



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City of Garland
- REMOTE MEETING -
June 8, 2020
7:00 p.m.**

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, June 8, 2020 at 7:00 p.m. The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_b4sW63CMR5W9LE5UvDI6Ew

After registering, you will receive a confirmation email containing information about joining the webinar.

For those without internet access to the meeting, a dial-in option is available. The toll-free numbers are:

877-853-5247
888-788-0099

Additionally, the meeting may be accessed by phone at the following numbers:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 996 1531 5338

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

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

The meeting will also be recorded and made available online at www.garlandtx.gov.

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for the May 11, 2020 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Kirkman Engineering**, requesting approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances. This property is located at 515 Mills Road. This application was submitted prior to September 1, 2019. (District 2) (File Z 19-21)
- b. Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

- c. Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Detail Plan for Commercial Uses. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)
- d. Consideration of the application of **Haskell**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 2305 Sherwin Street. (District 5) (File Z 20-10)
- e. Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Amending Specific Use Provision 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District. This property is located at 3200 Broadway Boulevard. (District 3) (File Z 20-11)
- f. Consideration of the application of **BGE, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through [Take-out Window]; and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development). Approval of this item may include amendments to Planned Development (PD) 19-18. This property is located at 270 Town Center Boulevard. (District 1) (File Z 20-12)

3. **ADJOURN**

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 06/08/2020

Item Title: Plan Commission Minutes for May 11, 2020

Summary:

Consider approval of Minutes for the May 11, 2020 meeting.

Attachments

Plan Commission Minutes for May 11, 2020

Minutes of the Garland Plan Commission Meeting

Due to the COVID-19 mandated guidelines and to conform with social distancing requirements, the Plan Commission meeting was held via teleconferencing. The meeting was broadcast live on the City's Website (<https://www.garlandtx.gov/721/CGTV---Government-Access-Television>), through local cable (Channel 16 (Spectrum), Channel 44 (Frontier) and Channel 99 (AT&T U-verse)).

The Plan Commission of the City of Garland met in regular session on Monday, May 11, 2020, at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

Chairman	Scott Roberts
Commissioner	Wayne Dalton
Commissioner	Stephen Hallman
Commissioner	Preston Edwards
Commissioner	Truett Welborn
Commissioner	John O'Hara
Commissioner	Douglas Williams
Commissioner	Mike Rose
Commissioner	Christopher Ott

STAFF PRESENT

Senior Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed

CONSENT AGENDA

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

MINUTES

1a. APPROVED** Consider approval of Minutes for the April 27, 2020 meeting.

PLATS

2a. APPROVED** Hidden Oaks Preliminary Plat

MISCELLANEOUS

3a. APPROVED** Impact Fee Report

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

4a. APPROVED Consideration of the application of **Pulte Group**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 18-05 for Community Retail Uses to a Planned Development (PD) District for Single-Family-5 (SF-5) Uses and 2) an Alley Waiver. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (This item was postponed from the April 27, 2020 Plan Commission meeting.)

Nabiha Ahmed, Development Planner, presented the staff report.

Commissioner Rose asked if a mandatory Homeowners Association (HOA) would be required and if “J-Drives” will be constructed.

Ms. Ahmed confirmed a mandatory HOA would be required.

Chairman Roberts stated the driveways would be front entry.

Commissioner Edwards asked if the HOA can be mandated to establish funding for fence repair and raised concerns regarding the front drive parking.

Mr. Hines is unaware of any law that would allow a mandate for the fence repair funding.

Chairman Roberts made comments in concern of front entry parking. Additionally he proposed no on-street parking, a minimum of 23 foot set back to the garage.

The applicant, Matt Duenwald, 9111 Cypress Waters Blvd, Suite 100 Coppell, Texas 75019, provided an overview of the request.

Commissioner Edwards spoke in opposition of the request as it is presented.

Commissioner Ott asked who would be responsible for the fence repairs, if sidewalks are planned for the development and if the applicant would consider no on

street parking.

Mr. Duenwald stated he would inquire to Pulte Homes regarding the liability and no on-street parking. Mr. Duenwald also confirmed sidewalks are planned within the development.

Commissioner Dalton asked if any wood fencing would be installed between the backyards of the properties upon the initial construction.

Mr. Duenwald stated there would be perimeter fencing, and fencing dividing the individual homes is up to the builder.

Chairman Roberts inquired to the size of the garage.

Mr. Duenwald stated the garage would be a standard 20 foot garage.

Commissioner Welborn inquired as to the location of the utilities.

Chairman Roberts stated the utilities would be located in the front.

Representing the landowner John Muzyka, 1700 Alma Drive, Plano, Texas, spoke in support of the request.

Also speaking in support of the request, Randy Bowers, 1405 Danbury Drive, Garland, Texas 75040 and Vicki Deakins, 5942 Marina Drive, Garland, Texas 75043

Mr. Duenwald stated that the applicant agrees to the suggestion that the parking be restricted to one side of the street.

Motion was made by Commissioner Rose to close the public hearing and open for discussion, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays**

Commissioner Rose asked of Mr. Hines if the Commission could recommend to Council to remove the sidewalk and add the width to the roadway.

Mr. Hines stated there would be nothing preventing the Commission from that recommendation.

Mr. Guerin stated the applicant is meeting the City's technical requirements including the street curb to curb requirements.

Commissioner Edwards spoke in support of the request if the applicant would utilize parking on one side of the street and sidewalks on the other.

Motion was made by Commissioner Edwards to approve the request with the requested deviation and the provision to only allow either continuous or alternating parking on the street. Seconded by Commissioner Welborn. **Motion failed: 4 Ayes, 5 Nays** from Chairman Roberts and Commissioners O'Hara, Rose, Williams, Ott.

The Plan Commission then reconsidered the motion with additional facts related to the street cross section, parkway, and lot layout to prevent noncompliant lot, driveway, and building construction.

Motion was made by Commissioner Edwards to **approve** the application with the requested deviations and the provision that no parking be allowed on both sides of the street, so that parking may be continuous along one side of the street or alternating from one side of the street to the other; and the provision that 22 feet of parking be created between the sidewalk and garage, seconded by Commissioner Ott. **Motion carried: 9 Ayes, 0 Nays**

4b. APPROVED

Consideration of the application of **Pulte Group**, requesting approval of a Detail Plan for Single-Family-5 (SF-5) Uses. This property is located at 5001 Zion Road. (District 3) (File Z 20-04) (This item was postponed from the April 27, 2020 Plan Commission meeting.)

Motion was made by Commissioner Edwards to **approve** the Detail Plan subject to the condition made in the previous approved motion, seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays.**

4c. APPROVED

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amendment to Planned Development (PD) District 07-33 for Single-Family-7 (SF-7) Uses to add Multi-Family Uses (Elder Care – Independent Living Use). This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Ott inquired as to the circulation from Belt Line Road for pedestrians and if the developer would be creating access to Yarborough Park.

Ms. Wauwie stated there is possible access and referred to the developer.

Chairman Roberts raised concerns regarding the proposed parking, inquired as to whether elevators would be provided in the development and the third floor balconies in view of the neighboring subdivision.

Commissioner Rose raised concerns regarding the lack of covered parking.

Steve Schobert, 412 Azalea Drive, Josephine, Texas, spoke in support of the request.

The applicant, Avis Chaisson, 13455 Noel Road, Suite 400, Dallas, Texas 75240 provided an overview of the request.

Commissioner Ott spoke in support of the request and inquired of the results of the community outreach.

Kim Parker Schwimmer, 2626 Cole Avenue, Dallas, Texas 75204 also representing the applicant, provided the results for the community outreach. The citizens had concerns regarding lighting and parking. Ms. Parker Schwimmer also provided information regarding the distance/buffer from the neighboring subdivision.

Commissioner Ott requested additional information regarding the trail and the public passing through the development.

Ms. Parker Schwimmer stated the development would be gated and inaccessible to the general public.

Also working with the applicant, Eric Earnshaw, provided information with security concerns in creating a connection to Yarborough Park.

Ms. Chaisson provided additional information regarding parking and the enforcement of the age restriction.

Chairman Roberts inquired as to whether elevators will be

a part of the development.

Ms. Chaisson confirmed elevators will be a part of the development.

Motion was made by Commissioner Ott to close the public hearing and open for discussion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays**

Commissioner Ott spoke in support of the request. Commissioner Ott also suggested the age restriction be a part of the recommendation and a pathway be part of the development.

Commissioner Rose inquired as to how the age would be restricted regarding individuals younger than 62 years of age.

Ms. Chaisson stated there are requirements regarding the length individuals under the age of 62 are permitted stay.

Motion was made by Commissioner Ott to **approve** the request with the provision residents be 62 years of age or older and that the applicant and staff work together to find a mechanism to access the park, seconded by Commissioner Edwards. **Motion carried: 9 Ayes, 0 Nays.**

4d. APPROVED

Consideration of the application of **Garland Senior Living, Ltd.**, requesting approval of an Amended Detail Plan for Elder Care – Independent Living Use. This property is located at 502 Belt Line Road, 301 Tina Drive and 2222 Monarch Drive. (District 8) (File Z 20-07)

Motion was made by Commissioner Ott to **approve** the Detail Plan subject to the condition made in the previous approved motion, seconded by Commissioner Williams. **Motion carried: 9 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting was adjourned at 8:56 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 06/08/2020

Item Title: Z 19-21 Kirkman Engineering (District 2)

Summary:

Consideration of the application of **Kirkman Engineering**, requesting approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances. This property is located at 515 Mills Road. This application was submitted prior to September 1, 2019. (District 2) (File Z 19-21)

Attachments

Z 19-21 Kirkman Engineering Report and Attachments

Planning Report

File No: Z 19-21/District 2

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances.

LOCATION

515 Mills Road

APPLICANT

Kirkman Engineering

OWNER

First Place Foods

BACKGROUND

The applicant requests to allow the continued operation and expansion of a Food Processing & Storage business with Outdoor Storage and Tank Battery on a four (4) acre tract developed with buildings, parking and existing outdoor storage. The Garland Development Code (GDC) defines Food Processing & Storage use as: a large-scale manufacturing operation that prepares or produces foods and beverages for human consumption, primarily for commercial and wholesale customers for off-site distribution and consumption. The term includes dry and cold storage of food products, unless they are incidental to another primary use such as a grocery store or a restaurant. The term may include incidental retail sales of food products produced on the premises. The term does not include the preparation or manufacture of products for consumption by animals (see definition for Animal Feed Processing and Storage), or the slaughtering of any type of animal other than sea life. The proposed use does not include Animal Feed Processing and Storage nor does it include any slaughtering operation. Further, Outside Storage, New Materials is defined as the keeping, in an unenclosed or unroofed area, of any new goods (including pre-packaged foods and beverages), materials or merchandise in the same place for more than twenty-four hours.

SITE DATA

The subject property has an area of four (4) acres with 250 lineal feet of frontage along Mills Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Industrial (IN) District. The Industrial (IN) District is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial (IN) District also accommodates support

services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial (IN) District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

Change in Zoning

1. The applicant makes the request for the purpose of expanding the operations of an existing food processing and storage plant (pickle products). Approximately two (2) acres of the four (4) acre site is developed with the pickle plant and a wireless communications tower installation. The wireless communications tower and its improvements are not proposed for modifications with this application. The proposed development requires a Change in Zoning and includes landscape variances from the GDC. Additionally, the request would establish the use as a permitted use without the need for a Specific Use Provision. The GDC includes no Special Standards associated with Food Processing and Storage use.

Deviations from Development Standards

2. Outside Storage

The tank battery consists of ninety-two (92) outside storage tanks used for the site's food processing operations. Outside storage is a permitted use in the Industrial (IN) District and it is required to be screened from adjacent property at a minimum height of six (6) feet, or by the screening methods contained in Chapter 4 Article 3, with any of the following:

- a) six (6) foot tall masonry screening wall along with large canopy trees spaced twenty-five (25) feet on center;
- b) a five (5) foot tall ornamental metal fence with masonry columns spaced fifty (50) feet on center along with a continuous row of evergreen high-level screening shrubs;
- c) earthen berms with a living screen provided each berm is six (6) feet high and includes large canopy trees spaced fifty (50) feet on center; or
- d) alternative options as proposed by the applicant.

Additionally, where storage areas contain items greater than six (6) feet in height, large evergreen canopy trees placed every thirty feet on center are required. The tanks are not less than ten (10) feet and no greater than twelve (12) feet in height.

Views of the tank battery are substantially hidden from Mills Road by the existing buildings. However, the outdoor storage is visible off-site from the north, west, and south properties. An existing chain link fence and existing vegetation provides some low screening although this does not qualify as one of the above options for screening outdoor storage. The proposed site design places the tanks farther from the street and places buildings along the north property line that provide some screening of the tanks. The appearance is unlike typical outside storage such as stacked metal, lumber, or masonry products. The tanks have a uniform shape and will be orderly. The degree of screening required is negated by the appearance of the tank battery.

3. Setbacks and Loading

The existing improvements on the site establish the alignment of the proposed improvements. The following development standards are proposed for deviation:

Required	Provided
Thirty (30) foot setback at north property line along Agriculture (AG) District	Ten (10) foot building setback
Heavy loading in the front of the building at the street is not allowed	Five (5) existing loading docks, and one (1) proposed loading dock

4. *Buildings*

Building elevations present without the GDC-required architectural elements. However, the proposed buildings would not be visible to the public street and are similar in style as nearby industrial buildings.

5. *Landscape Variances*

The proposed development results in greater than thirty (30) percent increase in the size of existing building(s). Therefore full compliance with the GDC landscaping and screening requirements is triggered.

Landscape Buffer. Mills Road is classed as a "Type G" street which is minor in nature, serving few properties and having minimal traffic. Therefore, the Landscape Buffer is smaller compared to larger streets that carry more traffic. The required Landscape Buffer is ten (10) feet in width whereas the proposed design has a variable width ranging from ten (10) feet to fifteen (15) feet. Within the Landscape Buffer, a total of five (5) large canopy trees are required along with ground cover consisting of a maximum seventy-five (75) percent turf and the remaining area in another type of ground cover. (Exhibit D) The applicant proposes to maintain the existing grass and four (4) trees along Mills Road. Additionally, the front area of the site will be supplemented with five (5) large canopy trees placed along the north side of the loading area outside of the buffer, and shrubs in the landscape buffer north of the northernmost access driveway. The proposed site design maintains the existing site conditions and satisfies parking, loading, and fire access requirements. Additionally, the proposal places five (5) non-required large canopy trees along the north side of the parking area at Mills Road, contributing towards the ultimate number of plant materials otherwise required.

Parking Lot Landscaping. The existing parking area at the east side of the site will be maintained with planters containing trees and ground cover. Additionally, the proposal does not include all required trees in the new parking areas proposed towards the west of the site. Parking areas are required low level shrubs to screen from public streets, large canopy trees at the ends of parking rows, and one large canopy tree within sixty-five (65) feet of any parking space; and the ground that is not devoted to parking must be planted with ground cover. As described above the parking and loading area will remain substantially in its existing arrangement and additional trees and shrubs are proposed in the north portion of this area. However, the parking area to the west of the site is new construction, with a few large canopy trees and ground cover proposed. It is suggested that the application be revised to include large canopy trees in the new, western parking area.

Heavy Load Areas. The heavy load vehicle areas located on Type G streets (Mills Road is a Type G street) must be screened with a minimum coated chain link fence with a continuous row of evergreen, high-level screening shrubs being eight (8) feet in height. There are five (5) existing loading docks in front of the buildings and one (1) additional loading dock is proposed. The landscape plan shows new shrubs to be installed along a portion of the northern Mills Road frontage. Additionally, as indicated above this area is constrained due to required dimensional needs for the parking and loading areas.

Perimeter screening of heavy load areas is also required along this site's north property line in front of the eastern-most buildings. The screening may be achieved with installation of a minimum six (6) foot tall and maximum eight (8) foot tall masonry wall along with one large canopy tree for every twenty-five (25) feet on the development's side of the wall. An existing masonry wall is located along the north property line and provides screening of the loading area. While six (6) trees are required along with a masonry wall, this proposal includes five (5) trees. Additionally, the adjacent property is improved with a cemetery rather than residential dwellings.

Signage

6. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply the site's requirements for signage.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Industry Center, which provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

This proposal contributes to the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property is industrial and public/semi-public uses. Along the west portion of the north property line is property zoned Industrial (IN) District and used for industrial purposes. East of that property is a cemetery zoned Agriculture (AG) District. Along Mills Road east of the subject site is property zoned Agriculture (AG) District improved with a cemetery and land zoned Industrial (IN) District which is undeveloped. Additional land zoned Industrial (IN) District and also unimproved is located south of the subject site. To the west are properties improved for industrial purposes and zoned Industrial (IN) District.

STAFF RECOMMENDATION

Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning & Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet
1 inch = 200 feet

Zoning Map Z 19-21



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-21

515 Mills Road

- I. Statement of Purpose:** Approval of 1) a Change of Zoning from Industrial (IN) District to a Planned Development (PD) District for Industrial Uses including Food Processing & Storage, and Outdoor Storage and Tank Battery; 2) a Detail Plan; and 3) Landscape Variances.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
 - A. Permitted Uses:** The uses allowed are the Uses of the Industrial (IN) District as provided in the Garland Development Code, and Food Processing & Storage as a permitted use subject to the standards contained in the Garland Development Code.
 - B. Site Layout:** The site shall be in conformance to the layout reflected on Exhibit C.
 - C. Landscaping and Screening:** Landscaping and screening shall be in conformance with Exhibit D.
 - D. Building Elevations:** Building elevations shall be in general conformance with Exhibit E.



