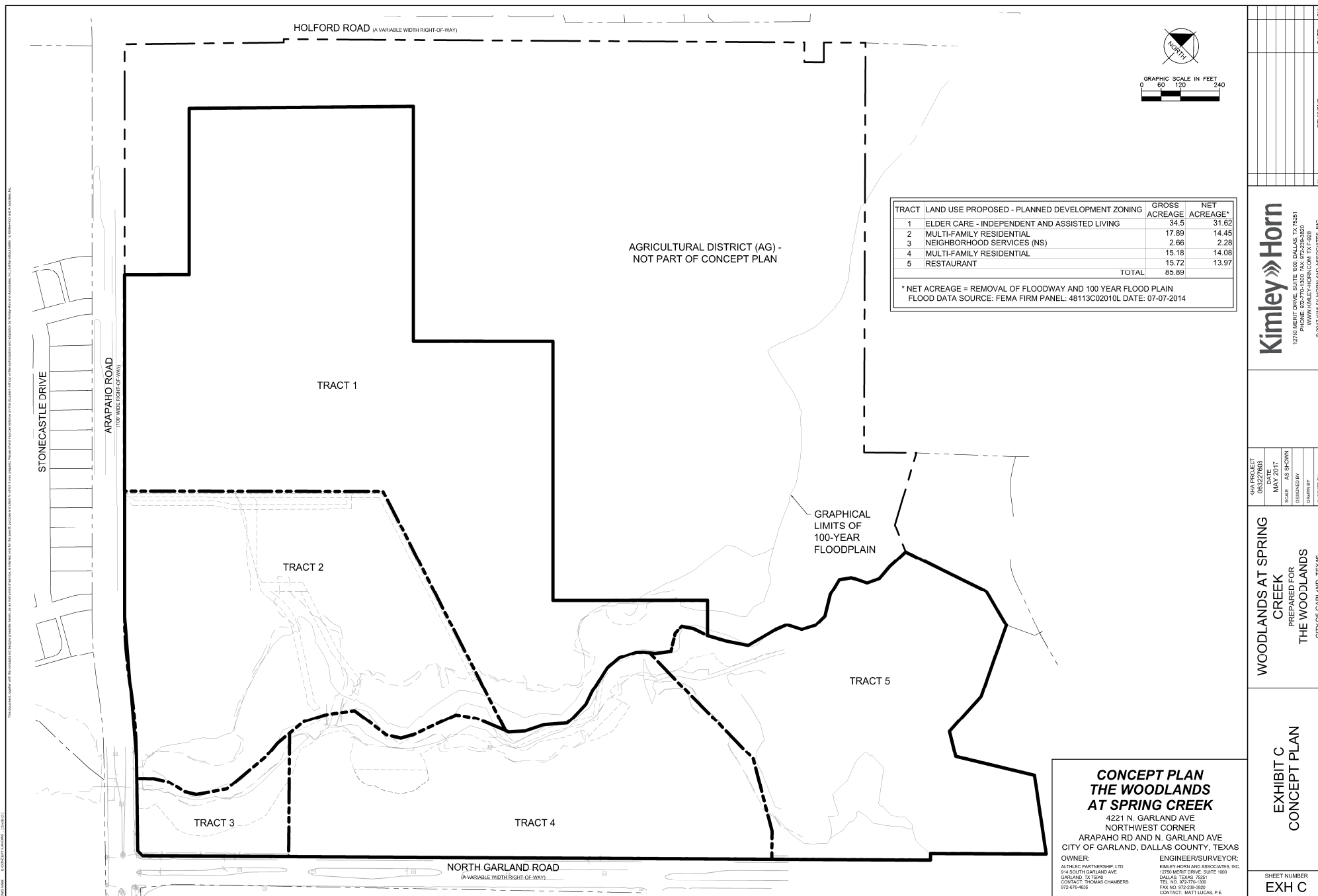
Concept Plan: Development shall be in general conformance with the Concept Plan set forth in Exhibit C; however, in the event of conflict between the Concept Plan and the written conditions, the written conditions shall apply.

V. Specific Regulations:

A. Permitted Uses: All uses are prohibited except as follows:

- Elder Care-Independent Living on Tract 1
- Dwelling, Multi-Family on Tract 2 and Tract 4
- Neighborhood Services (NS) District Uses on Tract 3
- Restaurant on Tract 5

B. Trail: The required six-foot wide trail on all tracts shall be in general conformance with the Trail Master Plan set forth in Exhibit D.



Kimley»»Horn
12760 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 / FAX: 972-236-3620
WWW.KIMLEY-HORN.COM / TX F-498
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.

CHA PROJECT	DATE
063227603	MAY 2017
SCALE AS SHOWN	
DESIGNED BY	
DRAWN BY	
CHECKED BY	

WOODLANDS AT SPRING
CREEK
PREPARED FOR
THE WOODLANDS
CITY OF GARLAND, TEXAS

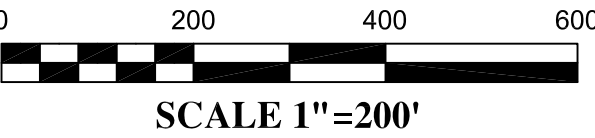
EXHIBIT C
CONCEPT PLAN

SHEET NUMBER
EXH C

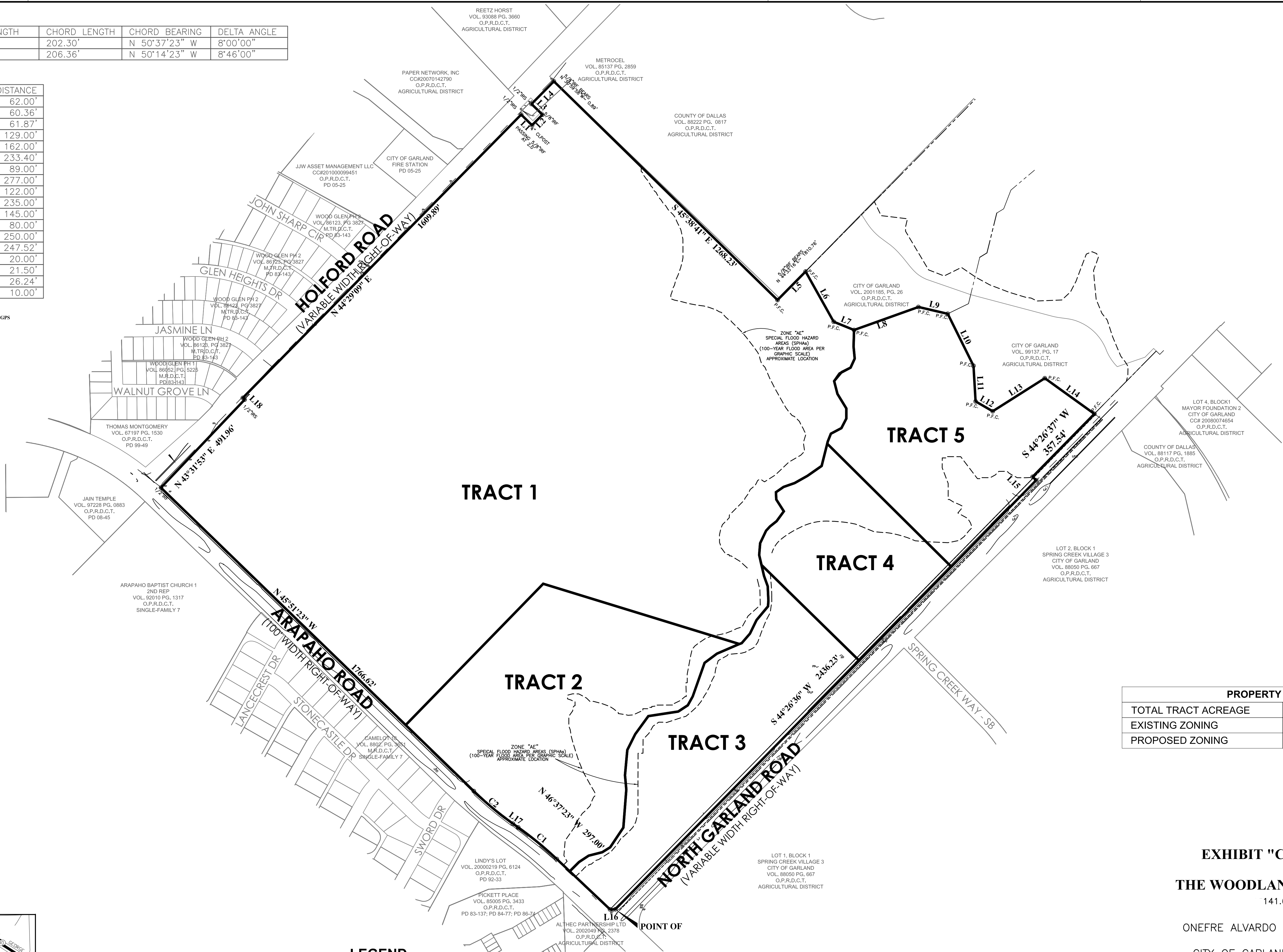
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C1	1450.00'	202.46'	202.30'	N 50°37'23" W	8°00'00"
C2	1350.00'	206.56'	206.36'	N 50°14'23" W	8°46'00"

