



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

PLAN COMMISSION -REMOTE MEETING-

February 22, 2021 at 7:00 p.m.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the Plan Commission will hold this meeting by internet/telephonic remote means on Monday, February 22, 2021 at 7:00 p.m.

The meeting will be broadcasted by webinar or telephone at the following URL (registration is required):

https://garlandtx.zoom.us/webinar/register/WN_IL4F4B39Tv-v64bnqbDtKw

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

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

**877-853-5247
888-788-0099**

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

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

The Meeting ID is: 937 0908 6748

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

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

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

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

CONSENT AGENDA

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

1. MINUTES

- a. Consider approval of Minutes for February 8, 2021.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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

2. ZONING

- a. Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Zoning).

- b. Consideration of the application of **Masterplan**, requesting approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Specific Use Provision)
- c. Consideration of the application of **Masterplan**, requesting approval of a Detail Plan for Multi-Family (MF) Uses on a property zoned Planned Development (PD) 14-23 for Downtown Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Detail Plan)
- d. Consideration of the application of **Amando Palacios**, requesting approval of an Amendment to Planned Development (PD) District 80-42 for Community Retail Uses to reconstruct an existing Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Zoning)
- e. Consideration of the application of **Amando Palacios**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 – Specific Use Provision)
- f. Consideration of the application of **Amando Palacios**, requesting approval of a Detail Plan for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Detail Plan)
- g. Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Zoning)
- h. Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Specific Use Provision renewal to continue the Drive-Through, Restaurant Use and Fuel Pumps, Retail Use. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Specific Use Provision)
- i. Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Detail Plan for Community Retail Uses. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 – Detail Plan)

3. **ADJOURN**

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

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



GARLAND

Plan Commission

1. a.

Meeting Date: 02/22/2021

Item Title: Plan Commission Minutes for February 8, 2021

Summary:

Consider approval of Minutes for February 8, 2021.

Attachments

Plan Commission Minutes for February 8, 2021

Minutes of the Garland Plan Commission Meeting

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

The Plan Commission of the City of Garland met in regular session on Monday, February 8, 2021 at 7:00 p.m., with the following members present, (remotely):

COMMISSION PRESENT

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

STAFF PRESENT

Sr. Assistant City Attorney	Stephen Hines
Recording Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Nabiha Ahmed
Staff	Kimberly Hopkins

CONSENT AGENDA

All items marked with asterisks (**) on the Consent Agenda were voted on at the beginning of the meeting. Chairman Roberts read those items into the record. **Motion** was made by Commissioner Rose to **approve** the Consent Agenda as presented, seconded by Commissioner Welborn. **Motion carried: 8 Ayes, 0 Nays.** Commissioner Dalton did not vote due to his absence from this meeting.

MINUTES

1a. APPROVED** Consider approval of Minutes for the January 25, 2021 meeting.

ITEMS FOR INDIVIDUAL CONSIDERATION

ZONING

2a. APPROVED Consideration of the application of **JM Civil**

Engineering, requesting approval of an Amendment to Planned Development (PD) District 18-47 for Neighborhood Office and limited Community Retail Uses. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Zoning)

Kira Wauwie, Principal Planner, presented the staff report.

Commissioner Rose inquired about the vacant land.

Ms. Wauwie stated the land would remain vacant for future development.

Commissioner Jenkins asked if there are any charging stations planned with the development of this site.

Ms. Wauwie stated the applicant would be better able to answer that question.

The applicant Allan Perez, 5900 S. Lake Forest Boulevard, #380, McKinney, TX 75070, provided additional information regarding the building's square footage. There are currently no proposed electrical charging stations at this time.

Chairman Roberts inquired about conditioning the canopy height to twenty-two feet.

Mr. Perez agreed the additional height would be beneficial to the business.

Commissioner Jenkins inquired as to the business hours of the business.

Mr. Perez stated the hours would be approximately 6 a.m. to 12 a.m. and there would be security cameras and onsite monitoring.

Motion was made by Commissioner Rose to close the public hearing and **approve** the Zoning with the provision of a 22 foot canopy height maximum. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2b. APPROVED

Consideration of the application of **JM Civil Engineering**, requesting approval of a Specific Use Provision to allow Fuel Pumps/Retail Use. This property is located at 4680 North

Shiloh Road. (District 7) (File Z 20-35 - Specific Use Provision)

Motion was made by Commissioner Rose to approve the Specific Use Provision. Seconded by Commissioner Dalton.
Motion carried: 9 Ayes, 0 Nays

2c. APPROVED Consideration of the application of **JM Civil Engineering**, requesting approval of a Detail Plan for Fuel Pumps/Retail Use. This property is located at 4680 North Shiloh Road. (District 7) (File Z 20-35 - Detail Plan)

Motion was made by Commissioner Rose to close the public hearing and **approve** the Detail Plan. Seconded by Commissioner Dalton. **Motion carried: 9 Ayes, 0 Nays**

2d. APPROVED Consideration of the application of **Baldwin Associates**, requesting approval of a Specific Use Provision to allow a Charter School on a property zoned Single Family-7 (SF-7) District with a Specific Use Provision (S) 16-20 for Charter School Uses. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Specific Use Provision)

Kimberly Hopkins, Development Planner, presented the staff report.

Commissioner Rose inquired whether a longer length of Specific Use Provision (SUP) was discussed.

Ms. Hopkins stated a longer length was not discussed.

Chairman Roberts stated to the Commission that the applicant is merely renewing their Specific Use Provision (SUP).

Representing the applicant, Robert Baldwin, 3904 Elm Street, Dallas, TX 75226, provided a brief overview of the request and remained available for questions.

Commissioner Rose asked Mr. Baldwin if a ten (10) year Specific Use Provision (SUP) would be acceptable instead of the five (5) year Specific Use Provision (SUP) being requested.

Mr. Baldwin stated a ten (10) year Specific Use Provision

(SUP) would be acceptable.

The applicant Scott Barrows, 325 W. 12th Street, Dallas, TX 75208, provided information regarding additional operations for policing of trash in the immediate and surrounding area.

Motion was made by Commissioner Rose to close the public hearing and **approve** the Specific Use Provision (SUP) for ten (10) years. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays**

2e. APPROVED

Consideration of the application of **Baldwin Associates**, requesting approval of a Plan for a Charter School. This property is located at 2266 Arapaho Road. (District 7) (File Z 20-43 - Plan)

Motion was made by Commissioner Rose to close the public hearing and **approve** the Plan. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays**

2f. APPROVED

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Specific Use Provision for an Electric Substation use on a property zoned Agricultural (AG) District. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - Specific Use Provision)

Nabiha Ahmed, Development Planner, presented the staff report.

The applicant, Frank Polma, 618 Main Street, Garland, TX, 75040, provided an overview of the request.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays**

2g. APPROVED

Consideration of the application of **R-Delta Engineers, Inc.**, requesting approval of a Plan for an Electric Substation. This property is located at 2900 Elm Grove Road. (District 1) (File Z 20-47 - Plan)

Motion was made by Commissioner Dalton to close the public hearing and **approve** the request. Seconded by Commissioner Rose. **Motion carried: 9 Ayes, 0 Nays**

ADJOURNMENT

There being no further business to come before the Plan Commission, the meeting adjourned at 7:55 p.m.

City of Garland, TX

Approved:

Chairman

Attested:

Recording Secretary



GARLAND

Plan Commission

2. a.

Meeting Date: 02/22/2021

Item Title: Z 20-29 Masterplan - Zoning (District 2)

Summary:

Consideration of the application of **Masterplan**, requesting approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Zoning).

Attachments

Z 20-29 Masterplan Report and Attachments (Zoning)

Planning Report

File No: Z 20-29/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND

TEXAS MADE HERE

REQUEST

Approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses.

Approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23.

Approval of a Detail Plan for Downtown District Uses and Mixed Uses on a property zoned Planned Development (PD) District 14-23.

LOCATION

111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive

APPLICANT

Masterplan

OWNER

The Draper Garland LLC

BACKGROUND

The subject property consists of five (5) separate tracts of land and approximately 3,250 square feet of public right-of-way. It should be noted that any current public right-of-way reflected as part of the proposed site must be abandoned and acquired from the City of Garland through the established process before approval of a plat. The site is developed with a 5-story building known as the Chase Bank building, a vacant building formerly used as a restaurant, and an abandoned drive-through structure.

The applicant proposes development of the site in two phases:

Phase 1. The former restaurant building, bank drive-through structure, and other site improvements on the west and south halves of the site would be demolished to make way for the construction of three (3) urban-style multi-family residential buildings.

Phase 2. The Chase Bank building would be repurposed with the first floor to remain with bank, drive-through windows (including one teller window), and retail/flex use. The upper floors would be repurposed with multi-family uses. Amenities constructed in Phase 1 will be available for use by residents living in Phase 2. The existing parking would be reconfigured for future use with bank, retail, and multi-family uses. Additionally, parking in Phase 1 would be available for Phase 2 residents.

SITE DATA

The subject property contains 4.65 acres and has approximately 400 feet of frontage along Wilson Street, 430 feet along South Garland Avenue, 460 feet along Avenue B, and 320 feet along Rodando Drive. Vehicular and non-motorized (pedestrian, bicycles) access to the site would be accomplished from each of the abutting streets. The site grade slopes from north

to south, and there is an existing approximate five (5) foot high retaining wall on the east portion of the site along the boundary of Phase 1 and Phase 2.

USE OF PROPERTY UNDER CURRENT ZONING

In 2014 the City Council approved Planned Development (PD) District 14-23 for Downtown (DT) District Uses. PD-14-23 included two development alternatives to allow mixed use development with a multi-family residential and nonresidential uses. The approval specifically included 325 units of multi-family residential dwellings as the predominant use in the upper floors (2nd through 5th) and in either new 3-story residential buildings with surface parking or new 4-story residential buildings with structured garage parking; and the Chase Bank use remaining on the ground floor along with flex space for retail uses on the ground floor of the Chase Bank building. The approval allowed a maximum density of seventy (70) units per acre (325 dwelling units), structured or surface parking, and variable nonresidential floor area ranging from zero square feet to 25,000 square feet.

This proposal closely follows PD 14-23 as it also proposes multi-family residential as the predominant use and nonresidential uses. Further, the PD 14-23 was conceptual in nature; the applicant brings forward a more refined project with a site plan and deviations from standards that result from existing site conditions including the Bank building, topographic grade that slopes from the northeast towards the southwest, established Bank building access points, and high power lines along Avenue B.

CONSIDERATIONS

Use and Phasing

1. The proposal would repurpose this site for multi-family, bank, and retail uses. The development would occur in two (2) phases. Phase 1 includes a multi-family apartment development consisting of 155 units in three (3) separate three (3)-story buildings with surface parking and amenities placed on the south and west halves of the overall site. The proposal for Phase 2, located on the northeast quadrant of the site, would include renovation and continued use of the Chase Bank building for bank use, and add thirty (30) multi-family apartments as well as retail use to the building. The resulting residential density would be forty (40) units per acre.

Specific Use Provision

2. Only one of the existing drive-through windows would be retained on the south side of the Chase Bank building; this is shown as a drive-through teller window on the site plan. A Specific Use Provision is required for a drive-through service. The DT District is structured to create a more walkable, urban environment. Drive-through uses provide services to customers who are in vehicles. This site is located in an area of transition at the periphery of the Downtown area. Also, the site is one of the first reinvestments with new construction on Garland Avenue in the DT District. The bank building already contains the drive-through, thus it demonstrates the capacity to continue functioning.

The applicant requests a ten (10) year time period for the Specific Use Provision.

Detail Plan – Amendments and Deviations

3. The applicant requests to amend the existing PD 14-23 and proposes a Detail Plan to accommodate the desired development. The Detail Plan is generally consistent with the existing PD 14-23 layout, amended standards, and conditions with three multi-family buildings and a repurposed Chase Bank building. Street edges, setbacks, building placement, parking arrangements, and other development elements of the site are carried forward in this proposal. An overlay of the previously approved plan and the proposed Detail

Plan indicate limited changes to the original layout. The requested deviations are intended to formally recognize and support conformity with the intent of PD 14-23. The following considerations describe the development and related deviations.

4. *Site Plan.* The proposed site plan reflects the DT District goals of buildings placed close to the street with on-street parking, an amenity zone including street trees, sidewalks, landscaping at the base of residential buildings, and access to dwelling units from the street sides of the buildings including stoops or patios. The proposal includes open space in the form of an informal pocket park at the corner of South Garland Avenue and Avenue B. This area is designed with a small cluster of trees, benches, and a lighted wall providing an identity and special feature on the building.

5. *Amenities.* Amenities for the residential uses are proposed within Phase 1, will serve the units in Phase 2, and satisfy the GDC requirements. The amenities include a fitness center, pool within a courtyard, barbeque with ramada and seating area. Additionally, the proposed pocket park area at the southeast corner of the site contributes to the open space and amenity areas.

6. *Efficiency Units.* The residential uses are allowed with the exception that the GDC prescribes a maximum ten (10) percent of units as Efficiency Units. The applicant proposes twenty-one (21) efficiency units whereas nineteen (19) are allowed, resulting in two (2) excess efficiency units. Efficiency Unit is defined by the GDC as a type of multi-family dwelling unit that consists of not more than one habitable room separated by no more than a half-wall partition, and kitchen and bathroom facilities. These types of units offer a more affordable dwelling compared to a unit with separate rooms for living spaces. In recent years there has been interest in efficiency units by professional workers who frequently travel or by residents who don't consider a larger living space a high priority.

7. *Residential Units and Entries At Grade Level.* The proposed development meets the intent of the GDC Downtown Standards and PD 14-23 by having the majority of street-facing residential units, where the site grading allows, accessible from the sidewalk.

8. *Primary Building Entrance.* The goal of the Downtown (DT) District is to create a walkable, pedestrian friendly, community with store fronts and the business entrances along the sidewalks of streets oriented to pedestrian traffic. The location of the proposed leasing office front door faces onto an internal circulation drive due to site constraints including a power line easement, and site layout limitations for building size and placement due to grade change. Further, in this development proposal, ground floor unit entries are included with doors oriented to the street frontage. The bank building has its existing primary entrance oriented to its existing parking lot. Future redevelopment could result in reorientation of the main entrance to the street facing side of the building.

9. *Parking.* PD 14-23 was approved with a required parking ratio of 1.3 parking spaces per dwelling unit. The applicant has submitted a parking study supporting a further reduction in residential parking, which proposes 1.1 parking spaces per dwelling unit in Phase 1 with its 155 dwelling units which results in 171 parking spaces, all of which would be located in Phase 1. In addition, the application proposes to use shared parking with Phase 2 allowing the residents of Phase 2 to park in Phase 1; shared parking is typical in Downtown areas.

Residential Phase 2 parking is proposed with the parking ratio of 1.1 parking space per dwelling unit. There are thirty-three (33) units proposed in Phase 2 which results in thirty-seven (37) residential parking spaces required. The non-residential uses would require twenty-seven (27) parking spaces. Phase 2 provides a total of sixty (60) parking spaces whereas sixty-four (64) parking spaces are required.

Offsetting the reduction of parking, a total of twenty-one (21) bicycle parking spaces are provided for both phases, exceeding the minimum requirement by three (3) bicycle parking spaces. The reduction in parking is justified due to the site's location in a more urbanized and walkable area with multi-modal transportation options including bus and rail.

Additionally, the proposal seeks a reduction of the number of covered parking spaces. Fifty (50) percent, or 102 parking spaces, of the required 204 residential parking is required as covered parking [garages or carports]. The provided covered parking is forty-three (43) percent, or 88 parking spaces. Phase 1 is proposed with eighty-eight (88) covered parking spaces. Phase 2 contains no covered parking spaces although residents of Phase 2 may park in Phase 1. The Downtown (DT) District encourages development with on-street parking as a means of achieving an urban development. On-street parking is not allowed as covered parking. Further limiting the development of covered parking is an overhead power line easement along the south side of the site, where parking is proposed although the easement precludes any structures including carports. Where feasible, the development is providing covered parking.

10. *Parking Landscaping.* Where a parking lot is abutting a street, a landscape planter with a low fence up to three and one-half feet high is required along with ground cover, trees, and street furnishings. Neither the parking lot at the northwest quadrant nor at the south side of the site include a low fence. However, the applicant is proposing ground cover, trees, and street furnishing in accordance with the requirements. A low fence can serve to enhance pedestrian safety by separating pedestrian and vehicular and encouraging pedestrian traffic to flow in an urban fashion along the sidewalk edges along street towards building fronts. The site location is in a Suburban Corridor Subdistrict where some development features may be less urban as compared to the inner core of a downtown area. Additionally, the northwest quadrant parking lot will be renovated from its current condition. Upgrades to that parking lot include on-street parking, street furnishings, and parking reconfiguration along with tree plantings.

Additionally, one parking lot landscape planter island is required per each run of eight (8) parking spaces. The plan proposes a landscape island per each run at a minimum of nine (9) parking spaces for the new parking areas. The existing Chase Bank parking lot is proposed to retain a run of parking along Wilson Street containing a proposed thirteen (13) parking spaces without a landscape island. Also, the planters are required to be a minimum nine (9) feet wide while most of the planters meet this dimension; others are less than the required standard and the smallest are five feet, six inches (5' 6") wide where located between parking canopies.

11. *Streetscaping.* The applicant proposes streetscaping along Garland Avenue, Avenue B, Rodando Drive and Wilson Avenue. The proposed Garland Avenue frontage meets Downtown streetscape standards. Existing physical challenges necessitate some deviations from full Downtown streetscape standards for Avenue B, Rodando Drive and Wilson Avenue. For example, ornamental trees must be substituted for large canopy trees underneath overhead utilities. However, improvements will be made to these street edges nonetheless, including street trees and improved sidewalks. In addition, the abutting existing parking lot along Wilson Avenue will be renovated with an improved parking layout and landscaping.

12. *Parking lot trees.* One large canopy tree is required per six parking spaces. Due to the compactness of the site the applicant proposes one large canopy tree at the end of all except one parking row. The applicant proposes covered parking canopies to provide further shade.

13. *Carport columns.* Carports are to have support columns that are architecturally integrated and have similar colors to the building. The carport elevations show columns cladded with masonry at the ends of the carports, although the middle carport support columns are metal columns without masonry cladding.

14. *Elevations.* The elevations conform to the requirements of the PD 14-23 and GDC.

15. Summary of Deviations:

Development Standards	Summarized Required	Proposed	Analysis
Efficiency Units	Maximum 10 percent (10%) of all units may be efficiency units.	Maximum 19 are allowed Proposal is for 21.	Efficiency units offer an affordable choice in housing. Recent years indicate a trend favoring efficiency units.
Primary Building Entrance	Location of primary entrances (doors) to the building are to be located at the street frontage.	The leasing lobby for Phase 1 is shown on the plans with its primary building entrance facing an interior drive; the Bank Building has an existing primary entry facing to the parking lot.	The site design of Phase 1 results in too narrow of a sidewalk space for placement of a primary entry at the Avenue B frontage. The Bank Building is existing with its primary entrance facing the parking lot; storefront access is located facing Garland Avenue although that storefront is not considered a primary building entrance.
Parking	PD 14-23 establishes a parking ratio of 1.3 parking spaces per dwelling unit.	Reduction of parking ratio from 1.3 parking spaces per dwelling unit to 1.1 parking space per dwelling unit.	The site is abutting two (2) street that have bus transit service; rail transit service is not far from the site. The DT District encourages a more urban development.
Streetscaping	Streetscape includes the following from the curb: double row of trees in tree wells, sidewalk, planter and front door with patio.	Avenue B, Wilson Street, Rodando Drive all have variations of deviations from the Streetscape standards.	The site slope, high utility lines, underground utility easements, existing Bank building Improvement, all contribute to challenges in meeting the GDC requirements; the applicant has presented a site design that responds with alternative solutions to minimize the level of deviation.
Covered parking	50% of required parking is to be covered.	88 covered parking spaces are provided (43%) in garages and under	The site is in the downtown area which encourages on-street parking where no covered

		carports whereas 102 covered parking spaces are required.	parking is allowed, and overhead power lines on the site further limit the ability to place covered parking on the site.
Parking lot trees	One large canopy tree is required per 6 parking spaces.	One large canopy tree is provided at the end of all except one parking row.	Trees are important in urban heat reduction; the applicant proposes parking canopies to further provide shade.
Carport column cladding	Carport columns to be clad with masonry and a color similar to the building.	Carports are proposed with cladding of columns only at the ends of the structures, the middle columns are not cladded.	Although some cladding is provided the proposal does not meet the full spirit of column cladding.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are vibrant higher-density neighborhoods offering urban amenities and a concentration of activities. Urban Neighborhoods provide a variety of high density housing types, including single-family attached and multifamily, and may include compatible non-residential uses, such as shopping, restaurants, offices, entertainment and daily services, in a vertical mixed-use development. This type of neighborhood may be located along major transportation corridors and/or community amenities, such as parks, greenways, and major shopping or entertainment areas.

The proposed Planned Development (PD) District is consistent with the recommendation of the Envision Garland Plan in that it would allow for a high density residential development and the incorporation of non-residential uses on a site located along Garland Avenue, a highly capacity road that traverses the City from south to north and provides direct access to Downtown from SH 190 and IH-635. Additionally, DART bus service lines run along Avenue D and Garland Avenue; and the DART rail station is approximately one mile from the site, although the distance is generally more walkable in a downtown urban environment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Downtown (DT) District and Community Retail (CR) District and are developed with financial institutions, retail sales/personal services, an auto related use, a fast food restaurant, and single-family residences. The properties to the east are zoned Downtown (DT) District and Uptown (U) Subdistrict; these properties are developed with a variety of uses that include two school campuses, a government building, retail uses, office buildings, and single family residences. The properties to the south are in the Downtown (DT) District with Auto Overlay Subdistrict, and Industrial (IN) District; these properties are developed with an array of auto related uses, restaurants, and offices. The properties to the west are zoned Single Family-7 (SF-7) and are developed with single-family residences.

The subject property is located on the periphery of the Downtown area and immediately adjacent to properties already zoned Downtown (DT) District. The proposed development

maintains the approved mix of uses and the proposed Detail Plan is generally consistent with the previous approval. The proposal would be both compatible and consistent with the zoning pattern established for that portion of Downtown. Furthermore, if developed as a mixed-used development, the subject property would add a vibrant urban character to the western edge of the Downtown area as well as patrons for the support of existing and future businesses within the surrounding area.

The proposal has the potential of impacting the adjacent residential properties to the west by introducing a high density residential development. However, reducing the number of stories from the approved four (4) to three (3) stories for the new residential buildings and the required 25-foot building line along the west side of the subject property (with the proposed development having a variable setback of 27- to 29-feet from the west property line) reduce potential impact. Furthermore, a high-density residential development can serve as a buffer between the single-family residences and Garland Avenue.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses.

Approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23.

Approval of a Detail Plan for Downtown District Uses and Mixed Uses on a property zoned Planned Development (PD) District 14-23.

ADDITIONAL INFORMATION

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

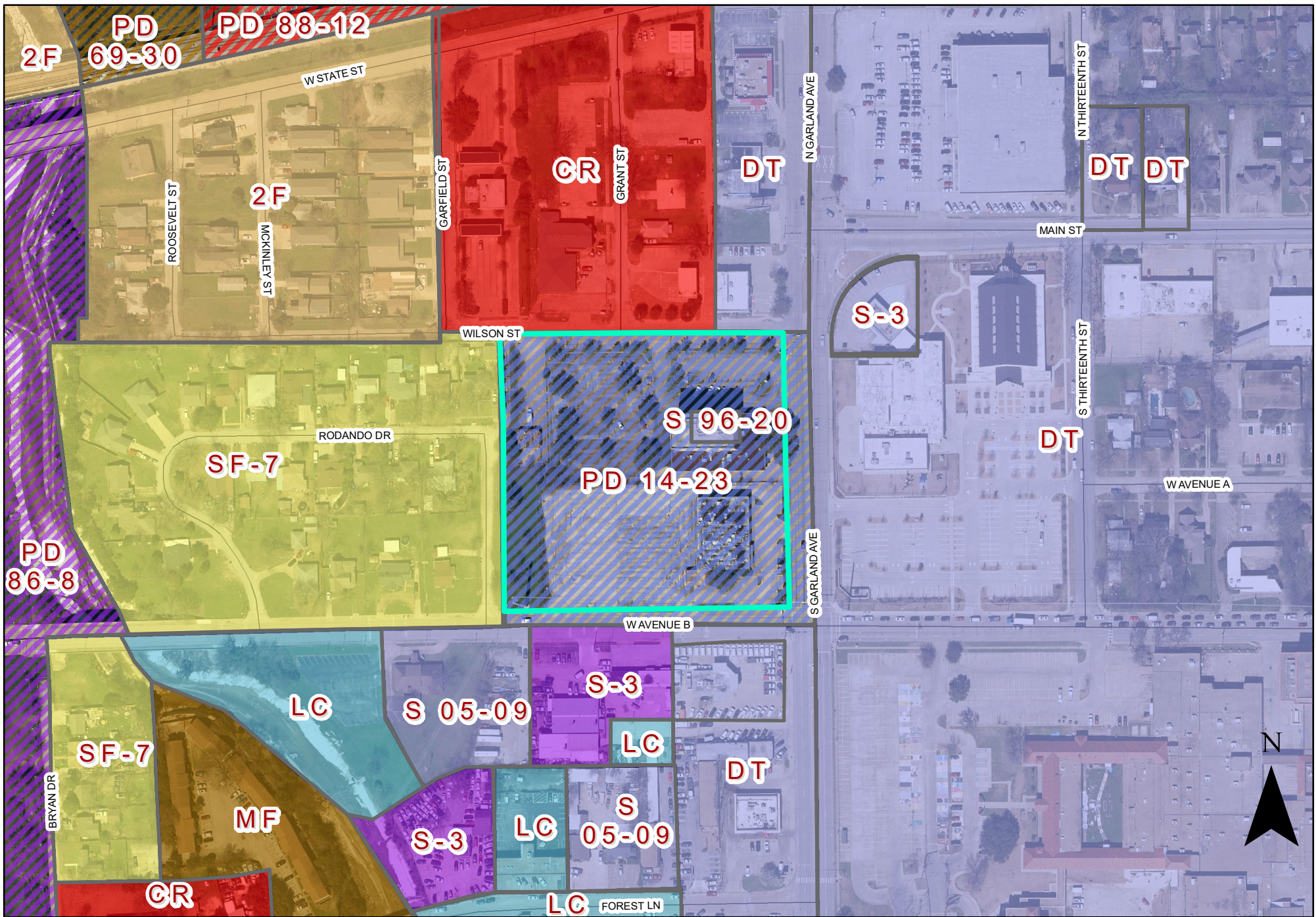
CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning & Community Development
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REVIEWED BY:

Will Guerin, AICP
Director of Planning



Z 20-29



Looking towards the site from Garland Avenue and Avenue B



View of site from Rodando Drive



Residential to west of Rodando Drive



Looking east of site across Garland Avenue



GARLAND

Plan Commission

2. b.

Meeting Date: 02/22/2021

Item Title: Z 20-29 Masterplan - Specific Use Provision (District 2)

Summary:

Consideration of the application of **Masterplan**, requesting approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses. This property is located at 111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive. (District 2) (File Z 20-29 - Specific Use Provision)

Attachments

Z 20-29 Masterplan Report and Attachments (Specific Use Provision)

Planning Report

File No: Z 20-29/District 2

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



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REQUEST

Approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses.

Approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23.

Approval of a Detail Plan for Downtown District Uses and Mixed Uses on a property zoned Planned Development (PD) District 14-23.

LOCATION

111 and 217 South Garland Avenue; 1413 West Avenue B; and 1412 and 1413 Rodando Drive

APPLICANT

Masterplan

OWNER

The Draper Garland LLC

BACKGROUND

The subject property consists of five (5) separate tracts of land and approximately 3,250 square feet of public right-of-way. It should be noted that any current public right-of-way reflected as part of the proposed site must be abandoned and acquired from the City of Garland through the established process before approval of a plat. The site is developed with a 5-story building known as the Chase Bank building, a vacant building formerly used as a restaurant, and an abandoned drive-through structure.

The applicant proposes development of the site in two phases:

Phase 1. The former restaurant building, bank drive-through structure, and other site improvements on the west and south halves of the site would be demolished to make way for the construction of three (3) urban-style multi-family residential buildings.

Phase 2. The Chase Bank building would be repurposed with the first floor to remain with bank, drive-through windows (including one teller window), and retail/flex use. The upper floors would be repurposed with multi-family uses. Amenities constructed in Phase 1 will be available for use by residents living in Phase 2. The existing parking would be reconfigured for future use with bank, retail, and multi-family uses. Additionally, parking in Phase 1 would be available for Phase 2 residents.

SITE DATA

The subject property contains 4.65 acres and has approximately 400 feet of frontage along Wilson Street, 430 feet along South Garland Avenue, 460 feet along Avenue B, and 320 feet along Rodando Drive. Vehicular and non-motorized (pedestrian, bicycles) access to the site would be accomplished from each of the abutting streets. The site grade slopes from north

to south, and there is an existing approximate five (5) foot high retaining wall on the east portion of the site along the boundary of Phase 1 and Phase 2.

USE OF PROPERTY UNDER CURRENT ZONING

In 2014 the City Council approved Planned Development (PD) District 14-23 for Downtown (DT) District Uses. PD-14-23 included two development alternatives to allow mixed use development with a multi-family residential and nonresidential uses. The approval specifically included 325 units of multi-family residential dwellings as the predominant use in the upper floors (2nd through 5th) and in either new 3-story residential buildings with surface parking or new 4-story residential buildings with structured garage parking; and the Chase Bank use remaining on the ground floor along with flex space for retail uses on the ground floor of the Chase Bank building. The approval allowed a maximum density of seventy (70) units per acre (325 dwelling units), structured or surface parking, and variable nonresidential floor area ranging from zero square feet to 25,000 square feet.

This proposal closely follows PD 14-23 as it also proposes multi-family residential as the predominant use and nonresidential uses. Further, the PD 14-23 was conceptual in nature; the applicant brings forward a more refined project with a site plan and deviations from standards that result from existing site conditions including the Bank building, topographic grade that slopes from the northeast towards the southwest, established Bank building access points, and high power lines along Avenue B.