FACTORY EXPANSION

GARLAND,
TEXAS

SITE PLAN

SHEET:
SP1.0

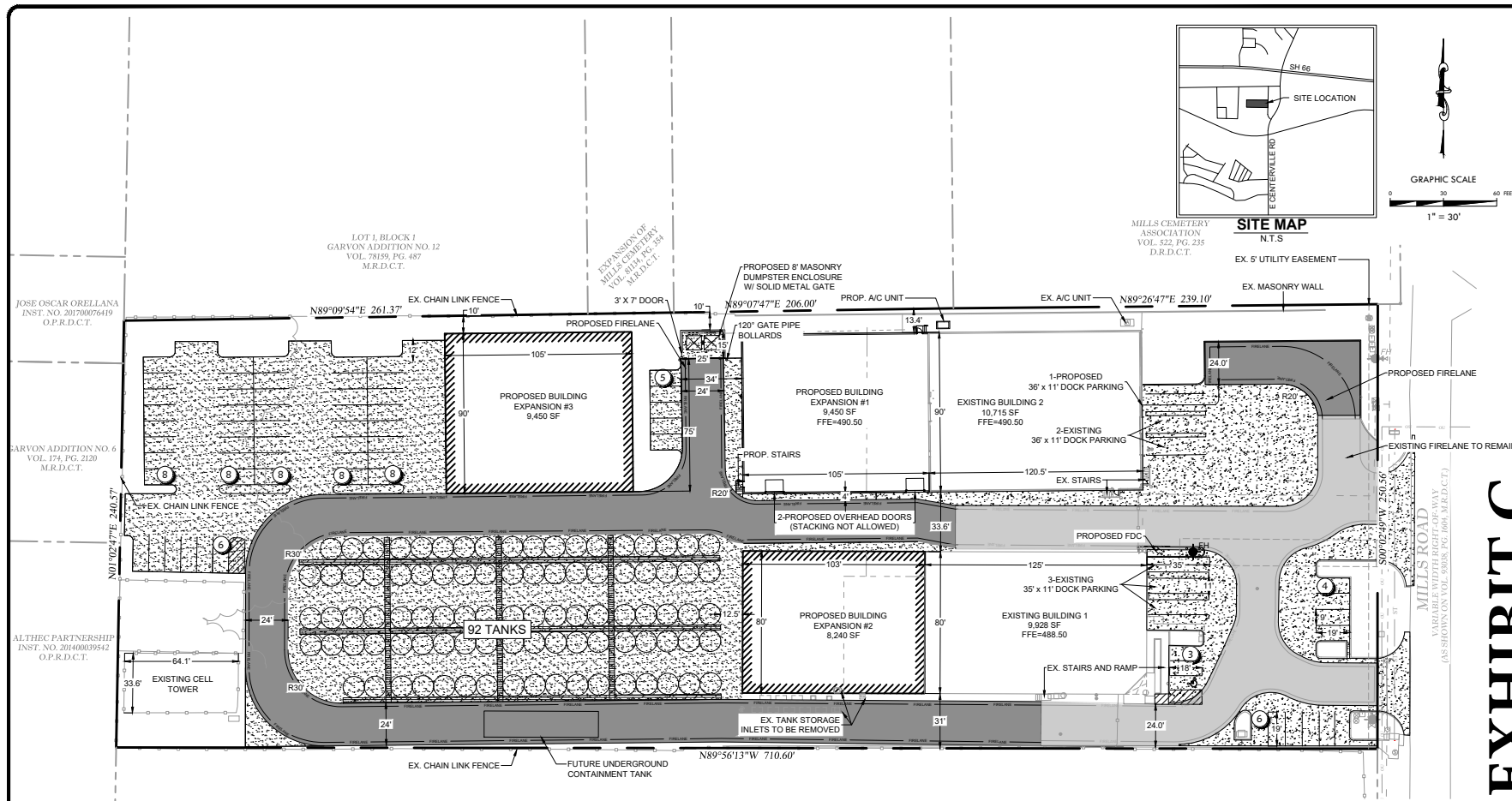


EXHIBIT C

LEGEND

- PROPOSED FACE AND
BACK OF CURB
- PROPOSED FIRE LANE
PAVEMENT
- EXISTING FIRE LANE
PAVEMENT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- FIRE LANE STRIPING
- FIRE HYDRANT
- PARKING COUNT
- STORAGE TANKS
- SERVICE CATWALK

J&A MANUFACTURING, INC.
VOL. 95114, PG. 757
D.R.D.C.T.

DRAINAGE NOTE:
The developer shall be responsible for replacing existing 5' curb inlet located in Mills Road south of subject property with 10' curb inlet as proposed in the drainage plans.

FLOODPLAIN NOTE:

According to Flood Insurance Rate Map (FIRM) Map No. 48113C0240K dated July 7, 2014 prepared by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within Zone X.

SITE DATA	PROPOSED EXPANSION	EXISTING	TOTAL
LOT	LOT 1, BLOCK 1		
ZONING	INDUSTRIAL DISTRICT 1-1		
PROPOSED USE	FOOD MANUFACTURING		
LOT AREA	4.00 AC (174,233 SF)		
BUILDING AREA	27,140 SF	20,643 SF	47,783
BUILDING HEIGHT	25'-0"		
BUILDING COVERAGE	16%	12%	17%
FLOOR AREA RATIO	0.16-1	0.12-1	0.17-1
IMPERVIOUS SURFACE COVER	65,863 SF	86,718 SF	152,581
	15%	50%	65%
REQUIRED PARKING (Food Processing & Storage) (59 MAX EMPLOYEES)	43	21	64
PROVIDED PARKING	43	21	64
OPEN SPACE REQUIRED	17,423 SF		
OPEN SPACE PROVIDED	21,652 SF		

SITE PLAN
City Project No. 18

FIRST PLACE FOODS

LOT 1, BLOCK 1
COLLETE BUSINESS PARK
EDWARD MILLS SURVEY, ABSTRACT NO. 952
GARLAND, DALLAS COUNTY, TEXAS
Preparation Date: 05/26/2020

OWNER/APPLICANT

FIRST PLACE FOODS LLC
515 MILLS RD
GARLAND, Texas 75406
Telephone (972) 272-1111

ENGINEER

Kirkman Engineering
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 488-4960
TBPE No. 15874
Contact: Shea Kirkman, P.E.

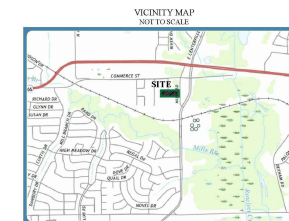
SURVEYOR

Barton Chapa Surveying
5200 State Highway 121
Colleyville, Texas 76034
Telephone (817) 864-1957
Firm # 10194474
Contact: Jack Barton

CITY CASE NO. 180413-2



Know what's below.
Call before you dig.



CITY OF GARLAND LANDSCAPE REQUIREMENTS

TOTAL PERCENTAGE OF SITE AREA LANDSCAPED
REQUIRED: 10% X 174,233 SF = 17,423 SF
PROVIDED: 19,596 SF (11%)

TOTAL NUMBER OF ALL TREES
REQUIRED: 5
PROVIDED: 9

TOTAL NUMBER OF ALL SHRUBS
REQUIRED: 17 SHRUBS
PROVIDED: 17 SHRUBS

TOTAL NUMBER OF ALL GROUND COVERED
REQUIRED: 17,423 SF
PROVIDED: 19,596 SF

KEY

TREES

	9	UC	<i>Ulmus crassifolia</i>	Cedar Elm	3" Cal. Min. Cont. Green-65 Gal 12'-15' Height, 6"-8" Spread Specimen.
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SHRUBS

	17	R91A	Rhaphiophloeus indicus	Indian Hawthorne	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
---	----	------	------------------------	------------------	---

SOD

	1,736 SY	SOD	Bermuda Sod	Common Bermuda Sod	Sod to limits of disturbed area
---	----------	-----	-------------	--------------------	---------------------------------



Kirkman Engineering, Inc.
Texas Firm No: 1587

**FIRST PLACE
FOODS**
515 MILLS ROAD
GARLAND, TEXAS
75040

LANDSCAPE
PLAN

SHEET:

L1.00

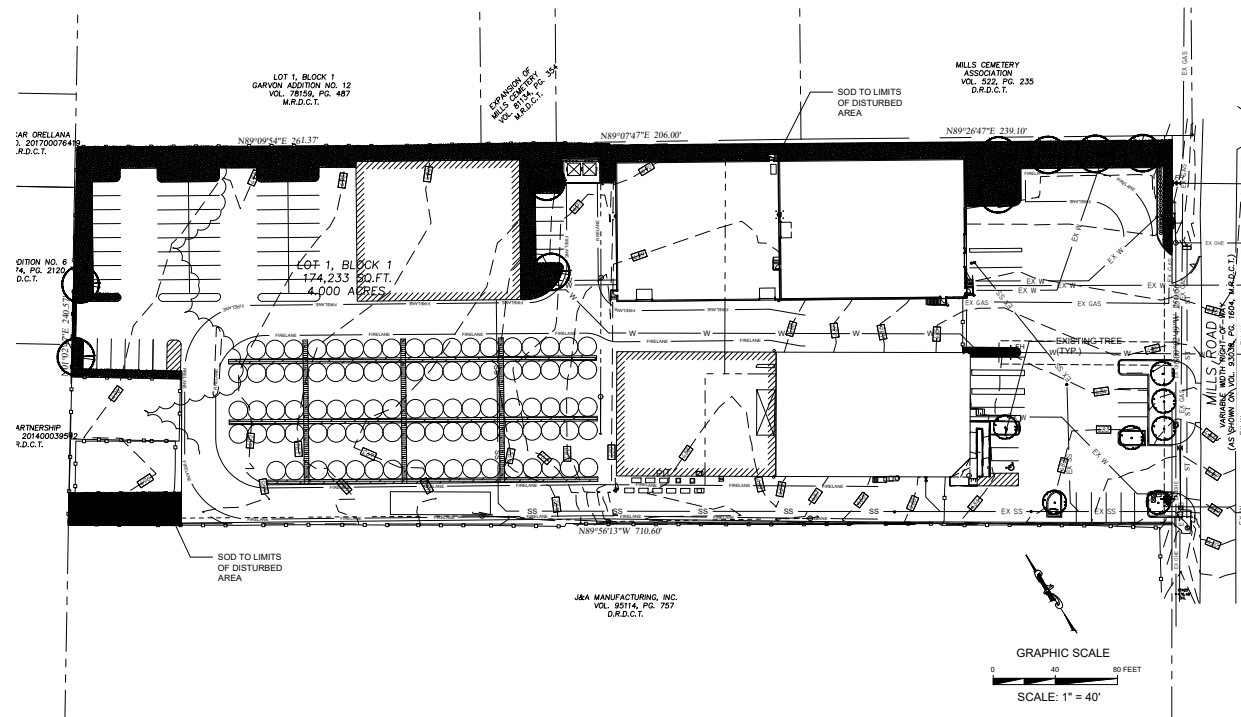
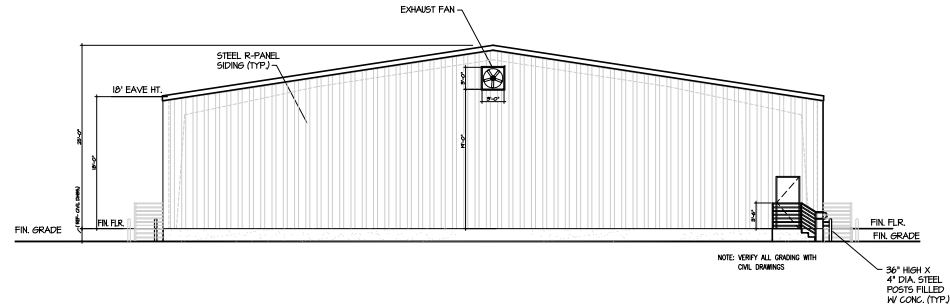
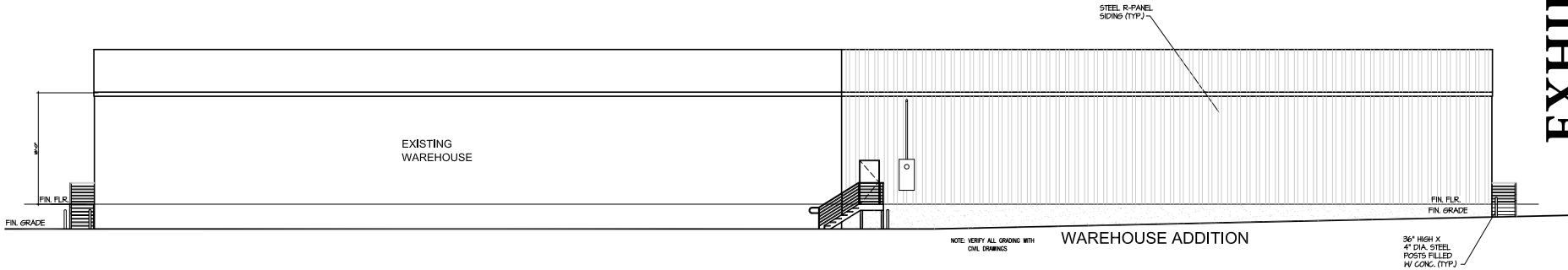


EXHIBIT E



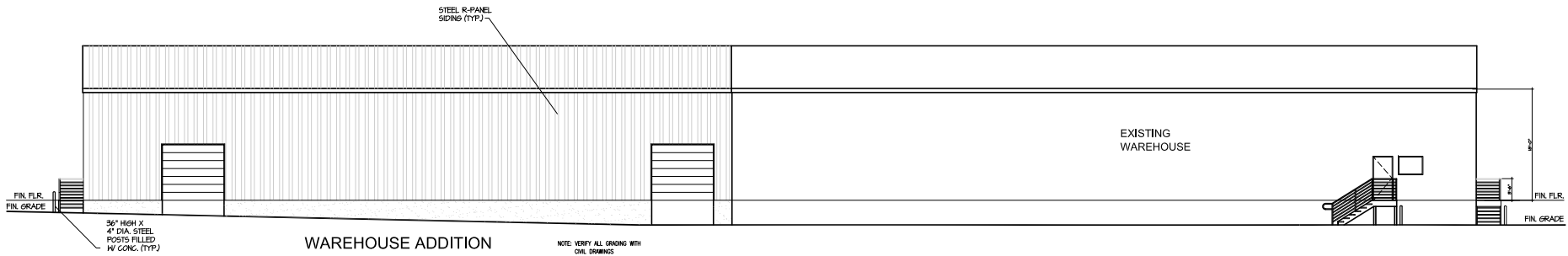
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Z 19-21



View towards cemetery north of subject site



View of the subject property



View to south of the subject site along Mills Road



GARLAND

Plan Commission

2. b.

Meeting Date: 06/08/2020

Item Title: Z 19-39 Geoffrey Bossiere - Zoning (District 7)

Summary:

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Attachments

Z 19-39 Geoffrey Bossiere - Zoning Report and Attachments

Planning Report

File No: Z 19-39/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted.

Approval of a Detail Plan.

LOCATION

3630 North Shiloh Road

APPLICANT

Geoffrey Bossiere

OWNER

Lone Star Properties, LLC

BACKGROUND

The subject property is currently developed with a multi-tenant building with a total of nine (9) tenant spaces. The applicant would like to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District in order improve its commercial prospects.

SITE DATA

The subject property contains approximately 1.83 acres in area with nearly 290 lineal feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Neighborhood Services (NS) District. 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. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

In addition to being zoned NS District, the site was approved for a Specific Use Permit in file S 12-48 for Medical Office/Clinic use. With the adoption of the Garland Development Code (GDC) in 2015, the medical office uses were converted to a permitted use in the NS District.

CONSIDERATIONS

1. **Proposed Land Uses:** The applicant intends to keep all the uses currently allowed in the Neighborhood Services (NS) District with this request. The applicant requests to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District. Specifically, the following is the list of uses proposed by the applicant as either permitted uses or that would require approval of a Specific Use Provision:

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000–5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted
Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted

2. **Site Plan:** The Site Plan (Exhibit C in Detail Plan item) shows the subject site outlined in a red line. The site plan illustrates the site context with the adjacent development to the north. This proposal affects only the portion of the site plan that is outlined in red (the area on the drawing including and south of the fire lane). The existing building is 18,913 square feet and contains nine (9) tenant spaces.
3. **Parking:** A total of ninety-nine (99) parking spaces are existing. Per the Garland Development Code (GDC), only eighty-eight (88) parking spaces are required for this site. However, the applicant will remove five (5) parking spaces to add a 2,216 square-foot outdoor play area for the permitted Day Care Center to the east corner of the property. The parking analysis provided by the applicant shows that this existing development is in compliance with the parking requirement.
4. **Landscape and Screening:** Landscaping and screening compliance is not triggered by this request. The applicant will maintain the existing landscaping on the subject property.

Similar to the Site Plan, the Landscape Plan includes for informational purposes the property to the north; the subject site is outlined in red. (Exhibit D in Detail Plan item)

5. **Building Elevations:** This request does not trigger any building design standards as it is an existing building. Building expansions or alterations are not proposed; therefore, building elevations were not required.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Center. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Neighborhood Services (NS) District; these are developed with a Day Care Center and a multi-tenant building. The properties to the east are Single-Family (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Neighborhood Services (NS) District; this property is developed with a church. The properties to west across North Shiloh Road are zoned Planned Development (PD) District 80-46 and Planned Development (PD) District 81-43 for Single-Family (SF-7) Uses; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. However, staff recommends removing Restaurant, Drive-Through use from the proposed list of uses, though permitting a Restaurant with a take-out window and without a menu board may be considered.