LINE	BEARING	DISTANCE
L1	S 45°30'51" E	62.00'
L2	N 44°21'26" E	60.36'
L3	N 45°50'47" W	61.87'
L4	N 44°29'09" E	129.00'
L5	N 44°33'16" E	162.00'
L6	S 29°16'11" E	233.40'
L7	S 67°54'11" E	89.00'
L8	N 70°17'49" E	277.00'
L9	S 76°54'11" E	122.00'
L10	S 26°24'11" E	235.00'
L11	S 03°24'11" E	145.00'
L12	S 60°04'11" E	80.00'
L13	N 57°35'49" E	250.00'
L14	S 54°18'11" E	247.52'
L15	S 45°33'24" E	20.00'
L16	S 89°29'41" W	21.50'
L17	N 54°37'23" W	26.24'
L18	N 45°30'51" W	10.00'

BASIS OF BEARING:
TEXAS NORTH CENTRAL ZONE 4202 AS OBSERVED WITH GPS
RTK AND TIED INTO GEO SHACK NETWORK.



THE WOODLANDS ON SPRING CREEK



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	141.653 ACRES
EXISTING ZONING	AGRICULTURAL (AG)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)

EXHIBIT "C" - CONCEPT PLAN
OF
THE WOODLANDS ON SPRING CREEK
141.653 ACRE TRACT
OUT OF THE
ONEFRE ALVARDO SURVEY ~ ABSTRACT NO. 2
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DEVELOPER:
THE WOODLANDS ON SPRING CREEK, LP
14114 NORTH DALLAS PARKWAY,
SUITE 265
DALLAS, TEXAS 75254
CONTACT: MICHAEL HOLIGAN
214-597-3569

CASE NO. 150507-2

OWNER:
ALTHEC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

SURVEYOR:
DATA LAND SERVICES
REGISTERED PROFESSIONAL LAND SURVEYING
P.O. BOX 2110
FORNEY, TEXAS 75126
CONTACT: WILLIAM DAVIS FINNEY, R.P.L.S.

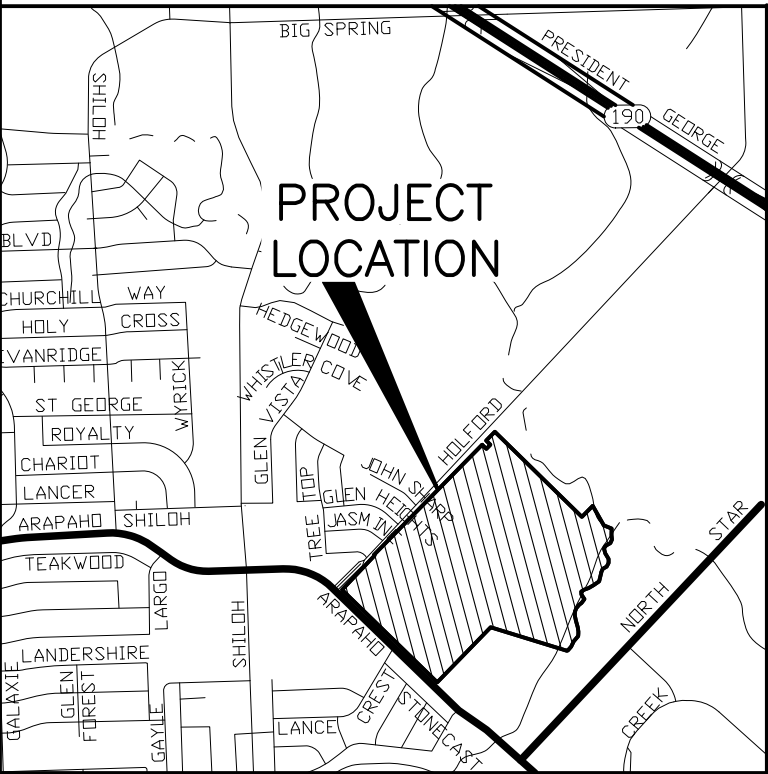
ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
CONTACT: JAISON STEPHEN, P.E.
Jacobs Engineering Group Inc.
Texas Registration F-2366
Jaison.Stephens@jacobs.com

LEGEND

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	Acreage	
		Gross	Net*
1	SINGLE-FAMILY RESIDENTIAL	90.206	81.400
2	MULTI-FAMILY RESIDENTIAL	17.892	14.451
3	MULTI-FAMILY RESIDENTIAL	11.905	10.566
4	MULTI-FAMILY RESIDENTIAL FOR ACTIVE ADULT, INDEPENDENT LIVING	8.129	5.561
5	COMMUNITY RETAIL	13.521	1.650
TOTAL		141.653	

* Net Acreage = Removal of Floodway and 100 Year Flood Plain
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

VICINITY MAP
SCALE: 1"=2000'