CONSIDERATIONS

Use and Phasing

1. The proposal would repurpose this site for multi-family, bank, and retail uses. The development would occur in two (2) phases. Phase 1 includes a multi-family apartment development consisting of 155 units in three (3) separate three (3)-story buildings with surface parking and amenities placed on the south and west halves of the overall site. The proposal for Phase 2, located on the northeast quadrant of the site, would include renovation and continued use of the Chase Bank building for bank use, and add thirty (30) multi-family apartments as well as retail use to the building. The resulting residential density would be forty (40) units per acre.

Specific Use Provision

2. Only one of the existing drive-through windows would be retained on the south side of the Chase Bank building; this is shown as a drive-through teller window on the site plan. A Specific Use Provision is required for a drive-through service. The DT District is structured to create a more walkable, urban environment. Drive-through uses provide services to customers who are in vehicles. This site is located in an area of transition at the periphery of the Downtown area. Also, the site is one of the first reinvestments with new construction on Garland Avenue in the DT District. The bank building already contains the drive-through, thus it demonstrates the capacity to continue functioning.

The applicant requests a ten (10) year time period for the Specific Use Provision.

Detail Plan – Amendments and Deviations

3. The applicant requests to amend the existing PD 14-23 and proposes a Detail Plan to accommodate the desired development. The Detail Plan is generally consistent with the existing PD 14-23 layout, amended standards, and conditions with three multi-family buildings and a repurposed Chase Bank building. Street edges, setbacks, building placement, parking arrangements, and other development elements of the site are carried forward in this proposal. An overlay of the previously approved plan and the proposed Detail

Plan indicate limited changes to the original layout. The requested deviations are intended to formally recognize and support conformity with the intent of PD 14-23. The following considerations describe the development and related deviations.

4. *Site Plan.* The proposed site plan reflects the DT District goals of buildings placed close to the street with on-street parking, an amenity zone including street trees, sidewalks, landscaping at the base of residential buildings, and access to dwelling units from the street sides of the buildings including stoops or patios. The proposal includes open space in the form of an informal pocket park at the corner of South Garland Avenue and Avenue B. This area is designed with a small cluster of trees, benches, and a lighted wall providing an identity and special feature on the building.

5. *Amenities.* Amenities for the residential uses are proposed within Phase 1, will serve the units in Phase 2, and satisfy the GDC requirements. The amenities include a fitness center, pool within a courtyard, barbeque with ramada and seating area. Additionally, the proposed pocket park area at the southeast corner of the site contributes to the open space and amenity areas.

6. *Efficiency Units.* The residential uses are allowed with the exception that the GDC prescribes a maximum ten (10) percent of units as Efficiency Units. The applicant proposes twenty-one (21) efficiency units whereas nineteen (19) are allowed, resulting in two (2) excess efficiency units. Efficiency Unit is defined by the GDC as a type of multi-family dwelling unit that consists of not more than one habitable room separated by no more than a half-wall partition, and kitchen and bathroom facilities. These types of units offer a more affordable dwelling compared to a unit with separate rooms for living spaces. In recent years there has been interest in efficiency units by professional workers who frequently travel or by residents who don't consider a larger living space a high priority.

7. *Residential Units and Entries At Grade Level.* The proposed development meets the intent of the GDC Downtown Standards and PD 14-23 by having the majority of street-facing residential units, where the site grading allows, accessible from the sidewalk.

8. *Primary Building Entrance.* The goal of the Downtown (DT) District is to create a walkable, pedestrian friendly, community with store fronts and the business entrances along the sidewalks of streets oriented to pedestrian traffic. The location of the proposed leasing office front door faces onto an internal circulation drive due to site constraints including a power line easement, and site layout limitations for building size and placement due to grade change. Further, in this development proposal, ground floor unit entries are included with doors oriented to the street frontage. The bank building has its existing primary entrance oriented to its existing parking lot. Future redevelopment could result in reorientation of the main entrance to the street facing side of the building.

9. *Parking.* PD 14-23 was approved with a required parking ratio of 1.3 parking spaces per dwelling unit. The applicant has submitted a parking study supporting a further reduction in residential parking, which proposes 1.1 parking spaces per dwelling unit in Phase 1 with its 155 dwelling units which results in 171 parking spaces, all of which would be located in Phase 1. In addition, the application proposes to use shared parking with Phase 2 allowing the residents of Phase 2 to park in Phase 1; shared parking is typical in Downtown areas.

Residential Phase 2 parking is proposed with the parking ratio of 1.1 parking space per dwelling unit. There are thirty-three (33) units proposed in Phase 2 which results in thirty-seven (37) residential parking spaces required. The non-residential uses would require twenty-seven (27) parking spaces. Phase 2 provides a total of sixty (60) parking spaces whereas sixty-four (64) parking spaces are required.

Offsetting the reduction of parking, a total of twenty-one (21) bicycle parking spaces are provided for both phases, exceeding the minimum requirement by three (3) bicycle parking spaces. The reduction in parking is justified due to the site's location in a more urbanized and walkable area with multi-modal transportation options including bus and rail.

Additionally, the proposal seeks a reduction of the number of covered parking spaces. Fifty (50) percent, or 102 parking spaces, of the required 204 residential parking is required as covered parking [garages or carports]. The provided covered parking is forty-three (43) percent, or 88 parking spaces. Phase 1 is proposed with eighty-eight (88) covered parking spaces. Phase 2 contains no covered parking spaces although residents of Phase 2 may park in Phase 1. The Downtown (DT) District encourages development with on-street parking as a means of achieving an urban development. On-street parking is not allowed as covered parking. Further limiting the development of covered parking is an overhead power line easement along the south side of the site, where parking is proposed although the easement precludes any structures including carports. Where feasible, the development is providing covered parking.

10. *Parking Landscaping.* Where a parking lot is abutting a street, a landscape planter with a low fence up to three and one-half feet high is required along with ground cover, trees, and street furnishings. Neither the parking lot at the northwest quadrant nor at the south side of the site include a low fence. However, the applicant is proposing ground cover, trees, and street furnishing in accordance with the requirements. A low fence can serve to enhance pedestrian safety by separating pedestrian and vehicular and encouraging pedestrian traffic to flow in an urban fashion along the sidewalk edges along street towards building fronts. The site location is in a Suburban Corridor Subdistrict where some development features may be less urban as compared to the inner core of a downtown area. Additionally, the northwest quadrant parking lot will be renovated from its current condition. Upgrades to that parking lot include on-street parking, street furnishings, and parking reconfiguration along with tree plantings.

Additionally, one parking lot landscape planter island is required per each run of eight (8) parking spaces. The plan proposes a landscape island per each run at a minimum of nine (9) parking spaces for the new parking areas. The existing Chase Bank parking lot is proposed to retain a run of parking along Wilson Street containing a proposed thirteen (13) parking spaces without a landscape island. Also, the planters are required to be a minimum nine (9) feet wide while most of the planters meet this dimension; others are less than the required standard and the smallest are five feet, six inches (5' 6") wide where located between parking canopies.

11. *Streetscaping.* The applicant proposes streetscaping along Garland Avenue, Avenue B, Rodando Drive and Wilson Avenue. The proposed Garland Avenue frontage meets Downtown streetscape standards. Existing physical challenges necessitate some deviations from full Downtown streetscape standards for Avenue B, Rodando Drive and Wilson Avenue. For example, ornamental trees must be substituted for large canopy trees underneath overhead utilities. However, improvements will be made to these street edges nonetheless, including street trees and improved sidewalks. In addition, the abutting existing parking lot along Wilson Avenue will be renovated with an improved parking layout and landscaping.

12. *Parking lot trees.* One large canopy tree is required per six parking spaces. Due to the compactness of the site the applicant proposes one large canopy tree at the end of all except one parking row. The applicant proposes covered parking canopies to provide further shade.

13. *Carport columns.* Carports are to have support columns that are architecturally integrated and have similar colors to the building. The carport elevations show columns cladded with masonry at the ends of the carports, although the middle carport support columns are metal columns without masonry cladding.

14. *Elevations.* The elevations conform to the requirements of the PD 14-23 and GDC.

15. Summary of Deviations:

Development Standards	Summarized Required	Proposed	Analysis
Efficiency Units	Maximum 10 percent (10%) of all units may be efficiency units.	Maximum 19 are allowed Proposal is for 21.	Efficiency units offer an affordable choice in housing. Recent years indicate a trend favoring efficiency units.
Primary Building Entrance	Location of primary entrances (doors) to the building are to be located at the street frontage.	The leasing lobby for Phase 1 is shown on the plans with its primary building entrance facing an interior drive; the Bank Building has an existing primary entry facing to the parking lot.	The site design of Phase 1 results in too narrow of a sidewalk space for placement of a primary entry at the Avenue B frontage. The Bank Building is existing with its primary entrance facing the parking lot; storefront access is located facing Garland Avenue although that storefront is not considered a primary building entrance.
Parking	PD 14-23 establishes a parking ratio of 1.3 parking spaces per dwelling unit.	Reduction of parking ratio from 1.3 parking spaces per dwelling unit to 1.1 parking space per dwelling unit.	The site is abutting two (2) street that have bus transit service; rail transit service is not far from the site. The DT District encourages a more urban development.
Streetscaping	Streetscape includes the following from the curb: double row of trees in tree wells, sidewalk, planter and front door with patio.	Avenue B, Wilson Street, Rodando Drive all have variations of deviations from the Streetscape standards.	The site slope, high utility lines, underground utility easements, existing Bank building Improvement, all contribute to challenges in meeting the GDC requirements; the applicant has presented a site design that responds with alternative solutions to minimize the level of deviation.
Covered parking	50% of required parking is to be covered.	88 covered parking spaces are provided (43%) in garages and under	The site is in the downtown area which encourages on-street parking where no covered

		carports whereas 102 covered parking spaces are required.	parking is allowed, and overhead power lines on the site further limit the ability to place covered parking on the site.
Parking lot trees	One large canopy tree is required per 6 parking spaces.	One large canopy tree is provided at the end of all except one parking row.	Trees are important in urban heat reduction; the applicant proposes parking canopies to further provide shade.
Carport column cladding	Carport columns to be clad with masonry and a color similar to the building.	Carports are proposed with cladding of columns only at the ends of the structures, the middle columns are not cladded.	Although some cladding is provided the proposal does not meet the full spirit of column cladding.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are vibrant higher-density neighborhoods offering urban amenities and a concentration of activities. Urban Neighborhoods provide a variety of high density housing types, including single-family attached and multifamily, and may include compatible non-residential uses, such as shopping, restaurants, offices, entertainment and daily services, in a vertical mixed-use development. This type of neighborhood may be located along major transportation corridors and/or community amenities, such as parks, greenways, and major shopping or entertainment areas.

The proposed Planned Development (PD) District is consistent with the recommendation of the Envision Garland Plan in that it would allow for a high density residential development and the incorporation of non-residential uses on a site located along Garland Avenue, a highly capacity road that traverses the City from south to north and provides direct access to Downtown from SH 190 and IH-635. Additionally, DART bus service lines run along Avenue D and Garland Avenue; and the DART rail station is approximately one mile from the site, although the distance is generally more walkable in a downtown urban environment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Downtown (DT) District and Community Retail (CR) District and are developed with financial institutions, retail sales/personal services, an auto related use, a fast food restaurant, and single-family residences. The properties to the east are zoned Downtown (DT) District and Uptown (U) Subdistrict; these properties are developed with a variety of uses that include two school campuses, a government building, retail uses, office buildings, and single family residences. The properties to the south are in the Downtown (DT) District with Auto Overlay Subdistrict, and Industrial (IN) District; these properties are developed with an array of auto related uses, restaurants, and offices. The properties to the west are zoned Single Family-7 (SF-7) and are developed with single-family residences.

The subject property is located on the periphery of the Downtown area and immediately adjacent to properties already zoned Downtown (DT) District. The proposed development

maintains the approved mix of uses and the proposed Detail Plan is generally consistent with the previous approval. The proposal would be both compatible and consistent with the zoning pattern established for that portion of Downtown. Furthermore, if developed as a mixed-used development, the subject property would add a vibrant urban character to the western edge of the Downtown area as well as patrons for the support of existing and future businesses within the surrounding area.

The proposal has the potential of impacting the adjacent residential properties to the west by introducing a high density residential development. However, reducing the number of stories from the approved four (4) to three (3) stories for the new residential buildings and the required 25-foot building line along the west side of the subject property (with the proposed development having a variable setback of 27- to 29-feet from the west property line) reduce potential impact. Furthermore, a high-density residential development can serve as a buffer between the single-family residences and Garland Avenue.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses.

Approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23.

Approval of a Detail Plan for Downtown District Uses and Mixed Uses on a property zoned Planned Development (PD) District 14-23.

ADDITIONAL INFORMATION

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

CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

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Director of Planning

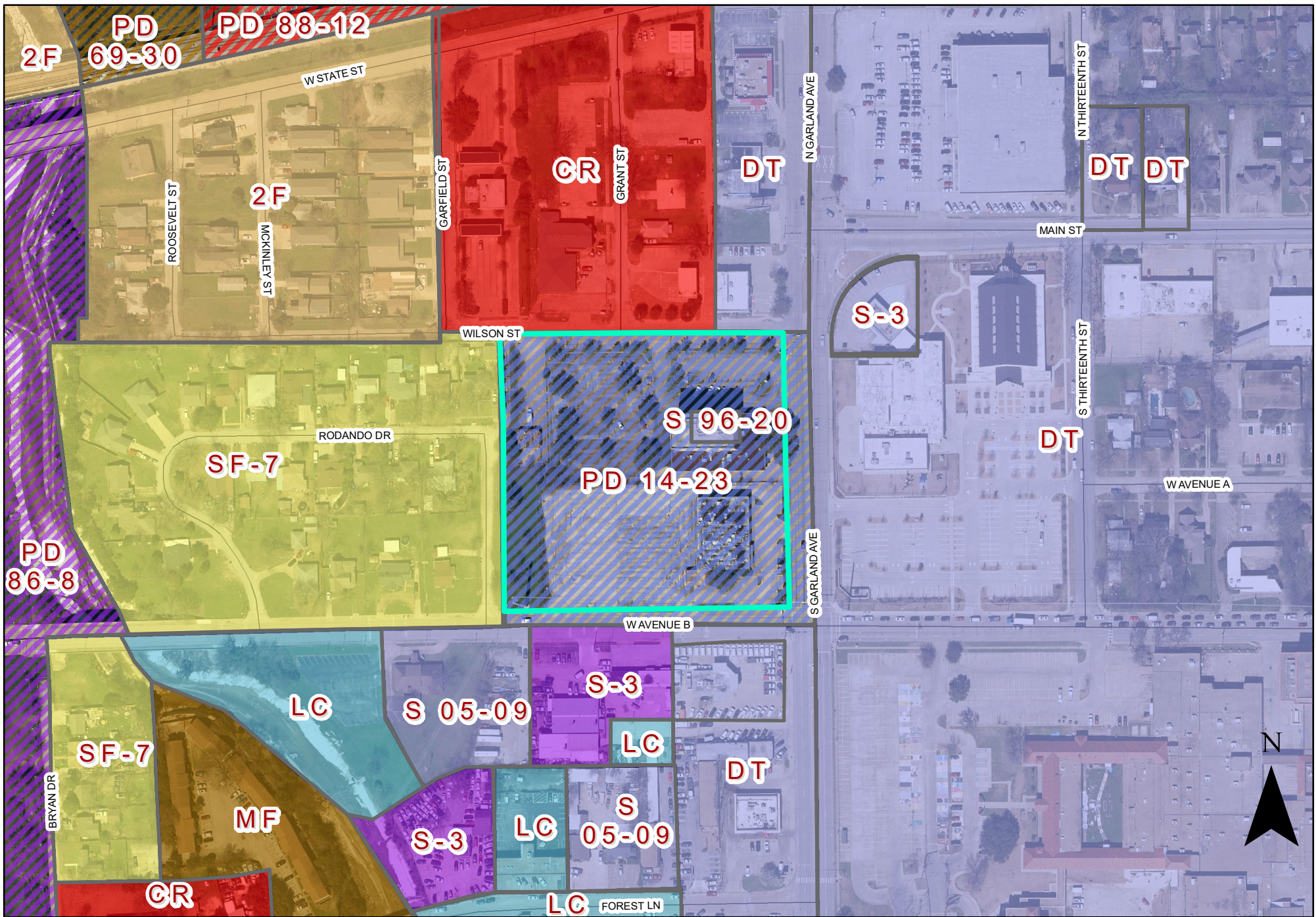


EXHIBIT B

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-29

**111 and 217 South Garland Avenue; 1413 West Avenue B; and
1412 and 1413 Rodando Drive**

- I. Statement of Purpose:** The purpose of this Planned Development (PD) District is to approve a Detail Plan for Multi-Family Residential development (apartments), Financial Institution (Bank) and Retail Uses in a Two-Phase development.
- II. Statement of Effect:** This Planned Development (PD) District shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 14-23 and Downtown (DT) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
 - A. Detail Plan:** Development shall be in general conformance with the site plan, landscape plan, and elevation plans respectively labeled Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and development plans, the conditions listed below are to apply.
- V. Specific Conditions:**
 - A. Site Plan and Phasing:** The phasing, site layout, building placement, parking and other development proposed shall be in general conformance with the approved Site Plan labeled Exhibit C.
 - B. Residential Density and Non-Residential Floor Area:**
 - 1. The maximum density shall be as shown on the Site Plan.
 - 2. The minimum non-residential floor area shall be as shown on the site plan.
 - C. Landscape Plan:** Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance Requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

- E. Elevations: Building Elevations and Carport Elevations shall be in general conformance with the elevations labeled Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-29

**111 and 217 South Garland Avenue; 1413 West Avenue B; and
1412 and 1413 Rodando Drive**

II. Statement of Purpose: The purpose of this Specific Use Provision is to approve a Drive-Through Service.

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.

VI. General Regulations: All regulations of the Planned Development (PD) District 20-29 and Downtown (DT) 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.

III.

VII. Specific Use Provision:

A. SUP Time Period: The Specific Use Provision shall be in effect for a period of ten (10) years.

Z 20-29



Looking towards the site from Garland Avenue and Avenue B



View of site from Rodando Drive



Residential to west of Rodando Drive



Looking east of site across Garland Avenue



GARLAND

Plan Commission

2. c.

Meeting Date: 02/22/2021

Item Title: Z 20-29 Masterplan - Detail Plan (District 2)

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9. *Parking.* PD 14-23 was approved with a required parking ratio of 1.3 parking spaces per dwelling unit. The applicant has submitted a parking study supporting a further reduction in residential parking, which proposes 1.1 parking spaces per dwelling unit in Phase 1 with its 155 dwelling units which results in 171 parking spaces, all of which would be located in Phase 1. In addition, the application proposes to use shared parking with Phase 2 allowing the residents of Phase 2 to park in Phase 1; shared parking is typical in Downtown areas.

Residential Phase 2 parking is proposed with the parking ratio of 1.1 parking space per dwelling unit. There are thirty-three (33) units proposed in Phase 2 which results in thirty-seven (37) residential parking spaces required. The non-residential uses would require twenty-seven (27) parking spaces. Phase 2 provides a total of sixty (60) parking spaces whereas sixty-four (64) parking spaces are required.

Offsetting the reduction of parking, a total of twenty-one (21) bicycle parking spaces are provided for both phases, exceeding the minimum requirement by three (3) bicycle parking spaces. The reduction in parking is justified due to the site's location in a more urbanized and walkable area with multi-modal transportation options including bus and rail.

Additionally, the proposal seeks a reduction of the number of covered parking spaces. Fifty (50) percent, or 102 parking spaces, of the required 204 residential parking is required as covered parking [garages or carports]. The provided covered parking is forty-three (43) percent, or 88 parking spaces. Phase 1 is proposed with eighty-eight (88) covered parking spaces. Phase 2 contains no covered parking spaces although residents of Phase 2 may park in Phase 1. The Downtown (DT) District encourages development with on-street parking as a means of achieving an urban development. On-street parking is not allowed as covered parking. Further limiting the development of covered parking is an overhead power line easement along the south side of the site, where parking is proposed although the easement precludes any structures including carports. Where feasible, the development is providing covered parking.

10. *Parking Landscaping.* Where a parking lot is abutting a street, a landscape planter with a low fence up to three and one-half feet high is required along with ground cover, trees, and street furnishings. Neither the parking lot at the northwest quadrant nor at the south side of the site include a low fence. However, the applicant is proposing ground cover, trees, and street furnishing in accordance with the requirements. A low fence can serve to enhance pedestrian safety by separating pedestrian and vehicular and encouraging pedestrian traffic to flow in an urban fashion along the sidewalk edges along street towards building fronts. The site location is in a Suburban Corridor Subdistrict where some development features may be less urban as compared to the inner core of a downtown area. Additionally, the northwest quadrant parking lot will be renovated from its current condition. Upgrades to that parking lot include on-street parking, street furnishings, and parking reconfiguration along with tree plantings.

Additionally, one parking lot landscape planter island is required per each run of eight (8) parking spaces. The plan proposes a landscape island per each run at a minimum of nine (9) parking spaces for the new parking areas. The existing Chase Bank parking lot is proposed to retain a run of parking along Wilson Street containing a proposed thirteen (13) parking spaces without a landscape island. Also, the planters are required to be a minimum nine (9) feet wide while most of the planters meet this dimension; others are less than the required standard and the smallest are five feet, six inches (5' 6") wide where located between parking canopies.

11. *Streetscaping.* The applicant proposes streetscaping along Garland Avenue, Avenue B, Rodando Drive and Wilson Avenue. The proposed Garland Avenue frontage meets Downtown streetscape standards. Existing physical challenges necessitate some deviations from full Downtown streetscape standards for Avenue B, Rodando Drive and Wilson Avenue. For example, ornamental trees must be substituted for large canopy trees underneath overhead utilities. However, improvements will be made to these street edges nonetheless, including street trees and improved sidewalks. In addition, the abutting existing parking lot along Wilson Avenue will be renovated with an improved parking layout and landscaping.

12. *Parking lot trees.* One large canopy tree is required per six parking spaces. Due to the compactness of the site the applicant proposes one large canopy tree at the end of all except one parking row. The applicant proposes covered parking canopies to provide further shade.

13. *Carport columns.* Carports are to have support columns that are architecturally integrated and have similar colors to the building. The carport elevations show columns cladded with masonry at the ends of the carports, although the middle carport support columns are metal columns without masonry cladding.

14. *Elevations.* The elevations conform to the requirements of the PD 14-23 and GDC.

15. Summary of Deviations:

Development Standards	Summarized Required	Proposed	Analysis
Efficiency Units	Maximum 10 percent (10%) of all units may be efficiency units.	Maximum 19 are allowed Proposal is for 21.	Efficiency units offer an affordable choice in housing. Recent years indicate a trend favoring efficiency units.
Primary Building Entrance	Location of primary entrances (doors) to the building are to be located at the street frontage.	The leasing lobby for Phase 1 is shown on the plans with its primary building entrance facing an interior drive; the Bank Building has an existing primary entry facing to the parking lot.	The site design of Phase 1 results in too narrow of a sidewalk space for placement of a primary entry at the Avenue B frontage. The Bank Building is existing with its primary entrance facing the parking lot; storefront access is located facing Garland Avenue although that storefront is not considered a primary building entrance.
Parking	PD 14-23 establishes a parking ratio of 1.3 parking spaces per dwelling unit.	Reduction of parking ratio from 1.3 parking spaces per dwelling unit to 1.1 parking space per dwelling unit.	The site is abutting two (2) street that have bus transit service; rail transit service is not far from the site. The DT District encourages a more urban development.
Streetscaping	Streetscape includes the following from the curb: double row of trees in tree wells, sidewalk, planter and front door with patio.	Avenue B, Wilson Street, Rodando Drive all have variations of deviations from the Streetscape standards.	The site slope, high utility lines, underground utility easements, existing Bank building Improvement, all contribute to challenges in meeting the GDC requirements; the applicant has presented a site design that responds with alternative solutions to minimize the level of deviation.
Covered parking	50% of required parking is to be covered.	88 covered parking spaces are provided (43%) in garages and under	The site is in the downtown area which encourages on-street parking where no covered

		carports whereas 102 covered parking spaces are required.	parking is allowed, and overhead power lines on the site further limit the ability to place covered parking on the site.
Parking lot trees	One large canopy tree is required per 6 parking spaces.	One large canopy tree is provided at the end of all except one parking row.	Trees are important in urban heat reduction; the applicant proposes parking canopies to further provide shade.
Carport column cladding	Carport columns to be clad with masonry and a color similar to the building.	Carports are proposed with cladding of columns only at the ends of the structures, the middle columns are not cladded.	Although some cladding is provided the proposal does not meet the full spirit of column cladding.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Urban Neighborhoods for the subject property. Urban Neighborhoods are vibrant higher-density neighborhoods offering urban amenities and a concentration of activities. Urban Neighborhoods provide a variety of high density housing types, including single-family attached and multifamily, and may include compatible non-residential uses, such as shopping, restaurants, offices, entertainment and daily services, in a vertical mixed-use development. This type of neighborhood may be located along major transportation corridors and/or community amenities, such as parks, greenways, and major shopping or entertainment areas.

The proposed Planned Development (PD) District is consistent with the recommendation of the Envision Garland Plan in that it would allow for a high density residential development and the incorporation of non-residential uses on a site located along Garland Avenue, a highly capacity road that traverses the City from south to north and provides direct access to Downtown from SH 190 and IH-635. Additionally, DART bus service lines run along Avenue D and Garland Avenue; and the DART rail station is approximately one mile from the site, although the distance is generally more walkable in a downtown urban environment.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Downtown (DT) District and Community Retail (CR) District and are developed with financial institutions, retail sales/personal services, an auto related use, a fast food restaurant, and single-family residences. The properties to the east are zoned Downtown (DT) District and Uptown (U) Subdistrict; these properties are developed with a variety of uses that include two school campuses, a government building, retail uses, office buildings, and single family residences. The properties to the south are in the Downtown (DT) District with Auto Overlay Subdistrict, and Industrial (IN) District; these properties are developed with an array of auto related uses, restaurants, and offices. The properties to the west are zoned Single Family-7 (SF-7) and are developed with single-family residences.

The subject property is located on the periphery of the Downtown area and immediately adjacent to properties already zoned Downtown (DT) District. The proposed development

maintains the approved mix of uses and the proposed Detail Plan is generally consistent with the previous approval. The proposal would be both compatible and consistent with the zoning pattern established for that portion of Downtown. Furthermore, if developed as a mixed-used development, the subject property would add a vibrant urban character to the western edge of the Downtown area as well as patrons for the support of existing and future businesses within the surrounding area.

The proposal has the potential of impacting the adjacent residential properties to the west by introducing a high density residential development. However, reducing the number of stories from the approved four (4) to three (3) stories for the new residential buildings and the required 25-foot building line along the west side of the subject property (with the proposed development having a variable setback of 27- to 29-feet from the west property line) reduce potential impact. Furthermore, a high-density residential development can serve as a buffer between the single-family residences and Garland Avenue.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 14-23 for Downtown District Uses and Mixed Uses.

Approval of a Specific Use Provision to allow a Drive-Through Service on a property zoned Planned Development (PD) District 14-23.

Approval of a Detail Plan for Downtown District Uses and Mixed Uses on a property zoned Planned Development (PD) District 14-23.

