



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
April 25, 2022
7:00 p.m.

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

A pre-meeting will begin at 5:45 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

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

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

Public Comments

You are invited to offer a comment or make a statement on any item on the agenda, as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Chairman as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes.

IN-PERSON COMMENTS: If you are attending the meeting in-person, Registration will be

required for any citizen wishing to speak. Speakers shall register using the electronic registration kiosks in the lobby of City Hall.

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of the Plan Commission Minutes for the April 11, 2022 meeting.

2. PLATS

- a. P 22-08 Firewheel Center Sixth Replat
- b. P 22-09 Walnut Street Subdivision Replat
- c. P 22-10 Valk's First Street Addition Final Plat

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

3. ZONING

- a. Consideration of the application of **Turn Compost, LLC** requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (District 6) (File Z 21-46 – Specific Use Provision)
- b. Consideration of the application of **Turn Compost, LLC** requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (District 6) (File Z 21-46 - Plan)
- c. Consideration of the application of **Triangle Engineering, LLC**, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Zoning)
- d. Consideration of the application of **Triangle Engineering, LLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Specific Use Provision)
- e. Consideration of the application of **Triangle Engineering, LLC**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Detail Plan)
- f. Consideration of the application of **Garland Storage LP** requesting approval of an amendment to Planned Development (PD) District 20-17. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Zoning)
- g. Consideration of the application of **Garland Storage LP** requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Specific Use Provision)
- h. Consideration of the application of **Garland Storage LP** requesting approval of a Detail Plan for Self-Storage Facility (mini-warehouse), Retail and Office Uses on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Detail Plan)

- i. Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Zoning)
- j. Consideration of the application of **Kimley-Horn**, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Specific Use Provision)
- k. Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Detail Plan)

4. ADJOURN

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 04/25/2022

Item Title: Plan Commission Minutes for April 11, 2022

Summary:

Consider approval of the Plan Commission Minutes for the April 11, 2022 meeting.

Attachments

Plan Commission Minutes for April 11, 2022

Minutes of the Garland Plan Commission Meeting

The Plan Commission of the City of Garland met in regular session on Monday, April 11, 2022, at 7:00 p.m., in the Council Chambers at the William E. Dollar Municipal Building (City Hall), with the following members present:

COMMISSION PRESENT

Chair
1st Vice-Chair
Commissioner
Commissioner
Commissioner
Commissioner

Scott Roberts
Christopher Ott
Wayne Dalton
Stephanie Paris
Christi Baughman
Mike Rose

STAFF PRESENT

Sr. Assistant City Attorney
Recording Secretary
Planning Director
Lead Development Planner

Stephen Hines
Tracy Allmendinger
Will Guerin
Nabiha Ahmed

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chair Roberts read those items into the record. **Motion** was made by Commissioner Paris to **approve** the Consent Agenda as presented, seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 0 Nays.**

MINUTES

1a. APPROVED** Consider approval of the Plan Commission Minutes for the March 28, 2022 meeting.

PLATS & MISCELLANEOUS

2a. APPROVED** Parker, Sutton and Brant Addition Final Plat

2b. APPROVED** Via Bayou Addition First Replat

- 2c. APPROVED**** Consideration of the application of Via Bayou, requesting approval of a Sidewalk Development Variance. This property is located at 1606 Ben Davis Road. (District 1) (File SW 22-01)

This request is associated with the Via Bayou First Replat application [P 22-07].

ZONING

- 3a. APPROVED** Consideration of the application of Claymoore Engineering, requesting approval of a Detail Plan for a Multi-tenant Retail/Restaurant building, including a Restaurant with a Drive-Through Use. This item may include amendments to Planned Development (PD) District 19-07 for Community Retail Uses. This property is located at 5345 North President George Bush Turnpike. (District 1) (File Z 22-01 – Detail Plan)

Representing the applicant Clay Christy, 1903 Central Drive, Bedford, Texas, elaborated on project timelines and proposed tenants.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request as presented. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nay.**

MISCELLANEOUS

- 3a. APPROVED** Consider amending in part Chapter 2, “Land Use Matrix”; Section 2.64, “Districts Allowed,” of Chapter 2, Article 5, “Use Regulations”; and Section 4.24(A), “Multifamily Developments”, “Covered Parking, Attached or Detached” of the Garland Development Code.

There was a brief discussion regarding the discussion between the Plan Commission and staff during the Plan Commission Pre-Meeting.

Motion was made by Commissioner Dalton to close the public hearing and **forward** the proposed Garland Development Code amendments to City Council and they take into consideration the recommendations made during Plan Commission Pre-Meeting. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

3b. APPROVED Consider 2022 Plan Commission meeting date changes.

Motion was made by Commissioner Paris to close the public hearing and **approve** the request to change the October 12 and December 14, 2022 Plan Commission meeting dates to October 10 and December 12, 2022. Seconded by Commissioner Rose. **Motion carried: 6 Ayes, 0 Nays.**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:11 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 04/25/2022

Item Title: P 22-08 Firewheel Center Sixth Replat

Summary:

P 22-08 Firewheel Center Sixth Replat

Attachments

P 22-08 Firewheel Center Sixth Replat Report and Attachments

Planning Report

File No: P 22-08 /District 1

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Firewheel Center Sixth Replat

LOCATION

270 Town Center Boulevard
3900 Lavon Drive

ZONING

Planned Development (PD) District 20-12 and Planned Development (PD) District 21-56

NUMBER OF LOTS

Two (2)

ACREAGE

3.24 Acres

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to abandon and dedicate easements for restaurant and retail development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

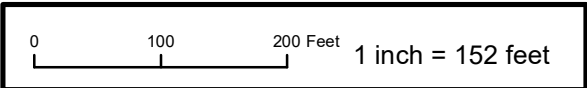
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

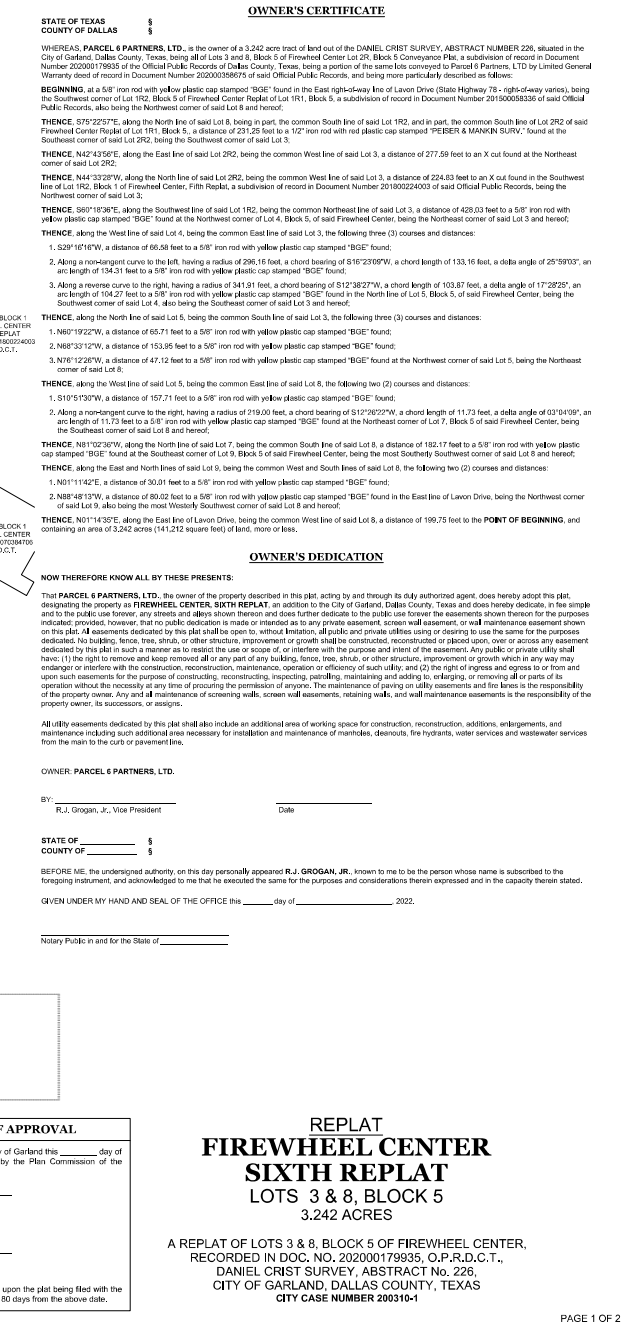
Will Guerin, AICP
Director of Planning

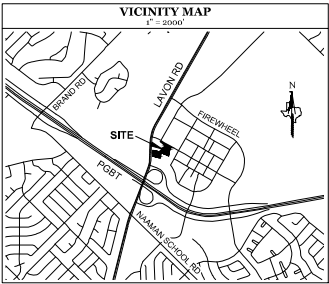


Plat Map P 22-08

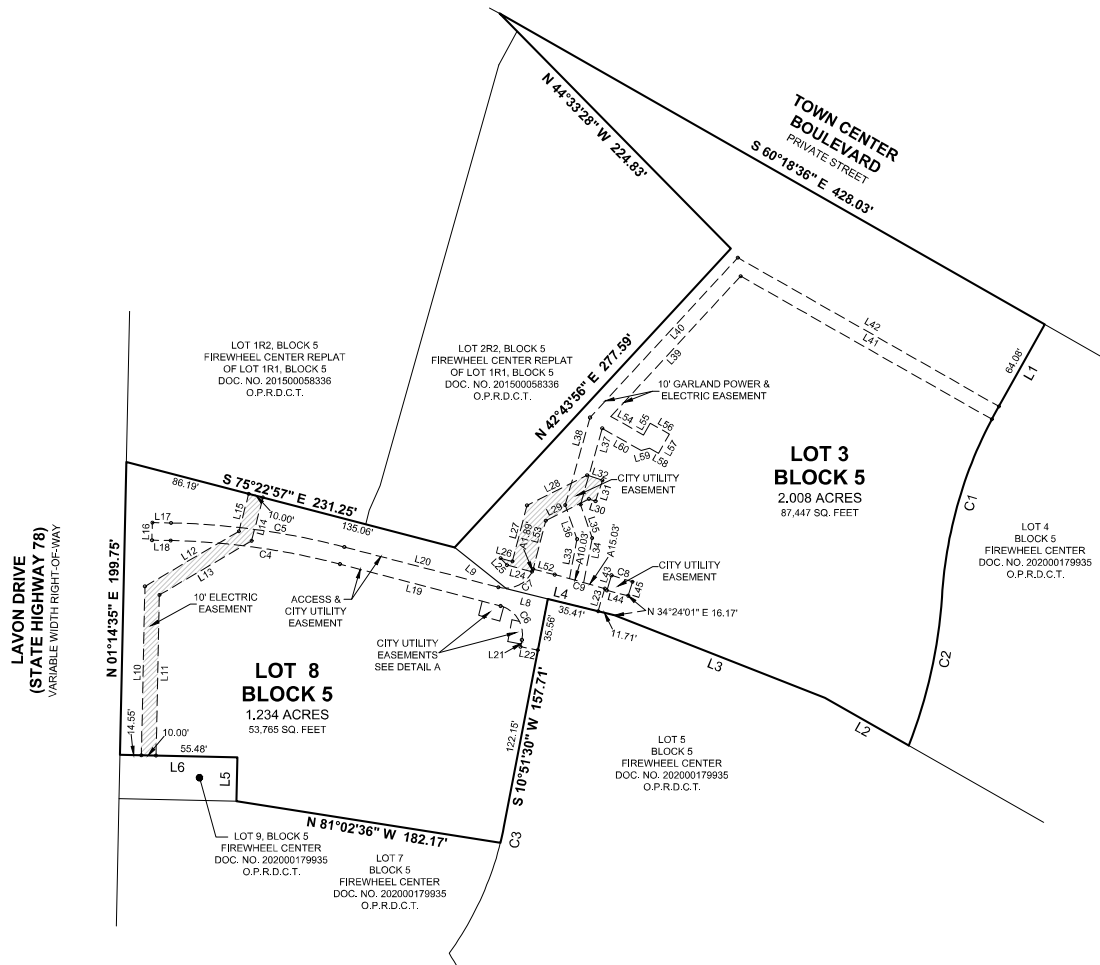
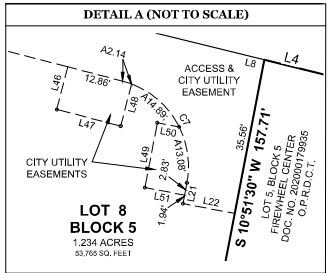


INDICATES AREA
OF REQUEST





- GENERAL NOTES**
- 1.) The purpose of this plat is to abandon and dedicate easements for site development.
 - 2.) Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter Eight of the Technical Standards Manual of the City of Garland.
 - 3.) The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the Allterra RTK Network, Texas Coordinate System of 1983, North Central Zone (4302) (Adjustment Realization 2011).
 - 4.) Selling a portion of this addition by notes and bounds is a violation of the City of Garland Development Code and is subject to withdrawing of utilities and building permits.
 - 5.) All interior property corners are marked with a 5/8-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" (CHRS) unless noted otherwise.
 - 6.) Property owners of corner lots shall maintain sight visibility triangles in accordance with Chapter 8 of the Technical Standards Manual of the City of Garland, Texas.
 - 7.) All easements shown hereon are dedicated by this plat unless specifically noted otherwise by instrument recording information.



- LEGEND**
- = CORNER MONUMENT
 - PG = PAGE
 - VOL = VOLUME
 - (CM) = CONTROLLING MONUMENT
 - PDB = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - CHRS = 1/2-INCH IRON ROD WITH GREEN PLASTIC "CAP STAMPED 'EAGLE SURVEYING'"
 - CHRS = CAPPED IRON ROD FOUND
 - DOC. NO. = DOCUMENT NUMBER
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 29°16'16\"	66.53'
L2	N 80°19'22\"	65.71'
L3	N 82°33'12\"	153.62'
L4	N 76°12'26\"	47.12'
L5	N 01°11'42\"	30.01'
L6	N 88°48'13\"	80.02'
L7	S 01°14'35\"	29.98'
L8	N 76°12'26\"	28.92'
L9	N 81°28'48\"	45.18'
L10	S 01°11'47\"	115.11'
L11	S 01°11'47\"	109.52'
L12	S 59°31'03\"	74.33'
L13	S 59°31'03\"	72.88'
L14	S 14°31'03\"	30.55'
L15	S 14°31'03\"	26.43'
L16	N 01°14'35\"	12.00'
L17	N 88°48'13\"	12.77'
L18	S 89°45'29\"	12.77'
L19	S 75°22'57\"	113.17'
L20	N 75°22'57\"	108.48'
L21	S 10°51'30\"	41.6'
L22	S 75°08'30\"	12.00'
L23	N 10°51'30\"	16.09'
L24	N 75°34'56\"	17.55'
L25	N 42°43'56\"	8.41'
L26	N 75°22'57\"	8.34'
L27	S 14°31'03\"	38.39'
L28	S 69°18'35\"	45.07'
L29	N 03°18'46\"	32.92'
L30	S 71°41'14\"	4.74'

LINE	BEARING	DISTANCE
L31	N 18°18'46\"	15.00'
L32	N 71°41'14\"	10.39'
L33	N 10°51'30\"	27.41'
L34	N 10°51'30\"	30.89'
L35	N 10°51'30\"	34.13'
L36	N 18°08'30\"	24.85'
L37	N 15°51'30\"	53.98'
L38	N 15°51'30\"	61.97'
L39	N 51°28'48\"	130.26'
L40	N 42°43'56\"	148.45'
L41	S 69°19'50\"	197.12'
L42	S 69°19'50\"	204.91'
L43	S 17°03'12\"	10.72'
L44	N 75°42'19\"	15.00'
L45	S 17°03'12\"	10.00'
L46	N 14°31'03\"	10.00'
L47	S 75°22'57\"	15.00'
L48	N 14°31'03\"	3.82'
L49	N 10°51'30\"	15.00'
L50	S 75°08'30\"	3.05'
L51	S 75°08'30\"	3.05'
L52	N 75°22'57\"	15.19'
L53	N 14°31'03\"	34.10'
L54	S 69°18'35\"	25.59'
L55	N 75°42'19\"	9.28'
L56	S 69°18'35\"	15.00'
L57	S 28°41'24\"	15.00'
L58	N 03°18'35\"	8.52'
L59	S 74°41'24\"	6.02'
L60	N 60°18'38\"	30.59'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	134.31'	296.18'	25.5053°	S 18°23'02\"	133.16'
C2	104.27'	341.91'	17.2625°	S 12°38'22\"	103.87'
C3	11.72'	219.00'	1.9490°	S 12°29'22\"	11.72'
C4	118.71'	600.00'	13.2228°	S 82°04'11\"	118.45'
C5	118.52'	512.00'	13.2228°	N 82°04'11\"	118.24'
C6	35.15'	203.00'	86.1477°	S 39°15'43\"	24.34'
C7	29.41'	20.00'	84.1539°	S 62°29'14\"	26.83'
C8	15.00'	1050.00'	0.9899°	N 72°56'42\"	15.00'
C9	35.49'	1050.00'	1.9812°	N 74°24'51\"	35.49'

**REPLAT
FIREWHEEL CENTER
SIXTH REPLAT
LOTS 3 & 8, BLOCK 5
3.242 ACRES**

A REPLAT OF LOTS 3 & 8, BLOCK 5 OF FIREWHEEL CENTER, RECORDED IN DOC. NO. 202000179935, O.P.R.D.C.T., DANIEL CRIST SURVEY, ABSTRACT No. 226, CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NUMBER 200310-1

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Development Engineering Consultants, LLC
2591 Dallas Parkway, Suite: 300
Frisco, TX 75034
(972) 731-4354

OWNER
Parcel 8 Partners, Ltd.
2808 Fairmount Suite: 150
Dallas, TX 75201
Phone: (210) 862-1010

Project: 2107-076-05
Date: 11-19-2021
Drafter: TAR / CHM

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177



GARLAND

Plan Commission

2. b.

Meeting Date: 04/25/2022

Item Title: P 22-09 Walnut Street Subdivision Replat

Summary:

P 22-09 Walnut Street Subdivision Replat

Attachments

P 22-09 Walnut Street Subdivision Replat Report and Attachments

Planning Report

File No: P 22-09 / District 6

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REPLAT

Walnut Street Subdivision

LOCATION

4555 West Walnut Street

ZONING

Planned Development (PD) District 11-09

NUMBER OF LOTS

Two (2)

ACREAGE

3.263 Acres

BACKGROUND

The applicant requests approval of a Replat. The purpose of the Replat is to create two lots for future development.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

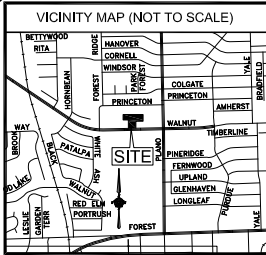
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



LEGEND
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL. & PG. VOLUME, PAGE
SQ. FT. SQUARE FEET
R.F.S. IRON ROD FOUND
P.S. IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "RPLS 5299"
M.S. 2" BRASS DISK STAMPED "WALNUT STREET SUBDIVISION & RPLS 5299" SET WITH A MAGNAIL FOR CORNER
ADS 3 1/4" ALUMINUM DISK STAMPED "WALNUT STREET SUBDIVISION & RPLS 5299" SET ON IRON ROD
7" CUT IN CONCRETE FOUND FOR CORNER CONTROL MONUMENT
7" FIND <CM>
BUILDING LINE
EASEMENT LINE
BOUNDARY LINE
CENTERLINE

GENERAL NOTES:

- The purpose of this plat is to replot part of one plotted lot into two lots.
- Bearings and coordinates shown hereon are on grid (1 projection plane), are not scaled, and are tied to the Texas Coordinate System of 1983 (NAD83/2011) EPOCH 2013), North Central Zone (4202) using City of Garland Geodetic Control Monuments.
GPS 256 GPS 257
N= 7,022,490.374 N= 7,023,983.441
E= 2,525,958.201 E= 2,526,013.594
Z= 611.20 Z= 615.87
- Selling a portion of this addition by metes and bounds is a violation of the City of Garland Development Code and is subject to withholding of utilities and building permits.

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, STORE MASTER FUNDING XVI, LLC, is the owner of a tract of land situated in the McKinney & Williams Survey, Abstract No. 1004, City of Garland, Dallas County, Texas, being part of Lot 1, Block 1, Walnut Retail Addition No. 3, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 20110014641, Official Public Records, Dallas County, Texas and being that tract of land described in General Warranty Deed to Store Master Funding XVI, LLC, recorded in Instrument Number 201800313326, Official Public Records, Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "ENCOMPASS" for the southwest corner of Lot 1, Block 1, Walnut Retail No. 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 81033, Page 760, Deed Records, Dallas County, Texas, same line to the north right-of-way line of W. Walnut Street;

THENCE South 89 degrees 41 minutes 43 seconds West, along the said north right-of-way line of W. Walnut Street, a distance of 187.37 feet to an "X" cut found in concrete for the southeast corner of Lot 1, Block 1, Spill-Rail Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 76113, Page 215, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 41 minutes 07 seconds East, along the east line of said Lot 1, Block 1, Spill-Rail Addition, a distance of 224.91 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1, Block 1, Spill-Rail Addition;

THENCE South 89 degrees 43 minutes 52 seconds West, along the north line of said Lot 1, Block 1, Spill-Rail Addition, a distance of 141.99 feet to a 3 1/4 inch aluminum disk stamped "WALNUT STREET SUBDIVISION & RPLS 5299" set on an iron rod in the east line of Lot 2, Block 1, Pepperwood Apartments Addition No. 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 70881, Page 1089, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 37 minutes 24 seconds East, along the said east line of Lot 2, Block 1, a distance of 198.00 feet to an "X" cut found in concrete for the northeast corner of said Lot 2, Block 1 and lying in the south right-of-way line of a 15 foot alley;

THENCE North 89 degrees 46 minutes 39 seconds East, along the said south right-of-way line of a 15 foot alley, a distance of 480.98 feet to an "X" cut found in concrete for the northwest corner of Lot 1, Block 1, Tex-Bo Addition No. 1, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 85031, Page 2122, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 05 minutes 04 seconds West, along the west line of said Lot 1, Block 1, Tex-Bo Addition No. 1, passing the southwest corner at 147.00 feet, same being an inside corner of said Lot 1, Block 1, Walnut Retail Addition No. 3, and the northwest corner of that tract of land described in Special Warranty Deed to Farkaleet Investments Inc., recorded in Instrument Number 202100109970, Official Public Records, Dallas County, Texas, combining with the west line of said Farkaleet Investments Inc. tract, a total distance of 229.11 feet;

THENCE South 89 degrees 39 minutes 21 seconds West, along the north line of said Lot 1, Block 1, Walnut Retail No. 1, a distance of 155.82 feet to a 3 1/4 inch aluminum disk stamped "WALNUT STREET SUBDIVISION & RPLS 5299" set on an iron rod for the northwest corner of Lot 1, Block 1, Walnut Retail No. 1;

THENCE South 00 degrees 05 minutes 35 seconds West, along the west line of said Lot 1, Block 1, Walnut Retail No. 1, a distance of 193.05 feet to the PLACE OF BEGINNING and containing 142,103 square feet of 3.262 acres of land.

OWNER'S CERTIFICATE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the STORE MASTER FUNDING XVI, LLC is the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as WALNUT STREET SUBDIVISION an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without restriction, all public and private utilities taking or desiring to use the same for the purposes dedicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon such easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity of any time of providing the permission of anyone. The maintenance of parking on utility easements and the same is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, including upon and across the premises containing the access easement(s).

This plat approved subject to all applicable ordinances, rules, regulations, and resolutions of the City of Garland, Texas.

WITNESS, my hand at Scottsdale, Arizona, this _____ day of _____, 20____.

STORE MASTER FUNDING XVI, LLC

BY: ANGELA DONAHOE - VICE PRESIDENT

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, the undersigned authority, on this day personally appeared _____

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and contents and under the authority therein expressed.

GIVEN UNDER my hand and seal of office this _____ day of _____, 20____.

Notary Public for and in the State of Arizona

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, Gary E. Johnson, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, and Texas Local Government Code, Chapter 212 and the City of Garland Development Code. I further affirm that documentation shown hereon was either found or placed in compliance with the City of Garland Development Code, and that the digital drawing accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2022.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/05/2022)

Gary E. Johnson

Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

My commission expires: _____

Approved and accepted for the City of Garland this _____ day of _____, 20____, by the City Plan Commission of the City of Garland, Texas.

Director of Planning

Chairman of Plan Commission

The approval of this plat is contingent upon the plat being filed with the County Clerk of Dallas County within 180 days from the above date.



OWNER
STORE MASTER FUNDING XVI, LLC
8377 E. HARTFORD DRIVE SUITE 100
SCOTTSDALE, ARIZONA 85255-6886
ATTN: ANGELA DONAHOE

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #0169300

REPLAT
WALNUT STREET SUBDIVISION
LOTS 1 & 2, BLOCK 1
A REPLAT OF PART OF LOT 1, BLOCK 1
WALNUT RETAIL ADDITION NO. 3
SITUATED IN THE MCKINNEY & WILLIAMS SURVEY,
ABSTRACT NO. 1004
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 210722-3
(2022)

DATE: 12/09/2021 / JOB #: 2101245-1 / SCALE: 1" = 60' / DRAWN: KO



GARLAND

Plan Commission

2. c.

Meeting Date: 04/25/2022

Item Title: P 22-10 Valk's First Street Addition Final Plat

Summary:

P 22-10 Valk's First Street Addition Final Plat

Attachments

P 22-10 Valk's First Street Addition Final Plat Report and Attachments

Planning Report

File No: P 22-10 /District 8

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

FINAL PLAT

Valk's First Street Addition

LOCATION

1674 and 1702 North First Street

ZONING

Industrial (IN) District

NUMBER OF LOTS

One (1)

ACREAGE

6.5475 Acres

BACKGROUND

The applicant requests approval of a Final Plat. The purpose of the Final Plat is to create one (1) lot for a Truck/Bus Storage.