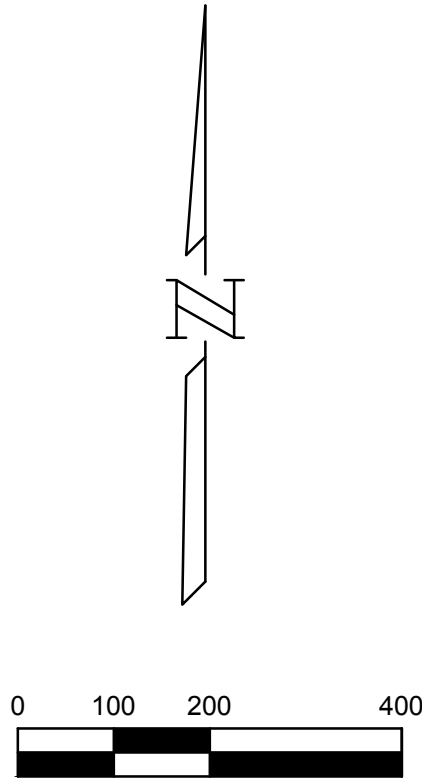
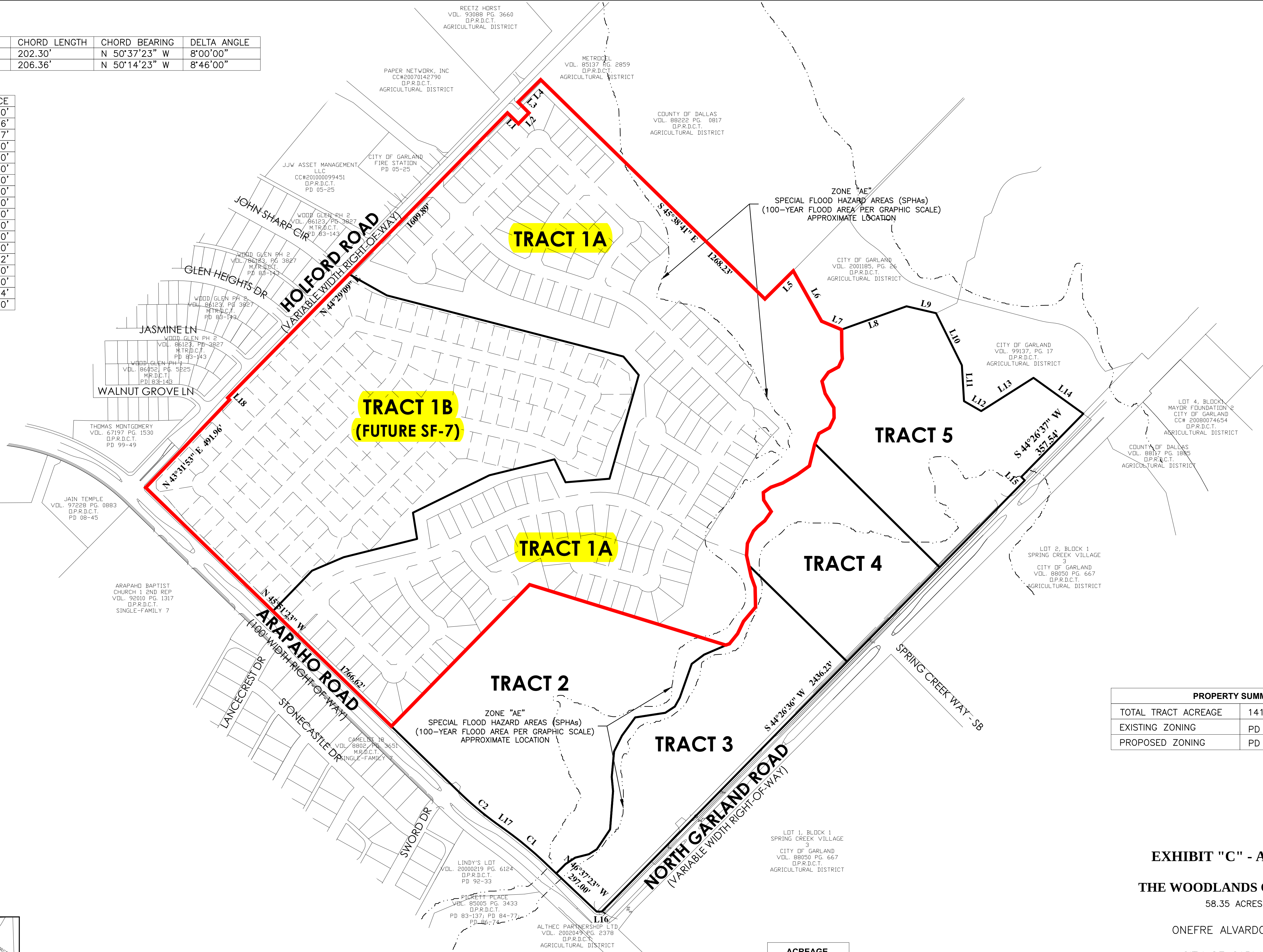
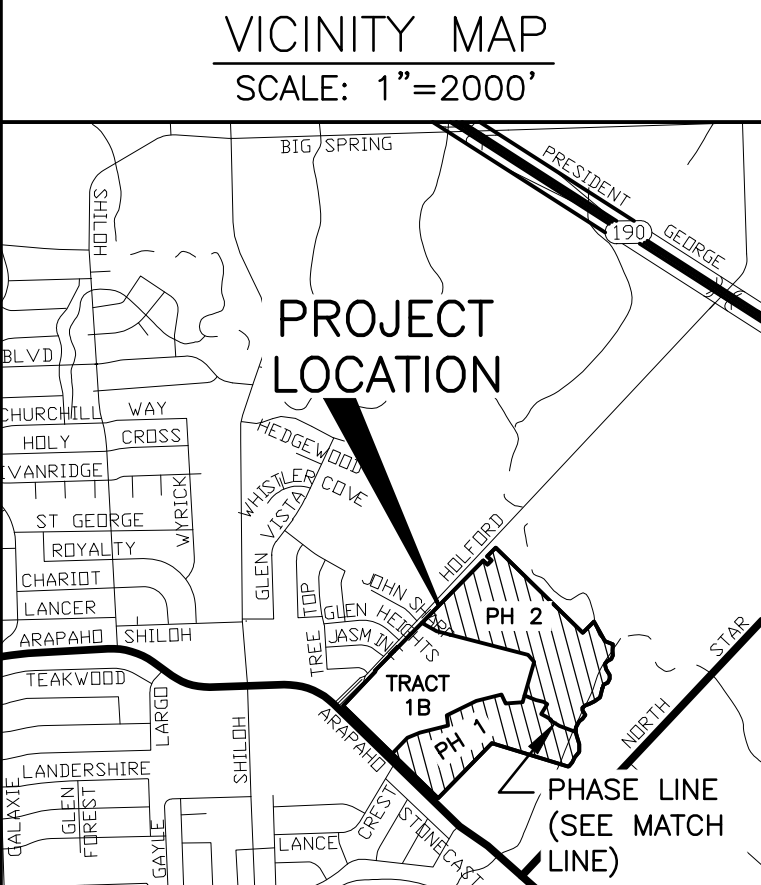


I:\S\DW\2600\700 CAD\DW\709 Planning Landscape\Woodlands Concept Plan 11_19_2015.BAW - W-RDW.dwg, 11/19/2015 6:57 AM, Gonzalez, Juan

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C1	1450.00'	202.46'	202.30'	N 50°37'23" W	8°00'00"
C2	1350.00'	206.56'	206.36'	N 50°14'23" W	8°46'00"

LINE	BEARING	DISTANCE
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L3	N 45°50'47" W	61.87'
L4	N 44°29'09" E	129.00'
L5	N 44°33'16" E	162.00'
L6	S 29°16'11" E	233.40'
L7	S 67°54'11" E	89.00'
L8	N 70°17'49" E	277.00'
L9	S 76°54'11" E	122.00'
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L11	S 03°24'11" E	145.00'
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L13	N 57°35'49" E	250.00'
L14	S 54°18'11" E	247.52'
L15	S 45°33'24" E	20.00'
L16	S 89°29'41" W	21.50'
L17	N 54°37'23" W	26.24'
L18	N 45°30'51" W	10.00'

BASIS OF BEARING:
TEXAS NORTH CENTRAL ZONE 4202 AS OBSERVED WITH
GPS RTK AND TIED INTO GEO SHACK NETWORK.



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	141.653 ACRES
EXISTING ZONING	PD 15-45
PROPOSED ZONING	PD 16-16 (TRACT 1A)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	ACREAGE	
		GROSS	NET*
1A	SINGLE-FAMILY RESIDENTIAL	58.354	49.548
1B	SINGLE-FAMILY RESIDENTIAL	31.852	0.000
2	MULTI-FAMILY RESIDENTIAL	17.892	14.451
3	MULTI-FAMILY RESIDENTIAL	11.905	10.566
4	MULTI-FAMILY RESIDENTIAL FOR ACTIVE ADULT, INDEPENDENT LIVING	8.129	5.561
5	COMMUNITY RETAIL	13.521	1.650
TOTAL		141.653	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014

DEVELOPER:
THE WOODLANDS ON SPRING CREEK, LP
14114 NORTH DALLAS PARKWAY,
SUITE 265
DALLAS, TEXAS 75254
CONTACT: MICHAEL HOLIGAN
214-597-3569

CASE NO. 160310-2

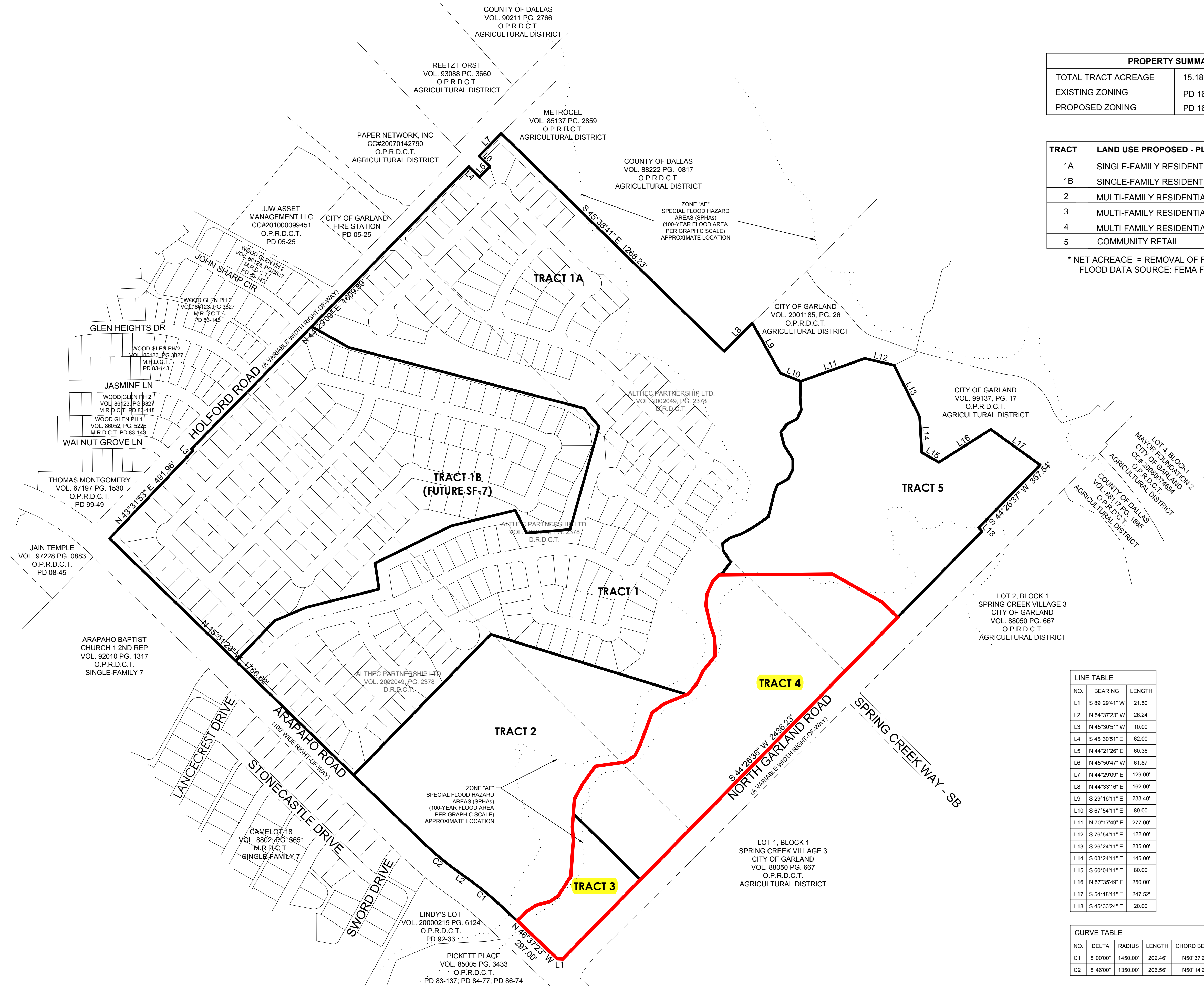
EXHIBIT "C" - AMENDED CONCEPT PLAN
OF
THE WOODLANDS ON SPRING CREEK - TRACT 1A
58.35 ACRES / 191 LOTS / 7 HOA LOTS
OUT OF THE
ONEFRE ALVARDO SURVEY ~ ABSTRACT NO. 2
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:
ALTHEC PROPERTIES, LTD.
914 SOUTH GARLAND AVENUE
GARLAND, TEXAS 75040
CONTACT: THOMAS CHAMBERS
214-676-4635