Approval of a Detail Plan.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

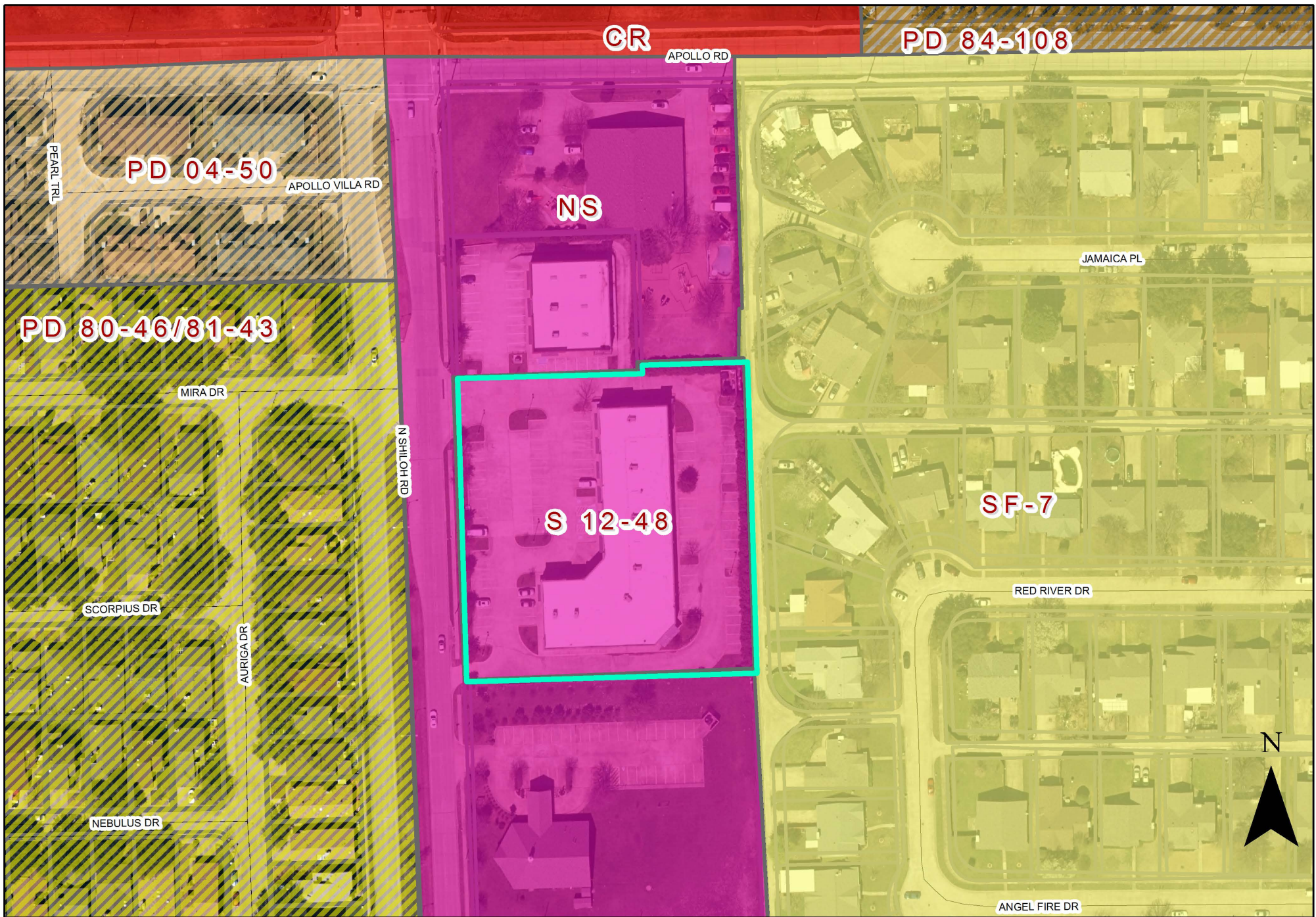
CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 19-39



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 19-39

3630 North Shiloh Road

I. Statement of Purpose: The purpose of this Planned Development is to approve a land uses that are not permitted in the Neighborhood Services (NS) District.

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 Neighborhood Services (NS) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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

V. Specific Conditions:

A. Permitted Uses: Land Uses are permitted as in Neighborhood Services (NS) District. Additionally, the uses listed below are either permitted by right or with approval of a Specific Use Provision.

Antique Shop (indoors only)	Permitted
Athletic Event Facility, Indoor	Permitted
Civic Club/Fraternal Lodge	Permitted
Commercial Amusement, Indoor	Permitted
Convenience Store (1,000-5,000sf)	Permitted
Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted

EXHIBIT B

Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
Learning Center, Specialized	Permitted
Mortuary/Funeral Home	Permitted
Pet Store (Indoors only)	Permitted
Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
School, Trade	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted

- B. Site Plan: The site layout, building placement, parking and other development existing shall be in general conformance with the approved Site Plan labeled Exhibit C.
- C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.
- D. Elevations: Elevations for expansion or reconstruction of the building shall require a Detail Plan with a public hearing.

Z 19-39



Looking at the subject property from North Shiloh Road



Looking south of the subject property from North Shiloh Road



West of subject property



Looking north of the subject property



GARLAND

Plan Commission

2. c.

Meeting Date: 06/08/2020

Item Title: Z 19-39 Geoffrey Bossiere - Detail Plan (District 7)

Summary:

Consideration of the application of **Geoffrey Bossiere**, requesting approval of a Detail Plan for Commercial Uses. This property is located at 3630 North Shiloh Road. (District 7) (File Z 19-39)

Attachments

Z 19-39 Geoffrey Bossiere - Detail Plan Report and Attachments

Planning Report

File No: Z 19-39/District 7

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted.

Approval of a Detail Plan.

LOCATION

3630 North Shiloh Road

APPLICANT

Geoffrey Bossiere

OWNER

Lone Star Properties, LLC

BACKGROUND

The subject property is currently developed with a multi-tenant building with a total of nine (9) tenant spaces. The applicant would like to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District in order improve its commercial prospects.

SITE DATA

The subject property contains approximately 1.83 acres in area with nearly 290 lineal feet of frontage along North Shiloh Road. The site can be accessed from North Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Neighborhood Services (NS) District. 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. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

In addition to being zoned NS District, the site was approved for a Specific Use Permit in file S 12-48 for Medical Office/Clinic use. With the adoption of the Garland Development Code (GDC) in 2015, the medical office uses were converted to a permitted use in the NS District.

CONSIDERATIONS

1. **Proposed Land Uses:** The applicant intends to keep all the uses currently allowed in the Neighborhood Services (NS) District with this request. The applicant requests to incorporate additional uses that are not permitted in the Neighborhood Services (NS) District. Specifically, the following is the list of uses proposed by the applicant as either permitted uses or that would require approval of a Specific Use Provision:

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Cultural Facility	Permitted
Furniture, Household Furnishings and Appliance Sales/Rental	Permitted
Grocery/Supermarket (>5,000sf)	Permitted
Health and Fitness Gym (Indoor)	Permitted
Landscape Nursery (retail)	Specific Use Provision
Laundry, Self-Serve (Laundromat)	Permitted
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Mortuary/Funeral Home	Permitted
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Pharmacy (without drive-through or window)	Permitted
Post Office	Permitted
Printing/Publishing House	Permitted
Recording Studio/Media Production	Permitted
Restaurant	Permitted
Restaurant, Drive-Through	Specific Use Provision
School, Business	Permitted
School, Private, Religious or Charter	Permitted
School, Private, Religious or Charter	Permitted
School, Retail/Personal Services Training	Permitted
Social Service Facility/Agency	Permitted
Theater, Small Scale	Permitted
Veterinary Clinic, Small Animal (indoors only)	Permitted

2. **Site Plan:** The Site Plan (Exhibit C in Detail Plan item) shows the subject site outlined in a red line. The site plan illustrates the site context with the adjacent development to the north. This proposal affects only the portion of the site plan that is outlined in red (the area on the drawing including and south of the fire lane). The existing building is 18,913 square feet and contains nine (9) tenant spaces.
3. **Parking:** A total of ninety-nine (99) parking spaces are existing. Per the Garland Development Code (GDC), only eighty-eight (88) parking spaces are required for this site. However, the applicant will remove five (5) parking spaces to add a 2,216 square-foot outdoor play area for the permitted Day Care Center to the east corner of the property. The parking analysis provided by the applicant shows that this existing development is in compliance with the parking requirement.
4. **Landscape and Screening:** Landscaping and screening compliance is not triggered by this request. The applicant will maintain the existing landscaping on the subject property.

Similar to the Site Plan, the Landscape Plan includes for informational purposes the property to the north; the subject site is outlined in red. (Exhibit D in Detail Plan item)

5. **Building Elevations:** This request does not trigger any building design standards as it is an existing building. Building expansions or alterations are not proposed; therefore, building elevations were not required.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Neighborhood Center. 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.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Neighborhood Services (NS) District; these are developed with a Day Care Center and a multi-tenant building. The properties to the east are Single-Family (SF-7) District; these properties are developed with single-family homes. The property to the south is zoned Neighborhood Services (NS) District; this property is developed with a church. The properties to west across North Shiloh Road are zoned Planned Development (PD) District 80-46 and Planned Development (PD) District 81-43 for Single-Family (SF-7) Uses; these properties are developed with single-family homes.

STAFF RECOMMENDATION

Approval of a Change in Zoning from Neighborhood Services (NS) District to a Planned Development (PD) District for Neighborhood Services (NS) District to add Uses not currently permitted. However, staff recommends removing Restaurant, Drive-Through use from the proposed list of uses, though permitting a Restaurant with a take-out window and without a menu board may be considered.

Approval of a Detail Plan.

ADDITIONAL INFORMATION

Location Map
PD Conditions
Photos

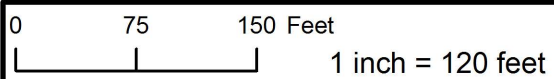
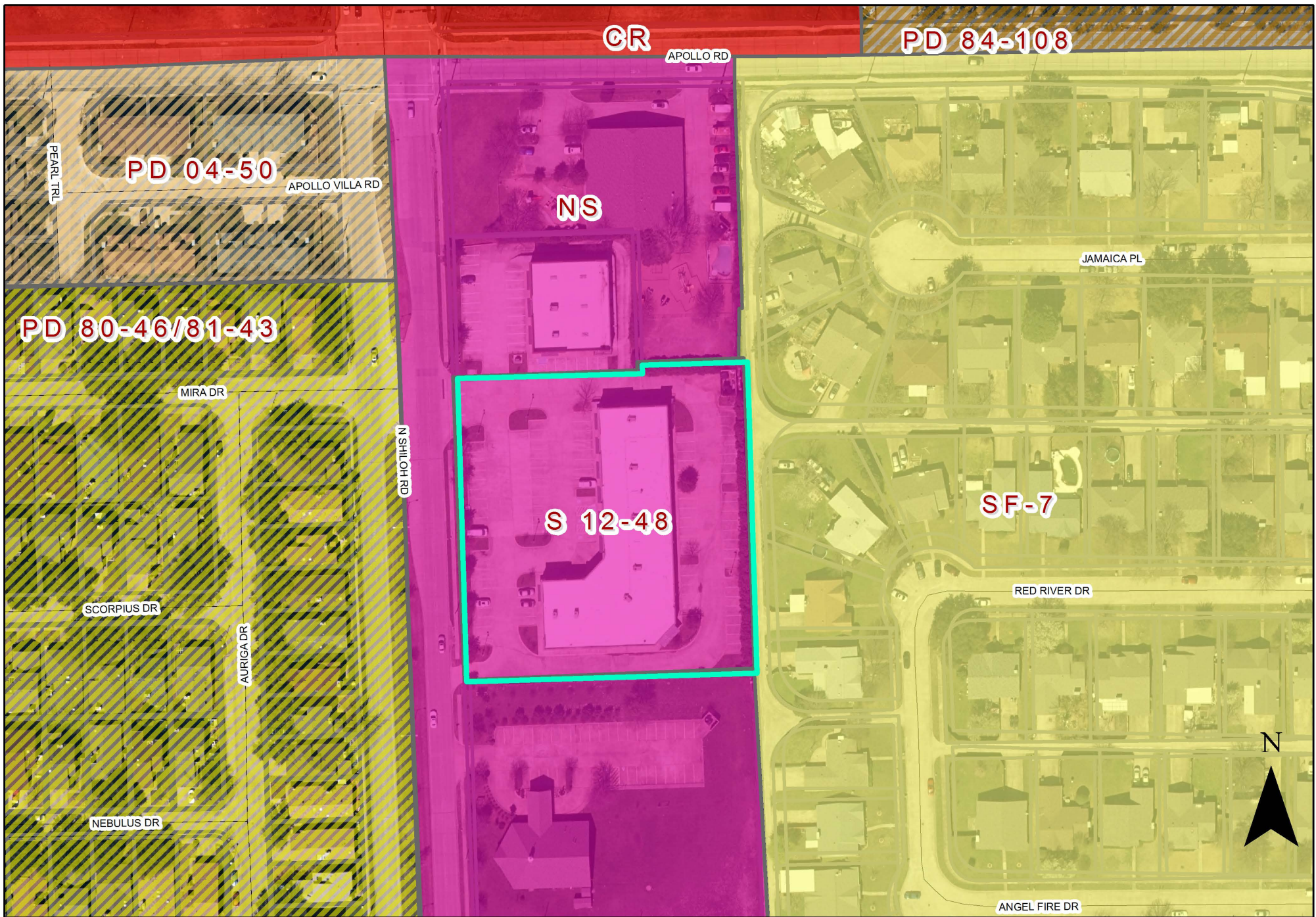
CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



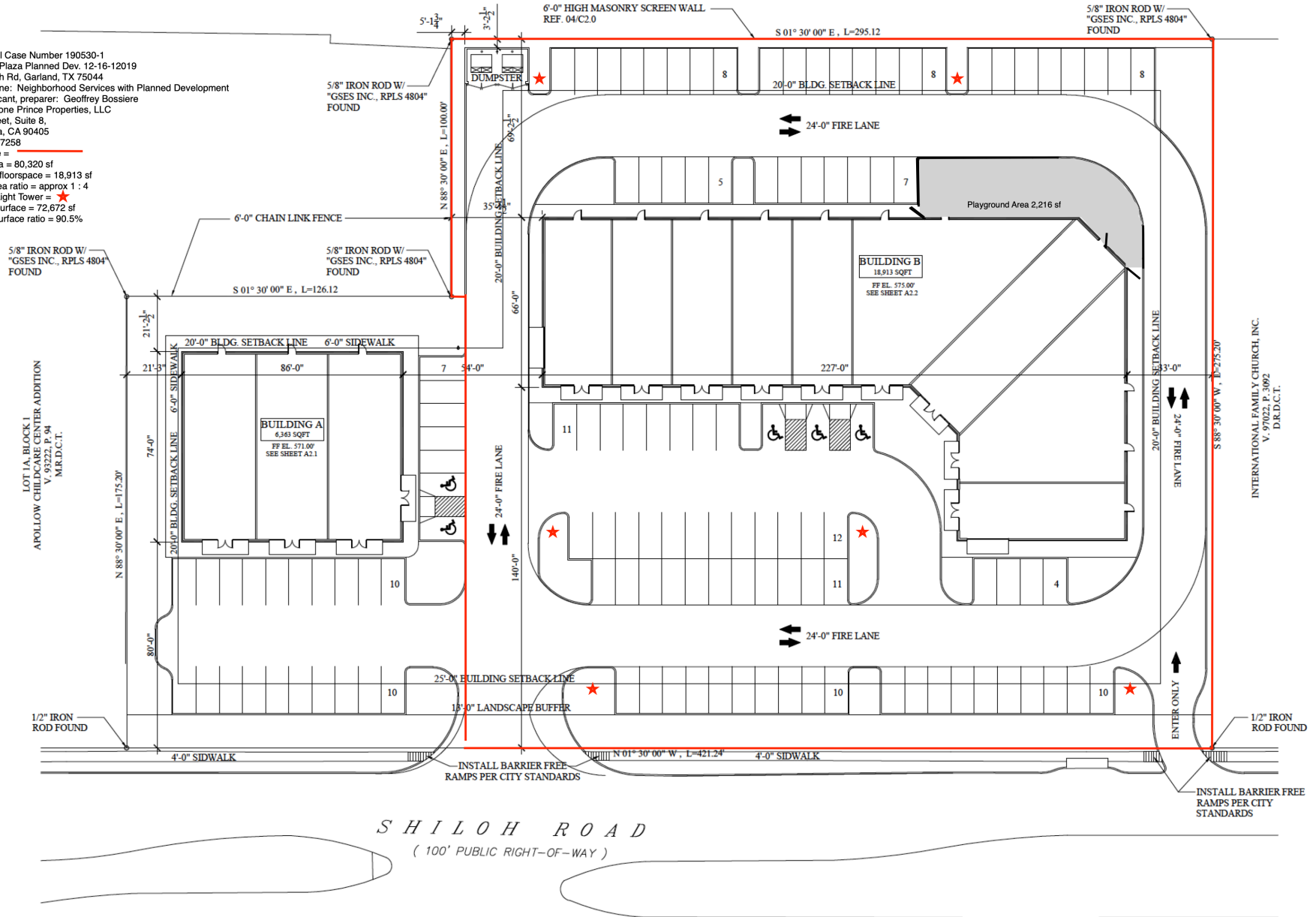
Zoning Map Z 19-39



INDICATES AREA
OF REQUEST

EXHIBIT C

Pre-Submittal Case Number 190530-1
 Title: Shiloh Plaza Planned Dev. 12-16-12019
 3630 N Shiloh Rd, Garland, TX 75044
 Proposed Zone: Neighborhood Services with Planned Development
 Owner, applicant, preparer: Geoffrey Bossiere
 Company: Lone Prince Properties, LLC
 1515 7th Street, Suite 8,
 Santa Monica, CA 90405
 Tel: 310-500-7258
 Property Line = —
 Total site area = 80,320 sf
 Total area of floorspace = 18,913 sf
 Total floor area ratio = approx 1 : 4
 Parking Lot Light Tower = ★
 Impervious Surface = 72,672 sf
 Impervious surface ratio = 90.5%