STAFF RECOMMENDATION

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

ADDITIONAL INFORMATION

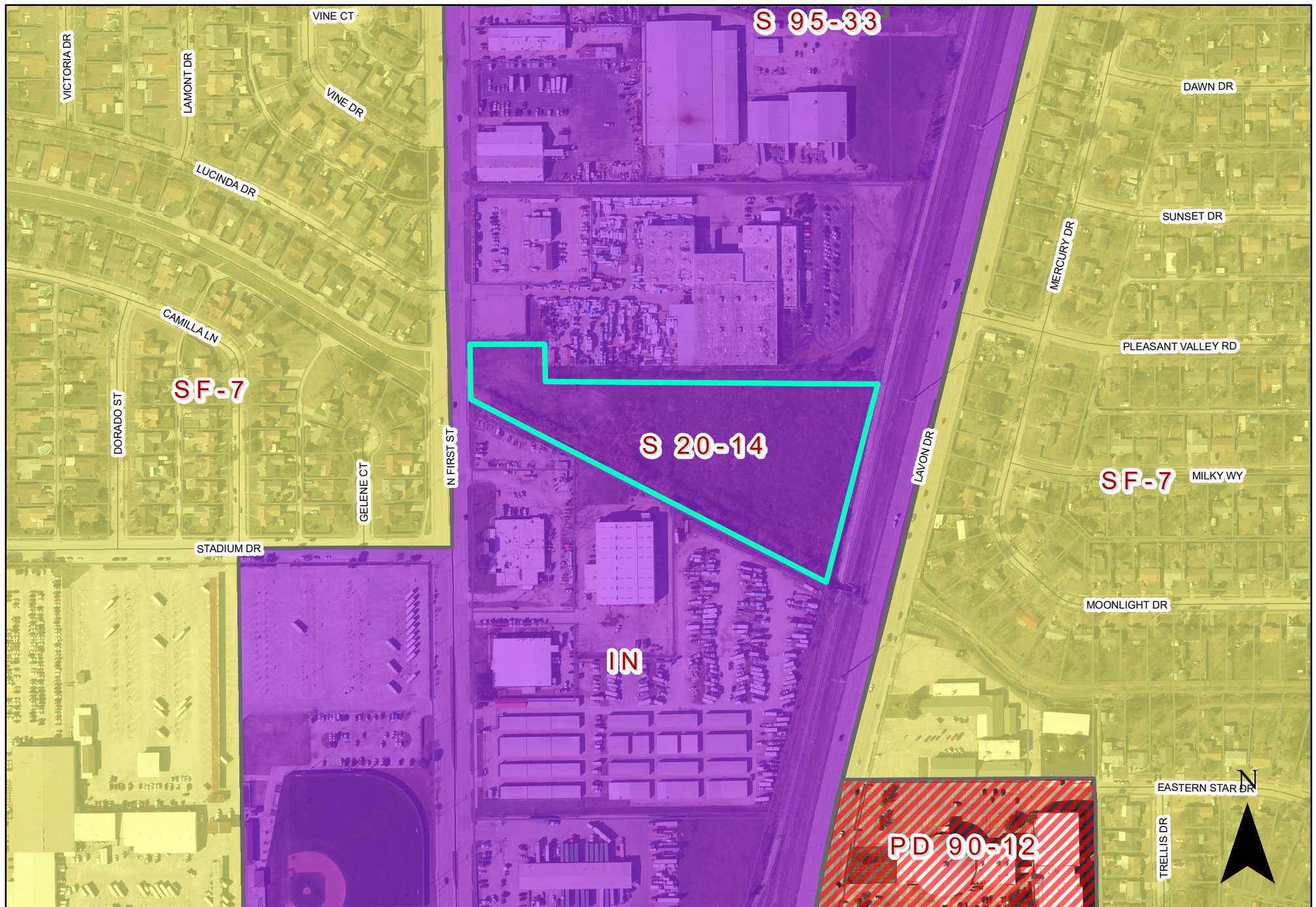
- i. Location Map
- ii. 8x11 Plat

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 200 400 Feet
1 inch = 310 feet

Plat Map P 22-10



INDICATES AREA
OF REQUEST

N. FIRST STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

COORDINATES SHOWN HEREON ARE NAD83 TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4302) USING CITY OF GARLAND GEODETIC CONTROL (2002 DATUM) MONUMENT NOS. 31 AND 236.

GPS 31--N=7018344.58
E=2500402.80
Z=497.97

GPS 236--N=7006713.97
E=2549278.27
Z=450.52

LEGEND

FD. FOUND

(CM) CONTROLLING MONUMENT

LR. IRON ROD

PL. PAGE

VOL. VOLUME

R.O.W. RIGHT-OF-WAY

D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS

M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS

INST. NO. INSTRUMENT NUMBER

FD. 3/4" LR. 3/4" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "1511"

GENERAL TELEPHONE COMPANY
VOL. 661, PG. 2430 D.R.D.C.T.

212.67'

296.64'

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, SARO PARTNERS, LLC is the owner of all of that certain lot, tract or parcel of land situated in the A. BAHN SURVEY, ABSTRACT 181 and in the G.W. WHITFIELD SURVEY, ABSTRACT 1594, and in the City of Garland, Dallas County, Texas and being all of those same 2 tracts of land described in General Warranty Deed as Tracts 2 and 3 to Saro Partners, LLC, recorded in Instrument No. 201800070234 of the Deed Records of Dallas County, Texas, and said tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found in the east R.O.W. line of N. First Street (a 100' R.O.W.) and being the northernmost southwest corner of that same tract of land described in deed to First Street Real Estate, LP, recorded in Instrument No. 201500025145 of the Deed Records of Dallas County, Texas;

THENCE S 89°52'00" E, 155.00' along the south line of said First Street Real Estate, LP property to a 1/2" iron rod found for corner;

THENCE S 00°22'00" E, 91.00' along the south line of said First Street Real Estate, LP property to a 3/4" iron rod found for corner;

THENCE S 89°48'40" E, 845.11' along the south line of said First Street Real Estate, LP property to a cross cut in concrete found for corner in the northwest R.O.W. line of the Kansas City Southern Railroad (a 100' R.O.W.);

THENCE S 14°18'45" W, 513.69' along the northwest line of said railroad to a 3/4" iron rod found at the northeast corner of that same tract of land described in deed to Cubesmart, LP, recorded in Instrument Number 201300139387 of the Deed Records of Dallas County, Texas;

THENCE N 62°42'06" W, 982.17' along the northeast line of said Cubesmart, LP property, the northeast line that same tract of land described in deed to David D. Scheibel Living Trust and Steven Scheibel, recorded in Instrument Number 201400236075 and the northeast line of that same tract of land described in deed to Pete Burke Holdings, LP, recorded in Instrument Number 20080295106 of the Deed Records of Dallas County, Texas, to a mag nail found for corner in the east line of N. First Street;

THENCE N 02°22'00" W, 141.45' along the east line of N. First Street to the point of beginning and containing 285,209.50 square feet or 6.5475 acres of land.

FIRST STREET REAL ESTATE, LP
INST. NO. 201500025145 D.R.D.C.T.

DRAINAGE EASEMENT
BY THIS PLATDRAINAGE EASEMENT
BY THIS PLAT

PETE BURKE HOLDINGS, LP
INST. NO. 20080295106
D.R.D.C.T.

LOT 1, BLOCK 1
VILLAGE GLEN INDUSTRIAL
VOL. 83077, PG. 803 M.R.D.C.T.

DAVID D. SCHEIBEL LIVING TRUST & SCHEIBEL STEVEN
INST. NO. 201400236075 D.R.D.C.T.

LOT 2, BLOCK 1
JACK HOLLAND ADDITION
VOL. 96170, PG. 2408 M.R.D.C.T.

CUBESMART, LP
INST. NO. 201300139387
D.R.D.C.T.

OWNER/DEVELOPER
SARO PARTNERS, LLC
1450 S. IL TOWNSEND DR., STE. 100
ROCKWALL, TEXAS 75087
PH: 469-222-1597

- NOTES**
1. THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT FROM 2 PARCELS.
 2. PROPERTY OWNERS OF CORNER LOTS SHALL MAINTAIN SIGHT VISIBILITY TRIANGLES IN ACCORDANCE WITH THE PROVISIONS OF THE TRAFFIC MANAGEMENT STANDARDS OF THE CITY OF GARLAND, TEXAS.
 3. BEARING SOURCE IS THE EAST R.O.W. LINE (N 02°22'00" W) OF N. FIRST STREET FOR DEED, VOL. 2003739, PG. 7063 D.R.D.C.T.
 4. MONUMENTATION FOUND FROM TITLE SURVEY IN SEPTEMBER 2014.
 5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY OF GARLAND DEVELOPMENT CODE AND IS SUBJECT TO WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
 6. MINIMUM FFE IS 2' ABOVE THE WATER SURFACE. ELEVATION OF 546.7 PER 2022 DUNGUIS DESIGN FLOOD STUDY

285,209.50 SQ. FT. OR 6.5475 ACRES

A. BAHN SURVEY, A-181

G. W. WHITFIELD SURVEY, A-1594

LOT 1, BLOCK 1

S 89°48'40" E-845.11'

N 62°42'06" W - 982.17'

N 02°22'00" W - 141.45'

SPACE RESERVED FOR COUNTY RECORDING LABEL

SURVEYOR'S AFFIRMATION

I, Scott Davis, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, Texas Local Government Code, Chapter 212, and the subdivision rules and regulations of the City of Garland, Texas. I further affirm that monumentation shown hereon was either found or placed and is in substantial compliance with the City of Garland Code of Ordinances, Sec. 31.11; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2022

"The surveyor, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document."

Scott Davis
Texas Registered Professional Land Surveyor No. 6111

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed. GIVEN under my hand and seal of office this _____ day of _____, 2022.

Notary Public for and in the State of Texas
My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF DALLAS:

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That SARO PARTNERS, LLC, the owner of the property described in this plat, does hereby adopt this plat, designating this property as **WALK'S FIRST STREET ADDITION**, an addition to the City of Garland, Dallas County, Texas and does hereby dedicate, in fee simple and to the public use forever, the streets and alleys shown thereon and does further dedicate to the public use forever the easements shown thereon for the purposes indicated. All easements dedicated by this plat shall be open to, without limitation, all public and private utilities using or desiring to use the same for the purposes indicated. No building, fence, tree, shrub, or other structure, improvement or growth shall be constructed, reconstructed or placed upon, over or across any easement dedicated by this plat. Any public or private utility shall have: (1) the right to remove and keep removed all or any part of any building, fence, tree, shrub, or other structure, improvement or growth which in any way may endanger or interfere with the construction, reconstruction, maintenance, operation or efficiency of such utility; and (2) the right of ingress and egress to or from and upon the such easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to, enlarging or removing all or parts of its operation without the necessity at any time of procuring the permission of anyone. The maintenance of paving on utility easements and fire lanes is the responsibility of the property owner.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance including such additional area necessary for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line.

The undersigned does covenant and agree that the access easement(s) dedicated on this plat may be utilized by any person, including the general public, for ingress and egress to other real property, for both vehicular and pedestrian use and access, in, along, upon and across the premises containing the access easement(s).

Each property owner shall keep the drainage channels and/or drainage and floodway easements traversing or adjacent to his property clear and free of debris, silt, and any other substance which may impede the flow of stormwaters or result in unsanitary conditions. This includes all necessary establishment of ground cover, slope stabilization, mowing, weeding, litter pick-up, and other normal property owner responsibilities. The City of Garland shall have the right of ingress and egress for the purposes of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. No obstruction to the natural flow of stormwater runoff shall be permitted by filling or by construction of any type, including, but not limited to, construction of any dam, building, fence, bridge, walkway, or any other structure within the drainage channels or easements, unless approved by the City of Garland, provided, however, it is understood that in the event it becomes necessary for the City of Garland to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the drainage or floodway easements at any point or points to erect, construct, or maintain any drainage facility deemed necessary for drainage purposes.

WITNESS, my hand at Garland, Texas, this the _____ day of _____, 2022.

SARO PARTNERS, LLC

Ron Valk - Owner

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned authority, on this day personally appeared Ron Valk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2022.

Notary Public for and in the State of Texas
My commission expires: _____

FINAL PLAT

WALK'S FIRST STREET ADDITION

LOT 1, BLOCK 1

AN ADDITION OF 6.5475 ACRES SITUATED IN THE A. BAHN SURVEY, ABSTRACT 181 AND THE G.W. WHITFIELD SURVEY, ABSTRACT 1594, CITY OF GARLAND, DALLAS COUNTY, TEXAS.

CASE NO. 200421-2

APPROVED AND ACCEPTED for the City of Garland, Texas
this _____ day of _____, 2022

Chairman of the City Plan Commission

Director of Planning Department

The approval of this plat is contingent on the plat being filed for record with the County Clerk of Dallas County, Texas within 180 days from the above date.

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 dsl@dbccogol.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 12/8/14
REV. 03/23/22
REV. 03/23/22
REV. 01/29/22
JOB NO. 140868

FIRM REG. NO. 10009600



GARLAND

Plan Commission

3. a.

Meeting Date: 04/25/2022

Item Title: Z 21-46 Turn Compost, LLC - Specific Use Provision (District 6)

Summary:

Consideration of the application of **Turn Compost, LLC** requesting approval of a Specific Use Provision for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District. This property is located at 196 South International Road. (District 6) (File Z 21-46 – Specific Use Provision)

Attachments

Z 21-46 Turn Compost, LLC Report and Attachments (Specific Use Provision)

Z 21-46 Turn Compost, LLC Responses

Planning Report

File No: Z 21-46/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan on a property zoned Industrial (IN) District.

LOCATION

196 South International Road

APPLICANT

Turn Compost, LLC

OWNER

Ash Real Estate Holdings, LLC

BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back [eastern] portion of the site; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.

SITE DATA

The site contains 2.51 acres with approximately 338 lineal feet of frontage along South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District provides for a wide array of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, warehousing and distribution. A Specific Use Provision is required for Bulk Material Sales & Storage (retail or wholesale) in the Industrial (IN) District.

CONSIDERATIONS

Site Plan:

1. Proposal: The applicant is proposing to lease 29,680 square feet of outdoor area to produce compost by adding mostly organic vegetative material to the pre-existing mulch piles; the applicant would then deliver this compost to its customers. All storage and processing of the compost would be performed in the outdoor areas designated on the Site Plan (Exhibit C). The composting process would be managed by two (2) or three (3) employees. The following is a list of materials that would be used in the compost process:

- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

The composting facility would operate Monday through Sunday from 8:00 a.m. to 5:00 p.m. with no on-site sales.

2. Screening and Landscaping: The applicant is not proposing any new construction on the site; therefore, with the exception of the outside storage screening requirement and landscaping for required parking (considerations No. 3 & 5), this application does not trigger any other screening or landscaping requirements.
3. Screening of outside storage: Per section 2.52(A)(14) of the Garland Development Code (GDC), outside storage must be screened at a minimum height of six (6) feet by one or a combination of the methods provided below:
 - Coated chain-link fencing with slats; or
 - Wood fence

Alternative equivalent screening may be approved. The property is currently surrounded by a six (6)-foot solid metal fence. Per the applicant, the piles would be no higher than six (6) feet.

4. Signage: The applicant is not requesting any deviations from the signage standards of the Garland Development Code (GDC).
5. Parking: Under this application, review and compliance with the parking requirement is triggered by and solely applied to the proposed composting facility, not the existing facility (Texas Tree Surgeons). The Garland Development Code (GDC) establishes a parking requirement for the proposed composting facility of one (1) parking space for every 1,000 square feet of gross floor area or one (1) parking space for every 1,000 square feet of outdoor area (whichever is greater). This ratio along with the proposed outdoor leasing area yields a quantitative requirement of thirty (30) parking spaces for the proposed composting facility.

The applicant requests a full waiver of the parking requirement applied to the proposed composting facility. The applicant argues that the proposed composting operation will

only add two (2) or three (3) on-site employees to the current two (2) or three (3) on-site employees typically working for Texas Tree Surgeons, and with no on-site compost sales any increase in vehicles traffic will be negligible and accommodated by the current site layout.

Specific Use Provision:

6. The applicant is requesting approval of a ten (10)-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, that cumulatively employs large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Supporting land uses within Business Centers includes retail, services, restaurants, meeting facilities, and entertainment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Community Office (CO) District; these properties are developed with medical offices. Further to the north is zoned Multi-Family (MF) District and developed with apartments. The property to the east is zoned Community Office (CO) District and is developed with medical offices. The properties to the south are zoned Industrial (IN) and Planned Development (PD) 19-32 for Industrial Uses Districts; these properties are developed with industrial and heavy commercial uses. The properties to the west are zoned Industrial (IN) District and are developed with industrial and heavy commercial uses.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.

ADDITIONAL INFORMATION

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

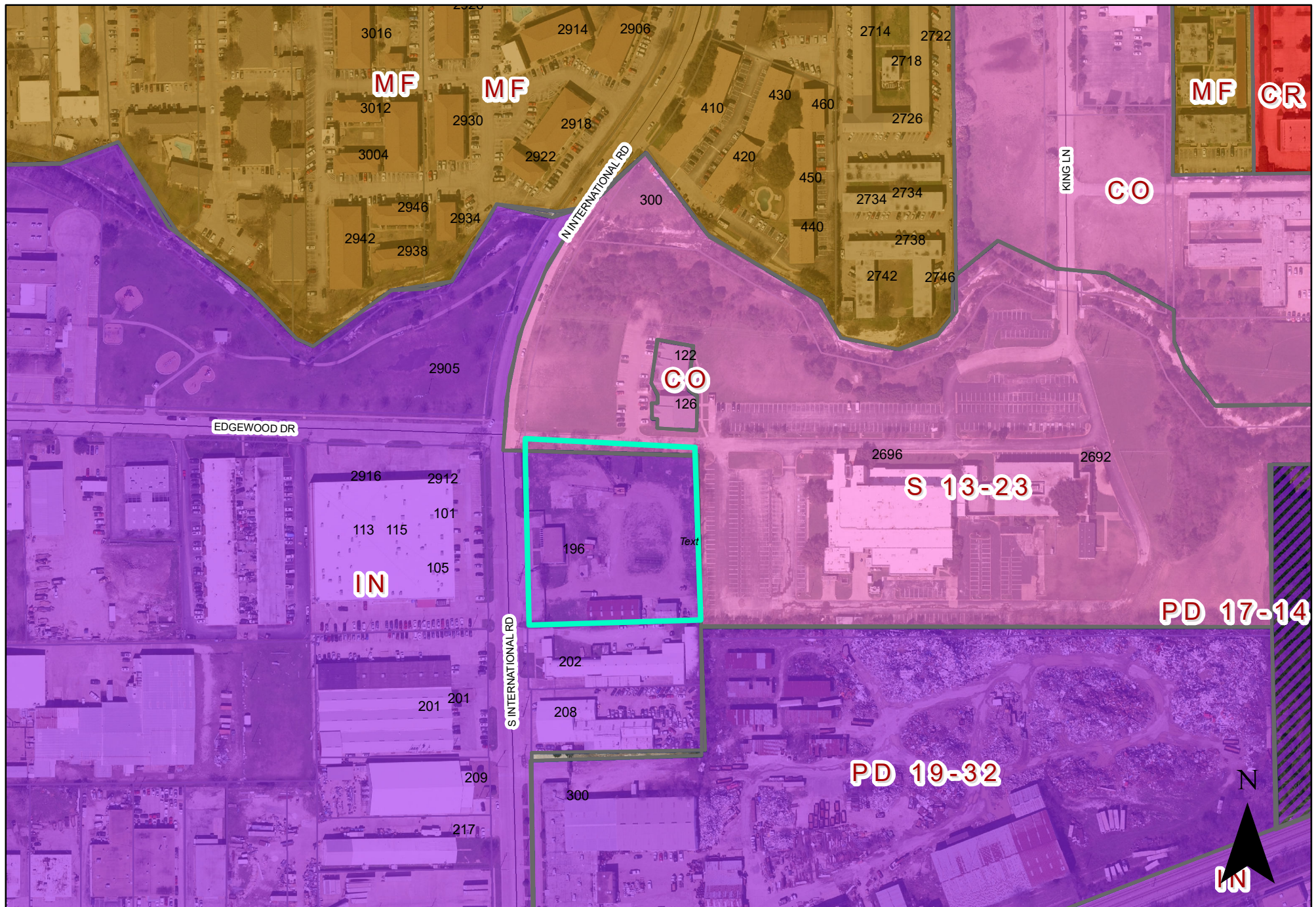
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46

196 South International Road



INDICATES AREA
OF REQUEST

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 21-46

196 South International Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a compost facility classified as a Bulk Material Sales & Storage (retail or wholesale) land use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations in Planned Development (PD) District 03-47 and Special Standards for Bulk Material Sales & Storage (retail or wholesale) 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:** Development is to be in general conformance with the approved Site Plan on Exhibit C. In the event of conflict between the conditions and development plan, the conditions listed below are to apply.
- V. Conditions:**
- A. Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.
- B. Compost Facility Area: Compost facility, including windrows (piles), shall generally comply with and be limited to the layout depicted on Exhibit C.
- C. Windrows: Windrows shall not exceed a height of six (6) feet and shall be screened from the view of public streets.

Z 21-46



View of subject property from S. International Rd.



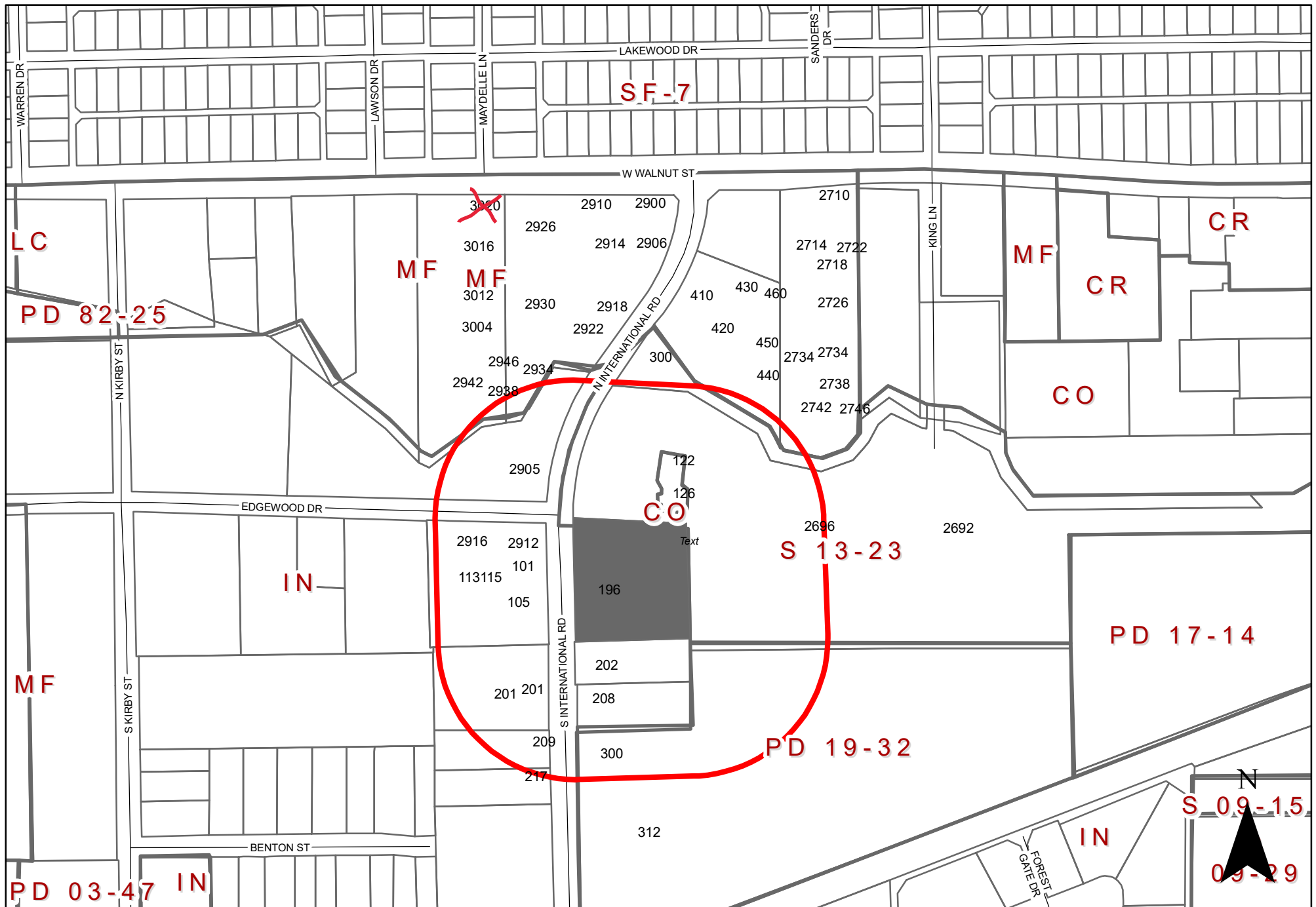
Looking across S. International Rd. from subject property.



Looking north from subject property



Looking south from subject property.



0 240 480 Feet
1 inch = 365 feet

ZONING MAP Z 21-46

196 South International Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-46

Z 21-46 Turn Compost, LLC. The applicant proposes to operate a compost facility from this property. The property is located at 196 South International Road. (District 6)

Z 21-46 Turn Compost, LLC. El solicitante propone operar una instalación de compostaje en esta propiedad. La propiedad está ubicada en 196 South International Road. (Distrito 6)

Z 21-46 Turn Compost, LLC. Người nộp đơn đề xuất vận hành một cơ sở làm phân trộn từ tài sản này. Nơi nghỉ này tọa lạc tại số 196 South International Road. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Jessica Perez Manager

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

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

3020 W. Walnut St

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

3/20/2022

Signature / Firma / Chữ ký

04/21/2022

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. b.

Meeting Date: 04/25/2022

Item Title: Z 21-46 Turn Compost, LLC - Plan (District 6)

Summary:

Consideration of the application of **Turn Compost, LLC** requesting approval of a Plan for Bulk Material Sales & Storage (retail or wholesale) on a property zoned Industrial (IN) District This property is located at 196 South International Road. (District 6) (File Z 21-46 - Plan)

Attachments

Z 21-46 Turn Compost, LLC Report and Attachments (Plan)

Z 21-46 Turn Compost, LLC Responses

Planning Report

File No: Z 21-46/District 6

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REQUEST

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) and 2) a Plan on a property zoned Industrial (IN) District.

LOCATION

196 South International Road

APPLICANT

Turn Compost, LLC

OWNER

Ash Real Estate Holdings, LLC

BACKGROUND

The property is developed with one (1) office building and two (2) warehouses located in back [eastern] portion of the site; the outside area in the back is used for firewood, mulch, nightly truck and equipment storage. The property is and will continue to be occupied by Texas Tree Surgeons, a company that provides tree care services that includes tree trimming, tree health management and occasionally tree removal. The resulting byproduct of these services is waste wood that is either chipped into mulch or sold as firewood. Most of the resulting mulch is stored on the property.