SURVEYOR:
DATA LAND SERVICES
REGISTERED PROFESSIONAL LAND SURVEYING
P.O. BOX 2110
FORNEY, TEXAS 75126
CONTACT: WILLIAM DAVIS FINNEY, R.P.L.S.

ENGINEER:
JACOBS
1999 BRYAN STREET, SUITE 1200
DALLAS, TX 75201-3136
PHONE 214-638-0145
FAX 214-638-0447
CONTACT: JASON STEPHEN, P.E.
Jacobs Engineering Group Inc.
Texas Registration F-2966
Jason.Stephen@jacobs.com

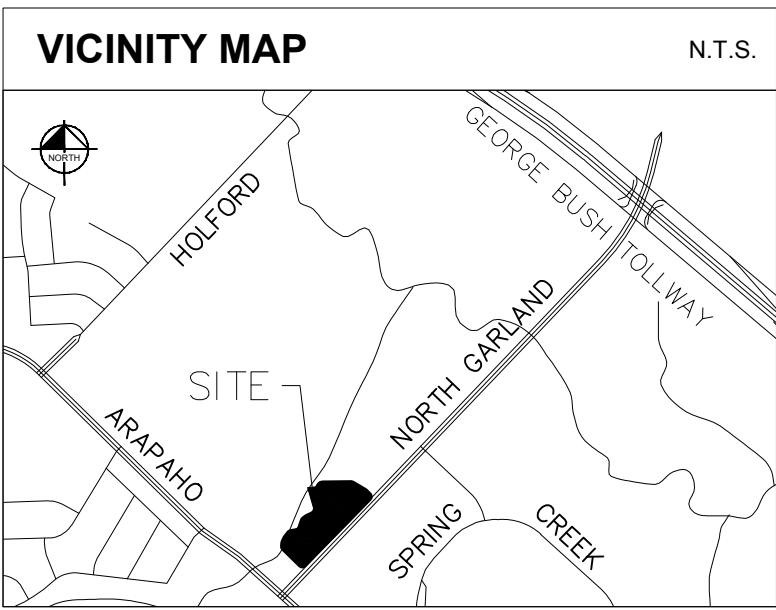
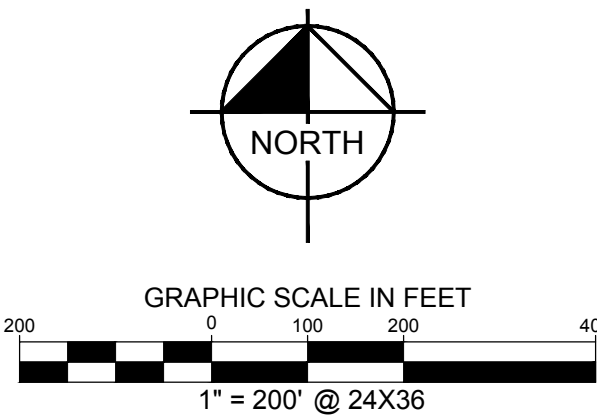
JUNE 30, 2016 SCALE: 1" = 200' SHEET 1 OF 1



PROPERTY SUMMARY	
TOTAL TRACT ACREAGE	15.18 ACRES
EXISTING ZONING	PD 16-16
PROPOSED ZONING	PD 16-XX (TRACT 4)

TRACT	LAND USE PROPOSED - PLANNED DEVELOPMENT ZONING	ACREAGE	
		GROSS	NET*
1A	SINGLE-FAMILY RESIDENTIAL	58.35	49.55
1B	SINGLE-FAMILY RESIDENTIAL	31.85	31.85
2	MULTI-FAMILY RESIDENTIAL	17.89	14.45
3	MULTI-FAMILY RESIDENTIAL	2.66	2.28
4	MULTI-FAMILY RESIDENTIAL	15.18	14.08
5	COMMUNITY RETAIL	15.72	13.97
TOTAL		141.65	

* NET ACREAGE = REMOVAL OF FLOODWAY AND 100 YEAR FLOOD PLAIN
FLOOD DATA SOURCE: FEMA FIRM PANEL: 48113C02010L DATE: 07-07-2014



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°29'41" W	21.50'
L2	N 54°37'23" W	26.24'
L3	N 45°30'51" W	10.00'
L4	S 45°30'51" E	62.00'
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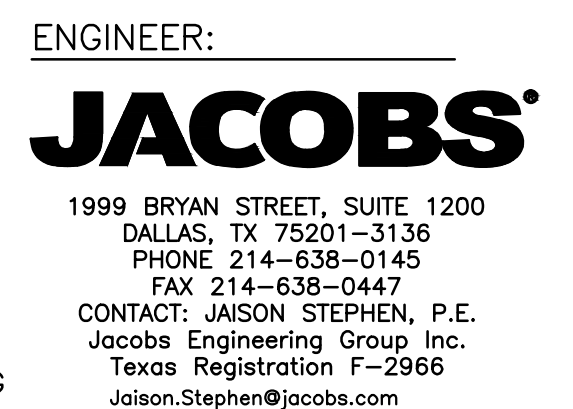
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C2	8°46'00"	1350.00'	206.56'	N50°14'23"W	206.36'

EXHIBT "C" - AMENDED CONCEPT PLAN
THE WOODLANDS ON SPRING CREEK
141.65 ACRES
ONEFRE ALVARADO SURVEY,
ABSTRACT NO. 2
CITY OF GARLAND,
DALLAS COUNTY, TEXAS