ADDITIONAL INFORMATION

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

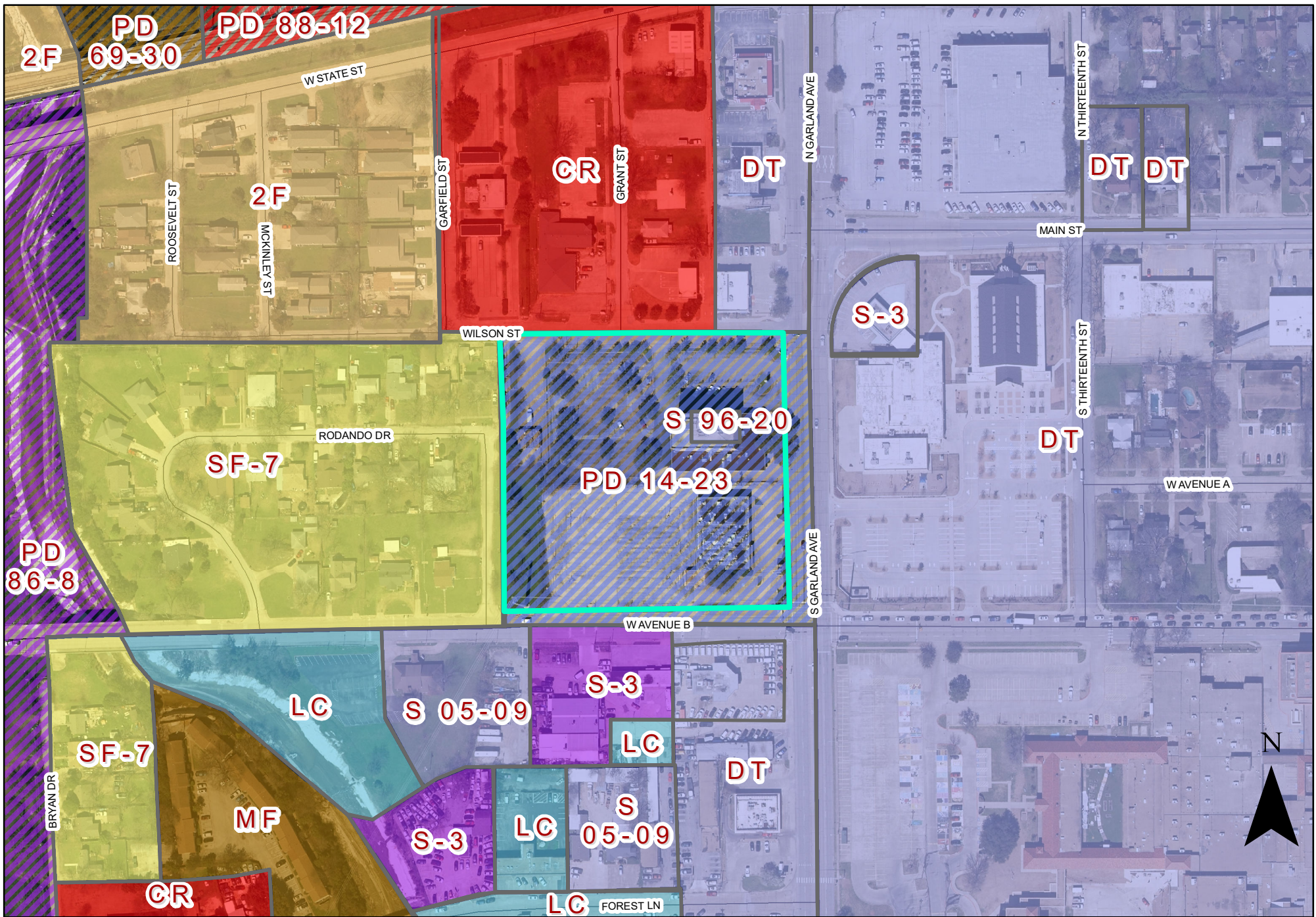
CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

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

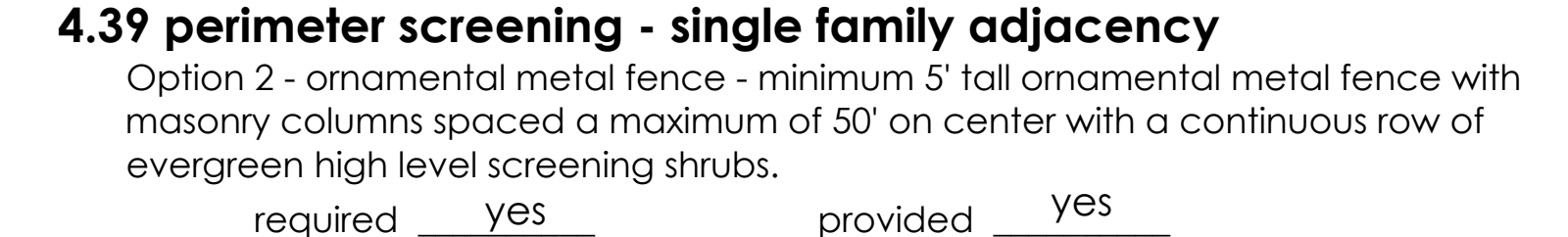
REVIEWED BY:

Will Guerin, AICP
Director of Planning





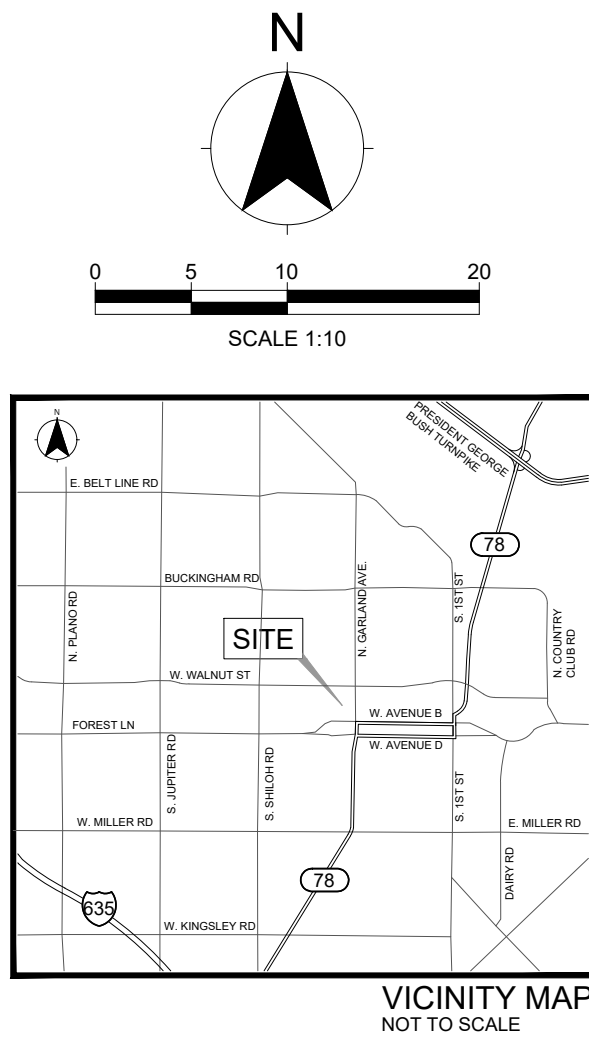
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4.39 perimeter screening - single family adjacency

Option 2 - ornamental metal fence - minimum 5' tall ornamental metal fence with masonry columns spaced a maximum of 50' on center with a continuous row of evergreen high level screening shrubs.

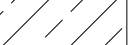
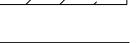
required	<u>yes</u>	provided	<u>yes</u>
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canopy trees			
symbol	count	species	specifications
	38	Allee Elm <i>ulmus parvifolia</i> 'emer II'	4" caliper, minimum 10' height, full canopy
	16	Highrise™ Live Oak <i>quercus virginiana</i> 'highrise™'	4" caliper, minimum 10' height, full canopy

ornamental trees			
symbol	count	species	specifications
	1	Pond Cypress <i>taxodium ascendens</i>	2" caliper, 6-8' height, even canopy
	25	Chaste Tree <i>vitex agnus-castus</i>	3 canes minimum w/ average of 2" caliper, 6' height, full canopy, 30g
	43	Timeless Beauty® Desert Willow <i>chilopsis linearis 'monhews'</i>	3 canes minimum w/ average of 2" caliper, 6' height, full canopy
	11	Fireglow Japanese Maple <i>acer palmatum 'fireglow'</i>	3 canes minimum w/ average of 2" caliper, 6' height, full

shrubs/succulents/grasses			canopy
symbol	count	species	specifications
ts	245	Texas Sage 'Green Cloud' <i>leucophyllum frutescens</i> 'green cloud'	3g, 3' on center. 4' height minimum
fg	602	Mexican Feather Grass <i>nassella tenuissima</i>	1g, 18" on center, ref. details
nrs	17	Holly 'Nellie R. Stevens' <i>ilex</i> x 'Nellie R. Stevens'	7g, 6' on center. 4' height minimum
ag	66	Mr. Goldstrike Aucuba <i>aucuba japonica</i> 'mr. goldstrike'	3g, 3' on center, ref. details
ff	104	Purple Diamond® Fringe Flower <i>loropetalum chinense</i> 'shang-hi'	1g, 2' on center
mg	212	Pink Muhly Grass 'Regal Mist' <i>muhlenbergia capillaris</i> 'lenca'	1g, 18" on center, ref. details
ry	25	Variegated Pittosporum <i>pittosporum tobira</i> variegata	3g, 3' on center, ref. details
wm	48	Wax Myrtle <i>Myrica cerifera</i>	3g, 3' on center, ref. details

groundcovers/native seed mixes			
symbol	count	species	specifications
	x sf	Mondo Grass <i>athiopogon japonicus</i>	4" pot, 1' on center, ref. details
	x sf	Bermuda Turfgrass	ref. seedsources.com for seeding rates/ instructions
	x sf	Cobble Rock	2-4"

landscape tabulations (garland)	
downtown district - article 6 - landscape	
7.17 streetscaping	
trees shall be space (1) every 25' on center and be at least 3" in caliper. Trees shall be planted in 6' x 8' tree wells	
Along avenues b and d where there is no on-street parking allowed, trees may be planted in a continuous 6' landscape strip long back of curb	
7.20 interior parking lot landscaping	
s. garland ave - 187 ft.	
street trees required	13
provided	13
avenue b - 473 ft.	
street trees required	15
provided	15
wilson street - 459 ft.	
street trees required	18
provided	18
rodando drive - 327 ft.	
street trees required	13
provided	13

7.20 interior parking lot landscaping provided 13

Each row of parking shall be configured so that there is a minimum 9' wide landscape island with each run of eight parking spaces. Parking lots shall have (1) tree for every six parking spaces - 159 internal parking spaces/6 =

parking lot trees required	<u>27</u>
provided	<u>27+</u>

article 3 - screening & landscape

4.34 perimeter screening - site and perimeter landscape

Along major thoroughfares, 7 shrubs or ornamental grasses per every 30' lineal feet are required.

s. garland ave shrubs required <u>77</u> provided <u>77+</u>	avenue b shrubs required <u>88</u> provided <u>88+</u>
--	--

4.39 perimeter screening - single family adjacency

Option 2 - ornamental metal fence - minimum 5' tall ornamental metal fence with masonry columns spaced a maximum of 50' on center with a continuous row of evergreen high level screening shrubs.

required yes provided yes

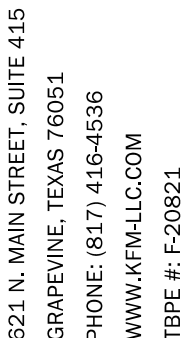
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EXHIBIT D

SHEET TITLE

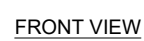
POOL DETAILS

LANDSCAPE
ARCHITECT: Nathan R. Parrott
TBAE No.: 3237 DATE: 01/25/21

DRAWN BY: DESIGNED BY: CHECKED BY:
GDW JDB JAM

DATE:
2021/01/25

LD 3.05

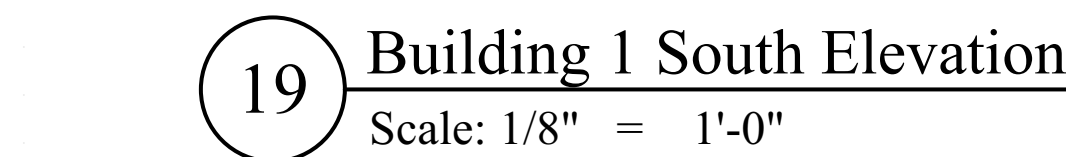


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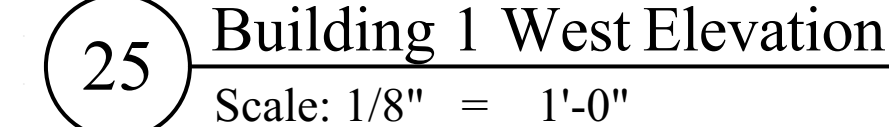


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12	LIMESTONE	SMOOTH CUT
13	FLUSH SEAM METAL PANEL	COLOR 1
14	METAL PICKETS	BRONZE
15	STANDING SEAM METAL ROOF	
16	TPO ROOF	
17	BRICK	DECORATIVE PATTERN
18	RAILING	COMPOSITE WOOD
19	MTL. FLAT SEAM ROOF	ANODIZED

(2) **Clubhouse:**
(a) An MF development with two hundred dwelling units of less must have a clubhouse that is a minimum 2,500 square feet in size.
Club/Lounge: 762SQ FT
Fitness: 1328 SQ FT
Total: 2090 SQ FT
Deviation proposed: The clubhouse will have a minimum of 2000 square feet in size.



- (a) **Awnings or canopies;**
- (b) **Display windows;**
- (c) Divided light windows;
- (d) **Transoms;**
- (e) Shutters;
- (f) Alcoves/porticos;
- (g) Recessed entries;
- (h) Ornamental window headers/intels;
- (i) Quoins;
- (j) **Distinctive lighting features;**
- (k) **Planters** or fountains;
- (*Re: Landscape plans*)
- (l) **Benches for outdoor seating;**
- (*Re: Landscape plans*)
- (m) Dormers;
- (n) **Varied roof heights;**
- (o) Ornamental facade trims;
- (p) Bay windows; and
- (q) Gable windows.



A411



FIBER CEMENT PANEL JOINTS TO BE IDENTIFIED AND PROVIDED PRIOR TO CONSTRUCTION.

PD Ordinance NO. 6713 Requirements:	
V. Specific Regulations	
G. Building Height Number of Stories	
Maximum height for new construction is 65 feet, allowing maximum of 4 stories for residential structure and 5 stories for parking structures.	
H. Residential Units at Grade:	
i. All buildings which have residential unit floor plates within four feet of grade facing streets shall include a front door entrance into the unit which is accessed from the sidewalk for a minimum of 70% of exterior units. # of units applicable per H, i: 18 # of units required: 70% x 18 = 13 # of units complying: 13	
ii. Entries for grade-level units should be located a minimum of one foot above the sidewalk and include a minimum twenty four square foot stoop... All applicable units provide min. requirements per H, ii.	
iv. Balcony and patio railings and fences shall be largely transparent...	
I. Residential Units above Grade:	
i. At least fifty percent of residential units above-grade shall have balconies that are at least four feet in depth. # of units above grade: 128 # of balconies required: 50% x 128 = 64 # of balconies provided: 112	

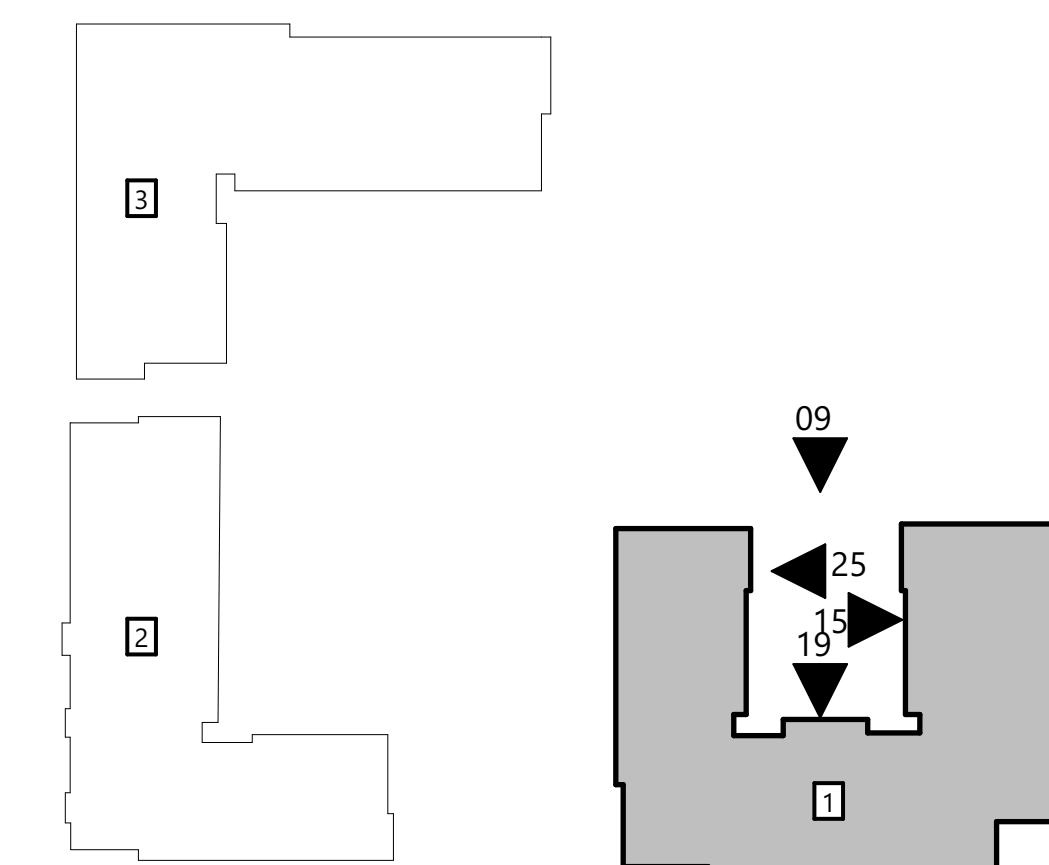
GDC Downtown District Requirements:	
VI	(H) Architectural Articulation: Where clearly visible from a public street or open space, buildings shall demonstrate both horizontal and vertical articulation...
	(1) All buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top... (2) Buildings shall generally maintain a facade rhythm of twenty to thirty feet...
VII	(H) Building Entries: Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk...Entries to lease spaces from a courtyard, plaza or parking may be flush with the building facade provided there is an awning or other weather protective cover.

GDC Multi-family District Requirements:	
Ch. 2 Zoning Article 4, Div. 2	
(I) Other Requirements	
(1) Storage Space: An enclosed storage facility must be constructed on-site for each dwelling unit in a MF structure, with convenient access to its corresponding unit. The minimum size of each storage facility must be twenty-five square feet, and must contain not less than one hundred and seventy-five cubic feet. A garage may not count as a storage facility unless the required storage space is added to the size of the garage. Deviation proposed: The total storage requirements be met with compilation of unit storage, unit closets and building storage. Refer to A200's for unit storage data and A321 and A331 for building storage data.	
(2) Clubhouse:	
(a) An MF development with two hundred dwelling units of less must have a clubhouse that is a minimum 2,500 square feet in size. Club/Lounge: 762SQ FT Fitness: 1328 SQ FT Total: 2090 SQ FT Deviation proposed: The clubhouse will have a minimum of 2000 square feet in size.	

24 Zoning Compliance

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16	TPO ROOF	
17	BRICK	DECORATIVE PATTERN
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19	MTL. FLAT SEAM ROOF	ANODIZED

29 Material Legend



30 Key Plan

GFNT
Opportunity II, LC

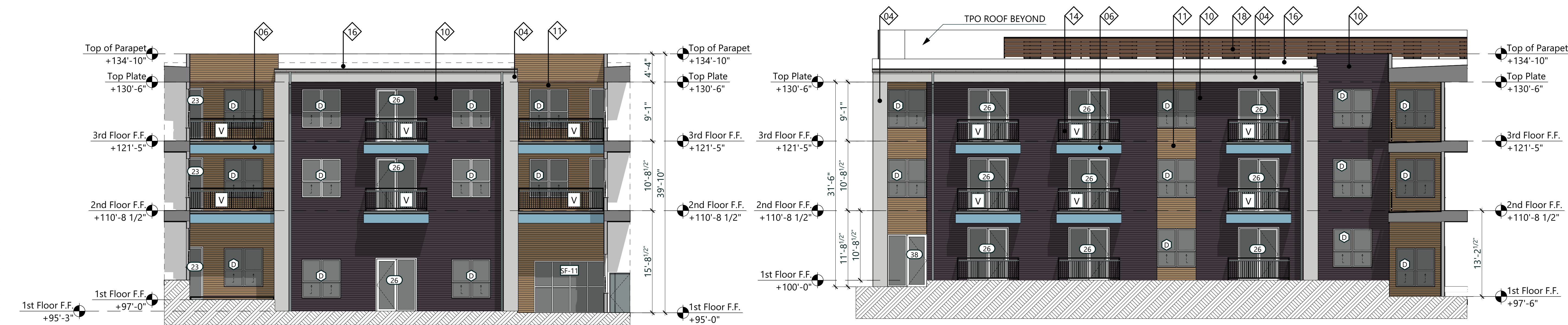
Project Number: 2019028
Drawn By: epariente
Issue for: City Submittal
1.25.2021

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Delta	Issue Name	Date

07 Building 1 North Elevation

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



19 Building 1 Courtyard North Elevation

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

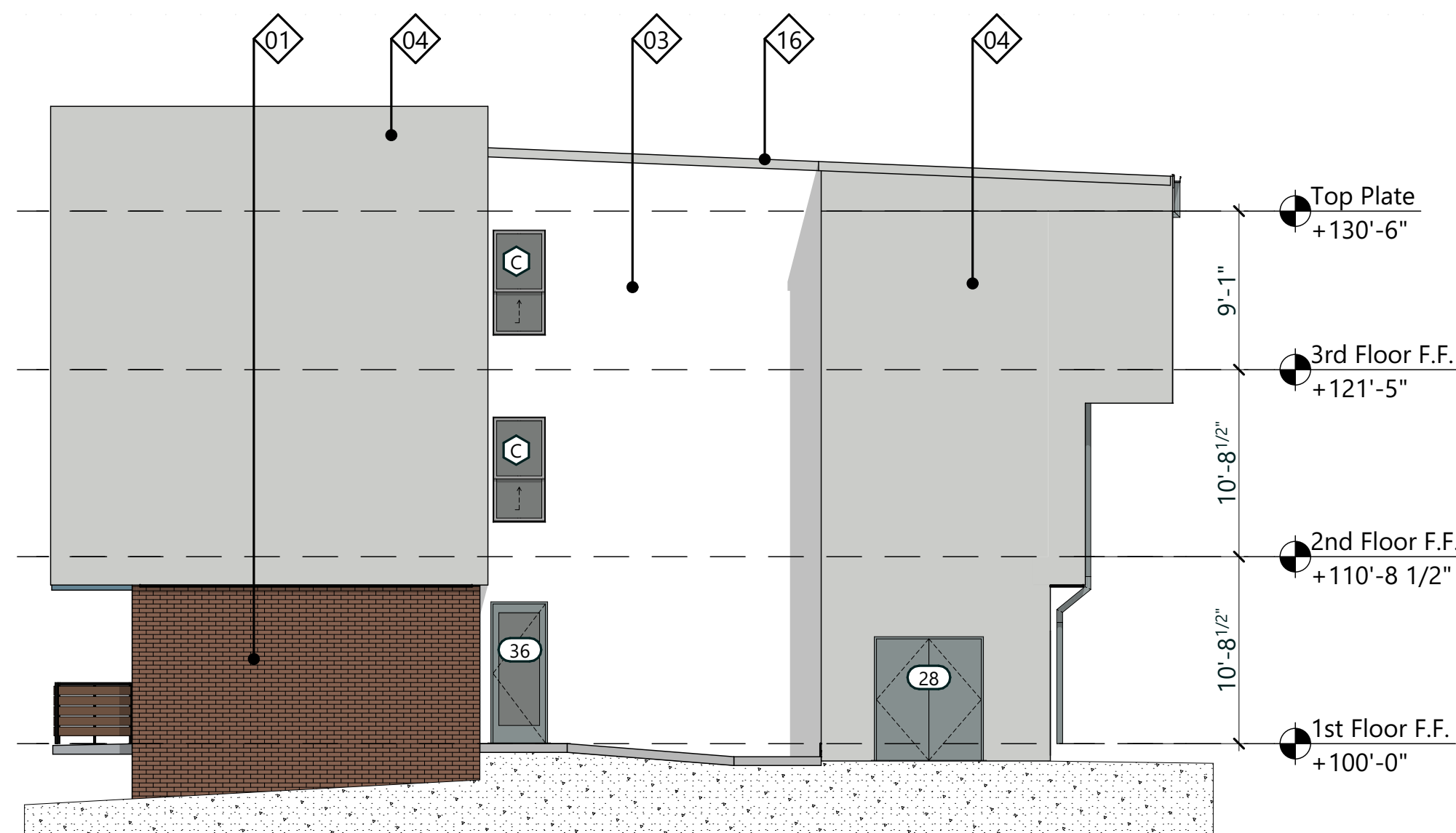


15 Building 1 Courtyard West Elevation

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

25 Building 1 Courtyard East Elevation

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



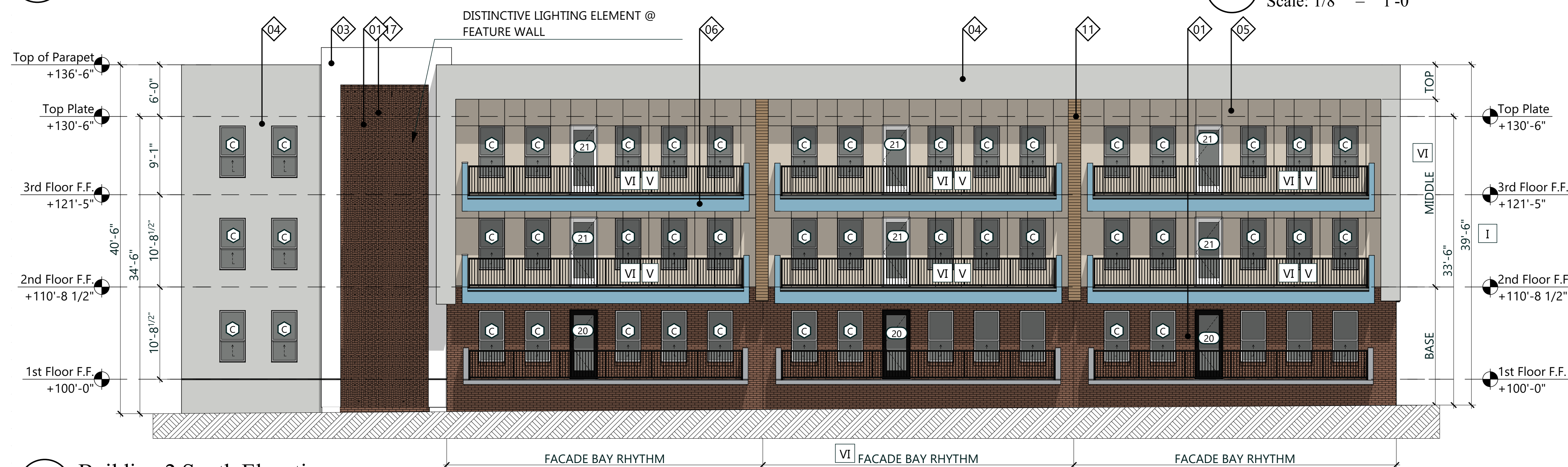
07 Building 2 East Elevation
Scale: 1/8" = 1'-0"



09 Building 2 Parking Court North Elevation
Scale: 1/8" = 1'-0"



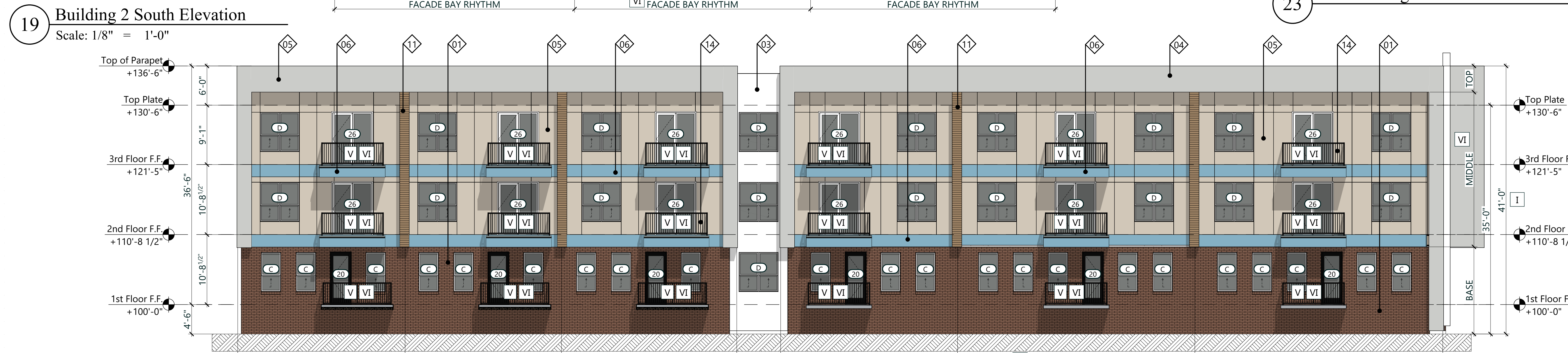
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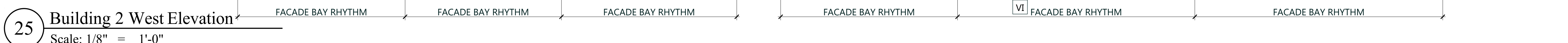
16 Building 2 North Elevation
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16	TPO ROOF	
17	BRICK	DECORATIVE PATTERN
18	RAILING	COMPOSITE WOOD
19	MTL. FLAT SEAM ROOF	ANODIZED

23 Material Legend



19 Building 2 South Elevation
Scale: 1/8" = 1'-0"



25 Building 2 West Elevation
Scale: 1/8" = 1'-0"

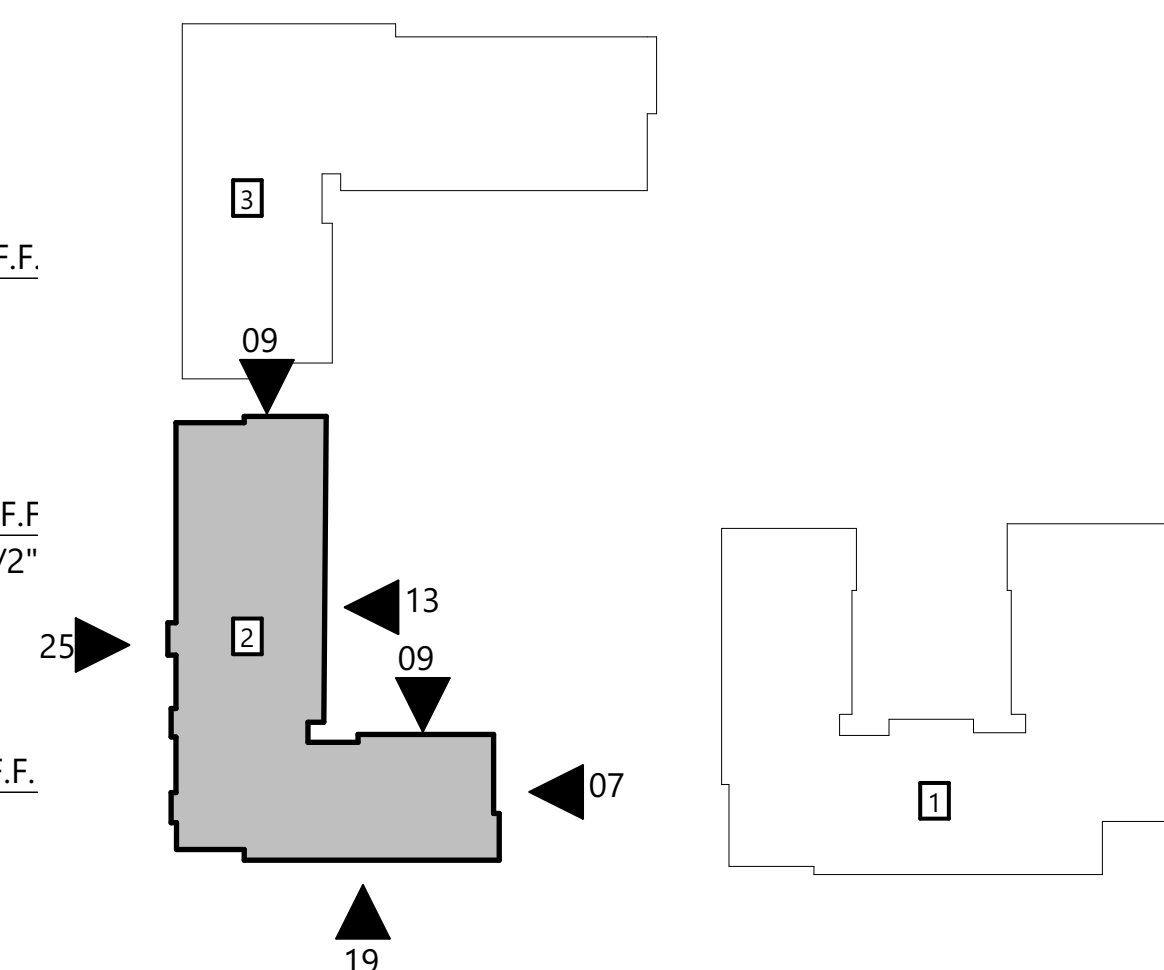
FIBER CEMENT PANEL JOINTS TO BE IDENTIFIED AND PROVIDED PRIOR TO CONSTRUCTION.