The applicant, Turn Compost, LLC, plans to lease a portion of the outdoor area on the property to produce compost by adding organic matter to the existing outdoor mulch piles produced by Texas Tree Surgeons. However, the applicant does not plan to occupy any of the existing buildings.

SITE DATA

The site contains 2.51 acres with approximately 338 lineal feet of frontage along South International Road.

USE OF PROPERTY UNDER CURRENT ZONING

The Industrial (IN) District provides for a wide array of industrial uses which generate few objectionable conditions. Such uses include manufacturing, processing, assembling, research and development, warehousing and distribution. A Specific Use Provision is required for Bulk Material Sales & Storage (retail or wholesale) in the Industrial (IN) District.

CONSIDERATIONS

Site Plan:

1. Proposal: The applicant is proposing to lease 29,680 square feet of outdoor area to produce compost by adding mostly organic vegetative material to the pre-existing mulch piles; the applicant would then deliver this compost to its customers. All storage and processing of the compost would be performed in the outdoor areas designated on the Site Plan (Exhibit C). The composting process would be managed by two (2) or three (3) employees. The following is a list of materials that would be used in the compost process:

- Mulch
- Vegetables and fruit scraps
- Coffee and tea grounds
- Dry pasta and grains
- Egg shells
- Shredded paper
- Leaves
- Beans, nuts, seeds

The composting facility would operate Monday through Sunday from 8:00 a.m. to 5:00 p.m. with no on-site sales.

2. Screening and Landscaping: The applicant is not proposing any new construction on the site; therefore, with the exception of the outside storage screening requirement and landscaping for required parking (considerations No. 3 & 5), this application does not trigger any other screening or landscaping requirements.
3. Screening of outside storage: Per section 2.52(A)(14) of the Garland Development Code (GDC), outside storage must be screened at a minimum height of six (6) feet by one or a combination of the methods provided below:
 - Coated chain-link fencing with slats; or
 - Wood fence

Alternative equivalent screening may be approved. The property is currently surrounded by a six (6)-foot solid metal fence. Per the applicant, the piles would be no higher than six (6) feet.

4. Signage: The applicant is not requesting any deviations from the signage standards of the Garland Development Code (GDC).
5. Parking: Under this application, review and compliance with the parking requirement is triggered by and solely applied to the proposed composting facility, not the existing facility (Texas Tree Surgeons). The Garland Development Code (GDC) establishes a parking requirement for the proposed composting facility of one (1) parking space for every 1,000 square feet of gross floor area or one (1) parking space for every 1,000 square feet of outdoor area (whichever is greater). This ratio along with the proposed outdoor leasing area yields a quantitative requirement of thirty (30) parking spaces for the proposed composting facility.

The applicant requests a full waiver of the parking requirement applied to the proposed composting facility. The applicant argues that the proposed composting operation will

only add two (2) or three (3) on-site employees to the current two (2) or three (3) on-site employees typically working for Texas Tree Surgeons, and with no on-site compost sales any increase in vehicles traffic will be negligible and accommodated by the current site layout.

Specific Use Provision:

6. The applicant is requesting approval of a ten (10)-year Specific Use Provision.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Comprehensive Plan recommends Business Center for the subject property. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type developments, that cumulatively employs large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Supporting land uses within Business Centers includes retail, services, restaurants, meeting facilities, and entertainment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Community Office (CO) District; these properties are developed with medical offices. Further to the north is zoned Multi-Family (MF) District and developed with apartments. The property to the east is zoned Community Office (CO) District and is developed with medical offices. The properties to the south are zoned Industrial (IN) and Planned Development (PD) 19-32 for Industrial Uses Districts; these properties are developed with industrial and heavy commercial uses. The properties to the west are zoned Industrial (IN) District and are developed with industrial and heavy commercial uses.

STAFF RECOMMENDATION

Approval of 1) a Specific Use Provision (SUP) for Bulk Material Sales & Storage (retail or wholesale) for a period of ten (10) years and 2) a Plan as requested by the applicant.

ADDITIONAL INFORMATION

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

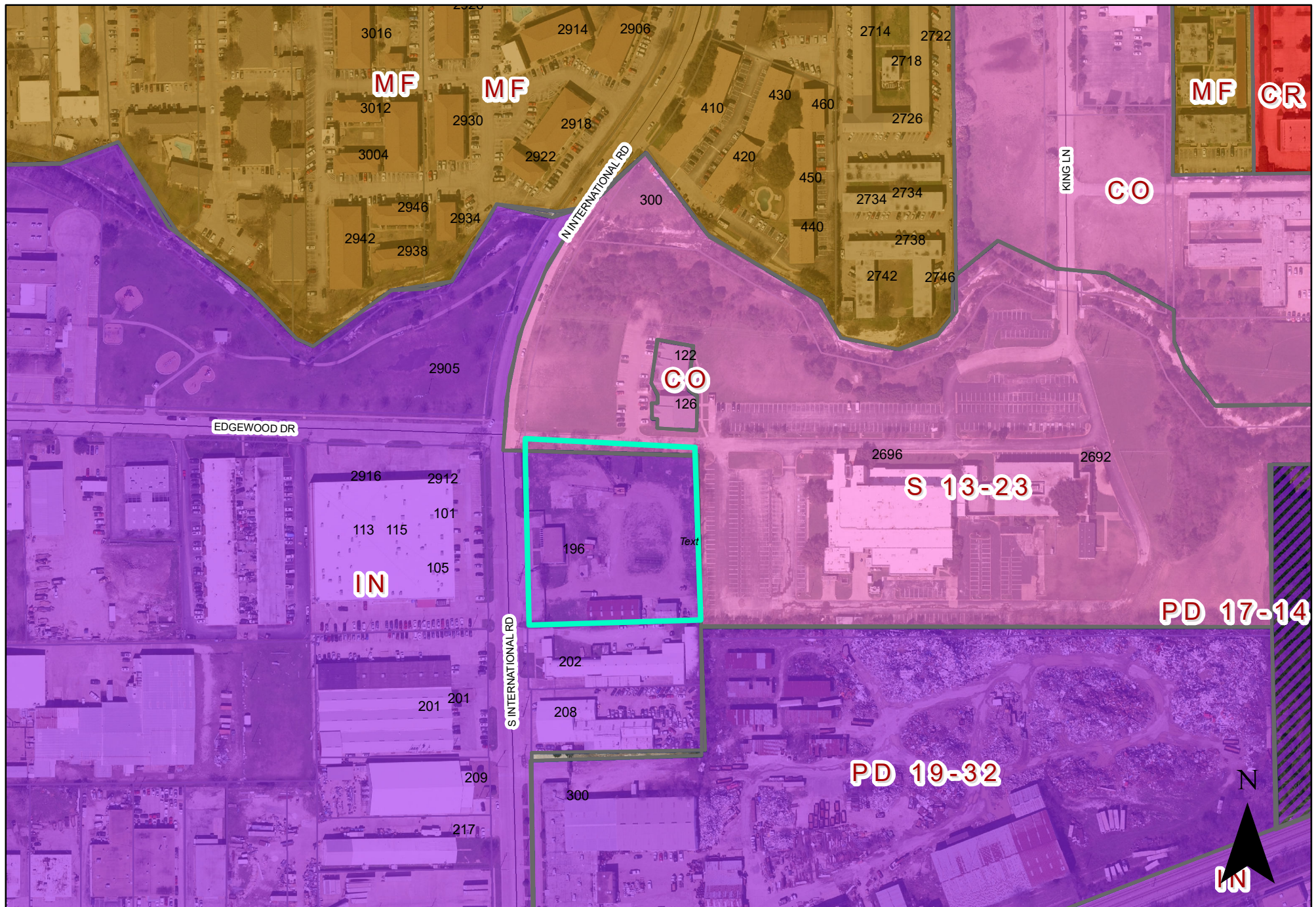
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

Josue De La Vega, MCRP
Senior Planner
Planning & Community Development
972-205-2833
jdelavega@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 160 320 Feet
1 inch = 244 feet

ZONING MAP Z 21-46

196 South International Road



INDICATES AREA
OF REQUEST

Z 21-46



View of subject property from S. International Rd.



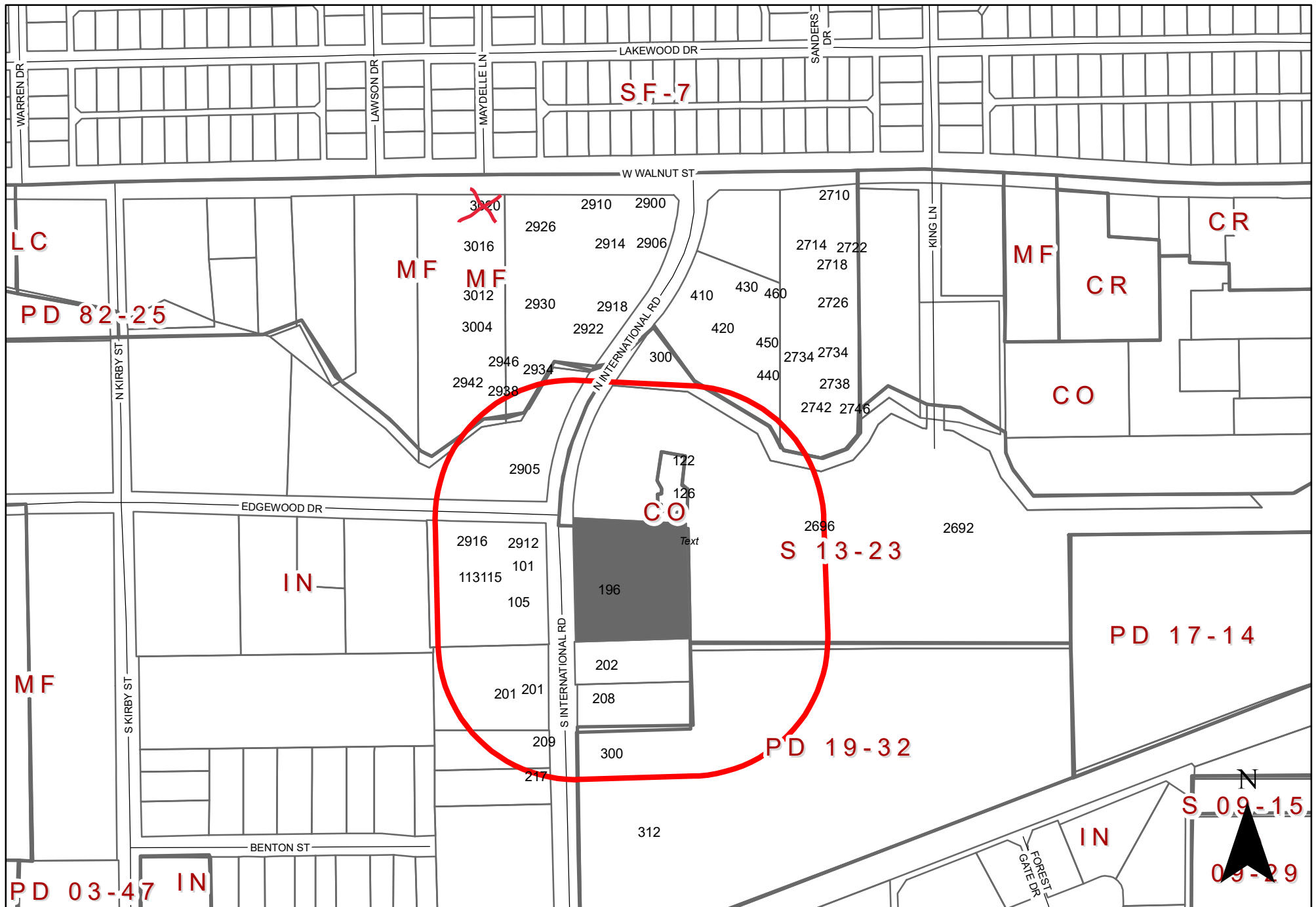
Looking across S. International Rd. from subject property.



Looking north from subject property



Looking south from subject property.



0 240 480 Feet
1 inch = 365 feet

ZONING MAP Z 21-46

196 South International Road

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

Comment Form

Case Z 21-46

Z 21-46 Turn Compost, LLC. The applicant proposes to operate a compost facility from this property. The property is located at 196 South International Road. (District 6)

Z 21-46 Turn Compost, LLC. El solicitante propone operar una instalación de compostaje en esta propiedad. La propiedad está ubicada en 196 South International Road. (Distrito 6)

Z 21-46 Turn Compost, LLC. Người nộp đơn đề xuất vận hành một cơ sở làm phân trộn từ tài sản này. Nơi nghỉ này tọa lạc tại số 196 South International Road. (Quận 6)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Jessica Perez Manager

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

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

3020 W. Walnut St

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

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

3/20/2022

Signature / Firma / Chữ ký

04/21/2022

Date / Fecha / Ngày

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



GARLAND

Plan Commission

3. c.

Meeting Date: 04/25/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Zoning (District 5)

Summary:

Consideration of the application of **Triangle Engineering, LLC**, requesting approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Zoning)

Attachments

Z 22-07 Triangle Engineering, LLC. Report and Attachments (Zoning)

Z 22-07 Triangle Engineering, LLC. Responses

Planning Report

File No: Z 22-07/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND
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REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

APPLICANT

Triangle Engineering, LLC.

OWNER

1901 W Northwest Hwy, LLC

BACKGROUND

The subject property (overall site), a 5-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. The applicant has submitted a parking analysis to show the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7)

parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. Given the extent and size of the proposed improvements on the lease area, the entire property is not required full compliance with the GDC screening and landscape standards under this Specific Use Provision request. However, the applicant is providing vegetation as shown in the landscape plan (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

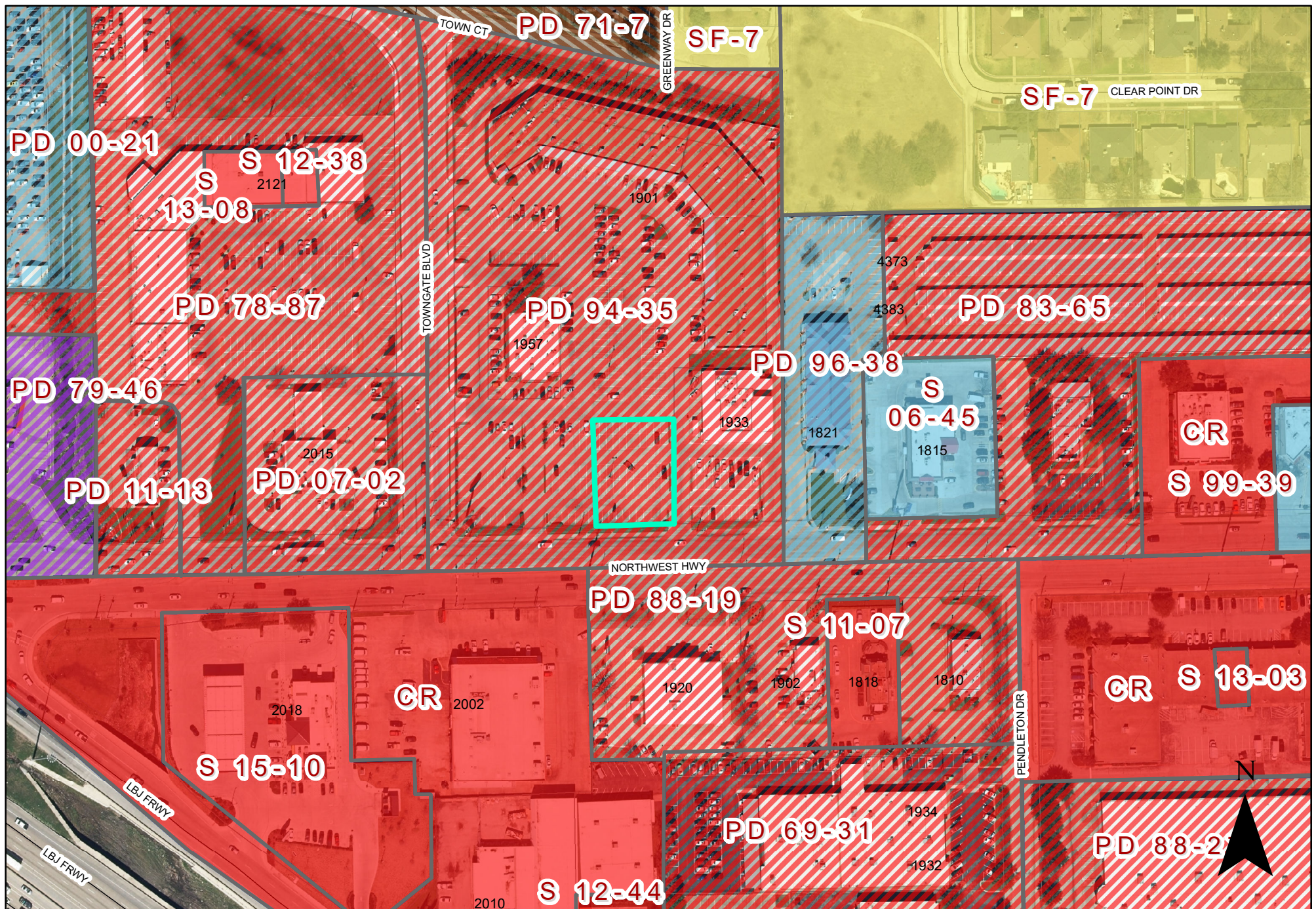
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

1943 Northwest Highway

INDICATES AREA
OF REQUEST

Z 22-07



Looking at the subject property from Northwest Highway



Looking south of the subject property



Looking west of the subject property



Looking west of subject site from North Jupiter Road



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1901 Northwest Highway

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



GARLAND

Plan Commission

3. d.

Meeting Date: 04/25/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Specific Use Provision (District 5)

Summary:

Consideration of the application of **Triangle Engineering, LLC**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Specific Use Provision)

Attachments

Z 22-07 Triangle Engineering, LLC. Report and Attachments (Specific Use Provision)

Z 22-07 Triangle Engineering, LLC. Responses

Planning Report

File No: Z 22-07/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND
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REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

APPLICANT

Triangle Engineering, LLC.

OWNER

1901 W Northwest Hwy, LLC

BACKGROUND

The subject property (overall site), a 5-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. The applicant has submitted a parking analysis to show the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7)

parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. Given the extent and size of the proposed improvements on the lease area, the entire property is not required full compliance with the GDC screening and landscape standards under this Specific Use Provision request. However, the applicant is providing vegetation as shown in the landscape plan (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of a Restaurant, Drive-Through use by a Specific Use Provision
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 94-35 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-07

1943 Northwest Highway

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 94-35 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for twenty-five (25) years.

Z 22-07



Looking at the subject property from Northwest Highway



Looking south of the subject property



Looking west of the subject property



Looking west of subject site from North Jupiter Road



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

1901 Northwest Highway

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



Plan Commission

3. e.

Meeting Date: 04/25/2022

Item Title: Z 22-07 Triangle Engineering, LLC. - Detail Plan (District 5)

Summary:

Consideration of the application of **Triangle Engineering, LLC**, requesting approval of a Detail Plan for a Restaurant, Drive-Through on a property zoned Planned Development (PD) District 94-35 for Community Retail Use. This property is located at 1943 Northwest Highway (District 5) (File Z 22-07 – Detail Plan)

Attachments

Z 22-07 Triangle Engineering, LLC. Report and Attachments (Detail Plan)

Z 22-07 Triangle Engineering, LLC. Responses

Planning Report

File No: Z 22-07/District 5

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



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REQUEST

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

LOCATION

1943 Northwest Highway

APPLICANT

Triangle Engineering, LLC.

OWNER

1901 W Northwest Hwy, LLC

BACKGROUND

The subject property (overall site), a 5-acre lot, is developed with a shopping center and two (2) stand-alone restaurants. The applicant proposes to lease a 0.335-acre area of the subject property and develop it with a Restaurant, Drive-Through (coffee shop).

SITE DATA

The lease area is approximately 0.335 acres. The lease area has approximately 103 feet of linear street frontage along Northwest Highway.

USE OF PROPERTY UNDER CURRENT ZONING

The lease area is zoned Planned Development (PD) District 94-35 for Community Retail Use. Planned Development (PD) District 94-35 includes a list of specific uses. A Restaurant, Drive-Through Use is not permitted. The GDC allows a Restaurant, Drive-Through Use by a Specific Use Provision in the Community Retail (CR) District. Therefore, the applicant requests to allow the Restaurant, Drive-Through use in Planned Development (PD) District 94-35 by a Specific Use Provision.

CONSIDERATIONS

Site Plan:

1. The applicant proposes to lease a 0.335-acre area within the shopping center to propose a 664 square-foot drive-through restaurant (coffee shop) use.
2. The site plan (Exhibit C) shows the lease area contains forty-four (44) parking spaces that will be removed. The applicant has submitted a parking analysis to show the overall site still complies with the parking requirements.

Planned Development (PD) District 94-35 requires a parking ratio of one (1) space per every seventy-five (75) square feet of gross floor area. Based on the calculation, the lease area requires nine (9) spaces. The site plan (Exhibit C) shows a total of seven (7)

parking spaces within the lease area. However, patrons can use the parking spaces within the shopping center. In addition, the GDC requires a parking ratio of one (1) space per every 100 square feet, which calculates to seven (7) parking spaces.

3. Given the extent and size of the proposed improvements on the lease area, the entire property is not required full compliance with the GDC screening and landscape standards under this Specific Use Provision request. However, the applicant is providing vegetation as shown in the landscape plan (Exhibit D).
4. The design of the building (Exhibit E) complies with the building design standards per the GDC.
5. A Specific Use Provision for twenty-five (25) years is requested by the applicant which aligns with the SUP time period guide.
6. No deviations have been requested regarding the signage.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban neighborhoods are higher density residential developments. This residential option may utilize vertical mixed-use integrated into the surrounding area, reflecting the area's dominant character or, when desired, promoting a new character.

The proposed use contributes and is supportive to the surrounding area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property directly to the north of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 71-7 for Mixed Uses; these properties are developed with townhouses and single-family properties. The properties to the east of the overall shopping center are zoned Single-Family-7 (SF-7) District and Planned Development (PD) District 96-38 for Light Commercial Uses; these properties are developed with single-family homes and a hotel/motel use. The properties to the south, across Northwest Highway, are zoned Community Retail (CR) District and Planned Development (PD) District 88-19 for Community Retail Uses; these properties are developed with a restaurant, tire shop and a bank. The properties to the west are zoned Planned Development (PD) District 78-87 for Community Retail Uses and Planned Development (PD) District 07-02 for Community Retail Uses; these properties are developed with a shopping center and a bank.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 94-35 for Community Retail Uses.