Kimley»Horn

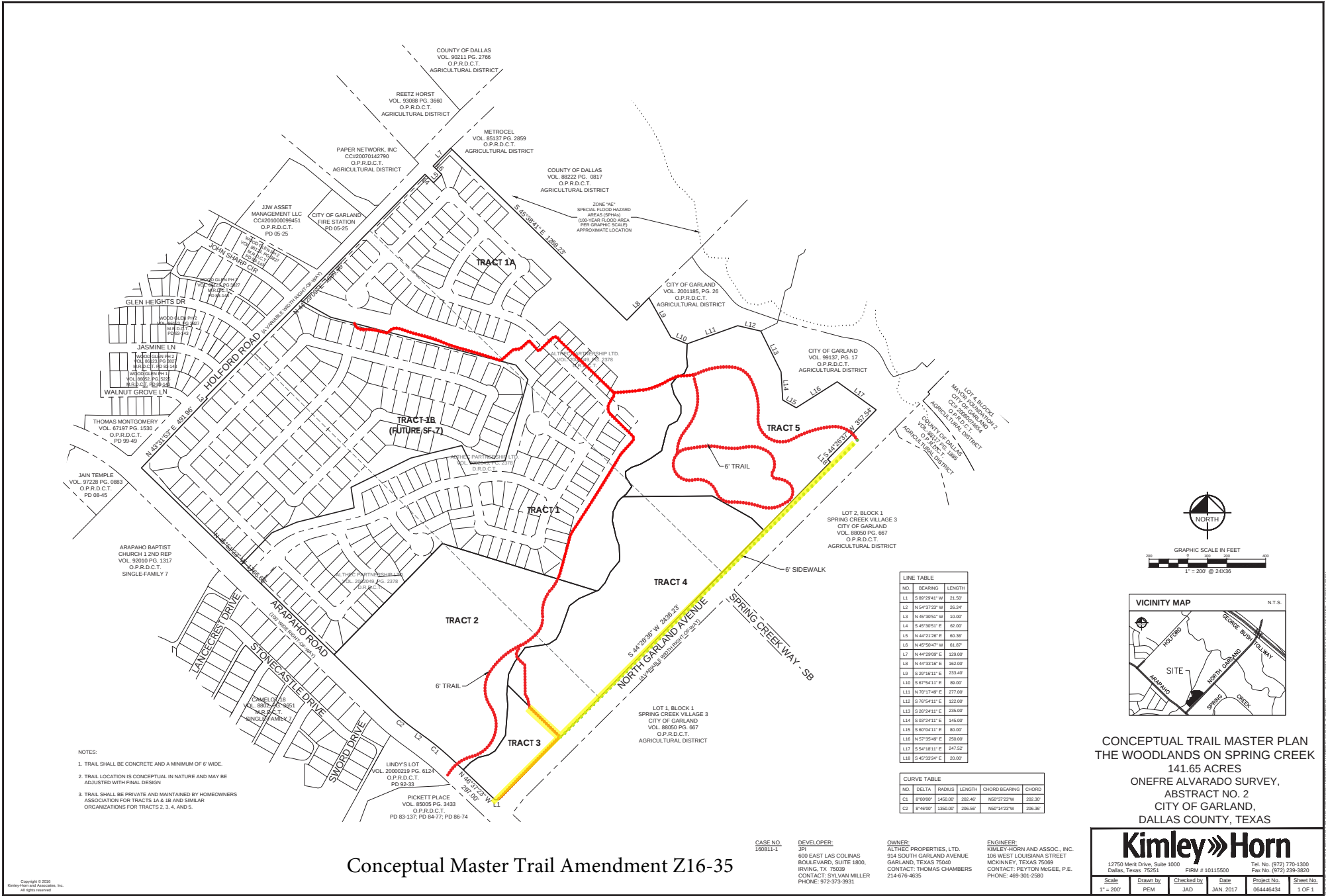
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

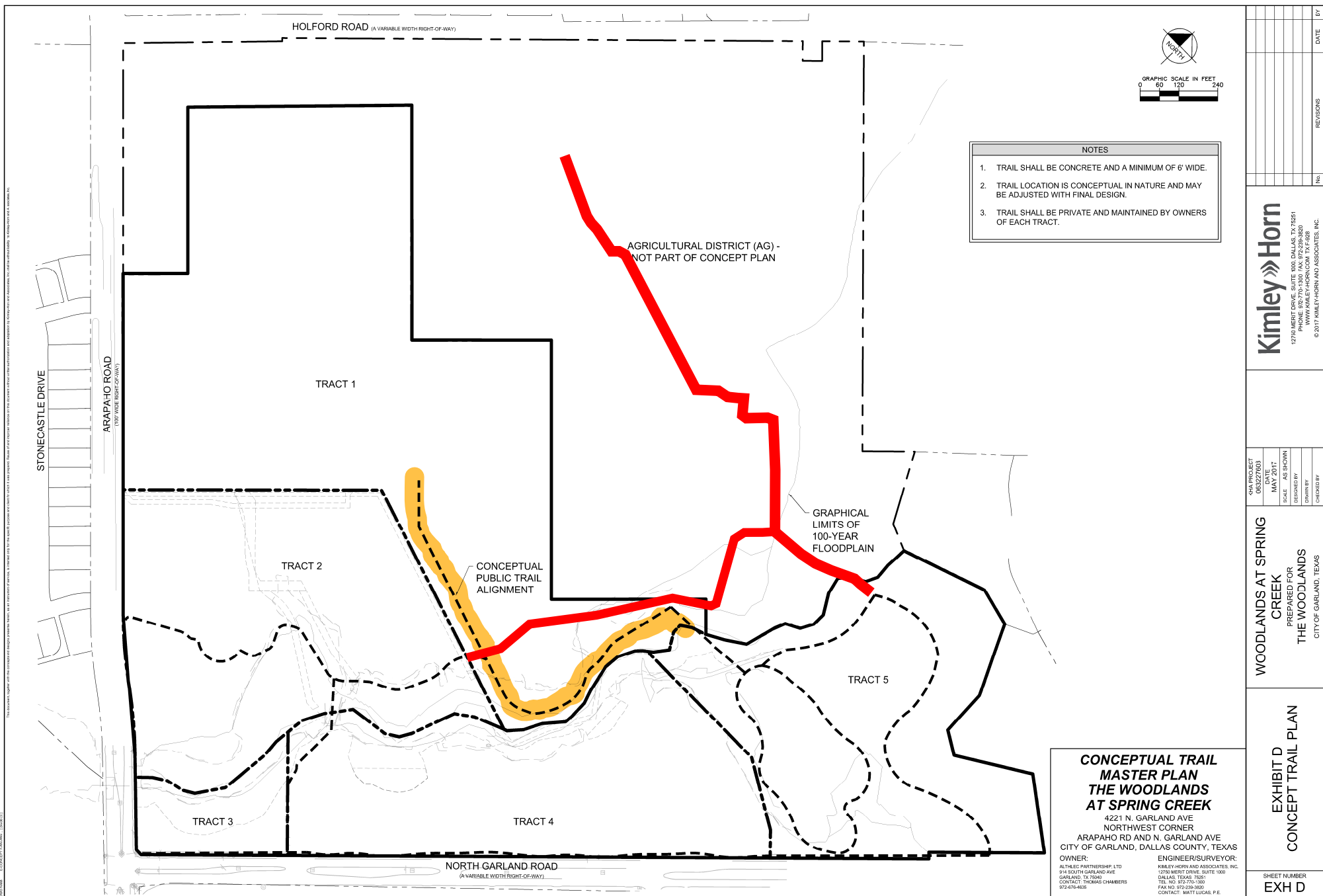
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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CONCEPTUAL TRAIL MASTER PLAN
OF
THE WOODLANDS ON SPRING CREEK
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

JUNE 28, 2016 **SCALE: 1" = 200'** SHEET 1 OF 1



[illegible]

Z 17-28



Looking Southwest across Arapaho at adjacent School.



Looking, Southeast toward North Garland Avenue.



Looking northwest toward Holford Road at the residential properties behind the subject property.



Looking northeast at the subject site.



GARLAND

Plan Commission

4.a.

Meeting Date: 06/12/2017

Item Title: GDC Amendments

Summary:

Consideration of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix, and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts; Studio, Fitness/Performing Arts, and Retail Store in the In-Town Residential subdistrict.

Attachments

GDC Amendments Attachments

Planning Report

Agenda Item: GDC amendments

Meeting: Plan Commission

Date: June 12, 2017



GARLAND

TEXAS MADE HERE

ISSUE

Consider amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts; Studio, Fitness or Performing Arts; and Retail Store in the In-Town Residential subdistrict.

BACKGROUND

The Garland Development Code (GDC) was adopted by the City Council in May 2015. As was anticipated with a new development code adoption, there are needed amendments as the City Council, Plan Commission, and staff periodically discover errors or unintended consequences, or recognize consistent market demands in conflict with the code. In addition, the City Council may give policy guidance and subsequently direct code amendments. The particular amendments proposed by staff at this time are items that either ensure consistency with previous zoning regulations and avoid such unintended consequences previously mentioned, and/or respond to recent market and business demands. Subsequently, these changes will reduce or eliminate some particular variances, waivers, and PD conditions that have previously been requested. The particular proposed amendments are to remove the requirement of an on-site manager's residence for self-storage facilities, and to consider allowing certain nonresidential uses by right in the In-Town Residential subdistrict north of Main Street in the downtown area. Explanations of each proposed amendment are included in the considerations below.

Several additions have been made following the May 22 Plan Commission meeting including providing minor revised language regarding surveillance and access requirements at Self-Storage Facilities, and adding "Studio, Fitness or Performing Arts" as a proposed use to be allowed by right in In-Town Residential (North).