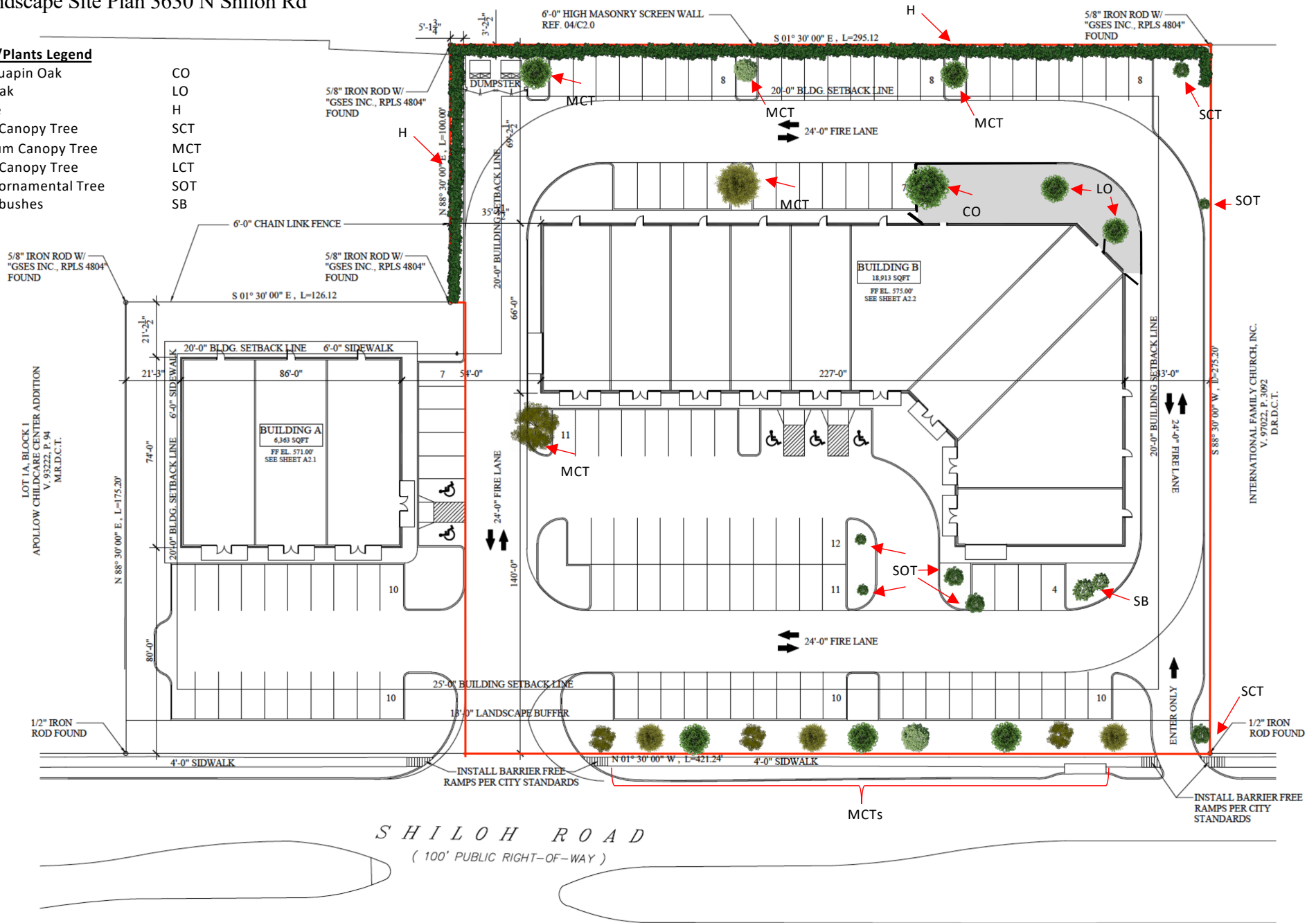
① ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"



EXHIBIT D

Chinquapin Oak
Live Oak
Hedge
Small Canopy Tree
Medium Canopy Tree
Large Canopy Tree
Small ornamental Tree
Small bushes

CO
LO
H
SCT
MCT
LCT
SOT
SB



Z 19-39



Looking at the subject property from North Shiloh Road



Looking south of the subject property from North Shiloh Road



West of subject property



Looking north of the subject property



GARLAND

Plan Commission

2. d.

Meeting Date: 06/08/2020

Item Title: Z 20-10 Haskell (District 5)

Summary:

Consideration of the application of **Haskell**, requesting approval of a Specific Use Provision for a High Risk Use on a property zoned Industrial (IN) District. This property is located at 2305 Sherwin Street. (District 5) (File Z 20-10)

Attachments

Z 20-10 Haskell Report and Attachments

Planning Report

File No: Z 20-10/District 5

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of Specific Use Provision for High Risk Use on a property zoned Industrial (IN) District.

LOCATION

2305 Sherwin Street

APPLICANT

Haskell

OWNER

EcoLab

BACKGROUND

The subject property is an approximately 13.3-acre site containing an existing building that is currently occupied and operated by Ecolab Inc. which offers water, hygiene, and energy technologies.

The applicant is proposing to install and replace an existing stainless-steel storage tank and add a concrete containment and a canopy to keep direct sunlight off the tank.

SITE DATA

The subject site is developed with an approximately 259,388 square-foot building. The site contains approximately 13.3 acres with approximately 750 lineal feet along Sherwin Street, which is used as access point to and from the property. The area of the proposed improvement will be confined to 0.02 acres on the southern portion of the overall site area.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant is proposing to install a glacial acetic acid storage tank on an existing property. This use requires a Specific Use Provision in the Industrial (IN) District.

CONSIDERATIONS

Specific Use Provision

1. The replacement thirty (30) foot high tank will be stored in a concrete containment area and under a forty (40) foot tall canopy to keep direct sunlight off the tank located south of the existing 259,388 square-foot Ecolab building. The Garland Development Code (GDC) allows "any legal height" which is established by the project approval for the Industrial (IN) District. The site appears to have existing towers/tanks that are in excess of forty (40) feet. (Exhibit C and Exhibit D)
2. The tank and canopy will be in compliance with the GDC setbacks. The distance from the tank and canopy to the nearest property line (south) is approximately eighty-two (82) feet, where the GDC side yard requirement is twenty (20) feet. All other yard setbacks are satisfied.
3. The GDC establishes a parking ratio of one (1) space for every 1,000 gross floor area plus one (1) space per employee at max shift. Two hundred sixty (260) parking spaces are located on this site serving the 259,388 square-foot building. The proposed tank is not decreasing the existing parking spaces on site.
4. Full landscaping and screening compliance is not triggered by this request. Changes to the site's landscaping is not proposed with this application.
5. High Risk Uses are defined by the Garland Development Code as any use which is determined to be of special health or safety hazard due to excessive and/or toxic fumes, smoke, gas, or dust; noise; vibration; or danger from fire, explosion or radiation and involves materials meeting the "degree of hazard-4" criteria of the Uniform Fire Code.
6. The Fire Department and Building Inspections Department have reviewed the request and have no objections with it being approved subject to compliance with all Fire and Building Codes.
7. The applicant is requesting approval of the Specific Use Provision for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject property. Industry Centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry Centers range in scale and intensity based on the surrounding vicinity and may consist of one or more buildings. This development type includes a variety of primary and secondary uses that support the industry employment sector.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are zoned Industrial (IN) District. The property to the south is developed with a moving and storage company. The property to the southwest is developed with a trucking company, and to the southeast is a foam rubber supplier company.

STAFF RECOMMENDATION

Approval of a Specific Use Provision for a High Risk Use for thirty (30) years. The proposed operation will continue to be reviewed by the Fire Marshall's Office and is required to comply with the proposed conditions and requirements of the applicable Fire and Building codes.

ADDITIONAL INFORMATION

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

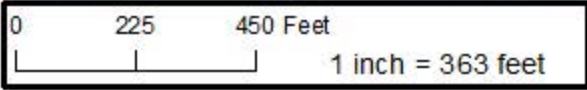
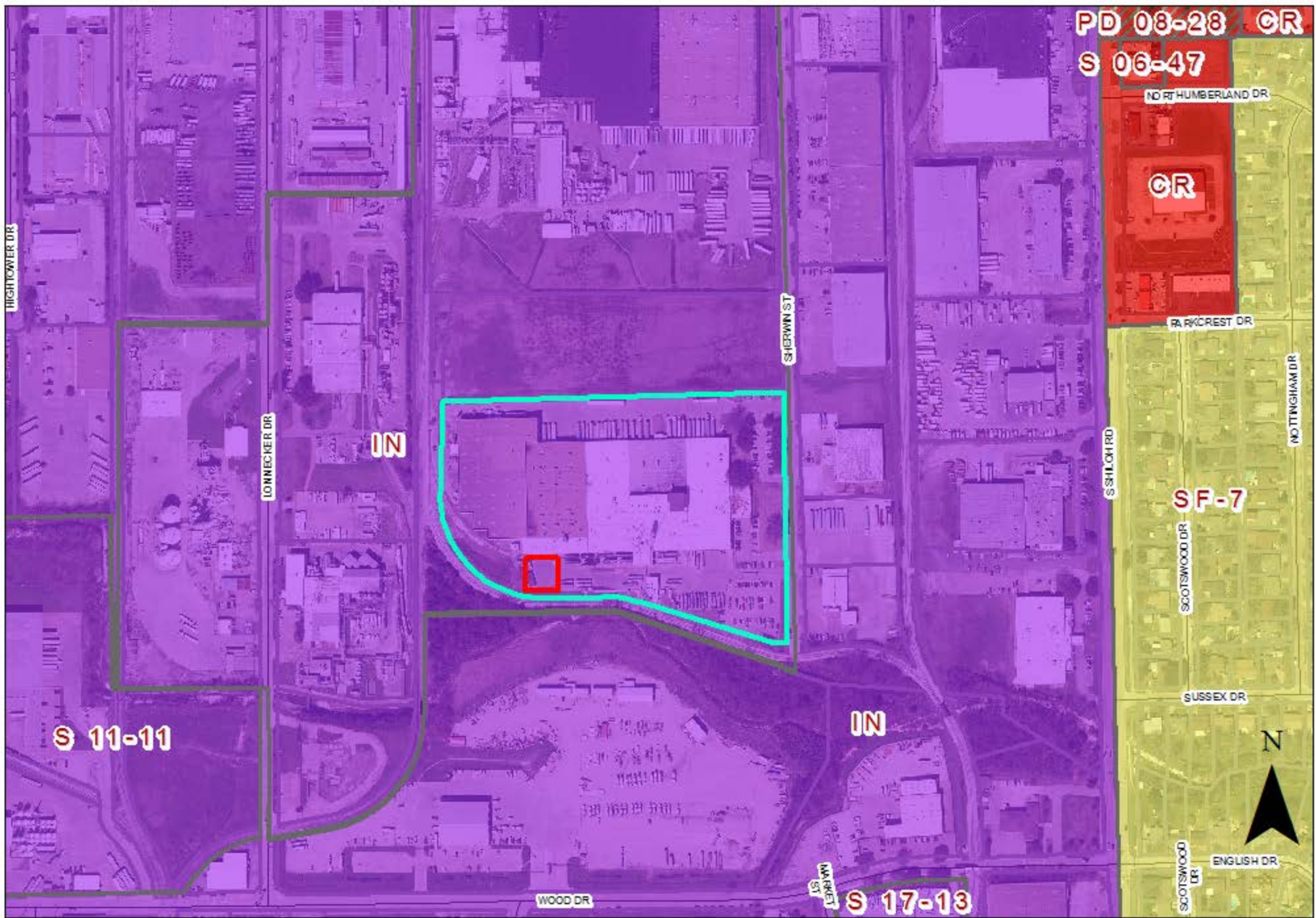
CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



Zoning Map Z 20-10

	SUBJECT SITE
	AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-10

2305 Sherwin Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a High Risk Use on a property zoned Industrial (IN) District.
- 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 Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved site plan and elevations labeled Exhibits C and D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A. Site Layout:** The replacement tank will be stored in a concrete containment and under a canopy, in accordance with Exhibit C.
 - B. Time Period:** The Specific Use Provision shall be in effect for a period of thirty (30) years.

A—



NORTH

G-003
SHEET NUMBER



We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

DRAWN JMP	CHECKED JDW
AE JOB NUMBER 1500508	
SITE PLAN	
S-100	
SHEET NUMBER	

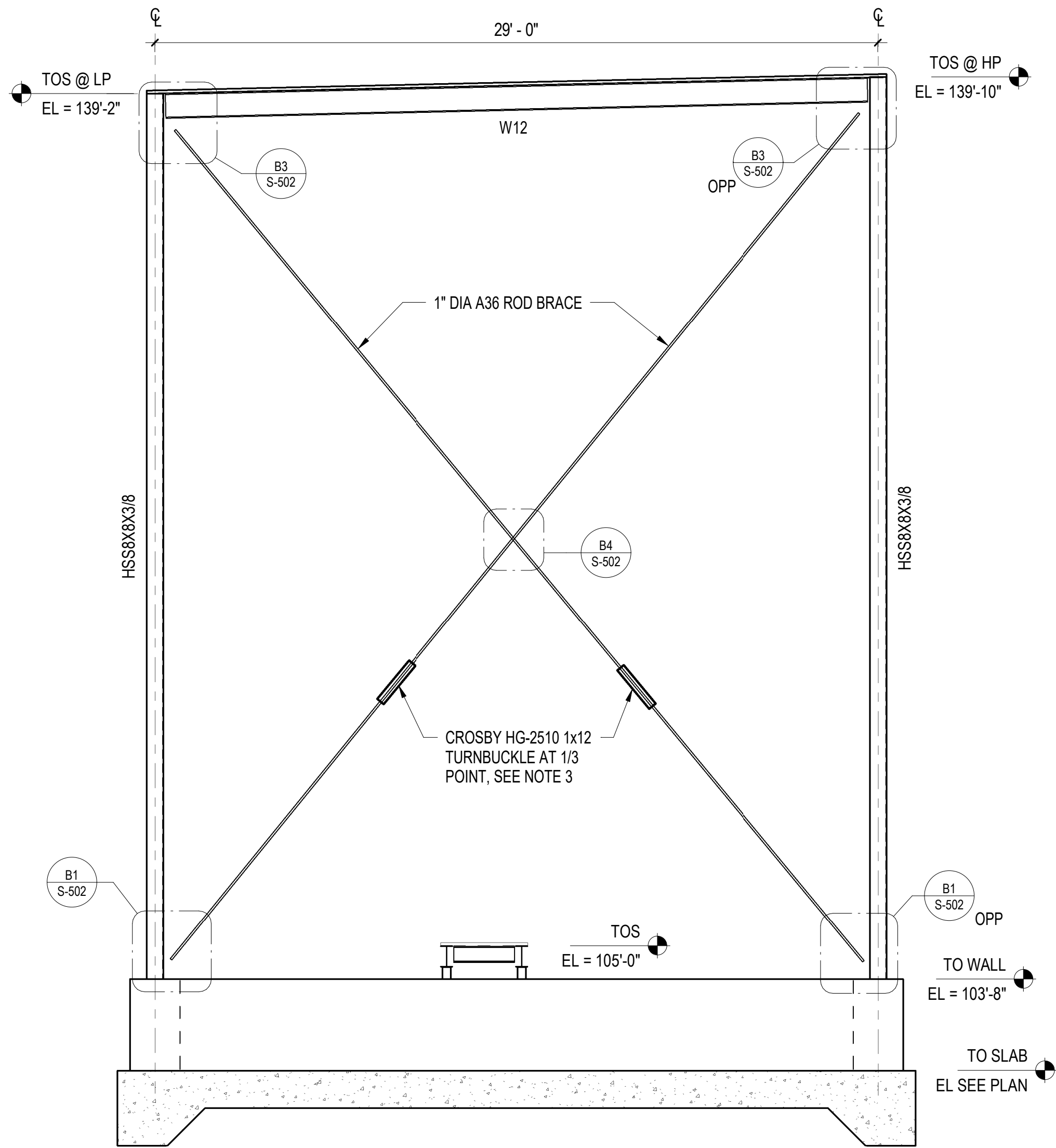
JOHN D. WESTERHEIDE III
PROFESSIONAL ENGINEER