Approval of a Specific Use Provision for a Restaurant, Drive-Through

Approval of a Detail Plan on a property zoned Planned Development (PD) District 94-35 for Community Retail Use.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

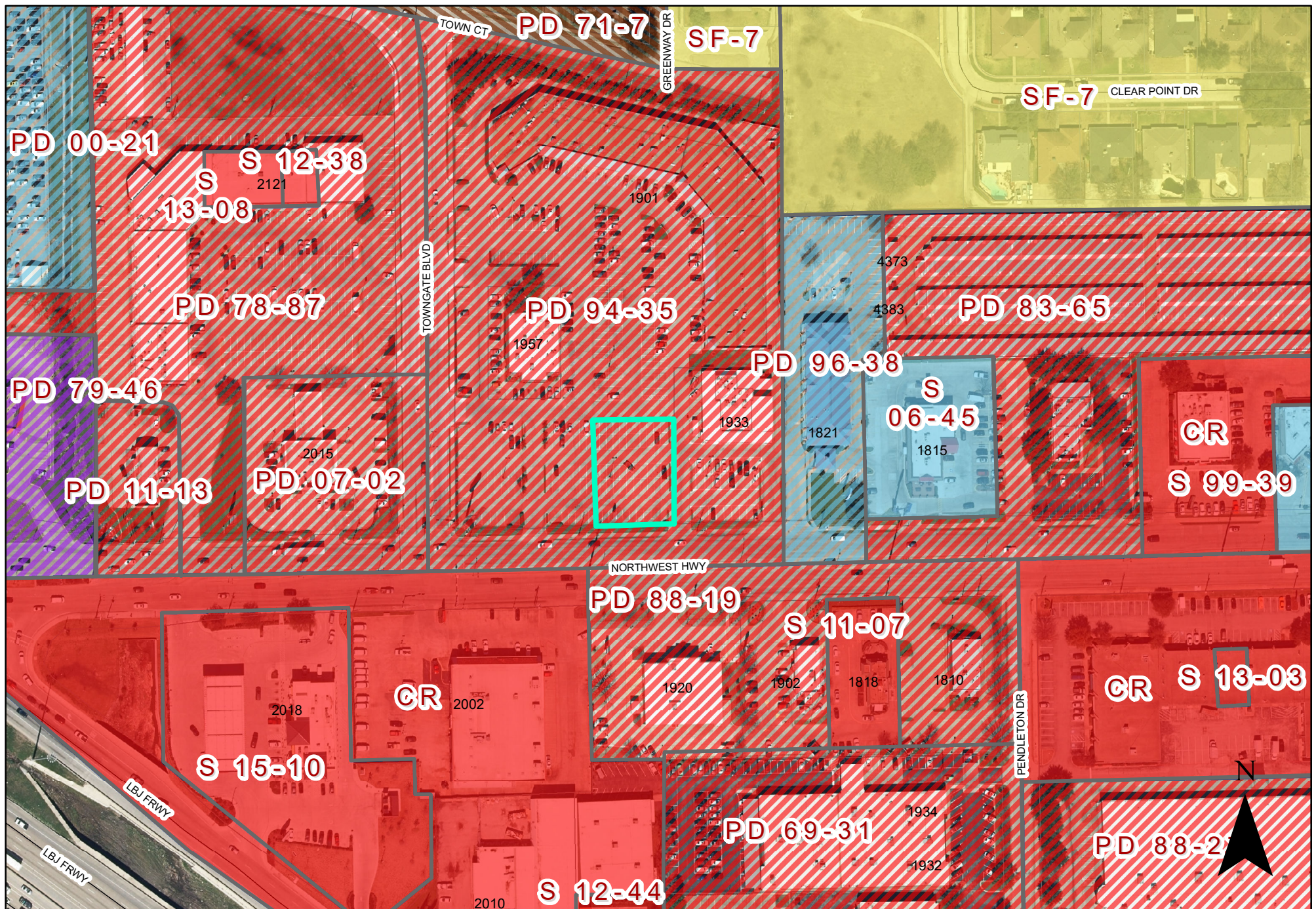
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

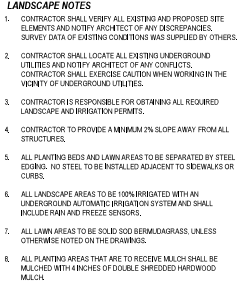


0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

1943 Northwest Highway

INDICATES AREA
OF REQUEST



LANDSCAPE REQUIREMENTS		
Total Landscape Area		7. WATER SOFT THOROUGHLY AS SOO OPERATION PROGRESSES.
Required: Minimum of 10% of site to be devoted to landscape area. (Site Area: 14,937 Sq. ft.)	Provided: 10% of site to be devoted to landscape area. (Site Area: 14,937 Sq. ft.)	8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS WITH FERTILIZER, FERTILIZER, AND FERTILIZER. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, KILLING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
Required: 1,450 +/- s.f.	Provided: 4,000 +/- s.f.	9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF GRASS AND SOIL. PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
Total Parking area: 15 of total parking area to be landscaped. The landscaped area shall be located at the ends of each parking row. All parking spaces to be landscaped shall be 45' x 10' (10' x 10' parking spaces). (Parking Area: 4,125 +/- s.f.) (Parking Spaces: 8 Spaces)		10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOO AREAS TO BE OVERSEEDED WITH WINTER RYEGRASS. AT A RATE OF 40 POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
Required: 204.44 +/- s.f.	Provided: 43.5 +/- s.f.	
Northwest HWY		
1. Maximum 75% of landscape buffer along major thoroughway. (Site Area: 14,937 Sq. ft.)		
2. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
3. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
2. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
3. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
4. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
5. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
6. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
7. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
8. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
9. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
10. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
11. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
12. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
13. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
14. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
15. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
16. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
17. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
18. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
19. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
20. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
21. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
22. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
23. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
24. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
25. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
26. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
27. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
28. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
29. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
30. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
31. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
32. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
33. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
34. Maximum 75% of landscape buffer to be groundcover. (Site Area: 14,937 Sq. ft.)		
Required: 204.44 +/- s.f.	Provided: 132 +/- s.f.	
35. Maximum 75%		



$\overline{X}$

1. HARDIE PLANK-H2121 JAPANESE CEDARMAIL, 6-1/4": SEE HARDIE DETAIL SHEET A6-5 COLOR: SHERWIN WILLIAMS SW6992 INKWEIL, EGGSHELL FINISH
2. HARDIE REVEA. PANEL, SYSTEM H2-10, SMOOTH FINISH, SEE HARDIE DETAIL SHEET A6-5 COLOR: SW 1015 SKYLING S' EEL
3. 1/4" HARDIE TRIM, SEE HARDIE DETAIL SHEET A6-5 COLOR: SHERWIN WILLIAMS SW992 INKWEIL EGGSHELL FINISH
4. 20 GAUGE METAL, ACCENTS AND SOFFITS COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
6. QUICKSERVE 4X6X8 WINDOW - COLOR: DARK BRONZE
7. AIMING BY OT-ERS UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME- COLOR: SHERWIN WILLIAMS SW6992 INKWEIL, EGGSHELL, FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT, SEE DETAIL S/W 6.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS UNDER A SEPARATE PERMIT, SEE ATTACHED SIGN PACKAGE
22. ROOF OVERFLOW SCUPPER, SEE DETAIL S/W 6.3

EXTERIOR FINISH MATERIALS CALCULATION TABLE

WEST FAÇADE			NORTH FAÇADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
COSS	729.64 SF		GROSS	364.01 SF	
BRAKE METAL	55.82 SF	7.68%	CRANK METAL	67.89 SF	18.65%
CANVAS LINING	15.30 SF	2.10%	SNAPAS AWNING	10.10 SF	2.77%
GLAZING	46.33 SF	0.30%	GLAZING	0.00 SF	0%
FIBER CEMENT PANEL	394.93 SF	54.18%	FIBER CEMENT PANEL	0.00 SF	0%
FIBER CEMENT LAP SIDING	215.46 SF	29.70%	FIBER CEMENT LAP SIDING	261.69 SF	71.86%
			PAINTED METAL (DOOR)	24.93 SF	6.86%

ARCHITECTURAL DESIGN ELEMENTS

1. AWNINGS
2. TRANSOM ABOVE D/T WINDOW
3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
4. BENCH FOR OUTDOOR SEATING. RE: CIVIL
5. VARIED ROOF HEIGHT
6. RAISED PLANTER. RE: CIVIL

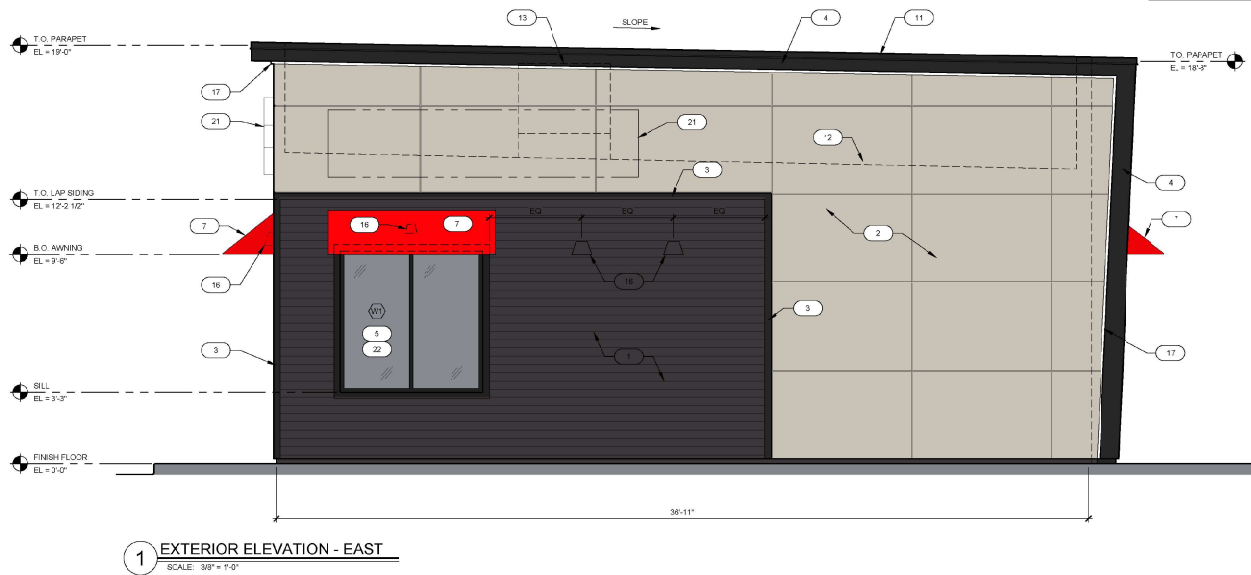
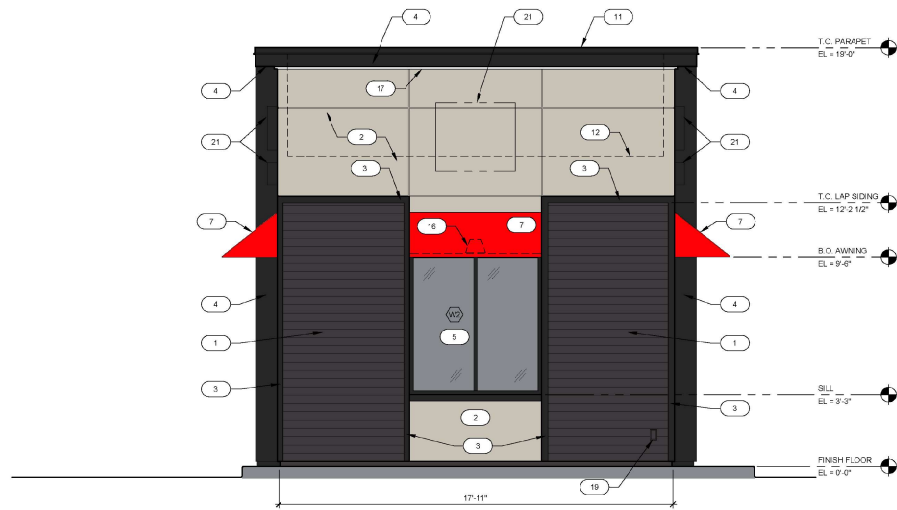
EXTERIOR ELEVATION - WEST

SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION - NORTH

SCALE: 3/8" = 1'-0"

2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
SCALE: 3/8" = 1'-0"

KEYNOTES

1. HARDE PLANK 1/2" LAP SIDING CEDAR M.L.L. 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
2. HARDE PLANK 1/2" LAP SIDING CEDAR M.L.L. 6-1/4". SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
3. 3/4" HARDE TRIM. SEE HARDIE DETAIL SHEET A6.5 - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
4. 20 GAUGE METAL ACCENTS AND SOFFITS - COLOR: BLACK
5. INSULATED DARK BRONZE ALUMINUM WINDOWS WITH 10/12 PANE TEMPERED GLASS
6. QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
7. AWNING BY OTHERS, UNDER A SEPARATE PERMIT - COLOR: RED
8. INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW692 INKVELL EGG-SHELL FINISH
9. PEEP HOLE, BY DOOR MANUFACTURER
10. DOOR BELL
11. 20 GAUGE METAL PARAPET CAP
12. LINE OF ROOF BEYOND
13. ROOF TOP UNIT BEYOND, SEE MECHANICAL DRAWINGS
14. ROOF SCUPPER AND DOWNSPOUT. SEE DETAIL B46.3
15. MAILBOX BY OWNER
16. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
17. LED LIGHT BAND, SEE ELECTRICAL DRAWINGS
18. SES PANEL, SEE ELECTRICAL DRAWINGS
19. ELECTRICAL OUTLETS, SEE ELECTRICAL DRAWINGS
20. HOSE BIBB, SEE PLUMBING DRAWINGS
21. SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT. SEE ATTACHED SIGN PACKAGE
22. SPANDREL GLASS

EXTERIOR FINISH MATERIALS CALCULATION TABLE

SOUTH FACADE			EAST FACADE		
MATERIAL	AREA	PERCENTAGE	MATERIAL	AREA	PERCENTAGE
GROSS	345.37 SF		GROSS	729.64 SF	
BRAME METL	19.0' SF	5.53%	BRAME METAL	59.82 SF	7.98%
CANVAS AWNING	12.27 SF	3.55%	CANVAS AWNING	15.30 SF	2.10%
GLAZING	37.38 SF	10.92%	GLAZING	46.93 SF	6.39%
FIBER CEMENT PANEL	126.20 SF	37.15%	FIBER CEMENT PANEL	334.93 SF	46.18%
FIBER CEMENT LAP SIDING	146.03 SF	42.35%	FIBER CEMENT LAP SIDING	716.46 SF	98.70%

ARCHITECTURAL DESIGN ELEMENTS

1. AWNINGS
2. TRANSOM ABOVE DOOR WINDOW
3. DISTINCTIVE LIGHT FEATURE THAT ACCENTUATES BUILDING LINES
4. BENCH FOR OUTDOOR SEATING. RE: CIVIL
5. VARIED ROOF HEIGHT
6. RAISED PLANTER. RE: CIVIL

Z 22-07



Looking at the subject property from Northwest Highway



Looking south of the subject property



Looking west of the subject property



Looking west of subject site from North Jupiter Road



0 110 220 Feet
1 inch = 168 feet

ZONING MAP Z 22-07

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1901 Northwest Highway

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



GARLAND

Plan Commission

3. f.

Meeting Date: 04/25/2022

Item Title: Z 22-11 Garland Storage LP - Zoning (District 1)

Summary:

Consideration of the application of **Garland Storage LP** requesting approval of an amendment to Planned Development (PD) District 20-17. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Zoning)

Attachments

Z 22-11 Garland Storage LP Report and Attachments (Zoning)

Z 22-11 Garland Storage LP Responses

Planning Report

File No: Z 22-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

APPLICANT

Garland Storage LP

OWNER

F&L LLP

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH

190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-3537 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes two (2) buildings on the subject site; consisting of Self-Storage, Storage Office, Retail and Office Uses. The building footprints are as follows:

- Building A: Three (3) story 155,745 square-foot building footprint.
 - Retail: 5,260 square-feet
 - Storage Office: 750 square feet
 - Self-Storage: 149,735 square feet (including 2,046 square feet Living Quarters)
- Building B: One (1) story Office Use with 4,940 square-foot building footprint.

The storage facility would provide 1,000 storage units on the proposed site.

2. The applicant request to deviate from some of the required PD 20-17 and Section 2.52 (A)(16)(a) of the Garland Development Code (GDC). The table below indicated the deviations proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter-fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for

			storage access.
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3. The applicant meets all landscaping requirements for the site except for the screening requirement.
4. The site plan (Exhibit C) meets the GDC parking requirement.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and east are zoned Planned Development (PD) District 20-17 for Mixed Uses and is currently undeveloped. The property further east is zoned Planned Development (PD) District 20-17 for Mixed Uses and is developed with an entertainment complex (Strike + Reel). The properties further west is zoned Planned Development (PD) District 01-23 and Planned Development (PD) District 10-08. The Planned Development (PD) District 01-23 is developed with an urgent care and the Planned Development (PD) 10-08 is developed with a school. The properties to the south across North President George Bush Turnpike are zoned Planned Development (PD) District 15-43 for Mixed Uses and Agricultural (AG) District and is developed with an apartment complex.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

ADDITIONAL INFORMATION

Location Map

Exhibits

PD and SUP Conditions

Photos

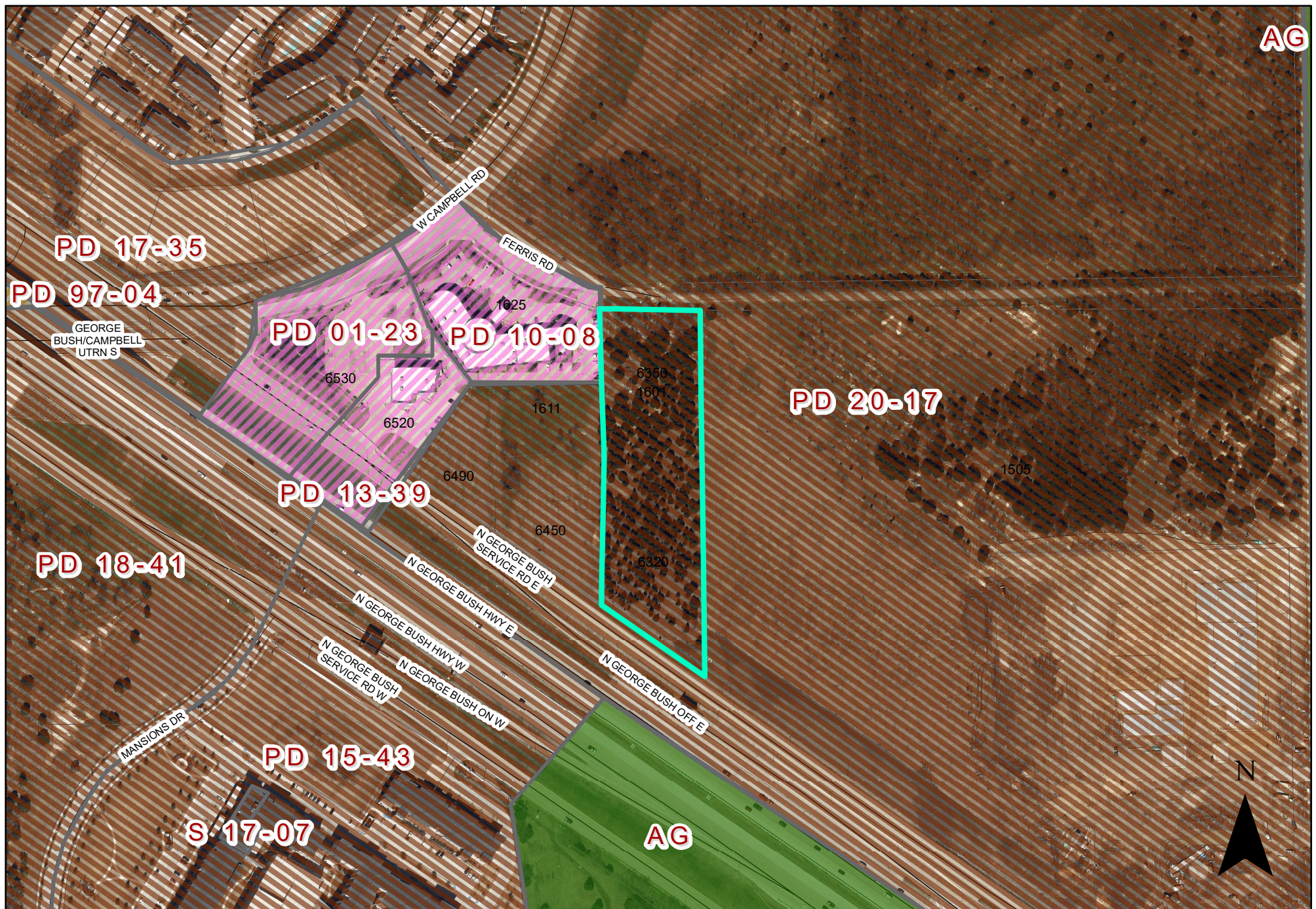
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

1601 E Ferris Rd

 INDICATES AREA OF REQUEST

Z 22-11



View of the subject property along North President George Bush Turnpike.



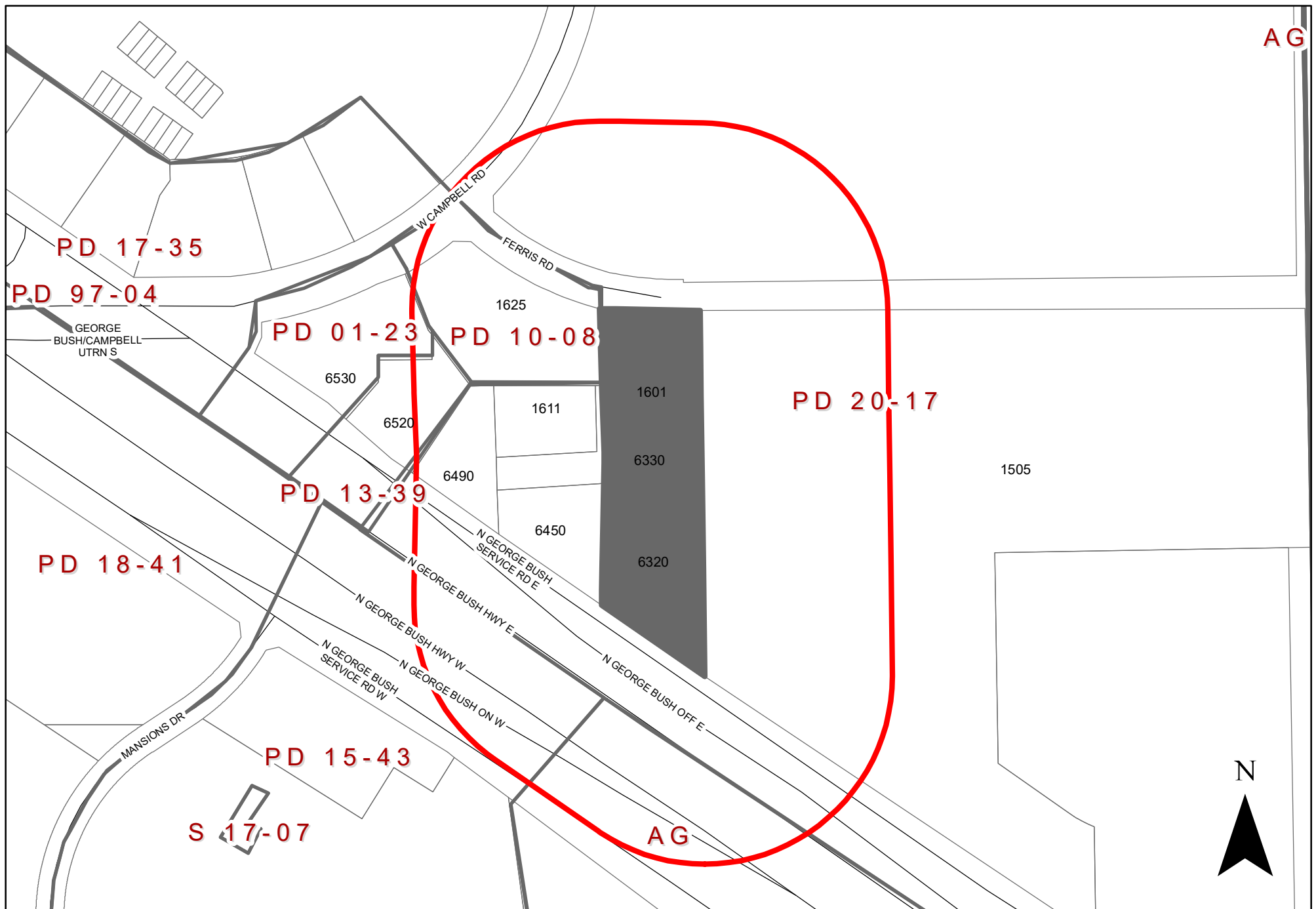
West of the subject property along North President George Bush Turnpike.



South of the subject property along North President George Bush Turnpike.



East of the subject property along North President George Bush Turnpike.



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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



Plan Commission

3. g.

Meeting Date: 04/25/2022

Item Title: Z 22-11 Garland Storage LP - Specific Use Provision (District 1)

Summary:

Consideration of the application of **Garland Storage LP** requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Specific Use Provision)

Attachments

Z 22-11 Garland Storage LP Report and Attachments (Specific Use Provision)

Z 22-11 Garland Storage LP Responses

Planning Report

File No: Z 22-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

APPLICANT

Garland Storage LP

OWNER

F&L LLP

BACKGROUND

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The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

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CONSIDERATIONS

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5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north, west and east are zoned Planned Development (PD) District 20-17 for Mixed Uses and is currently undeveloped. The property further east is zoned Planned Development (PD) District 20-17 for Mixed Uses and is developed with an entertainment complex (Strike + Reel). The properties further west is zoned Planned Development (PD) District 01-23 and Planned Development (PD) District 10-08. The Planned Development (PD) District 01-23 is developed with an urgent care and the Planned Development (PD) 10-08 is developed with a school. The properties to the south across North President George Bush Turnpike are zoned Planned Development (PD) District 15-43 for Mixed Uses and Agricultural (AG) District and is developed with an apartment complex.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

ADDITIONAL INFORMATION

Location Map

Exhibits

PD and SUP Conditions

Photos

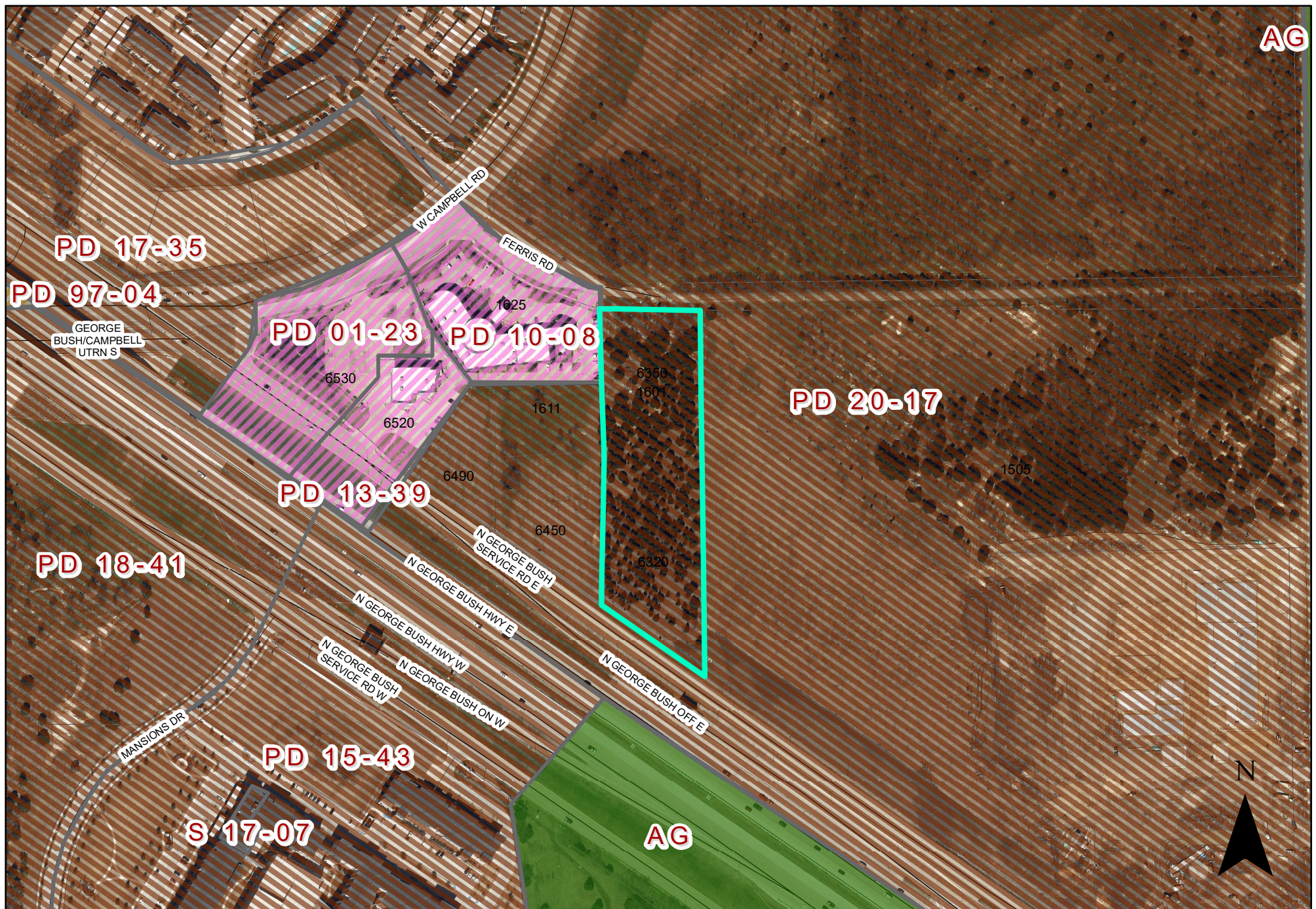
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

1601 E Ferris Rd

 INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini Warehouse) by Specific Use Provision only and approve a Detail Plan.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, Exhibit E, and Exhibit F. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-11

**1601 East Ferris Road
6320 and 6330 North President George Bush Turnpike**

- II. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (Mini Warehouse) subject to conditions.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- VI. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, 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 Self-Storage Facility (Mini warehouse) shall be in effect for a period of twenty (40) years.