CONSIDERATIONS

Chapter 2: Self-Storage Facilities

1. The proposed amendments to Chapter 2, Section 2.52(A)(16)(a) regarding the Special Standards for Self-Storage Facilities would no longer require an on-premise permanent manager's residence. Due to improved surveillance and technology at modern self-storage facilities, representatives of self-storage companies have consistently stated that it is no longer necessary for managers to reside on the premises at new facilities. This change will help eliminate a particular variance or Planned Development (PD) condition request for self-storage facilities. The proposed subsequent amendment to the Chapter 2 Land Use Matrix is to remove the reference to the manager's apartment within the parking requirements.

Chapter 7, In-Town Residential (North) Uses

2. Also proposed are amendments to Chapter 7 and Appendix A which would no longer require a Major Waiver for allowances of certain uses in the Downtown Land Use Matrix, specific to the In-Town Residential subdistrict. A Major Waiver necessitates a

public hearing process through the Plan Commission and City Council. This particular issue was raised in 2016 when several owners along the north side of Main Street sought to continue previously allowed commercial uses, which are located within former houses that have been remodeled to allow for commercial uses, and were required to obtain a Major Waiver through the public hearing process. With the adoption of the GDC and subsequent zoning map, the particular area in question was re-zoned from Commercial Area-2 (CA-2) to In-Town Residential sub-district within the downtown form-based code. Staff recommends maintaining the current In-Town Residential sub-district boundaries due to the existing buildings' residential forms, but to differentiate an "In-Town Residential (North)" area that addresses the existing InTown Residential area north of Main Street, generally bounded by North 13th Street, State and Austin Streets, and North 11th Street and an alleyway (see attached Downtown Framework Plan map) and to allow more flexibility in use, as is intended in a form-based code, by instead allowing similar nonresidential uses that exist within this particular area by right. Specifically, the proposed language would allow for General Office, Retail Store, Personal Services, Arts/Crafts Studio, Fitness/Performing Arts Studio, and Antique Shop (indoors only) uses to be permitted by right. These uses were selected mostly based on the existing or recently existing nonresidential uses within this subdistrict as well as the uses that were granted Major Waivers by the City Council in 2016. Fitness/Performing Arts Studio has been added per Plan Commissioner input. Again, this change will be limited to the InTown Residential (North) area and does not affect the existing InTown Residential subdistrict area south of Avenue A which remains primarily residential in use and character.

3. GDC amendments may be brought forward for the reasons mentioned in the Background section, including the City Council's policy guidance towards development regulations. It is expected that there will be more GDC amendments brought forward at future meetings. These particular proposed changes outlined in this report are particular issues that have previously been raised and ones that staff has prepared to move forward for consideration at this time. The intended outcome is to reduce or eliminate the need of some particular variances or waivers.
4. The proposed draft changes are attached. Changes are indicated in red text.

STAFF RECOMMENDATION

Approval of amendments to Chapter 2: Zoning Regulations, Article 5, Division 2 - Land Use Matrix, Section 2.51 of the Garland Development Code (GDC) regarding Self-Storage Facilities (mini-warehouse) Parking Requirements and Chapter 2, Section 2.52(A)(16)(a) regarding Special Standards for Self-Storage Facilities; and to Chapter 7: Downtown District, Article 2, Section 7.05(B)(3), Table 7-1: Downtown District Land Use Matrix and Appendix A (Downtown Framework Plan) of the Garland Development Code (GDC) regarding the allowance of Office, General; Personal Services; Antique Shop (indoors only); Studio, Arts/Crafts; Studio, Fitness or Performing Arts; and Retail Store in the In-Town Residential subdistrict.

ATTACHMENT(S)

Proposed GDC amendments

PREPARED BY:

Will Guerin, AICP

Director of Planning

972-205-2449

wguerin@garlandtx.gov

Section 2.52 Special Standards for Certain Uses

- (A) **Specific Requirements.** The City has established the following standards for certain land uses that apply to the uses regardless of the zoning district in which they are located, unless otherwise stated within other sections of this GDC. The definitions for each land use listed below are contained within Chapter 6 of this GDC.

(16) Self-Storage Facilities. Self-Storage Facilities must comply with the following provisions of this Subsection (16):

- (a) Security. Self-Storage Facilities must have continuous video surveillance of **all indoor and outdoor common areas of** the premises, a minimum eight-foot tall perimeter security fencing, **and controlled access automatic** gates (except as allowed in Subsection (b) below), ~~and management personnel living on the premises at all times.~~

Section 7.05 General

(A) **Application.** The standards in this Chapter 7 apply only to the Downtown district. Other standards in this GDC govern when not in direct conflict with the provisions of this Chapter 7.

(B) **Sub-Districts Created.** The following sub-districts are created in the Downtown district:

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

(2) The **Uptown (U)** sub-district consists of mixed-use office, retail and urban lifestyle housing. It may have a wide range of residential building types: townhouses, live/work, apartments, condominiums and lofts. Setbacks and landscaping are variable. Streets with dense street tree coverage and sidewalks define medium-sized blocks.

(3) The **InTown Residential (IR)** sub-district consists of lower density residential unit types – single-family and patio home, adjacent to higher density mixed-use zones. Home occupations and outbuildings are allowed. **The InTown Residential (North) sub-district as shown in Appendix A allows certain additional non-residential uses, as shown in Table 7-1.** Setbacks are relatively deep. Roads blend with the surrounding grid pattern and are characterized as heavily streetscaped; the sidewalk may be set back from the curb with a minimum of five feet of landscaping which includes street trees.

Legend:

N/A - Not applicable (i.e., no parking requirement)
* -See Chapter 2, Section 2.52 for special standards
gfa – Gross floor area

Section 2.51: Land Use Matrix

P	The land use is allowed by right in the zoning district indicated.
	The land use is prohibited in the zoning district indicated.
S	The land use is allowed only upon approval of a Specific Use Provision (SUP) in the zoning district indicated.

	AG - Agricultural	SF-E – Single-Family Estate	SF-10 – Single-Family -10	SF-7 – Single-Family-7	SF-5 – Single-Family-5	SFA – Single-Family Attached (townhouse)	2F – Two-Family (duplex)	MF – Multi-Family	NO – Neighborhood Office	CO – Community Office	NS – Neighborhood Services	CR – Community Retail	LC – Light Commercial	HC – Heavy Commercial	IN – Industrial	UR – Urban Residential (live/work)	UB – Urban Business (work/live)	DT – Downtown FBC (see Chapter 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Printing/Publishing House										S		S	S	P	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Recording Studio/Media Production										S		P	P	P	P		S	-	1 / 300 gfa	-
Recycling Collection Center (no outside storage)														S	S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Recycling Salvage Yard (unlimited outside storage)															S			-	1 / 300 gfa for office + 1 / 1,000sf warehouse and storage area	Sec. 2.52(A)(8)
Self-Storage Facility (mini-warehouse)												S	S	P	P			-	1 / 20 units (1/25 units if over 100 units in development) + 1 / 300 office gfa + 1 / manager's apartment	Sec. 2.52(A)(16)
Small Engine/Lawn Equipment Rental & Repair (indoors)												S	P	P	P			-	1 / 300 gfa	-
Taxidermist													S	P	P			-	1 / 400 gfa	-
Vehicle Dispatch & Storage													S	S	P			-	1 / 300 office gfa + 1 / 1,000 remainder gfa	-
Veterinary Clinic, Large Animal (outdoor pens)	S																	-	1 / 400 gfa	-
Veterinary Clinic, Small Animal (indoors only)									S	P	S	P	P	P	P	P	P	-	1 / 300 gfa	-
Veterinary Clinic, Small Animal (outdoor kennels, runs)	S												S	P	P			-	1 / 300 gfa	-
MOTOR VEHICLE & RELATED USES																				
Automobile Leasing/Rental										S		P	P	P	P			-	1 / 400 gfa	Sec. 2.52(A)(3)
Automobile Repair, Major													S	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Repair, Minor												P	P	P	P			-	1 / 400 gfa + 2 / repair bay	Sec. 2.52(A)(3), Sec. 4.20
Automobile Sales, New or Used													S	P	S			-	customer parking: 1 / 400 gfa (minimum 2 spaces), plus 1 space per employee on-site at any time	-
Boat Sales, Leasing & Repair (outside storage)												S	S	P	S			-	1 / 600 gfa	Sec. 2.52(A)(14)

Legend:

P = Permitted by right

S = May be permitted by SUP

N/A = Not applicable (i.e., no parking requirement)