STATE OF TEXAS

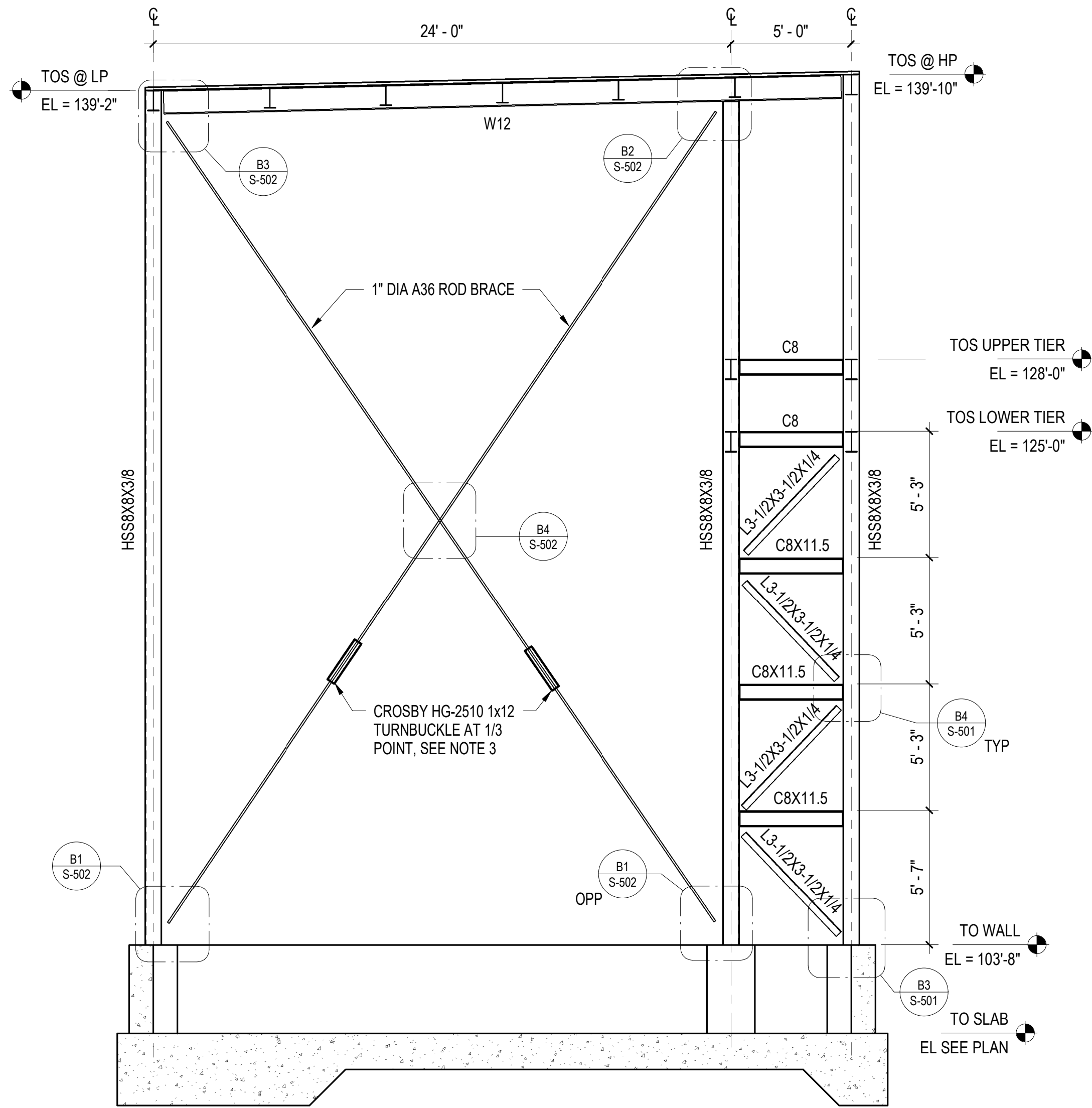
JOHN DAVID WESTERHEIDE III
110531
LICENSED PROFESSIONAL ENGINEER

REG. NO. 110531

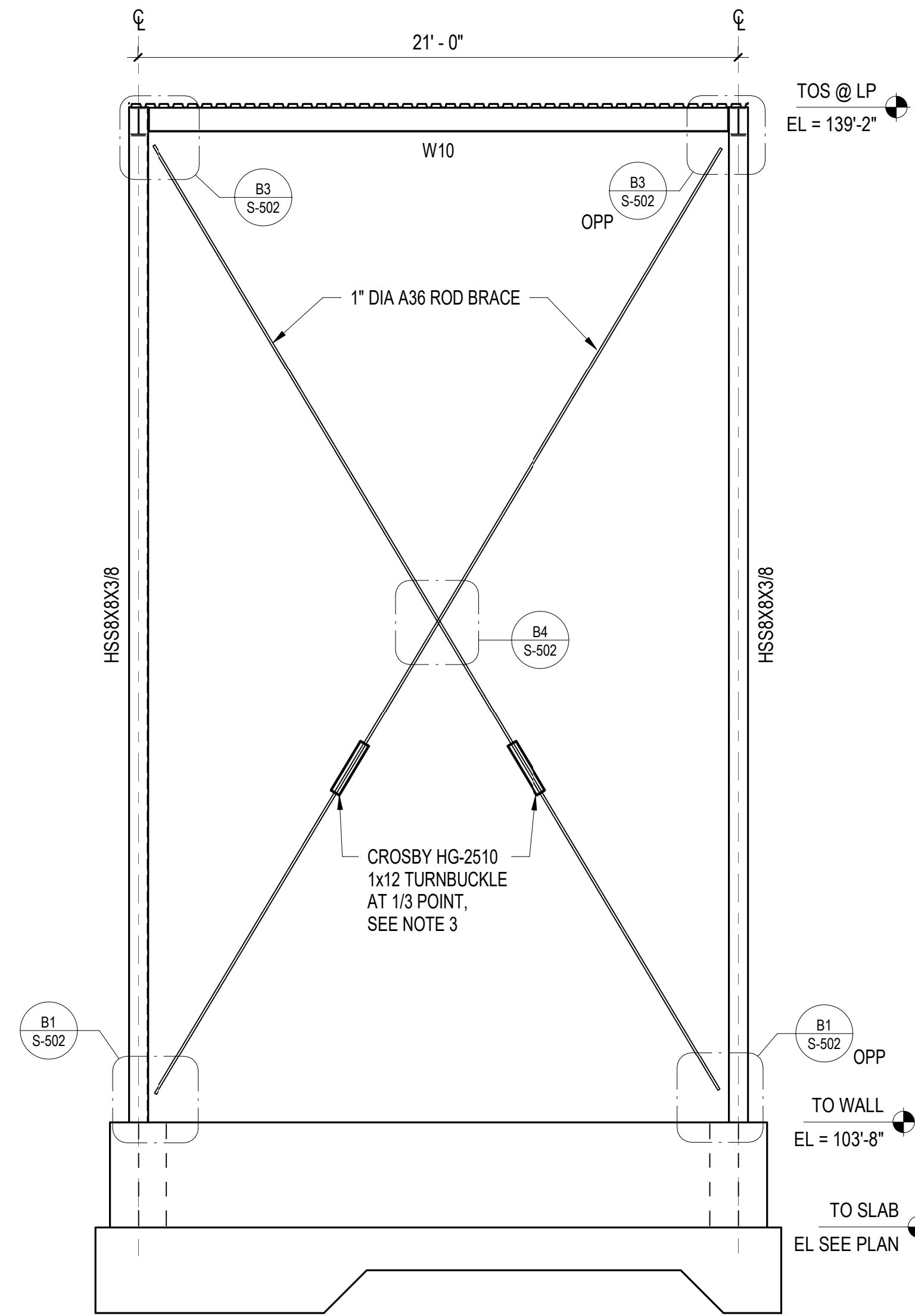
EXHIBIT D



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



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



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

- SHEET NOTES:**
1. FOR STRUCTURAL GENERAL NOTES, SEE SHEETS S-001 AND S-002.
 2. FOR STRUCTURAL SPECIAL INSPECTION REQUIREMENTS, SEE SHEETS S-003 AND S-004.
 3. TURNBUCKLE ALTERNATIVES SHALL HAVE MINIMUM RATED CAPACITY OF 10,000 LBS WITH A 5:1 DESIGN FACTOR. TURNBUCKLES SHALL BE USED TO REMOVE SAG FROM ROD BRACES AFTER WELDING HAS BEEN COMPLETED.

JOHN D. WESTERHEIDE III
PROFESSIONAL ENGINEER

RES. NO. 10531

The Haskell Company
111 Riverside Avenue
Jacksonville, Florida 32202
(904) 446-1100
dave.westerheide@haskell.com

HASKELL

TEXAS - Engineering # F-004671 Architecture # BR-1531

ECOLAB

GAA TANK REPLACEMENT

CITY OF GARLAND CASE NO. 200123-1

2305 SHERWIN ST
GARLAND KATY INDUSTRIAL PARK
GARLAND TX

No.	DESCRIPTION	DATE
C	ISSUED FOR PERMIT	03-26-2020
B	ISSUED FOR BID	12-20-2019
A	ISSUED FOR REVIEW	10-11-2019

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DRAWN	CHECKED
JMP	JDW

AE JOB NUMBER

1500508

STEEL FRAMING ELEVATIONS

1 OF 2

S-200

SHEET NUMBER

A—



-

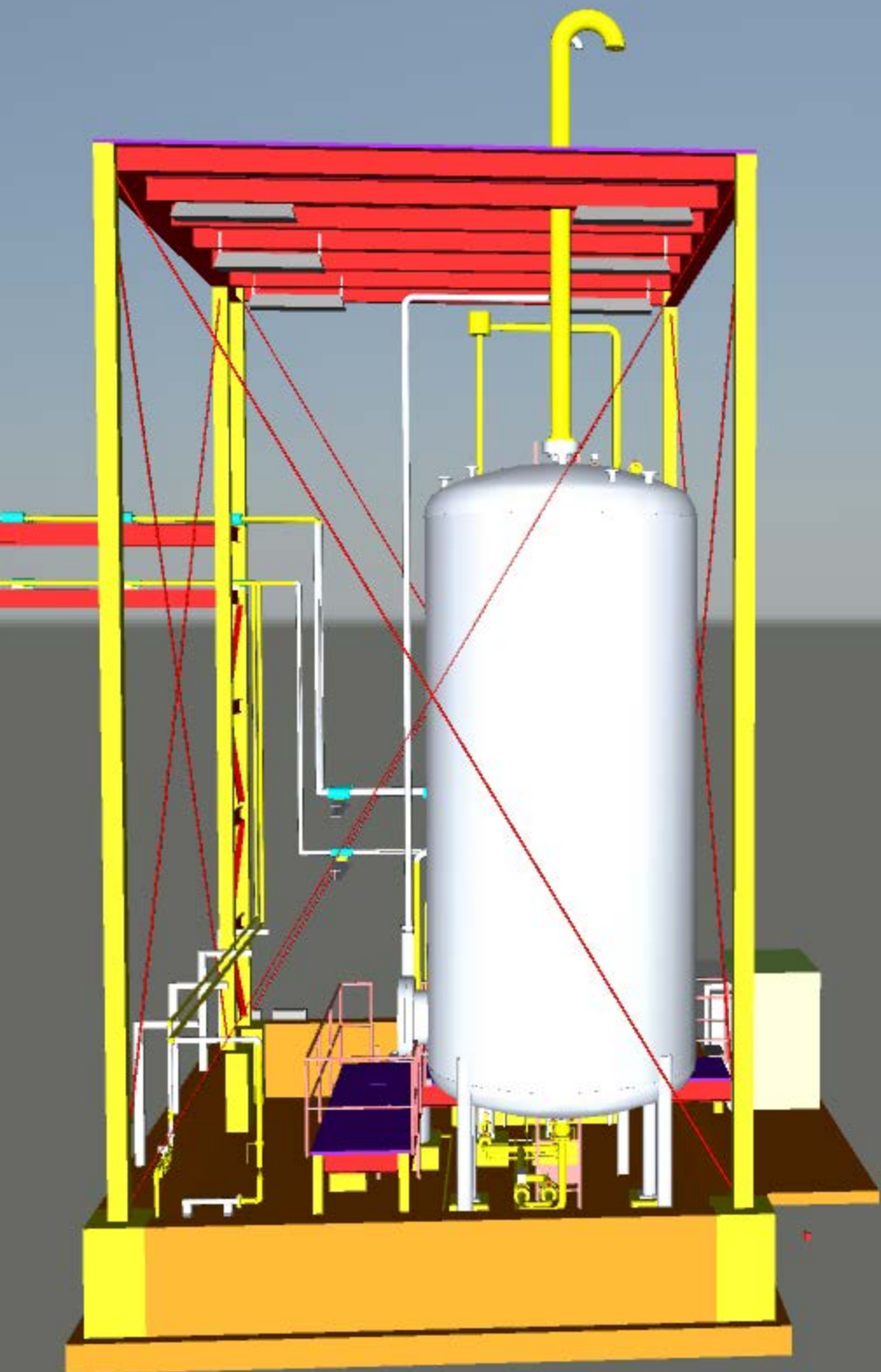


2305 SHERWIN ST
GARLAND KATY INDUSTRIAL PARK
GARLAND TX

We hereby expressly reserve the property rights to this drawing and it is not to be reproduced, copied in any format or manner whatsoever without first obtaining our express written permission and consent.

AE JOB NUMBER
1500508

S-201
SHEET NUMBER



Z 20-10



View of the subject property.



View of the property east of the site on Sherwin.



View of the property east of the site on Sherwin.



View of the property northeast of the site on Sherwin.



GARLAND

Plan Commission

2. e.

Meeting Date: 06/08/2020

Item Title: Z 20-11 Vincent Gerard & Associates (District 3)

Summary:

Consideration of the application of **Vincent Gerard & Associates**, requesting approval of Amending Specific Use Provision 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District. This property is located at 3200 Broadway Boulevard. (District 3) (File Z 20-11)

Attachments

Z 20-11 Vincent Gerard & Associates, Inc. Report and Attachments

Planning Report

File No: Z 20-11/District 3

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval to Amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District.

LOCATION

3200 Broadway Boulevard

APPLICANT

Vincent Gerard & Associates, Inc.

OWNER

EY 3200 JV

BACKGROUND

In 1996 City Council approved a Specific Use Provision to allow nine (9) commercial antennas for wireless communications use on an existing office/bank building.

The applicant is proposing to add nine (9) additional wireless communication antennas on the roof top of the existing Chase Bank. The electronic switch gear and phone equipment will be housed within the existing office/bank building.

SITE DATA

The site contains approximately 0.35 acres on an overall 5.25-acre lot with approximately 593 lineal feet of frontage along Broadway Boulevard and 542 lineal feet along William A. Taylor Avenue; both streets are used as access points to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

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

The applicant intends to add nine (9) wireless communication antennas on the roof top of the existing Chase Bank, to improve wireless communication service within the area. This use requires a Specific Use Provision in the Community Retail (CR) District.

CONSIDERATIONS

Specific Use Provision

1. The proposal consists of adding new antenna and removing some older ones. Nine (9) antenna will be added on the roof screen wall of the bank rooftop. Six (6) of the existing nine (9) antenna will be kept on the site while three (3) of the existing antenna will be removed. The end result will be fifteen (15) antenna on the rooftop. (Exhibit C)
2. Additionally, RRHs and OVP are proposed on the penthouse wall beside the antennas. RRHs are "Remote Radio Heads" and OVP is a device for over-voltage protection. These are equipment that function with antennas, installed in conjunction with and adjacent to the antennas. (photo simulation attached)
3. The applicant has indicated that the visual impact of the additional nine (9) antennas will be minimal since the Chase Bank building is five (5) stories tall and is the tallest building in the area. The antennas will have little to no visual impact as the antennae blend in with the color of the building. (Exhibit D)
4. The applicant requests the Specific Use Provision to be in effect for a period of thirty (30) years.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Center for the subject property. Neighborhood Centers provide a mix of retail, and services.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and west are zoned Community Retail (CR) District, consisting of retail stores and restaurants. The property to the east is zoned Neighborhood Office (NO) District, consisting of an office/medical building and the property to the north is zoned Planned Development (PD) 83-10 District, consisting of single-family residential homes.

STAFF RECOMMENDATION

Approval to Amend Specific Use Provision S 96-19 to allow additional Commercial Antennae on a property zoned Community Retail (CR) District. The placement of the antennas on the existing building's roof-top is in compliance with the GDC and has minimal visual impact on the surrounding area.