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	ii. Entries for grade-level units should be located a minimum of one foot above the sidewalk and include a minimum twenty four square foot stoop...
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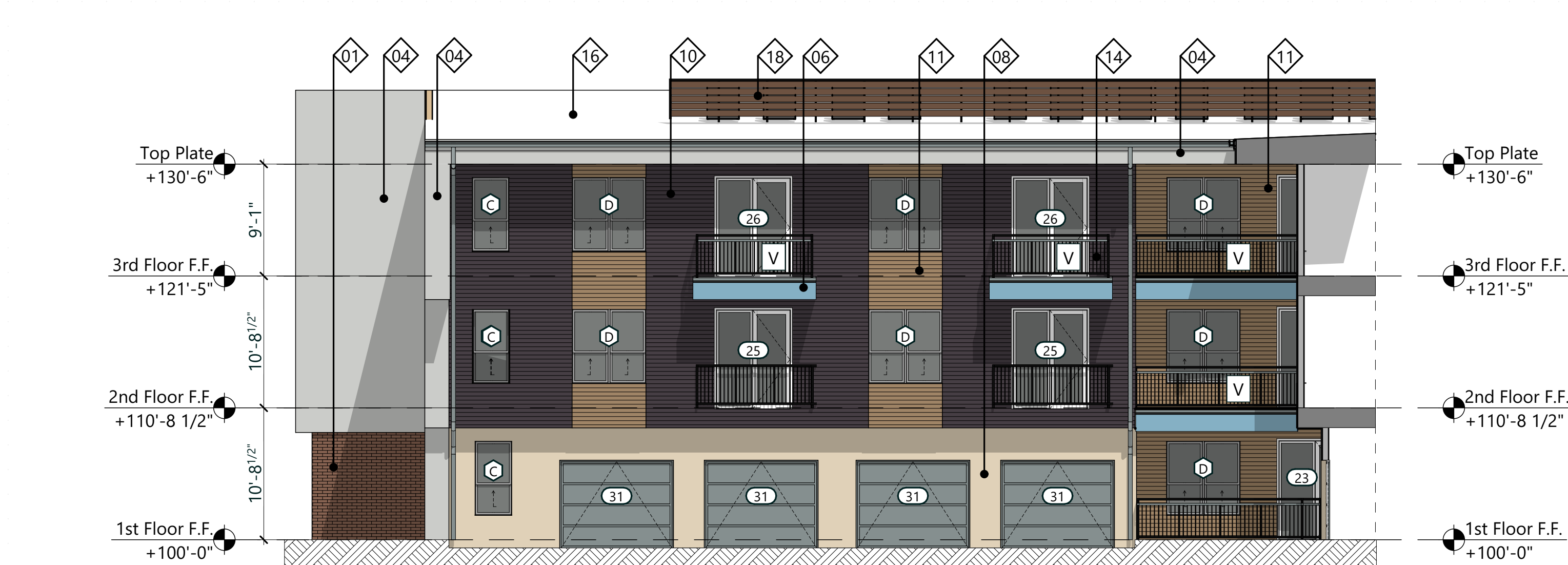
GDC Downtown District Requirements:	
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	(H) Building Entries. Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk...Entries to lease spaces from a courtyard, plaza or parking may be flush with the building facade provided there is an awning or other weather protective cover.

GDC Multi-family District Requirements:	
VII	Ch. 2 Zoning Article 4, Div. 2
	(I) Other Requirements
	(1) Storage Space: An enclosed storage facility must be constructed on-site for each dwelling unit in a MF structure, with convenient access to its corresponding unit. The minimum size of each storage facility must be twenty-five square feet, and must contain not less than one hundred and seventy-five cubic feet. A garage may not count as a storage facility unless the required storage space is added to the size of the garage. Deviation proposed: The total storage requirements be met with compilation of unit storage, unit closets and building storage. Refer to A200's for unit storage data and A321 and A331 for building storage data.
	(2) Clubhouse: (a) An MF development with two hundred dwelling units of less must have a clubhouse that is a minimum 2,500 square feet in size. Club/Lounge: 7625Q FT Fitness: 1328 SQ FT Total: 2090 SQ FT Deviation proposed: The clubhouse will have a minimum of 2000 square feet in size.

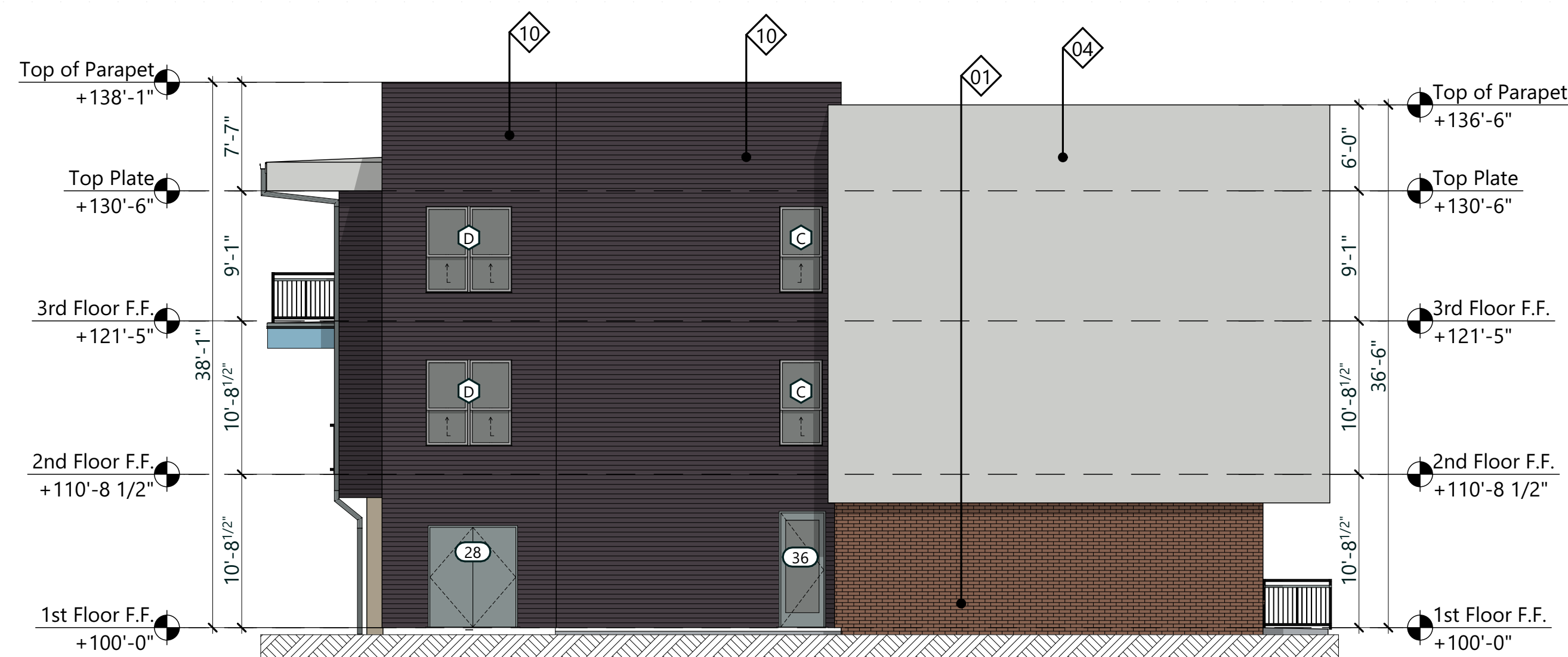
24 Zoning Compliance



30 Key Plan



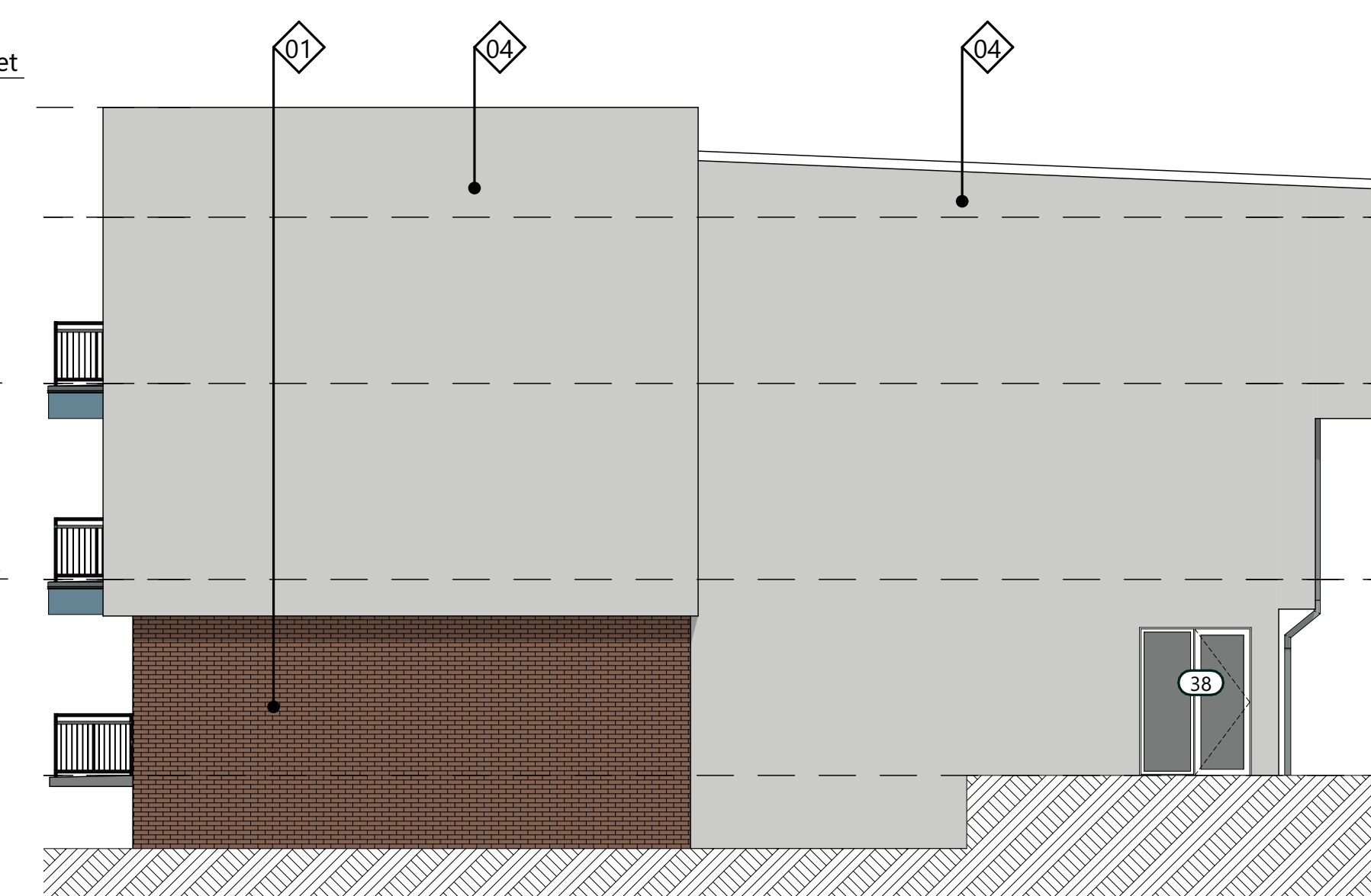
07 Building 3 Parking Court East Elevation
Scale: 1/8" = 1'-0"



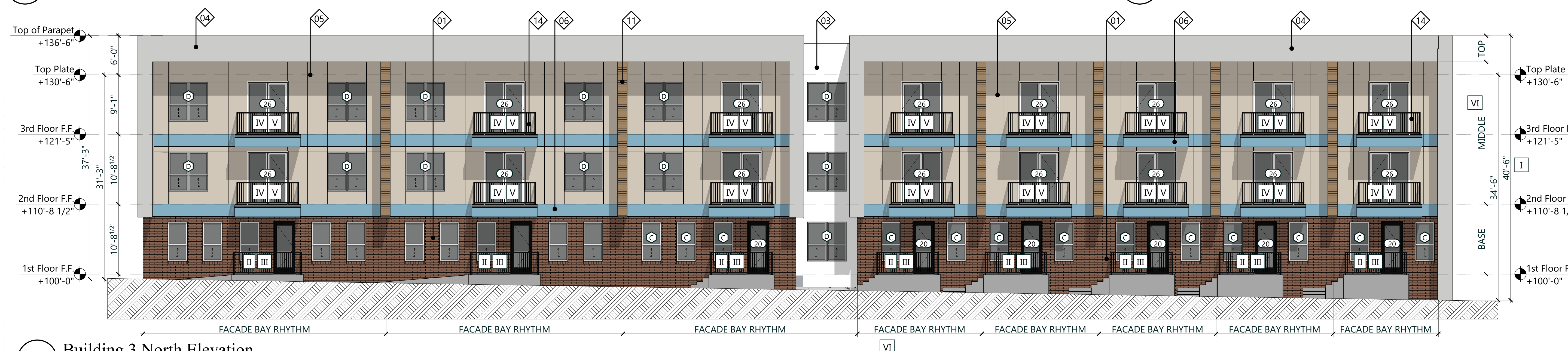
09 Building 3 East Elevation
Scale: 1/8" = 1'-0"



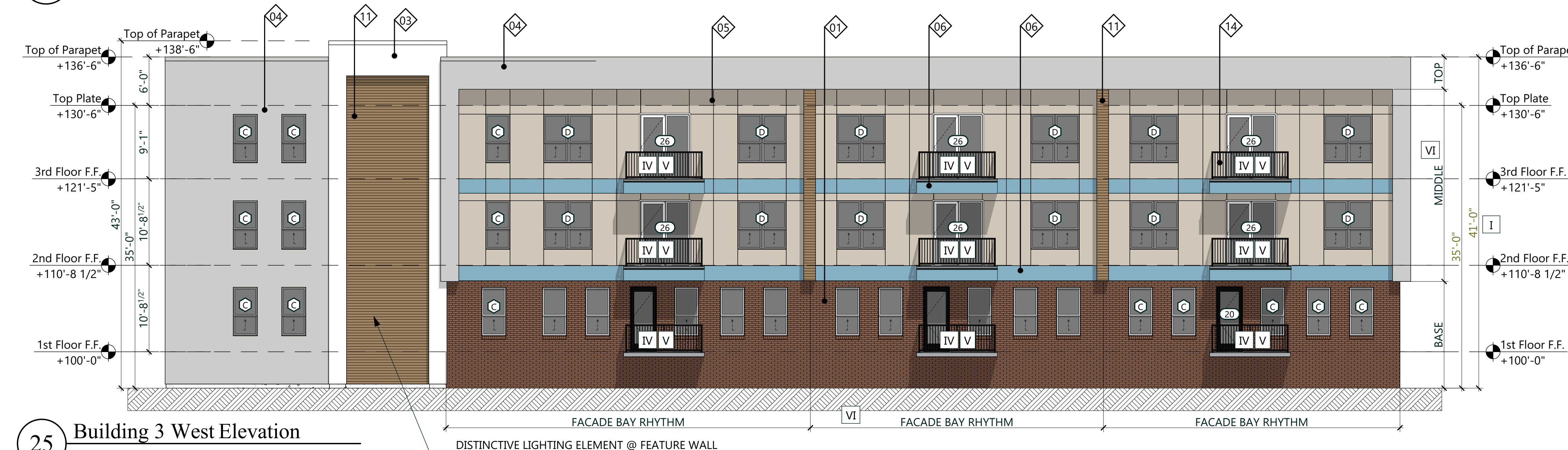
13 Building 3 Parking Court South Elevation
Scale: 1/8" = 1'-0"



16 Building 3 South Elevation
Scale: 1/8" = 1'-0"



19 Building 3 North Elevation
Scale: 1/8" = 1'-0"



25 Building 3 West Elevation
Scale: 1/8" = 1'-0"

Material Legend		
ID	Material	Color
01	BRICK	COLOR 1
02	BRICK	COLOR 2
03	FIBER CEMENT PANEL	COLOR 1
04	FIBER CEMENT PANEL	COLOR 2
05	FIBER CEMENT PANEL	COLOR 3
06	FIBER CEMENT PANEL	COLOR 4
07	FIBER CEMENT PANEL	COLOR 5
08	FIBER CEMENT PANEL	COLOR 6
10	FIBER CEMENT SIDING	COLOR 2
11	PREFINISHED SIDING	COLOR 1
12	LIMESTONE	SMOOTH CUT
13	FLUSH SEAM METAL PANEL	COLOR 1
14	METAL PICKETS	BRONZE
15	STANDING SEAM METAL ROOF	
16	TPO ROOF	
17	BRICK	DECORATIVE PATTERN
18	RAILING	COMPOSITE WOOD
19	MTL. FLAT SEAM ROOF	ANODIZED

29 Material Legend

FIBER CEMENT PANEL JOINTS TO BE IDENTIFIED AND PROVIDED PRIOR TO CONSTRUCTION.

PD Ordinance NO. 6713 Requirements:

V. Specific Regulations

G. Building Height Number of Stories

Maximum height for new construction is 65 feet, allowing maximum of 4 stories for residential structure and 5 stories for parking structures.

H. Residential Units at Grade:

i. All buildings which have residential unit floor plates within four feet of grade facing streets shall include a front door entrance into the unit which is accessed from the sidewalk for a minimum of 70% of exterior units.

of units applicable per H, i: 18

of units required: 70% x 18 = 13

of units complying: 13

ii. Entries for grade-level units should be located a minimum of one foot above the sidewalk and include a minimum twenty four square foot stoop...

All applicable units provide min. requirements per H, ii.

I. Residential Units above Grade:

i. At least fifty percent of residential units above-grade shall have balconies that are at least four feet in depth.

of units above grade: 128

of balconies required: 50% x 128 = 64

of balconies provided: 112

GDC Downtown District Requirements:

(H) **Architectural Articulation:** Where clearly visible from a public street or open space, buildings shall demonstrate both horizontal and vertical articulation...

(1) All buildings shall be designed and constructed in tri-partite architecture, with a distinct base, middle and top...

(2) Buildings shall generally maintain a facade rhythm of twenty to thirty feet...

(H) **Building Entries:** Each building and separate lease space at-grade along the street edge shall have a functioning primary entry from the sidewalk...Entries to lease spaces from a courtyard, plaza or parking may be flush with the building facade provided there is an awning or other weather protective cover.

GDC Multi-family District Requirements:

Ch. 2 Zoning Article 4, Div. 2

(b) Other Requirements

(1) **Storage Space:** An enclosed storage facility must be constructed on-site for each dwelling unit in a MF structure, with convenient access to its corresponding unit. The minimum size of each storage facility must be twenty-five square feet, and must contain not less than one hundred and seventy-five cubic feet. A garage may not count as a storage facility unless the required storage space is added to the size of the garage. Deviation proposed: The total storage requirements be met with compilation of unit storage, unit closets and building storage. Refer to A200's for unit storage data and A321 and A331 for building storage data.

(2) Clubhouse:

(a) An MF development with two hundred dwelling units of less must have a clubhouse that is a minimum 2,500 square feet in size.

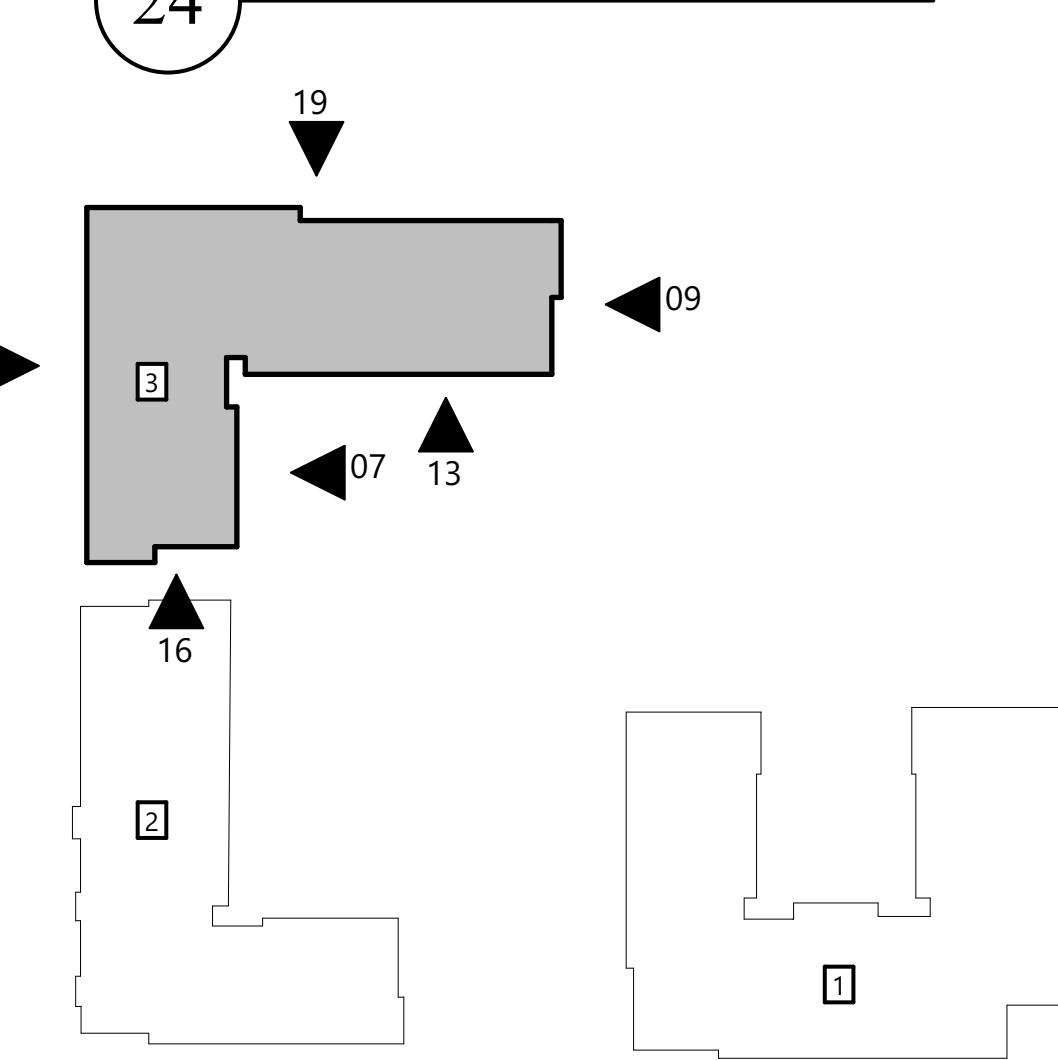
Club/Lounge: 7625Q FT

Fitness: 1328 SQ FT

Total: 2090 SQ FT

Deviation proposed: The clubhouse will have a minimum of 2000 square feet in size.

24 Zoning Compliance



30 Key Plan

GFNT
Opportunity II, LC

Project Number: 2019028
Drawn By: epariente
Issue for: City Submittal 1.25.2021

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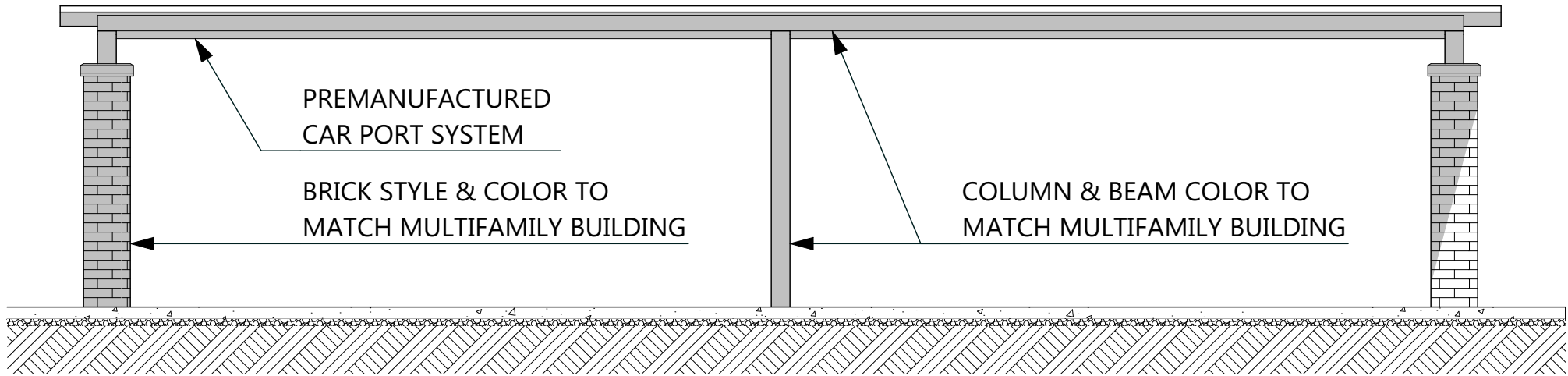
Delta	Issue Name	Date

NOT FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

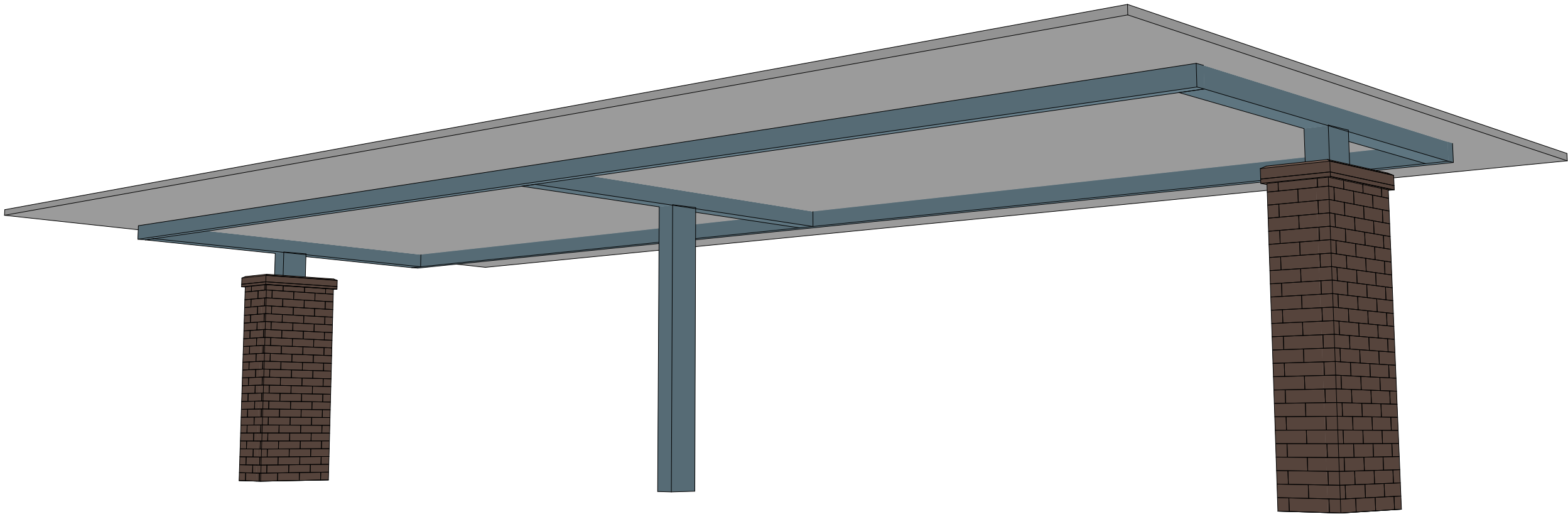
J. Mark Wolf

Registered Architect of the State of:
Texas

Registration Number:
9129



1 Elevation
Scale: 1/4" = 1'-0"



2 Car Port Perspective

EXHIBIT E
The Draper
Garland, Texas

The Draper, LLC

Project Number: 2019028
Drawn By: epariente
Issue for: City Submittal
1.25.2021

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written consent of the copyright owner.

Delta	Issue Name	Date

Car Port



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

TECHNICAL MEMORANDUM

To: Josh Millsap – KFM
From: Steve E. Stoner, P.E., PTOE
Date: September 29, 2020
Subject: **Draper Building – Residential Parking Demand Review**
PK#4577-20.146

The services of **Pacheco Koch** (PK) were retained to evaluate the projected parking demand for the proposed multifamily residential component of the proposed development known as “The Draper”. The Draper is located on the northwest quadrant of the intersection of Garland Avenue and Avenue B in Garland, Texas. Phase 1 of the Project will contain 155 dwelling units, or 204 bedrooms; and, Phase 2 will add thirty one-bedroom apartments in the existing bank building (bank use to remain on the ground floor).

The property is zoned Planned Development (PD) 14-23, which has a base parking requirement for multifamily uses of 1.3 spaces per unit. Based upon this ratio, the standard parking requirement for the first 155 dwelling units is 202 spaces. However, the Developer is seeking a reduction of the parking requirement to obtain a more optimal supply.

The *Parking Generation* manual, 5th Edition (2019), published by the **Institute of Transportation Engineers (ITE)**, is the preeminent source of technical parking demand data. The manual is a compilation of actual parking generation data and statistics by land use as collected over several decades by creditable sources across the country. Though the manual is not comprehensive, data are provided for several land uses. Use of the ITE equations and rates to project peak parking demand is widely recognized, when applicable; however, application of engineering judgment to interpret the data is strongly advised.