* = See Chapter 2, Section 2.52 for special standards

gfa = Gross floor area

NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
	RESIDENTIAL USES					
Accessory Dwellings:	-	-	-	-	-	
Dwelling, Accessory – Guest House	P	P	P	P	1 / dwelling unit	
Dwelling, Accessory – Rental Unit	P	P	P	P	Efficiency and 1 bedroom: 1 space 2+ bedrooms: 2 spaces	
Dwelling, Accessory – Guard/Manager/Caretaker	P	P	P	P	2 / dwelling unit	
Elder Care Facilities:	-	-	-	-	-	
Elder Care – Independent Living	P	P			1 / dwelling unit	
Elder Care – Assisted Living		P			1 / 3 dwelling units	
Elder Care – Nursing/Convalescent Care		P			.5 / bed	
Elder Care – Continuing Care (combination)		P			as determined by components, and best/current practices	
Household Living Units:	-	-	-	-	-	
Dwelling, Two-Family (duplex)		P		P	2 enclosed / dwelling unit	
Dwelling, Multi-Family	P	P			Efficiency: 1 space 1 bedrooms: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
Dwelling, Live-Work unit (in a live-work building)	P	P	P	P	2 spaces, plus nonresidential requirement	
Dwelling, Single-Family Detached		P	P	P	2 enclosed / dwelling unit	
Dwelling, Single-Family Attached (Townhouse)	P	P		P	2.25 enclosed / dwelling unit	
Dwelling, Apartment	P	P	P	P	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces (at least 50% to be covered)	
ACCESSORY & TEMPORARY USES						
Accessory Structure, Residential	P	P	P	P	N/A	
Convenience Facilities:	-	-	-	-	-	
Drive-In Service				S	1 / order station + 1 space per employee at maximum shift	
Drive-Through Service		S		S	N/A	

Legend:

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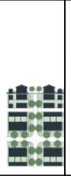
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Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Walk-Up Service	P	P		P	1 / walk-up window or order station + 1 space per employee at maximum shift	
Fuel Pumps, Retail				S	N/A	
Kiosks, Self-Service:	-	-	-	-	-	
Automated Teller Machine (ATM) – Drive-Up		S		S	1 / ATM station (at the ATM)	
Automated Teller Machine (ATM) – Walk-Up	P	P		P	1 / walk-up ATM	
Outside Display, New Materials	P	P		P	N/A	
Outside Display, Used Materials	S	S		S	N/A	
Outside Storage, New Materials		P		P	N/A	
Outside Storage, Used Materials		S		S	N/A	
Seasonal Sales				S	N/A	
Temporary Building/Office (field office, construction office, subdivision sales office, etc.)	*	*	*	*	1 / 1,000sf site area	
INSTITUTIONAL AND EDUCATIONAL						
College or University,	P	P		P	.5 / student (site-specific study required)	
Convention Facility	P	P			1 / 100 gfa	
Day Care Facilities:					-	
Day Care Center, Adult	P	P	S	P	1 / 3 clients + 1 per employee at maximum shift	
Day Care, Youth – Licensed Child-Care Center	P	P	S	P	1 / 10 children + 1 per employee at maximum shift	
Day Care, Youth – Registered Child-Care Home	P	P	S	P	NA	
Church or Place of Worship	P	P	P	P	1 / 4 seats	
Learning Center, Specialized	P	P		P	1 / 10 students	
School, Business	P	P		P	1 / 3 students	
School, Retail/Personal Services Training	P	P		P	1 / 3 students	
School, Trade		S			1 / 3 students	
School, Public	P	P	P	P	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students –	

Legend:

P = Permitted by right

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N/A – Not applicable (i.e., no parking requirement)

* = See Chapter 2, Section 2.52 for special standards

gfa – Gross floor area

NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
School, Private, Religious or Charter	S	S	S	S	Elementary: 1 / 17 students Middle: 1 / 17 students High: 1 / 3 students	
GOVERNMENT & HUMAN SERVICES USES						
Charitable Boarding	S	S	S	S	.5 / bed	
Garden, Charitable	S	S	S	S	2 spaces	
Garden, Civic	P	P	P	P	2 spaces	
Post Office Note to ask City Attorney		P		P	1 / 300 gfa	
Social Service Facility/Agency	P	P		P	1 / 300 gfa	
MEDICAL & HEALTH SERVICES USES						
Hospital		P			1.5 / bed	
Medical and Dental Office/Clinic	P	P		P	1 / 250 gfa	
Mortuary/Funeral Home	P	P		P	1 / 200 gfa, or 1 / 4 seats in sanctuary and chapel(s) (whichever is greater)	
RECREATIONAL, SOCIAL AND ENTERTAINMENT USES						
Athletic Events Facility, Indoor		S			1 / 125 gfa or 1 / 3 bleacher and spectator seats (whichever is greater)	
Civic Club/Fraternal Lodge	P	P		P	1 / 200 gfa	
Commercial Amusement, Indoor	P	P		P	1 / 100 gfa	
Commercial Amusement, Outdoor		S		S	1 / 1,000 sf of amusement area and accessory uses	
Public Amusement, Temporary	S	S		S	N/A	
Cultural Facility	P	P		P	1 / 300 gfa	
Health & Fitness Gym (indoor)	P	P		P	1 / 150 gfa	
Reception Facility	S	S		S	1 / 100 gfa or 1 space for each 3 occupants (whichever is greater)	
Theater, Small Scale	P	P		P	1 / 3 seats	
Theater, Large Scale		P			1 / 3 seats	
OFFICE, RETAIL & SERVICE USES						
Antique Shop (indoors only)	P	P	**	P	1 / 250 gfa	
Bakery, Retail	P	P		P	1 / 250 gfa	
Bed and Breakfast	S	P	S		1 / guest room + residential use requirement (according to that use)	
Business & Media Service	P	P		P	1 / 300 gfa	

Legend:

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N/A – Not applicable (i.e., no parking requirement)

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gfa – Gross floor area

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** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Call Center		S		P	1 / 150 gfa	
Convenience Store (1,000-5,000sf)	P	P		P	1 / 250 gfa	
Financial Institution	P	P		P	1 / 300 gfa	
Flea Market, Indoor	S	S		S	1 / 200 gfa	
Flea Market, Outdoor	S	S		S	1 / 500 sf site area	
Furniture, Household Furnishings and Appliance Sales/Rental	P	P		P	1 / 400 gfa	
Grocery/Supermarket (>5,000sf)	P	P		P	1 / 250 gfa	
Home Improvement Center (>50,000sf)		S		P	1 / 250 gfa	
Hotel/Motel, Extended Stay	P	P		P	1.25 / room + 1 / 200sf restaurant, retail, conference and office area	
Hotel/Motel, Full Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
Hotel/Motel, Limited Service	P	P		P	1 / room + 1 / 200sf restaurant, retail, conference and office area	
Indoor Shopping Mall	S	S		S	0-400,000 gfa: 1 / 250 gfa 401,000+ gfa: 1 / 300 gfa	
Kiosk, Trailer or Mini-Structure (attended):	-	-	-	-	-	
Retail/Service	S	P		P	1 / employee	
Landscape Nursery (retail)				P	1 / 250 gfa + 1 / 2,000sf outdoor area	
Laundry, Self-Serve (Laundromat)	P	P		P	1 / 250 gfa	
Laundry, Drop-Off (with drive-through or window)	S	S		P	1 / 250 gfa	
Laundry, Drop-Off (without drive-through or window)	P	P		P	1 / 250 gfa	
Office, General	P	P	**	P	1 / 300 gfa	
Personal Services	P	P	**	P	1 / 250 gfa	
Pet Store (indoors only)	S	P		P	1 / 250 gfa	
Pharmacy (with drive-through or window)	S	S		P	1 / 250 gfa	
Pharmacy (without drive-through or window)	P	P		P	1 / 250 gfa	

Legend:

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gfa – Gross floor area

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** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Produce Stand/Outdoor Farmers Market	S	S		S	4 + 1 / 600sf of site area	
Restaurant	P	P		P	1 / 100 gfa	
Restaurant, Drive-Through				S	1 / 100 gfa	
Retail Store	P	P	**	P	1-85,000sf: 1 / 250 gfa >85,000sf: 1 / 275 gfa	
Studio, Arts/Crafts	P	P	**	P	1 / 250 gfa	
Studio, Fitness or Performing Arts	P	P	**	P	1 / 150 gfa	
Used Goods, Retail Sales (Indoors)	P	P		P	1 / 250 gfa	
Tattooing/Body Piercing Establishment	S	S		S	1 / 250 gfa	
COMMERCIAL USES						
Bakery, Commercial		P		P	1 / 1,000 gfa	
Building/Garden Materials Sales & Storage (wholesale)		S			1 / 400 gfa + 1 / 1,000 gfa storage area	
Bulk Material Sales & Storage (retail or wholesale)		S			1 / 1,000 gfa or 1 / 1,000 outdoor area (whichever is greater)	
Contractor's Office/Warehouse (indoors only)		S			1 / 500 gfa for office + 1 / 1,000sf for warehouse	
Equipment Leasing/Rental, Indoor		P			1 / 250 gfa	
Furniture and Appliance Cleaning/Repair		S			1 / 1,000 gfa	
Pet Care/Play Facility (indoor)		S		S	1 / 300 gfa	
Printing/Publishing House		S		P	1 / 300 office gfa + 1 / 1,000 remainder gfa	
Recording Studio/Media Production		P		P	1 / 300 gfa	
Small Engine/Lawn Equipment Rental & Repair (indoors)		P		P	1 / 300 gfa	
Veterinary Clinic, Small Animal (indoors only)		P		P	1 / 300 gfa	
MOTOR VEHICLE & RELATED USES						
Parking Lot or Garage, Commercial	P	P		P	1 / 300 office gfa	
TRANSPORTATION USES						
Bus Stop	P	P	P	P	NA	
Helipad		S			5 / helipad	
Transit Station, Public (multi-modal, public agency only)	P	P		P	Determined by operating agency	
Transportation Depot, Passenger (commercial)		S		S	Determined by SUP	
INDUSTRIAL USES						

Legend:

P = Permitted by right

S = May be permitted by SUP

N/A – Not applicable (i.e., no parking requirement)

* = See Chapter 2, Section 2.52 for special standards

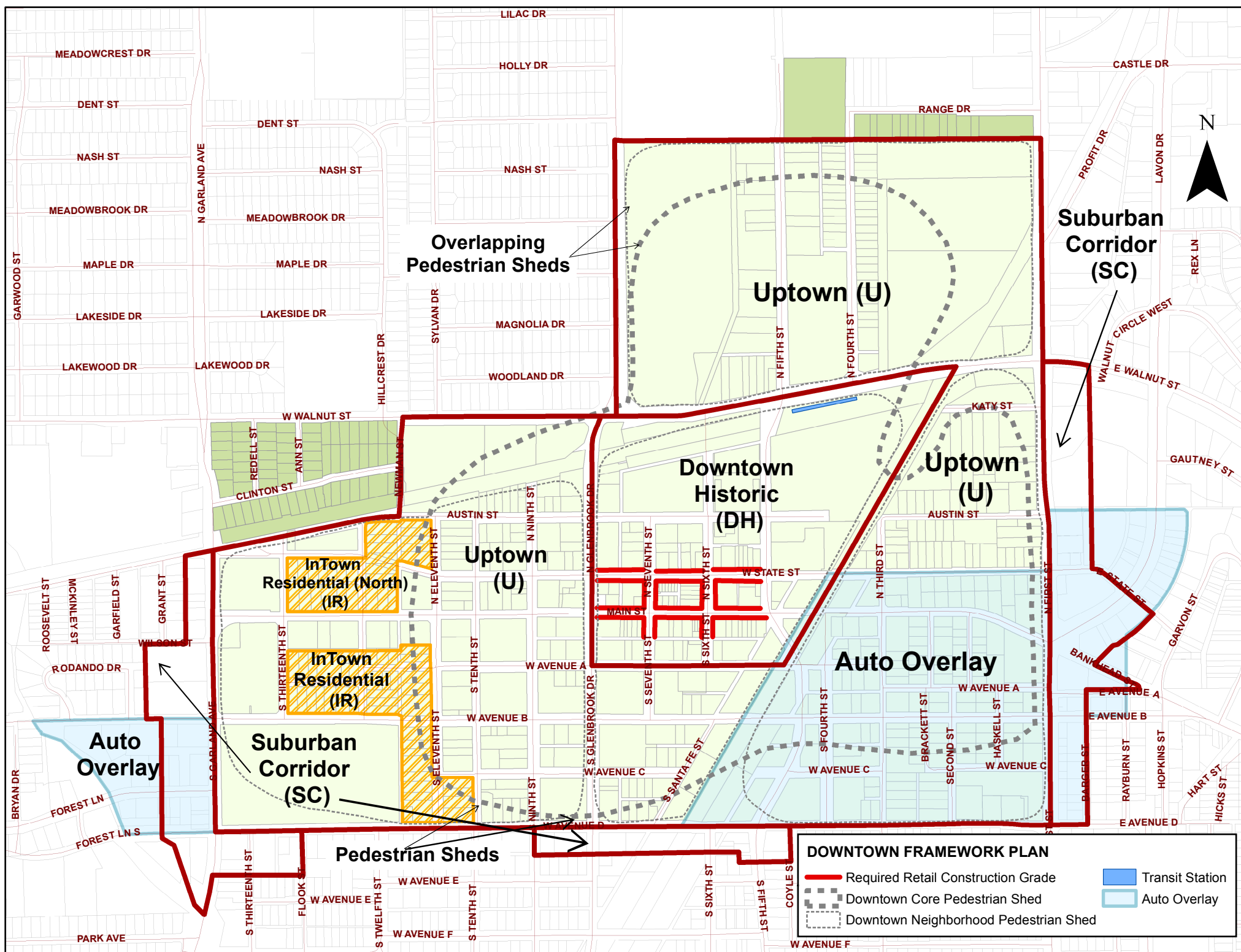
gfa – Gross floor area

NOTE: Land uses not listed in this matrix but included in Section 2.51 have been purposefully omitted and are not permitted by the Downtown Form-Based Code.

** = Permitted by right in InTown Residential (North)

Table 7-1: Downtown District Land Use Matrix

23					Parking Requirement	Cross-Reference(s) for Special Standards
	DOWNTOWN HISTORIC	UPTOWN	INTOWN RESIDENTIAL	SUBURBAN CORRIDOR		
Batching Plant, Temporary	P	P	P	P	1 / 1,000 gfa + 1 / employee at maximum shift	
Laboratory, Analytical or Research (indoor)		S			1 / 1,000 gfa + 1 / employee at maximum shift	
Warehouse, Office/Showroom (indoors only)		S			1 / 300 office gfa + 1 / 1,000 remainder gfa	
Antenna, Commercial	*	*	*	*	N/A	
Antenna, Private	P	P	P	P	N/A	
Electric Substation		S		S	1 / employee at maximum shift	
Gas Regulating Station	S	S	S	S	1 / employee at maximum shift	
Telecommunication Switching Station	S	S	S	S	1 / employee at maximum shift	





GARLAND

Plan Commission

5.

Meeting Date: 06/12/2017

Item Title:

Summary:

ADJOURN

Attachments

Future Cases Memo



GARLAND

PLANNING & COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: June 12, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the June 26, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
JB Mart Addition
Jupiter Road Apartments
Mansions at Spring Creek Addition
Platinum Storage Locust Grove Addition
Restaurant Headquarters Addition

ZONING

1. Consideration of the application of **Jordan Realty Advisors**, requesting a Change in Zoning from Urban Business (UB) District to Planned Development (PD) District with Single-Family-5 (SF-5) District development for Single-Family Dwellings. This property is located north of I-30 and west of Rosehill Road. (District 4) (File Z 17-06)
2. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
3. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)

4. Consideration of the application of **Erasmio Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)
5. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
6. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
7. Consideration of the application of **Big Red Dog Engineering**, requesting approval of a Specific Use Provision for a Car Wash, Full Service/Detail on a property zoned Planned Development (PD) 13-31 District for Community Retail Use. This property is located at 3401 S. Garland Avenue. (District 5) (File Z 17-22)
8. Consideration of the application of **Skorburg Company**, requesting approval of a Detail Plan for Dwelling, Single-Family Detached on a property zoned Planned Development (PD) 17-11 District for Single Family-5 Uses. This property is located at 1621 E. Centerville Road. (District 2) (File Z 17-23)
9. Consideration of the application of **Dunaway Associates, LP**, requesting approval of a Change in Zoning from Planned Development (PD) 84-73 District for Neighborhood Office Use to Community Retail (CR) District for a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
10. Consideration of the application of **Fasil Kagnew**, requesting approval of Specific Use Provision for an Elder Care - Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
11. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
12. Consideration of the application of **Emersons Commercial Management**, requesting approval of a Specific Use Provision for a Reception Facility on a property zoned Light Commercial (LC) District. This property is located 3178 Lavon Drive. (District 1) (File Z 17-29)
13. Consideration of the application of **Reeyaz Thanawalla**, requesting approval of a Change in Zoning from Agriculture (AG) District to Single Family (SF-10) District. This property is located at 5010 Bobtown Road. (District 3) (File Z 17-30)