Z 22-11



View of the subject property along North President George Bush Turnpike.



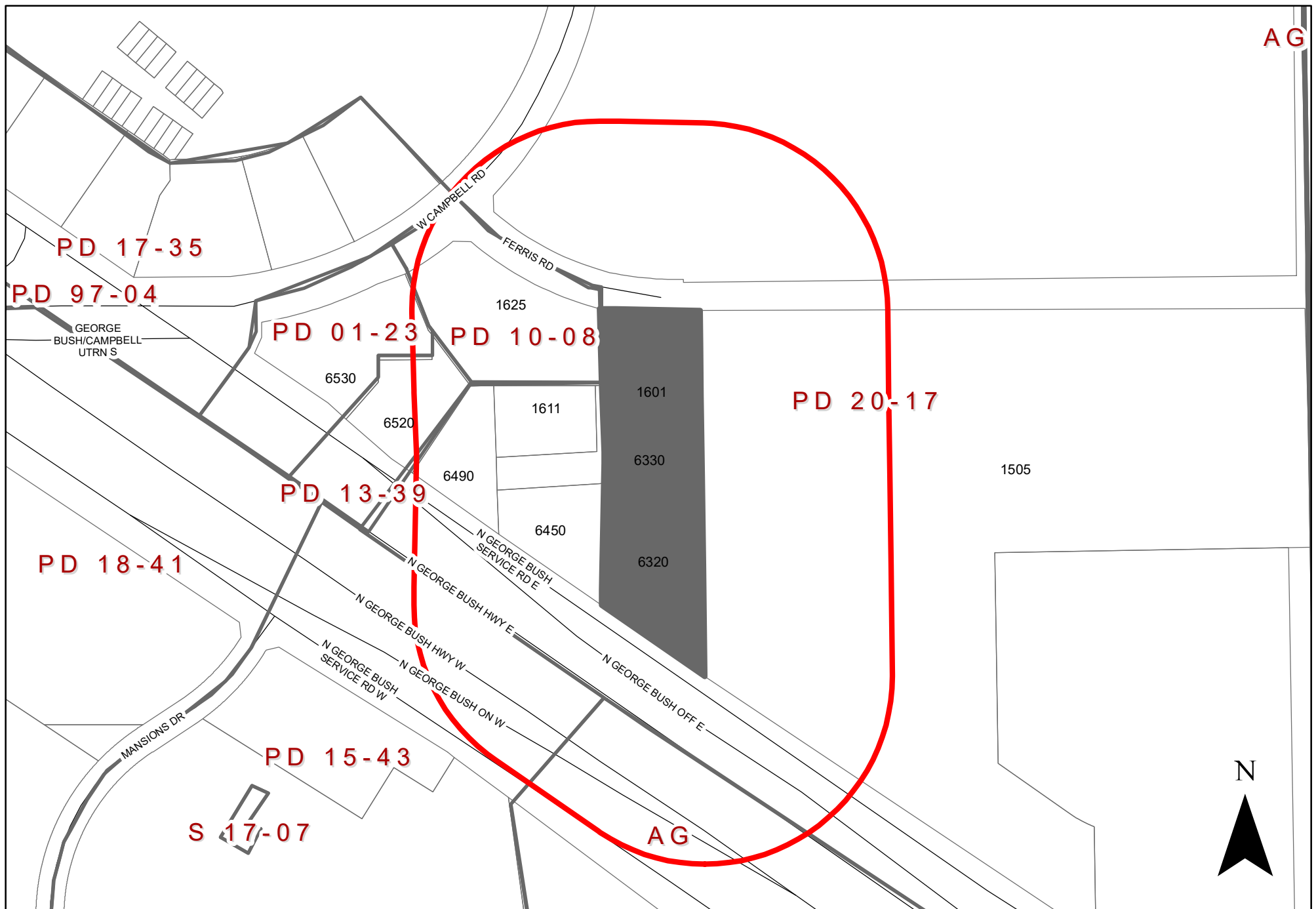
West of the subject property along North President George Bush Turnpike.



South of the subject property along North President George Bush Turnpike.



East of the subject property along North President George Bush Turnpike.



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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



GARLAND

Plan Commission

3. h.

Meeting Date: 04/25/2022

Item Title: Z 22-11 Garland Storage LP - Detail Plan (District 1)

Summary:

Consideration of the application of **Garland Storage LP** requesting approval of a Detail Plan for Self-Storage Facility (mini-warehouse), Retail and Office Uses on a property zoned Planned Development (PD) District 20-17 for Mixed Uses. This property is located at 1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike. (District 1) (File Z 22-11 – Detail Plan)

Attachments

Z 22-11 Garland Storage LP Report and Attachments (Detail Plan)

Z 22-11 Garland Storage LP Responses

Planning Report

File No: Z 22-11/District 1

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an Amendment to Planned Development (PD) District 20-17.

Approval of a Specific Use Provision for a Self-Storage Facility (Mini warehouse).

Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

LOCATION

1601 Ferris Road

6320 and 6330 North President George Bush Turnpike

APPLICANT

Garland Storage LP

OWNER

F&L LLP

BACKGROUND

In 2015, City Council approved a zoning change from Agricultural (AG) District to Planned Development (PD) District 15-20 for Mixed Uses.

The PD 20-17 Zoning Framework Plan includes five (5) Character Zones, each zone implements specific aspects of the vision for a regional mixed-use destination with significant employment and residential uses. The following districts within the PD are: Employment Mixed Use Zone (EMU), Retail Mixed Use Zone (RMU), Mixed Use-Mixed Residential Zone (MU-MR), Mixed Use-Mixed Residential Zone (MU-MR), and Transitional Zone (T). The proposed project is located within the Retail Mixed Use Zone (RMU).

The applicant requests approval of an amendment to Planned Development (PD) District 20-17 to allow a Self-Storage Facility (Mini warehouse). As per Planned Development (PD) District 20-17, a Self-Storage Facility (Mini warehouse) Use requires a Specific Use Provision (SUP) in the Retail Mixed Use (RMU) Zone. In addition to the Self-Storage Facility (Mini warehouse), the applicant is proposing retail and office uses which are allowed by right in the Retail Mixed Use (RMU) Zone. The retail use is within the ground floor commercial zone of Planned Development (PD) District 20-17.

SITE DATA

The proposed Detail Plan portion of the site is approximately 3.58 acres with 276 linear feet of frontage along North President George Bush Turnpike and 216 linear feet along Ferris Road. The property can be accessed from North President George Bush Turnpike and Ferris Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 20-17 and within the Retail Mixed Use (RMU) character zone. The Retail Mixed Use (RMU) Zone is adjacent to SH

190 with access conducive to destination and regional retail uses. This area shall contain design and development standards that allow for retail and office use; but also encourage connections and transitional uses with the adjacent development.

In 2017, City Council approved an amendment to Planned Development (PD) District 15-20 for Mixed Use to remove the Transition Zone located at the southwest corner of Campbell Road and Lookout Drive and Rezone to Mixed Use-Mixed Residential. In 2020, City Council approved an amendment to Planned Development (PD) District 17-3537 for Mixed Use to 1) remove Dwelling, Multi-Family Use and Elder Care Independent Living Use from several character zones; 2) change the character zones of certain properties; and 3) remove the Concept Plan and require Detail Plans through a public hearing.

CONSIDERATIONS

1. The subject property is currently undeveloped. The applicant proposes two (2) buildings on the subject site; consisting of Self-Storage, Storage Office, Retail and Office Uses. The building footprints are as follows:

- Building A: Three (3) story 155,745 square-foot building footprint.
 - Retail: 5,260 square-feet
 - Storage Office: 750 square feet
 - Self-Storage: 149,735 square feet (including 2,046 square feet Living Quarters)
- Building B: One (1) story Office Use with 4,940 square-foot building footprint.

The storage facility would provide 1,000 storage units on the proposed site.

2. The applicant request to deviate from some of the required PD 20-17 and Section 2.52 (A)(16)(a) of the Garland Development Code (GDC). The table below indicated the deviations proposed.

Development Standards	Required	Proposed	Analysis
Special Standards: Self-Storage Screening	Section 2.52 (A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates and either a management personnel living on the premises at all times or continuous video surveillance of all indoor and outdoor common areas of the premises.	The applicant proposes to eliminate the perimeter-fencing requirement.	As per Section 2.52 (16)(b) Self-Storage Facility exterior walls can serve as perimeter screening from the adjacent properties only if the walls are solid, among other conditions. There are windows and canopies on the exterior wall. Further, the applicant states a perimeter fence or gate is not needed since the self-storage is entirely internalized with only two points of entry for

			storage access.
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3. The applicant meets all landscaping requirements for the site except for the screening requirement.
4. The site plan (Exhibit C) meets the GDC parking requirement.
5. No deviations have been requested for signage. Therefore, signage will meet the GDC requirements.
6. The applicant requests the Specific Use Provision for a period of forty (40) years, which aligns with the SUP Time Period Guide.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Business Center. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

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STAFF RECOMMENDATION

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Approval of a Detail Plan on a property zoned Planned Development (PD) District 20-17 for Mixed Uses.

ADDITIONAL INFORMATION

Location Map

Exhibits

PD and SUP Conditions

Photos

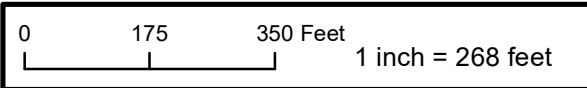
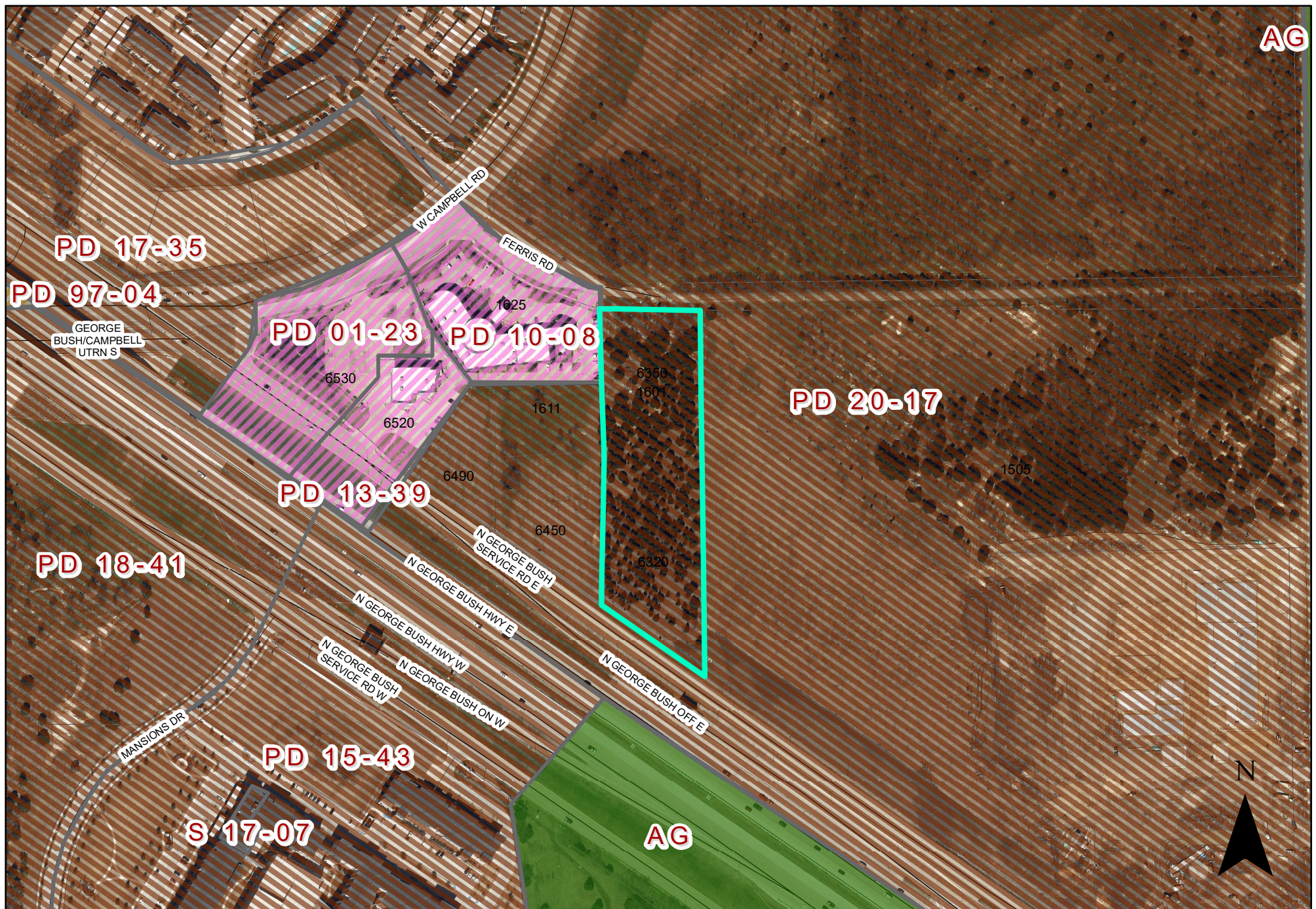
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

Kimberly Hopkins
Development Planner
Planning & Community Development
(972) 205-2454
Khopkins@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning

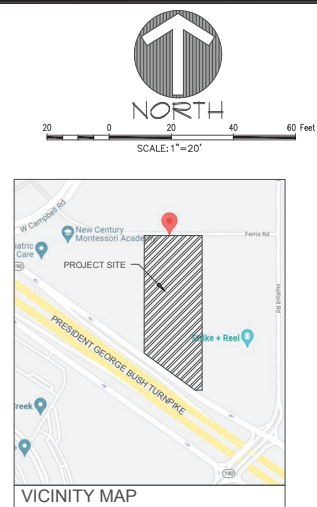
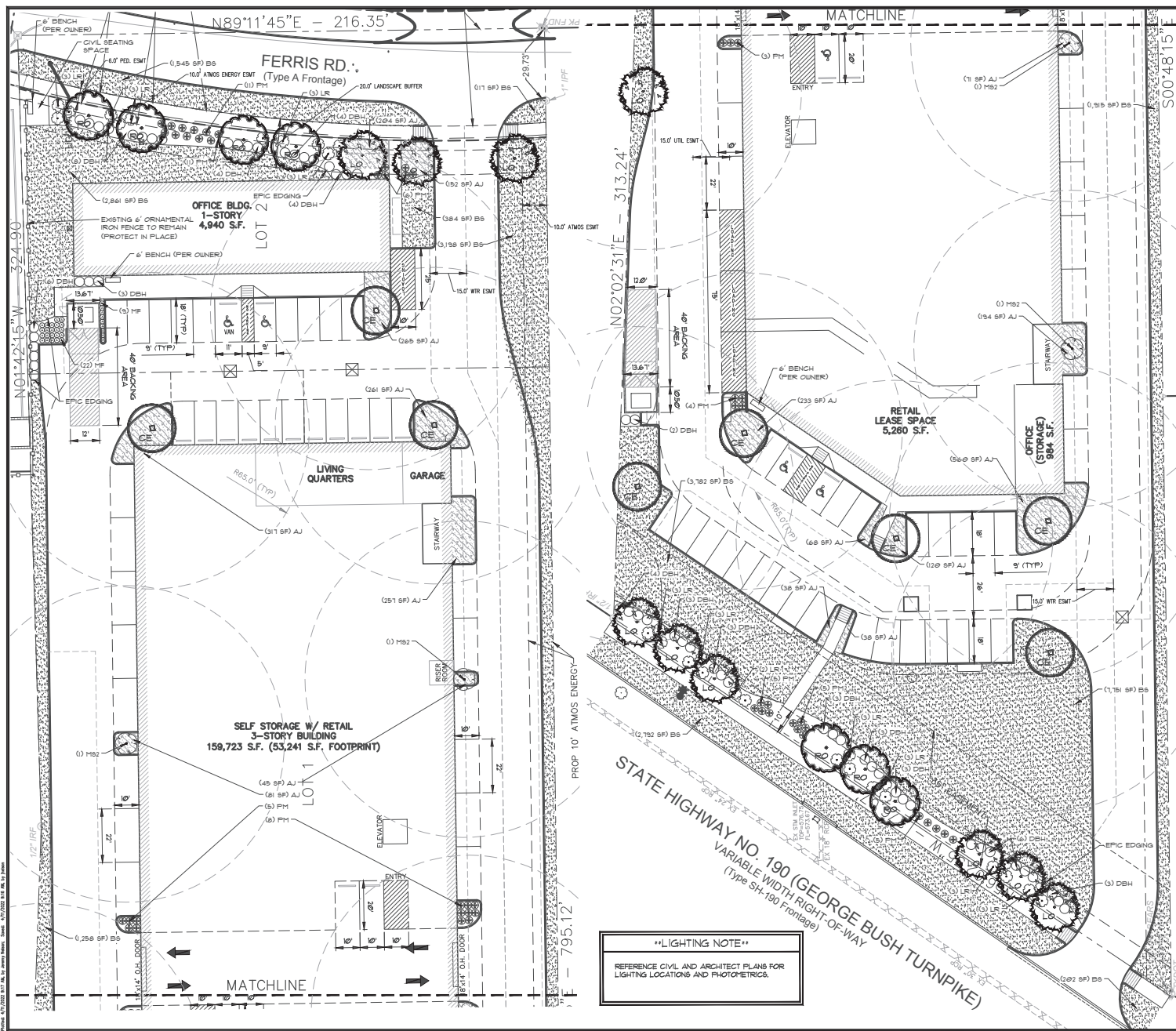


ZONING MAP Z 22-11

1601 E Ferris Rd

 INDICATES AREA OF REQUEST





PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME
	4	Atta Southern Magnolia <i>Magnolia grandiflora</i> 'Atta' TM
	7	Shumard Red Oak <i>Quercus shumardi</i>
	10	Southern Live Oak <i>Quercus virginiana</i>
	8	Cedar Elm <i>Ulmus crassifolia</i>
SHRUBS	QTY	COMMON / BOTANICAL NAME
	59	Dwarf Burford Holly <i>Ilex cornuta</i> 'Burfordii Nana'
	32	Ruby Fringe Flower <i>Loropetalum chinense rubrum</i> 'Ruby'
	52	Pink Mubly <i>Muhlenbergia capillans</i>
	31	Mexican Feathergrass <i>Nassella tenuissima</i>
GROUND COVERS	QTY	COMMON / BOTANICAL NAME
	25,805 sf	Bermuda Grass <i>Cynodon dactylon</i>
	2,904 sf	Asian Jasmine <i>Trachelospermum asiaticum</i>

****IMPORTANT NOTE****
NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT-OF-WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FROM CITY'S LICENSE AGREEMENT.

****LIGHTING NOTE****
REFERENCE CIVIL AND ARCHITECT PLANS FOR LIGHTING LOCATIONS AND PHOTOMETRICS.

The John C. McAdams Company, Inc.
6304 GSA (McAdams)
Lewisville, Texas 75057
Tel: 972.235.8712
Fax: 972.235.8713
www.mcadams.com

McADAMS

GARLAND STORAGE
1801 Ferris Road
Garland, TX 75044
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

04/11/2022

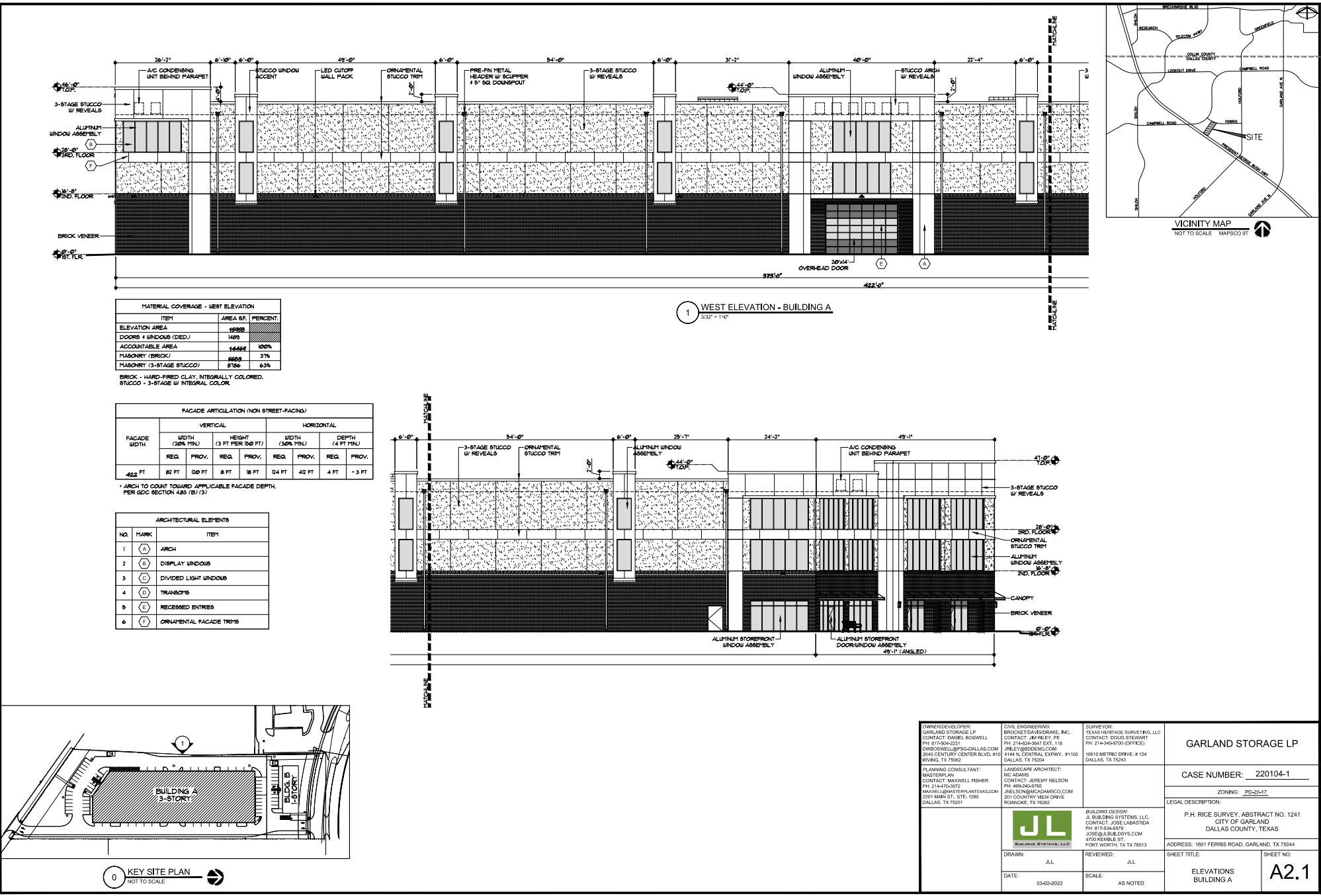
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Date: 04/11/2022
Scale: 1"=20'
Revisions:

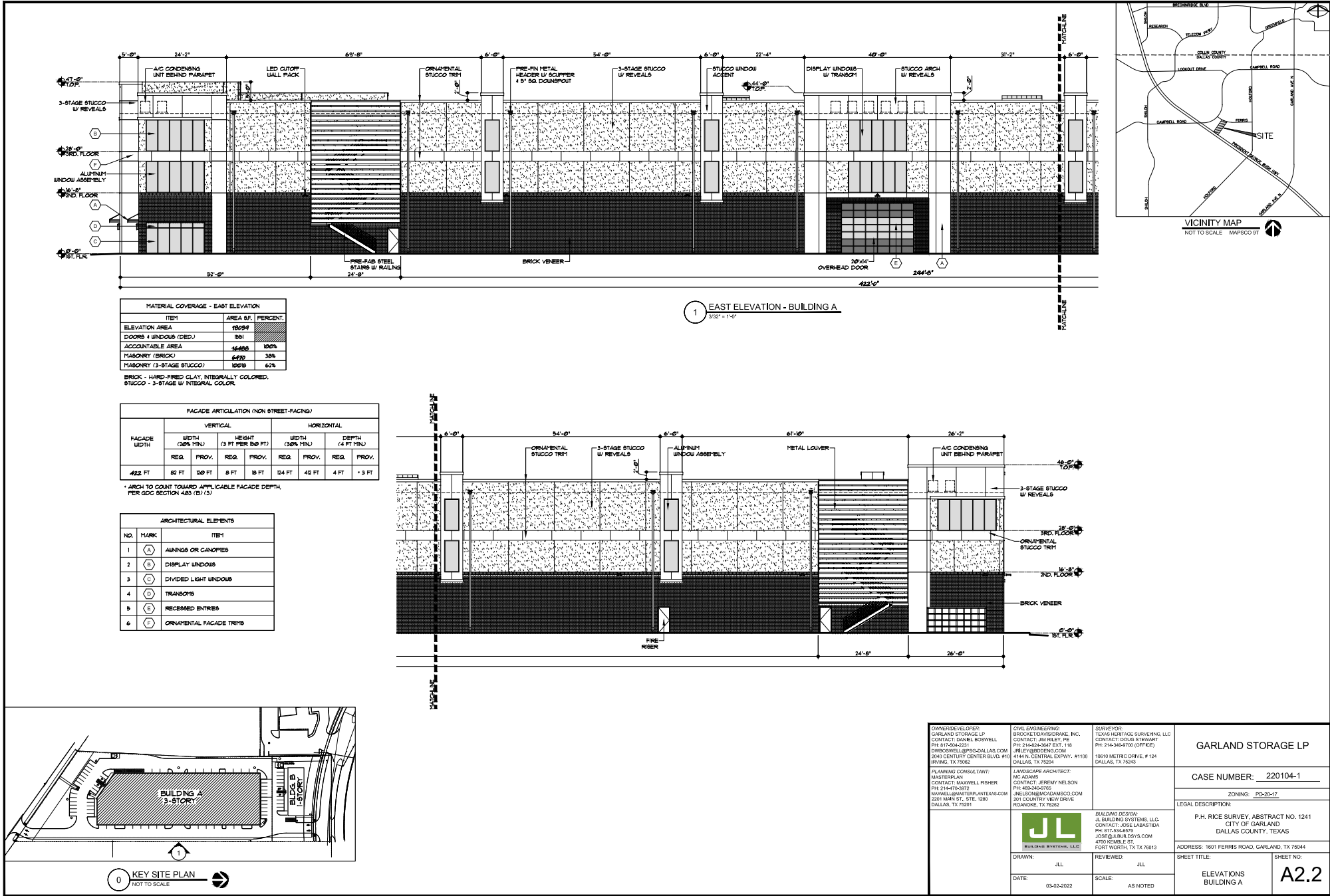
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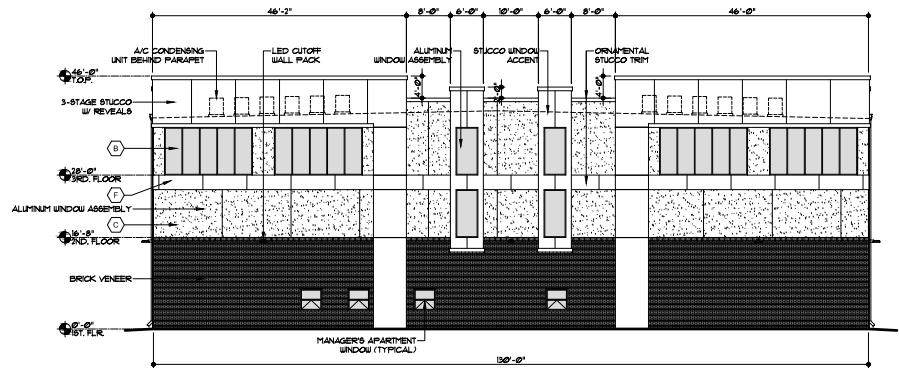
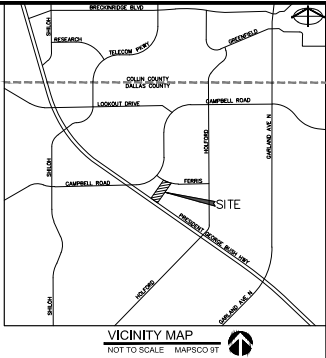
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CASE NUMBER: 22004-1
EXISTING ZONING: PD 50-7