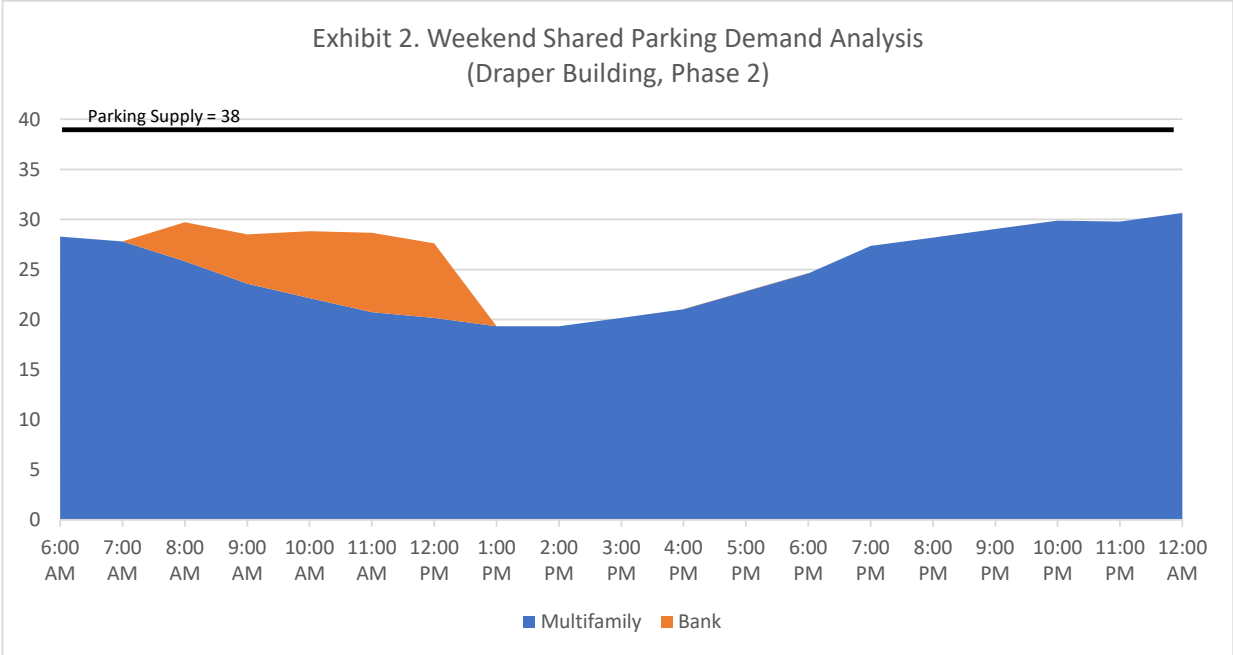
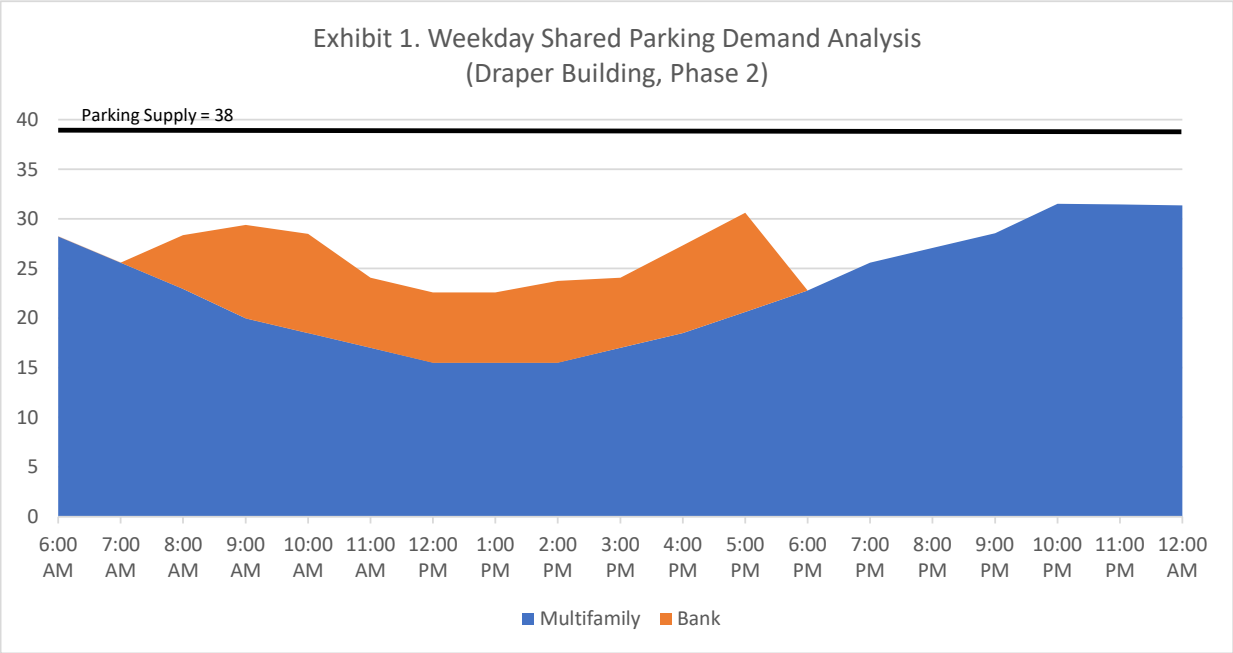
The ITE *Parking Generation* manual indicates the average peak parking demand for mid-rise (defined as three to eight stories) is 1.31 spaces per dwelling unit, or 0.75 spaces per bedroom. The per-bedroom ratio is considered to be more precise, since the per-unit ratio does not take the mix of one- and two-bedroom units. Using the ratio of 0.75 spaces per bedroom to project the peak demand, the resulting parking need for Phase 1 is 153 spaces (equivalent to 0.99 spaces per dwelling unit). Hence, the request is to reduce the parking requirement for the multifamily component from 1.3 spaces per dwelling unit to 1.1 spaces per dwelling unit.

Applying this parking rate to Phase 2, plus the existing bank use (at a requirement of one space per employee for ten employees), would require an additional 43 parking spaces. Thirty-eight parking spaces are available within Phase 2, so utilization of shared parking provisions, as defined in Section 4.20G of the Development Code, is proposed. The request would require sharing five parking spaces, or 11.6%, of the available parking spaces in Phase 2; the shared parking provisions allow for up to a fifty percent (50%) of spaces to be shared, subject to the results of a shared parking demand analysis.

The attached exhibits (Exhibit 1 and 2) illustrate Pacheco Koch's projected shared parking demand for the multifamily and bank uses in Phase 2 based upon the hourly parking profile factors provided in the Urban Land Institute's *Shared Parking* model, 3rd Edition (pro-rated to match the City of Garland requirements). The factors illustrate the fluctuation parking compatibility of the parking needs for each land use by hour of day. So, if the parking supply is accessible to all users, the combined parking demand is considered shared. Exhibits 1 and 2 illustrate how the bank and multifamily parking demands are complementary and result in effective shared parking.

In conclusion, the standard parking requirement of 202 parking spaces for 155 dwelling units (204 bedrooms) may result in a parking surplus of as many as 49 parking spaces. Therefore, reducing the standard parking requirement from 1.3 parking spaces per dwelling unit to 1.1 spaces per dwelling unit should be considered, which is supported by data from the ITE *Parking Generation* manual. Additionally, implementing shared parking in Phase 2 will offset the deficiency of five parking spaces.

END OF MEMO



Z 20-29



Looking towards the site from Garland Avenue and Avenue B



View of site from Rodando Drive



Residential to west of Rodando Drive



Looking east of site across Garland Avenue



Plan Commission

2. d.

Meeting Date: 02/22/2021

Item Title: Z 20-41 Amando Palacios - Zoning (District 4)

Summary:

Consideration of the application of **Amando Palacios**, requesting approval of an Amendment to Planned Development (PD) District 80-42 for Community Retail Uses to reconstruct an existing Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Zoning)

Attachments

Z 20-41 Amando Palacios Report and Attachments (Zoning)

Planning Report

File No: Z 20-41/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow the Restaurant, Drive-Through Use.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

LOCATION

This property is located at 5621 Broadway Boulevard.

APPLICANT

Armando Palacios

OWNER

KPP Group, LLC.

BACKGROUND

The subject property currently has a building which was previously used as a restaurant with a drive-through, which was built in 1985. The applicant proposes to reconstruct the building facades for a restaurant with a drive-through. The GDC states that reconstruction of buildings will require full compliance of the GDC development standards. The site layout will remain consistent to what is existing now.

SITE DATA

The subject property consists of approximately 0.627 acres. The site has approximately 135 linear feet of frontage along Duck Creek Drive, 171 linear feet of frontage along Broadway Boulevard and 131 lineal feet of frontage along Robin Road. The site can be accessed from Broadway Boulevard and Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

The subject property is a part of Planned Development (PD) District 80-42 for Community Retail uses and it consists of two (2) tracts. The subject property is in Tract 1 for retail uses and Tract 2 had a Specific Use Provision for a Private Club that was valid for five (5) years and has expired.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to reconstruct the 2,760-square foot building facades of a restaurant building with a drive-through. The building footprint will remain the same and the existing drive-through lane will remain at the same location.

2. Parking

Per the GDC calculation, a total of twenty-eight (28) spaces are required. The site complies with the parking requirements.

3. Screening and Landscaping

Section 4.29 of the GDC requires full compliance of the screening and landscaping standards.

- A fifteen (15)-foot wide landscape buffer is required along Broadway Boulevard. Additionally six (6) canopy trees and forty-two (42) shrubs or ornamental grass are required on the landscape buffer. The landscape plan (Exhibit D) shows the landscape buffer to be seven (7)-foot wide along Broadway Boulevard and a total of ten (10) ornamental trees and fifty-five (55) shrubs are proposed on the landscape buffer due to the overhead utility line.
- A fifteen (15)-foot wide landscape buffer is required along Duck Creek Drive. Additionally, four (4) canopy trees and twenty-eight (28) shrubs or ornamental grass are required on the landscape buffer are required. The landscape plan shows the landscape buffer to be seven (7)-foot wide along Duck Creek Drive. The applicant proposes a total of six (6) ornamental trees, one (1) canopy tree and forty-three (43) shrubs per Exhibit D.
- The GDC requires five (5) percent of the parking area to be landscaped. Per the calculation, a total of 232 square feet of the parking area should be landscaped. Furthermore, three (3) canopy trees are required on the parking lot islands. Exhibit D reflects 996 square feet of parking lot landscape, exceeding the minimum requirements. However, a total of one (1) canopy and four (4) ornamental trees are proposed due to the overhead utility lines.
- Robin Road is a thirty-five (35)-foot public access easement. Therefore, a landscape buffer is not required. However, the applicant proposes twenty-one (21) shrubs along the outer edge of the drive-through.

4. Building Design

The reconstruction of the building facades requires full compliance of the building design standards.

- A minimum of six (6) architectural elements must be provided per Section 4.83 (A). The building elevations complies with this requirement.
- The GDC's provisions for Building Articulation are applicable to the east and south elevations.

Horizontal articulation is required for buildings greater than forty (40) feet in width. The east elevation does not comply with the horizontal articulations due to current building footprint.

Vertical articulation is required for buildings greater than fifty (50) feet in width. Both east and south elevations comply with the vertical articulations.

5. Signage

The applicant intends to use and re-face the existing nonconforming pole sign on the property. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply with the Garland Development Code (GDC).

6. Specific Use Provision

The existing drive-through is nonconforming and the GDC requires a Specific Use Provision for a drive-through use. The applicant requests for a Specific Use Provision for a time period of thirty (30) years. This will allow the applicant to continue the Restaurant, Drive-Through Use.

7. Summary Table:

Development Standards	Required (per the GDC)	Existing	Proposed	Justification
Landscape Buffer	• 15-ft wide landscape buffer along Broadway Boulevard and 6 canopy trees and 42 shrubs. • A 15-ft wide landscape buffer is required along Duck Creek Drive along with 4 canopy trees and 28 shrubs.	• A variable landscape buffer between 1-ft to 6-ft. No tree or shrubs on the buffer. • A variable landscape buffer width between 5-ft to 6-ft. No trees or shrubs existing.	• A 7-ft wide landscape buffer proposed along with 10 ornamental trees and 55 shrubs. • A 7-ft wide landscape buffer proposed along with 6 ornamental trees, 1 canopy tree and 43 shrubs.	The applicant requests these deviations due to the site constraints. The canopy trees cannot be provided due to the overhead utility lines.

Parking Area Landscaping	A total of three (3) canopy trees are required on the parking islands.	No trees or shrubs are existing.	One (1) canopy tree and four (4) ornamental trees.	Large canopy trees will interfere with the overhead utility lines.
Building Articulation- East elevation	<u>Horizontal Articulation</u> • 19-ft articulation • 2-ft depth	Not available	Not Provided	The applicant will reconstruct using the same building footprint. Therefore, adding horizontal articulation will cause a hardship in the site layout.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Transit-Oriented Centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This development is conveniently located close to a Dallas Area Rapid Transit (DART) bus stop.

The request represents redevelopment of the existing site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property is zoned Light Commercial (LC) District; it has a Specific Use Provision for a minor automobile repair use. The property to the east, across Broadway Boulevard, is zoned Community Retail (CR) District; it is developed with a bank. The property to the south, across Duck Creek Drive, is zoned Community Retail (CR) District; it is developed with a gas station and a restaurant with a drive-through. The property to the west, across Robin Road, is zoned Planned Development (PD) District 80-32 for Community Retail Uses; it is developed with a shopping center.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map

PD and SUP Conditions

Photos

CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

Nabiha Ahmed

Development Planner

Planning & Community Development

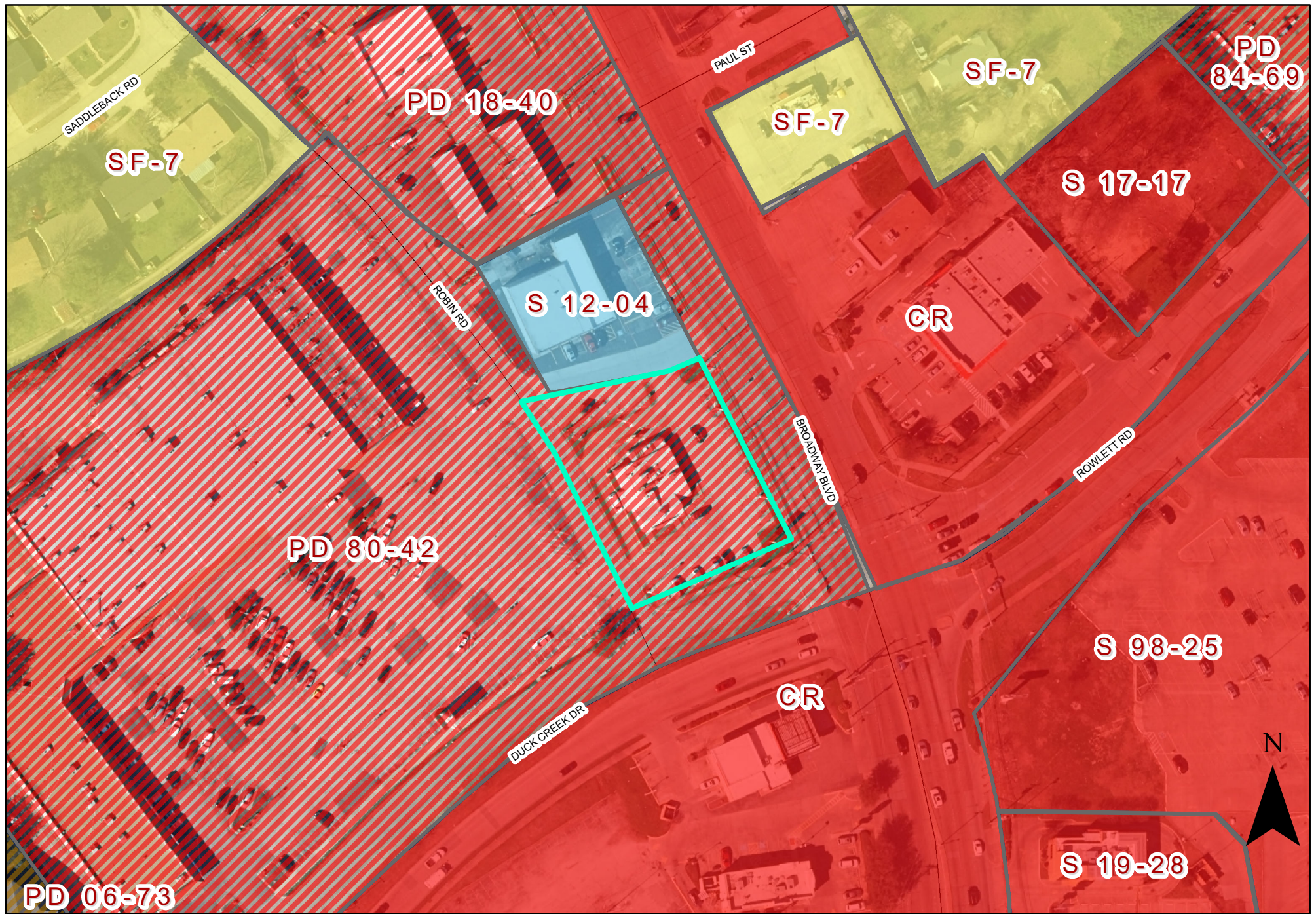
(972) 205-2453

nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP

Director of Planning



0 75 150 Feet
1 inch = 104 feet

Zoning Map Z 20-41



INDICATES AREA
OF REQUEST

Z 20-41



Looking at the subject property from Duck Creek Drive



Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



GARLAND

Plan Commission

2. e.

Meeting Date: 02/22/2021

Item Title: Z 20-41 Amando Palacios - Specific Use Provision (District 4)

Summary:

Consideration of the application of **Amando Palacios**, requesting approval of a Specific Use Provision for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 – Specific Use Provision)

Attachments

Z 20-41 Amando Palacios Report and Attachments (Specific Use Provision)

Planning Report

File No: Z 20-41/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



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REQUESTS

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow the Restaurant, Drive-Through Use.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

LOCATION

This property is located at 5621 Broadway Boulevard.

APPLICANT

Armando Palacios

OWNER

KPP Group, LLC.

BACKGROUND

The subject property currently has a building which was previously used as a restaurant with a drive-through, which was built in 1985. The applicant proposes to reconstruct the building facades for a restaurant with a drive-through. The GDC states that reconstruction of buildings will require full compliance of the GDC development standards. The site layout will remain consistent to what is existing now.

SITE DATA

The subject property consists of approximately 0.627 acres. The site has approximately 135 linear feet of frontage along Duck Creek Drive, 171 linear feet of frontage along Broadway Boulevard and 131 lineal feet of frontage along Robin Road. The site can be accessed from Broadway Boulevard and Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING

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The subject property is a part of Planned Development (PD) District 80-42 for Community Retail uses and it consists of two (2) tracts. The subject property is in Tract 1 for retail uses and Tract 2 had a Specific Use Provision for a Private Club that was valid for five (5) years and has expired.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to reconstruct the 2,760-square foot building facades of a restaurant building with a drive-through. The building footprint will remain the same and the existing drive-through lane will remain at the same location.

2. Parking

Per the GDC calculation, a total of twenty-eight (28) spaces are required. The site complies with the parking requirements.

3. Screening and Landscaping

Section 4.29 of the GDC requires full compliance of the screening and landscaping standards.

- A fifteen (15)-foot wide landscape buffer is required along Broadway Boulevard. Additionally six (6) canopy trees and forty-two (42) shrubs or ornamental grass are required on the landscape buffer. The landscape plan (Exhibit D) shows the landscape buffer to be seven (7)-foot wide along Broadway Boulevard and a total of ten (10) ornamental trees and fifty-five (55) shrubs are proposed on the landscape buffer due to the overhead utility line.
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- Robin Road is a thirty-five (35)-foot public access easement. Therefore, a landscape buffer is not required. However, the applicant proposes twenty-one (21) shrubs along the outer edge of the drive-through.

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7. Summary Table:

Development Standards	Required (per the GDC)	Existing	Proposed	Justification
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COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Transit-Oriented Centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

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The request represents redevelopment of the existing site.

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STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map

PD and SUP Conditions

Photos

CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

Nabiha Ahmed

Development Planner

Planning & Community Development

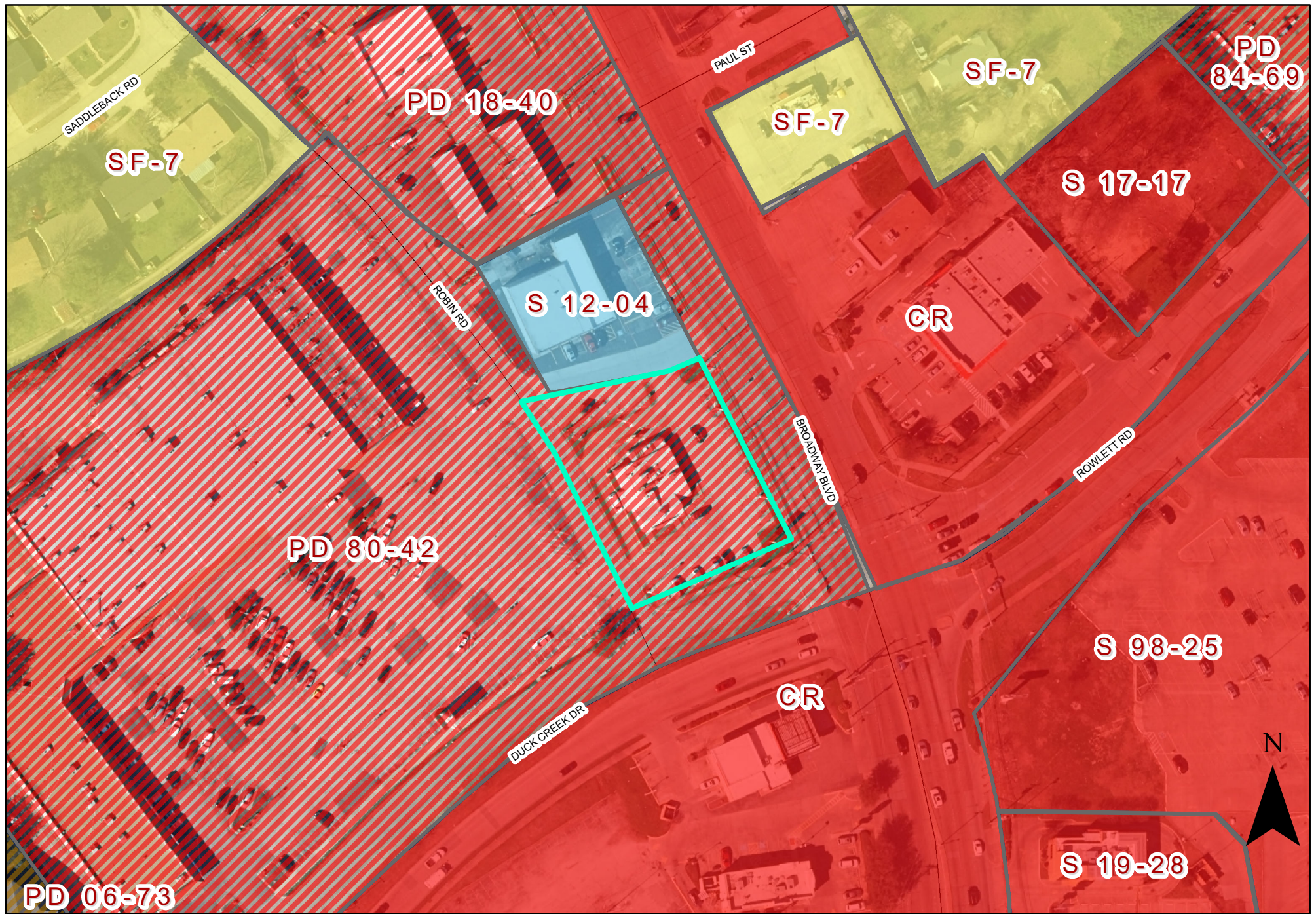
(972) 205-2453

nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP

Director of Planning



0 75 150 Feet
1 inch = 104 feet

Zoning Map Z 20-41



INDICATES AREA
OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-41

5621 BROADWAY BOULEVARD

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for a Restaurant, Drive-Through.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 80-42 and the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in the Community Retail (CR) District.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

(1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

E. Elevations: Building Elevations shall be in general conformance with the elevations labeled Exhibit E.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-41

5621 BROADWAY BOULEVARD

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Restaurant, Drive-Through 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.
- II. General Regulations:** All regulations of Planned Development (PD) District 80-42 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.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for thirty (30) years.

Z 20-41



Looking at the subject property from Duck Creek Drive



Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



GARLAND

Plan Commission

2. f.

Meeting Date: 02/22/2021

Item Title: Z 20-41 Amando Palacios - Detail Plan (District 4)

Summary:

Consideration of the application of **Amando Palacios**, requesting approval of a Detail Plan for Restaurant, Drive-Through. This property is located at 5621 Broadway Boulevard. (District 4) (File Z 20-41 - Detail Plan)

Attachments

Z 20-41 Amando Palacios Report and Attachments (Detail Plan)

Planning Report

File No: Z 20-41/District 4

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND
TEXAS MADE HERE

REQUESTS

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow the Restaurant, Drive-Through Use.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

LOCATION

This property is located at 5621 Broadway Boulevard.

APPLICANT

Armando Palacios

OWNER

KPP Group, LLC.

BACKGROUND

The subject property currently has a building which was previously used as a restaurant with a drive-through, which was built in 1985. The applicant proposes to reconstruct the building facades for a restaurant with a drive-through. The GDC states that reconstruction of buildings will require full compliance of the GDC development standards. The site layout will remain consistent to what is existing now.

SITE DATA

The subject property consists of approximately 0.627 acres. The site has approximately 135 linear feet of frontage along Duck Creek Drive, 171 linear feet of frontage along Broadway Boulevard and 131 lineal feet of frontage along Robin Road. The site can be accessed from Broadway Boulevard and Robin Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

The subject property is a part of Planned Development (PD) District 80-42 for Community Retail uses and it consists of two (2) tracts. The subject property is in Tract 1 for retail uses and Tract 2 had a Specific Use Provision for a Private Club that was valid for five (5) years and has expired.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to reconstruct the 2,760-square foot building facades of a restaurant building with a drive-through. The building footprint will remain the same and the existing drive-through lane will remain at the same location.

2. Parking

Per the GDC calculation, a total of twenty-eight (28) spaces are required. The site complies with the parking requirements.

3. Screening and Landscaping

Section 4.29 of the GDC requires full compliance of the screening and landscaping standards.

- A fifteen (15)-foot wide landscape buffer is required along Broadway Boulevard. Additionally six (6) canopy trees and forty-two (42) shrubs or ornamental grass are required on the landscape buffer. The landscape plan (Exhibit D) shows the landscape buffer to be seven (7)-foot wide along Broadway Boulevard and a total of ten (10) ornamental trees and fifty-five (55) shrubs are proposed on the landscape buffer due to the overhead utility line.
- A fifteen (15)-foot wide landscape buffer is required along Duck Creek Drive. Additionally, four (4) canopy trees and twenty-eight (28) shrubs or ornamental grass are required on the landscape buffer are required. The landscape plan shows the landscape buffer to be seven (7)-foot wide along Duck Creek Drive. The applicant proposes a total of six (6) ornamental trees, one (1) canopy tree and forty-three (43) shrubs per Exhibit D.
- The GDC requires five (5) percent of the parking area to be landscaped. Per the calculation, a total of 232 square feet of the parking area should be landscaped. Furthermore, three (3) canopy trees are required on the parking lot islands. Exhibit D reflects 996 square feet of parking lot landscape, exceeding the minimum requirements. However, a total of one (1) canopy and four (4) ornamental trees are proposed due to the overhead utility lines.
- Robin Road is a thirty-five (35)-foot public access easement. Therefore, a landscape buffer is not required. However, the applicant proposes twenty-one (21) shrubs along the outer edge of the drive-through.

4. Building Design

The reconstruction of the building facades requires full compliance of the building design standards.

- A minimum of six (6) architectural elements must be provided per Section 4.83 (A). The building elevations complies with this requirement.
- The GDC's provisions for Building Articulation are applicable to the east and south elevations.

Horizontal articulation is required for buildings greater than forty (40) feet in width. The east elevation does not comply with the horizontal articulations due to current building footprint.

Vertical articulation is required for buildings greater than fifty (50) feet in width. Both east and south elevations comply with the vertical articulations.

5. Signage

The applicant intends to use and re-face the existing nonconforming pole sign on the property. The applicant has not requested any deviations regarding attached/wall signage; therefore, wall signage will comply with the Garland Development Code (GDC).

6. Specific Use Provision

The existing drive-through is nonconforming and the GDC requires a Specific Use Provision for a drive-through use. The applicant requests for a Specific Use Provision for a time period of thirty (30) years. This will allow the applicant to continue the Restaurant, Drive-Through Use.

7. Summary Table:

Development Standards	Required (per the GDC)	Existing	Proposed	Justification
Landscape Buffer	• 15-ft wide landscape buffer along Broadway Boulevard and 6 canopy trees and 42 shrubs. • A 15-ft wide landscape buffer is required along Duck Creek Drive along with 4 canopy trees and 28 shrubs.	• A variable landscape buffer between 1-ft to 6-ft. No tree or shrubs on the buffer. • A variable landscape buffer width between 5-ft to 6-ft. No trees or shrubs existing.	• A 7-ft wide landscape buffer proposed along with 10 ornamental trees and 55 shrubs. • A 7-ft wide landscape buffer proposed along with 6 ornamental trees, 1 canopy tree and 43 shrubs.	The applicant requests these deviations due to the site constraints. The canopy trees cannot be provided due to the overhead utility lines.