ADDITIONAL INFORMATION

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

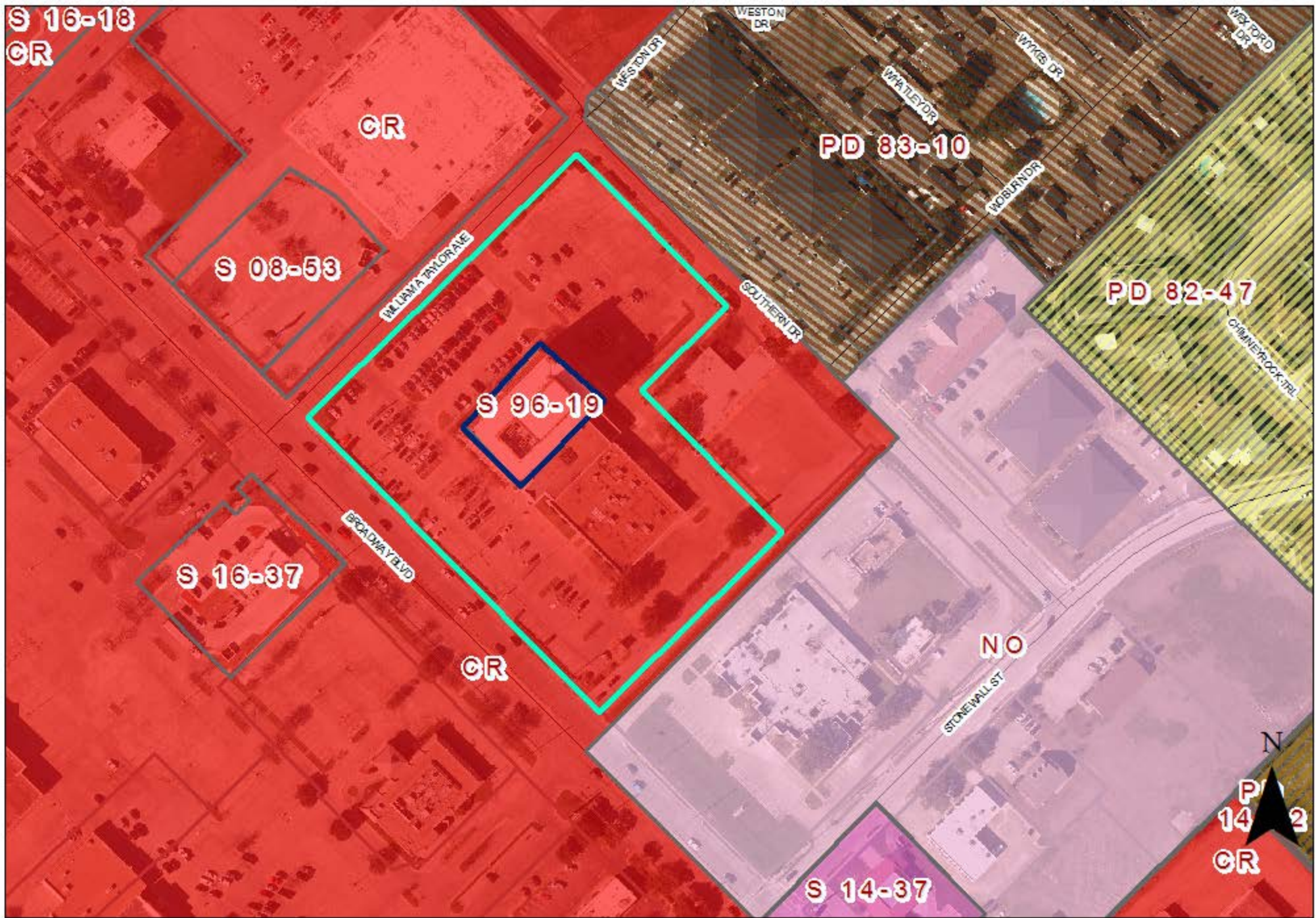
CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 125 250 Feet
1 inch = 162 feet

Zoning Map Z 20-11



SUBJECT SITE
AREA OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-11

3200 Broadway Boulevard

- I. Statement of Purpose:** Amending the Specific Use Provision S 96-19 to allow additional Commercial Antennas on a property zoned Community Retail (CR) District.
- 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 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:** Development is to be in general conformance with the approved site plan and building elevation labeled Exhibit C and Exhibit D. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Conditions:**
 - A. Time Period:** The Specific Use Provision shall be in effect for a period of thirty (30) years.
 - B. Site Layout:** The placement of nine (9) communication antennas shall be reflected on the approved site plan and elevation. (Exhibits C and D)

APPROVAL SIGNATURES	
LANDLORD	
LEASING	
CONSTRUCTION	

01.28.20



STATE OF TEXAS

MARGARET O'BOYLE SKULTETI

91498

PROFESSIONAL ENGINEER

Margaret O'Boyle Skulteti

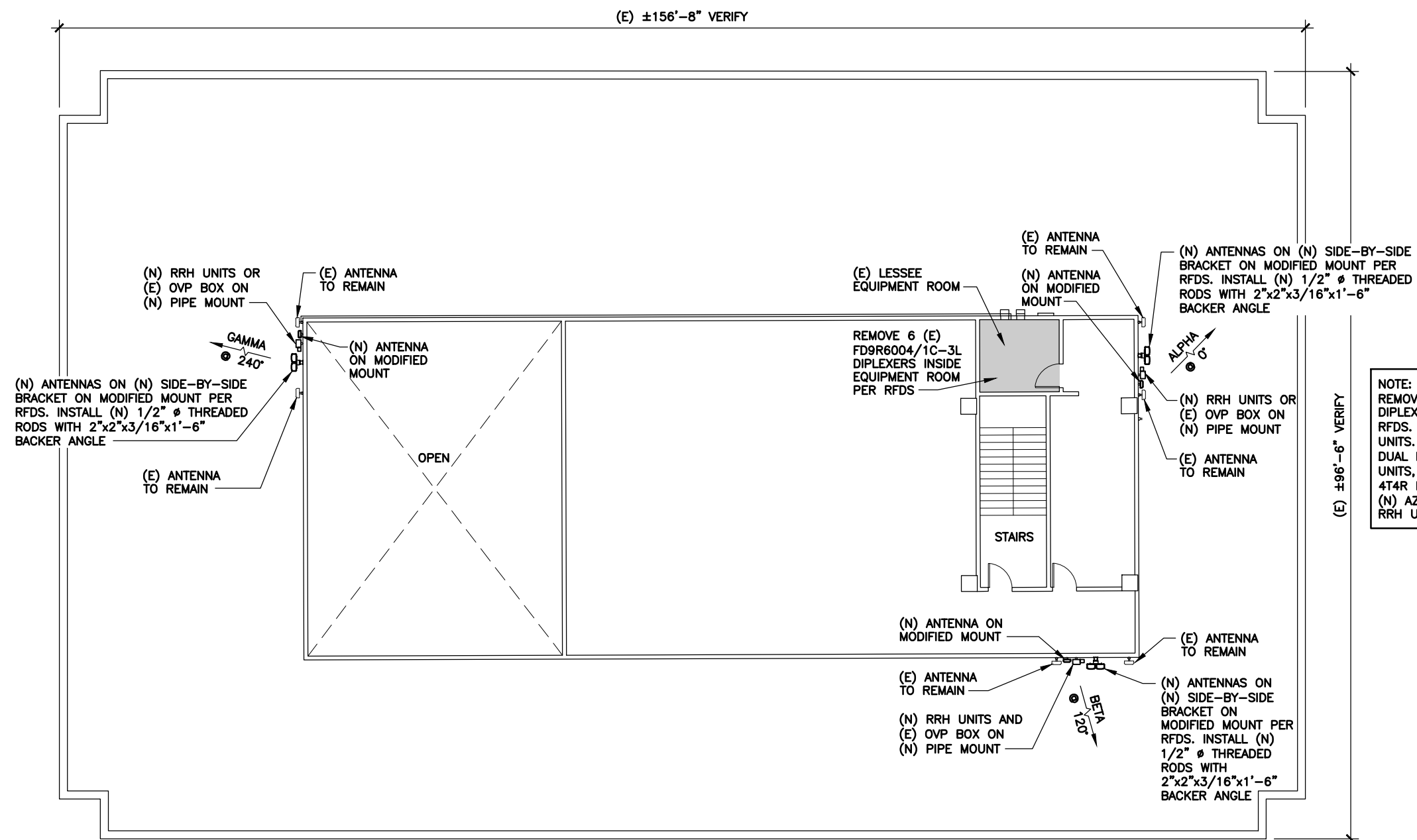


ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE	
OVERALL BUILDING PLAN	
SHEET HISTORY	
01.28.20 FCD	

#200310-3
A1

EXHIBIT C



NOTE:
REMOVE 6 (E) FD9R6004/1C-3L
DIPLEXERS AT ANTENNA SECTIONS PER
RFDS. REMOVE 3 (E) B4 RRH2x60 RRH
UNITS. ADD 3 (N) AHBCC AIRSCALE
DUAL RRH4T4R B5/B13 320W RRH
UNITS, 3 (N) AHFIC AIRSCALE DUAL RRH
4T4R B2/B66A 320W RRH UNITS AND 3
(N) AZQC CBRS B48 MICRO RRH 4x5
RRH UNITS PER RFDS.

1 OVERALL BUILDING PLAN
SCALE: 1/16" = 1'-0"

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

Call DigTESS dial "811"

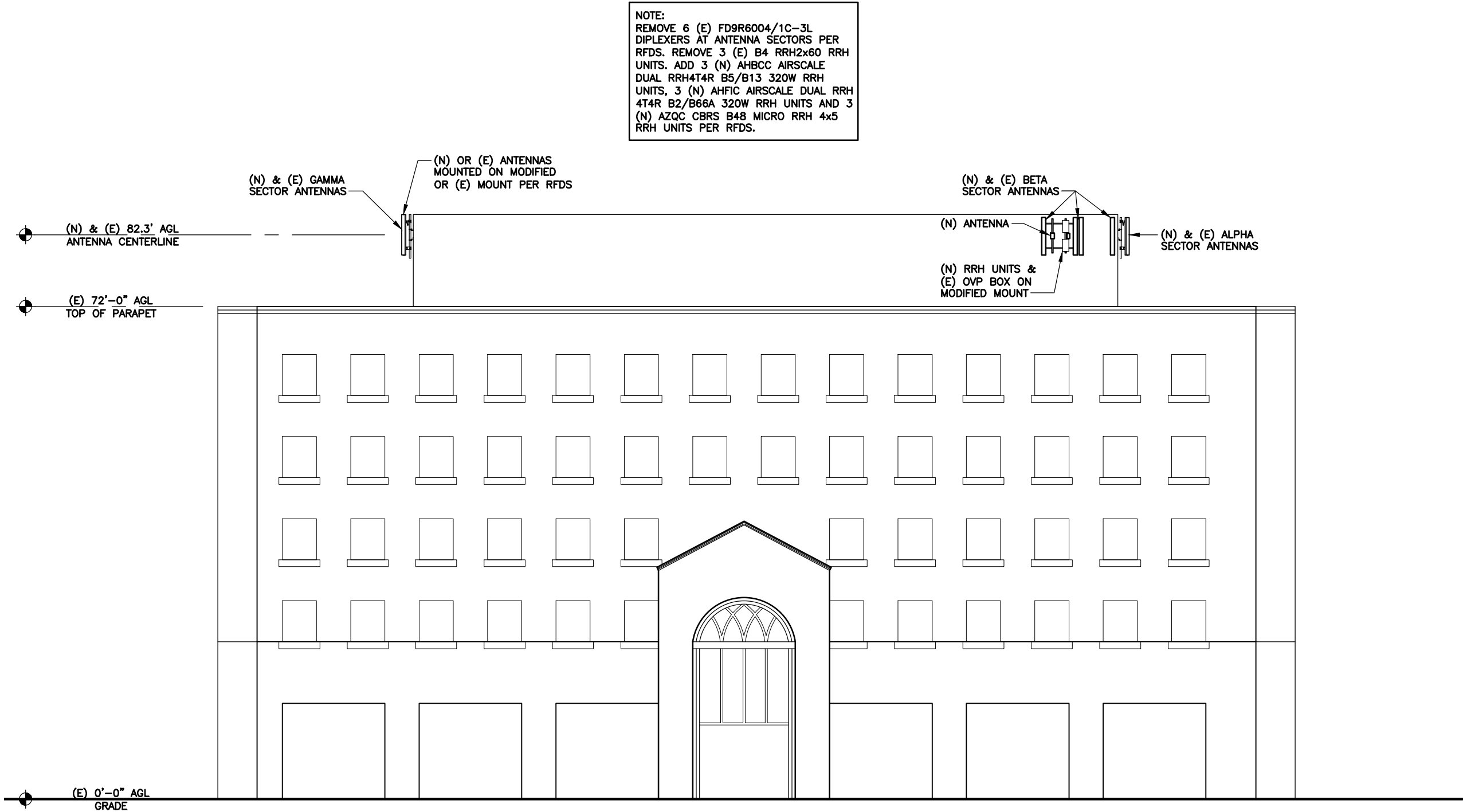
 **Texas 811**

Know what's **below.**
Call before you dig.

THESE DRAWINGS ARE THE PROPERTY OF VERIZON WIRELESS. THEY ARE INTENDED FOR THE EXCLUSIVE USE OF THIS PROJECT ONLY. ANY RE-USE OF THESE PLANS (DRAWINGS) WITHOUT THE EXPRESS WRITTEN CONSENT OF VERIZON WIRELESS IS PROHIBITED.

H:\VERIZON\NORTH TEXAS\ Rooftops\Commerce Bank-105539\2019202029130-SM\Commerce Bank-05-AZA21 ELEVATION.dwg, 1/29/2020 11:25:42 AM, juan

EXHIBIT D



NOTE:
REMOVE 6 (E) FD9R6004/1C-3L
DIPLEXERS AT ANTENNA SECTORS PER
RFDS. REMOVE 3 (E) B4 RRH2x60 RRH
UNITS. ADD 3 (N) AHBCC AIRSCALE
DUAL RRH4T4R B5/B13 320W RRH
UNITS, 3 (N) AHFIC AIRSCALE DUAL RRH
4T4R B2/B66A 320W RRH UNITS AND 3
(N) AZQC CBRS B48 MICRO RRH 4x5
RRH UNITS PER RFDS.

1 BUILDING ELEVATION
SCALE: N.T.S.

(N) = NEW LESSEE
(E) = EXISTING
(F) = FUTURE

COMMERCE BANK

3200 BROADWAY BLVD.
GARLAND, DALLAS COUNTY, TEXAS 75043

(105539)

APPROVAL SIGNATURES

LANDLORD

LEASING

CONSTRUCTION

01.28.20

Margaret O'Boyle Skulteti

ARCHCOMM, LLC.
1006 Beckett
San Antonio, Texas 78213
(210) 308-9905
TBPE NO. F-15659

SHEET TITLE

BUILDING
ELEVATION

SHEET HISTORY

01.28.20 FCD

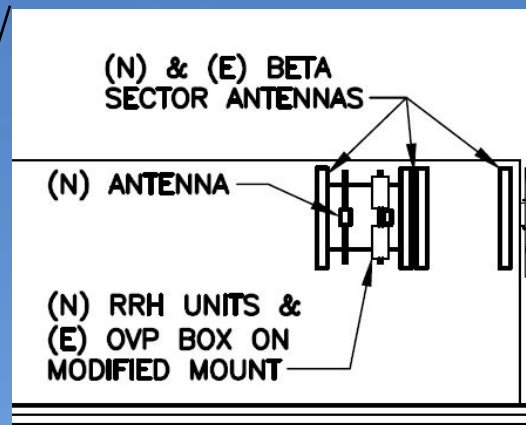
#200310-3

A2

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**(N) and (E) Beta Sector Antennas
with (N) RRH Units and (E) OVP
on Modified Mount - Paint to Match
Wall and Banding**



Commerce Bank - View from East (Beta Sector)

Z 20-11



View of the subject property from Broadway Boulevard.



View of the property to the south.



View of the property from the west.



View of the property from the east.



GARLAND

Plan Commission

2. f.

Meeting Date: 06/08/2020

Item Title: Z 20-12 BGE, Inc. (District 1)

Summary:

Consideration of the application of **BGE, Inc.**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through [Take-out Window]; and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development). Approval of this item may include amendments to Planned Development (PD) 19-18. This property is located at 270 Town Center Boulevard. (District 1) (File Z 20-12)

Attachments

Z 20-12 BGE, Inc. Report and Attachments

Planning Report

File No: Z 20-12/District 1

Agenda Item:

Meeting: Plan Commission

Date: June 8, 2020



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).

LOCATION

270 Town Center Boulevard

APPLICANT

BGE, Inc.

OWNER

Firewheel Master Partnership, Ltd

BACKGROUND

The applicant is requesting approval to allow an 11,500 square-foot building for retail, restaurant, and restaurant with a drive-up take-out window use on a portion of Tract C.

In 2003 City Council approved Planned Development (PD) 02-25 with a Concept Plan for the development of a mixed use town center regional shopping mall and complementary peripheral development. Consecutively, in 2003, City Council approved Planned Development (PD) 03-53 District which carried forward the Concept Plan elements in a Detail Plan. With these PD approvals, the town center site was assigned individual development tracts.

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

The core tract of the Planned Development has been constructed with an urban style, outdoor-oriented shopping mall. Tract D which is located northwest of this site and on the north side of Town Center Drive, east of Lavon Drive has developed with in-line shops, restaurant, and retail uses. The area north of the Core development, along Firewheel Parkway, has been developed with multi-family use and townhouses. Tract 2, located east of the Core development and east of Firewheel Parkway was recently approved for multi-family use, townhouses, and retail uses. Tract C, which is the subject of this application, has been partially developed with two drive-through restaurants.

SITE DATA

The subject property has an area of 2.007 acres with 247 lineal feet of frontage along Town Center Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 19-18 which allows Community Retail (CR) District uses. The CR District is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network. Development in a CR District may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

Detail Plan

1. This proposal intends to develop an additional site within the Firewheel Town Center, by adding two restaurants and a retail use in a proposed 11,500 square-foot building. One restaurant would be located on the west side of the building while the other, which will include a drive-up take-out window without a menu board, would be located on the east side of the building. The retail space would be in the middle portion of the building.
2. The development provides parking in conformance with the site's zoning requirements. Specifically, PD conditions require retail use parking at one space per 250 square feet of gross floor area (6,000 square feet retail proposed whereas twenty-four (24) parking spaces are required and provided). The restaurant parking is controlled by the Garland Development Code where the PD conditions do not specify an alternative ratio. The controlling PD for this site does not specify restaurant parking ratio; therefore, the GDC parking ratio of one parking space per 100 gross square feet is applied and results in fifty-five (55) parking spaces required and provided. The site satisfies its parking needs. (Exhibit C)
3. The site is part of the Firewheel Town Center development, which includes requirements to enhance and create a higher quality of experience and community. The application includes installation of landscaping throughout the site and along Town Center Boulevard; pedestrian lighting; and pedestrian path connections. Additionally, benches are shown along the frontage sidewalk of Town Center Boulevard and a patio is designated on the plan for one of the restaurants. The Town Center development encourages pedestrian activity and areas that are comfortable for pedestrians including tree-lined sidewalks. (Exhibit D)
4. The design of the building (Exhibit E) is consistent with the Town Center Planned Development (PD) District's intent and complies with its regulations. Additionally, the proposed building height is thirty-two (32) feet to the highest decorative feature and consistent with the PD's maximum thirty-six (36) foot height requirements.
5. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply the site's requirements for signage.