OWNER/DEVELOPER:
GARLAND STORAGE, LP
2840 CENTURY CENTER BLVD., #10
IRVING, TEXAS 75038
Ph: 972.943.2281
Contact: DANIEL BOGWELL







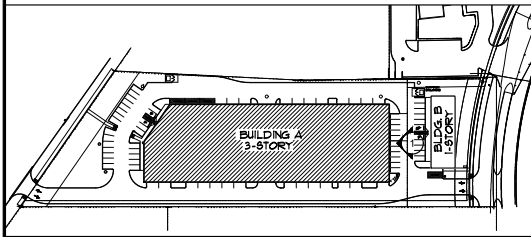
1 NORTH ELEVATION - BUILDING A
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT
ELEVATION AREA	5856	
DOORS & WINDOWS (DED.)	248	
ACCOUNTABLE AREA	4608	100%
MASONRY (BRICK)	7861	43%
MASONRY (3-STAGE STUCCO)	2641	57%

BRICK - HAND-FIRED CLAY, INTERIALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

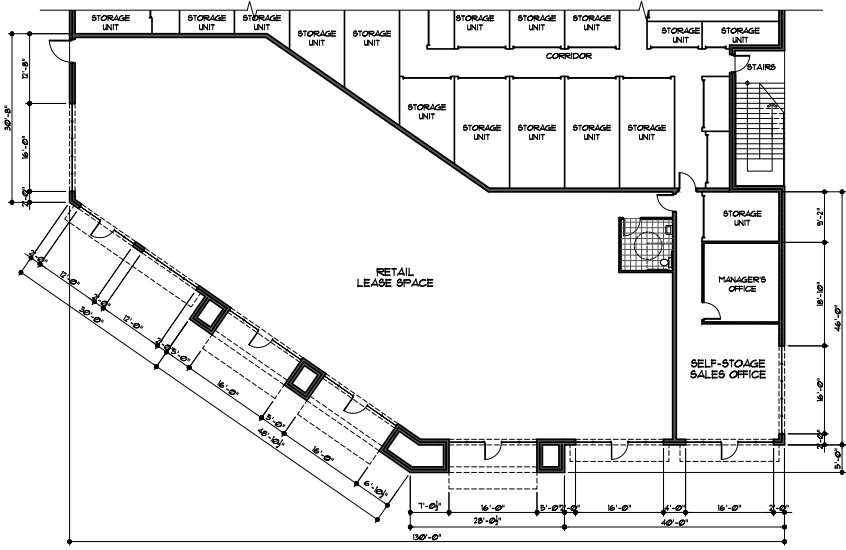
FACADE ARTICULATION (NON STREET-FACING)								
FACADE WIDTH	VERTICAL				HORIZONTAL			
	WIDTH (75% MIN.)		HEIGHT (3 FT PER 50 FT)		WIDTH (30% MIN.)		DEPTH (4 FT MIN.)	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
150 FT	26 FT	69 FT	3 FT	12 FT	39 FT	N/A	4 FT	N/A

ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	AWNINGS OR CANOPIES
2	(B)	DISPLAY WINDOWS
3	(C)	DIVIDED LIGHT WINDOWS
4	(D)	TRANSOMS
5	(E)	RECESSED ENTRIES
6	(F)	ORNAMENTAL FACADE TRIMS

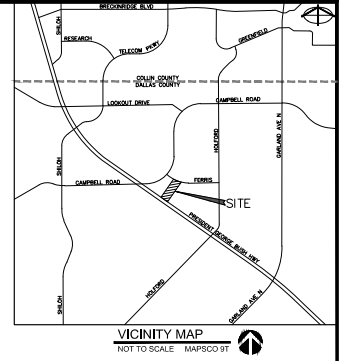


0 KEY SITE PLAN
NOT TO SCALE

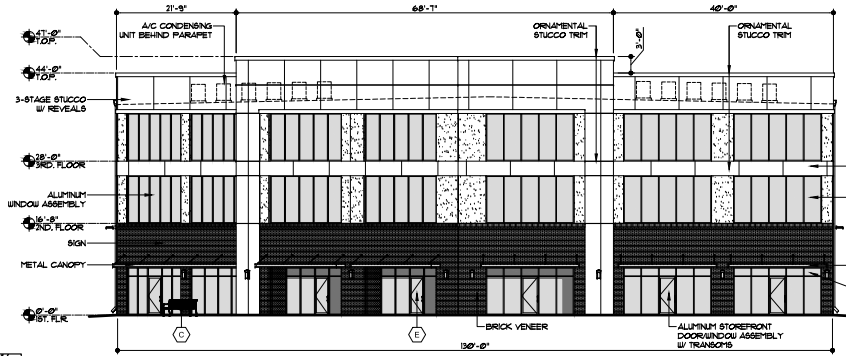
OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-2221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #110 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN ENGINEERING, INC. CONTACT: JIM RILEY, PE PH: 214-643-5457 EXT. 118 JRILEY@BROOKSTOWN.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-9700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-747-7572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAM CONTACT: JEREMY NELSON PH: 469-646-0705 JNELSON@MCADAMSCO.COM 201 COUNTRY VIEW DRIVE IRVING, TX 75061		BUILDING DESIGN: JL BUILDING SYSTEMS, LLC CONTACT: JOSE LABASTIDA PH: 817-534-8570 JOSE@JLBUILDINGS.COM 4700 KEMBLE ST. FORT WORTH, TX 76113		CASE NUMBER: 220104-1	
DRAWN: JLL		REVIEWED: JLL		SHEET TITLE: ELEVATION BUILDING A		SHEET NO. A2.3	
DATE: 03-02-2022		SCALE: AS NOTED		LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044		ZONING: PD-20-17	



2 PARTIAL FLOOR PLAN - BUILDING A
3/32" = 1'-0"



VICINITY MAP
NOT TO SCALE MAPSCO UT



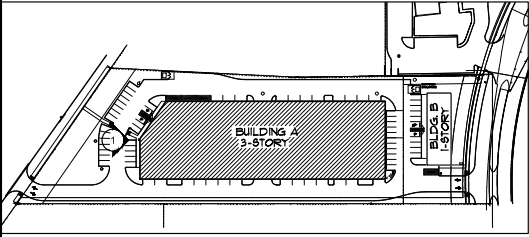
1 SOUTH ELEVATION (FRONT) - BUILDING A
3/32" = 1'-0"

ARCHITECTURAL ELEMENTS	
NO.	ITEM
1	AWINGS OR CANOPIES
2	DISPLAY WINDOWS
3	BENCH
4	TRANSOMS
5	RECESSED ENTRIES
6	ORNAMENTAL FACADE TRIMS

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	5103	100%
DOORS & WINDOWS (CED.)	2189	43%
ACCOUNTABLE AREA	2340	46%
MASONRY (BRICK)	116	2%
MASONRY (3-STAGE STUCCO)	116.4	2%

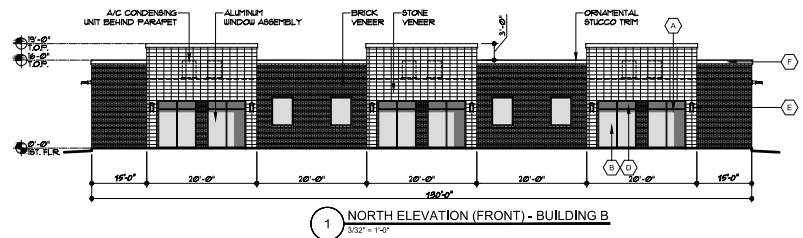
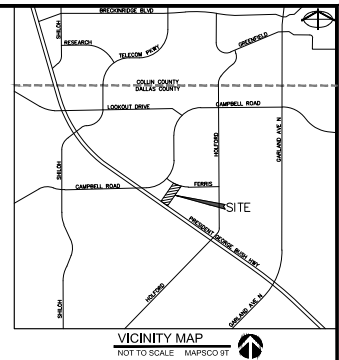
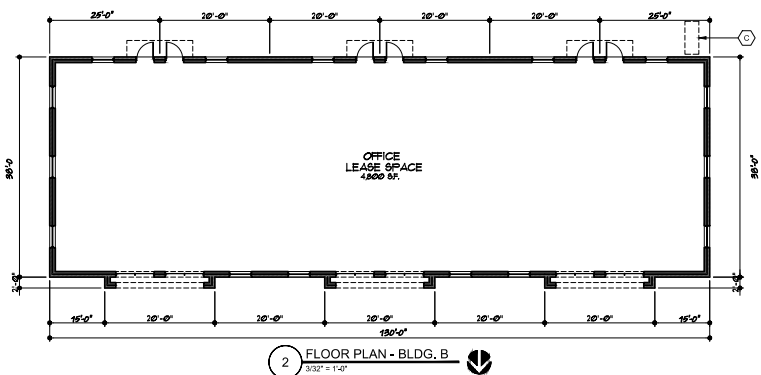
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STUCCO - 3-STAGE W/ INTEGRAL COLOR.

FACADE ARTICULATION (STREET-FACING)							
FACADE WIDTH	VERTICAL				HORIZONTAL		
	WIDTH (36" MIN.)		HEIGHT (3 FT PER 160 FT)		WIDTH (36" MIN.)		DEPTH (4 FT MIN.)
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ. / PROV.
130 FT	26 FT	6/9 FT	3 FT	3 FT	39 FT	6/9 FT	4 FT / 5 FT



0 KEY SITE PLAN
NOT TO SCALE

OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-0221 DWBOSWELL@PSD-DALLAS.COM 2540 CENTURY CENTER BLVD. #10 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN ENGINEERING, INC. CONTACT: JIM RILEY, PE PH: 214-643-5417 EXT. 118 JIRILEY@BROOKSTOWNENGINEERING.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-7700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP	
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						ZONING: PD-20-17	
						LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS	
						ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044	
DRAWN: JLL		REVIEWED: JLL		SHEET TITLE: ELEVATION & PARTIAL PLAN BUILDING A		SHEET NO.: A2.4	
DATE: 03-02-2022		SCALE: AS NOTED					



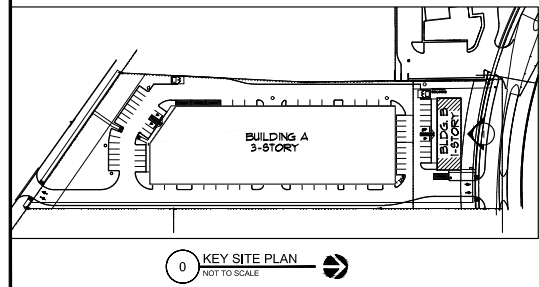
MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2269	
DOORS & WINDOWS (DED.)	449	
ACCOUNTABLE AREA	1814	100%
MASONRY (BRICK)	1014	52%
STONE	799	48%

BRICK - HAND-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN

FACADE ARTICULATION (STREET-FACING)								
FACADE WIDTH	VERTICAL				HORIZONTAL			
	WIDTH (30% MIN.)		HEIGHT (3 FT PER 150 FT)		WIDTH (30% MIN.)		DEPTH (4 FT MIN.)	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	150 FT	24 FT	61 FT	2 FT	3 FT	36 FT	61 FT	4 FT

* ARCH TO COUNT TOWARD APPLICABLE FACADE DEPTH.
PER GDC SECTION 4.83 (B) (3)

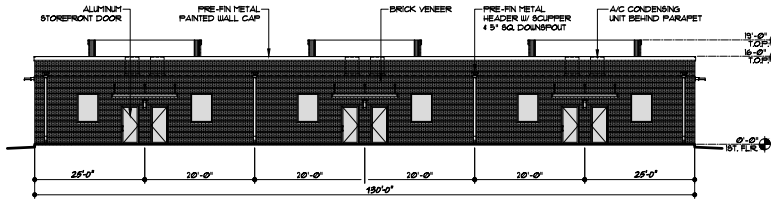
ARCHITECTURAL ELEMENTS		
NO.	MARK	ITEM
1	(A)	RECESSED ENTRY (PAUX)
2	(B)	DISPLAY WINDOWS
3	(C)	BENCH (SHOWN ON SITE PLAN)
4	(D)	TRANSOMS
5	(E)	DISTINCTIVE LIGHTING FIXTURE
6	(F)	ORNAMENTAL FACADE TRIMS



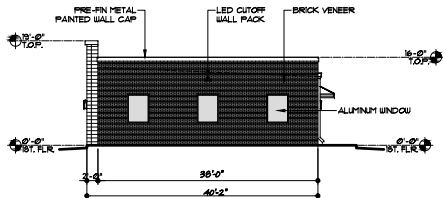
OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-558-2221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #10 IRVING, TX 75062	CIVIL ENGINEERING: BROOKSTON/VERBRAKE, INC. CONTACT: JIM RILEY, PE PH: 214-643-5467 EXT. 118 JIRILEY@BROOKSTON.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204	SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-9700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243	GARLAND STORAGE LP
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-747-3572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201	LANDSCAPE ARCHITECT: MCADAMAS CONTACT: JEREMY NELSON PH: 469-646-0705 JNELSON@MCADAMASCO.COM 201 COUNTRY VIEW DRIVE IRVING, TX 75062		CASE NUMBER: 220104-1
			ZONING: PD-20-17
			LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS
			ADDRESS: 1601 FARRIS ROAD, GARLAND, TX 75044
			SHEET TITLE: ELEVATION & FLOOR PLAN BUILDING B
			SHEET NO: A2.5

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	2080	
DOORS & WINDOWS (DED.)	211	
ACCOUNTABLE AREA	1869	100%
MASONRY (BRICK)	1869	100%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.



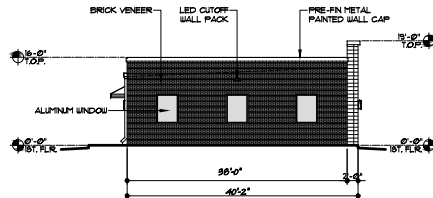
1 SOUTH ELEVATION - BUILDING B
3/32" = 1'-0"



2 WEST ELEVATION - BUILDING B
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	662	
DOORS & WINDOWS (DED.)	64	
ACCOUNTABLE AREA	598	100%
MASONRY (BRICK)	544	91%
STONE	44	7%

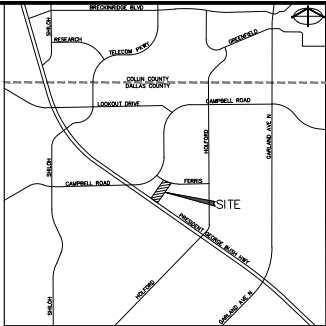
BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN



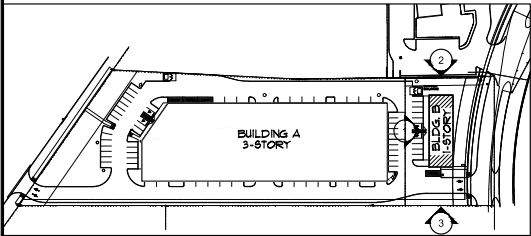
3 EAST ELEVATION - BUILDING B
3/32" = 1'-0"

MATERIAL COVERAGE		
ITEM	AREA SF.	PERCENT.
ELEVATION AREA	662	
DOORS & WINDOWS (DED.)	64	
ACCOUNTABLE AREA	598	100%
MASONRY (BRICK)	544	91%
STONE	44	7%

BRICK - HARD-FIRED CLAY, INTEGRALLY COLORED.
STONE - NATURAL TILE PATTERN



VICINITY MAP
NOT TO SCALE MAPSCO UT



0 KEY SITE PLAN
NOT TO SCALE

OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 817-556-2221 DWBOSWELL@SPS-DALLAS.COM 2540 CENTURY CENTER BLVD, #110 IRVING, TX 75062		CIVIL ENGINEERING: BROOKSTOWN/SCORPAC, INC. CONTACT: JIM RILEY, PE PH: 214-643-6437 EXT. 118 JRILEY@BROOKSTOWN.COM 4144 N. CENTRAL EXPWAY, #1100 DALLAS, TX 75204		SURVEYOR: TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-643-7700 (OFFICE) 10610 METRIC DRIVE, # 124 DALLAS, TX 75243		GARLAND STORAGE LP CASE NUMBER: 220104-1 ZONING: PD-20-17 LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044
PLANNING CONSULTANT: MASTERSPLAN CONTACT: MAXWELL FISHER PH: 214-475-3572 MAXWELL@MASTERSPLANTEXAS.COM 2201 MAIN ST., STE. 1200 DALLAS, TX 75201		LANDSCAPE ARCHITECT: MCADAMIS CONTACT: JEREMY NELSON PH: 469-640-0705 JNELSON@MCADAMIS.COM 201 COUNTRY VIEW DRIVE ROCKFORD, TX 76087				
 BUILDING SYSTEMS, LLC		 BUILDING SYSTEMS, LLC				
DRAWN: JLL DATE: 03-02-2022		REVIEWED: JLL SCALE: AS NOTED		SHEET TITLE: ELEVATIONS BUILDING B		

A2.6

Architectural elevation drawing of a building facade. The drawing includes the following labels and dimensions:

- Labels:**
 - A/C CONDENSER BEHIND PARAPET (TYPICAL)
 - 3-STAGE STUCCO BAND W/ 2" PROJECTION
 - NATURAL STONE TILE PATTERN
 - RECESSED WINDOW
 - BRICK VENEER
 - WALL SCONCE
 - WINDOW TRANSOM
 - ALUMINUM WINDOW ASSEMBLY
- Dimensions:**
 - Vertical dimensions on the right: 20'-5" (total height), 2'-0" (height of the lower section), 7'-0" (height of the brick veneer section).
 - Horizontal dimensions at the bottom: 2'-0", 7'-0", 2'-0", 7'-0", 2'-0", totaling 20'-0".
- Features:**
 - Two large aluminum window assemblies with transoms.
 - Two wall sconces flanking the windows.
 - Brick veneer on the lower section.
 - Natural stone tile pattern on the upper section.
 - 3-stage stucco bands with 2-inch projections.
 - A recessed window above the brick veneer.
 - An A/C condenser behind a parapet.

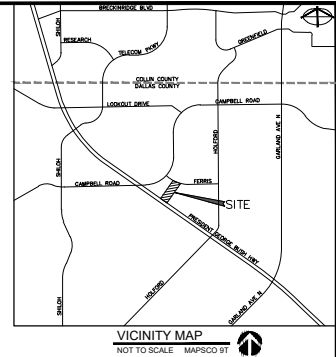
VICINITY MAP
 NOT TO SCALE MAPSCO 9T

ONENET STORAGE LP GARLAND STORAGE LP CONTACT: DANIEL BOSWELL PH: 674-04-0021 DBOSWELL@GSLP-DALLAS.COM 2960 CENTURY CENTER BLVD, #110 DALLAS, TX 75002		CIVIL ENGINEERING BROOKSTEAD ENGINEERING, INC. CONTACT: JIM REILEY PH: 674-04-0021 EXT. 118 JREILEY@BROOKSTEAD.COM 4144 S. CENTRAL EXPRESSWAY, #1100 DALLAS, TX 75243		SURVEYOR TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 214-400-0077 (OFFICE) 15810 METRIC DRIVE, #124 DALLAS, TX 75243	
PLANNING CONSULTANT: HASTENPAC INC. CONTACT: MAXWELL FISHER PH: 214-74-5972 MAXWELL.FISHER@HASTENPAC.COM 2201 MAIN ST, STE. 100 DALLAS, TX 75201		LANDSCAPE ARCHITECT NC ADAMS CONTACT: JEREMY NELSON PH: 674-04-5972 JNELSON@NCADAMS.COM 10000 N. CENTRAL EXPRESSWAY, NEW DRIVE IRVING, TX 75039		CASE NUMBER: 220104-1 ZONING: PD-20-21 LEGAL DESCRIPTION: P.H. RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND, DALLAS COUNTY, TEXAS ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044	
DRAWN: JLL DATE: 03-02-2022		REVIEWED: JLL SCALE: AS NOTED		SHEET TITLE: ELEVATION DETAILS SHEET NO: A2.7	

OUTDOOR ILLUMINATION SUMMARY	
ITEM	QTY
TOTAL LUMINARIES	44
TOTAL KW LOAD	1.2
CALCULATION POINTS	2,730
AVERAGE FOOT-CANDLE	0.3
MAXIMUM FOOT-CANDLE	8.1

NOTES:

1. OUTDOOR LIGHTING SHALL BE PROVIDED WITH PROGRAMMABLE TIME CLOCK AND PHOTOCELL CONTROLLERS PER INTERNATIONAL ENERGY CONSERVATION CODE.
2. POINT-TO-POINT CALCULATION VALUES SHOWN ON PLAN ARE FOOT-CANDLE UNITS.
3. ELECTRICAL CONTRACTOR SHALL VERIFY ILLUMINATION LEVELS AFTER INSTALLATION AND SHALL ADJUST LUMINAIRES AS NECESSARY.



OWNER/DEVELOPER: GARLAND STORAGE LP CONTACT: DANIEL BOWELL PH: 617-694-2311 DIBOWELL@GARLANDSTORAGE.COM 2040 CENTERVILLE BLVD, #10 BOSTON, TX 75002		CIVIL ENGINEERING BROCKET CONSULTING, INC. CONTACT: JIM REILEY, PE PH: 214-244-3642 EXT. 118 JREILEY@BROCKET.COM 414 N. CENTRAL EXPRESSWAY, #1100 DALLAS, TX 75204		SURVEYOR TEXAS HERITAGE SURVEYING, LLC CONTACT: DOUG STEWART PH: 940-394-0096, #1134 16010 METRIC DRIVE, D F DALLAS, TX 75243	
PLANNING CONSULTANT: MASTERPLAN CONTACT: MAXWELL FISHER PH: 214-470-3972 MAXWELL@MASTERPLAN.COM 2201 MAIN ST, STE. 1280 DALLAS, TX 75201		LANDSCAPE ARCHITECT NC ADAMS CONTACT: JEREMY MILLER PH: 469-346-8767 JEREMY@NCADAMS.COM 20000 WINDY RIDGE DRIVE ROANOKE, TX 75785		BUILDING DESIGN & BUILDING SYSTEMS, LLC CONTACT: JOSE LABASTIDA PH: 617-634-6749 JOSE@B.BUILDYS.COM 4700 REMBLE ST. FORT WORTH, TX 76103	
				GARLAND STORAGE LP	
CASE NUMBER: <u>220104-1</u>		ZONING: <u>PD-30-IT</u>		PH: RICE SURVEY, ABSTRACT NO. 1241 CITY OF GARLAND DALLAS COUNTY, TEXAS	
LEGAL DESCRIPTION:		SHEET TITLE:		SHEET NO:	
ADDRESS: 1601 FERRIS ROAD, GARLAND, TX 75044		SHEET TITLE:		SHEET NO:	

Z 22-11



View of the subject property along North President George Bush Turnpike.