Parking Area Landscaping	A total of three (3) canopy trees are required on the parking islands.	No trees or shrubs are existing.	One (1) canopy tree and four (4) ornamental trees.	Large canopy trees will interfere with the overhead utility lines.
Building Articulation- East elevation	<u>Horizontal Articulation</u> • 19-ft articulation • 2-ft depth	Not available	Not Provided	The applicant will reconstruct using the same building footprint. Therefore, adding horizontal articulation will cause a hardship in the site layout.

COMPREHENSIVE PLAN

The Envision Garland Plan designates the subject property as Transit-Oriented Centers.

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

This development is conveniently located close to a Dallas Area Rapid Transit (DART) bus stop.

The request represents redevelopment of the existing site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property is zoned Light Commercial (LC) District; it has a Specific Use Provision for a minor automobile repair use. The property to the east, across Broadway Boulevard, is zoned Community Retail (CR) District; it is developed with a bank. The property to the south, across Duck Creek Drive, is zoned Community Retail (CR) District; it is developed with a gas station and a restaurant with a drive-through. The property to the west, across Robin Road, is zoned Planned Development (PD) District 80-32 for Community Retail Uses; it is developed with a shopping center.

STAFF RECOMMENDATION

Approval of an amendment to Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Detail Plan to on a property zoned Planned Development (PD) District 80-42 for Community Retail Uses.

Approval of a Specific Use Provision to allow a Restaurant, Drive-Through Use.

ADDITIONAL INFORMATION

Location Map

PD and SUP Conditions

Photos

CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

Nabiha Ahmed

Development Planner

Planning & Community Development

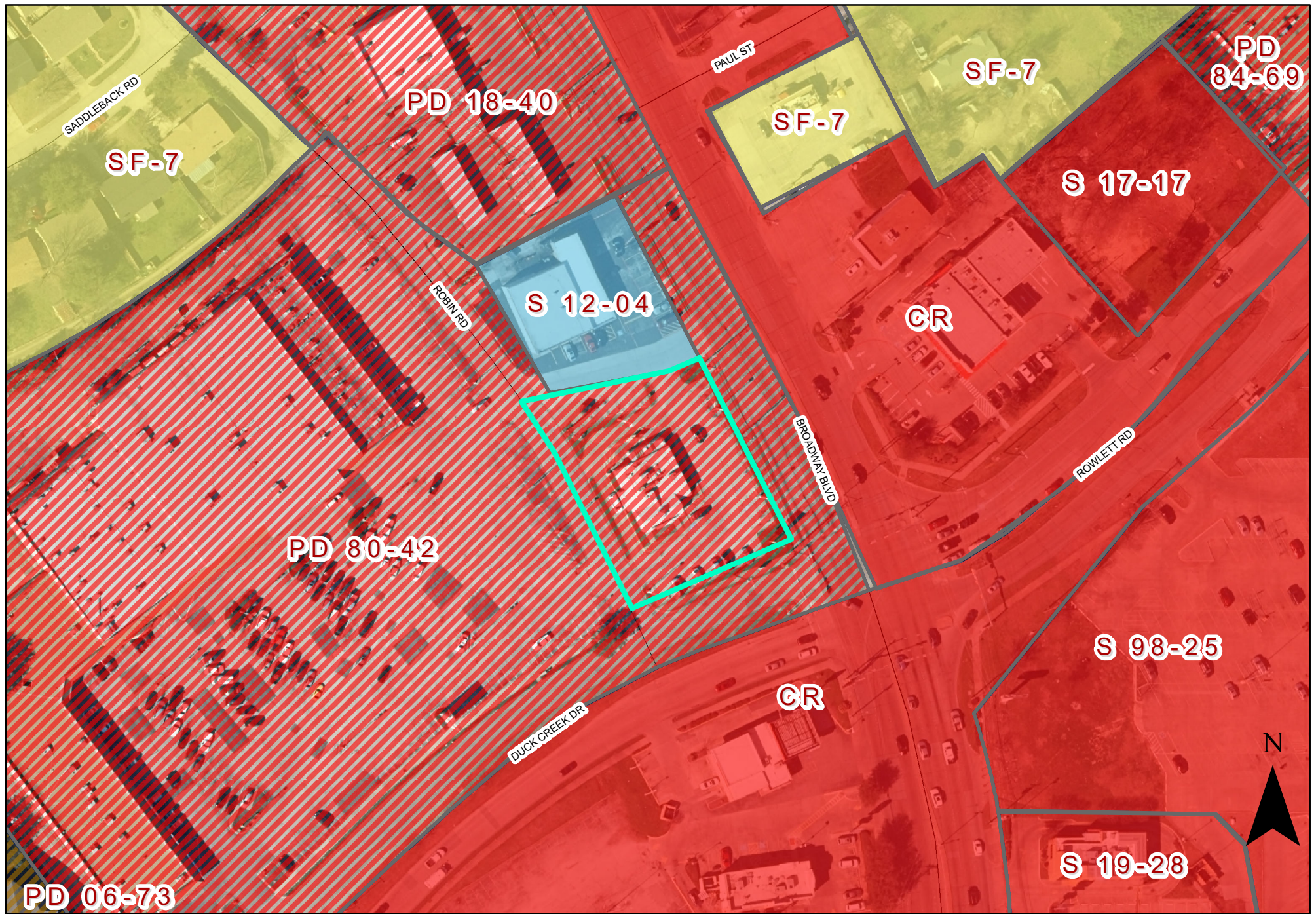
(972) 205-2453

nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP

Director of Planning



0 75 150 Feet
1 inch = 104 feet

Zoning Map Z 20-41



INDICATES AREA
OF REQUEST

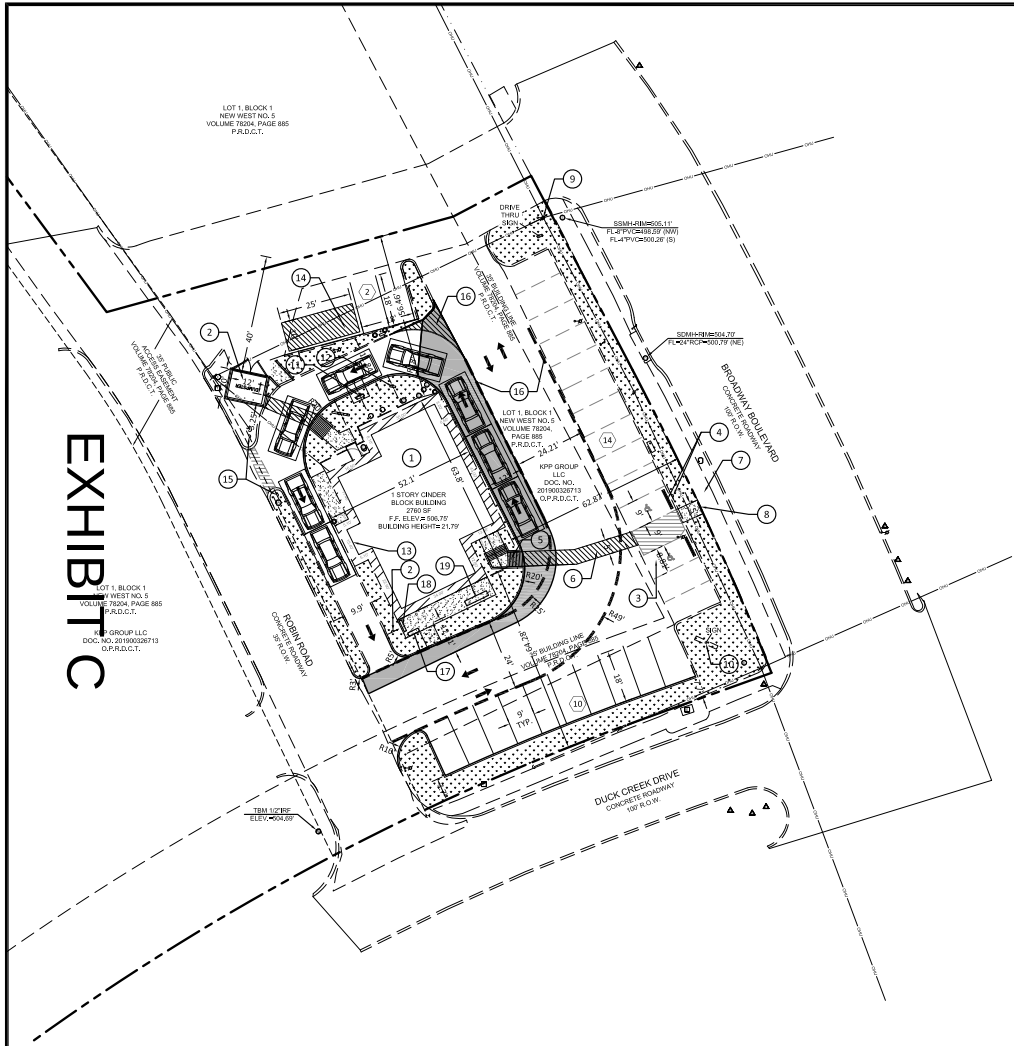


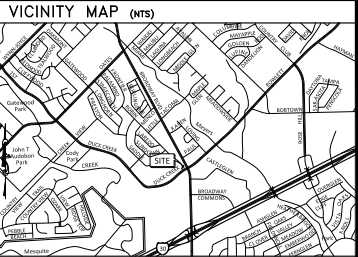
EXHIBIT C

GENERAL NOTES

- 1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- 2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- 3. ALL CURVE RADI ARE 3' UNLESS NOTED OTHERWISE.
- 4. SEE ARCHITECTURAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.
- 5. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES
- 6. LIGHTING FOR THIS PROPERTY TO BE CONSTRUCTED AND OPERATED IN CONFORMANCE TO CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- 7. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

NOTES BY SYMBOL:

- 1 EXISTING RESTAURANT STRUCTURE.
- 2 INSTALL 8' TALL DUMPSTER WITH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- 3 ADA COMPLIANT PARKING SPACE (TYP.) 2 PLACES
- 4 ACCESSIBLE PARKING POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES (1 REGULAR AND 1 VAN ACCESSIBLE SIGNAGE)
- 5 BARRIER FREE RAMP
- 6 ADA COMPLIANT WALKWAY
- 7 EXISTING SIDEWALK IN CITY R.O.W.
- 8 CONNECT WALKWAY TO SIDEWALK
- 9 EXISTING FIRE HYDRANT 233' NORTH OF THIS POINT ALONG BROADWAY BLVD
- 10 EXISTING PYLON SIGNAGE. ALL SIGNAGE TO BE APPROVED AND INSTALLED UNDER SEPARATE SIGNAGE PERMIT.
- 11 ORDER BOARD
- 12 PREVIEW MENU BOARD
- 13 PICKUP WINDOW
- 14 10'X25' LOADING AREA
- 15 "DO NOT ENTER" SIGNAGE
- 16 FIRE LANE STRIPING PER CITY OF GARLAND FIRE DEPARTMENT
- 17 BENCH
- 18 PLANTER
- 19 BUILDING TOWER WITH SIGNAGE. (SIGNAGE BY SEPARATE PERMIT)

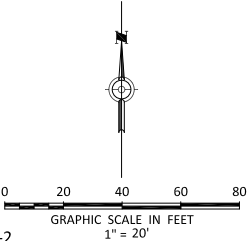


LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- NEW CONCRETE PAVING
- 4" THICK CONC. SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT

LAND USE CHART

PROPOSED DEVELOPMENT	BURGER KING RESTAURANT
EXISTING ZONING	PD 80-42 (COMM. RETAIL BASE ZONING)
PROPOSED USE	RESTAURANT WITH DRIVE-THRU
SITE AREA (AC.)	0.403 AC. (18, 719 sf)
BUILDING AREA (sf)	2,760
PROPOSED DINING AREA (sf)	682
BUILDING HEIGHT (FT) ALLOWED/PROPOSED	30' / 19'-9"
FLOOR AREA RATIO	0.09
FLOOR AREA RATIO ALLOWED	0.75
LOT COVERAGE ALLOWED/PROPOSED	60% / 8%
FRONT SETBACK REQUIRED / PROVIDED	60' / 68.82' MIN
SIDE/REAR SETBACK REQUIRED / PROVIDED	0' / 56.46' (MIN.)
PARKING REQUIRED (1 PER 100SF GFA)	28
PARKING PROVIDED	29
DRIVE THRU STACKING REQUIRED	5 SPACES FROM MENU BOARD
DRIVE THRU STACKING PROVIDED	6
HANDICAP SPACE PROVIDED	2 SPACES



CASE NO.: 201008-2

SITE PLAN

LOT 1, BLOCK 1
NEW WEST NO. 5
VOL. 78204, PAGE 885, P.R.D.C.T.
DALLAS COUNTY, GARLAND, TEXAS

OWNER
BURGER KING
4515 LYNDON B. JOHNSON FWY
FARMERS BRANCH, TEXAS 75044
ATTN: ALEJANDRO ORFANOS PH: 972.620.2287 X 297

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
P.O. BOX 1261, COLLEYVILLE, TX 76034
ATTN: MATTHEW THOMAS, PE
PH: (214) 680-2728

BURGER KING RESTAURANT

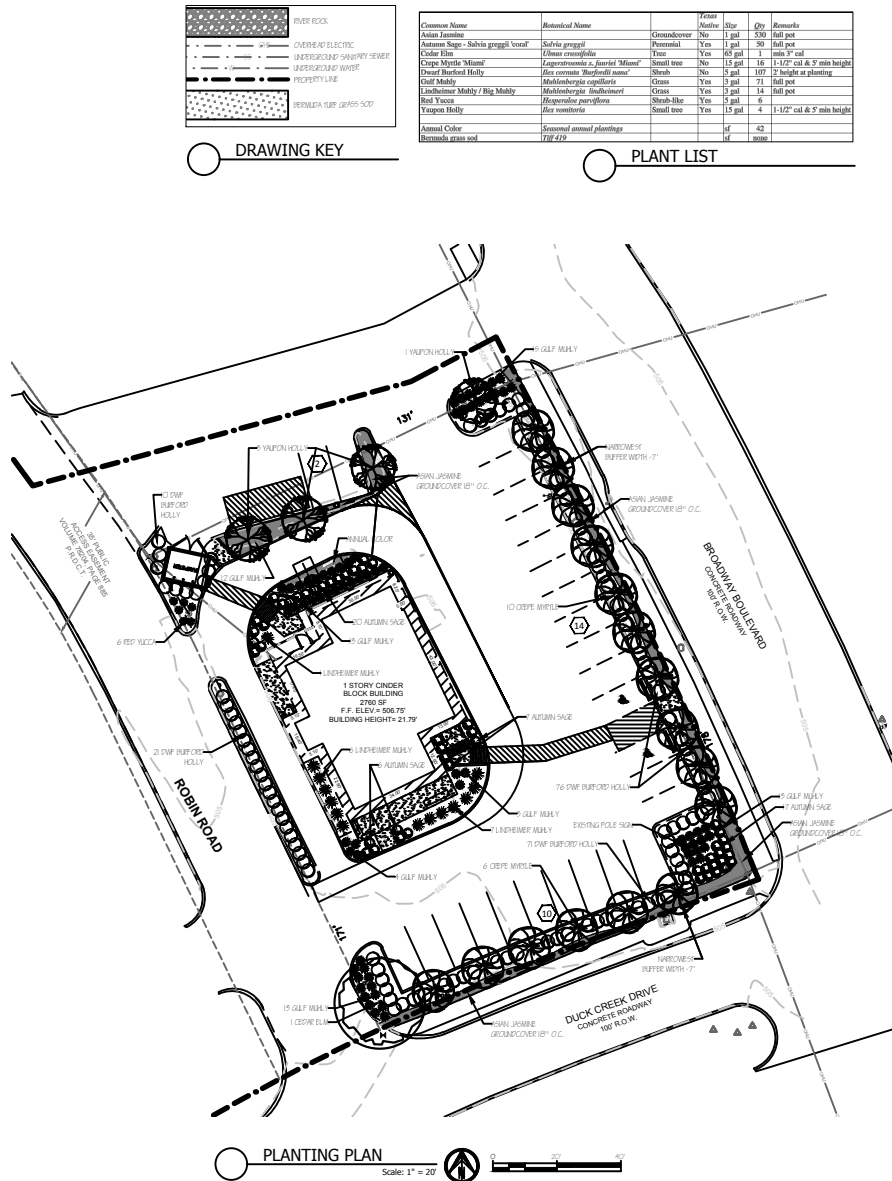
5621 BROADWAY BLVD.
GARLAND, TEXAS 75043

THOMAS
SITE DEVELOPMENT
ENGINEERING INC.

REGISTRATION NO. F-10289
2008 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021
PHONE: (817) 441-5555
FAX: (817) 441-5556
EMAIL: MATTHEW@THOMASINC.COM

REVISION	DESCRIPTION	DATE

C-2.0



Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF GARLAND
DEVELOPMENT SERVICES
300 W. FIFTH STREET
GARLAND, TEXAS 75040
972-260-2000

TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
110 THOMPSON STATE OFFICE BUILDING
900 COLORADO
AUSTIN, TEXAS 78701
(512) 463-1211
(512) 475-2086 (FAX)

Landscaping Requirements

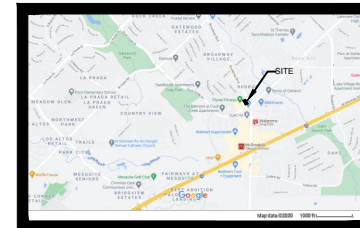
CITY OF GARLAND DEVELOPMENT CODE
CHAPTER 4 - SITE DEVELOPMENT
ARTICLE 3 - SCREENING & LANDSCAPING

- A. LANDSCAPE AREAS MIN 10% SITE (27,176 SF)
REQUIRED: 2,718 SF PROVIDED: 3,954 SF
- B. LANDSCAPE BUFFERS
BROADWAY 15' FT
REQUIRED: 15 LIN FT WIDTH
PROVIDED: 7' MIN WIDTH
DUCK CREEK DRIVE - 15' FT
REQUIRED: 15 LIN FT WIDTH
PROVIDED: 7' MIN WIDTH
- C. 1 TREE AND 4 SHRUBS OR ORNAMENTAL GRASSES PER 30 LIN FT OF ROW ADJACENT TO THOROUGHFARES
BROADWAY (179 LIN FT)
REQUIRED: 59 TREES & 41 SHRUBS OR ORNAMENTAL GRASSES
PROVIDED: 10 ORNAMENTAL TREES & 51 SHRUBS & ORNAMENTAL GRASSES
--TREE COUNT DOES NOT COMPLY, OVERHEAD POWER LINES
- D. DUCK CREEK (126 LIN FT)
REQUIRED: 42 TREES & 29 SHRUBS OR ORNAMENTAL GRASSES
PROVIDED: 6 ORNAMENTAL TREES 1 CANOPY TREE & 41 SHRUBS & ORNAMENTAL GRASSES
--TREE COUNT DOES NOT COMPLY, OVERHEAD POWER LINES
- E. MAX 75% OF BUFFER IN TURF GRASS
PROVIDED
- F. LIVING LANDSCAPE MATERIAL TO BE GREATER THAN 5% OF PARKING LOT AREA (TOTAL PARKING AREA 4,640 SF)
REQUIRED: 232 SF
PROVIDED: 996 SF
- G. ONE LARGE CANOPY TREE LOCATED IN THE TERMINUS ISLAND OF EACH PARKING ROW
--TREE REQUIREMENT DOES NOT COMPLY
- H. EVERY PARKING SPACE WITHIN 40' OF A CANOPY TREE
--TREE REQUIREMENT DOES NOT COMPLY
- I. ONE LARGE CANOPY TREE PER EVERY 10 PARKING SPACES (26 SPACES)
REQUIRED: 1 CANOPY TREES
PROVIDED: 1 CANOPY TREE & 1 EVERGREEN ORNAMENTAL HAVE BEEN PLANTED IN AREAS WITH OVERHEAD POWER LINES
--TREE REQUIREMENT DOES NOT COMPLY
- J. SCREENING OF PARKING AREAS ADJACENT TO A PUBLIC STREET
PROVIDED: CONTINUOUS ROW OF SHRUBS ON BROADWAY & ON DUCK CREEK
- K. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.
- L. NO EXISTING TREES ON SITE.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCUA LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE & MOISTURE SENSOR.

Site Location



Owner & Professionals Information

OWNER
BURGER KING
4515 LYNDON B. JOHNSON FWY,
FARMERS BRANCH, TEXAS 75244
ATTN: ALEJANDRO ORLANDO
PH: 972-428-2357 X 201

ARCHITECT
ATT: ARMANDO
PALACIOS 214-551-0801
APALACIOS080127@GMAIL.COM

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
404 BELL SIMMONS ROAD
COLLEEVILLE, TX 76034
ATTN: MATTHEW THOMAS, PH: 214-480-2728

LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIO
P.O. BOX 82546, RICHARDSON, TEXAS 75081
ATTN: CAROL FELDMAN, 972-523-4844
CAROL@FELDMANDSIGN.COM

FELDMAN DESIGN STUDIO
10000 Bouslog Rd., Richardson, Texas 75081
Office: 972-990-1750 Mobile: 972-440-0000
carol@felldesign.com

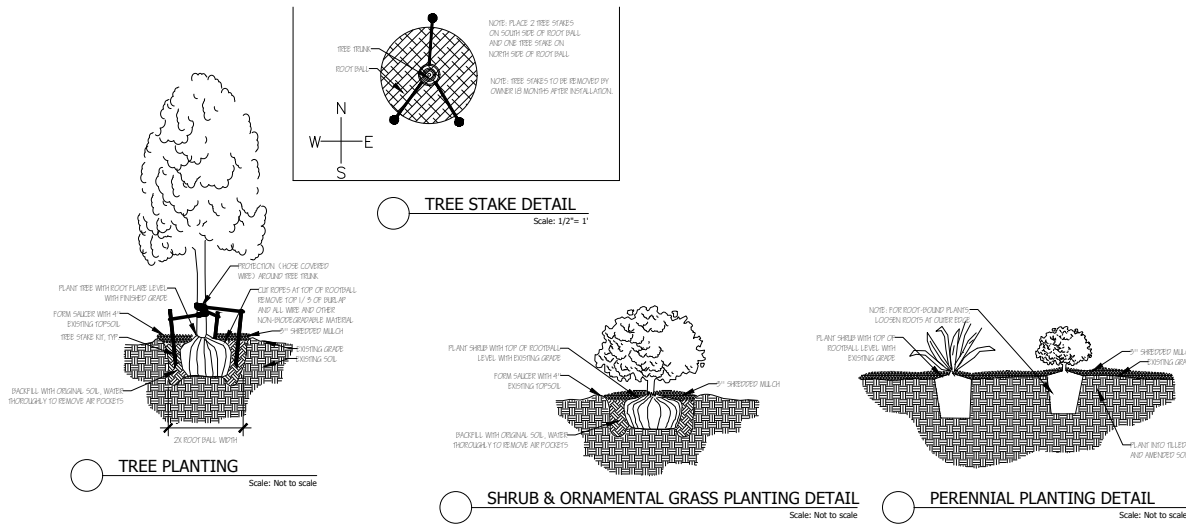
BURGER KING
5621 BROADWAY
GARLAND, TEXAS

SHEET NO.
L1.01

DATE:
12/7/20
1/9/21
2/7/21

NO. ITEM DESCRIPTION
1. SITE PLAN SUBMITTAL
2. REVISED PER COMMENTS
3. REVISED PER COMMENTS
4. REVISED PER COMMENTS
5. REVISED PER COMMENTS
6. REVISED PER COMMENTS
7. REVISED PER COMMENTS

THREE DRAWINGS HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF CAROL FELDMAN, REGISTERED LANDSCAPE ARCHITECT #20080, LICENSED IRRIGATOR LI #20245



SECTION 02910 - SOIL PREPARATION

PART 1 - GENERAL

A. DESCRIPTION

1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
2. EXAMINATION
 1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
3. APPROVALS
 1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 - PRODUCTS

A. MATERIALS

1. COMPOST:
 - 1.1. COTTON BUR COMPOST.
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FARM MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 - EXECUTION

A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION

1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 8 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD 3/4 INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
5. 14 GAUGE EDGING TO SEPARATE BED AND GROUND COVER IN LOCATIONS SHOWN ON PLANS.

SECTION 02915 - LANDSCAPE PLANTING

PART 1 - GENERAL

A. SPECIAL CONDITIONS

1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS CONCERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
5. REFERENCE STANDARDS:
 1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
6. PREPARATION
 - 6.1. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 - 6.2. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 - 6.3. COORDINATION WITH IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.4. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.5. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
7. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
 - 7.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
 - 7.2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 - 7.3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
8. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
 - 8.1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 - 8.2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 - 8.3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 - 8.4. STAKE AND BUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
 - 8.5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
9. WARRANTY
 - 9.1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 - 9.2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION

A. PREPARATION FOR PLANT MATERIAL INSTALLATION

1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED. VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
2. TIME OF PLANTING
 - 2.1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
3. TREE PLANTING
 - 3.1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 - 3.2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS. A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 - 3.3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL PLUMB AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 - 3.4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 - 3.5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 - 3.6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
 - 3.7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT BUT KEEP AWAY FROM TRUNKS.
 - 3.8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
4. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
 - 4.1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 - 4.2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
 - 4.3. COVER PLANTING BEDS WITH A MINIMUM 3 LAYER OF SPECIFIED MULCH.

END OF SECTION 02915



NO.	ITEM DESCRIPTION	DATE
1.	SITE PLAN SUBMITTAL	12/7/20
2.	REVISED PER COMMENTS	1/19/21
3.	REVISED PER COMMENTS	2/1/21
4.		
5.		
6.		
7.		



BURGER KING
5621 BROADWAY
GARLAND, TEXAS

SHEET NO.

L1.02

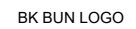
CASE #201008-2
LANDSCAPE DETAILS



RED OPEN METAL TRELLIS
SILVER BAND OVERHANG
RED LIGHT BAND
PLANTER (SOUTH & EAST ELEVATIONS)
BENCH (SOUTH & EAST ELEVATIONS)
RECESSED ENTRY

ROOF MOUNTED RTU UNITS WILL BE SCREENED WITH METAL SCREEN PAINTED TO MATCH SILVER METAL BAND.

SIGNS VENDOR SHOULD APPLY FOR PERMIT AND COMPLY WITH GDC.

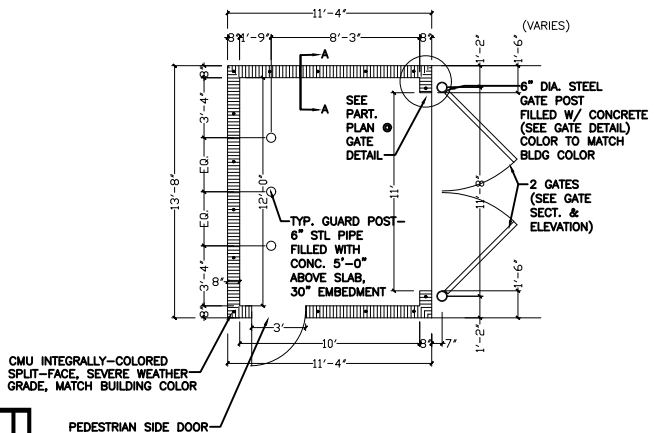


THIS PROPOSED SIGNAGE WILL COMPLY WITH GDC.

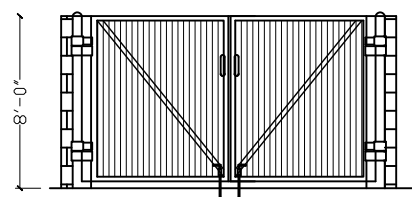
ROOF MOUNTED RTU UNITS WILL BE
SCREENED WITH METAL SCREEN PAINTED TO
MATCH SILVER METAL BAND.

PROJECT #	BURGER KING RESTAURANT 5621 BROADWAY BLVD. GARLAND, TX. 75043
EXTERIOR ELEVATIONS	

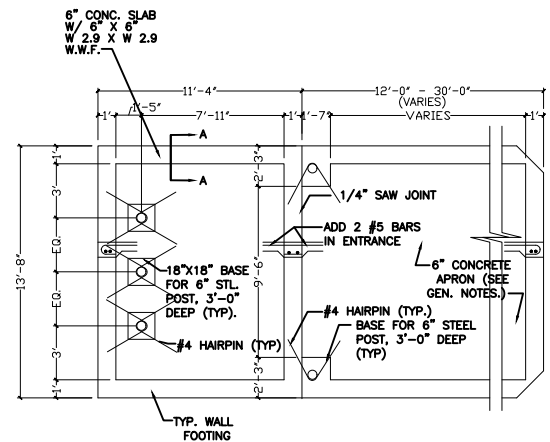
1. DEPTH OF T/E APRON VARIES DEPENDING ON SITE CONDITIONS.



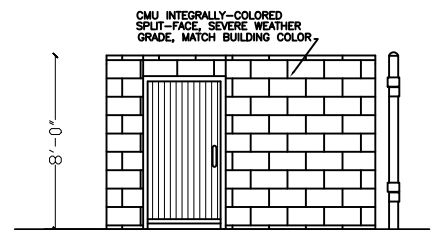
WALL PLAN
3/8"=1'-0"



FRONT ELEVATION
3/8"=1'-0"



FOUNDATION PLAN
3/8"=1'-0"

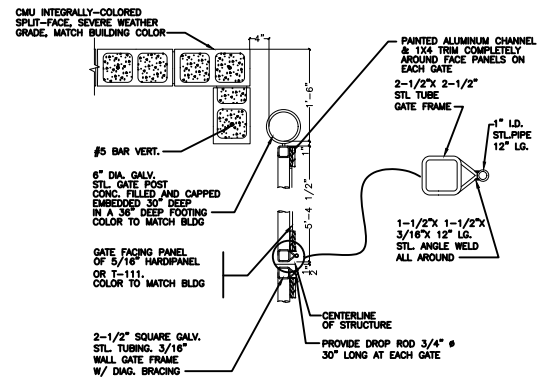


SIDE ELEVATION
3/8"=1'-0"

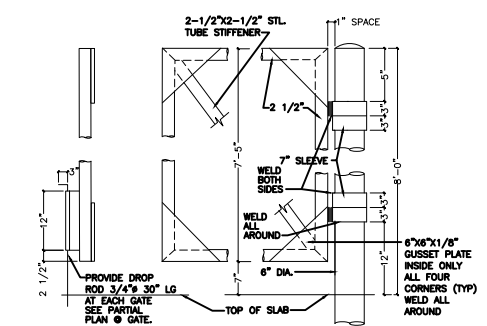
PEDESTRIAN SIDE DOOR
3' WIDE BY 7" TALL
GATE REQUIRED
SECTION 4.45 OF THE GDC

NOTE:
THE CONCRETE TRASH ENCLOSURE APRON SHALL BE 6" THICK OF 3,000 PSI CONC. REINFORCED W/ #4 @ 16" O.C. EACH WAY. OPTIONAL TO COLOR CONCRETE BLACK USING ADMIXTURE (CHROMIX C-24 CHARCOAL BY SCOFIELD CO., OR EQUAL.)