6. The applicant requests a time period of twenty (20) years for the Specific Use Provision.
7. While the Restaurant, Drive-Through use is required to obtain a Specific Use Provision, the proposal is not a traditional drive-through. The proposal includes a drive-up take-out window and does not include a menu board. The required total of two (2) stacking spaces are also less than a typical traditional drive-through lane. Given evolving restaurant industry operations, a proposed GDC amendment is forthcoming to differentiate traditional drive-through and take-out windows such as that being requested.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Regional Centers, which are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses. Regional Centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Regional Centers generally cover an area greater than thirty (30) acres and consist of one or more buildings with more than 450,000 square feet of gross leasable area. This development type typically serves a five to fifteen-mile radius trade area, within a 20 minute drive time, and serves a minimum population of 150,000.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The land use pattern within the area surrounding the subject property has a mixture of retail, restaurants, restaurant, drive-through, and a future hotel development. The property to the south is zoned Planned Development (PD) District 19-19 for an approved Hotel development and further west are properties zoned and improved with restaurants. The properties to the north and east are part of the Firewheel Town Center Regional shopping mall and associated uses. The proposed use is complementary and compatible with the surrounding area and will provide more local restaurant and retail opportunities.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: July 7, 2020

PREPARED BY:

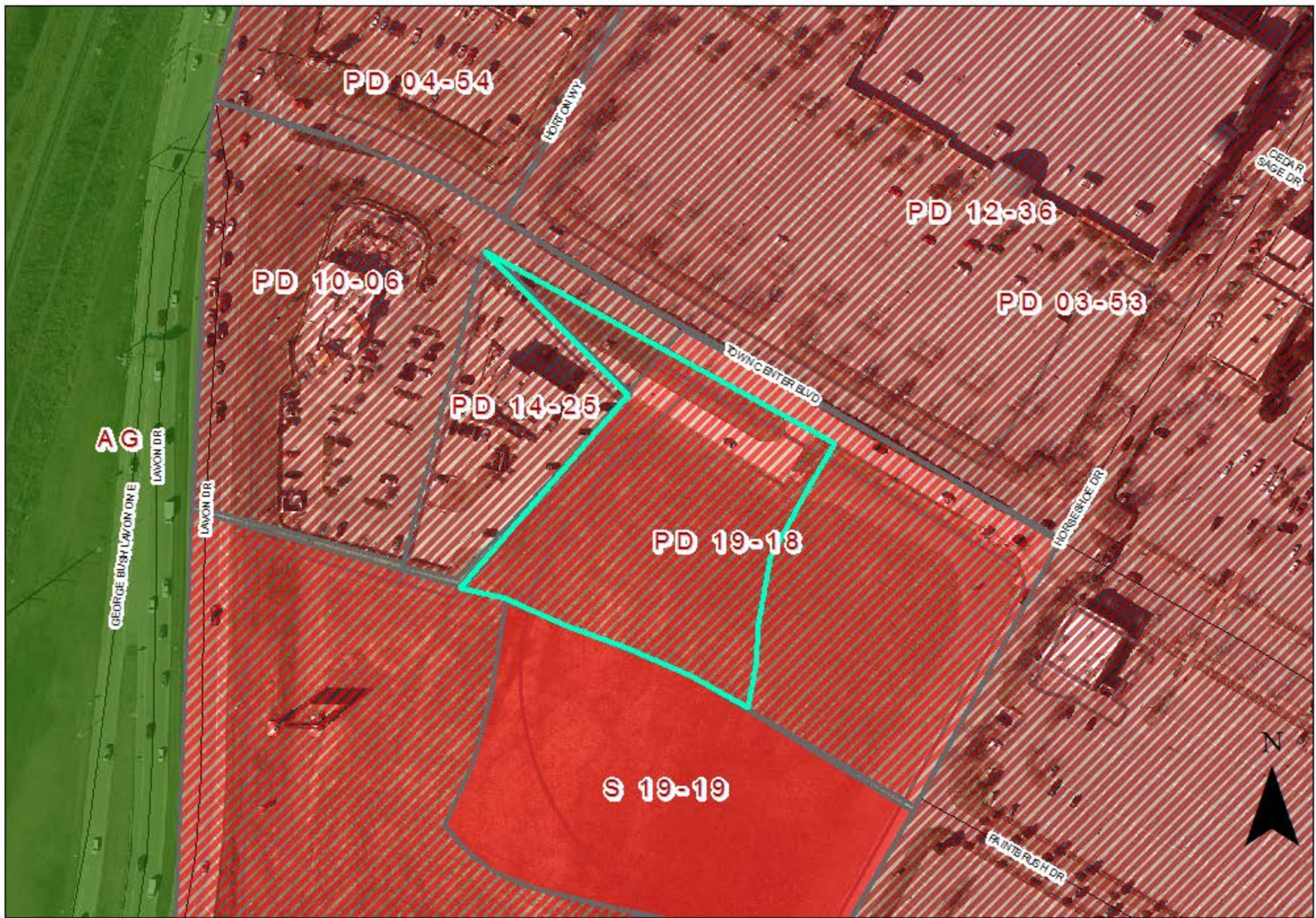
Kira Wauwie, AICP
Principal Planner
Planning & Community Development

REVIEWED BY:

Will Guerin, AICP
Director of Planning

972-205-2456
kwauwie@garlandtx.gov

Kimberly Hopkins
Development Planner
Planning & Community Development
972-205-2424
khopkins@garlandtx.gov



0 100 200 Feet
1 inch = 138 feet

Zoning Map Z 20-12

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-12

270 Town Center Boulevard

- I. Statement of Purpose:** Approval 1) a Specific Use Provision and 2) a Detail Plan for a Commercial Building with Restaurant, Retail, and Restaurant, Drive-Through [Take-out Window] Uses on a property zoned Planned Development (PD) District 19-18 for Community Retail (CR) Uses (Town Center Styled Regional Shopping Mall and Complementary Peripheral Development).
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) District 19-18, Planned Development (PD) District 03-53, Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development shall conform to the Detail Plan set forth in Exhibits C, D, and E; however, in the event of conflict between the Detail Plan and the written conditions, the written conditions shall apply.
- V. Specific Regulations:**
- A. Site Layout: The site shall be in conformance to the layout reflected on Exhibit C.
- B. A menu/order board shall be prohibited.
- C. Landscaping and Screening: Landscaping and screening shall be in conformance with Exhibit D.
- D. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-12

270 Town Center Boulevard

II. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through [Take-out Window].

III. Statement of Effect: This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, Planned Development (PD) 19-18 District, Planned Development (PD) 03-53 District, and Planned Development (PD) 02-25, as amended prior to adoption of this ordinance, except as specifically provided herein.

VI. General Regulations: All regulations as set forth in Planned Development (PD) District 19-18, Planned Development (PD) District 03-53 and Planned Development (PD) District 02-25, and Planned Development (PD) District 12-36, and the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

VII. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision for Restaurant, Drive-Through shall be in effect for a period of twenty (20) years.

BGE, Inc. \\brownjay\net\Parizna\Regional\TX\Projects\Reata_Realty\187-00 Firewheel\03_CADD\01_Sheets\LOT 1 - Schematic\LOT 1 - Schematic.dwg Apr 29, 2020 7:27am GScoggins

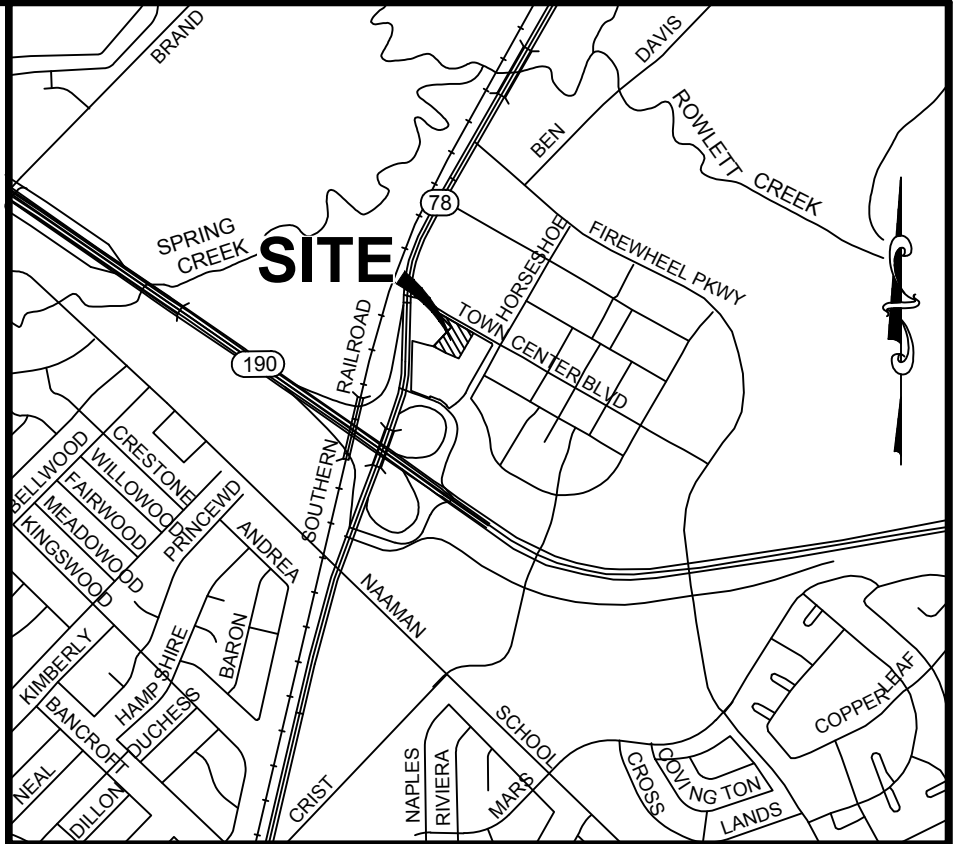
TOWN CENTER BLVD
(PRIVATE STREET)

15' UTILITY ESMT.
INST. NO. 201100122667
D.R.D.C.T.

15' UTILITY ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

EX 6' Sidewalk

103'



VICINITY MAP
(NOT TO SCALE)

24' ACCESS & DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

City Utility
Esmt.

75' BLDG. SETBACK (PD 2-25)

LOT 2R2, BLOCK 5
FIREWHEEL CENTER
REPLAT OF LOT 1R, BLOCK 5
INST. NO. 201500058336
O.P.R.D.C.T.

30' DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

20' DRAINAGE ESMT.
INST. NO. 201100122667
O.P.R.D.C.T.

LOT 3, BLOCK 5
RETAIL/ RESTAURANT
11,500 SF
FF = 510.0

LOT 4
1.620 Acres (70,582 SF)
(Future Overflow Parking)

LEGEND

LP	EXISTING LIGHT POLE
SIGN	EXISTING SIGN
EM	EXISTING ELECTRIC METER
FH	EXISTING FIRE HYDRANT AND WATER VALVE
WM	EXISTING WATER METER
TEL	EXISTING TELEPHONE HAND HOLE
ICV	EXISTING IRRIGATION CONTROL VALVE
CBL	EXISTING BURIED CABLE MARKER
SD	EXISTING STORM DRAIN MANHOLE
SS	EXISTING WASTEWATER MANHOLE
TEL	EXISTING TELEPHONE MANHOLE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED SIDEWALK
BFR	BARRIER FREE RAMP

SITE DATA

TOTAL AREA OF SITE	2.007 ACRES
TOTAL FLOOR AREA RATIO	0.13:1
TOTAL IMPERVIOUS SURFACE (SF)	65,506 sf
TOTAL IMPERVIOUS SURFACE (PERCENTAGE)	75%
TOTAL BUILDING COVERAGE	11,500 sf
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER (REQUIRED)	90% Max
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER (PROVIDED)	75%
PARKING PROVIDED	79 SPACES
PARKING REQUIRED	79 SPACES
HANDICAP PARKING PROVIDED	2 SPACES
OPEN SPACE REQUIRED	10%
OPEN SPACE PROVIDED	25%
BUILDING SQUARE FOOTAGE	11,500 sf
BUILDING HEIGHT PERMITTED	36' MAX HEIGHT
BUILDING HEIGHT PROPOSED	32'-8" MAX HEIGHT
NUMBER OF STORIES	1 STORY
TOTAL GROSS SQUARE FOOTAGE	11,500 sf

PARKING CALCULATIONS

5,500 sf RESTAURANT	1 / 100 sf	55 SPACES
6,000 sf RETAIL	1 / 250 sf	24 SPACES
TOTAL: 79 SPACES		

LINE TABLE		
LINE	LENGTH	BEARING
L1	45.157	S51° 09' 46.64"E
L2	76.121	S76° 13' 34.50"E
L3	154.100	S68° 32' 39.64"E
L4	65.640	S60° 20' 04.00"E
L5	66.679	N29° 19' 24.04"E
L6	427.575	N60° 20' 04.00"W
L7	224.410	S44° 35' 27.00"E
L8	277.520	S42° 44' 36.00"W

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	LONG CHORD
C1	341.91'	17°28'39"	N 12°36'36" E, 103.89'
C2	296.16'	25°58'50"	N 16°19'59" E, 133.15'

City Utility
Esmt.

"Do Not
Enter" Signs

LOT 8
1.239 Acres (53,989 SF)
(Future Retail/Restaurant)

Existing
Stop Sign

LOT 5
2.555 Acres (111,296 SF)
(Refer to Hotel Plans by Others)

City Utility
Esmt.

Stop Sign

Access & City
Utility Esmt.

SITE PLAN
FIREWHEEL CENTER
LOT 3, BLOCK 5
FIREWHEEL CENTER
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2020

DEVELOPER



Espada Real Estate
105 Encino Ave.
San Antonio, TX 78209
Tel: 210-862-1010

ENGINEER & SURVEYOR



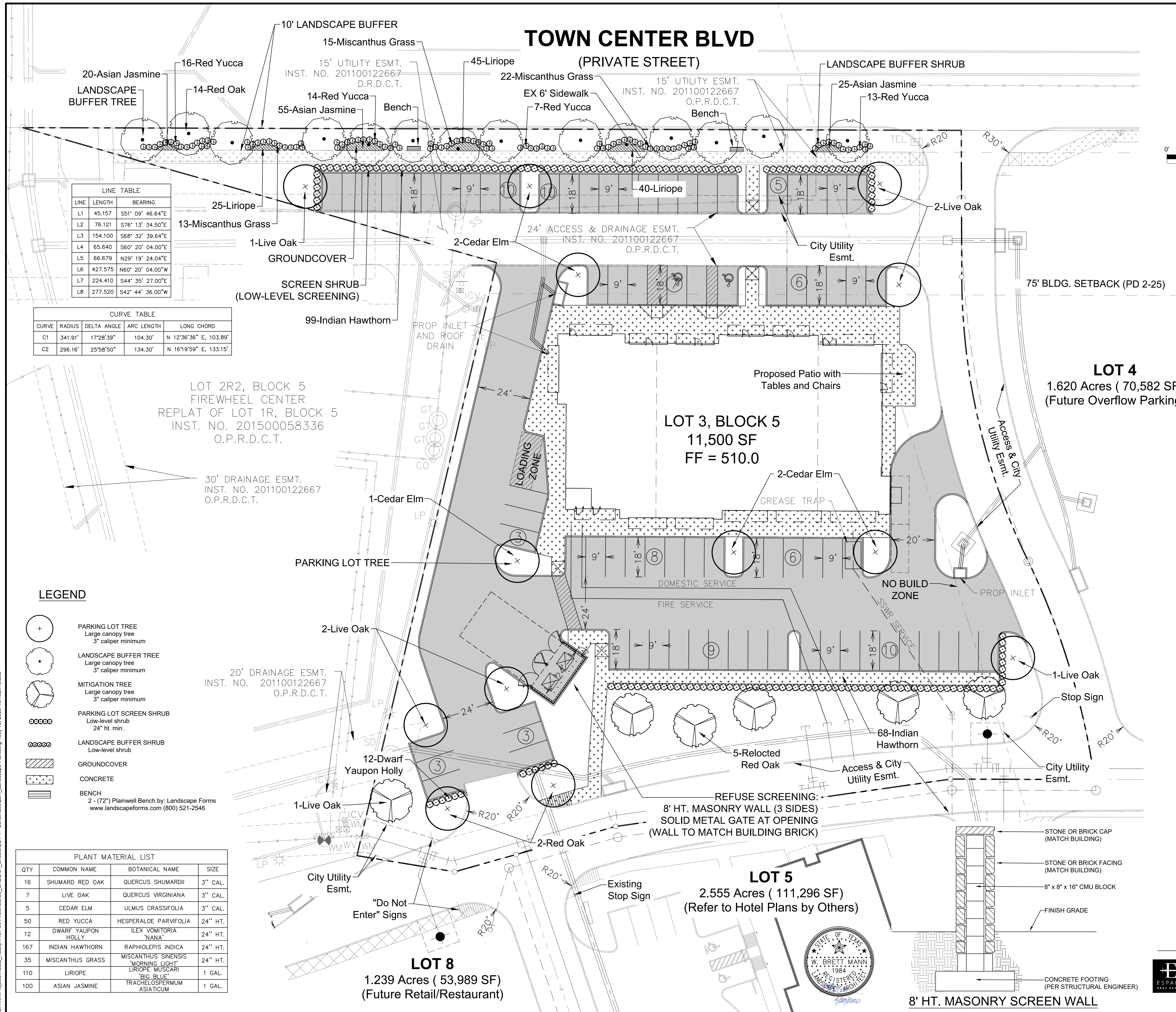
BGE, Inc.
2595 Dallas Pkwy., Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046

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CITY CASE NO. 200310-1

SHEET 1 OF 1

EXHIBIT C



LINE TABLE		
LINE	LENGTH	BEARING
L1	45.157	S51° 09' 46.64"E
L2	76.121	S76° 13' 34.50"E
L3	154.100	S68° 32' 39.64"E
L4	65.640	S60° 20' 04.00"E
L5	66.679	N29° 19' 24.04"E
L6	427.575	N60° 20' 04.00"W
L7	224.410	S44° 35' 27.00"E
L8	277.520	S42° 44' 36.00"W

PLANT MATERIAL LIST			
QTY	COMMON NAME	BOTANICAL NAME	SIZE
16	SHUMARD RED OAK	QUERCUS SHUMARDII	3" CAL.
7	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.
5	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.
50	RED YUCCA	HESPERALOE PARVIFOLIA	24" HT.
12	DWARF YAUPON HOLLY	ILEX VOMITORIA "NANA"	24" HT.
167	INDIAN HAWTHORN	RAPHIOLEPIS INDICA	24" HT.
35	MISCANTHUS GRASS	MISCANTHUS SINENSIS "MORNING LIGHT"	24" HT.
110	LIRIOPE	LIRIOPE MUSCARI "BIG BLUE"	1 GAL.
100	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL.