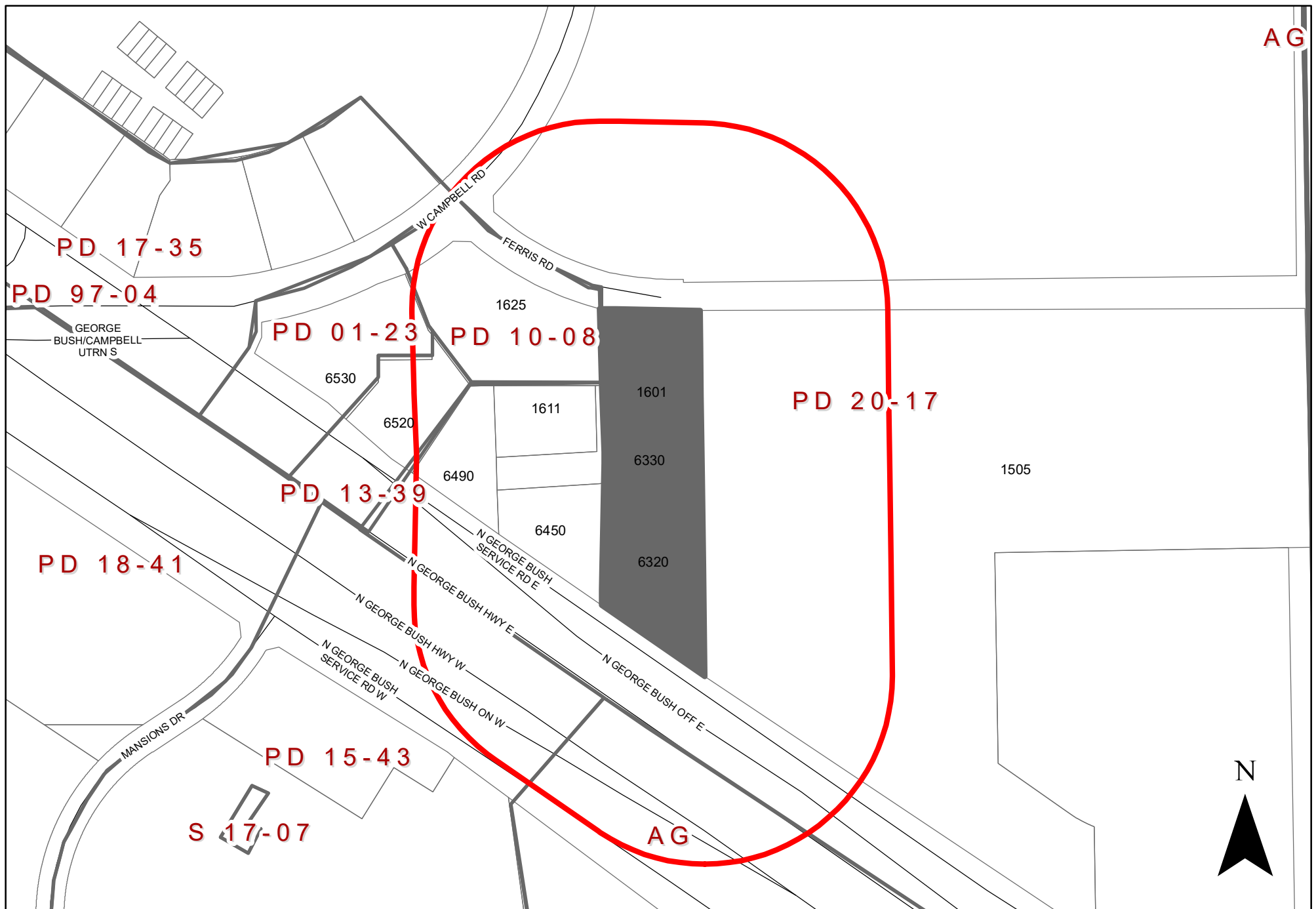
West of the subject property along North President George Bush Turnpike.



South of the subject property along North President George Bush Turnpike.



East of the subject property along North President George Bush Turnpike.



0 175 350 Feet
1 inch = 268 feet

ZONING MAP Z 22-11

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

1601 East Ferris Road and 6320 and 6330 North President George Bush Turnpike

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



GARLAND

Plan Commission

3. i.

Meeting Date: 04/25/2022

Item Title: Z 22-12 Kimley-Horn - Zoning (District 7)

Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of an amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Zoning)

Attachments

Z 22-12 Kimley-Horn Report and Attachments (Zoning)

Z 22-12 Kimley-Horn Responses

Planning Report

File No: Z 22-12/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

APPLICANT

Kimley-Horn

OWNER

Avalon Buckingham, LLC

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.

3. The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The applicant proposes an eight (8)-foot tall brick wall on along the northern property line adjacent to the single-family properties and an eight (8) foot tall ornamental fence is proposed along the southern and western perimeter of Building 2 and an eight (8) foot tall masonry screening wall is existing along the eastern perimeter adjacent to the substation.

However, the applicant is not proposing any screening along the northern and southern perimeter of Building 1. The GDC allows the exterior solid walls of the building to be used as a screening method. The building northern and southern building facades of Building 1 consists of multiple materials and articulations. Hence, the applicants requests a deviation to not allow screening along the northern and southern perimeter lines of Building 1.

4. The landscape plan (Exhibit D) complies with the landscaping standards per the Garland Development Code.
5. The design of the building (Exhibit E) complies with the building design standards per the GDC.
6. The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.
7. No deviations have been requested regarding the signage.
8. Deviations:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the northern and southern perimeter of Building 1. The reminder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients. The applicant proposes an on-site surveillance system throughout the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-82 for single-family uses and Planned Development (PD) District 97-15 for Community Retail Uses; these properties are developed with single-family homes and a bank. The property to the east is zoned Agricultural (AG) District; this property is developed with an electrical substation. The properties to the south are zoned Planned Development (PD) District 14-05 for Community Retail Uses and Community Retail (CR) District; these properties are developed two (2) restaurants with drive-throughs and a home improvement center. The properties to the west, across North Jupiter Road, are single-family homes in the City of Richardson.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

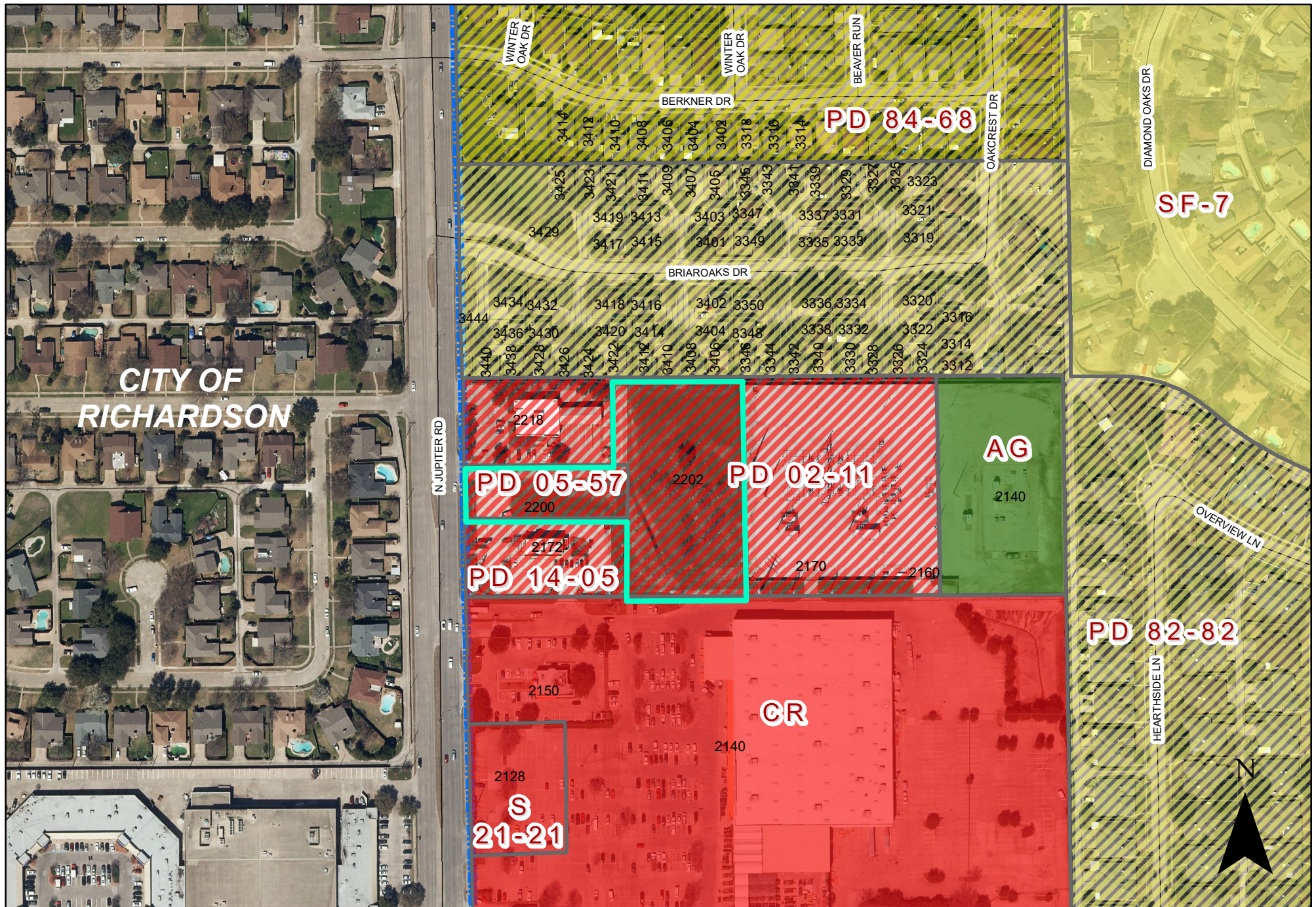
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

INDICATES AREA OF REQUEST

Z 22-12



View of the subject property for North Jupiter Road



Looking south of subject site from North Jupiter Road



Looking north of subject site from North Jupiter Road.



Looking west of the subject property

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Yvette Sedlewicz - owner, property

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

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

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

Date / Fecha / Ngày

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

Case Z 22-12

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

1. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block sunlight
from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to nuisance + size ★

8. NOISE pollution due to cars

+ Trucks, ~~the~~ idling(s), facility +
car doors opening & closing 24h/day

NO -

SITE IT elsewhere!

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Garry Yakubov Jacobson

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

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

3406 Berkner Dr

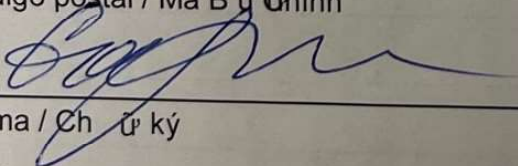
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

4/15/2022

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

**David A
Guerrero**

4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive

emaildavidguerrero@gmail.com

Garland

214-604-2457

TX

United States

75044

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)



GARLAND

Plan Commission

3. j.

Meeting Date: 04/25/2022

Item Title: Z 22-12 Kimley-Horn - Specific Use Provision (District 7)

Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse). This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Specific Use Provision)

Attachments

Z 22-12 Kimley-Horn Report and Attachments (Specific Use Provision)

Z 22-12 Kimley-Horn Responses

Planning Report

File No: Z 22-12/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

APPLICANT

Kimley-Horn

OWNER

Avalon Buckingham, LLC

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.

3. The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates. The applicant proposes an eight (8)-foot tall brick wall on along the northern property line adjacent to the single-family properties and an eight (8) foot tall ornamental fence is proposed along the southern and western perimeter of Building 2 and an eight (8) foot tall masonry screening wall is existing along the eastern perimeter adjacent to the substation.

However, the applicant is not proposing any screening along the northern and southern perimeter of Building 1. The GDC allows the exterior solid walls of the building to be used as a screening method. The building northern and southern building facades of Building 1 consists of multiple materials and articulations. Hence, the applicants requests a deviation to not allow screening along the northern and southern perimeter lines of Building 1.

4. The landscape plan (Exhibit D) complies with the landscaping standards per the Garland Development Code.
5. The design of the building (Exhibit E) complies with the building design standards per the GDC.
6. The applicant requests the Specific Use Provision for the Self-Storage Facility (mini-warehouse) to be valid for forty (40) years, which aligns with the SUP time period guide.
7. No deviations have been requested regarding the signage.
8. Deviations:

<u>Development Standards</u>	<u>Required</u>	<u>Proposed</u>	<u>Justification</u>
Perimeter screening for Self-Storage Facilities.	The GDC Section 2.52(A)(16)(a) requires all Self-Storage Facilities (mini-warehouses) to provide a minimum eight (8) foot tall perimeter screening/security fencing with automatic gates.	The applicant is not proposing any screening along the northern and southern perimeter of Building 1. The reminder of the property will be screened.	The drive in front of the parking to the north of Building 1 is a shared access drive to be open access. Building 1 contains the office which requires ungated access for new clients. The applicant proposes an on-site surveillance system throughout the property.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject property. Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Planned Development (PD) District 82-82 for single-family uses and Planned Development (PD) District 97-15 for Community Retail Uses; these properties are developed with single-family homes and a bank. The property to the east is zoned Agricultural (AG) District; this property is developed with an electrical substation. The properties to the south are zoned Planned Development (PD) District 14-05 for Community Retail Uses and Community Retail (CR) District; these properties are developed two (2) restaurants with drive-throughs and a home improvement center. The properties to the west, across North Jupiter Road, are single-family homes in the City of Richardson.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

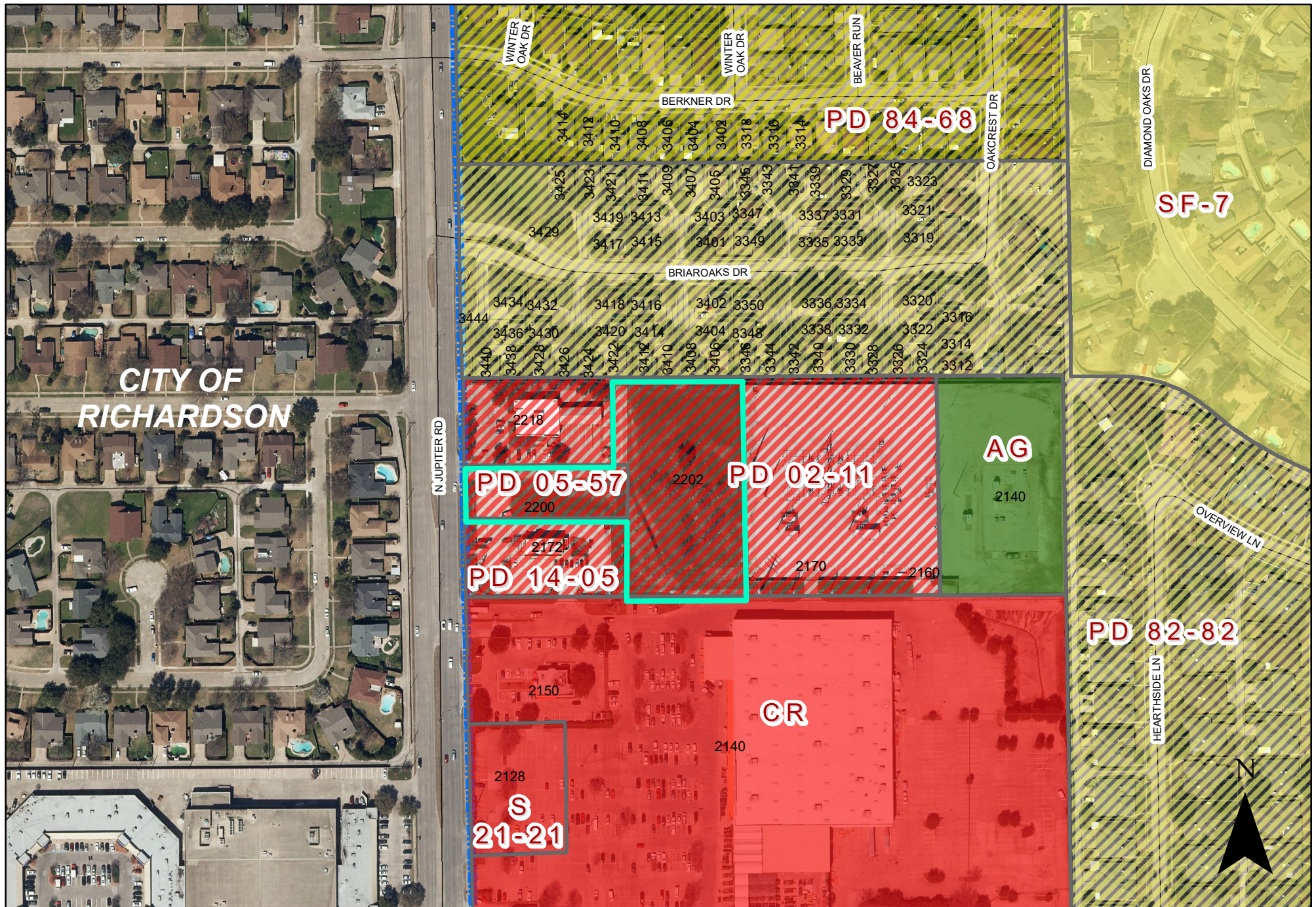
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 22-12

2200 and 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) is to allow and regulate the development of Self-Storage Facility (mini-warehouse) land use by Specific Use Provision.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District and Site Development Standards as set forth in Chapter 2 and 4 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in conformance with the approved Detail Plan labeled Exhibit C. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Detail Plan:**
- A. Site Layout: The site shall be in conformance to the site layout reflected on Exhibit C.
- B. Screening and Landscaping: Screening and landscaping shall be in conformance to the layout reflected on Exhibit D.
- C. Building Elevations: Building elevations shall be in conformance to the elevations as approved on Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 22-12

2200 And 2202 North Jupiter Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Self-Storage Facility (mini-warehouse)
- 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 Planned Development (PD) District 02-11, Planned Development (PD) District 05-57 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Regulations:**
 - A. Time Period:** The Specific Use Provision shall be valid for a time period of forty (40) years.

Z 22-12



View of the subject property for North Jupiter Road



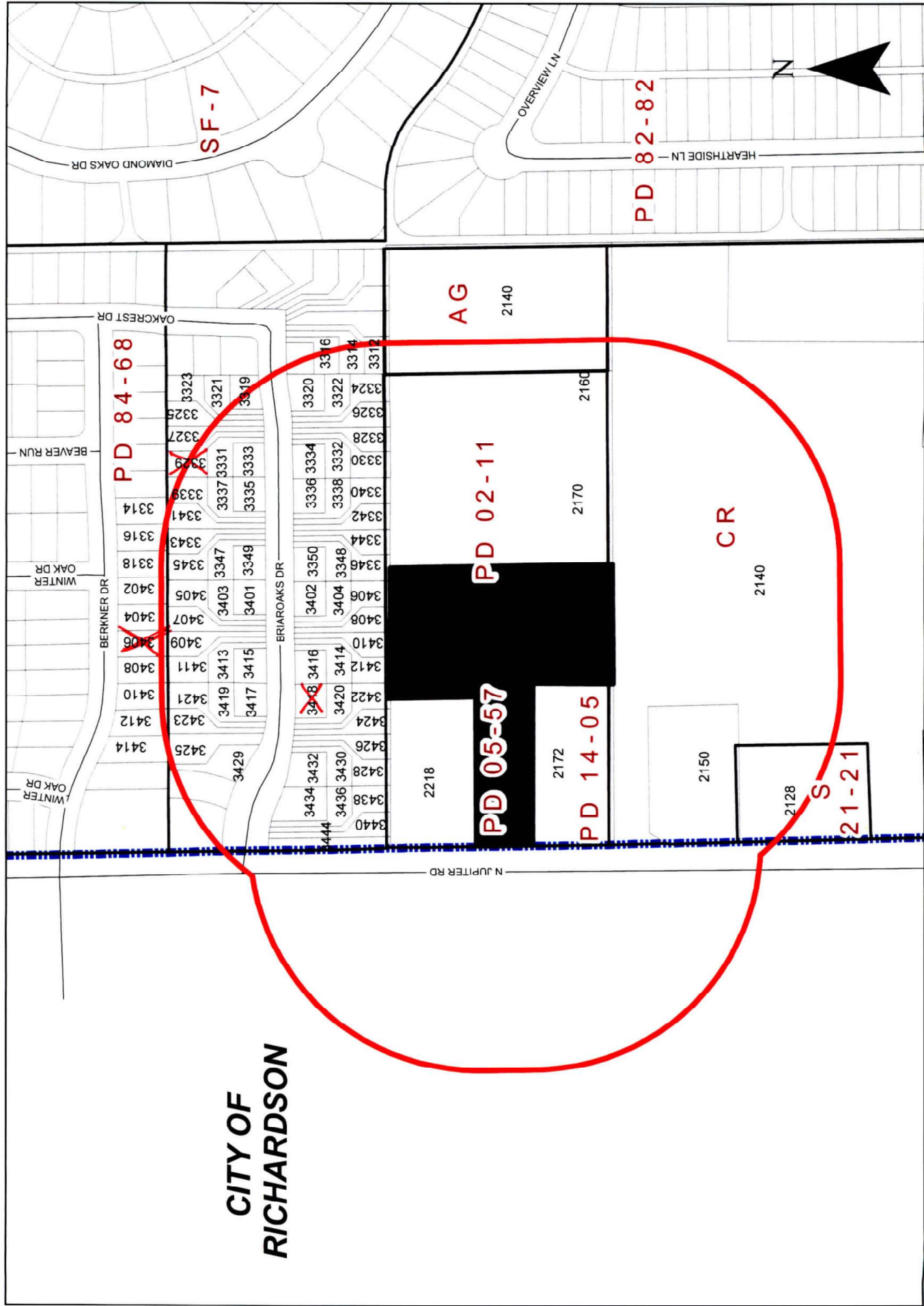
Looking south of subject site from North Jupiter Road



Looking north of subject site from North Jupiter Road.



Looking west of the subject property



0
140
280 Feet
1 inch = 224 feet

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

ZONING MAP Z 22-12

2200 and 2202 North Jupiter Rd

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Yvette Sedlewicz - owner, property

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

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

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

Date / Fecha / Ngày

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

Case Z 22-12

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

1. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block sunlight
from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to nuisance & size ★

8. NOISE pollution due to cars

& Trucks, ~~the~~ idling(s), facility &
car doors opening & closing 24 h/day

NO -

SITE IT elsewhere!

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Garry Yakubov Jacobson

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

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

3406 Berkner Dr

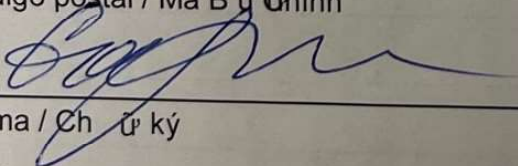
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

4/15/2022

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

**David A
Guerrero**

4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive

emaildavidguerrero@gmail.com

Garland

214-604-2457

TX

United States

75044

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)



GARLAND

Plan Commission

3. k.

Meeting Date: 04/25/2022

Item Title: Z 22-12 Kimley-Horn - Detail Plan (District 7)

Summary:

Consideration of the application of **Kimley-Horn**, requesting approval of a Detail Plan for a Self-Storage Facility (mini-warehouse) on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses. This property is located at 2200 and 2202 North Jupiter Road. (District 7) (File Z 22-12 – Detail Plan)

Attachments

Z 22-12 Kimley-Horn Report and Attachments (Detail Plan)

Z 22-12 Kimley-Horn Responses

Planning Report

File No: Z 22-12/District 7

Agenda Item:

Meeting: Plan Commission

Date: April 25, 2022



GARLAND
TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

Approval of a Specific Use Provision for a Self-Storage Facility (mini-warehouse)

Approval of a Detail Plan on a property zoned Planned Development (PD) District 02-11 for Community Retail Uses and Planned Development (PD) District 05-57 for Community Retail Uses

LOCATION

2200 and 2202 North Jupiter Road

APPLICANT

Kimley-Horn

OWNER

Avalon Buckingham, LLC

BACKGROUND

The subject property is currently unimproved. The applicant proposes a self-storage facility (mini-warehouse) use.

SITE DATA

The site area is approximately 2.58 acres. The site can be accessed from North Jupiter Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned Planned Development (PD) District 02-11 and Planned Development (PD) District 05-57 for Community Retail Uses.

Planned Development (PD) District 02-11 was approved for a Fuel Pumps, Retail Use. However, it was never constructed.

Planned Development (PD) District 05-57 was approved for a multi-tenant retail building, but it was never constructed.

The GDC requires a Specific Use Provision for a Self-Storage Facility (mini-warehouse) Use in the Community Retail (CR) District.

CONSIDERATIONS

1. The applicant proposes two (2) self-storage buildings on the subject property. Building 1 will be a 1-story consisting of 4,437 square feet and Building 2 will be a 3-story building consisting of 36,250 square feet. A total of 796 storage units are proposed.
2. A total of thirty-seven (37) parking spaces are required for this development and the site plan (Exhibit C) complies with the parking requirement.

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ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

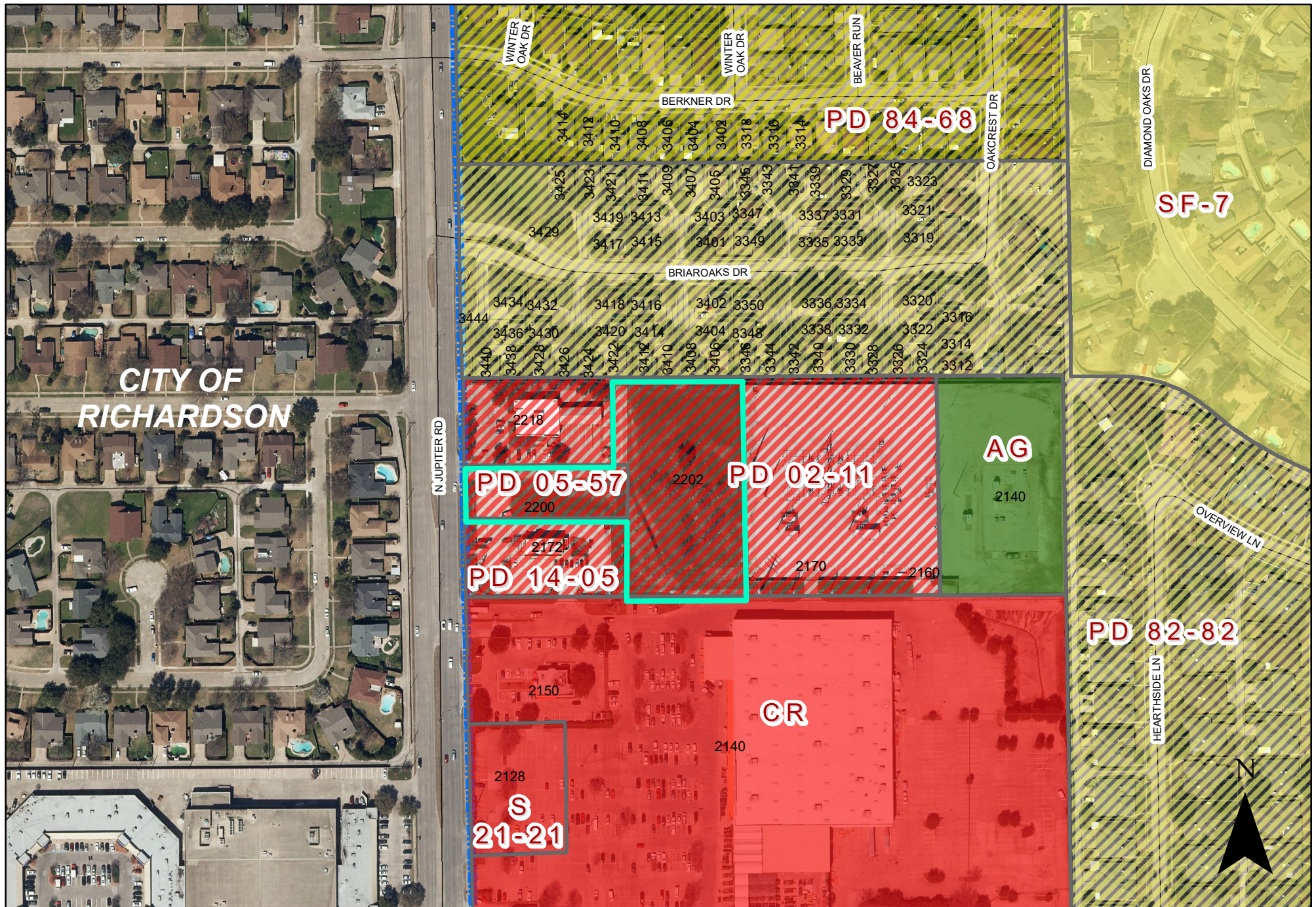
CITY COUNCIL DATE: May 17, 2022

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 140 280 Feet
1 inch = 224 feet

ZONING MAP Z 22-12

2200 North Jupiter Rd

[illegible]

CITY OF GARLAND NOTE:
NO LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAY WITHOUT APPROVED CITY'S REAL PROPERTY IMPROVEMENT AUTHORIZATION FORM OR CITY'S LICENSE AGREEMENT.