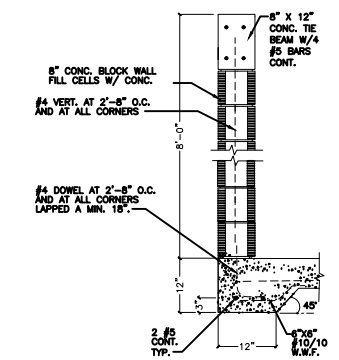
6" CONC. SLAB
W/ 6" X 6"
W 2.9 X W 2.9
W.W.F.



PART.GATE PLAN
3/4"=1'-0"



PART.GATE SECTION / GATE ELEV.
3/4"=1'-0"



NOTES:

1. CMU INTEGRALLY-COLORED SPLIT-FACE, SEVERE WEATHER GRADE, MATCH BUILDING COLOR. SEE SECTION "A-A" FOR DETAILS.
2. ALL STEEL & ALUMINUM FINISHES ARE TO BE PAINTED TO MATCH BUILDING COLOR.
3. ALL PANELS FOR GATES ARE TO BE THRU-BOLTED TO TUBE FRAME WITH 3/8" GALV. BOLTS AND HARDWARE.

Z 20-41



Looking at the subject property from Duck Creek Drive



Looking east of the subject property



Looking south of the subject property



Looking west of the subject property



GARLAND

Plan Commission

2. g.

Meeting Date: 02/22/2021

Item Title: Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. - Zoning (District 3)

Summary:

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Zoning)

Attachments

Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. Report and Attachments (Zoning)

Planning Report

File No: Z 20-46/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign.

Approval of a Detail Plan for Community Retail Uses

Approval of a Specific Use Provision renewal to continue a Restaurant, Drive-Through Use and a Fuel Pumps, Retail Use.

LOCATION

This property is located at 801 East Interstate 30.

APPLICANT

JDJR Engineers & Consultants, Inc. / Jim Dewey, Jr.

OWNER

Victron Stores, LP / Walid Alameddine

BACKGROUND

In 2007, the City Council approved a Specific Use Provision for a Retail Sales with Gas Pumps use with truck fueling services and a Specific Use Provision for a Restaurant with a Drive-Through use. Although the building was built in 1982, the scope of work in 2007 included building expansion to increase the retail sales area and add a restaurant with a drive-through use, landscaping and signage. Additionally, the applicant has applied for a permit to expand the building in January 2020.

SITE DATA

The subject property consists of approximately 2.32 acres. The site has approximately 350 linear feet of frontage along Zion Road and 308.29 linear feet of frontage along East Interstate 30. There are two (2) access points from East Interstate 30 and one (1) access point from Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

The subject property is currently tied to a Specific Use Provision (S 07-49) for a Retail Sales with Gas Pumps for automobile and trucks and a Specific Use Provision for a Restaurant, Drive Through use.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to establish a Planned Development (PD) District to improve an existing nonconforming pole sign and reconstruct a pylon sign.

2. Pole Sign

Section 4.78 (N) of the GDC states a pole sign is a single-support style sign that is placed on or anchored in the ground, and that is structurally independent of any building or other structure. Pole signs are prohibited in all zoning districts.

The site plan (Exhibit C) shows the location of an existing seventy-five (75)-foot tall nonconforming pole sign. The applicant requests to increase the sign area to allow greater visibility from the thoroughfares. The GDC does not have any standards for a pole sign. The existing sign area is 140-square foot and the proposed area is 650-square foot. The height will remain as seventy-five (75)-foot tall. The sign is distanced approximately fifty-four (54) feet away from East Interstate 30.

3. Pylon Sign

Section 4.78 of the GDC states pylon sign is a double- (or multiple-) support single-tenant or multi-tenant style sign that is placed on, or anchored in, the ground, and that is structurally independent of any building or other structure. Pylon signs must be designed in such a manner so that the support structures are architecturally and visibly distinct from one another. Pylon signs must be located entirely on private property and not within any public right-of-way or easement. All sign panels on a multi-tenant pylon sign must be architecturally compatible and cohesively designed. All supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry).

The subject property has a seventeen and a half (17.5)-foot tall pylon sign and a surface area of forty-six (46) - square foot. The applicant proposes to demolish the existing pylon and construct a new pylon sign at the same location as reflected on Exhibit C. The GDC allows the pylon sign to have a maximum height of twenty-two (22) feet, a maximum surface area of 150 square feet and a minimum setback of twenty (20) feet from any property or right-of-way line. The proposed height is twenty-seven (27)-feet and surface area will be 136 square feet. The pylon sign will be approximately thirty (30) feet away from the property line

Additionally, the support structure will be constructed of masonry material per the GDC requirement.

All other signage on the site shall meet the GDC requirements.

4. Summary Table:

Development Standards	Required (per the GDC)	Existing	Proposed	Justification
Pole Sign	Not Provided	<u>Height:</u> 75 feet <u>Surface Area:</u> 140 SF <u>Setbacks:</u> 54 feet	<u>Height:</u> 75 feet <u>Surface Area:</u> 650 SF <u>Setbacks:</u> 54 feet	The applicant contends the deviation is necessary for advertisement. The proposed sign would allow greater visibility from the SH 190, East IH-30 corridor and Zion road.
Pylon Sign	<u>Height:</u> 22 feet (maximum) <u>Surface Area:</u> 150 SF (maximum) <u>Setbacks:</u> 20 feet	<u>Height:</u> 17.5 feet <u>Surface Area:</u> 46 SF <u>Setbacks:</u> 30 feet	<u>Height:</u> 27 feet <u>Surface Area:</u> 136 SF <u>Setbacks:</u> 30 feet	The applicant contends the new and improved pylon sign to be a better design and to allow advertisement from a farther distance.

5. Parking:
The applicant does not intend to change the parking layout. Per the GDC calculation, a total of forty-one (41) parking spaces are required. The site layout complies with the parking requirements. There are no designated parking spaces for the trucks.
6. Screening and Landscaping:
The landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. A revised landscape plan has been approved with the City along with other development plans for expansion. The applicant is currently in the process of installing new landscaping.
7. Building Design:
The building elevations comply with the applicable building design standards per the GDC.
8. Specific Use Provision:
The subject property is tied to a Specific Use Provision to allow the Restaurant with Drive-Through Use and Retail Sales with Fuel Pumps Use. The Specific Use Provision will expire in November 2027.

The applicant would like to renew the existing Specific Use Provision for a time period of thirty (30) years to continue the Restaurant with Drive-Through Use and Retail Use with Fuel Pumps for automobiles and trucks.

COMPREHENSIVE PLAN

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

The retail sales with gas pumps and restaurant with drive-through uses are compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property is zoned Community Retail (CR) District; it is developed with a home office. The property to the east is zoned Community Retail (CR) District; it is developed with a hotel. The properties to the south, across East Interstate 30, are zoned Light Commercial (LC) District. A portion of the land is developed with a medical office and the remaining portion is unimproved. The property to the west, across Zion Road, is zoned Planned Development (PD) District 97-39 for mixed use; this property is currently undeveloped.

This proposal is a reinvestment for the subject property.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign.

Approval of a Detail Plan for Community Retail Uses

Approval of a Specific Use Provision renewal to continue a Restaurant, Drive-Through Use and a Fuel Pumps, Retail Use.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

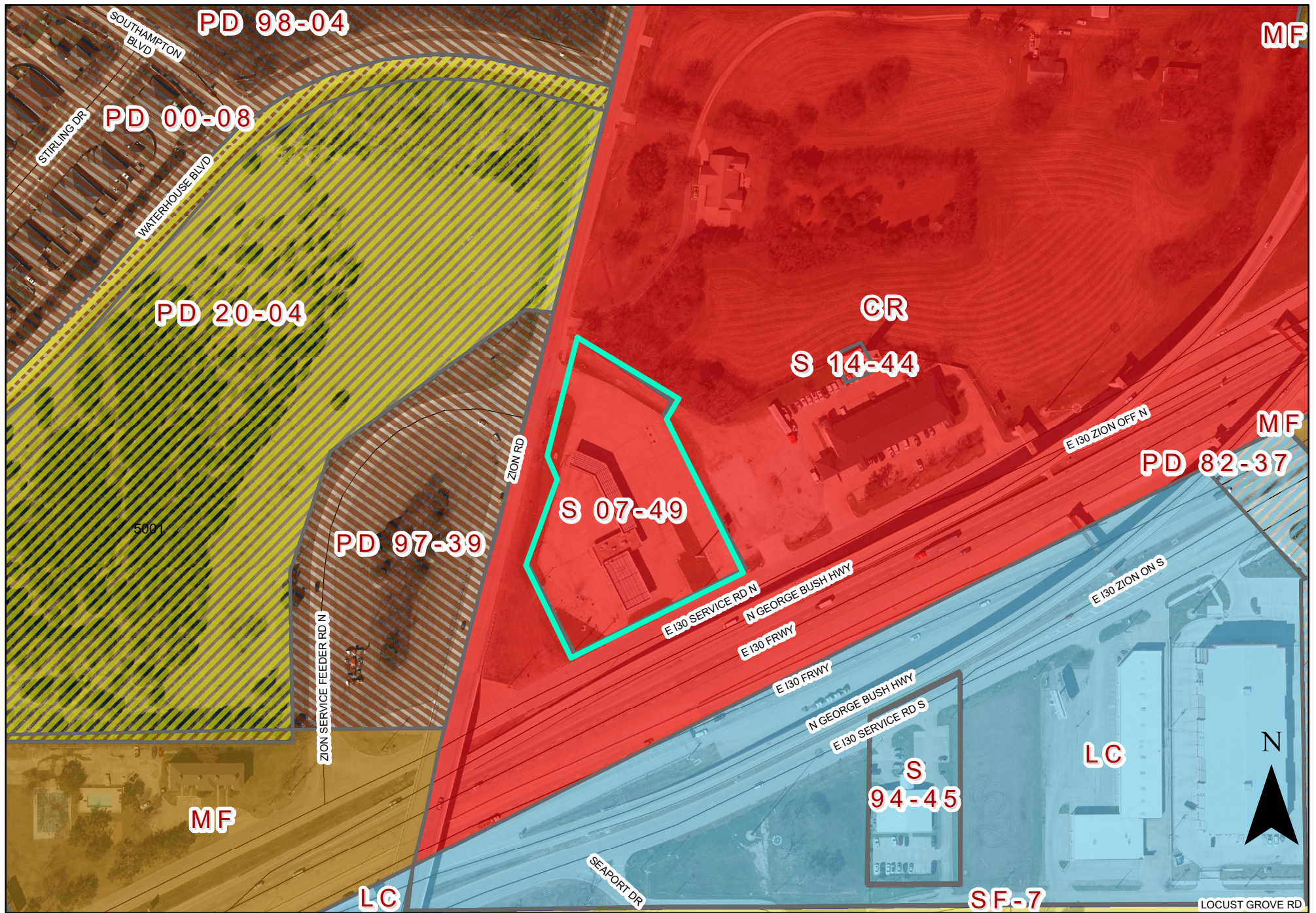
CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning



0 150 300 Feet
1 inch = 200 feet

Zoning Map Z 20-46



INDICATES AREA
OF REQUEST

Z 20-46



Looking at the subject property from East Interstate 30



Looking east of the subject property



Looking south of the subject property across East Interstate 30



Looking west of the subject property



GARLAND

Plan Commission

2. h.

Meeting Date: 02/22/2021

Item Title: Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. - Specific Use Provision (District 3)

Summary:

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Specific Use Provision renewal to continue the Drive-Through, Restaurant Use and Fuel Pumps, Retail Use. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 - Specific Use Provision)

Attachments

Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. (Specific Use Provision)

Planning Report

File No: Z 20-46/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND

TEXAS MADE HERE

REQUESTS

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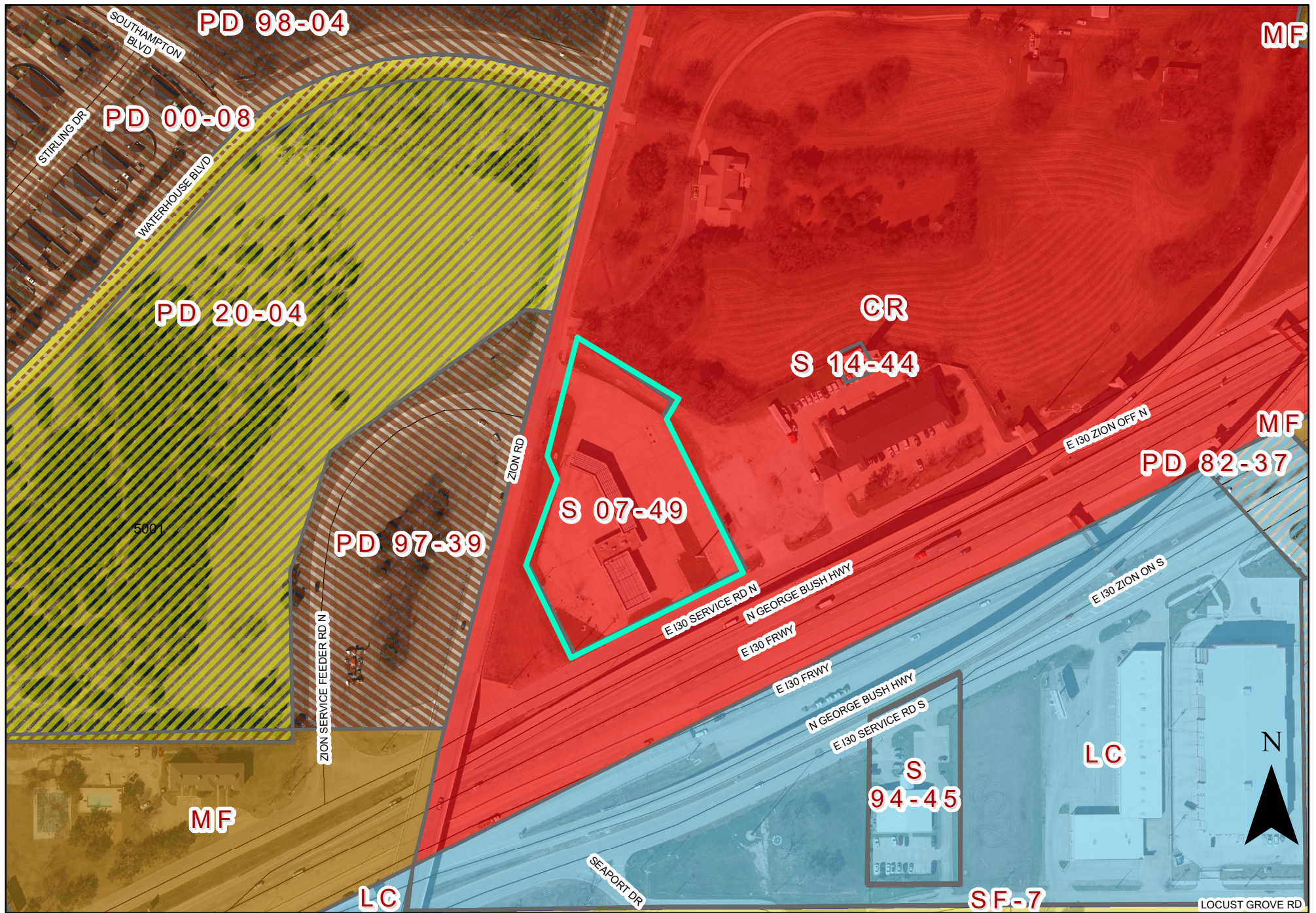
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nahmed@garlandtx.gov

REVIEWED BY:

Will Guerin, AICP
Director of Planning



PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-46

801 EAST IH-30

- I. Statement of Purpose:** The purpose of this Planned Development is to approve a Detail Plan for signage.
- II. Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**

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

V. Specific Conditions:

A. Permitted Uses:

Land Uses are permitted as in the Community Retail (CR) District.

B. Site Plan: The site layout, building placement, parking shall be in general conformance with the approved Site Plan labeled Exhibit C.

C. Landscape Plan: Screening and landscaping shall be in general conformance with the landscape plan labeled Exhibit D.

D. Maintenance requirements:

- (1) Landscaping must be continuously maintained in a healthy, growing condition and in compliance

with this ordinance, the Garland Development Code, the Code of Ordinances of the City of Garland, and the landscaping plan attached hereto at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all landscaping as promptly as needed to comply with the requirements of this subsection. All exposed ground surfaces shall be properly improved, covered with screening or other approved solid material, or protected with a vegetative growth that prevents soil erosion and ameliorates objectionable dust conditions.

(2) Any dead or dying plant or vegetation, whether or not a component of required landscaping, must be promptly replaced with another approved plant or vegetation variety that complies with the approved landscape plan and in no event later than sixty days after notification by the City. In the event the property owner fails to remedy a violation of any landscaping maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approvals, consents and the certificate of occupancy for the retail fuel pumps and convenience store. See Section 4 of the granting ordinance.

(3) Screening and paving must be installed and continuously maintained in compliance with this ordinance, the Garland Development Code, and the Code of Ordinances of the City of Garland at all times. The property owner is responsible for regular maintenance of all screening and paving as needed. In the event the property owner fails to remedy a violation of any screening or paving maintenance regulation within sixty days of the City sending notice, the City may, in addition to any other remedy available by law, suspend, withhold, or revoke city permits, approval, consents and the certificate of occupancy for the travel center.

E. Elevations: Building Elevations shall be in general

conformance with the elevations labeled Exhibit E.

- F. Pole Sign: A total of one (1) pole sign shall be permitted per Exhibit C. The existing sign is located along East Interstate 30. The maximum sign height shall be seventy-five (75) feet and the maximum sign surface area shall be 650 square feet.
- G. Pylon Sign: A total of one (1) pylon sign shall be permitted per Exhibit C. The sign shall be located at the corner of East Interstate 30 and Zion Road. The maximum sign height shall be twenty-seven (27) feet.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 20-46

801 EAST IH-30

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow continuation of a Fuel Pumps, Retail Use and a Restaurant, Drive-Through 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.
- II. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- III. Specific Use Provision:**
- A. SUP Time Period:** The Specific Use Provision shall be in effect for thirty (30) years.

Z 20-46



Looking at the subject property from East Interstate 30



Looking east of the subject property



Looking south of the subject property across East Interstate 30



Looking west of the subject property



GARLAND

Plan Commission

2. i.

Meeting Date: 02/22/2021

Item Title: Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. - Detail Plan (District 3)

Summary:

Consideration of the application of **JDJR Engineers & Consultants, Inc., Jim Dewy Jr.**, requesting approval of a Detail Plan for Community Retail Uses. This property is located at 801 East Interstate Highway 30. (District 3) (File Z 20-46 – Detail Plan)

Attachments

Z 20-46 JDJR Engineers & Consultants, Inc., Jim Dewy Jr. (Detail Plan)

Planning Report

File No: Z 20-46/District 3

Agenda Item:

Meeting: Plan Commission

Date: February 22, 2021



GARLAND

TEXAS MADE HERE

REQUESTS

Approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign.

Approval of a Detail Plan for Community Retail Uses

Approval of a Specific Use Provision renewal to continue a Restaurant, Drive-Through Use and a Fuel Pumps, Retail Use.

LOCATION

This property is located at 801 East Interstate 30.

APPLICANT

JDJR Engineers & Consultants, Inc. / Jim Dewey, Jr.

OWNER

Victron Stores, LP / Walid Alameddine

BACKGROUND

In 2007, the City Council approved a Specific Use Provision for a Retail Sales with Gas Pumps use with truck fueling services and a Specific Use Provision for a Restaurant with a Drive-Through use. Although the building was built in 1982, the scope of work in 2007 included building expansion to increase the retail sales area and add a restaurant with a drive-through use, landscaping and signage. Additionally, the applicant has applied for a permit to expand the building in January 2020.

SITE DATA

The subject property consists of approximately 2.32 acres. The site has approximately 350 linear feet of frontage along Zion Road and 308.29 linear feet of frontage along East Interstate 30. There are two (2) access points from East Interstate 30 and one (1) access point from Zion Road.

USE OF PROPERTY UNDER CURRENT ZONING

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

uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

The subject property is currently tied to a Specific Use Provision (S 07-49) for a Retail Sales with Gas Pumps for automobile and trucks and a Specific Use Provision for a Restaurant, Drive Through use.

CONSIDERATIONS

1. Detail Plan

The applicant proposes to establish a Planned Development (PD) District to improve an existing nonconforming pole sign and reconstruct a pylon sign.

2. Pole Sign

Section 4.78 (N) of the GDC states a pole sign is a single-support style sign that is placed on or anchored in the ground, and that is structurally independent of any building or other structure. Pole signs are prohibited in all zoning districts.

The site plan (Exhibit C) shows the location of an existing seventy-five (75)-foot tall nonconforming pole sign. The applicant requests to increase the sign area to allow greater visibility from the thoroughfares. The GDC does not have any standards for a pole sign. The existing sign area is 140-square foot and the proposed area is 650-square foot. The height will remain as seventy-five (75)-foot tall. The sign is distanced approximately fifty-four (54) feet away from East Interstate 30.

3. Pylon Sign

Section 4.78 of the GDC states pylon sign is a double- (or multiple-) support single-tenant or multi-tenant style sign that is placed on, or anchored in, the ground, and that is structurally independent of any building or other structure. Pylon signs must be designed in such a manner so that the support structures are architecturally and visibly distinct from one another. Pylon signs must be located entirely on private property and not within any public right-of-way or easement. All sign panels on a multi-tenant pylon sign must be architecturally compatible and cohesively designed. All supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry).

The subject property has a seventeen and a half (17.5)-foot tall pylon sign and a surface area of forty-six (46) - square foot. The applicant proposes to demolish the existing pylon and construct a new pylon sign at the same location as reflected on Exhibit C. The GDC allows the pylon sign to have a maximum height of twenty-two (22) feet, a maximum surface area of 150 square feet and a minimum setback of twenty (20) feet from any property or right-of-way line. The proposed height is twenty-seven (27)-feet and surface area will be 136 square feet. The pylon sign will be approximately thirty (30) feet away from the property line

Additionally, the support structure will be constructed of masonry material per the GDC requirement.

All other signage on the site shall meet the GDC requirements.

4. Summary Table:

Development Standards	Required (per the GDC)	Existing	Proposed	Justification
Pole Sign	Not Provided	<u>Height:</u> 75 feet <u>Surface Area:</u> 140 SF <u>Setbacks:</u> 54 feet	<u>Height:</u> 75 feet <u>Surface Area:</u> 650 SF <u>Setbacks:</u> 54 feet	The applicant contends the deviation is necessary for advertisement. The proposed sign would allow greater visibility from the SH 190, East IH-30 corridor and Zion road.
Pylon Sign	<u>Height:</u> 22 feet (maximum) <u>Surface Area:</u> 150 SF (maximum) <u>Setbacks:</u> 20 feet	<u>Height:</u> 17.5 feet <u>Surface Area:</u> 46 SF <u>Setbacks:</u> 30 feet	<u>Height:</u> 27 feet <u>Surface Area:</u> 136 SF <u>Setbacks:</u> 30 feet	The applicant contends the new and improved pylon sign to be a better design and to allow advertisement from a farther distance.

5. Parking:
The applicant does not intend to change the parking layout. Per the GDC calculation, a total of forty-one (41) parking spaces are required. The site layout complies with the parking requirements. There are no designated parking spaces for the trucks.
6. Screening and Landscaping:
The landscape layout (Exhibit D) complies with the applicable screening and landscape regulations of the GDC. A revised landscape plan has been approved with the City along with other development plans for expansion. The applicant is currently in the process of installing new landscaping.
7. Building Design:
The building elevations comply with the applicable building design standards per the GDC.
8. Specific Use Provision:
The subject property is tied to a Specific Use Provision to allow the Restaurant with Drive-Through Use and Retail Sales with Fuel Pumps Use. The Specific Use Provision will expire in November 2027.

The applicant would like to renew the existing Specific Use Provision for a time period of thirty (30) years to continue the Restaurant with Drive-Through Use and Retail Use with Fuel Pumps for automobiles and trucks.

COMPREHENSIVE PLAN

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

The retail sales with gas pumps and restaurant with drive-through uses are compatible with the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north of the subject property is zoned Community Retail (CR) District; it is developed with a home office. The property to the east is zoned Community Retail (CR) District; it is developed with a hotel. The properties to the south, across East Interstate 30, are zoned Light Commercial (LC) District. A portion of the land is developed with a medical office and the remaining portion is unimproved. The property to the west, across Zion Road, is zoned Planned Development (PD) District 97-39 for mixed use; this property is currently undeveloped.

This proposal is a reinvestment for the subject property.

STAFF RECOMMENDATION

Approval of a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow deviations for an existing pole sign and a new pylon sign.

Approval of a Detail Plan for Community Retail Uses

Approval of a Specific Use Provision renewal to continue a Restaurant, Drive-Through Use and a Fuel Pumps, Retail Use.

ADDITIONAL INFORMATION

Location Map
PD and SUP Conditions
Photos

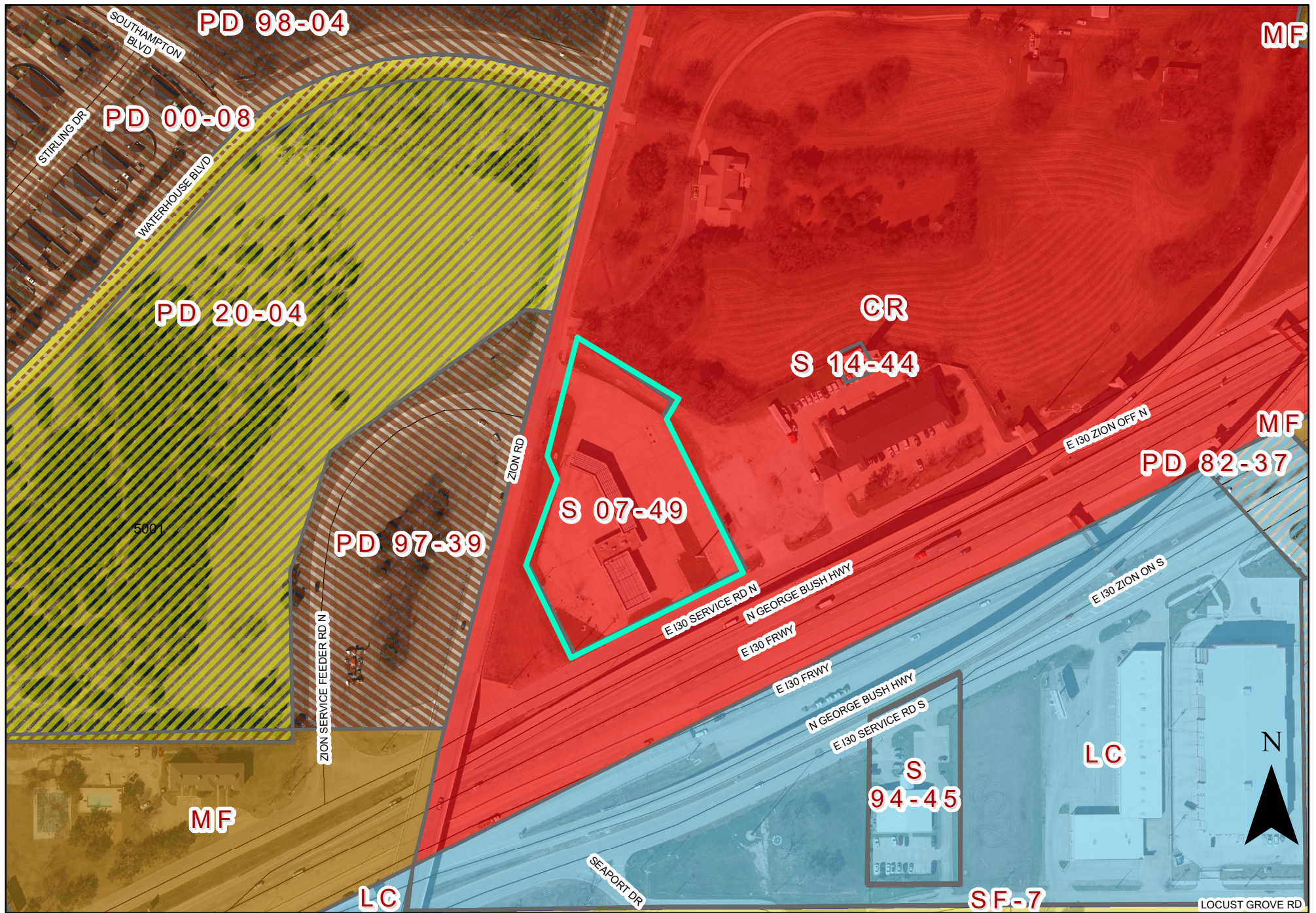
CITY COUNCIL DATE: March 16, 2021

PREPARED BY:

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

REVIEWED BY:

Will Guerin, AICP
Director of Planning

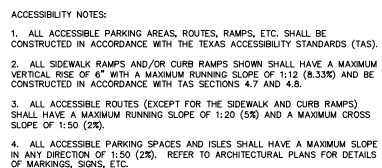


0 150 300 Feet
1 inch = 200 feet

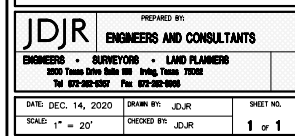
Zoning Map Z 20-46



INDICATES AREA
OF REQUEST



VICTRON STORES, LP
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75165-5124
CONTACT: MELINDA NELSON
TEL: 469-517-2051
email: mnelson@victrongroup.com



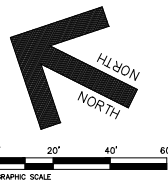


EXHIBIT D

- NOTES:
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE MARKS.
 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED GUARANTEES.
 3. ALL BED AREAS SHALL BE REVEGETATED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 2" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
 4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (1/4") LAYER OF FINISHED CYPRESS MULCH.
 5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 80% EXISTING SOIL, 10% BULKY SAND AND 10% SOIL CONDITIONER (BACK TO BAREN OR EQUAL).
 6. ALL TREES ARE TO BE SEARED AND SKIVED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE COVER SHALL DETERMINE IF RETENTION IS NECESSARY.
 7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYNGRASS STEEL EDGING.
 8. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PER CITY CODE.