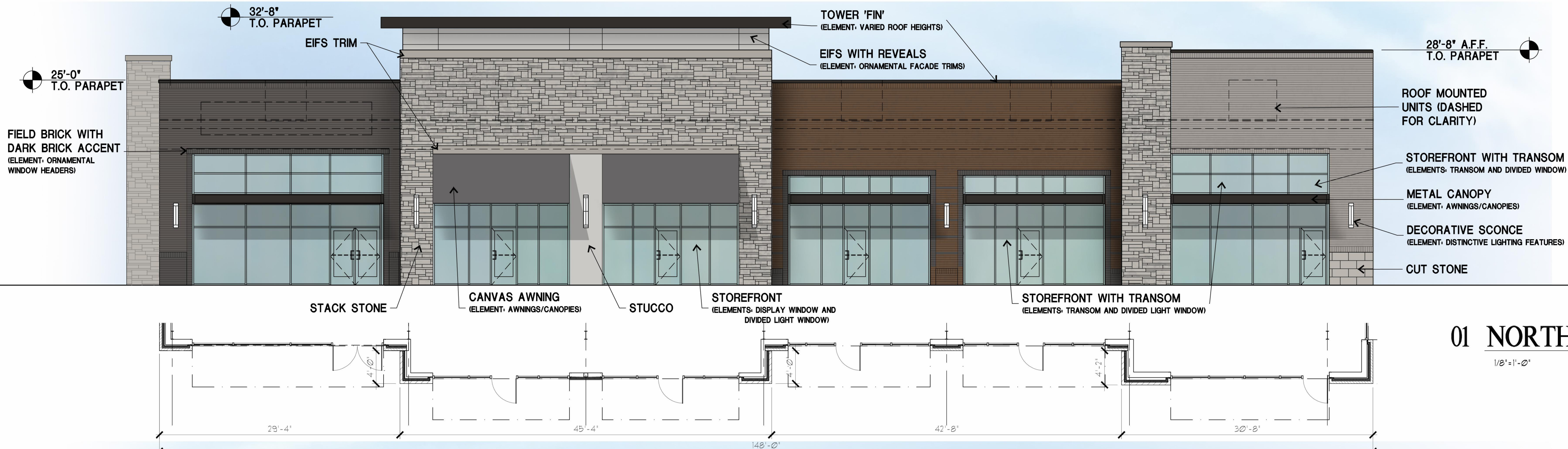
LANDSCAPE TABULATIONS	
TOTAL SITE AREA (2.007 ACRES)	87,416 SF
SITE LANDSCAPE AREA	
LANDSCAPE AREA REQUIRED (10%) (87,416 SF x 10% = 8,741 SF)	8,741 SF
LANDSCAPE AREA PROVIDED (25%)	21,910 SF
PARKING LOT	
TREES REQUIRED (80 spaces / 10 = 8 trees)	8
TREES PROVIDED (Large canopy tree - 3" caliper) (No parking space is greater than 65 feet from a required tree)	13
SCREEN REQUIRED (Parking spaces facing R.O.W.)	
SCREEN PROVIDED (24" minimum at time of planting)	
LANDSCAPE BUFFER - TOWN CENTER BLVD (15')	
TREES REQUIRED (1/30 LF) (427.58 LF / 30 = 14.25 trees)	14
TREES PROVIDED (Large canopy tree - 3" caliper)	14
SHRUBS REQUIRED (7/30 LF) (427.58 LF / 30 = 14.25 x 7 = 99.75 shrubs)	100
LANDSCAPE BUFFER AREA (4,275.8 SF)	
TURF GRASS - 3,110 SF (75% maximum)	73%
SHRUBS & GROUNDCOVER - 1,165.8 SF	27%

**LANDSCAPE PLAN
(CITY COMPLIANCE)
FIREWHEEL CENTER**

**LOT 3, BLOCK 5
FIREWHEEL CENTER
CITY OF GARLAND, DALLAS COUNTY, TEXAS
APRIL 2020**

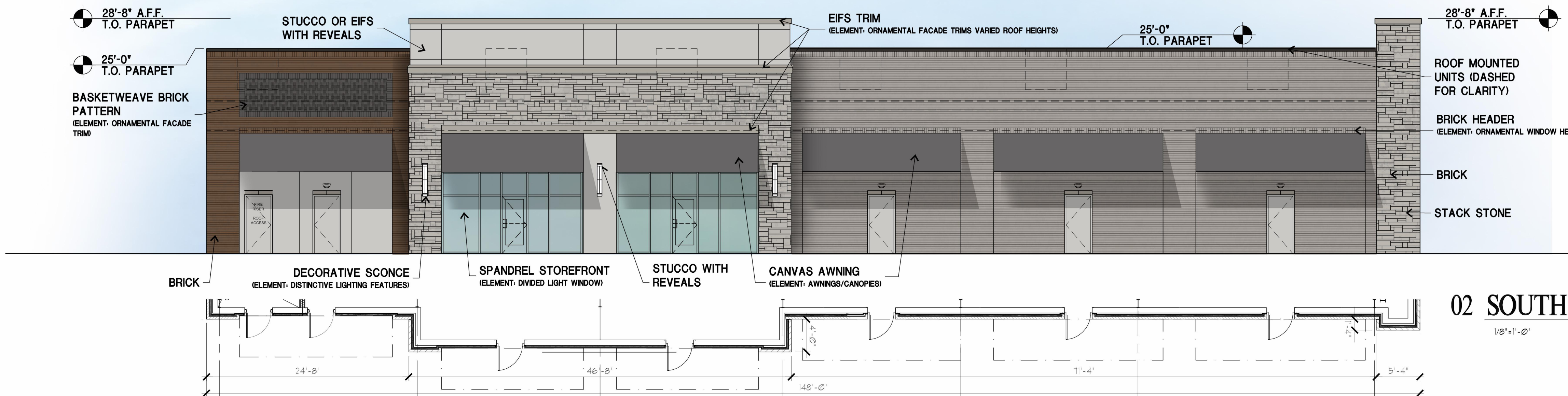
EXHIBIT D

		SIDE (DRIVE-THRU)	
		SF	%
TOTAL		4104	
GLASS & DOORS		1477	
TOTAL LESS GLASS & DOORS		2627	
SECO NDARY MASONRY	BRICK	1339	50.97
	STONE	815	31.02
	STUCCO	266	10.13
	EIFS	206	7.84
	TOTAL	2626	100



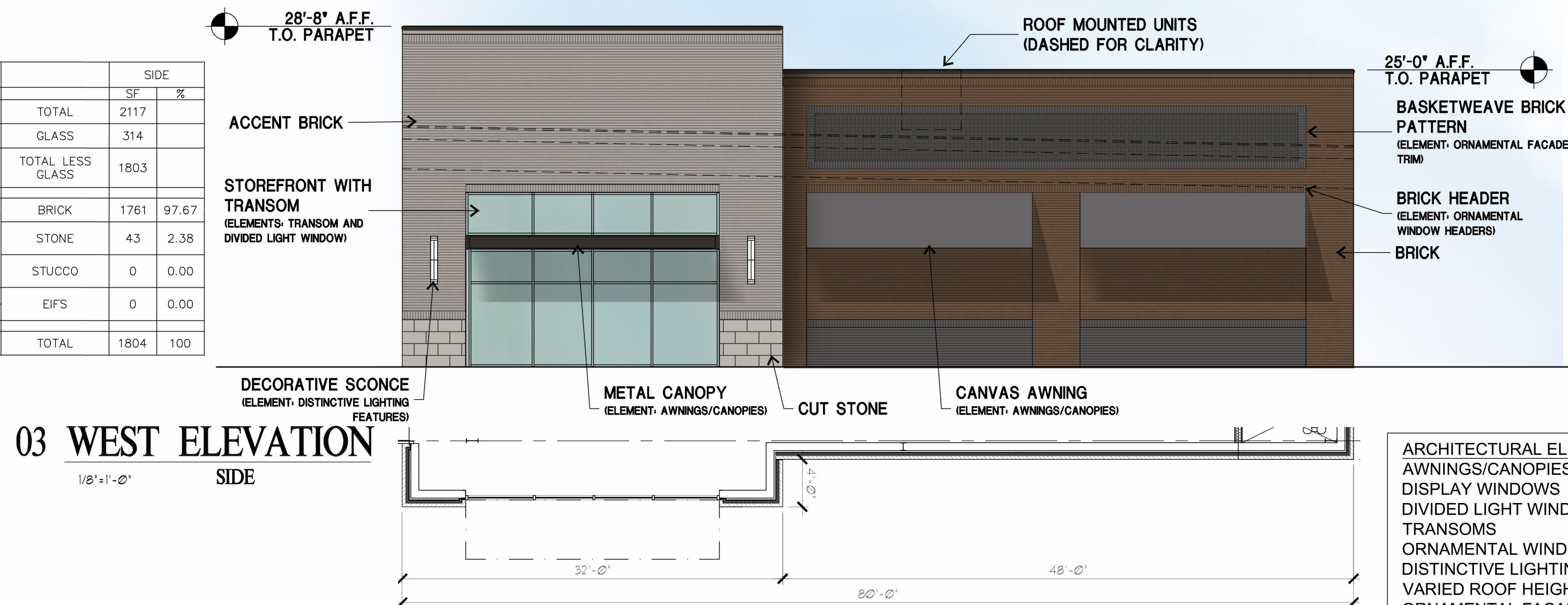
01 NORTH ELEVATION
FRONT
1/8"=1'-0"

		REAR	
		SF	%
TOTAL		3890	
GLASS/DOORS		466	
TOTAL LESS GLASS		3424	
SECO NDARY MASONRY	BRICK	2048	59.81
	STONE	570	16.65
	STUCCO	445	13.00
	EIFS	360.7	10.53
	TOTAL	3424	100

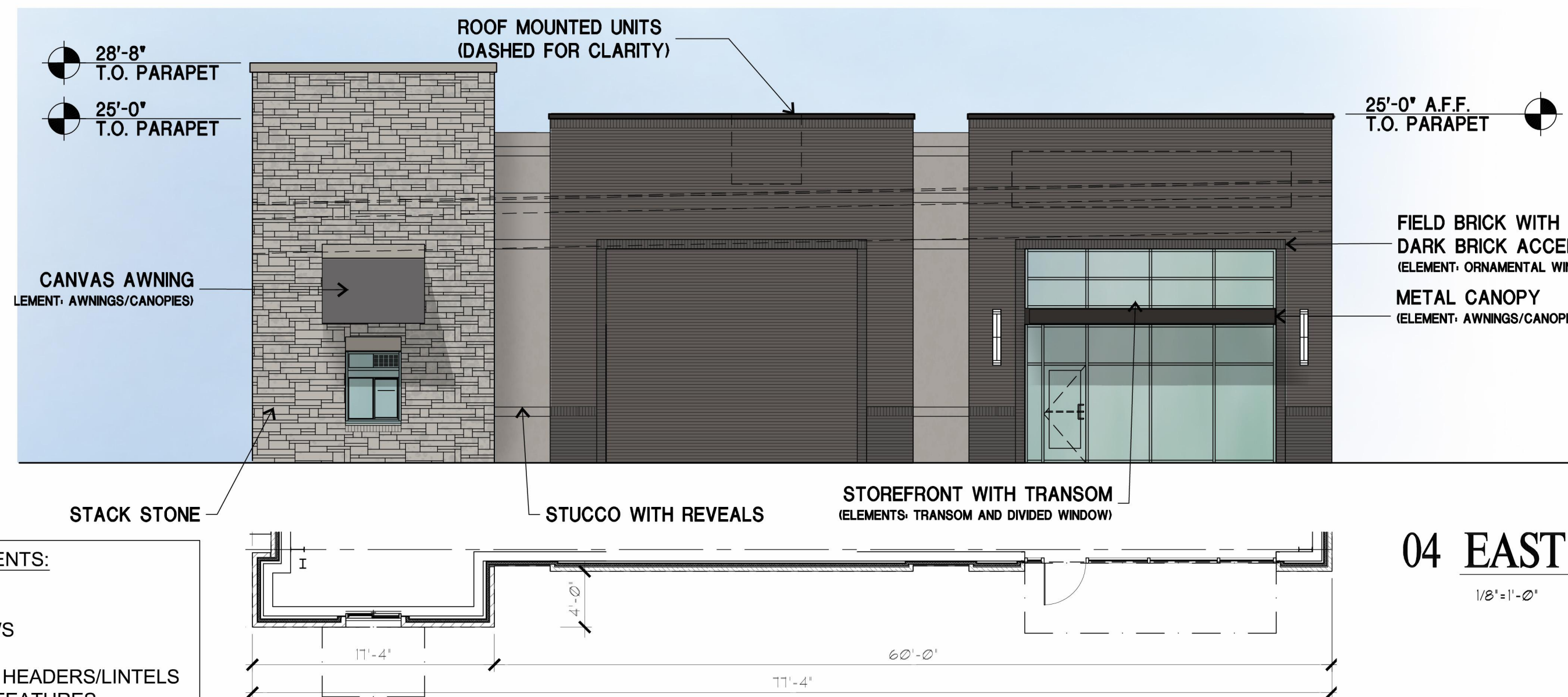


02 SOUTH ELEVATION
REAR
1/8"=1'-0"

		SIDE	
		SF	%
TOTAL		2117	
GLASS		314	
TOTAL LESS GLASS		1803	
SECO NDARY MASONRY	BRICK	1761	97.67
	STONE	43	2.38
	STUCCO	0	0.00
	EIFS	0	0.00
	TOTAL	1804	100



03 WEST ELEVATION
SIDE
1/8"=1'-0"



04 EAST ELEVATION
SIDE
1/8"=1'-0"

ARCHITECTURAL ELEMENTS:
AWNINGS/CANOPIES
DISPLAY WINDOWS
DIVIDED LIGHT WINDOWS
TRANSOMS
ORNAMENTAL WINDOW HEADERS/LINTELS
DISTINCTIVE LIGHTING FEATURES
VARIED ROOF HEIGHTS
ORNAMENTAL FACADE TRIMS

FUTURE TENANT SIGNAGE WILL COMPLY WITH
CURRENT AND APPLICABLE SIGN REGULATIONS
AND STANDARDS AT TIME OF SUBMITTAL

FIREWHEEL CENTER - LOT 3, BLOCK 5 270 TOWN CENTER BLVD

ESPADA REAL ESTATE

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

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GSO ARCHITECTS, INC.

CURRENT ZONING:
PD 19-18

OWNER:
ESPADA REAL ESTATE

APPLICANT:
GARRETT SCOGGINS WITH BGE, INC
GSCOGGINS@BGEINC.COM

THIS FLOOR PLAN EXHIBIT PREPARED BY:
GSO ARCHITECTS
5310 HARVEST HILL RD #226 DALLAS, TX 75230
CONTACT: AMY SUMNERS
ASUMNERS@GSOARCHITECTS.COM
972.392.6016

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

PRE-SUBMITTAL CASE NO:
200310-1
ELEV06

JOB NO: 19-012
ISSUE DATE: 04/29/20
SCALE: AS NOTED

EXHIBIT E

Z 20-12



View towards the subject property from Horseshoe & President George Bush Turnpike



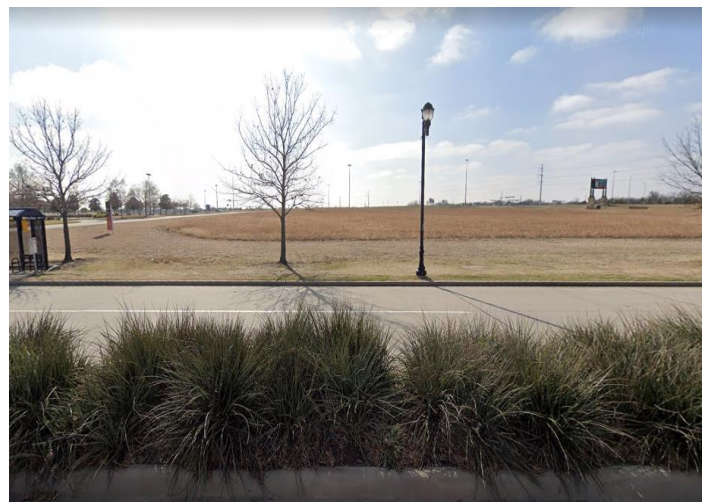
View of properties located to the northeast of the subject property



View of properties located to the west of the subject property



View of the property at the corner of Town Center Boulevard and Horseshoe Drive



View of the property from Town Center Boulevard