BLOCK 2
BRIAROAKS ADDITION
VOL. 83223, PG. 5446

LOT 1, BLOCK 1
SUPER 1 FOODS ADDITION
(VOL. 96140, PG. 653)

COMMUNITY CREDIT UNION
(VOL. 97132, PG. 4126)

LOT 1R2, BLOCK 1
JUPITER CENTER
(INST. NO. 201400150653)

LOT 1R1, BLOCK 1
JUPITER CENTER
(INST. NO. 201400150653)

MONTEMAYOR G.C., LLC
(INST. NO. 201400150681)

ONLY

JUPITER CENTER
(INST. NO. 201400150653) BUILDING 1
4,437 SQ. FT. (STORAGE ONLY)

BUILDING 2
38,125 SQ. FT.
ZONING: PD05-57
PROPOSED USE: SELF- STORAGE

LOT 1R2, BLOCK 1
JUPITER CENTER
(INST. NO. 201400150653)

Code Planting Plan

A

CODE PLANTING PLAN

CASE #220111-1
SHEET NUMBER
L1.03

GARLAND SELL
STORAGE

KHA PROJECT	DATE	SCALE	ASSHOW
064554108	MARCH 2022	DESIGNED BY	CH
		DRAWN BY	N



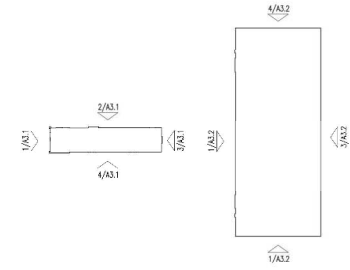
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-339-3820

[illegible][illegible][illegible]



PROJECT INFORMATION
PRE-SUBMITAL # 220111-1
ZONING: PD-GS-57 & PD02-11
OWNER:
LUIS CASTELLANOS - HINES
2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75226
P. 972.716.2910
EMAIL: luis.castellanos@hines.com

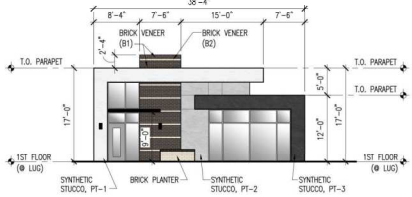


FLOOR PLAN LEGEND
TRUE NORTH



VICINITY MAP
TRUE NORTH

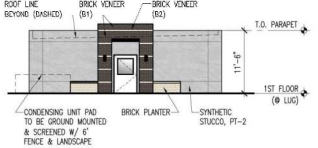
1 BUILDING 1 - WEST ELEVATION (FRONT FACING N JUPITER RD - 100' FROM ROAD)
SCALE: 3/32" = 1'-0"



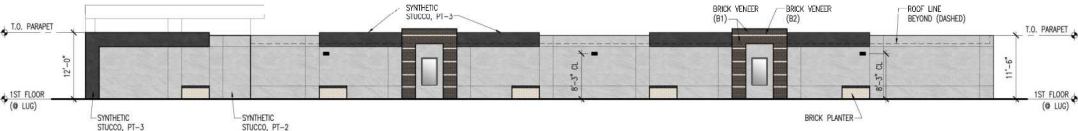
2 BUILDING 1 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



ARCHITECTURAL ELEMENTS	PROVIDED
BUILDING 1	
AWNINGS OR CANOPIES	1
DISPLAY WINDOWS	1
DAISED LIGHT WINDOWS	1
TRANSOMS	
SHUTTERS	
ALCOVES / PORTICOS	1
RECESSED ENTRALS	1
ORNAMENTAL WINDOW HEADERS / LINTELS	1
QUICKS	
DISTINCTIVE LIGHTING FEATURES	1
PLANTERS OR FOUNTAINS	1
BENCHES FOR OUTDOOR SEATING	
DORMERS	
VADED ROOF HEIGHTS	1
ORNAMENTAL FACADE TRIMS	
BAY WINDOWS	
CABLE WINDOWS	
TOTAL ELEMENTS	9

ELEVATION LEGEND
SYNTHETIC STUCCO SYSTEM (PT-1)
SYNTHETIC STUCCO SYSTEM (PT-2)
SYNTHETIC STUCCO SYSTEM (PT-3)
BRICK VENEER 1
BRICK VENEER 2
HORIZONTAL METAL WALL PANEL (M1)
HORIZONTAL METAL WALL PANEL (M2)
VERTICAL METAL WALL PANEL (M3)
SPLIT FACE CHU MANSOOT / BASE, PT
EXTERIOR LIGHT FIXTURE
INDICATES REVEAL LOCATIONS
ELEVATION NOTES
1. METAL CORNICE, TRIM, FLASHING, TO MATCH COLOR OF ADJACENT MATERIAL.
2. GUTTERS & DOWNSPOUTS TO BE SIZED AND SPACED BY METAL BUILDING MANUFACTURER.
3. GUTTER OVERFLOW CUTOUTS TO BE PROVIDED BELOW LOWEST POINT OF ROOF/WALL TRANSITION.
4. REFER SHEET A2.1 FOR EXTERIOR FINISHES.
5. SIGNAGE COMPANY TO PROVIDE ANCHORAGE, BLOCKING, & WATER PROOFING AS NECESSARY

DALLENBACH-COLE
ARCHITECTURE
315 NINTH STREET, SUITE 1
DALLAS, TEXAS 75204
WWW.DALLENBACH-COLE.COM
P. 214.993.2234

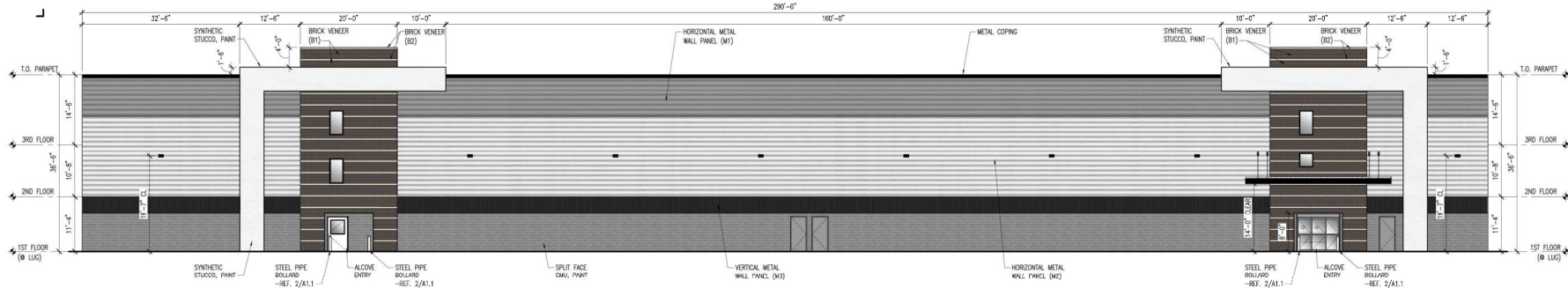
FOR ARCHITECT REVIEW AND APPROVAL ONLY
03.23.2022
TEXAS REGISTRATION NO. 10101

JUPITER SELF STORAGE
2200 N JUPITER RD.
GARLAND, TX - 75004

PROJECT NO. 2179
DATE: 03.23.2022
DRAWN: ASD
REVISIONS:
SUP REVIEW
EXTERIOR ELEVATIONS
SHEET NO.

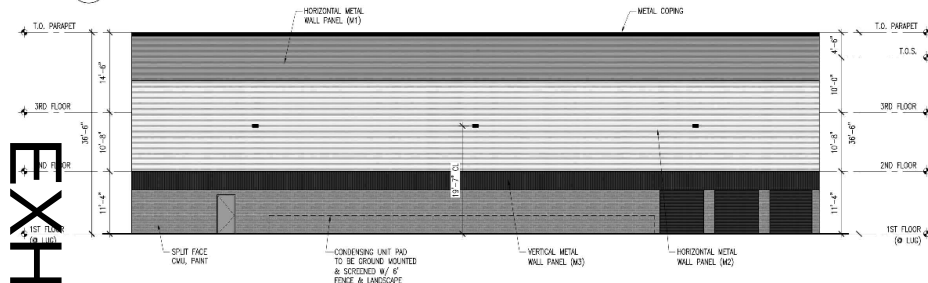
A3.1

EXHIBIT E



1 BUILDING 2 - WEST ELEVATION (FRONT FACING N JUPITER RD - 342' FROM ROAD)

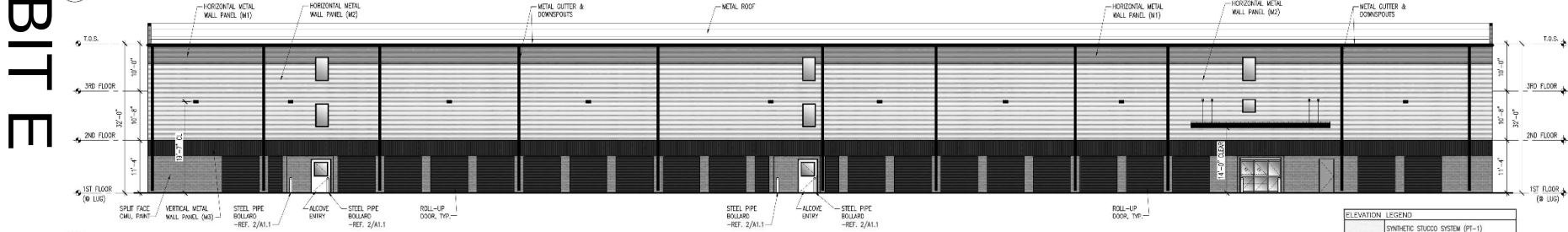
SCALE: 3/32" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION

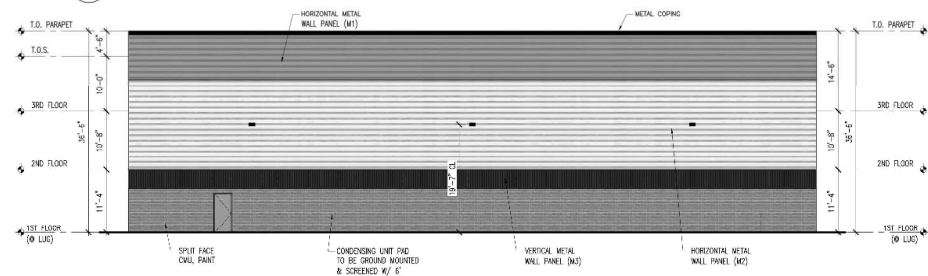
SCALE: 3/32" = 1'-0"

ARCHITECTURAL ELEMENTS	PROVIDED
BUILDING 2	1
AWNINGS OR CANOPIES	1
DISPLAY WINDOWS	1
DIVIDED LIGHT WINDOWS	1
TRANSOMS	1
SHUTTERS	1
ALCOVES / PORTICOS	1
RECESSED ENTRIES	1
ORNAMENTAL WINDOW HEADERS / LINTELS	1
GLAZES	1
DISTINCTIVE LIGHTING FEATURES	1
PLANTERS OR FOUNTAINS	1
BENCHES FOR OUTDOOR SEATING	1
DORMERS	1
PARAPET ROOF HEIGHTS	1
ORNAMENTAL FACADE TRIMS	1
BAY WINDOWS	1
CABLE WINDOWS	1
TOTAL ELEMENTS	7



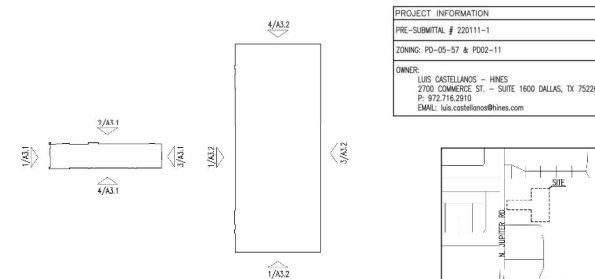
3 BUILDING 2 - EAST ELEVATION

SCALE: 3/32" = 1'-0"



4 BUILDING 2 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



FLOOR PLAN LEGEND
TRUE NORTH

VICINITY MAP
TRUE NORTH

PROJECT INFORMATION
PRE-SUBMIT # 220111-1
ZONING: PD-05-57 & PD02-11
OWNER: LUIS CASTELLANOS - HINES 2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75226 P: 972.716.2910 EMAIL: luis.castellanos@hines.com

ELEVATION LEGEND
SYNTHETIC STUCCO SYSTEM (PT-1)
SYNTHETIC STUCCO SYSTEM (PT-2)
SYNTHETIC STUCCO SYSTEM (PT-3)
BRICK VENEER 1
BRICK VENEER 2
HORIZONTAL METAL WALL PANEL (M1)
HORIZONTAL METAL WALL PANEL (M2)
VERTICAL METAL WALL PANEL (M3)
SPLIT FACE CMU MANSICOT / BASE, PT
EXTERIOR LIGHT FIXTURE
INDICATES REVEAL LOCATIONS

ELEVATION NOTES
1. METAL COPING, TRIM, FLASHING, TO MATCH COLOR OF ADJACENT MATERIAL.
2. GUTTERS & DOWNSPOUTS TO BE SIZED AND SPACED BY METAL BUILDING MANUFACTURER.
3. GUTTER OVERFLOW CUTOUPS TO BE PROVIDED BELOW LOWEST POINT OF ROOF/WALL TRANSITION.
4. REFER SHEET A2.1 FOR EXTERIOR FINISHES.
5. SIGNAGE COMPANY TO PROVIDE ANCHORAGE, BLOODING & WATER PROOFING AS NECESSARY.

DALLENBACH-COLE
ARCHITECTURE
315 NINTH STREET, SUITE 1
DALLAS, TEXAS 75201
WWW.DALLENBACHCOLE.COM
P 214.493.2234

FOR REVIEW
AND APPROVAL ONLY
03.23.2022
JUPITER RD
GARLAND, TEXAS 75044

JUPITER
SELF STORAGE
2200 N JUPITER RD.
GARLAND, TX - 75004

PROJECT NO. 2179

DATE: 03.23.2022

DRAWN: ASD

REVISIONS:

SUP
REVIEW

EXTERIOR
ELEVATIONS

SHEET NO.

A3.2

BUILDING 1					
VERTICAL ARTICULATION (FOR BUILDING GREATER THAN 50 FEET IN WIDTH): -MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3" SHALL BE REQUIRED FOR EVERY 50' OF BUILDING FACADE WIDTH. (i.e. - A 150' FRONTAGE REQUIRES AT LEAST 9" OF ARTICULATION).					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	27'-8" 22'-8" 22'-4" 10'-0"	N/A - NOT A STREET FACING FACADE	6" 1'-2" 5'-8" 7'-4"
SOUTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	82'-8" 20'-0"	N/A - NOT A STREET FACING FACADE	0" 1'-2"
WEST ELEVATION (N. JUPITER RD.)	38'-4"	N/A - BLDG. LESS THAN 50' IN WIDTH	30'-10" 7'-8"	N/A - BLDG. LESS THAN 50' IN WIDTH	5'-0" 2'-4"
EAST ELEVATION	35'-0"	N/A - NOT A STREET FACING FACADE	10'-0"	N/A - NOT A STREET FACING FACADE	1'-2"

NOTE: REFERENCE 1-4/A3.1

BUILDING 1					
HORIZONTAL ARTICULATION (FOR BUILDING GREATER THAN 60 FEET IN WIDTH): -MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -DEPTH ARTICULATION OF AT LEAST 4" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH. (i.e. - A 90' FRONTAGE REQUIRES AT LEAST 27' OF THE FRONTAGE TO BE AT LEAST 4" IN DEPTH).					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	21'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" - 1'-11 1/2" + PLANTERS (1'-9")
SOUTH ELEVATION	164'-8"	N/A - NOT A STREET FACING FACADE	40'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" - 1'-7" + PLANTERS (1'-7")
WEST ELEVATION (N. JUPITER RD.)	38'-4"	N/A - BLDG. LESS THAN 50' IN WIDTH	15'-8" + PLANTERS	N/A - BLDG. LESS THAN 50' IN WIDTH	8" - 1'-11 1/2" + PLANTERS (2'-4")
EAST ELEVATION	35'-0"	N/A - NOT A STREET FACING FACADE	10'-0" + PLANTERS	N/A - NOT A STREET FACING FACADE	8" + PLANTERS (2'-4")

NOTE: REFERENCE 2/A3.3

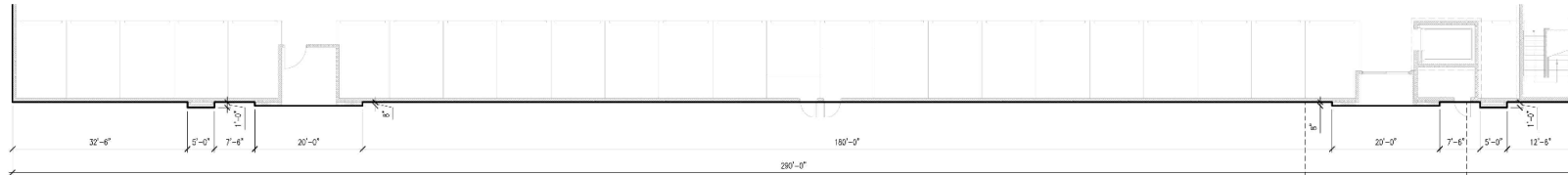
BUILDING 2					
VERTICAL ARTICULATION (FOR BUILDING GREATER THAN 50 FEET IN WIDTH): -MINIMUM OF ONE VERTICAL ARTICULATION IS REQUIRED THAT IS AT LEAST 20% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -HEIGHT ARTICULATION FOR FLAT ROOFS OF AT LEAST 3" SHALL BE REQUIRED FOR EVERY 50' OF BUILDING FACADE WIDTH. (i.e. - A 150' FRONTAGE REQUIRES AT LEAST 9" OF ARTICULATION).					
	FACADE LENGTH	VERTICAL ARTICULATION		HEIGHT ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
SOUTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
WEST ELEVATION (N. JUPITER RD.)	280'-0"	58" MIN. (280'-0"x208")	45'-0" 40'-0"	18" MIN. 280'-0"/50=5.6 5.6x=17.1	1'-6" 5'-6"
EAST ELEVATION	280'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE

NOTE: REFERENCE 1-4/A3.2

BUILDING 2					
HORIZONTAL ARTICULATION (FOR BUILDING GREATER THAN 60 FEET IN WIDTH): -MINIMUM OF ONE HORIZONTAL ARTICULATION IS REQUIRED THAT IS AT LEAST 30% OF THE BUILDING TOTAL STREET-FACING FACADE LENGTH. -DEPTH ARTICULATION OF AT LEAST 4" SHALL BE REQUIRED FOR AT LEAST 30% OF BUILDING FACADE LENGTH. (i.e. - A 90' FRONTAGE REQUIRES AT LEAST 27' OF THE FRONTAGE TO BE AT LEAST 4" IN DEPTH).					
	FACADE LENGTH	HORIZONTAL ARTICULATION		DEPTH ARTICULATION	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED
NORTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
SOUTH ELEVATION	125'-0"	N/A - NOT A STREET FACING FACADE	NONE	N/A - NOT A STREET FACING FACADE	NONE
WEST ELEVATION (N. JUPITER RD.)	280'-0"	87" MIN. (280'-0"x208")	50'-0" 30'-0"	4" MIN.	1'-0" 10'-0"
EAST ELEVATION	280'-0"	N/A - NOT A STREET FACING FACADE	30'-0" CANOPY	N/A - NOT A STREET FACING FACADE	10'-0"

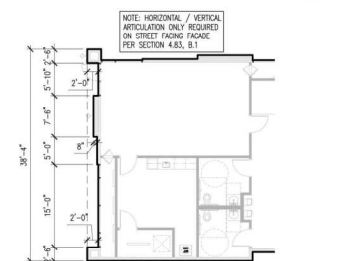
NOTE: BUILDING 2 IS SETBACK +/- 320' FROM WEST PROPERTY LINE & N. JUPITER ROAD.

NOTE: REFERENCE 1/A3.3

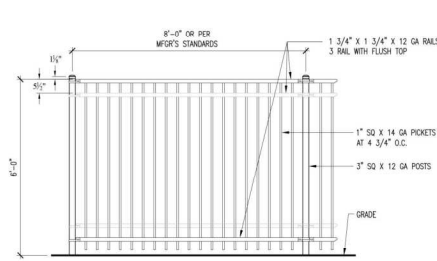


NOTE: HORIZONTAL / VERTICAL ARTICULATION ONLY REQUIRED ON STREET FACING FACADE PER SECTION 4.83, B.1

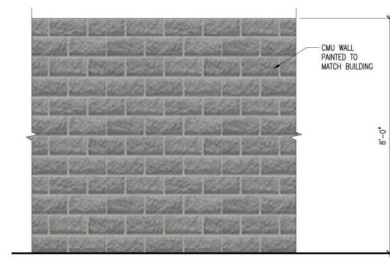
1 BUILDING 2 HORIZONTAL ARTICULATION
SCALE: 3/32" = 1'-0"



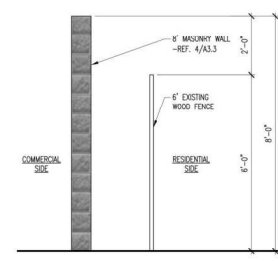
2 BUILDING 1 HORIZONTAL ARTICULATION
SCALE: 3/32" = 1'-0"



3 BLACK ORNAMENTAL IRON FENCE, TYP.
SCALE: 1/2" = 1'-0"



4 MASONRY SCREENING WALL, TYP.
SCALE: 1/2" = 1'-0"



5 RESIDENTIAL FENCE SECTION
SCALE: 1/2" = 1'-0"

PROJECT INFORMATION
PRE-SUBMITTAL # 220111-1
DRAWING: PD-25-57 & PD-22-11
OWNER:
LUIS CASTELLANOS - HNCS
2700 COMMERCE ST. - SUITE 1600 DALLAS, TX 75201
P. 972.716.2910
EMAIL: luis.castellanos@hnscs.com

DALLENBACH-COLE
ARCHITECTURE

318 NINTH STREET, SUITE 1
DALLAS, TEXAS 75201
WWW.DALLENBACHCOLE.COM
P. 214.993.2234

FOR CONTRACT REVIEW
AND APPROVAL ONLY
03.23.2022
REGISTERED ARCHITECT
STATE OF TEXAS
JAMES E. DALLENBACH, III
TEXAS REGISTRATION NO. 10136

**JUPITER
SELF STORAGE**
2200 N JUPITER RD.
GARLAND, TX - 75004

PROJECT NO.	2179
DATE	03.23.2022
DRAWN	ASD
REVISIONS:	
SUP REVIEW	
EXTERIOR ELEVATIONS	
SHEET NO.	

A3.3

Z 22-12



View of the subject property for North Jupiter Road



Looking south of subject site from North Jupiter Road



Looking north of subject site from North Jupiter Road.



Looking west of the subject property

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Yvette Sedlewicz - owner, property

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

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

3329 Briar Oaks Dr

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

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Chính

Yvette Sedlewicz

Signature / Firma / Chữ ký

4/15/22

Date / Fecha / Ngày

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

Case Z 22-12

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

1. Traffic 24 hrs a day close to homes

2. Noise & air pollution close to homes
24 hrs a day from cars & Trucks.

3. 3 story Building will Block sunlight
from houses.

Will 'Loom' over houses.

4. Increased Traffic

5. increased crime

6. These types of businesses usually
NOT ADJACENT to homes.

★ 7. Will decrease home values
due to nuisance + size ★

8. NOISE pollution due to cars

+ Trucks, ~~the~~ idling(s), facility +
car doors opening & closing 24h/day

NO -

SITE IT elsewhere!

Comment Form

Case Z 22-12

Z 22-12 Kimley-Horn. The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

Z 22-12 Kimley-Horn. El solicitante propone una instalación de self-storage. El sitio está ubicado en 2200 y 2202 North Jupiter Road. (Distrito 7)

Z 22-12 Kimley-Horn. Người nộp đơn đề xuất một phương tiện tự lưu trữ. Địa điểm này nằm ở 2200 và 2202 North Jupiter Road. (Quận 7)

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

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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

Garry Yakubov Jacobson

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

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

3406 Berkner Dr

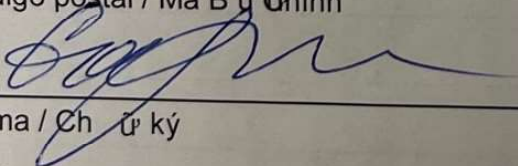
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã Bưu Chính



Signature / Firma / Chữ ký

4/15/2022

Date / Fecha / Ngày

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

Zoning Response Case Comments

Case Number	PC Hearing Date	CC Hearing Date	Planner Name
Z 22-12	April 25, 2022	May 17, 2022	Nabiha Ahmed

The applicant proposes a self-storage facility. The site is located at 2200 and 2202 North Jupiter Road. (District 7)

**David A
Guerrero**

4/18/2022
9:19:40 PM

Against

3418 Briaroaks drive

emaildavidguerrero@gmail.com

Garland

214-604-2457

TX

United States

75044

This is too close to residential property. It will affect the value of the property in a negative way and the quality of life. (Light pollution, noise, traffic, and safety)