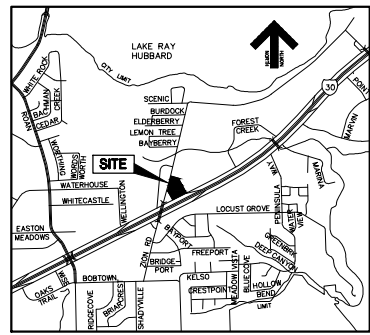
ESTATE OF NICK A. KOKLES JR.
INSTR. NO. 2008033601
O.P.R.D.C.T.

LOT 1, BLOCK 1
WILDER ADDITION
VOL. 54063, PG. 1716
M.R.E.C.T.

INTERSTATE HIGHWAY 30
(300' WIDE PUBLIC RIGHT-OF-WAY)
WEST-BOUND SERVICE ROAD

ZION ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PLANT SCHEDULE						
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS	
HIGHRISE LIVE OAK	QUERCUS VIRGINIANA	20	3" CAL.	AS SHOWN	BALLED/BURLAP	
CELANO ELM	ULMUS CRASSIFOLIA	10	3" CAL.	AS SHOWN	BALLED/BURLAP	
CARISSA HOLLY	ILEX CORNATA	100	5 CAL.	30" C-C	CONTAINER	
BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS	3,024 SF.	5 CAL.	30" C-C	CONTAINER	
BERMUDA TURF	CYNODON DACTYLON	1,042 SF.	-	-	SOD/HYDROSEEDING	



LANDSCAPE LEGEND

- PROPOSED HIGH RISE LIVE OAK TREE (OR APPROVED EQUAL)
- PROPOSED CEDAR ELM (OR APPROVED EQUAL)
- PROPOSED CARISSA HOLLY (OR APPROVED EQUAL)
- BAR HARBOR JUNIPER
- BERMUDA TURF

REVISIONS	
1-26-21	TECH. REVIEW MTD.
2-9-20	REV. TITLE BLOCK

CASE NO. 201013-3

SHEET TITLE:

LANDSCAPE PLAN

EXHIBIT D / SONIC DRIVE IN

LOT 1, BLOCK 1, WILDER ADDITION

801 E INTERSTATE HIGHWAY 30, GARLAND, TEXAS

PREPARED BY:

JDJR

ENGINEERS AND CONSULTANTS

ENGINEERS • SURVEYORS • LAND PLANNERS

2000 Texas Drive Suite 100 • Irving, Texas 75038

Tel: 972-255-0550 Fax: 972-255-0550

DATE: DEC. 14, 2020

SCALE: 1" = 20'

DRAWN BY: JDJR

CHECKED BY: JDJR

SHEET NO.

L1 of 1

OWNER/APPLICANT:

VICTRON STORES, LP
105 YMCA DRIVE
WAXAHACHIE, TEXAS 75165-5124
CONTACT: MELINDA NELSON
TEL: 469-517-2051
email: mnelson@victrongroup.com

JDJR FILE NO. 1238-1-18

LEGEND

 DOOR NUMBER	 DOOR TAG REL. 1/3A3.01	 DWG NUMBER REL. SHEET BUILDING SECTION
 DOOR TYPE	 WINDOW TAG REL. A3.01 WINDOW SCHEDULE	 DWG NUMBER REL. SHEET ELEVATION REFERENCE
 1/3A4.01 SHEET ENLARGED PLAN OR DETAIL		
 PARTITION TYPE		
 NEW WOOD STUD PARTITION REL. WALL TYPE SCHEDULE A2.02		
 ONE HOUR RATED WALL PARTITION UL DESIGN UL 1418.		
 KEYNOTE.		

[illegible]

DRAWN BY: KRB2
CHECKED BY: RK

CA&D
CROWN ARCHITECTURE & DEVELOPMENT, PLLC
WWW.CROWN-A.COM
2408 GREENOCK LN. GREENSBORO, TEXAS 75041
REINHARD MING, AIA, LE, LICENSE (1997); 214-234-4744
rhoming@caand.com

SONIC
America's Inventing

SONIC CORP.
300 JOHNNY BENCH DR
OKLAHOMA CITY, OK 73104
OFFICES: 405-225-5000
FAX: 405-225-5991

EXTERIOR ELEVATIONS

SONIC.

SONIC DRIVE-IN RESTAURANT
801 EAST I-30 GARLAND, TX.

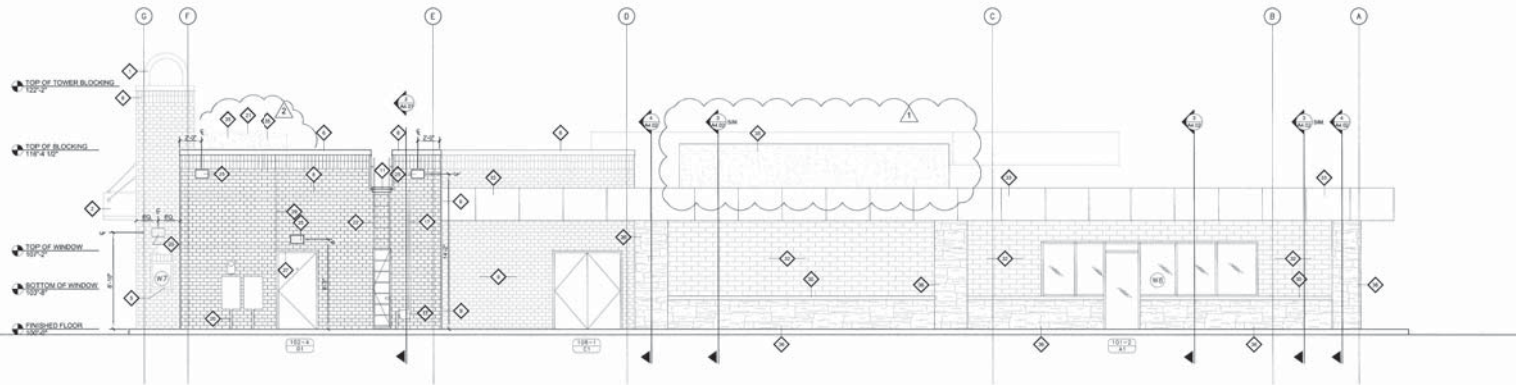
DATE	DESCRIPTION	BY
10/04/18	CLIENT REVIEW	
△ 2-6-19	REV 1 CITY COMMENTS	
△ 12-9-19	REVISION - CITY COMMENTS	RK

SCALE:
AS NOTED

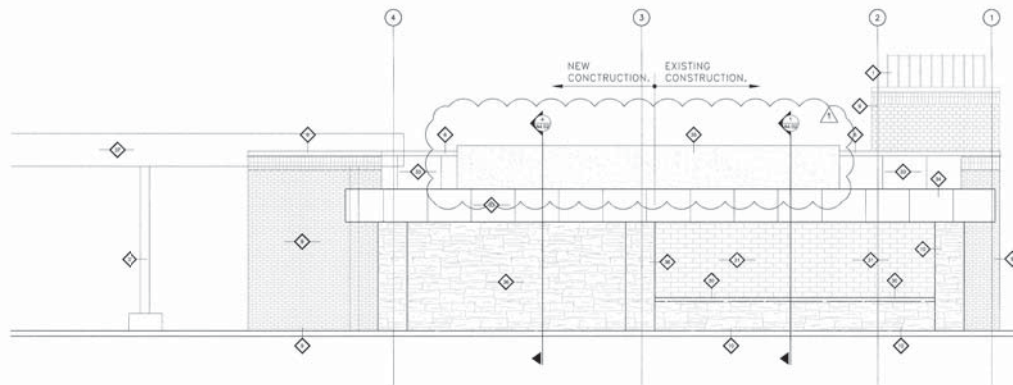
PROJECT NO.
131102

SHEET NO.
A3.01

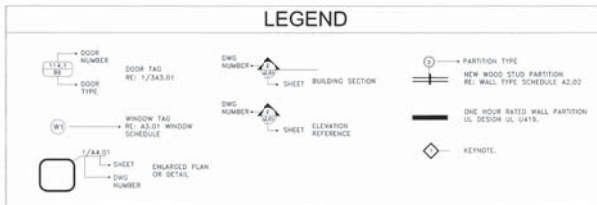
EXHIBIT E



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
RE: 1A2.01



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"
RE: 1A2.01



DRAWING LEGEND

GENERAL NOTES	
DIMENSIONS OF DETAILS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.	
VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.	
DO NOT SCALE DRAWINGS.	
CONTACT ARCHITECT FOR ANY DISCREPANCIES ARE FOUND.	
REFER TO CANOPY DRAWINGS FOR ADDITIONAL INFORMATION.	
KEYED NOTES	
1. PREMANUFACTURED METAL YELLOW ROOF DOME WITH BLUE LED LIGHT STRIPS - PROVIDED BY CANOPY VENDOR.	2. DASHED LINES INDICATE ROOF MOUNTED EQUIPMENT - REFER TO 3A.02.
2. PREMANUFACTURED YELLOW METAL DRIVE THRU ROOF WITH GREEN LED STRIP LIGHTS SUPPLIED BY CANOPY VENDOR.	3. PAINT CANOPY WITH METALLIC SILVER STANDING SEAM ROOF - REFER TO SHEET 1A1.01 AND 3A.01 FOR ADDITIONAL INFORMATION.
3. PREMANUFACTURED SILVER ALUMINUM CANOPY FRAMES WITH YELLOW AND RED LED STRIP LIGHTS SUPPLIED AND INSTALLED BY CANOPY VENDOR.	4. AVAILABLE SIGN LOCATION AS DETERMINED BY COMMERCE LOCAL SIGN ORDINANCES. SIGN BY SIGN CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL.
4. COX ADDRESS PANEL 14" X 14" A.F.F. TO CENTER.	5. DOWN LIGHT ROUTING - REFER TO ELECTRICAL DRAWINGS. MOUNTING IN VENTURES ARE EMERGENCY FIXTURES - REFER TO DIMENSION FOR MOUNTING HEIGHT.
5. STONEFRONT DOORS AND WINDOW FRAMES - COLOR #1.	6. ROUNDED OPEN SIGN SUPPLIED BY OWNER AND MOUNTED TO FRONT OF PAINTED CANOPY. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION.
6. PREPARED METAL - COLOR #2.	7. YELLOW METAL DOOR AND FRAME - COLOR #2.
7. ADDITIONAL PAINT UNIT - VERIFY LOCATION WITH OWNER - REFER TO ELECTRICAL.	8. BRICK EXPANSION JOINT.
8. DASHED LINE INDICATES ROOF LINE BEHIND.	9. CAST STONE CAP.
9. BRICK - COLOR #4.	10. EXISTING C-STONE BRICK VENEER TO REMAIN.
10. MANUFACTURED STONE VENEER APPLIED OVER EXISTING BRICK VENEER.	11. EXISTING BRICK REPAIR FROM OLD NORTH AND EAST ELEVATION EXTERIOR WALLS.
11. DOWNFLOW SPLITTER - REFER TO 11A.02.	12. METAL PANELS 24 GA. OVER 36 IN. P.E.T. ON 1/2" EXTERIOR TREATED PLYWOOD SUBSTRATE.
12. ADDRESS NUMBERS PER LOCAL FIRE DEPARTMENT AUTHORITY - PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.	13. METAL PANELS 24 GA. OVER 36 IN. P.E.T. ON 1/2" EXTERIOR TREATED PLYWOOD SUBSTRATE.
13. ALUMINUM GRAPHIC PANEL - MOUNTED 14" X 14" A.F.F. TO CENTER - PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.	14. STUCCO MEDIUM UNIT SCREEN REFER TO ROOF PLANS FOR LOCATION AND SIZE. THE ROOF SCREENING SHALL BE STUCCO APPEARANCE WITH COLOR TO MATCH EXISTING BRICK COLOR. ARCHITECT INSTALL FRAME IN CONCRETE. BOLTED FRAME TO ROOF DECK AND ANGLE BRACING W/ROOF AT 4" O.C. - SPACES AROUND WALL UNITS. ROOF FLASH ALL ROOF PENETRATIONS. TYP.
14. ROUNDED LED DRIVE THRU SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL.	15. STONE VENEER.
15. LED SIGN OVER WINDOW. WALL MOUNTED 14" X 14" A.F.F. TO CENTER. SIGN SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. VOLTAGE OUTLET RELAY AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGN. (OWNER OVER WINDOW).	
16. PORTER DISPLAY BOARD WITH BLUE SIGN SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL.	
17. GAS SERVICE - PAINT TO MATCH COLOR #1.	
18. GREASE EXTRACTION SYSTEM CONNECTION 14" TO CENTER.	
19. A/C IN WINDOW STORAGE - REFER TO 3A.01 FOR ADDITIONAL INFORMATION.	
20. ELECTRICAL SERVICE - PAINT TO MATCH COLOR #1.	

COLOR SCHEDULE

COLOR #1	WINDOW AND STONEFRONT DOOR FRAMES
COLOR #2	PAINT CANOPY AND SIGNAGE
COLOR #3	PREPARED METAL SILL/UP FLASHING
COLOR #4	BRICK
COLOR #5	STONE VENEER
COLOR #6	STONE VENEER
COLOR #7	STONE VENEER
COLOR #8	STONE VENEER
COLOR #9	STONE VENEER
COLOR #10	STONE VENEER
COLOR #11	STONE VENEER
COLOR #12	STONE VENEER
COLOR #13	STONE VENEER
COLOR #14	STONE VENEER
COLOR #15	STONE VENEER
COLOR #16	STONE VENEER
COLOR #17	STONE VENEER
COLOR #18	STONE VENEER
COLOR #19	STONE VENEER
COLOR #20	STONE VENEER

CITY OF GARLAND
BUILDER'S REVIEWED COPY
THIS PRINTED SET OF PLANS IS
TO BE KEPT ON THE JOB SITE AT ALL TIMES
AND IS AVAILABLE FOR USE BY ANY REGISTERED
PROFESSIONAL ENGINEER OR ARCHITECT.

EXTERIOR ELEVATIONS
SONIX
SONIX DRIVE-IN RESTAURANT
801 EAST I-30 GARLAND, TX.

DATE	DESCRIPTION	BY
1/24/19	CLIENT REVIEW	RK
1/24/19	REV. CITY COMMENTS	RK
1/24/19	REVISION - CITY COMMENTS	RK

SCALE:
AS NOTED
PROJECT NO.
131-02
SHEET NO.
A3.02

DRAWN BY: KPE2
CHECKED BY: RK

C&D
CITY OF GARLAND & SONIX DRIVE-IN RESTAURANT
300 JIMMYE BROWN DR.
OKLAHOMA CITY, OK 73104
OFFICE: 405-225-9000
FAX: 405-225-9991

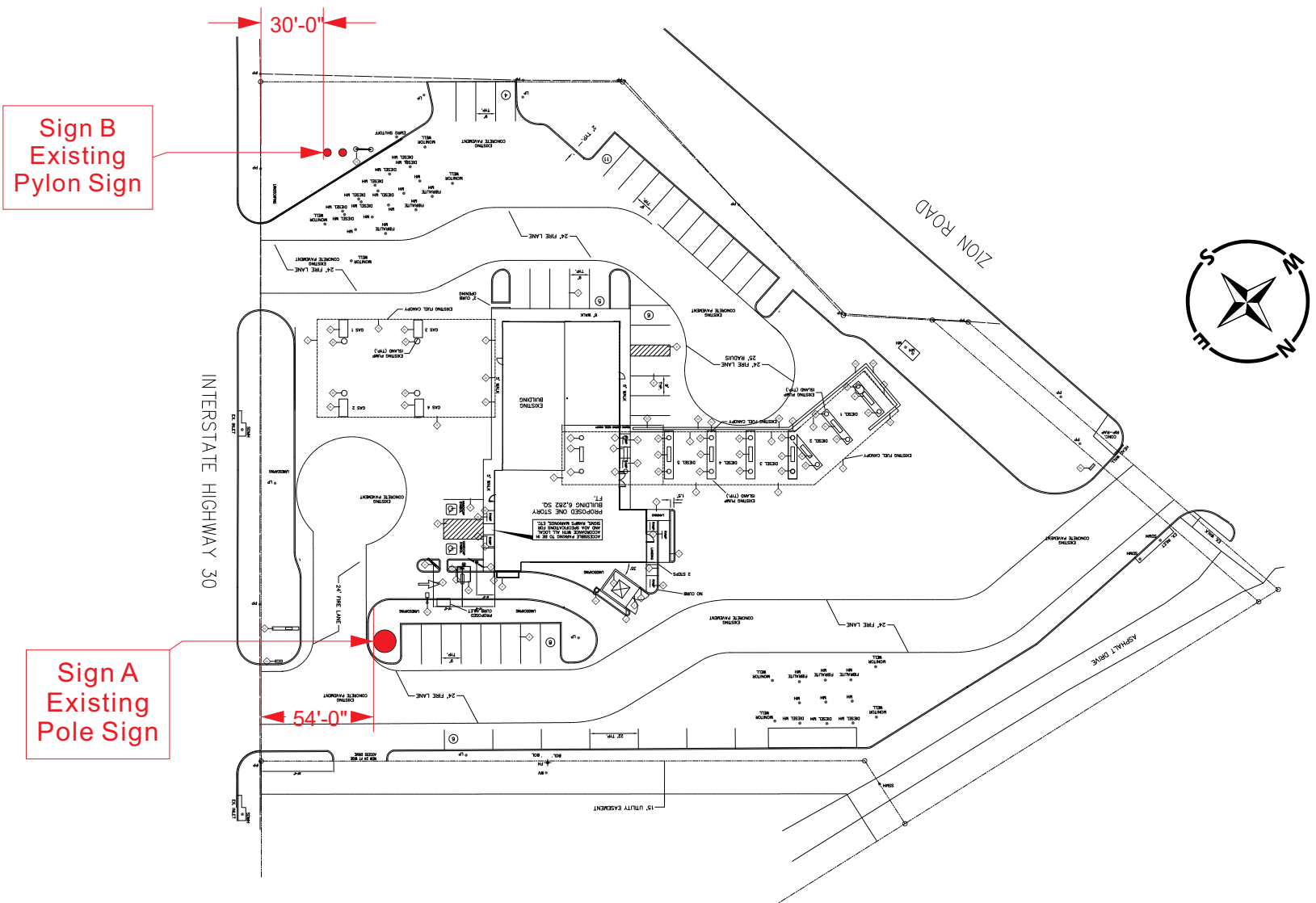
SONIX
Sonix Drive-In Restaurant

SONIX CORP.
300 JIMMYE BROWN DR.
OKLAHOMA CITY, OK 73104
OFFICE: 405-225-9000
FAX: 405-225-9991

REGISTERED ARCHITECT
STATE OF TEXAS
MAY 14, 2018

NOTES: These plans are the property of the professional engineer and architect. No portion of these plans may be reproduced or used for any purpose without the written consent of the professional engineer and architect. The professional engineer and architect assume no responsibility for the construction of the building or for the performance of the building after completion of the construction.

EXHIBIT F



Date: 12-09-2020
Case # 201013-3

Site Plan

◁ SPELLING IS YOUR RESPONSIBILITY ▷ SIZES ARE NOTED ▷ PROOF IS NOT TO SCALE ▷ COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF



CUSTOMER Exxon / Sonic
COMPANY VICTRON ENERGY, INC.
LOCATION 801 East I30
CITY/STATE Garland TX 75043

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for relocating power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of sprinkler lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceeding arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Toss or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature:

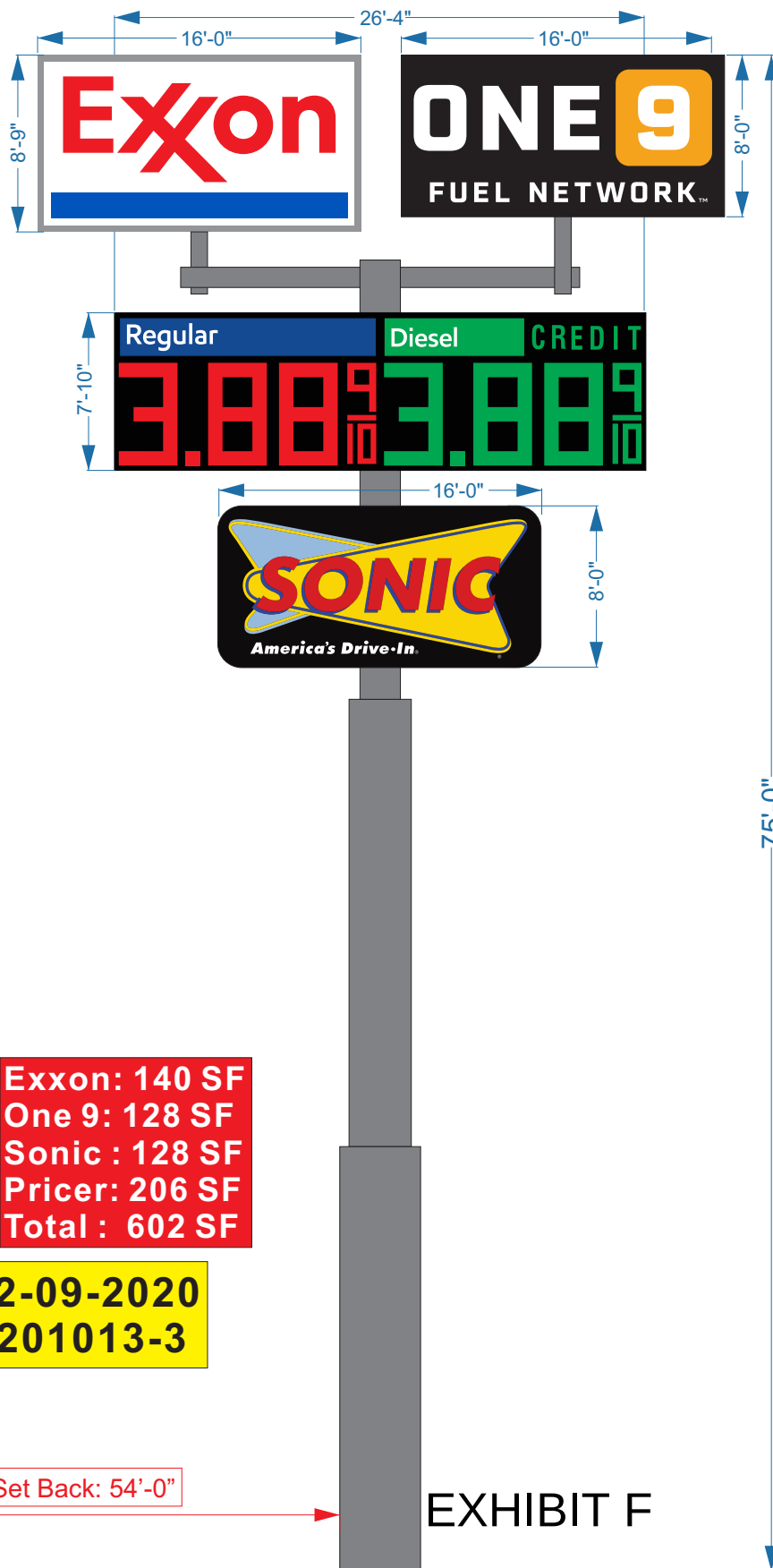
CUSTOMER DATE
LANDLORD DATE

PHONE: (972) - 205 - 9090

EMAIL: SALES@MYFUTURESIGNS.COM

ADDRESS: 11624 Chairman Dr Dallas, TX 75243

WEB: myfuturesigns.com

**Proposed Pole Sign (Sign A)**

Requesting deviation to maintain, reface, add programmable component, and add square footage to the existing non-confirming sign. The height will remain the same 75 feet and the proposed square footage is 650. The setback is the same as existing

A

Exxon: 140 SF
One 9: 128 SF
Sonic : 128 SF
Pricer: 206 SF
Total : 602 SF

Date: 12-09-2020
Case # 201013-3

EXHIBIT F

◁ SPELLING IS YOUR RESPONSIBILITY ▷ SIZES ARE NOTED ▷ PROOF IS NOT TO SCALE ▷ COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF



CUSTOMER: Exxon / Sonic
COMPANY: VICTRON ENERGY, INC.
LOCATION: 801 East I30
CITY/STATE: Garland TX 75043

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CUSTOMER: DATE
LANDLORD: DATE

Customer Signature:

PHONE: (972) - 205 - 9090

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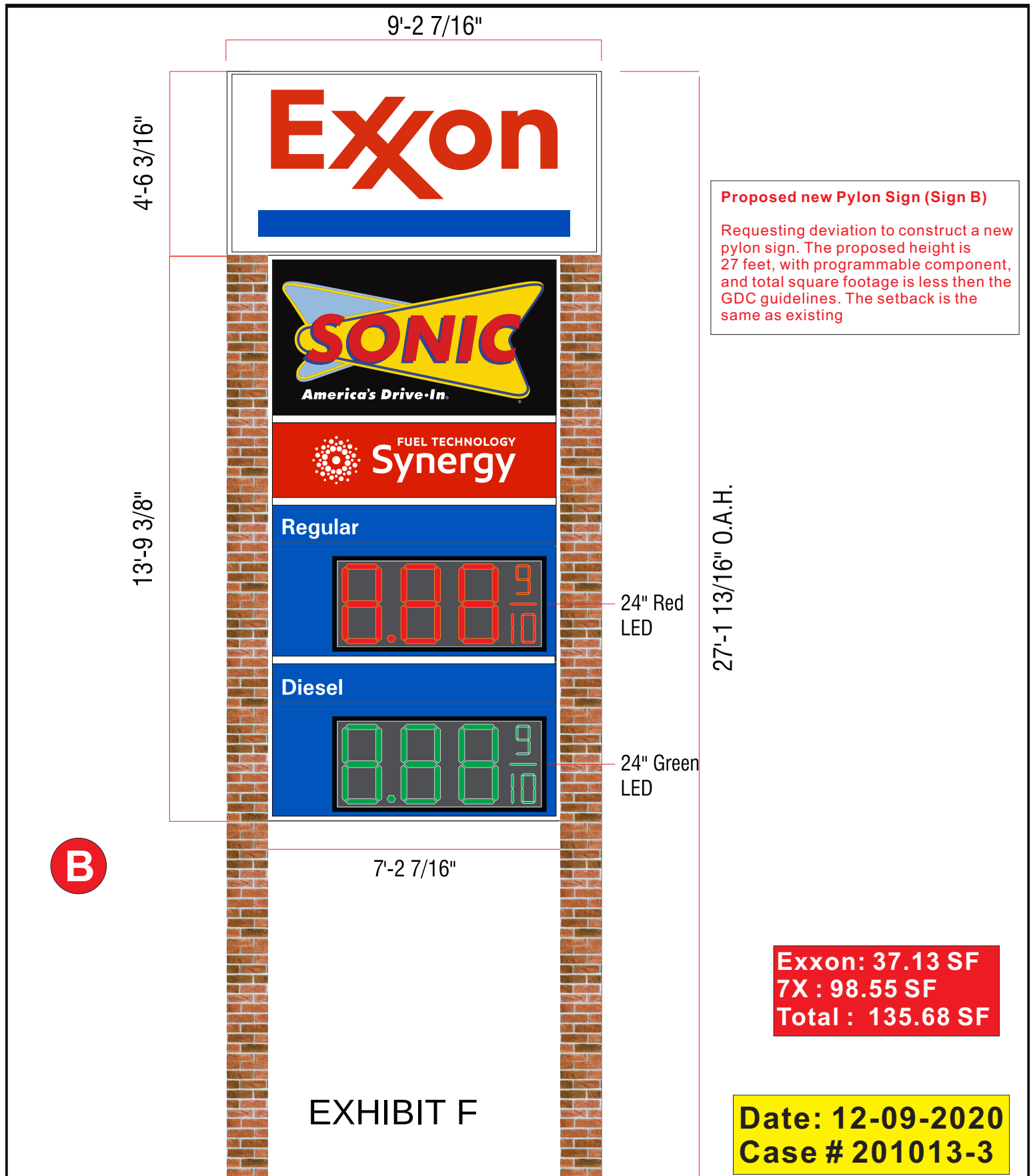
WEB: myfuturesigns.com



MATERIAL AND INSTALLATION COMPLIES WITH NATIONAL ELECTRICAL
SIGN CODE AND USES ONLY UL LISTED COMPONENTS

Regulated by the Texas Department of Licensing & Regulation
Website: www.license.state.tx.us

ATTN ELECTRICAL SIGNS: FINAL PLANS ARE DESIGNED, PERMITTED, MANUFACTURED, INSTALLED, AND INSPECTED BY A
LICENSED MASTER SIGN ELECTRICIAN AS REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION



◀ SPELLING IS YOUR RESPONSIBILITY ▶ SIZES ARE NOTED ▶ PROOF IS NOT TO SCALE ▶ COLORS ON FINISHED PRODUCT MAY VARY SLIGHTLY FROM ELECTRONIC PROOF				
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	COMPANY	VICTRON ENERGY, INC.		
	LOCATION	801 East I30		
	CITY/STATE	Garland TX 75043		
PHONE: (972) - 205 - 9090		Customer Signature:	LANDLORD	DATE
EMAIL: SALES@MYFUTURESIGNS.COM		ADDRESS: 11624 Chairman Dr Dallas, TX 75243	WEB: myfuturesigns.com	
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Z 20-46



Looking at the subject property from East Interstate 30



Looking east of the subject property



Looking south of the subject property across East Interstate 30



Looking west of the subject property